



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of December 12, 2009**

**DATE:** November 18, 2009

**SUBJECT:** Approve the Award of Contract for Construction Services for Long Bridge Park and Old Jefferson Davis Highway per Invitation to Bid Number 96-09.

**C. M. RECOMMENDATION:**

1. Approve the Award of Contract Number 96-09 in the amount of \$23,698,000.00 to The Donohoe Companies, Inc. t/a Donohoe Construction Company and approve an allocation of \$2,400,000.00 as a contingency for change orders for a total contract authorization of \$26,098,000.00.
2. Authorize the Purchasing Agent to execute the contract documents, subject to review of such documents by the County Attorney.

**ISSUES:** The County Board is being requested to approve the Award of Contract to allow the construction of three (3) lighted synthetic grass athletic fields, esplanade, mechanically stabilized earthen walls, restrooms, storage building, overlook, road renovation, utility relocation, and environmental remediation at Long Bridge Park.

**SUMMARY:** The Long Bridge Park is a new park located at 475 Old Jefferson Davis Highway. Planning for this park began in 2001. Construction will transform a former light industrial area into a distinctive showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces, high-quality outdoor recreation facilities and environmentally responsible structures. These improvements will significantly enhance the immediate area surrounding the park and create new recreational opportunities for people of all ages and abilities.

**BACKGROUND:** The Purchasing Agent received the following bids on December 3, 2009:

<u>Bidder:</u>	<u>Bid Amount:</u>
1. The Donohoe Companies, Inc. t/a Donohoe Construction Company	\$23,698,000.00
2. HITT Contracting Inc.	\$25,534,197.00
3. Corinthian Contractors	\$25,819,000.00
4. Flippo Construction Company, Inc.	\$32,730,965.00

County Manager: *BMD*

County Attorney: *SJM*

**32. A.**

Staff: Erik Beach, Department of Parks, Recreation and Cultural Resources

The low bid in the amount of \$23,698,000.00 received from The Donohoe Companies, Inc. t/a Donohoe Construction Company is consistent with the Architect's estimate. This was found to be the lowest responsive bid submitted and The Donohoe Companies, Inc. t/a Donohoe Construction Company was found to be a responsible bidder. It is recommended that the contract be awarded to The Donohoe Companies, Inc. t/a Donohoe Construction Company.

**DISCUSSION:** Planning began for the new park and surrounding area in the spring of 2001. The North Tract Task Force, staff, consultants and the community developed "A Master Plan for the North Tract Park and Recreation Facilities and Surrounding Area" which was adopted by the County Board in February 2004. The Task Force was then reconstituted into the North Tract Design Advisory Committee to undertake the specific design work that would lead to construction documents. The design work was completed in 2008.

Renamed to Long Bridge Park in 2008, the Park project encompasses construction of the new park and amenities, remediation of contaminants on the site, and infrastructure improvements to Old Jefferson Davis Highway and 6<sup>th</sup> Street South. Specifically this will include:

- Three rectangular, lighted, multi-use fields with synthetic in-fill turf surfaces which will allow for intensive organized sports year round.
- Landscaping, picnic areas, and a raised observation area will be created to complement the active recreation.
- A 2,350-foot long, raised Esplanade will be constructed that connects all sections of the park and its recreational facilities. For most of its length, the Esplanade will consist of two parallel pedestrian surfaces composed of an accessible surface and separated by planting areas and seating. The Esplanade will accommodate strolling, casual bicycling, train spotting, plane watching and small festivals, and will feature small flowering trees and landscaping with grass panels and benches that offer both water views and playing field views.
- A three-quarter acre Rain Garden will infiltrate runoff from the park's parking lot and sports fields into a planted garden of native shrubs and perennials.
- Restrooms and a storage facility will be constructed in the first phase, situated along the western edge of the fields and providing frontage to Old Jefferson Davis Highway.
- Approximately 2,750 feet of Old Jefferson Davis Highway and 6th Street South will be reconstructed to complement the recreational facilities and amenities and provide a gateway from the south into the Long Bridge Park area. Enhancing the roadway improvements will be bicycle lanes on OJDH, wide sidewalks, landscaping strips with

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street trees and pedestrian-level roadway lighting, driveway aprons, and the addition of three new bus stops and shelters.

- Utility duct banks will be installed with the roadway reconstruction to support the relocation of existing utilities (both overhead and underground) and the installation of new underground utilities to support Long Bridge Park.
- The Long Bridge Park project will be developed on two environmentally impacted parcels which will be remediated through various means as directed by the Virginia Department of Environmental Quality (DEQ) Voluntary Remediation Program (VRP).
- The park will have integrated public art by Doug Hollis (separate contract).

Construction is anticipated to begin early in 2010 and conclude summer 2011.

There are several outstanding real estate issues. At this time the County is still waiting for final transfer of a 4.5 acre parcel owned by Commonwealth Atlantic Arlington to the County, and of portions of Old Jefferson Davis Highway from VDOT ownership to County ownership. If the County does not receive full ownership by the start of construction, construction scheduling and timing may need to be adjusted and may result in additional cost to the County.

The County is currently negotiating a settlement of several real estate issues with the National Park Service. Although these negotiations only affect a small portion of the property to be under construction, construction scheduling and timing may need to be adjusted if the issues are not resolved prior to the start of construction or the start of construction on that portion of the park and may result in additional cost to the County.

The park project, road reconstruction, and environmental remediation under this contract constitute initial development for Long Bridge Park. There will be future phases of development which will construct the Long Bridge Park Aquatics, Health & Fitness Facility, a fourth and final lighted athletic field, structured parking, gardens, overlook, spray grounds, and additional street improvements.

**FISCAL IMPACT:** Funding for Construction Services for Long Bridge Park and Old Jefferson Davis Highway is available from the 2004 park bond and several other sources.

\$23,020,155.00 is available from 2004 Park Bond funds (324.80001.NTRK & NT40).  
\$1,077,845 is available from Trust and Agency - Site Plan #390 (North Tract Lofts – 799.91279.60X2) for design, site grading and preparation, installation of landscape materials, trails and other elements and a financial contribution in lieu of 30 underground public parking spaces.

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\$2,000,000 is being made available through a partnership with Marymount University for approximately 500 hours of use which is less than 25% of the amount of use a single field supports in a year. The County Board approved a Memorandum of Understanding between Arlington County and Marymount University at their March 2009 Board meeting.

When the park opens in the summer of 2011 it is expected that the park will have operating costs in year one of \$213,620. Year two is anticipated to cost \$225,642 and in year three annual costs will become \$351,673. These operating costs are net of estimated annual rental revenue and Marymount contributions towards operating costs. The rise in annual costs is attributed to the ending of warranties on certain newly installed items, such as landscaping. There will be a one time start up cost of \$58,905 for such items as radios, turf care equipment, etc.

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