



## ARLINGTON COUNTY, VIRGINIA

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

**DATE: December 8, 2009**

**SUBJECT:** Approval of the Award of Agreement Number 448-09 between the County Board and Whiting-Turner Contracting Company for the Construction of Fire Station No. 3 Located at 4100 Old Dominion Drive.

**C. M. RECOMMENDATION:**

1. Approve the award of Agreement Number 448-09 between the County Board of Arlington County and Whiting-Turner Contracting Company for the construction of Fire Station No. 3 in an amount not to exceed \$4,495,000, plus a contingency of \$539,400, for a total contract authorization of \$5,034,400.
2. Authorize the Purchasing Agent to execute the contract documents, subject to approval by the County Attorney.

**ISSUES:** The work under Agreement Number 448-09 is for construction of Fire Station No. 3, which includes a new 15,000 square foot four bay fire station and related support spaces; a 14-car parking lot; and landscaping and other site improvements as required by Site Plan #396.

**SUMMARY:** This is a request for approval of the award of a contract for construction of Fire Station No. 3. Whiting-Turner Contracting Company has been selected through Invitation to Bid No. 448-09 to provide construction services. The fire station will be constructed to meet the requirements of a LEED<sup>®</sup> NC (New Construction) Silver Rated Project.

**BACKGROUND:** In July, 2008, the County Board approved an Exchange Agreement and a Development Agreement between the County and Crown Real Properties, LC (Koons Toyota dealership). The Exchange Agreement addressed the exchange of land to the west of the dealership to provide the County a suitable fire station site. The Development Agreement addressed the sequential construction process needed to complete the fire station. The Development Agreement provided, among other things, for: (1) the relocation of North 21<sup>st</sup> Road; (2) the construction of a three-story parking deck by Koons immediately to the west of the dealership building; and, (3) construction of the fire station. The road relocation was completed in December 2008. The Koons parking garage is scheduled for completion in December 2009. The Development Agreement allowed Koons to temporarily use the fire station site for

County Manager: BMD/MSS

County Attorney: PAK/SAM

Staff: George May, DES

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construction staging. The County has obtained bids for the construction of the fire station. The County is planning for contractor mobilization, following Board approval and execution of the Construction Agreement, and cessation of temporary use, by Koons, of the fire station site. This timing will maintain contractor continuity on the site, ensuring maintenance of site safety around the 14 ft excavation from North 21<sup>st</sup> Road and any issues resulting from a lack of construction activity.

**DISCUSSION:** Request for Qualifications No. 212-09 was issued to pre-qualify bidders with suitable experience to construct Fire Station No. 3. The following six companies met the prequalification requirements:

1. Gilbane Building Company, Arlington VA 22201
2. Harvey-Cleary Builders, Gaithersburg, Maryland 20877
3. Jack Bays Inc., McLean Virginia 22101
4. Milestone Construction, Inc., Sterling VA 20166
5. Miller Brothers, Inc., Marshall, VA 20115
6. Whiting-Turner Contracting Company, Bethesda, Maryland 20814-3412

The following bids were received from the prequalified firms:

- |                                       |             |
|---------------------------------------|-------------|
| 1. Gilbane Building Company           | \$4,688,352 |
| 2. Harvey-Cleary Builders             | \$4,500,000 |
| 3. Milestone Construction, Inc.,      | \$4,667,200 |
| 4. Whiting-Turner Contracting Company | \$4,495,000 |

Bids were received and opened on December 8, 2009. A total of 4 bids were received and it was determined that Whiting-Turner Contracting Company submitted the lowest responsive bid and was a responsible bidder.

**FISCAL IMPACT:** Funds for the construction of Fire Station No. 3 are available from previously sold bond balances (326.FST3) in the amount of \$1.9M. In addition to existing bond balances, budgeted funds of up to \$13 million are planned from non - G.O. debt as adopted in the FY 2007 – 2012 CIP, to be sold in calendar year 2010.