



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of January 23, 2010**

**DATE: January 21, 2010**

**SUBJECT:** Award of a Contract on a Sole Source basis to Davis Carter Scott, Ltd. for design services to complete the design of the public portion of the Arlington Mill Community Center, 909 South Dinwiddie Street.

**C. M. RECOMMENDATION:**

1. Approve the award of a sole source contract for design services to Davis Carter Scott, Ltd. (DCS) for the design of the public portion of the Arlington Mill Community Center for a base contract of \$1,046,872 and a contingency of \$150,000 for a total contract authorization of \$1,196,872.
2. Authorize the Purchasing Agent to execute the contract documents, subject to legal review by the County Attorney.
3. Authorize the County Manager or designee to execute the contract incrementally via a notice to proceed for discrete and sequential design phases.
4. Authorize 1.0 FTE limited term position in the Department of Environmental Services to serve as a dedicated Facilities Project Specialist to manage the project through its completion.

**ISSUES:**

1. Approval of this request is required to complete the design of the public portion of the Arlington Mill Community Center (AMCC Phase I). The public portion includes the community center, gym, plaza and associated parking as directed by the Board in December, 2009. Approval of an additional dedicated project manager in the Department of Environmental Services is required to provide the resources to manage this project.

By incremental approval of design phases, the County will be able to control the design fee expenditure to correspond to the design approved in the previous phases.

County Manager: BMD

County Attorney: JMA

Staff: George May, DES

2. A sole source is recommended on the basis of continuity and economy. DCS completed, as part of a joint partnership between the County and Public Private Alliances, LLC (PPA), the design and construction documents for a combined community center and housing project. They are uniquely poised to quickly proceed with the necessary design modifications with the minimal number of hours. Approving DCS for the AMCC Phase I design will reduce design costs by utilizing their institutional knowledge of the project and directly build on the previously approved design elements.

**SUMMARY:** This is a request for authorization to award a design services contract to DCS to complete the AMCC Phase I design and provide a dedicated project manager to oversee the design, construction and commissioning process.

**BACKGROUND:** Previously, PPA and the County were bound together by a pre-development agreement that would have constructed a mixed use residential, retail, and community center development in one phase. With the recent dramatic changes in the economy and credit market, the financing for the market rate housing was no longer feasible, and the pre-development agreement was terminated in the fall of 2009.

In December, 2009 the Board authorized moving forward with the public portion of the Arlington Mill Community Center project, independent of the housing portion, with a target opening in the first quarter of CY 2013.

DCS was previously selected for the Arlington Mill design by PPA; they developed the approved site plan and completed construction documents for the combined project, including the community center, the housing (for the three stories above the community center and a separate five story building), and an underground parking structure accommodating 322 spaces for the total project.

DCS's previous experience with the combined project which resulted in approval of the site plan, and their institutional knowledge of the project, will enable them to proceed quickly with developing the needed modifications for the completion of the AMCC Phase I. DCS's architectural team led a unique series of design charrettes with the community that helped the project achieve design excellence. The DCS team already knows the nuances and interactions between the interior and exterior design, what is desired by the community and staff, and what will be required for a successful redesign effort. Because the architect team is already up to speed on the full background and details, fewer hours are expected to be required to make the necessary design changes and obtain the necessary use permit modifications. The time to complete the selection process for another architect and then to become familiar with the project would likely result in delaying the target opening date of first quarter, 2013. Furthermore, the ability to move the design along quickly is desired so the project can be bid in the current favorable bidding climate. For these reasons the Purchasing Agent has concurred with the recommendation for a sole source award to DCS.

**DISCUSSION:** The design of AMCC Phase I will retain the major features in the previously approved site plan, including the community center building shell and façade, the gym and plaza

designs, and their respective locations within the site. The project will continue to be developed to meet the U.S. Green Building Council LEED Silver certification.

To comply with the Columbia Pike Form Based Code, the community center building must be a minimum of four (4) stories. The original design was three (3) stories with three (3) additional stories of residential, which will now be eliminated. It remains desirable to retain the maximum available ground space for the next phase of residential. Thus a logical approach to the design modification is to move parts of the community center program that were under the pedestrian plaza into the community center tower, preserving land and achieving desirable height and density in the tower.

Other factors will influence the design modifications: the interior design of the community center will inevitably change because residential lobbies, elevators, and full-height service ducts will be eliminated, plus the column layout was partially driven by the residential above and that design driver will also be eliminated. The parking, utilities, and service areas will be revised to serve only the community center, while still considering future parking demand, layout, and service needs for the residential. Thus, the design modifications must balance many factors, including the budget.

The initial design direction is for DCS to include a fifth floor and provide costing information to see if it is feasible. The additional floor, if feasible in the budget, could be left as an empty shell and provide space for future County functions. If not feasible in the budget, it would be removed from the DCS design scope; the application for a modified use permit would be prepared for a four (4) story building.

Based on known simultaneous project workloads including Fire Station #3, the Cultural Center, the Network Operations Center relocation, and Sequoia Plaza, current staffing levels in Facilities Design and Construction Bureau are insufficient to support the Arlington Mill project management required for design modifications and coordination with users and the construction and commissioning portions for the project. The Bureau proposes to hire a limited term Project Facilities Project Specialist to manage this project through its completion. The position will be required for at least three years through the completion of the project at an estimated cost of approximately \$125,000 per year.

**FISCAL IMPACT:** Funds for the design and project management costs are available from the FY2009 Closeout Board Report in PAYG account 313.480001.80001.AMC1.0649.0000.