



ARLINGTON COUNTY, VIRGINIA

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

DATE: February 19, 2010

SUBJECT: Approval of the Award of a Contract between the County Board and Rand Construction Corp. for the Construction of the County's second Network Operating Center in the Arlington Public Schools Warehouse located at 2770 S. Taylor Street.

C. M. RECOMMENDATION:

1. Approve the award of Agreement Number 81-10 between the County Board of Arlington County, Virginia and Rand Construction Corp. to provide general construction services to construct the County's second Network Operating Center (NOC-II) in space provided by the Arlington Public Schools (APS) in their warehouse at 2770 S. Taylor Street for an amount not to exceed \$2,104,859, plus a contingency of \$210,000 for a total contract authorization of \$2,314,859.
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 81-10 will result in construction of NOC-II. The work is needed as the County's second NOC is currently located at 3033 Wilson Blvd where the lease will expire on August 31, 2010.

SUMMARY: This is a request for approval of the award of a contract for the construction of NOC-II. Rand Construction Corp. has been selected through Invitation to Bid No. 81-10 to provide general construction services.

BACKGROUND: A replacement facility for the current Network Operating Center located at 3033 Wilson Blvd. is required due to County's decision to vacate the 3033 building with the expiration of the lease on August 31, 2010. The existing NOC provides backup capacity for core enterprise technology systems located at Court House Plaza (CHP). The NOC – II will replicate the capacity now available at 3033 Wilson and provide an expanded footprint that will accommodate Arlington Public Schools and the Emergency Communications Center information system backup capacity. The NOC-II will create enhanced resiliency for the County's technology infrastructure today and into the future.

County Manager: BMD/mjs

County Attorney: AM

Staff: George May, DES

23.

The Department of Technology Services (DTS) is currently shifting some services from the 3033 Building facility to the NOC in Courthouse Plaza to insure an orderly transition of operations. Staff recommends immediately proceeding with the construction of NOC-II to reduce the time where services are concentrated at the single location in CHP. The construction schedule is targeted so the transition of services to NOC-II will be completed no later than September 30, 2010.

This project will provide the interior renovation of 3,600 square feet of space in the APS Warehouse for the NOC-II. A Memorandum of Understanding (MOU) has been completed between the Superintendent of APS and the Acting County Manager whereby APS will make the space available rent free, the County will pay all construction costs and provide a limited amount of space within the facility should APS chose to place portions of their network equipment in NOC-II. The MOU provides that Schools and the County will form a joint operating committee, to be governed by a separate MOU, for the operation of the facility.

The work will include constructing an independent space within the APS facility, with a separate access, a dedicated power supply and backup generator, and a new optical fiber cable connection to the County's Intranet System. The NOC-II space will include an operating center housing the servers and related equipment of approximately 2,400 square feet and separate areas for equipment receiving, power distribution and storage.

To reduce energy requirements, the file servers and related network equipment will be housed in a 'Cold Aisle Containment.' This system differs from the County's NOC at CHP in that conditioned air is only delivered to the racks housing the critical equipment, rather than cooling the entire space. NOC-II is designed for unmanned operation; DTS staff visits will be limited to installation of software or hardware upgrades and periodic maintenance checks.

The project has been designed for minimum energy consumption with the use of cold aisle containment and free cooling capability in winter months, reducing HVAC demand, and to meet the intent of the County's sustainable building requirements. As the space is not inhabited, NOC-II is not eligible for U.S. Green Building Council LEED certification.

DISCUSSION: Invitation to Bid No. 81-10 included a requirement for contractor qualification submittals to demonstrate experience, by either the general contractor or their designated specialty subcontractor, in the construction of network operating or data centers.

Bids were received and opened from 15 bidders on February 18, 2010, with the following pricing:

Vista Contracting, Inc.	\$1,642,600
City Construction, LLC	\$1,797,854
Marion Construction, Inc.	\$2,096,000
Rand Construction Corp.	\$2,104,859
Combined Services, Inc.	\$2,139,000
HITT Contracting, Inc.	\$2,147,507
Dietze/Suffolk	\$2,177,764

Donohoe Construction Corp.	\$2,178,822
Sumter Contracting Corp.	\$2,187,328
John L., Mattingly Construction Co. Inc.	\$2,191,924
CFT Construction Corp.	\$2,194,000
ASIL Services, Inc.	\$2,290,000
Dominion Construction Group	\$2,419,916
Structure Tone, Inc.	\$2,727,978
CMC Inc.	\$2,770,444

The bids from Vista Contracting, Inc; City Construction, LLC; and Marion Construction, Inc were rejected as non-responsive in that each of the bidders failed to meet the qualification requirements set forth in the bidding documents. It was determined that Rand Construction Corp. submitted a responsive bid and was the lowest, responsible bidder.

FISCAL IMPACT: Funds for the NOC-II were provided in the FY 2009 closeout PAYG allocation and are available in account 313.480001.43563.NOCR.0000.0000