



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of January 22, 2011

DATE: December 22, 2010

SUBJECT: Approval of sole source contract for consultant services to design ART House Phase 1 improvements, including site utility, stormwater, grading and surfacing, bus wash and Compressed Natural Gas (CNG) fueling facilities; and an optional task for construction administration.

C. M. RECOMMENDATION:

1. Approve the award of a contract for consultant services with PBS&J to design ART House Phase 1 improvements at a cost not to exceed \$517,506 with an optional task for construction administration services at a cost not to exceed \$347,465, and Authorize an allocation of \$86,496 as a contingency, for a total contract authorization of \$951,467; and
2. Authorize the Purchasing Agent to execute the contract documents for consultant services, subject to legal review by the County Attorney.

ISSUES: County Board approval is required for award of design and related services contract. There are no outstanding issues.

SUMMARY: County staff are recommending award of a sole source contract to PBS&J, and its sub consultant STV, for the design of ART House Phase 1 improvements, which include construction of a bus wash and CNG fueling station, as well as utility and stormwater installation, grading and surfacing of the southern lot (2910 Jefferson Davis Highway). From its prior work, the consultant team has a thorough understanding of the ART program requirements and the constraints of the ART House sites. Awarding a contract for the subsequent tasks of design and potentially construction administration will make use of their knowledge and save the County time and costs in delivering these urgently needed facilities.

BACKGROUND: In June 2005, Arlington County issued a report entitled *Arlington County Transit Vehicle Requirements and Site Analysis*, which made the following conclusion:

County Manager:

BMD/kma

County Attorney:

Staff: Stephen Del Giudice

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"Expanding services and future fleet requirements of Arlington Transit reflect the immediate need for a new ART Vehicle Facility for vehicle maintenance, storage, and fueling. Services currently provided by ART are limited by a size-constrained storage facility that provides no capability for on-site fueling or vehicle maintenance. This facility cannot accommodate additions to the expanding fleet and is located in the Springfield area of Fairfax County."

In 2006, Arlington County purchased a site at 2910 Jefferson Davis Highway (Southern lot or site #1, parcels 37-026-003 and 37-026-004) and in 2008 an adjacent site at 2900 Jefferson Davis Highway (Northern lot or site #2 parcels 37-026-010 and 37-026-007). The County had prior contracts with PBS&J and its sub-consultant, STV, to develop an initial utilization plan and subsequently to complete a concept plan for the development of the ART House, the maintenance and operations center for the Arlington Transit (ART) program. The County tasked PBS&J and STV to develop an initial utilization plan in order to transfer its Vehicle Facility Operations to Site #1. A significant amount of engineering and design services was accomplished in creating this utilization plan. In 2008, ART officially moved its operations.

In 2009, PBS&J and STV were tasked to perform a study to determine the feasibility of implementing a full program on the two adjacent sites. This study was undertaken to determine if a program could utilize the sites for the Arlington Transit (ART) Maintenance Facility consisting of a CNG Fuel Station, Vehicle Wash Building, Vehicle Maintenance Building and an ART Office Building. The consultant team completed the concept plan (October 2010), which called for a phased implementation of the improvements to the ART House sites. That study resulted in short (Phase 1) and long-range (Phase 2) concept plans for the utilization of the ART House sites. During the completion of this study, the County purchased an additional building at 2900 S. Eads St., which will house the ART administrative and operations offices. The County is now prepared to move forward with the design and construction of the Phase 1 improvements, including the bus wash and CNG fueling station. Phase 2 improvements will include the design and construction of a maintenance building. The County approved CIP for FY 2011-2016 includes funding for the development of the ART House sites.

DISCUSSION: Arlington Transit (ART) has an urgent need to develop the bus wash and CNG fueling station on Site #1. Over the past few years, ART has converted most of its fleet to heavy duty, CNG power buses. These buses cannot be maintained, fueled or washed at the County's Trade Center facilities. ART currently contracts with WMATA to fuel and wash up to 32 heavy duty buses at the adjacent Four Mile Run facility, subject to the facilities availability. Within the next year the ART fleet will add another six (6) heavy duty buses. Improving the existing site #1, and building the bus wash and CNG fueling station will improve operational efficiency and reduce operating costs.

As noted above, PBS&J and STV have provided planning, design and engineering services since the inception of the ART House project and possess intimate knowledge of the challenges of the sites, ART program requirements and the concept plan. This procurement will involve design services where a consultant has already worked on and produced initial concept design and engineering documents that will be used in the next phase of design of the facilities. As such, it is our contention that it will not be cost effective to engage another consultant. A new consultant will require time to become familiar with the ART program requirements, the site constraints, the existing concept design, as well as with the County's business process. This prolonged learning

curve to bring a new consultant up to speed on the work that has been accomplished over the last three (3) years will require considerable start-up time and money. The County's Purchasing Agent recommends approval of the award of a sole source contract under these circumstances.

FISCAL IMPACT: The County's adopted Capital Improvement Program for fiscal years 2011 and 2012 includes local and state funding of \$10,750,000 for the development of the ART House administrative and maintenance facilities. The local source of funding is the Transportation Investment Fund (Fund 331). Based upon the concept study completed by PBS&J and STV, and information received from vendors in the respective industries, staff estimates the construction cost for the Phase 1 improvements to be approximately \$6.0 Million.

Phase 1 improvements include the extension of utilities, stormwater improvements, grading and surfacing of the lots, and the construction and outfitting of the bus wash and CNG fueling station, including compressors. The cost for consultant design of these improvements and facilities is not to exceed \$517,506, with a 10% contingency of \$51,750. County staff costs during the design phase will be approximately \$92,000. The optional task for consultant construction administration would not exceed \$347,465, with a 10% contingency of \$34,746. County staff cost during the construction phase are approximately \$34,800. The design and construction cost for Phase 1 improvements would leave a balance of approximately \$4.0 Million in the approved CIP funds. The out years of the current CIP includes additional funding of \$2.5 Million.

The Phase 1 improvements will improve operational efficiency and should reduce operating costs, because ART will no longer rely upon or compensate WMATA for use of its facilities. Additional savings should be realized through the federal tax credit available to the County as a distributor of CNG fuel.