



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 16, 2011

DATE: March 21, 2011

SUBJECT: Approve an increase of \$3,569,350 to Contract No. 477-10 with Hughes Group Architects for additional architectural and engineering design services required for the Long Bridge Park Phase 1 Aquatics, Health & Fitness Facility and associated park site.

C. M. RECOMMENDATION:

1. Approve an increase of \$3,103,850, plus a contingency of \$465,500 for a total increase of \$3,569,350, to Contract No. 477-10 with Hughes Group Architects for additional architectural and engineering services needed to complete the final design and construction drawings and complete construction administration services for the Long Bridge Park Aquatics, Health & Fitness Facility and associated park site.
2. Authorize the Purchasing Agent to execute an amendment to the Contract, subject to review of such documents by the County Attorney.

ISSUES: County Board approval is required to increase the contract amount under Contract 477-10 with Hughes Group Architects. There are no outstanding issues.

SUMMARY: In March 2005 the County Board approved a contract with Hughes Group Architects for design services for Phase 1 of the Long Bridge Park Development. Based upon the extended duration of the design process, changes in the Master Plan, changes in location of the proposed Aquatics, Health & Fitness facility, and the utilization of services in the contract by the Phase 1 outdoor construction, an increase in contract authorization is necessary for additional design and engineering services needed to complete the final design and construction drawings and construction administration services for the Long Bridge Park Aquatics, Health & Fitness Facility and associated park site.

BACKGROUND: Long Bridge Park is a new park located at 475 Old Jefferson Davis Highway. Planning for this park began in 2001. The park 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 indoor and outdoor recreation facilities, and environmentally responsible structures. These improvements will significantly

County Manager: *BMD/mjs*

County Attorney:

Staff: Erik Beach, DPRCR

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enhance the immediate area surrounding the park and create new recreational opportunities for people of all ages and abilities.

On March 12, 2005 the County Board approved an award of contract to Hughes Group Architects for professional architectural and design services for Phase 1 of the Long Bridge Park Development. Phase 1 included two athletic fields, plaza and open space areas, sidewalks, parking, restrooms, and Phase 1 of the indoor facility. Phase 1 of the indoor facility included a 50 meter, deepwater, and leisure pools, as well as health and fitness space and the facility's support spaces. Design services also included Schematic Design services for Phase 2 of the indoor facility. The award of contract was for \$6,565,200 and a contingency of \$984,800 for a total authorization of \$7,550,000.

In July 2005 the County entered into an agreement with Monument Realty, LLC ("Monument"). In the agreement Arlington will acquire a prime 7-acre parcel from Monument, the former Twin Bridges Marriott site, in exchange for 4.5 acres of County property. The impact of the land exchange is that the location of the new Aquatics, Health & Fitness Facility was moved from the S. 6th Street and S. 10th Street area at the south end of Long Bridge Park to the far north of the park site. The new location, due to its prominent views to and from the monumental core, has a different set of challenges for design. Additionally, the Long Bridge Park Master Plan needed to be reevaluated and revised due to the land exchange and relocation of the Aquatics, Health & Fitness Facility. The exchange also had the impact of splitting the development of Phase 1 of the park into two separate construction projects. The first project, Phase 1 of the outdoor park, is currently under construction and will be completed by the fall 2011. The second construction project for Phase 1, the Aquatics, Health and Fitness Facility, is anticipated to begin construction in early 2013 and is subject to future funding for the project.

DISCUSSION: In the fall of 2005 the specific design work for final design and construction documents for Phase 1 of Long Bridge Park was begun by Hughes Group Architects. Due to several iterations of the agreement with Monument, the design work on the Aquatics, Health & Fitness Facility was put on hold. The final design and construction drawings for Phase 1 of the outdoor park, remediation, and road continued and were completed in 2010.

Staff and Hughes Group Architects restarted the final design process for the Aquatics, Health & Fitness Facility and its associated park site in February 2011 under the authority of the original contract. The facility includes a 50 meter pool with seating, teaching pool, leisure and therapy pools, health and fitness space, lockers, lobby, administrative, and mechanical spaces. The park will include completion of the Esplanade, open space areas (hard and soft scapes), parking lot, trails, sidewalks, landscaping, and utilities. The design team will also work closely with a public artist and with the consultant for the environmental remediation program.

Due to the duration of the project, the agreement with Monument Realty LLC, re-master planning, investigation of opportunities that arose in public/private partnerships, and the dividing of construction of Phase 1 into two large separate projects, an increase in the contract amount is necessary in order to complete the design and construction drawings and construction administration services related to the Aquatics, Health and Fitness Facility.

The following breakdown shows an accounting of the increase in authorization:

Task		Notes:
Schematic Design Work (SD)	\$767,047	New SD fees will address the revised Facility Program, Energy Efficient Facility Design, LEED Silver Requirements.
Site Work	\$705,657	The new location of the Aquatics Health and Fitness Facility at the north end of the site requires 10 acres of the park to be designed and engineered. All site work fees in the original contract were expended for Phase 1 of the park.
Construction Administration (CA)	\$295,026	CA fees are necessary during the construction of the Facility and associated site. CA fees included in the original authority have been fully utilized during the construction of the Phase 1 Outdoor park.
Additional Services Used Under Original Authority	\$740,994	Additional Services are necessary for specialty landscaping, specialty architecture, revising the master plan and coordination with transportation elements. Additional Services fees in the original contract have been expended during the design timeframe between 2004 and 2010 for studying master plan options, National Park Service environmental assessment, environmental remediation coordination, and evaluation of building massing on the former Twin/Bridges site for public/private partnerships.
Other Support Services	\$595,126	Additional support will be needed for the engineering of the deep foundations for the Aquatics, Health & Fitness Facility, complex geotechnical requirements, and coordination with the County's environmental consultants to address onsite contaminants, permitting coordination, and public process during final design which will include working with the Long Bridge Park Design Advisory Committee, PFRC and various stakeholders.
Total	3,103,850	

FISCAL IMPACT: Funding for the increased contract authorization is available from the 2004 park bond (324.80001.NT40.R0D).