



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of April 16, 2011

**DATE:** March 14, 2011

**SUBJECT:** Approval of a sole-source contract for environmental program consultant services during the design and construction administration phases of the Long Bridge Park Phase 1 Aquatics, Health & Fitness Facility and associated surrounding park site.

#### **C. M. RECOMMENDATION:**

1. Approve the award of a sole-source contract for consultant services to CH2M Hill, Inc., to provide environmental program support during the design and construction administration phases of the Long Bridge Park Phase 1 Aquatics, Health & Fitness Facility and associated park site in the amount of \$996,500, and an allocation of \$203,300 as a contingency, for a total contract authorization of \$1,199,800.00.
2. Authorize the Purchasing Agent to execute the contract documents that set forth the contractual arrangement between the County Board and CH2M Hill, Inc., subject to review and prior approval of such documents by the County Attorney.

**ISSUES:** County Board approval is required for the award of a contract to CH2M Hill, Inc. There are no outstanding issues.

**SUMMARY:** County staff is recommending award of a contract to CH2M Hill, Inc., for site investigation, characterization, remediation planning and design, Virginia Voluntary Remediation Program (VRP) participation, environmental risk management consulting, public involvement, and integrated remediation and redevelopment construction administration support for a portion of the Long Bridge Park project. This support is necessary to develop the former Twin Bridges Marriott site as the location for the Aquatics, Health & Fitness Facility and surrounding park. It is recommended that the contract be awarded to CH2M Hill, Inc., due to the company's familiarity with the overall project, its previous efforts with the Virginia Department of Environmental Quality (VADEQ) on behalf of Arlington County for Long Bridge Park, and its previous site assessment and investigation work on the former Twin Bridges property on behalf of Arlington County. The Purchasing Agent has determined that CH2M Hill, Inc. is the only source practicably available for the services that are to be procured through this contract.

**BACKGROUND:** Long Bridge Park will be 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

County Manager:

*BMD/mjs*

County Attorney:

*BRC*

*[Signature]*

24. B.

Staff: Erik Beach, DPRCR

central expanse of attractive public green spaces, high-quality indoor and outdoor recreation facilities, and environmentally-responsible structures. These improvements will significantly enhance the immediate area surrounding the park and create new recreational opportunities for people of all ages and abilities.

In May of 2006, CH2M Hill, Inc. performed a *Phase I/II Environmental Site Assessment, Twin Bridges Property*, which property is within the boundaries of the Long Bridge Park site. In February 2007, CH2M Hill, Inc., followed that effort with a *Supplemental Investigation Report, Twin Bridges Parcels*.

Those studies identified portions of the site where the soil contains petroleum and associated hydrocarbons attributed to diffuse urban sources and urban fill. The petroleum and associated hydrocarbons are at concentrations that exceed the standards for reuse as a park, unless remediation or active management occurs. Additionally, for portions of the site the soil and groundwater has residual gasoline contamination due to releases from a former gas station located on the site. The levels of contamination exceed the Virginia underground tank program remediation goals as well as the applicable standards for the proposed site use as a park.

A new contract with CH2M Hill, Inc. will allow the County to further investigate the site where necessary, craft a remedial approach integrated with the design of the aquatics facility and park, work with VADEQ to obtain approval of the proposed remediation, and monitor the implementation of the remedial work during facility and park construction.

**DISCUSSION:** Planning began for the new park and surrounding area in the spring of 2001. The North Tract Task Force, County staff, consultants and the community developed “A Master Plan for the North Tract Park and Recreation Facilities and Surrounding Area” which was adopted by the County Board in February 2004. That Task Force was then reconstituted into the North Tract Design Advisory Committee to undertake the specific design work that would lead to construction documents. The design work was completed for the park and portions of the Aquatics, Health & Fitness Facility in 2008. Renamed “Long Bridge Park” in 2008, the park project encompasses construction of the new park and amenities, remediation of contaminants on the site, and infrastructure improvements to Old Jefferson Davis Highway and 6<sup>th</sup> Street South. In March 2010 construction began on three lighted synthetic grass athletic fields, an esplanade, rain garden, overlook, parking lot, restrooms and storage facilities, environmental remediation, utility relocation, and the reconstruction of Old Jefferson Davis Highway.

In July 2005 the County Board entered into an agreement with Monument Realty, LLC. Pursuant to that agreement, the County Board will acquire a prime 7-acre parcel (the former Twin Bridges Marriott site) from Monument Realty to enhance the planned Long Bridge Park complex. Monument Realty will transfer the property to the County Board by the end of 2011. The acquisition will enable the County to locate Long Bridge Park's state-of-the-art Aquatics, Health & Fitness Facility on a highly-visible gateway site with easier access, and to increase the park's overall size from 28 to 30 acres.

During the initial design of the Aquatics, Health & Fitness Facility, CH2M Hill, Inc. performed the May 2006 *Phase I/II Environmental Assessment* and in 2007 the follow-up *Supplemental*

*Investigation Report.* Both studies indicated that the design of the aquatics facility may be impacted by contaminants that exist on and under site. The presence of these contaminants will require that the County work through VADEQ's VRP or other appropriate program to obtain approval of the County's proposed remediation. After the remediation is completed by the County, VADEQ would issue a letter of closure or other certification that the site is ready to safely accommodate visitors.

CH2M Hill, Inc. is currently performing work for the County pursuant to a prior sole-source determination made by the Purchasing Agent, as authorized by the Code of Virginia and the Arlington County Purchasing Resolution. The Purchasing Agent has determined that CH2M Hill, Inc. is the sole source practicably available for the provision of environmental program consultant services for the following reasons.

- CH2M Hill, Inc. has preformed numerous environmental studies regarding Long Bridge Park at the North Tract site and the former Davis Industries site, and as a result gained more than 10 years of knowledge and technical expertise related to the park site.
- CH2M Hill, Inc. negotiated the current VADEQ VRP and has integral knowledge of the specific VADEQ-required environmental testing on the Long Bridge Park site, and CH2M Hill, Inc. prepared a risk assessment and evaluation of remediation options under the Virginia VRP.
- CH2M Hill, Inc. developed the County's VRP negotiating strategy and represented the County in negotiations with VADEQ, and this experience will be helpful in the future and renders CH2M Hill, Inc. uniquely capable of providing the services now sought.

The County Board's award of a contract to CH2M Hill, Inc. for environmental program support services will allow CH2M Hill, Inc. to undertake the evaluation of previous studies, determine the need for additional testing, and perform additional testing, risk assessment, evaluation of remediation options, risk communication and negotiations with VADEQ. CH2M Hill, Inc. has acquired vast knowledge of the Long Bridge Park project site and its existing conditions. The utilization of CH2M Hill, Inc. will allow for the continuation of seamless representation of the County by CH2M Hill, Inc. with VADEQ. County staff believes it would be prudent to have CH2M Hill, Inc. continue to represent the County at VADEQ rather than multiple firms representing the County at VADEQ.

**FISCAL IMPACT:** Funding for the contract for environmental program support for Long Bridge Park is available from the 2004 park bond and the 2010 acquisition of the Davis Industries parcel.

\$699,800 is available from 2004 Park Bond funds (324.80001.NT40.R0D). \$500,000 is available from Trust and Agency – Parks & Recreation (LBP Environmental – 799.91279.60K4), for a total of \$1,199,800.