



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of May 14, 2011**

**DATE:** April 29, 2011

**SUBJECT:** Approve the Award of Contract for the Arlington County Water Pollution Control Bureau (WPCB) Phase 7G New Maintenance Building (NMB) construction project and authorize an Amendment to the current contract with Malcolm Pirnie, Inc. (Malcolm) for engineering services related to the construction of the NMB project.

**C. M. RECOMMENDATIONS:**

1. Approve the award of Contract No. 75-11 to R.E. Daffan, Inc. for the Phase 7G New Maintenance Building project in an amount not to exceed \$7,055,250.
2. Authorize an amendment to Contract No. 96-03 held by Malcolm in an amount not to exceed \$600,000.
3. Authorize the Purchasing Agent to execute the Contract Documents and the Amendment subject to legal review by the County Attorney.

**ISSUE:** Approval by the County Board is needed to award the construction contract and to authorize an amendment to an existing engineering construction services contract. There are no outstanding issues.

**SUMMARY:** The NMB project was included in the \$568 million overall WPCB Master Plan 2001 (MP01) budget. This project will upgrade the current maintenance building with needed additional maintenance work space, storage space, loading dock, an energy efficient heating boiler (aging infrastructure that is in need of repair and modernization), and address safety issues.

**BACKGROUND:** In January 2003, the County Board endorsed the WPCP MP01 upgrade and expansion project at the Department of Environmental Services WPCP, to enable the County to meet current and future capacity demands in the most environmentally appropriate manner. The capital improvements MP01 will provide increased capacity which will meet existing and estimated flows to the years 2015-2020+, and a positive environmental impact.

County Manager:

*BMD/mjs*

County Attorney:

*JAM*

*[Signature]*

**22. C.**

Staff: Lawrence Slattery, Bureau Chief, WPCB

The upgrade to the existing maintenance building is necessary due to needed additional maintenance work space, storage space, to replace aging infrastructure that needs modernization for optimum efficiencies, and to improve safety by meeting new standards and providing adequate room to perform work.

**DISCUSSION:**

On April 19, 2011 three (3) firms submitted their under ITB 75-11:

- |                                            |                         |
|--------------------------------------------|-------------------------|
| 1. R. E. Daffan, Inc. (Daffan)             | Bid Amount \$ 6,135,000 |
| 2. G-W Management Services, LLC.           | Bid Amount \$ 6,329,000 |
| 3. Specialty Construction Management, Inc. | Bid Amount \$ 7,545,000 |

The lowest bidder, Daffan, was found to be responsible and the bid submitted was responsive. It is recommended that a construction contract be awarded to Daffan for \$ \$6,135,000. A contingency fund of \$ 920,250 (15%) is recommended for potential change orders. Therefore, the total construction contract authorization is \$7,055,250. This contract work includes associated demolition, site work, H-piles, architectural, electrical, HVAC, plumbing, fire alarm and sprinkler system, roofing, and other miscellaneous activities. The expected contract time is Three Hundred Sixty-five (365) calendar days and will begin after the Board approves the Award of Contract and a Notice to Proceed is issued.

Malcolm is the current Design Engineer who performs specific Engineering and Construction Services for the WPCP under Contract No. 96-03. Malcolm only provides Engineering and Construction Services for specific projects as the projects are awarded in order to control the Engineering and Construction Services cost for each project within the overall MP01 WPCP Upgrade and Expansion Program. Each project is negotiated with Malcolm for the cost associated with the specific scope of services required for each project. The current Contract needs to be amended to include the following services for the NMB Project for:

- Malcolm will perform Civil, Structural, Architectural, Fire Alarm, Mechanical and Electrical submittal reviews, respond to Request for Information, provide design change(s) development and Non-Compliance Report Review.
- Malcolm will perform on-site and off-site Project Administration, attend Progress Meetings, perform start-up testing, conduct inspection for Substantial Completion, and conduct inspection for Final Completion.

The total authorization requested for the additional engineering services is \$600,000.

**FISCAL IMPACT:** The Phase 7G New Maintenance Building project is included in the approved \$568 million overall budget for MP01 upgrade and expansion project at the DES WPCP. The project will be funded out of general obligation bond funds, and also by contributions from the inter-jurisdictional partners.

The debt service costs are included in the annual projections for the Water Sewer Rate, which ultimately funds the repayment of the debt service associated with MP01. Rate increases are projected to range from four to eight percent for the next two to three years, when debt service costs related to MP01 peak. The account numbers to be used for this project are as follows:

530.43541.W7GC.P08.0000 GO Bond

519.43541.W7GC.0000.0000 Inter-jurisdictional partner