



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of June 11, 2011

**DATE:** May 10, 2011

**SUBJECT:** Approve an amendment to Fire Station No. 3 design contract with Hughes Group Architects to provide increased funding for construction administration and approve an increase in funding for Fire Station No. 3 construction contract with Whiting-Turner to accommodate unforeseen site conditions on Old Dominion Blvd.

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

1. Approve an Amendment to Agreement Number 447-07 for design services between the County Board and Hughes Group Architects (HGA) for Fire Station No. 3 to increase the funding authorization by \$17,000 and a contingency of \$10,000 for a total contract authorization of \$997,932;
2. Authorize the Purchasing Agent to execute the contract Amendment documents, subject to review and approval by the County Attorney;
3. Approve an increase of a not-to-exceed amount of \$100,000 to Contract 448-09 between the County Board and Whiting-Turner Contracting Company (W-T) for the construction of Fire Station No. 3 at 4100 Old Dominion Drive for a total contract authorization of \$5,314,400.

**ISSUES:** County Board approval is needed to increase the authorized funding for the Fire Station No. 3 design Agreement 447-07 and construction Contract 448-09. There are no outstanding issues.

**SUMMARY:** Approval of the County Manager's recommendations will provide funding for the costs associated with unforeseen site conditions which have increased the construction duration by approximately two months. This schedule extension has required additional construction administration services by HGA; unforeseen site conditions for repaving Old Dominion Blvd are increasing construction costs for W-T above the allocated contingency.

County Manager:

*BMD/mjs*

County Attorney:

*MA*

*AM*

Staff: George May, DES

20.

**BACKGROUND:** The Board originally approved the design contract with HGA in July of 2003 and reauthorized in 2007; an increase in the Agreement amount was approved in March, 2010 for a total authorization of \$970,932. The Board approved the construction contract with W-T in December, 2009 and an increase in funding to install the Westnet firefighter alarm, dispatch and lighting system in March, 2011, for a total authorization of \$5,214,400.

**DISCUSSION:** The design Agreement with HGA, when reauthorized in 2007 was based on 13 months of construction administration (CA) services, from February, 2010 to March 2011. Unforeseen site conditions have extended the scheduled completion by three months to June, 2011. HGA monthly CA costs are \$17,000; staff has negotiated an agreement to extend HGA CA services for three months at \$8,500 per month for two months, that is \$17,000, with no cost for the third month.. An additional \$10,000 in contingency is requested to provide funds for any other unidentified issues.

Construction costs from changes due to unforeseen site conditions, County requested changes and design discrepancies are exceeding the allocated contingency of \$719,400. The increase of \$180,000 approved by the Board in March, 2011 to include the addition of the \$290,000 Westnet fire fighter alarm and dispatching system to the W-T contract resulted in a contingency balance of approximately \$150,000. This amount has provided coverage for changes excepting the recently uncovered conditions on Old Dominion Blvd. Old Dominion Blvd asphalt paving was presumed to be a conventionally paved roadbed to be repaved in asphalt in areas disturbed by construction. However, VDOT standards require replacing a 12 in. concrete underlay, which entails drilling steel dowels to the undisturbed concrete, and installing a steel plate over the replaced concrete before adding the asphalt surface paving. This requested increase is to provide funds for the additional road rework costs and maintain a contingency reserve for any other unforeseen site conditions.

The allocation of contingency for the project, as a percentage of the original contract value of \$4,495,000, is: Westnet scope addition – 6.5%; design errors and omissions – 4.3%; County requested changes – 3.7%; unforeseen site conditions – 1.5%. Total cost increase over the original contract is 16%, or 9.5% excluding the addition of the Westnet scope to the contract. A 10% contingency is typical for a project of this nature; but for the Westnet scope being added the project would still be within the projected contingency.

**FISCAL IMPACT:** Funding for the design and construction contract increases is available in IDA bond account 340.480001.43563.FST3.111A.0000.