



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 10, 2011

DATE: November 23, 2011

SUBJECT: Approval of the award of Contract 611-12 to Keller Brothers, Inc. for the construction of additions at the Fire Training Academy, 2800 S. Taylor St.

C. M. RECOMMENDATION:

1. Approve the award of Contract 611-12 between the Arlington County Board and Keller Brothers, Inc. for the construction of additions to the Fire Training Academy, 2800 S. Taylor St. for an amount not to exceed \$3,743,686.00 plus a contingency of \$561,554.00 for a total authorization of \$4,305,240.00.
2. Authorize the Purchasing Agent to execute the Contact, subject to legal review by the County Attorney.

ISSUES: County Board authorization is required for award of a capital construction contract over \$250,000.00.

SUMMARY: This contract will authorize the additions to the Fire Training Academy of a seven (7) story training tower, a drafting station for certification of pumps carried by fire apparatus, a confined space training facility, a bomb disposal container storage area, relocation of one (1) fabric structure housing two (2) fire apparatuses used for training and the addition of a second fabric structure that will house an additional training apparatus and the emergency command vehicle used by the Department of Technology Services. The work includes construction of a retaining wall between the Fire Training Academy site and the Earth Products Yard and repaving the open spaces around the training tower and fabric structures. Site investigation has detected petroleum-contaminated soils, the bid pricing includes removal of the amounts detected thus far. An increased contingency of 15% is requested to provide funds should additional contaminated soil require removal to complete the project.

BACKGROUND: The Fire Department requested funding for additions to the Fire Training Academy, and the GO Fire Bonds of \$4.75 M were issued in FY 2005 for the Fire Training Academy. At that time, a total replacement of the Fire Training Academy was planned,

County Manager:

BMD/mjs

County Attorney:

JAM

[Signature]

Staff: George May, DES

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including a new classroom building, training tower and facilities housing fire apparatus used for training. The estimated cost for this scope greatly exceeded the available funding and the project was redefined to the scope described below.

The improvements now planned for the Fire Training Academy include replacement of the fire training tower and providing a facility to certify fire apparatus pumps, structures for onsite storage for fire apparatuses used for recruit training, a confined space training facility, and storage for bomb disposal equipment. The addition of these improvements at the Fire Training Academy at the Trades Center will eliminate the need to transport equipment and staff to adjacent jurisdictions for training and requalification.

The current funding from the GO bond is \$3.6 M, accounting for previous concepts and the current design, removal of the structurally unsafe old training tower, and providing temporary structures for on-site storage of fire apparatus used for training. The total estimated cost to complete the current additions is \$5.4 M which includes the undergrounding of DVP and Verizon utilities that must be relocated to provide access to the new training tower. The difference between the remaining GO bond balance and total cost estimate is approximately \$1.3 M, as the current design cost has been deducted from the GO balance. The funding difference will be provided from the Fire IDA bond balance sold in 2010 for FS No. 3, which was completed under its forecast budget.

DISCUSSION: Invitation to Bid 611-12 was issued to eleven pre-qualified bidders on November 1, 2011. Bids were opened on November 29; four bids were received with the following lump sum bid amounts:

Keller Brothers, Inc.	\$3,743,686.00
Manekin Construction, Inc.	\$3,965,706.81
Milestone Construction Services	\$3,995,000.00
J. Vinton Schafer and Sons	\$4,658,000.00

The bid from Keller Brother, Inc. for the lump sum of \$3,743,686.00 was deemed the low responsive and responsible bid. It is recommended that the construction contract be awarded to Keller Brothers, Inc.

FISCAL IMPACT: Funds for the construction of the Fire Training Academy additions are available in GO Bond accounts 326.480001.43561.FSTA.F04.0000 and 326.480001.43561.FSTA.FJB.0000 in the amount of \$3.6 M. The balance of funds is available in IDA Bond 340.480001.43563.FST3.111A.0000 from balances from the construction of Fire Station No. 3.