



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of December 10, 2011

**Date: December 1, 2011**

**SUBJECT:** Approve an increase in the funding amount for Construction Services for Long Bridge Park, 475 Long Bridge Drive, Contract Number 96-09.

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

1. Approve an increase of \$979,500 to Contract Number 96-09 between the County Board and The Donohoe Companies, Inc., t/a Donohoe Construction Company, for extended general conditions and a contingency reserve for the reconstruction of Long Bridge Drive (formerly Old Jefferson Davis Highway) at Long Bridge Park for a total contract authorization of \$27,077,500.
2. Authorize the Purchasing Agent to execute the contract documents, subject to review and approval by the County Attorney.

**ISSUES:** The County Board is being requested to approve an increase to Contract Number 96-09 for the reconstruction of Long Bridge Drive. Reconstruction of the roadway has been delayed by the work of Dominion Virginia Power and Verizon constructing an underground duct bank for the undergrounding of all electrical and communication utilities that are currently located overhead and throughout the roadway.

The originally approved contingency funding has been carefully controlled throughout the project. A greater than expected portion of the approved contingency, approximately 56%, was used for additional contaminated and unsuitable soil encountered during construction of the park portion of the project. Additionally, 13% of the contingency was used to remove buried site debris left from the past industrial and railroad uses of the site. These unforeseen costs have left the project without suitable contingency in order to complete the road portion of the project.

**SUMMARY:** Approval of an increase in funding will provide funding for the costs associated with extended general conditions for the contractor and to maintain a contingency reserve for unforeseen site conditions, such as unsuitable soils, concrete rubble and debris, etc., which may be encountered within the roadway. Reconstruction of the roadway has been on hold and cannot

County Manager:

*BMD/mjs*

County Attorney:

*JAM*

*[Signature]*

21.

Staff: Robert E. Capper, PRCR

commence until the utility undergrounding is complete. These delays have increased construction costs beyond the allocated contingency.

**BACKGROUND:** The County Board originally approved the construction contract for Long Bridge Park with Donohoe Construction Company at its December 15, 2009 recessed Board meeting for a total authorization of \$26,098,000. A major element of that contract is the reconstruction of Long Bridge Drive (formerly Old Jefferson Davis Highway).

**DISCUSSION:** The construction contract with Donohoe Construction Company commenced on March 15, 2010, and allowed 16 months for construction. Two time extensions have been granted to the contractor for weather delays, delays due to unforeseen site conditions and delays in park construction caused by the utility undergrounding work. The park portion of the project opened to the public at a ribbon-cutting event on November 5, 2011.

Reconstruction of a section of Long Bridge Drive will implement a transportation corridor that provides safe and efficient multimodal access to and through the Long Bridge Park recreation area. It is intended that the reconstructed roadway and intersections will complement the recreational facilities and amenities and provide gateways from the south and the north to Long Bridge Park.

Approximately 2,750 feet of Long Bridge Drive from 12<sup>th</sup> Street to just south of Boundary Channel Drive will be completely reconstructed with new curb and gutter and a new storm drainage system. Enhancing the roadway improvements will be bicycle lanes, sidewalks, landscaping strips with street trees and pedestrian-level LED roadway lighting, landscaped medians and bus shelters.

Dominion Virginia Power and Verizon were notified in August 2008 that they would need to relocate their existing underground and overhead electrical and communications utilities into a new duct bank. After delays in getting started, this work began in September 2010. Work by Dominion Virginia Power and Verizon is not expected to be complete until early 2012. The County may pursue legal action against both Dominion Virginia Power and Verizon for the lengthy delays and additional costs they have caused this project. The County anticipates the road reconstruction work to take up to nine months from the time utility work is completed.

The total Phase 1 Outdoor project includes park construction, environmental remediation, utility relocation, reconstruction of Long Bridge Drive and 6<sup>th</sup> Street South, A/E fees and other consultant costs, public art and administration and has cost approximately \$36.3 million to date of the original \$50 million available from the 2004 Bond. The current balance left over, after approving this request, would be approximately \$13.7 million. Those funds would be available to apply towards the next phase of the project, the Phase I Aquatics and Fitness Center.

**FISCAL IMPACT:** Funding for the construction contract increases is available from 2004 Park Bond funds (account number 324.80001.NTRK.R04.0000).