



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 11, 2012**

DATE: January 20, 2012

SUBJECT: Amendment to the Arlington Mill Community Center (AMCC) Design Contract 182-10 to provide additional funds for redesign to minimize impact to the Resource Protection Area and improve the parking garage entry.

C. M. RECOMMENDATION:

1. Approve an Amendment to Agreement Number 182-10 between the County Board and Davis Carter Scott, Ltd. (DCS) for AMCC design services to increase the funding authorization by \$150,000 and a contingency of \$25,000 for a total contract authorization of \$1,721,872;
2. Authorize the Purchasing Agent to execute an amendment to the original agreement, subject to review and approval by the County Attorney.

ISSUES: County Board action is needed to increase the funding authorization for the DCS Design Agreement. There are no outstanding issues.

SUMMARY: Additional design funds are needed for (1) redesign of the new 9th St S-Arlington Mill Drive intersection and relocation of the retaining wall to reduce impact to the Resource Protected Area (RPA); and (2) redesign of the garage entrance to improve traffic flow, requiring structural design changes.

BACKGROUND: Agreement 182-10 was awarded to DCS in January, 2010 based on their having been the design firm for the previous AMCC developer, enabling the County to use substantial portions of the previous community center and site development designs. The initial authorization was \$1,196,872; with increases of \$210,000 in January, 2011 for design of the residential garage shell and \$150,000 in June, 2011 for the foundation dewatering system; resulting in a total authorization of \$1,546,872.

DISCUSSION: Two additional issues result in this request for additional design funds: (1) Although the original design was sensitive to the RPA, construction clearing and stakeout

County Manager:

BMD/mjs

County Attorney:

MD

GM

Staff: George May, DES

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revealed erosion problems and additional construction challenges that could not be easily overcome without significant redesign. This led to a redesign that further reduces impact to the RPA, and relocation of the retaining wall and road at the intersection of the new 9th Street S and Arlington Mill Drive, and (2) Further detailed analysis of peak parking demands and garage flows associated with various levels of programming at the center highlighted potential flow problems at the entry with single entry and exit lanes. The design was changed to allow for a third reversible lane.

The design for the 9th St S-Arlington Mill Drive intersection and the retaining walls in 2008 was based on conventional footing at the edge of the steep embankment dropping to the Four Mile Run stream bed. The design scope issued by the County to DCS for the current AMCC design in late 2009 was based on the premise that the original design in this area was viable. When the construction team began their survey to set the retaining wall foundation in fall, 2011 we discovered that conventional wall footing would result in substantially more damage to RPA than envisioned. To reduce the impact to the RPA, the County determined that the wall foundation should change from footing to piles. At the same time, the County determined that narrowing and regrading the roads at the intersection and moving the retaining wall farther from the creek to the west will further lessen the impact on RPA. This resulted in redesign of the entire intersection including streets, utilities and retaining walls. Additional geotechnical investigation was also needed to confirm the bearing design for the piles.

Redesign of the garage entrance resulted in removing one structural column and relocation of two others. This required redesigning the concrete beams supporting the Dinwiddie level slab and local increases in reinforcing bar density in the slab.

FISCAL IMPACT: Funds for AMCC design are available from IDA bond account 340.438200.80001.AMC1.111A.0000.