



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of June, 16, 2012

DATE: May 30, 2012

SUBJECT: Approval of an increased funding authorization for Contract No. 182-10 between the Arlington County Board and Davis Carter Scott, Ltd (DCS) for additional design services to provide emergency shelter capability at the Arlington Mill Community Center (AMCC), 909 S. Dinwiddie St.

C. M. RECOMMENDATIONS:

1. Approve an increased funding authorization of \$40,000.00 and a contingency of \$10,000.00 for Contract No. 182-10 between the Arlington County Board and DCS for additional design services to provide emergency shelter capability for AMCC, for a total contract authorization of \$1,546,872.00;
2. Authorize the Purchasing Agent to execute an amendment to Contract 182-10, subject to review and approval by the County Attorney.

ISSUES: County Board approval is needed to increase the authorizations for this Contract.

SUMMARY: Providing emergency shelter capability will allow AMCC to become a community refuge following events that have a protracted disruption of electrical service or other emergency scenario. Changes to the AMCC electrical distribution system will enable lighting, HVAC, and related electrical services to be provided in selected portions of the building from a trailer-mounted electrical generator connected to the building power system. This authorization will provide funding to modify the electrical system design and determine the cost and construction schedule impacts to implement this change.

BACKGROUND: AMCC current design is based on obtaining electrical power from Dominion Virginia Power's distribution system. A 50 kW gas-powered generator is located in the mechanical penthouse for emergency power needs for anticipated outage events, providing power for the foundation dewatering pumps, phone system, Department of Human Services (DHS) clinic's pharmaceutical storage, and elevators. Approximately 1,250 kW is needed for emergency shelter capability. At this point in the construction program, it is impractical to increase the size of the permanently installed generator.

County Manager:

County Attorney:

Staff: George May, DES

25.

DISCUSSION: Emergency shelter capability will provide electrical services for lighting, HVAC and related electrical services in the AMCC gym, first floor (Plaza) kitchen, restrooms and showers, and multipurpose room, the second (Dinwiddie) floor community rooms, and the fifth floor DHS clinic and six multipurpose rooms. The emergency shelter electrical system will also provide lighting and ventilation for the two levels of the AMCC garage and loading dock, and needed access to the garage.

The design services provided by this funding authorization need to be completed in June-July, 2012, to be followed by an assessment of construction cost and schedule impacts of introducing the electrical system changes to the project. Additional construction funding authorization may be requested, dependent upon the impacts to currently ordered electrical equipment and whether the costs can be reasonably contained within the existing contingency, considering projected contingency needs for the balance of the project.

The power for emergency shelter will be provided from a trailer-mounted generator connected via switchgear to the building distribution system. Currently, the County owns one 1,350 kW unit; the generator rental market also provides options.

The AMCC can provide emergency shelter capability for approximately 250 citizens, based on areas available for dormitory sleeping arrangements in the gym and the six multipurpose rooms on the fifth floor.

FISCAL IMPACT: Funds for the additional design authorization are available in account 340.437405.80001.AMC1.111A.0000.