



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 21, 2012**

DATE: July 9, 2012

SUBJECT: Award of Contract for the Pentagon City Elevator Architectural and Engineering Services Contract for Tasks Associated with Completion of Preliminary Engineering, Contract No. 634-12.

C. M. RECOMMENDATION:

1. Approve the award of the Pentagon City Elevator Architectural and Engineering Services Contract for Preliminary Engineering to STV Incorporated for \$358,359.00.
2. Authorize the Purchasing Agent to execute the contract documents subject to the approval by the County Attorney.

ISSUES: County Board approval is required for contracts for Architectural & Engineering (A&E) work exceeding \$60,000.00. No issues have been identified.

SUMMARY: Request for Proposal (RFP) Number 634-12 was issued on January 5, 2012, for Professional Architectural and Engineering Services for Development of Preliminary Engineering for a Second Entrance Elevator to the Pentagon City Metrorail Station. The Transportation Division of the Department of Environmental Services, in cooperation with the Purchasing Office, has determined that this project will be completed using a Design Build method of construction to potentially reduce the time and cost of this project. Using this method, preliminary engineering must be first undertaken to develop a 30 percent design for the project. The scope of services for this contract will further include property and utility surveys, data collection regarding existing facilities affected¹, construction cost estimates, preliminary construction schedule and development of the Project Management Plan. The RFP also included a task to provide an analysis to determine whether the existing elevator should be renovated or replaced. The design and construction of this improvement is fully funded using federal, state and local funds. Arlington County has also received a Categorical Exclusion (CE) from the

¹ Including but not limited to site record drawings, WMATA design criteria and standard drawings, geotechnical reports, plats, property deeds, permits, licenses and easements required for construction, and all other appropriate information required for project design and construction.

County Manager:

County Attorney:

28.

Staff: Bea E. Hicks, DES Transportation

Federal Transit Administration (FTA) for this project with no further environmental review anticipated.

BACKGROUND: The Pentagon City Metrorail station ranks second in ridership among stations in Northern Virginia, provides access to multiple retail, government and commercial office buildings, and is a transfer point for regional and local transit buses and numerous private bus services. The Pentagon City Metrorail station is located under the northbound lanes of Hayes Street with a passageway connecting the station mezzanine to both sides of Hayes Street. On the east side of Hayes Street, there are two (2) escalators and one (1) elevator connecting the passageway to the street. On the west side of Hayes Street, there are two (2) escalators connecting the passageway to the street. All passengers needing to use the street elevator must enter or exit the station on the east side of Hayes Street.

In 2010, the Pentagon City Metrorail station handled approximately 36,000 combined daily entries and exits on an average weekday, second only to the Rosslyn Metrorail station in Northern Virginia, and represents a 13 percent growth in ridership since 2006 – almost equaling the 2030 forecast of 37,000 combined entries indicated in the 2008 Metro Station Access and Capacity Study conducted by WMATA.

Arlington County requested WMATA conduct a feasibility study of adding an elevator at the Pentagon City Metrorail station; the study was completed in October 2010. The recommended location of the new elevator was largely determined by the location of the existing station passageway, particularly in the north/south direction since the elevator vestibule must align with the passageway. Construction of a new second elevator on the north side of the passageway corresponds to the new second elevator being in the general area of the pedestrian path for people crossing Hayes Street. The second elevator will eliminate the need to cross six (6) lanes of traffic, two (2) parking lanes, and a bike lane to reach the elevator on the east side of Hayes Street. Providing entry to the stations from the west side of Hayes Street improves ADA access as well as access for passengers with strollers and luggage. Additionally, it will provide redundancy, in accordance with current WMATA design criteria, when one of the elevators is out of service for any reason.

DISCUSSION: The Transportation Division, in cooperation with the Purchasing Office, has determined that this project will be completed using a Design Build method of procurement to potentially reduce the time and cost of this improvement. Using this method, preliminary engineering must be first undertaken to develop a 30 percent design for the project. The scope of services for this contract will further include property and utility surveys, data collection regarding existing facilities affected, construction cost estimates, preliminary construction schedule and development of the Project Management Plan. Once the preliminary engineering is completed and the 30 percent design delivered, the County will solicit for a Design Build firm to complete design and construction of the new elevator.

Request for Proposal (RFP) Number 634-12 was issued on January 5, 2012, for Professional Architectural and Engineering Services for Development of a 30 Percent Design of a Second Elevator Entrance to the Pentagon City Metrorail Station. The RFP also included a task to provide an analysis to determine whether the existing elevator should be renovated or replaced.

The County received three (3) responses which were due February 16, 2012. One response did not meet the mandatory requirements of the solicitation and the remaining two proposers were evaluated and invited to make oral presentations of their submittal. As a result of the superiority of STV Incorporated's proposal and oral presentation, staff recommends the Pentagon City Elevator Architectural and Engineering Design Services contract be awarded to STV Incorporated in the amount of \$358,359, an amount which does not exceed the independent cost estimate to complete the preliminary engineering tasks.

FISCAL IMPACT: Funding for the design and construction of a second elevator at Pentagon City Metrorail station includes federal funding in the amount of \$4,485,193, state funding in the amount of \$400,000, and a local bond match of \$200,000.

The total cost of awarding Contract No. 634-10 in the amount of \$358,359 will be applied to 313.43515.MA31.0319.