



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 15, 2012**

DATE: August 16, 2012

SUBJECT: Approval of an Award of Contract for the Construction of a Sprayground in Virginia Highlands Park located at 1600 South Hayes Street, Invitation to Bid Number 509-13.

C. M. RECOMMENDATIONS:

1. Approve the Award of Contract Number 509-13 in the amount of \$520,639.00 to Southern Playground Corporation, Inc. and approve an allocation of \$52,063.00 as a contingency for change orders for a total contract authorization of \$572,702.00.
2. Authorize the Purchasing Agent to execute the contract documents and all other documents to implement the above actions, subject to review of such documents by the County Attorney.

ISSUES: County Board approval is required for award of the construction contract. There are no outstanding issues.

SUMMARY: Following a community process that involved the Aurora Highlands Civic Association and staff from the Arlington County Department of Parks and Recreation, this project addresses the construction of a sprayground for children, and includes related park improvements such as an accessible entrance, sidewalk improvements, a fence, an accessible picnic area, benches as well as trash and recycling bins. This is a request for award of contract for construction of the park improvements.

BACKGROUND: Virginia Highlands Park is an 18.38-acre park, which primarily serves the residents of the Aurora Highlands neighborhood. The park's existing amenities include tot and school-age playgrounds, pentanque courts, lighted diamond fields for baseball and softball, lighted rectangular synthetic field, lighted tennis, basketball, and volleyball courts, multipurpose field and restrooms.

In February 2009, PRCR staff initiated a community process to develop conceptual designs for the Neighborhood Conservation project to construct a sprayground at the Virginia Highlands

County Manager:

BMD/mjs

County Attorney:

[Signature]

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21.

Staff: Shannon Early, Department of Parks and Recreation

Park. This scoping process was used to establish a budget to take the project to the NCAC for funding.

The plan was submitted to the NCAC for funding at the June 2009 funding session with a project budget of \$550,000 comprised of \$400,000 from the NCAC and \$150,000 as a grant from the developer of site plan in the area (Kimco).

In December 2010, PRCR staff initiated a community process to finalize designs for the Virginia Highlands Sprayground. The neighborhood and PRCR staff met several times to discuss amenities the community would favor and address community concerns. It was established that water use and environmental concerns were important to the community. Staff worked with an environmental consultant to develop a water re-use system for the sprayground that would repurpose some of the water for irrigation after it flowed through the play features.

While working through the DES approval process, it was established that chlorine in the water entering the storm sewer from the sprayground was of significant concern. Staff worked with DES to develop a system to remove the chlorine on the outtake.

The plan was put out to bid in May 2012. Both bids received greatly exceeded the budgeted amount, so the County cancelled the bid. Staff has revised the project design to bring it within budget. The water re-use system was eliminated and replaced with a water recirculation system. While the recirculation system is more expensive than the previously planned re-use system, the overall reduction in water use is estimated to be approximately 113,000 gallons less per week and worth the additional expense. This allowed the de-chlorination system that had previously been worked out with DES to be removed from the design as the water was no longer going to the storm sewer, thereby saving additional costs. The sprayground itself was reduced in scale and design features, such as the steel fence and gate, concrete seat walls and custom designed rock structure were eliminated.

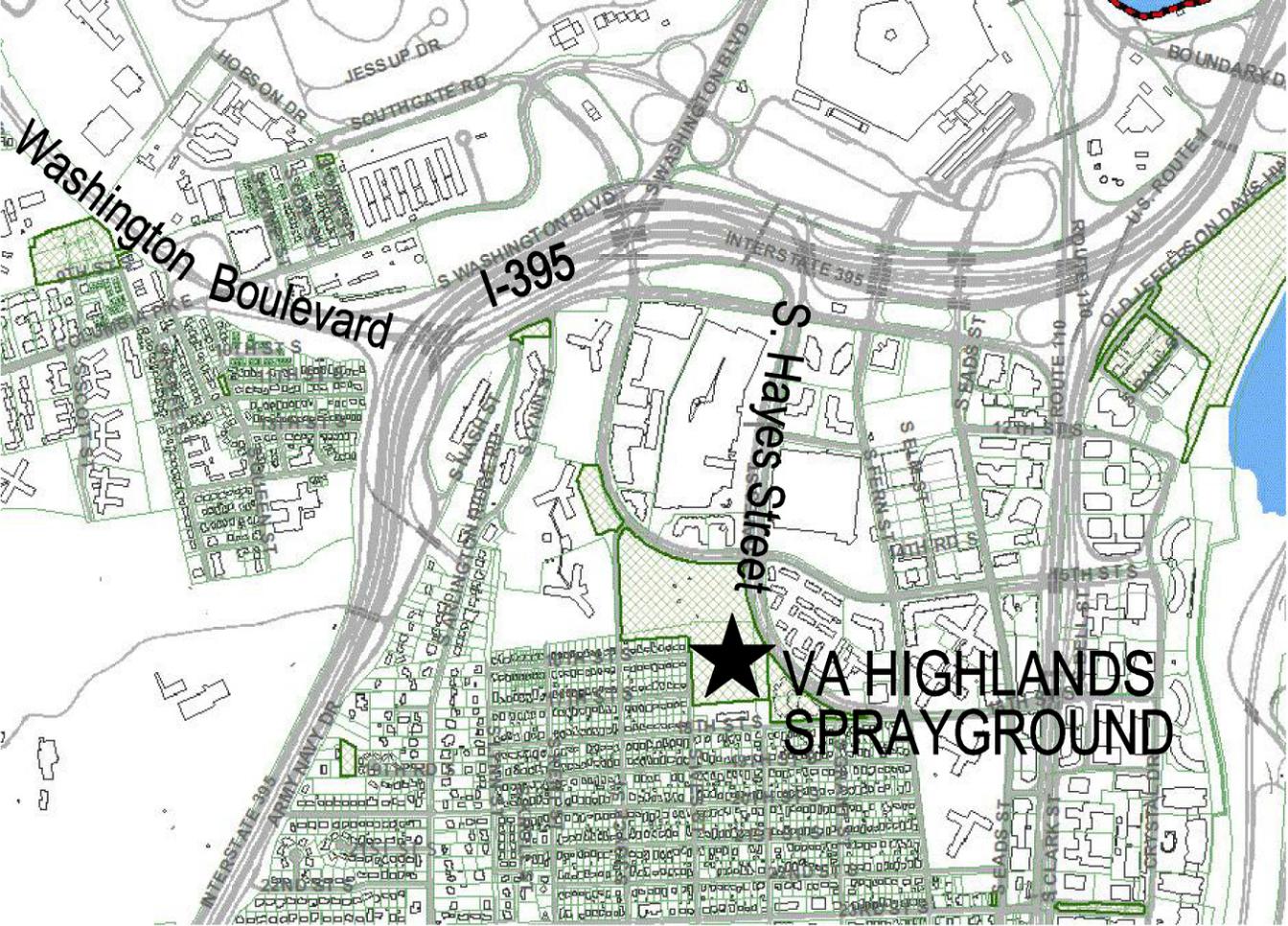
DISCUSSION: Bids for Virginia Highlands Sprayground were opened on August 28, 2012. A total of 3 bids were received by the Purchasing Agent and are listed below:

Bidder:	Bid Amount:
1. Southern Playground Corporation	\$520,639.00
2. Webb Construction Company Inc.	\$595,093.00
3. Fort Myer Construction Corporation	\$697,941.00

The lowest responsive bid for the construction of the playground was received by Southern Playground Corporation, Inc. This Contractor was determined to be a responsible bidder. It is recommended that the contract be awarded to Southern Playground Corporation in the amount of \$572,702.00.

FISCAL IMPACT: This construction bid amount plus other related project costs will bring the total project budget to a total of \$681,702. The increase from the original project cost of \$550,000 was caused by the addition of the recirculation system and an increase in construction

costs since the project was funded. These increases were offset some by decreasing the scope of the project. The additional funds of \$131,702 are proposed to be allocated from surplus balances from previously approved and completed Neighborhood Conservation Bond (316.CJH) funded projects and will not delay or reprioritize other projects. The NCAC will review this project and vote on it on September 13, 2012.



Vicinity Map - Not to Scale



