



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 17, 2012**

DATE: October 22, 2012

SUBJECT: Award of Contract for the Construction of Rocky Run Park located at 1109 N. Barton Street, Invitation to Bid Number 508-13.

C. M. RECOMMENDATIONS:

1. Approve the Award of Contract Number 508-13 in the amount of \$2,561,000 to Meridian Construction Co., Inc. and approve an allocation of \$384,150 as a contingency for change orders, for a total contract authorization of \$2,945,150.
2. Authorize the Purchasing Agent to execute the contract documents and all other documents to implement the above actions, after the review and approval of such documents by the County Attorney.

ISSUES: In August 2012, residents of the nearby Williamsburg Condominium Association notified the County that they were unaware of the Rocky Run Park project. As a result, Arlington County Department of Parks and Recreation staff and two County Board members attended a meeting on August 15 with the Williamsburg residents to share information, hear concerns, and answer questions about the project. As a result of this meeting, minor adjustments, detailed below in the *Background* section, were made to the park design where feasible. There are no outstanding issues.

SUMMARY: This project will be a major renovation of a large portion (2.40-ac) of Rocky Run Park located at the intersection of North Barton and North Fairfax Streets. Park improvements include a reorganization of the park layout including tot and school-age playground equipment and a picnic shelter in the upper end of the park nearest North Barton Street, two lighted hard-surface courts, a lighted synthetic field, and lawn areas in the middle and lower portions of the park, and site furnishings, improved accessibility to the park's features, and extensive landscaping throughout the park. Staff from the Department of Parks and Recreation developed the final design plan through a collaborative community process with the Clarendon Courthouse Civic Association. The plan has received the support of the Clarendon Courthouse Civic Association, the Park and Recreation Commission and the Environment and Energy Conservation Commission (see attached). This is a request for award of contract for construction of the park improvements.

County Manager:

BMD/mjs

County Attorney:

[Signature]

BRC

18. B.

Staff: M. Valerie Mosley, Department of Parks and Recreation

BACKGROUND: Staff from the County's Department of Parks and Recreation (DPR) began working with the Clarendon Courthouse Civic Association (CCCA) in December 2009 when the civic association decided to scope a project through the Neighborhood Conservation (NC) program. This effort resulted in approved funds for the reconstruction of two lighted basketball courts at Rocky Run Park. Concurrently, funds were approved in Fiscal Year 2010 and Fiscal Year 2011 through the Parks Maintenance Capital Program (PAYG and G.O. Bonds) for the replacement of the playgrounds, multipurpose field, accessible (ADA) paths, site work, site furnishings and landscaping. Staff and members of the CCCA determined that it would be cost effective and more efficient if both design processes occurred simultaneously.

At the initial stages of this major maintenance capital project for Rocky Run Park, staff contacted the local civic association, attended one of the association's monthly meetings to introduce the project to the community and formed a design working group of interested community members. The design working group included members of the CCCA who initially signed up to participate, as well as others representing a neighborhood pre-school and Arlington Housing Corporation (AHC). Staff met with the Rocky Run Park working group for two meetings during the winter of 2009/2010 to develop a concept for Neighborhood Conservation (NC) funding. Staff met again with the working group from November 2010 through March 2011 to continue with the development of the concept, including the park elements funded by the Parks Maintenance Capital Program. During the meetings, neighbors discussed problems with the existing park, features they would like to see and those they did not. Staff developed a concept based on the input and shared it with the group for feedback and comments. The final concept was developed, approved by the working group, and then presented at the civic association's April 2011 meeting. (See attached Final Design Plan.) The design concept received full and unanimous support from the association. Subsequently on April 21, 2011, the CCCA provided a letter of support to DPR formally endorsing the project.

The construction documents for this project reflect the community input gained throughout the design process. Rocky Run Park currently provides numerous amenities to its surrounding community. Keeping the existing amenities and increasing recreational opportunities for a range of park users was a goal repeatedly voiced by the CCCA community during the design process. This project will update the amenities currently provided and diversify opportunities for recreation.

The park currently features one full-size and one half-size basketball/volleyball court. The renovated park will feature two full-size basketball courts and will relocate the courts from the flat upper section near North Barton Street to the lower section of the park. One court will be striped for basketball and volleyball; the other will be striped for futbol sala and basketball. The current community field, which has a stone dust surface, will be reduced in size and will feature synthetic grass turf and lights. The new field will not be striped to allow for a range of uses and games on the field.

The two courts and the multi-use field will be lighted using Musco's "Green Generation" luminaires. These fixtures are dark sky compliant, allowing minimal light spillage beyond the amenities intended to be lit. Light shields on top of the luminaires keep light directed downward

towards the field and courts. The light system is user-activated and will be available for use until 10 p.m. each night per Arlington County's current standard for lighting at Rocky Run Park.

The play area for younger children (2-5 years old) will remain in its current location near the restrooms. The play area for older children (5-12 years old) will be moved from the lower area of the park to the upper area near the existing tot lot, picnic shelter, and restrooms. New play features will be installed at both play areas, expanding the range of play opportunity for children.

The project will provide more benches, seatwalls, and picnic tables to increase seating and picnicking opportunities. New trash cans, recycling containers, a new drinking fountain, and bicycle parking will also be provided.

Skateboarders in the park were discussed during the design process. With the CCCA design group's full support, staff and two artists developed a few small artistic features for inclusion into the park that could be enjoyed by all, but can also be skated upon. The small sculptures will not only provide a visually appealing art piece, but will also focus any skateboarding activity to one discrete area. The artwork is funded through the Public Art Program. The lower area of the park will ultimately feature these sculptures, which will be constructed in a subsequent construction phase (the art will not be constructed through this construction contract).

All walkways and stairs will be constructed to provide access, according to ADA standards, to the various amenities and support all users of the park. For example, to provide wheelchair accessibility between the upper play areas and the lower court/field area of the park, a boardwalk/ramp system will be constructed to minimize impacts to the adjacent high value, high quality mature trees that will be preserved. Approximately one-third of new walkway pavements will be constructed of permeable materials.

Considerable grading and drainage improvements will be made to the park as part of this major renovation. Numerous trees will be planted and additional landscaping will be installed throughout the park.

This project was featured on the County's website throughout the design development process. Following endorsement by the CCCA in April 2011, the project description and final concept were updated on the County website and available for viewing and staff developed the construction documents for the project.

Throughout 2011 and 2012, staff worked with the project engineers to develop the construction drawings for the project. During this time, DPR staff presented the project and provided status updates to the community and to County commissions. In June 2011, staff presented the design concept to the Parks & Recreation Commission (PRC) and provided an update to the commission in May 2012, resulting in a letter of endorsement for the project. In April 2012, and again on June 19, 2012, staff attended the CCCA's monthly meeting and presented a brief project and schedule update with a question and answer period. In June 2012, staff presented the project to the Environment and Energy Conservation Commission (E2C2), resulting in a letter of support for the project.

In August 2012, residents of the nearby Williamsburg Condominium Association notified the County that they were unaware of the Rocky Run Park project. Following this notification, DPR staff and two County Board members attended a meeting on August 15 with the residents to share information, hear concerns, and answer questions about the project. As a result of this meeting and as a response to some of the residents' concerns, County staff made the following adjustments to Rocky Run Park, Phase I project presented for approval of funding with this Board Report:

- (1) The volleyball/basketball court will feature volleyball as its primary use, meaning the volleyball net will generally be up. Park users must call Park management staff to arrange to have the net taken down if the court is to be used for basketball.
- (2) Landscaping will be enhanced to improve screening of the Dominion Virginia Power transformer located south of the field and courts.
- (3) The roof of the picnic shelter will be metal; however the underside of the roof will be wood in order to mitigate sound at the shelter area.

DISCUSSION: Bids for Rocky Run Park were opened on October 10, 2012. A total of five bids were received by the Purchasing Agent and are listed below:

<u>Bidder:</u>	<u>Bid Amount:</u>
1. Meridian Construction Co., Inc.	\$2,561,000.00
2. RAD Corporation	\$2,636,078.00
3. Fort Myer Construction Corporation	\$2,762,027.00
4. Avon Corporation	\$3,294,318.14
5. Jeffrey Stack, Inc.	\$3,520,512.00

The lowest responsive bid for the construction of the project was received from Meridian Construction Co., Inc. This contractor was determined to be a responsible bidder. It is recommended that the contract be awarded to Meridian Construction Co., Inc.

FISCAL IMPACT: Funding for this project is provided from several sources, including:

- 2010 Neighborhood Conservation Funds (316.72301.N512.CJH.0000)
- 2010 Pay-As-You-Go, 2010 Park Bond (324.80001.RR01.R10.0000) and residual park bond funds.

The total project budget is \$3.1 million and reflects an increase of \$850,000 from the original budget to address higher than anticipated ADA accessibility costs, additional soft costs (associated design and construction management, etc.) and sidewalk improvements, among others identified in the table below. The increased funding requirement has been addressed through project contingencies and savings from other projects.

ROCKY RUN PARK

Arlington, Virginia

Park Reconstruction - Final Design

February 2012





**ARLINGTON COUNTY
PARK AND RECREATION COMMISSION
2100 Clarendon Boulevard, Suite 414
Arlington, Virginia 22201**

September 5, 2012

The Honorable Mary Hynes, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Subject: Proposed Improvements to Rocky Run Park

Dear Madame Chair:

The Parks and Recreation Commission supports the Department of Parks and Recreation's (DPR) proposed plan for Rocky Run Park. This includes (1) the reconstruction of the playground and field (including lighting of the field), the provision of accessible walkways, as well as associated grading and drainage improvements and landscaping support by PAY-Go and Park Bond funds; and (2) the reconstruction and lighting of two basketball courts, funded by the Neighborhood Conservation (NC) program.

The proposed plan for Rocky Run Park represents three years of collaboration and communication between county staff and park stakeholders. Beginning in December 2009, DPR staff met with representatives from the Clarendon Courthouse Civic Association (CCCA) to scope the project. In April 2011, following four months of work by a CCCA working group, the design concept (funded by both NC and Capital Maintenance) was unanimously approved by CCCA. The Park and Recreation Commission reviewed the design at their June 2011 meeting, understands the proposed phasing for the park, and fully supports the design proposal.

Revitalizing Rocky Run Park will improve the open space and recreation amenities in the Clarendon-Courthouse area of Arlington and serve a fast-growing, diverse population.

Thank you for your time and consideration in these matters.

Sincerely,

A handwritten signature in black ink that reads "Paul Holland".

Paul Holland, Chair
Park and Recreation Commission

CC: Arlington County Board
Director, Arlington County Department of Parks and Recreation
Members, Arlington County Park and Recreation Commission

Pam Locke

From: June OConnell <juneoc35@yahoo.com>
Sent: Thursday, April 21, 2011 8:40 AM
To: Bernadette Grullon
Subject: Re: Rocky Run Park Design-confirmation of CCCA vote for DPRCR to go forward

Bernadette,

Thank you and Valerie again for your excellent presentation which was very well received at our Wednesday night meeting, April 13, 2011.

This is to confirm that a motion was duly made to approve the design concept plan for Rocky Run Park improvements presented by Arlington County/DPRCR Parks/staff Bernadette Grullon so that the staff can proceed to the next phase, development of the construction documents (drawings, and specifications.). That motion was unanimously approved by CCCA membership, without objections.

Sincerely, June O'Connell, Acting CCCA President.

--- On Tue, 4/19/11, Bernadette Grullon <Bgrullon@arlingtonva.us> wrote:

From: Bernadette Grullon <Bgrullon@arlingtonva.us>
Subject: Rocky Run Park Design Concept presentation at the Clarendon-Courthouse Civic Association
To: "June OConnell" <juneoc35@yahoo.com>
Date: Tuesday, April 19, 2011, 1:45 PM

Hi June,

Thank you for allowing Valerie and I time at the meeting to present the design concept for Rocky Run. It went very smoothly and we greatly appreciate your support as well as the civic association's. For our files, would it be possible to receive in writing the decision agreed to on that night? Meeting minutes recording the action taken would also work. Please provide at your earliest convenience.

Again we appreciate your support and enthusiasm. It will be a great park.

Please don't hesitate contacting me if you have any questions.

Thanks,

Bernadette Grullón, RLA, ASLA

Landscape Architect Supervisor | Arlington County DPRCR | Park Development Division | t 703.228.3335 | f 703.228.3328 | bgrullon@arlingtonva.us

ENVIRONMENT AND ENERGY CONSERVATION COMMISSION
c/o Department of Environmental Services
2100 Clarendon Blvd., Suite 705
Arlington, VA 22201
July 16, 2012

The Honorable Mary Hynes, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Dear Madame Chair:

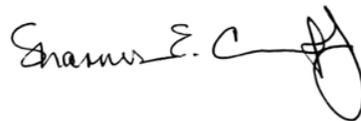
The Environment and Energy Conservation Commission was briefed on the progress of the Rocky Run Project on June 25th by Bernadette Grullon, PRCR staff.

E2C2 would like to voice its support for this project. We did have concern about tree canopy loss, and we applaud the effort taken in the design to mitigate the loss of mature trees, as they have far greater value to the environment than new plantings. Of course replacement trees are also important and the plan will meet County guidelines for replanting.

Other environmentally-friendly elements of the plan that we support are the use of permeable paving in some areas, the installation of efficient lighting that is dark-sky compliant, improved drainage and a storm-water collection system.

We thank staff for the excellent presentation and offer our support for the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon E. Cunniff". The signature is fluid and cursive, with a large, stylized initial "S" and "C".

Shannon Cunniff, Chair