



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 08, 2012

DATE: November 15, 2012

SUBJECT: Increased contract authorization of \$600,000 to Contract 145-11 with HITT Contracting Company for the Arlington Mill Community Center (AMCC) for increased construction costs.

C. M. RECOMMENDATION:

Approve an increase of a not-to-exceed amount of \$600,000 to Contract 145-11 between the County Board and HITT Contracting Company for the construction of AMCC at 909 S. Dinwiddie St for a total contract authorization of \$32,192,431.

ISSUES: County Board approval is needed to increase the contract amount.

SUMMARY: An increase in the contract amount is needed to cover additional work scope and associated costs due to unforeseen site conditions, changes requested by the County, and design discrepancies in the construction documents developed by the architect, Davis Carter Scott (DCS). No additional project funding is required beyond that already authorized for AMCC; this request is limited to an increase in the construction contract authorization which can be covered within total project budget contingencies.

BACKGROUND: The construction contract with HITT Contracting Company for AMCC was authorized on June 11, 2011, for a total value of \$31,592,431, which included a contingency of \$4,000,000. The contract value included \$24,065,170 for AMCC construction and \$3,527,261 for construction of the residential parking garage shell. The residential garage shell was completed within budget and turned over to the residential developer in August 2012.

DISCUSSION: Through November, 2012, approved construction change orders are \$2,902,759 and proposed change orders are an additional \$1,336,175; for a total of \$4,238,933. Additionally, other changes have been identified with values yet to be submitted by HITT. The total value of approved, pending and yet to be submitted changes is estimated not to exceed \$4,600,000. The breakout of approved and pending changes to date:

County Manager:

BMD/mjs

County Attorney:

GAM

JAM

9.

Staff: George May, DES

	Approved	Pending	Total
Identified design deficiencies	\$1,721,711	\$828,851	\$2,550,562
Unforeseen site conditions	\$187,534	18,000	\$205,534
County requested changes	\$993,513	\$489,324	\$1,482,837
Total	\$2,902,758	\$1,336,175	\$4,238,933

Approximately 60 percent of both approved and pending changes are attributed to design deficiencies (errors and omissions) by the project architect, Davis Carter Scott (DCS).

Change orders to add required features omitted from the bid documents are more expensive than having the work included in the bid price. While some level of errors and omissions are normal and acceptable in any design, the County deems the accumulated amounts and impacts for AMCC construction are beyond normal levels, thus the County has informed DCS that we will seek reimbursement from DCS for the incremental costs of added work to remedy design omissions and errors. Negotiation to establish County reimbursement is underway with assistance from the County Attorney.

Additional construction costs for County requested changes include electrical system revisions to provide capacity for a 'roll-up' generator for emergency shelter capability, addition of five class rooms on the fourth floor, and adding penetrations to the garage shell roof for drains for the apartment complex (while this change was paid by the apartment developer, it reduced the construction contingency available to the County's portion of the project).

FISCAL IMPACT: Total funds allocated and available for AMCC total \$36 million. The current project budget forecast, with the current construction authorization and a 20 percent contingency on remaining uncommitted expenditures totals \$34.8 million, excluding this requested increase in construction contract authorization. Funds for the requested additional construction authorization of \$600,000 are available in account 324.437405.80001.AMC1.RTP.0000.