



ARLINGTON COUNTY, VIRGINIA

<p style="text-align: center;">County Board Agenda Item Meeting of July 19, 2008</p>

DATE: July 11, 2008

SUBJECT: Approval of the Award of a Contract between the County Board and Forrester Construction Company for the renovation of the entire 10th Floor of Court House Plaza located at 2100 Clarendon Boulevard, Arlington.

C. M. RECOMMENDATION:

1. Approve the award of Agreement number 310-08 between the County Board of Arlington County and Forrester Construction Company to renovate the 10th Floor of Court House Plaza in an amount not to exceed \$ 1,035,000.00 plus a contingency of \$ 104,000.00 for a total authorization of \$ 1,139,000.00
2. Authorize the purchasing agent to execute the contract documents, subject to review by the County Attorney.

ISSUES: Approve the contract for the renovation of 10th Floor of Court House Plaza (CHP), 2100 Clarendon Boulevard, to relocate the Inspection Services Division and the Zoning office of the Planning Division of CPHD to better meet program needs and upgrade ability to provide customer services.

SUMMARY: This is a request for approval of the award of a contract for the renovation of the Court House Plaza. Forrester Construction Company has been selected through Invitation to Bid No. 310-08 to provide general construction services to renovate the 10th floor to provide customer services, office, conference, and storage space. This renovation has been redesigned and will be constructed to meet the requirements of LEED CI (commercial interiors) requirements.

BACKGROUND: Court House Plaza is located at 2100 Clarendon Boulevard, Arlington. The tenth (10th) floor will house the offices of Inspection Services Division and the Zoning office of the Planning Division. The floor will be renovated to contain a state-of-the-art customer service kiosk, training room, conference rooms, offices and office cubicles. The new layout will accommodate a more efficient customer flow during the permitting process. The layout is also more open than previous renovations, with lower partitions, and elimination of hallways

<p>County Manager: _____</p>

<p>County Attorney: _____</p>

<p>Staff: Greg Emanuel, DES</p>

surrounding the core. The space will be constructed using sustainable finishes, energy efficient lighting and space conditioning, acceptable air quality system, thermal comfort and efficient water usage. This renovation will also be fully compliant with current ADA accessibility standards.

Bids were received and opened on July 11, 2008. A total of three bids from pre-qualified bidders were received and it was determined that Forrester Construction Company submitted a responsive bid and was the lowest, responsible bidder.

The bids received were as follows:

John L. Mattingly Construction Co. Inc.	\$1,234,000.00
Forrester Construction Company	\$1,035,000.00
G. W. Management Services	\$1,156,500.00

DISCUSSION: Full control of the 10th floor is required before construction award and notice to proceed. The majority of the 10th floor is currently under County control after the Board approved a sublease from Experience Works, and Experience Works vacated the premises in May 2008. The remainder of the 10th floor space will be under the control of the County after a separate Board action this month to lease a small portion of the floor, via a lease amendment with Vornado. Vornado will complete elevator modifications and restroom renovations simultaneously with the office renovations proposed in this Board action.

FISCAL IMPACT: The cost of this contract is \$ 1,139,000.00 with contingency. It will be funded via the Development Fund, newly established in FY 2009.