



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of July 19, 2008**

**DATE:** July 19, 2008

**SUBJECT:** Approve an Award of Contract for The Construction of Drew Park located at 2410 South Kenmore Street, Invitation to Bid Number 272-08.

**C. M. RECOMMENDATION:**

1. Approve the Award of Contract Number 272-08 in the amount of \$591,689.87 to Avon Corporation and approve an allocation of \$59,168.98 as a contingency for change orders for a total contract authorization of \$650,858.85.
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:** Approval of a License Agreement between the Arlington School Board and the County Board will allow the construction of the proposed Drew Park within a portion of the Drew School property. This portion is known as 2410 S. Kenmore Street, Arlington, Virginia. The License Agreement will be submitted for approval under a separate Board Report.

**SUMMARY:** The original park, located at the intersection of 22<sup>nd</sup> Street South and 23rd Street South, was displaced to make way for construction of the new Drew Model Elementary School and Drew Community Center. Following a community process that involved the Nauck Civic Association, staff from Arlington Public Schools and staff from Arlington County PRCR, the design of a new playground for tots and school-age children, and the County's third water sprayground, were developed. The proposed Drew Park is the first feature to be implemented. This is a request for award of contract for construction of the new playground.

**BACKGROUND:** In 2002, a community process was initiated to develop conceptual designs for a new Drew Park along Kenmore Street at Drew Elementary School. Neighbors from the community, PRCR, and Arlington Public Schools staff came together various times to discuss amenities the community would favor, address community concerns and work out a timeline for the implementation of the design. Funding of \$586,000 for Drew Park was approved in the 2000 General Obligation Park Bond Referendum. The Drew Park project was proposed as one project in the Park Development Program of the Park Bond. An additional \$65,000 has been reallocated

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Bernadette Grullón, Parks, Recreation and Cultural Resources

from the 1998 General Obligation Park budget to the specific Drew Park budget, based on the current bid and \$59,168.98 contingency.

In 2003, the initial concept agreed upon by all the stakeholders was, in part, contingent upon the acquisition of a duplex along Kenmore Street. Despite the best efforts by the County, this property was not acquired. County staff decided to move forward with the portion of the concept that was not impacted by the existing duplex. In the fall 2003, staff began the preparation of construction drawings for a portion of the revised design which contained a retaining wall and ramps along the play field. In spring 2004, a construction proposal was received from D&F Construction, Inc. for \$244,246.00. After considerable consideration, PRCR staff determined this amount was extraordinarily high for only the wall construction, not the most efficient use of the project funds, and would not be in the best interest of the community.

During fall 2004, staff invited the community and other stakeholders (APS and CPHD staff working on the Nauck Town Square) to attend a second round of meetings to re-visit the earlier concept and revise the design. In 2005, PRCR staff began the development of a new concept based on the input from these meetings, as well as design elements from the initial 2002 concept. During fall 2005, staff prepared a conceptual park plan and presented the concept to the Nauck Civic Association. The park concept illustrated various recreational amenities on both APS and County Board properties. See Exhibit A. The concept was accepted. PRCR staff proceeded to invite community residents to work with staff on developing the design for the playground. During winter 2006, staff attended additional Nauck Civic Association monthly meetings to address various community concerns regarding parking as well as how the proposed park design related to the recent design concepts being developed for the Nauck Town Square across the street from the park.

In June 2006, PRCR staff presented the final design for the new playground, which received support and approval from the Nauck Civic Association. See Exhibit B.

Following the approval of the design for the playground, staff from both Arlington County and Arlington Public Schools met to discuss the opportunity of a land exchange and a license agreement that would allow the County to construct, use and maintain the playground, including a water play feature, on APS premises on a temporary basis until the County and School Board finalize the terms of a land exchange agreement concerning the Premises. See Exhibit C illustrating the proposed area of land exchange and park location.

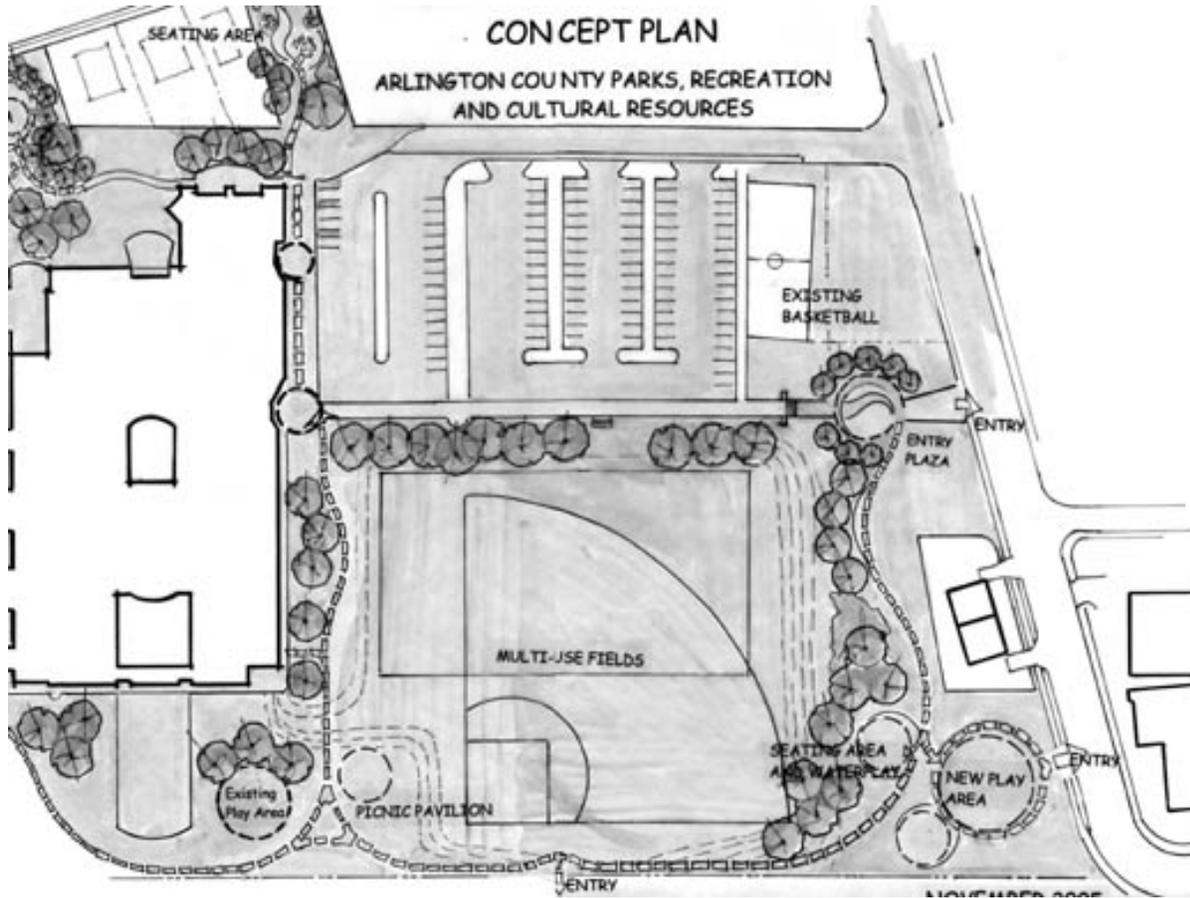
**DISCUSSION:** The County received the following bids on July 10, 2008, in response to Invitation to Bid Number 272-08:

<b>Bidder</b>	<b>Bid</b>
Avon Corporation	\$591,689.87
Corning Construction Corp.	\$651,990.00
Fort Myer Construction Corp.	\$689,140.30
Jeffrey Stack, Inc.	\$752,850.00
Schaefer Construction Management, Inc.	\$778,375.00

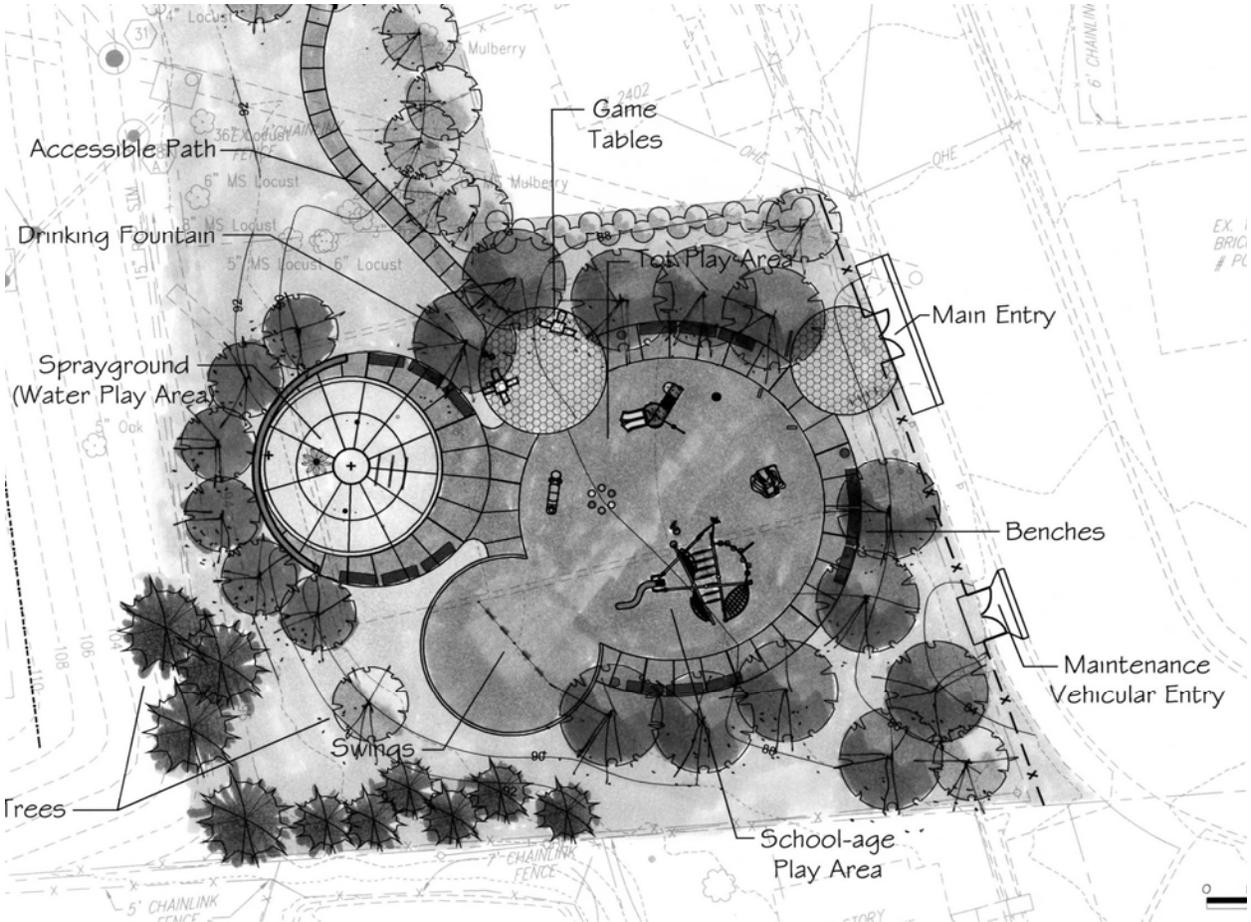
The lowest responsive bid for the construction of the playground was received by Avon Corporation. This Contractor was determined to be a responsible bidder. It is recommended that the contract be awarded to Avon Corporation.

**FISCAL IMPACT:** Funding of \$586,000.00 is provided through the 2000 General Obligation Park Bond Referendum, Fund 324, and Source of Funds R00. An additional \$65,000.00 is provided through the 1998 General Obligation Park, Fund 324, and Source of Funds R9H.

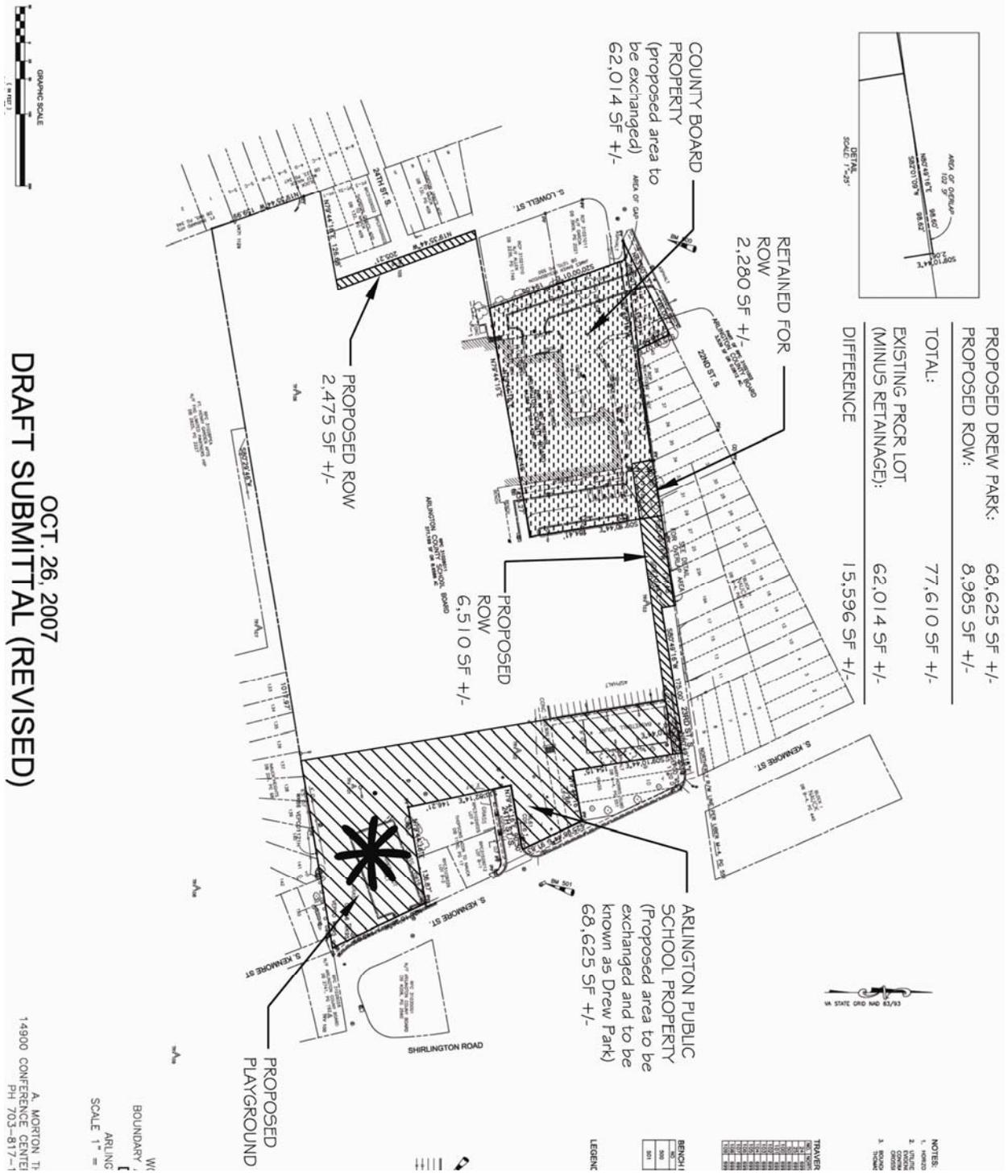
**EXHIBIT A  
PROPOSED DREW PARK CONCEPT**



**EXHIBIT B  
PROPOSED PLAYGROUND AT DREW PARK**



# EXHIBIT C PLAT SHOWING PROPOSED DREW PARK



OCT. 26, 2007  
DRAFT SUBMITTAL (REVISED)

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PH 703-817-1111