



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of July 19, 2008

### REVISED REPORT

**DATE:** ~~June 23, 2008~~ July 17, 2008

**SUBJECT:** Approval of the Award of a Contract between the County Board and Avon Corporation for site renovations at the Woodmont Community Center located at 2422 N. Fillmore Street.

**REVISION EXPLANATION:** Revised to include additional background and fiscal impact information.

#### **C. M. RECOMMENDATION:**

1. Approve the award of Agreement number 210-08 between the County Board of Arlington County and Avon Corporation for site renovation at the Woodmont Community Center at 2422 N. Fillmore Street in the amount not to exceed \$829,563 plus a contingency of \$100,000 for a total authorization of \$929,563.
2. Authorize the Purchasing Agent to execute the contract documents, subject to approval by the County Attorney.

**ISSUES:** The work under this contract will replace damaged and decaying retaining walls and result in site access meeting ADA accessibility standards and storm water management in compliance with County watershed standards.

**SUMMARY:** This is a request for approval of the award of a contract for the renovation of the existing Woodmont Community Center site, external to the building. Avon Corporation has been selected through Invitation to Bid No. 210-08 to provide general construction services to the site of the community center.

**BACKGROUND:** In FY 2002, \$219,000 of PAYG funds were authorized to upgrade the Woodmont Community Center site. The project was placed on hold in 2005 during the permit phase due to budget limitations. The scope of the project was originally focused on repair of the deteriorated retaining walls and providing better access. Through the design process, other requirements for both ADA and stormwater management and detention became apparent, and all requirements are now addressed in the final design. The architect has completed the design which is now undergoing permit review.

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

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

Staff: Greg Emanuel, DES

A potential funding source was identified with the approval of a \$27.3M Community Infrastructure Bond Referenda in Fall 2006 which included \$1.2M for Woodmont Community Renovation Site Work. The project was redesigned to incorporate necessary stormwater features.

This site renovation will address ADA accessibility issues cited by the Department of Justice (“DOJ”) during their audit of County facilities, deteriorated wooden retaining walls, re-grading and paving of the parking lot, stormwater detention facilities, outfall of water off site, site lighting alterations to improve parking and sidewalk illumination, and general maintenance of site conditions.

Bids were received and opened on June 18, 2008. A total of eight (8) bids were received and it was determined that Avon Corporation submitted the lowest responsive bid and was a responsible bidder. A background check was performed and Avon is in good standing with other government agencies in the area.

The bids received were as follows:

Avon Corporation	\$829,563.16
Sagres Construction Corp.	\$884,592.00
Jeffrey Stack, Inc.	\$903,127.00
Cube Construction Corporation	\$1,096,090.15
Fort Myer Construction Corporation	\$1,109,504.84
G-W Management Services LLC	\$1,166,475.00
Flippo Construction Company, Inc.	\$1,188,075.00
A & W Contracting Corporation	\$1,200,585.00

**FISCAL IMPACT:** In fiscal years 2001 through 2003, PAYG funding was allocated to the Woodmont Community Center for the design of site upgrades. All of those funds have since been expended. In the Fall 2006 Referenda, funds were approved for the Community Infrastructure bond and of that total amount, \$1.2M was identified to be used to complete design and construction of the Woodmont Community Center site. In addition, in 2006 the Department of Justice (“DOJ”) identified ADA accessibility issues at the site during their audit of various County facilities. As a result of those citations, PAYG funds were identified to address and fix the various County ADA issues and \$350,000 of the PAYG funds were allocated to Woodmont Community Center.

Of the \$1.55M allocated to complete design and construction, \$220,000 has been allocated to design, staff charges, permit fees and construction administration, leaving a balance of \$1,280,000 for the award of the construction contract. Since \$930,000 is required, \$400,000 remains available for other emergency infrastructure requirements. Those funds will be reallocated to other projects via separate board actions, as appropriate.

Funds for this project are available in fund 317 in the previously authorized 2006 bond referenda (317.95AG) and previously approved PAYG funds allocated for ADA (313.ADA1).