



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 24, 2018

DATE: February 14, 2018

SUBJECT: Award of Contract No. 18-078-7-ITB to Fort Myer Construction Corporation for the South Walter Reed Drive and 12th Street South Project.

C. M. RECOMMENDATIONS:

1. Approve the award of the Contract No. 18-078-7-ITB to Fort Myer Construction Corporation for the South Walter Reed Drive and 12th Street South Project, in the amount of \$444,575.11 and an allocation of \$88,915.02 as a contingency for change orders or increased quantities, for a total contract authorization of \$533,490.13.
2. Authorize the Purchasing Agent to execute the contract documents, subject to legal review by the County Attorney.

ISSUES: As of the date of this report, no issues have been identified.

SUMMARY: The South Walter Reed Drive and 12th Street South Project is the construction of street improvements that include traffic calming and pedestrian improvements at the intersection for the purpose of making walking and biking activities safer, more comfortable and convenient along the Columbia Pike Bike Boulevards.

BACKGROUND: The project is part of the Columbia Pike Bike Boulevards group of projects that consists of constructing (1) curb extensions, (2) ADA curb ramps, (3) raised medians, (4) storm sewer upgrades (5) landscaping, and (6) enhanced crosswalks. The project will also upgrade the traffic signal at the South Walter Reed Drive/11th Street South intersection with a pedestrian push button. The existing bike boulevard will be relocated from 12th Street South to 11th Street South between South Highland Street and South Cleveland Street.

County Manager:

mga/cgm

County Attorney:

[Signature]

[Signature]

14.

Staff: Zoran Dragacevac, Engineering Bureau, DES

DISCUSSION: The Office of the Purchasing Agent received the following six bids on January 9, 2018 in response to Invitation to Bid No. 18-078-7-ITB:

<u>Bidders</u>	<u>Bid Amount</u>
Fort Myer Construction Corporation	\$ 444,575.11
Sagres Construction Corporation	\$ 446,794.00
A & M Concrete	\$ 452,380.50
Finley Asphalt & Sealing, Inc.	\$ 575,364.99
M & F Concrete, Inc.	\$ 622,201.68
Jeffrey Stack, Inc.	\$ 705,786.00

The lowest priced, responsive and responsible Bidder was Fort Myer Construction Corporation.

A construction contingency of \$88,915.02 at 20 percent (20%) of construction costs is recommended for potential change orders and increased quantity requirements. The construction of this project involves increased risks due to unknown existing utilities and potential grading conflicts with the newly constructed street improvements in the northeast and southwest corners of the project area that the project is tying into, but were not present during the design. The total contract authorization requested is \$533,490.13.

PUBLIC ENGAGEMENT: This project falls under the “Inform and Consult” level of engagement, because it addresses safety concerns but would not significantly change any facilities, program or service. Updates on the progress of design and procurement have been provided periodically via the project’s website. County staff shared the project’s design with the community at the Douglas Park Civic Association meetings held on June 19, 2012, June 17, 2014 and February 26, 2018, as well as at the Douglas Park Executive Committee meeting on March 27, 2014. Similarly, the design was shared with the community at the Columbia Heights Civic Association meetings held on May 5, 2012, February 12, 2018, as well as at the Columbia Heights Executive Committee meeting on April 28, 2014. The design was also presented to the Arlington County Bicycle Advisory Committee (BAC) on April 7, 2014 and February 5, 2018 respectively.

The community provided useful feedback that is reflected in the design of the project. Among the more significant issues were a request not to close the median at Walter Reed Drive and 12th Street and the removal of a limited amount of curb-side parking to improve sight distances for left and right turns onto Walter Reed Drive. A proper balance was struck between competing interests. After consultation, all groups were supportive of the project.

The County’s Project Manager will continue to directly update impacted and interested stakeholders, including the adjacent property owners, on construction progress, schedule and impacts through project completion. Alerts and updates will also be provided during construction through standard County outreach methods.

FISCAL IMPACT: The bid amount is above the Engineer's Estimate of construction costs, but is within an acceptable variance range, given the passage of time since the estimate was made.

This project was included in the Columbia Pike Streets CIP program in the Transportation section of the Fiscal Year (FY)17-FY26 Adopted Capital Improvement Plan (CIP).

Total Project Costs	
CIP Total Project Cost Estimate (December 2015)	\$350,000.00
Progress Total Project Cost Estimate (February 2017)	\$603,000.00
Current Total Project Cost Estimate (January 2018)	\$700,000.00
Total Project Costs Variance (Amount)	\$ 97,000.00
Total Project Costs Variance (Percentage)	13.9%

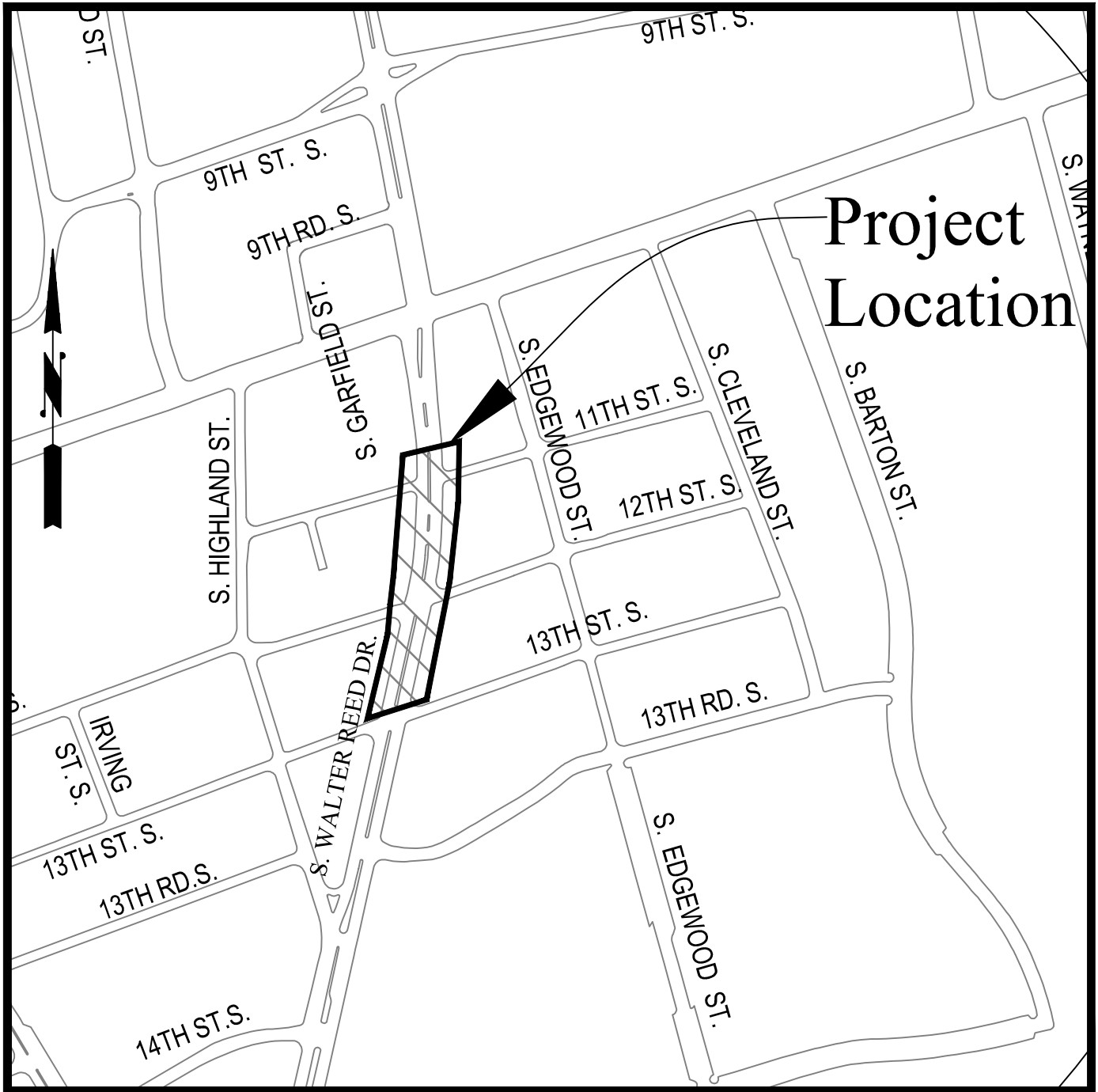
At the time that the CIP was prepared, cost estimates were developed and assumptions were made based on the best available data at the time, to forecast the total overall project cost. The progress cost estimate was revised to account for various changes in scope. The cost estimate in the CIP attempted to project the future market rate for construction. This is particularly difficult to do accurately when construction costs are rising. After a competitive sealed bid process, it became apparent that the market rate increased much more rapidly than had been anticipated.

Also, because construction workload for these types of projects has significantly increased, the County's strategy is to use contracted inspection personnel rather than County staff during construction. This is because the volume of work would require a major increase of County Construction Management and Inspection staff, along with increase in managerial and support staff as well as vehicles and equipment. Additionally, contracted inspection personnel allow flexibility to increase or reduce levels based on seasonal peaks or long term trends. The use of contract inspection personnel during construction also contributes to the increase in the overall project cost.

Finally, approximately \$35,000 of traffic signal, signage, and striping work was incorporated into the scope of this project from the related D31S – Columbia Pike Bike Boulevards project. This portion of work represents the work necessary to relocate the existing bike boulevard from 12th Street South to 11th Street South and was added because the limits of this work overlapped with the existing project area.

The \$350,000 in TCF-C&I balances in the Columbia Pike Streets program have been reprogrammed to this project to close the funding gap. Upon approval by the Board, the total contract authorization for the South Walter Reed Drive/12th Street South Intersection Improvements project would be \$533,490.13 and would be funded by the following source:

TCF-C&I Funds	
Amount	Account Number
\$533,490.13	331.484001.43513.D43S.CT00.0000



Location Map

(Not to Scale)

South Walter Reed Drive and 12th Street South

Intersection Improvements

INVITATION TO BID # 18-078-7-ITB