



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 24, 2018

DATE: February 13, 2018

SUBJECT: Fire Station 8 Replacement - approval to use Construction Manager at Risk alternate delivery method for preconstruction and construction services.

C. M. RECOMMENDATION:

Approve the use of Construction Manager at Risk alternate delivery method for replacement of Fire Station 8, located at 4845 Lee Highway.

ISSUES: There are no known issues as of the date of this report.

SUMMARY: This is a request for County Board approval to utilize a Construction Management at Risk (CMAR) contract delivery method to replace the existing Fire Station 8.

BACKGROUND: The Fire Station 8 building, located at 4845 Lee Highway, is aging and undersized and will be replaced with a new facility better suited to meet Fire and EMS program needs. The current station building does not meet current standards including four apparatus bays to accommodate equipment requirements and gender-neutral accommodations for staff. The County Board approved funding for the replacement of the station in Fiscal Year (FY) 2015-2024 Capital Improvement Plan (CIP). The new fire station will be a two-story building with a total area of approximately 15,000 square feet and a footprint of about 10,000 square feet, and will provide drive-through bays for the apparatus and adequate staff parking.

In the winter 2016, the County Board appointed a Task Force to provide recommendations on the location of the replacement fire station. The Task Force recommended and the Board agreed to leave the fire station at its current location. As a result, the County purchased three residential lots adjacent to the fire station to enlarge the site and provide adequate space for a temporary fire station for use during demolition and construction phases.

DISCUSSION: It has been determined that the use of the traditional design-bid-build methodology is not practicable or fiscally advantageous for this project due to the complexities related to the replacement of the fire station. The building site, located on a heavily travelled

County Manager:

mga/cgm

County Attorney:

[Signature]

[Signature]

15.

Staff: Mark Thifault, Department of Environmental Services

corridor along Lee Highway, is constrained with limited site access and laydown area. A temporary fire station will be erected (under a separate contract) on the same lot, and the construction operations of the new fire station will be taking place in the immediate proximity of the functioning temporary fire station, as well as in proximity to residential and commercial business.

Services of the CMAR will be valuable throughout the design and construction phases to advise on mitigating risks resulting from the complexities of the site. The CMAR will be providing independent cost estimates, scheduling, constructability reviews, site coordination, and quality control. The intent is to have both CMAR and design team under contract concurrently.

PUBLIC ENGAGEMENT: There has been extensive public engagement for the project and includes a siting task force and General Land Use Plan (GLUP) amendment, requested rezoning, and 2232 determination outreach.

In September 2015, the County Board appointed the Fire Station 8 Task Force and charged the group with reviewing siting options for a replacement station. The Task Force held several meetings and ultimately recommended building a new four-bay station in the location of the existing station at 4845 Lee Highway. At its meeting on July 19, 2016, as part of the adoption of the FY 2017-2026 CIP, the County Board accepted the Task Force recommendation and voted to build a new Fire Station 8 at its current location. The County Board also asked staff to examine locations that could accommodate a temporary station during construction.

In December 2016 and January 2017, the County Manager recommended and the County Board approved the acquisition of three parcels for the purpose of using them as the temporary location for Fire Station 8. The parcels, located at 2211, 2215, and 2217 N. Culpeper St. are immediately adjacent to the existing station, thus keeping the station in the same general area and affording minimal disruption in fire operations. Further, combining the acquired parcels with the existing fire station site will offer efficiencies and cost savings in construction of the temporary and permanent stations. The temporary location is expected to include temporary engine bay structure on the 2211 and 2215 parcels; living quarters would be located in the existing 2217 N. Culpeper St. building.

In September 2017, staff provided an update on the fire station project during a County Board work session, and the Board directed staff to proceed with design and construction of the fire station. The County Manager will provide guidance for repurposing the portions of the site not used for the permanent station prior to completion of the permanent station. The County will engage the community prior to and during the design process for the permanent station at key check-in points, which may include the Public Facilities Review Committee, Commission meetings, and/or other community meetings.

In addition, the GLUP amendment, rezoning request, and 2232 determination were presented and approved at an LRPC meeting on November 1, 2017. On October 21, 2017, the Board authorized the advertisement of public hearing at the Planning Commission and County Board meetings on December 4, 2017 and December 16, 2017, respectively, to consider 1) the amendments to the GLUP Map from “Low” Residential (1-10 units/acre) to “Government and Community

Facilities” for an area that generally encompasses a portion of the block bounded by North Culpeper Street to the west, North Columbus Street to the east, Lee Highway to the south, and 25th Road North to the north; and 2) a rezoning from R-6 to S-3A District for the property known as 2211, 2215, and 2217 N. Culpeper St. Both were approved in the December meetings.

FISCAL IMPACT: The project was originally approved in the FY 2015-2024 CIP for \$25 million as part of a combined facility with the Office of Emergency Management (OEM) Relocation project. In the FY 2017-2026 Adopted CIP, the Board approved the scope and updated cost estimate as a stand-alone project for \$15 million. The current project budget is \$21.04 million including purchase of the adjacent properties and updated scope. The fund sources for the project are shown below.

Amount	Fund Source
\$ 4,623,151	PAYG
\$ 1,330,000	2014 Referendum
\$ 1,120,000	2016 Referendum
\$14,000,000	2018 Referendum (TBD fall 2018 vote)
\$21,073,151	Total