



ARLINGTON COUNTY, VIRGINIA

<p>County Board Agenda Item Meeting of July 9, 2005</p>
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DATE: June 20, 2005

SUBJECT: Approve the Award of Emergency Agreement Number 333-03-1 between the County Board and G. W. Management Services, LLC, for the stabilization and completion of New Fire Station No. 5 and Authorize Amendment Number 3 to Agreement Number 161-01 between the County Board and Lavigne Associates Architects, P.C. for Architectural and Engineering Services.

C. M. RECOMMENDATION:

1. Approve the award of Emergency Agreement Number 333-03-1 between the County Board and G. W. Management Services, LLC, for construction services to stabilize and complete the new Fire Station No. 5 for a total contract authorization of \$3,300,000.
2. Authorize Amendment No. 3 to Agreement Number 161-01 for architectural and engineering construction administration services for the new Fire Station No.5, between the County Board and Lavigne Associates Architects, PC, to include a base contract increase of \$25,000 and a contingency increase of \$10,000, for a total contract authorization of \$553,000 with a total contract contingency of \$42,000, for a total authorization of \$595,000.
3. Authorize the Purchasing Agent to execute the contract documents, subject to legal review by the County Attorney.

ISSUES: None

SUMMARY: This is a request to approve the award of an Emergency Agreement to complete Fire Station No. 5. The previous contractor failed to complete the project and was terminated for default. This Board action also approves an amendment to another agreement to provide additional construction administration services due to the extension of contract time.

BACKGROUND: The original construction contract for the new Fire Station No. 5 was awarded to Dynasty Construction, Inc. on September 13, 2003 in the amount of \$4,275,000. On June 1, 2005, the contract with Dynasty Construction was terminated by the County for failure to

<p>County Manager: _____</p>

<p>County Attorney: _____</p>

<p>Staff: Brad Macomber, DES</p>

complete the work in the specified period, which included two time extensions, as well as faulty and non-acceptable work. Of the \$4,275,000 total contract amount, the contractor had been paid a total of \$3,078,706, and \$129,431 was approved in change orders.

In order to secure the site from potential vandalism and or theft, perform emergency waterproofing measures, perform corrective work as needed and complete the project, Staff contacted multiple construction firms. After meeting with several firms, staff and the Purchasing Agent are recommending the award of Emergency Agreement No 333-03-1 to G. W. Management Services, LLC in the amount of \$3,300,000 to perform the work.

DISCUSSION: After further review of the work performed by the prior contractor, Dynasty Construction, Inc., it is evident the project will require additional funding to correct non-acceptable work, mitigate water damage, and complete the project. Due to the emergency status of this project, the contractor, G. W. Management Services, LLC, was selected without formal competition based upon their successful work on other County projects, their availability of resources and manpower. Upon award the contractor will immediately stabilize and secure the site, perform emergency repairs to make the building envelope watertight and research the status of the original subcontractors to complete the remaining work. The current estimate for completion, by Staff and in conjunction with the contractor, is \$3,300,000, which includes the best current estimate for potential undiscovered defects in the work of the previous contractor.

The continuing efforts of Lavigne Associates Architects P. C. as the Architectural and Engineering construction services firm are required during the remaining construction in order to ensure that the project complies with the contract documents and provide direction for corrective work. Additionally, their services will be required to determine the merits of any claims made by the original construction contractor as there are ongoing contractual disputes with them that must be resolved.

FISCAL IMPACT: Approximately \$1,700,000 of the original \$4,875,000 in bond funding for Fire Station No. 5 remains from the termination of the previous contract and can be used toward completing the work. An additional \$1,600,000 is available from previously appropriated Fire bonds from the 2004 referendum.