

ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 20, 2021

DATE: February 16, 2021

SUBJECT: Award Contract No. 20-DES-ITB-235-9 to W. M. Schlosser Company, Inc., for the construction of the Pentagon City Metro Station Second Elevator Construction at 1252 S. Hayes St.

C. M. RECOMMENDATIONS:

1. Approve the award of Contract 20-123-9-6 between the Arlington County Board and W. M. Schlosser Company, Inc. to construct the Pentagon City Metro Station Second Elevator (PC2E) located at 1252 S. Hayes St. in the amount of \$5,622,000.00 plus a contingency of \$843,300.00 for a total contract authorization of \$6,465,300.00.
2. Authorize the Purchasing Agent to execute the Contract, subject to legal review by the County Attorney.

ISSUES: County Board approval is required to award construction contracts in excess of \$250,000. The bids came in considerably higher than the engineers estimate (independent cost estimate ICE) Local funds are required to complete the project funding.

SUMMARY: The County is poised to move ahead with the construction of the Pentagon City Metro Station Second Elevator. This report seeks approval of the construction budget, authorization to award the general construction contract to W. M. Schlosser Company, Inc., and authorization for the County Purchasing Agent to execute the construction contract.

BACKGROUND: The Pentagon City Metrorail station is one of the highest in terms of ridership among stations in Northern Virginia, provides access to multiple retail, government and commercial office buildings, and is a transfer point for regional and local transit buses and numerous private bus services. On the east side of South Hayes Street, there are two (2) WMATA escalators and one (1) WMATA elevator connecting the unground Metrorail station passageway to the street. On the west side of South Hayes Street, there are two (2) WMATA escalators connecting the underground passageway to the street.

County Manager:

MJS / Mic

County Attorney:

AM

jam

Staff: John Lawson, DES

The recommended location of the new elevator was largely determined by the location of the existing station passageway, particularly in the north/south direction since the elevator vestibule must align with the passageway. The second elevator will eliminate the need to cross six (6) lanes of traffic, two parking lanes and a bike lane to reach the elevator on the east side of South Hayes Street. Providing entry to the station from the west side of South Hayes Street improves ADA access as well as access for passengers with strollers and luggage. Additionally, it will provide redundancy, in accordance with current WMATA design criteria, when one of the elevators is out of service for any reason.

DISCUSSION: On January 25, 2021, the Office of the Purchasing Agent received the following two (2) bids in response to Invitation to Bid No. 20-DES-ITB-235-9:

- Clark Construction Group, LLC \$6,176,500.00
- W. M. Schlosser Company, Inc. \$5,622,000.00

Both bids exceed the independent cost estimate of \$2,961,585 prepared for the County a few years ago. As that estimate is believed to be dated, the County is securing an updated independent cost estimate. It is expected however, that the updated independent cost estimates will be in-line with the two bids received. The low bidder, W.M. Schlosser Company, Inc. was found to be a responsible bidder. Staff recommends proceeding with W.M. Schlosser Company’s bid with the unplanned cost increase funded with reallocated Transportation Capital Fund (TCF) commercial & industrial funds as well as Department of Rail and Public Transportation (DRPT) grant funding. The total County Board authorization amount of \$6,465,300 includes a fifteen percent (15%) contingency to account for variances in actual quantities and any unforeseen site conditions. The County anticipates construction starting in spring 2021 with completion anticipated in spring 2022.

PUBLIC ENGAGEMENT:

Level of Engagement: Inform

Outreach Methods: Project Webpage, Discussion with adjacent property owner (Simon Properties)

Community Feedback: None

FISCAL IMPACT: The funding sources for this contract, including the contingency amount, are summarized as follows:

Federal Funds (FTA) 313.482001.43515.MA31.F104.000	\$2,400,000
State Funds (DRPT) 313.482001.43515.MA31.D040.0000	\$ 400,000
Local Funds (Bond) 314.482001.43515.MA31.SAH.0000	\$ 200,000
State Funds (DRPT Estimate) 331.482001.43515.MA31.DXXX.0000	\$1,732,650
Local Funds (Estimate) 331.482001.43515.MA31.0000.0000	\$1,732,650
TOTAL	\$6,465,300