



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 15, 2005**

DATE: November 10, 2005

SUBJECT: Approve the Award of Contract for Park Construction Services for Renovations to Greenbrier Park, located at 5201 North 28th Street, Including a Synthetic Competition Field, Running Track, Softball Fields, Baseball Field, Parking, Restroom and Concessions Buildings, Bleachers, Fencing and Landscaping, Invitation to Bid Number 312-05.

C. M. RECOMMENDATIONS:

1. Approve the Award of Contract Number 312-05 in the amount of \$9,498,000 to Corinthian Contractors, Inc. and approve an allocation of \$950,000 as a contingency for change orders for a total contract authorization of \$10,448,000.
2. Authorize the Purchasing Agent to execute the contract documents, subject to review by the County Attorney.

ISSUE: None

SUMMARY: Greenbrier Park is an approximately 17.51-acre community park and is one of the most heavily used athletic field complexes in the County. It serves as the primary facility for Yorktown High School and is a major complex for a variety of organized youth and adult sports and a facility for the surrounding neighborhoods.

The main features of the park renovation include a lighted synthetic competition field, a lighted baseball field, two lighted softball fields, a running track, storm water management, restrooms and support buildings, parking and landscaping.

BACKGROUND: The bid from Corinthian Contractors, Inc. was the only bid received by the Purchasing Agent on November 2, 2005 under the Invitation to Bid No. 312-05. The bid in the amount of \$9,498,000 received from Corinthian Contractors, Inc., was found to be a responsive bid and Corinthian Contractors, Inc. was found to be a responsible bidder. It is recommended that the contract be awarded to Corinthian Contractors, Inc.

Staff explored the option of placing the project back out to bid but determined that given the current market conditions and the need to move the project forward, the best option was to negotiate with the bidder. The determination was made that any reductions to the scope of the

County Manager: _____

County Attorney: _____

Staff: Robert E. Capper, Department of Parks, Recreation and Cultural Resources

project through use of the bid deduct alternates or value engineering would compromise the project in ways not acceptable to the community, County, and Yorktown High School. Staff is negotiating with the contractor to determine if there are potential savings to be gained by giving more flexibility to the contractor around schedule and staging. Staff is also working with the contractor around the viability of keeping the surface parking lot open for use through the end of the 2005-2006 school year. The goal will remain to deliver the stadium field in the fall 2006 and the baseball and softball diamonds for the spring 2007, subject to any weather delays.

DISCUSSION: The County Board adopted the Greenbrier Park Master Plan in May 2002. The master plan provides a balance of active recreation, preservation and enhancement of buffers and improvements to the site grading and drainage. The master plan, which shows the general location and approximate size of the various park elements, was the guiding document for the implementation of the park features. The final construction plan follows the master plan for the location and size of the park elements.

Four park design workshops were held with the community during fall and winter 2004-2005. At the workshops, the community participated in the overall park design, design of specific features of the park and operations and management of the park. Additional meetings were held with immediate neighbors, athletic groups and the high school athletic coaches to discuss design issues that impact them directly.

During the final design of the park, several changes were made to the original scope of the project to make the final design consistent with community, County, Yorktown High School priorities. First, a concrete bleacher system, in lieu of aluminum bleachers, was added to the project to address the concerns of the immediate neighbors with sound attenuation. Secondly, replacement of a major storm drainage pipe that runs through the middle of the park was included, as well as, right-of-way improvements to the intersection of North Greenbrier Street and 27th Street North. Thirdly, the construction of the basketball court, which was shown on the master plan, will be constructed in a later phase in order to meet the short-term need for more parking. And lastly, the football field overlay on the outfields of the two softball fields has been reduced in size in consideration of Title IX and over-usage concerns.

The scope changes, combined with higher construction costs brought on by escalating material costs as a result of the major hurricanes in the Gulf States this year, also contributed to a project shortfall. The additional funding necessary to complete the project will be achieved through the use of previously approved park bond funds.

Extensive discussions have been held with the community regarding hours of use and operations of the park. An agreement has been developed between the County and the Yorktown Civic Association that serves recreational sports and the Yorktown High School athletic program in a manner that addresses the community concerns. The most significant aspect of this agreement is limiting the number of evenings during the peak spring and fall seasons to no more than three times per week of scheduled usage until 10:30 pm. On the other nights of the week during the prime seasons and during the off-peak winter and summer seasons, scheduled use will end by 10:00 pm. In addition, there will be staff assigned to the park to lessen the operational impact on the neighborhood, and a standing committee, comprised of neighborhood, Sports Commission, County and Yorktown High School representatives will be appointed to monitor operational and

scheduling issues and provide a forum for the resolution of periodic and ongoing community concerns.

FISCAL IMPACT: Funding is provided through the Fiscal Year 2005 Park Bond. Construction will begin in early 2006.