



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of December 16, 2023

DATE: December 11, 2023

SUBJECT: Award of Contract No. 24-DES-RFP-278 for Construction Management and Quality Assurance Management (CM/QAM) Services for The Crystal City Metrorail Station East Entrance Project.

C. M. RECOMMENDATION:

Approve the award of Contract 24-DES-RFP-278 between the Arlington County Board and Gannett Fleming, Inc. to provide Construction Management and Quality Assurance (CM/QAM) Services for the Crystal City Metrorail Station East Entrance (CCEE) project in the amount of \$7,977,878, plus a contingency of \$197,497, for a total contract authorization of \$8,175,375.

ISSUES: County Board approval is required for award of professional services contracts above \$1,000,000. There are no outstanding issues.

SUMMARY: County staff conducted a process to select a qualified firm to provide construction management and quality assurance management services for the Final Design and Construction of the Crystal City East Entrance project. The project will be delivered by East Entrance, LLC to the County under a public-private partnership as a design-build project. The County and CM/QAM will work in coordination with Washington Metropolitan Area Transit Authority (WMATA) to ensure the construction contractor fulfills contractual obligations to design and construct the project in accordance with County expectations and to WMATA specifications.

BACKGROUND: Arlington County is sponsoring this Project to provide enhanced access and accessibility to the station's east end. The Project will create a new entrance on the northwest corner of 18th Street South and Crystal Drive that will provide: (1) a direct ADA accessible route for the many users who access the station from the east; (2) better connections with the high-capacity transit modes east of the station; and (3) additional internal station capacity to accommodate long-term passenger demand. The Crystal City Metrorail station is among the most heavily used in Arlington County and Northern Virginia. The Crystal City area is experiencing continued growth and will have significant redevelopment in the next few years. The Metrorail station serves high-density residential buildings, office buildings, and retail development. The station is also a major transfer point for Metrorail, commuter bus and rail, and premium bus service.

County Manager: MJS / Mic
County Attorney: MNC SDL
Staff: Tim Brulle, DES-DOT, Transit

In 2019, Arlington County selected the developer team under an unsolicited proposal made pursuant to the Virginia Public-Private Education Facilities and Infrastructure Act of 2002, VA. Code Ann. 56-575 et. Seq (“PPEA”). In 2020, the County Board approved the Interim Agreement and entered into the Design Services Support Agreement with WMATA. Under the Interim Agreement, the developer has advanced the design to the 30% design stage, which has provided sufficient scope and cost detail for the development of a Comprehensive Agreement with a Guaranteed Maximum Price (GMP) for final design and the construction through the PPEA process.

The County Board approved the Comprehensive Agreement between the County Board and the developer on July 15, 2023, to perform Final Design and Construction for the Project and approved the Project Coordination Agreement with WMATA on September 25, 2023. The Project team has been advancing the Final Design since Notice to Proceed was issued in August 2023.

**DISCUSSION:** On July 31, 2023, the Office of the Purchasing Agent received four proposals in response to RFP No. 24-DES-RFP-278. A Selection Advisory Committee comprised of County staff selected Gannett Fleming as the most qualified Offeror. Subsequently, a Not to Exceed fee of \$7,977,878 was negotiated with Gannett Fleming, Inc. for the performance of services required by the County. The negotiated CM/QAM services cost is in line with market rate construction management fees; therefore it is recommended that the contract be awarded to Gannett Fleming, Inc.

**PUBLIC ENGAGEMENT:** Level of Engagement: Communicate. This level of engagement is appropriate for this action because the proposed action will advance the Project to the Final Design and Construction phase.

**Outreach Methods:** The Project scope included in the Comprehensive Agreement includes provisions to keep the public informed on the final design process and during construction, including impacts to adjacent properties and overall progress. Additionally, the Project web page will be updated periodically to provide project updates.

**FISCAL IMPACT:** The Crystal City Metrorail Station East Entrance project is included in the County’s FY 2023 – 2032 CIP under Transportation, Transit. For CM/QAM Services, staff prepared an Independent Cost Estimate (ICE) of \$7,012,417. The negotiated fee is within 12% of the ICE. The fee is fair and reasonable. Staff recommends awarding the CM/QAM Services Contract to Gannett Fleming, Inc. The Not to Exceed amount of \$7,977,878 and \$197,497 for contingency for CM/QAM Services is within the total CIP Project Budget of \$146.1 million. and will be from previously approved state and local funding.

Expenditures will be charged to the following account 331.43515.MA37.0000.0000.