

New Arlington Career Center Facility Contract Awards and Budget Approval

Reneé Harber
Assistant Superintendent, Facilities and Operations

Jeffrey Chambers, Director
Design and Construction

School Board Information Item H-2
April 25, 2024

- The School Board's Adopted FY 2023-32 Capital Improvement Plan includes the New Arlington Career Center (ACC) Facility Project with a budget of \$174.62M. An additional \$7.8M was added from the Capital Reserve by School Board action in the approval of the Schematic Design (October 27, 2022), for a total of \$182.42M.
- Project scope includes a new ACC Facility, selective demolition and façade renovations at the existing ACC building, new 4-level above grade parking garage, new athletic field, various site improvements, and streetscape improvements along the perimeter of the campus.

- The Complete Streets Project MOA was approved by the School Board at the January 25, 2024, School Board meeting. APS and Arlington County continue to coordinate on the Complete Streets project.
- Project schedule is anticipated to occur in 3 phases (*Dates projected as of 4/25/24*)
 - **Phase 1** – construction of new ACC Facility and streetscape improvements adjacent to the new ACC facility (**May 2024 – May 2026**)
 - **Phase 2** – selective demolition and façade replacement at existing ACC, new parking garage construction, and streetscape improvements adjacent to new parking garage (**June 2026 – June 2027**)
 - **Phase 3** – construction of new athletic field, various site improvements, and streetscape improvements adjacent to new athletic field (**June 2027 – December 2027**)

- To execute the new ACC Facility Project, staff solicited bids using a public procurement process, including a Request for Qualifications (RFQ) and issuing an Invitation to Bid (ITB) to six prequalified bidders.
- Bids with Alternates received ranged from \$132.46M to \$140.20M (includes pricing for 2 Alternates – Alternate 1 Provide Synthetic Turf Field in lieu of Grass Field; Alternate 2 Provide Epoxy Terrazzo floor finish in Entry Commons and Corridor).

Summary of ITB with Alternates 39FY24	
Announced Construction Budget	\$142,780,000
Number of Bids Received	4
Lowest, Responsive and Qualified Bid	\$132,464,590
Negotiated Contract Sum	\$132,464,590

Bid Breakdown

- Lowest responsive bidder was The Whiting-Turner Contracting Company (W-TCC) with a bid of \$132.46 million.

W-TCC Bid Breakdown	
Base Bid No. 1 New ACC Construction Project	\$131,999,990
Bid Alternate No. 1 Provide Synthetic Turf	\$297,000
Bid Alternate No. 2 Epoxy Terrazzo at Entry	\$167,600
Total Bid (including Alternates)	\$132,464,590

- The School Board's-Adopted FY 2023-32 Capital Improvement Plan (CIP) includes **\$182.42** million in funding for the New Career Center Facility project:
 - \$173.37M in bond funding
 - \$1.25M from Operating Funds
 - Up to an additional \$7.8M from the Capital Reserve.
- Funding is currently available to support the budget.

APS Funding

- APS Construction Cost based on low bid with Alternates is \$132.46M
- APS Soft Costs including contingency, Phase 1A MPSA & Phase 1B Fenwick is \$42.54M
- **Total = \$175M** (\$173.37M funded by Bonds, \$1.25M from Operating Funds and \$.38M from the Capital Reserve)

Staff recommends the School Board take the following actions:

- Award contract 39FY24 for the New Arlington Career Center Facility Project to **The Whiting-Turner Contracting Company** in the amount of **\$132,464,590**;
- Approve a project **budget of \$175M** to be funded with \$173.37M Bonds, \$1.25M from Operating Funds, \$.38M from the Capital Reserve;
- Approve \$4.8M, which is included in the budgeted \$175M project budget, to Turner & Townsend Heery as the Construction Manager.