Date of Meeting: October 11, 2016

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BOARD OF SUPERVISORS
FINANCE/GOVERNMENT OPERATIONS AND
ECONOMIC DEVELOPMENT COMMITTEE
ACTION ITEM

SUBJECT: **CONTRACT AWARD/ Construction of the Edgar Tillett Memorial Park Improvements**

ELECTION DISTRICT: Blue Ridge

CRITICAL ACTION DATE: October 11, 2016

STAFF CONTACTS: Joe Kroboth III, Transportation and Capital Infrastructure
Mark Hoffman, Transportation and Capital Infrastructure
Christopher Bresley, Finance and Procurement

PURPOSE: To award a contract for the Construction of the Edgar Tillett Memorial Park Improvements.

RECOMMENDATION: **Staff** recommends that the Finance/Government Operations and Economic Development Committee recommend to the Board of Supervisors (Board) that the Purchasing Agent be authorized to award a contract for the Construction of the Edgar Tillett Memorial Park Improvements to Sorensen Gross Company in the estimated amount of $1,447,000.

BACKGROUND: Invitation for Bid No. 469 was issued on August 19, 2016 for the Construction of the Edgar Tillett Memorial Park Improvements. Four (4) bids were received on September 26, 2016 with Sorensen Gross Company being the lowest responsive and responsible bidder in the amount of $1,447,000. The other three bids were as follows:

Name	Bid Price
Madigan Construction	$1,552,225
Hammerhead Construction of Virginia	$1,616,800
Jeffrey Stack, Inc.	$1,636,059

Edgar Tillett Memorial Park is located at the intersection of Belmont Ridge Road and Truro Parish Drive. The scope of work includes American with Disabilities Act (ADA) accessible rest room facility, concession stand, ADA accessible ramps/sidewalks, and stairs, access road and parking improvements.

ISSUES: Edgar Tillett Memorial Park consists of four lighted diamond fields and a parking lot that is more than 20 feet higher in elevation than the fields. Only a gravel path approximately 10 feet in width currently connects the parking area to the athletic fields. For individuals with limited mobility to access the fields, they must be shuttled using all-terrain vehicles from the parking lot to the fields. In addition, portable toilets are currently used at the park during high use periods due to the lack of permanent restroom facilities.

This project will construct ADA compliant walking paths from a reconfigured parking area to the athletic fields and a sufficiently wide paved road to allow vehicles to drive to field level. The new paths will provide a direct walkway for pedestrians from the upper parking area to the athletic fields. The new paved road will provide a much safer means of access to the athletic fields for authorized vehicles to drop off individuals with limited mobility and emergency vehicles. In addition, a permanent restroom building with concession area will be constructed to better serve the park. This project will greatly improve park accessibility.

FISCAL IMPACT: Sufficient funding is appropriated in the Edgar Tillett Memorial Park project in the Capital Fund to award the construction contract to Sorensen Gross Company in the estimated amount of $1,447,000. This project is funded using $2,379,406 in cash proffers. The remaining unspent, unencumbered balance in the project account totals $1,816,380.

ALTERNATIVES:

1. Recommend to the Board that the Purchasing Agent be authorized to award a contract for the Construction of the Edgar Tillett Memorial Park Improvements to Sorensen Gross Company in the estimated amount of $1,447,000.

2. Do not recommend award of contract and direct staff on how to proceed

DRAFT MOTIONS:

1. I move that the Finance/Government Operations and Economic Development Committee recommend to the Board of Supervisors that the Purchasing Agent be authorized to contract for the Construction of the Edgar Tillett Memorial Park Improvements to Sorensen Gross Company in the estimated amount of $1,447,000.

OR

2. I move an alternate motion.

ATTACHMENT:

1. *Capital Improvement Program:* FY 2011 Adopted Fiscal Plan, page 8-70.
2. Project Site Plan

Edgar Tillett Memorial Park

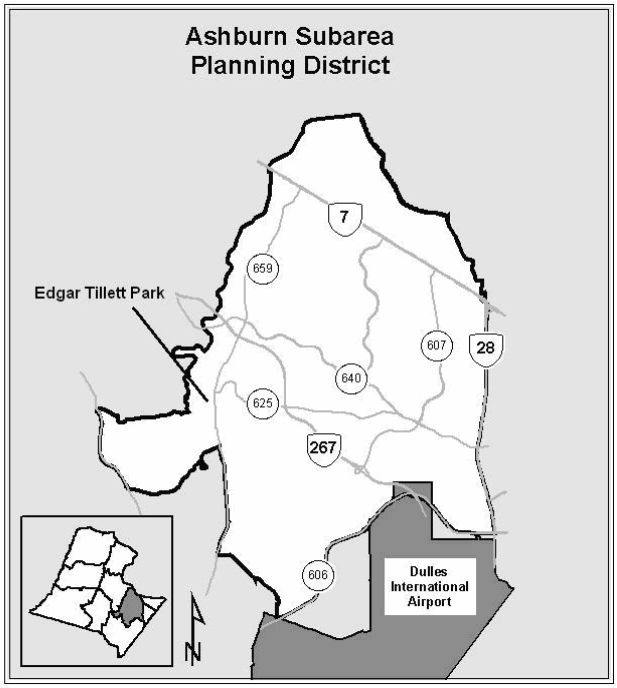
Project Description

This project provides for improvements to the 51.5 acre park site off of Belmont Ridge Road in the Broadlands development. The park currently contains two baseball fields and two softball fields, along with associated parking.

Cash proffers will be used in FY 11 to provide facilities for restrooms and concessions, additional parking, trails and a playground.

Current Status

The Proffer Trust accounts funding this project can be referenced in the Proffer Fund Section of this document.



Funding

This project is funded using cash and in-kind proffers, as well as gifts and donations.

Operating Impact

Operations & Maintenance

This project will be partially completed in FY 11 and open for use in FY 12. The improvements completed in FY 11 will not incur operations and maintenance expenses during the six-year planning period.

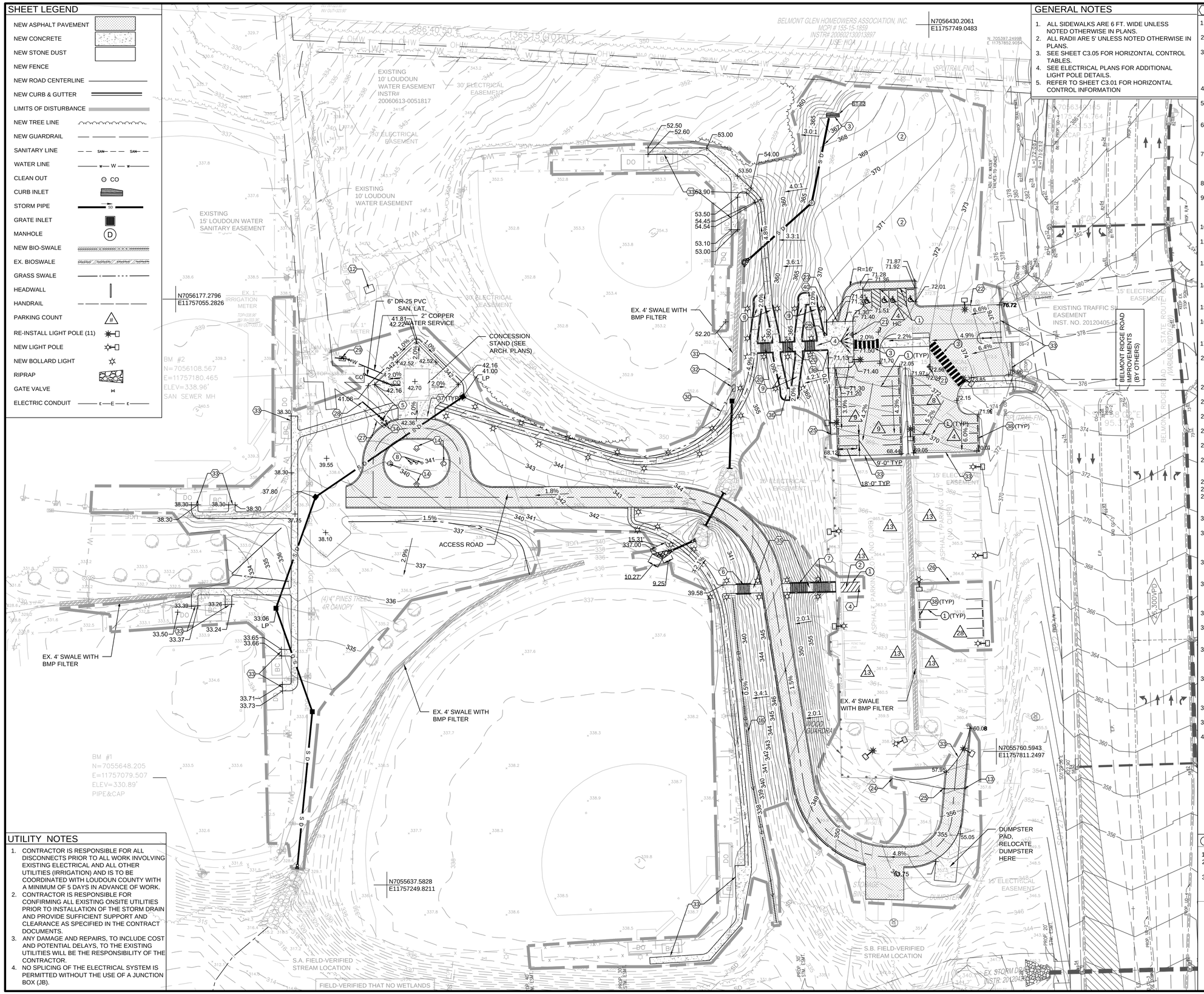
Debt Service

No debt service expense will be incurred during the six-year planning period.

Capital ($ in 1000s)	Prior Alloc.	FY 2011 Adopted	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	6 Year Total	Future FY's	Project Total
Professional Services	125	90	0	0	0	0	0	90	0	215
Land Acquisition	25	0	0	0	0	0	0	0	0	25
Furniture, Fixtures & Equip	0	105	0	0	0	0	0	105	0	105
Const of Recreational Facility	2,105	1,000	0	0	0	0	0	1,000	0	3,105
Total Cost	**2,255**	**1,195**	**0**	**0**	**0**	**0**	**0**	**1,195**	**0**	**3,450**
Gifts & Donations	35	0	0	0	0	0	0	0	0	35
Proffers (Cash)	2,195	1,195	0	0	0	0	0	1,195	0	3,390
Proffers (In-kind)	25	0	0	0	0	0	0	0	0	25
Total Financing	**2,255**	**1,195**	**0**	**0**	**0**	**0**	**0**	**1,195**	**0**	**3,450**

SHEET LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- NEW STONE DUST
- NEW FENCE
- NEW ROAD CENTERLINE
- NEW CURB & GUTTER
- LIMITS OF DISTURBANCE
- NEW TREE LINE
- NEW GUARDRAIL
- SANITARY LINE
- WATER LINE
- CLEAN OUT
- CURB INLET
- STORM PIPE
- GRATE INLET
- MANHOLE
- NEW BIO-SWALE
- EX. BIOSWALE
- GRASS SWALE
- HEADWALL
- HANDRAIL
- PARKING COUNT
- RE-INSTALL LIGHT POLE (11)
- NEW LIGHT POLE
- NEW BOLLARD LIGHT
- RIPRAP
- GATE VALVE
- ELECTRIC CONDUIT



GENERAL NOTES

1. ALL SIDEWALKS ARE 6 FT. WIDE UNLESS NOTED OTHERWISE IN PLANS.
2. ALL RADII ARE 5' UNLESS NOTED OTHERWISE IN PLANS.
3. SEE SHEET C3.05 FOR HORIZONTAL CONTROL TABLES.
4. SEE ELECTRICAL PLANS FOR ADDITIONAL LIGHT POLE DETAILS.
5. REFER TO SHEET C3.01 FOR HORIZONTAL CONTROL INFORMATION

SHEET KEYNOTES

1. CONSTRUCT TEMPORARY HANDICAP PARKING AREA WITH ASPHALT PATH
2. ROUGH GRADE FUTURE PARKING AREA. SEED AND STABILIZE AREA.
3. INSTALL INLET ST-02 FOR FUTURE PARKING AREA. CONTRACTOR TO LEAVE INLET PROTECTION AS SHOWN ON C5.03 INTACT AFTER COMPLETION OF PHASE 1.
4. INSTALL NEW BOLLARD (24 / C3.04)
5. RE-INSTALL EX. FIRE HYDRANT AND VALVE (31 / C3.05)
6. 12 EACH 6" CONCRETE RISERS W/ HANDRAILS. REFER TO STRUCTURAL DRAWING FOR DETAILS. (28 / C3.06)
7. 16 EACH 6" CONCRETE RISERS W/ HANDRAILS. REFER TO STRUCTURAL DRAWING FOR DETAILS. (28 / C3.06)
8. FLAG POLE (SEE ARCHITECTURAL PLANS)
9. ADA ACCESSIBLE RAMP W/ HANDRAIL. SEE STRUCTURAL PLANS FOR RAMP DETAILS (27 / C3.06)
10. AND 11. NOT USED
12. NEW TRANSFORMER ON PAD (SEE ELECTRICAL PLANS)
13. INSTALL ENTRANCE GATE W/ KNOX BOX (17 / C3.03)
14. INSTALL FLAG POLE LIGHTS (SEE ELECTRICAL PLANS)
15. NOT USED
16. INSTALL NEW BIOSWALE (SEE C5.01 FOR ELEVATIONS) (02 / C4.05)
17. TO 19. NOT USED
20. 10 EACH 6" CONCRETE RISERS W/ HANDRAILS. REFER TO STRUCTURAL DRAWING FOR DETAILS (TYP.) (28 / C3.06)
21. NO PARKING ANYTIME SIGN (09 / C3.02)
22. BEGIN FLUSH CURB
23. END FLUSH CURB (19 / C3.03)
24. BEGINNING OF NEW GUARDRAIL (26 / C3.04)
25. END OF NEW GUARDRAIL
26. DISTURBANCE FOR RE-STRIPING & BOLLARD INSTALLATION ONLY.
27. PROPOSED 10' LOUDOUN WATER EASEMENT
28. CONNECT NEW 6" DIP TO EX. 6" DIP
29. REDUCED PRESSURE ZONE VALVE. CONCRETE PAD MUST BE 4 INCHES ABOVE EXISTING GRADE. (29 / C3.06)
30. RE-ROUTE EXISTING ELECTRICAL CONDUIT AS SHOWN
31. REPLACE EXISTING BIO-SWALE AS REQUIRED FOR NEW ELECTRICAL WORK (04 / C4.05)
32. NEW JUNCTION BOX (REFER TO ELECTRICAL PLANS)
33. ULTIMATE GRADES SHOWN. CONTRACTOR TO MEET AND MATCH EXISTING GRADE TO PROVIDE SMOOTH TRANSITIONS.
34. INSTALL NEW FIRE HYDRANT BOLLARD (32 / C3.05)
35. SOUTHERN STAIRS. SEE DETAIL FOR PROPOSED ELEVATIONS (01 / C4.05)
36. SWITCHBACK RAMPS AND NORTHERN STAIRS. SEE DETAIL FOR PROPOSED ELEVATIONS (03 / C4.05)
37. INSTALL NEW REMOVABLE BOLLARDS, 5 FT ON CENTER (34 / C3.05)
38. NEW CONCRETE WHEEL STOP (06 / C3.02)
39. BEGIN NEW GUARDRAIL
40. END NEW GUARDRAIL 10' FROM EDGE OF CONCRETE (26 / C3.04)

UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL DISCONNECTS PRIOR TO ALL WORK INVOLVING EXISTING ELECTRICAL AND ALL OTHER UTILITIES (IRRIGATION) AND IS TO BE COORDINATED WITH LOUDOUN COUNTY WITH A MINIMUM OF 5 DAYS IN ADVANCE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL EXISTING ONSITE UTILITIES PRIOR TO INSTALLATION OF THE STORM DRAIN AND PROVIDE SUFFICIENT SUPPORT AND CLEARANCE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
3. ANY DAMAGE AND REPAIRS, TO INCLUDE COST AND POTENTIAL DELAYS, TO THE EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NO SPLICING OF THE ELECTRICAL SYSTEM IS PERMITTED WITHOUT THE USE OF A JUNCTION BOX (JB).

PAVEMENT MARKING NOTES

1. TYPE B, CLASS 1, WHITE, 4" WIDTH
2. TYPE B, CLASS 1, WHITE, 4" WIDTH, 2.5' ON CENTER
3. TYPE B, CLASS 1, WHITE, 24" WIDTH, SPACED 2' APART

LOUDOUN COUNTY, VIRGINIA — 1757

LSY ARCHITECTS & LABORATORY PLANNERS

ATKINS SETTY

SIMPSON GUMPERTZ & HEGER — Engineering of Structures and Building Enclosures

Architect and Engineer Name and LEAD

ARCHITECT:	LOUVERE, STRATTON & YOKEL, LLC 8484 GEORGIA AVE, SUITE 650 SILVER SPRING, MD 20910 (301) 588-1500
CIVIL ENGINEER:	ATKINS 2318 MILL ROAD, SUITE 1040 ALEXANDRIA, VA 22314 (703) 535-3008
MEP ENGINEER:	SETTY 3040 WILLIAMS DRIVE FAIRFAX, VA 22031 (703) 691-2115
STRUCTURAL ENGINEER:	SIMPSON, GUMPERTZ & HEGER 1828 L STREET, NW, SUITE 900 WASHINGTON, DC 20036 (202) 229-4199

REVISIONS

NO.	DESCRIPTION	DATE

CONTRACTORS

A/E CON. NO. A/E TASK NO. CONS. CONTR. CONS. WORK PRIME A/E SUB A/E CONSTR. CON.	LSY ARCHITECTS ATKINS

BUILDING

FACILITY CODE BUILDING NO. NAME STREET CITY STATE/ZIP OTHER BUILDING NO.	LOUDOUN COUNTY 801 SYCOLIN RD, SE LEESBURG VIRGINA, 20175

PROJECT

PROJ. NO. LSY PROJ. NO. PROJ. MGR. SUBMISSION SUB. DATE	13040 BID DOCUMENTS 08/10/2016

N

PROJECT TITLE: EDGAR TILLET MEMORIAL PARK

DRAWING TITLE: PHASE 1 SITE AND GRADING PLAN

SEAL: COMMONWEALTH OF VIRGINIA — JAMES M. KAPINOS — No. 023883 — 8/5/16 — PROFESSIONAL ENGINEER

DRAWING

DESIGNED BY	GEC
DRAWN BY	DAR
CHECKED BY	EPB
DATE	08/10/2016
FILE NAME	
DRAWING NO.	C2.03

07 OF 32
SHEET NUMBER

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