

**BOARD OF SUPERVISORS
BUSINESS MEETING
ACTION ITEM**

**SUBJECT: FINANCE/GOVERNMENT OPERATIONS AND
ECONOMIC DEVELOPMENT COMMITTEE REPORT:
Contract Award/Construction of the Ashburn Senior
Center**

ELECTION DISTRICT: Broad Run

CRITICAL ACTION DATE: June 20, 2019

STAFF CONTACTS: Joe Kroboth III, Transportation and Capital Infrastructure
Bruce Johnston, Transportation and Capital Infrastructure
Cheryl L. Middleton, Finance and Procurement

PURPOSE: To award a contract for the Construction of the Ashburn Senior Center

RECOMMENDATIONS:

Finance/Government Operations and Economic Development Committee (FGOEDC): The FGOEDC is anticipated to make a recommendation at the June 17, 2019 meeting.

Staff: Staff recommends that the Board of Supervisors (Board) authorize the Purchasing Agent to award a contract for the Construction of the Ashburn Senior Center to Crisak, Inc. in the estimated amount of \$8,944,602.

BACKGROUND: Invitation for Bid (IFB) No. RFQ 72779 was issued on March 20, 2019, for the Construction of the Ashburn Senior Center. Five (5) bids were received on April 30, 2019. A tabulation of the bids received are as follows:

Name	Bid Price
Crisak, Inc.	\$8,944,602
Hess Construction	\$9,151,575
Sorensen Gross Company	\$9,549,700
FHP Tectonics	\$9,810,250
Harkins Builders	\$9,893,000

Upon evaluation of the bids received, Crisak, Inc. was determined to be the lowest responsive and responsible bidder.

The Ashburn Senior Center will be a standalone structure comprised of approximately 16,866 square feet. The Senior Center will provide administrative and program space for staff and adults age 55 and older. The program space includes a small gymnasium with area for two pickle ball courts with an adjacent commercial kitchen, game room, art classroom, art workroom, kiln room, gallery, technology and computer room, fitness and wellness areas, group exercise, lounge, club room and coffee area, administrative area, restrooms and storage areas. In addition to the building program areas, the surrounding exterior areas have been created to act as extension to the classroom areas where the activities are allowed to flow to the exterior to take advantage of the natural surrounds. It is anticipated that it will take approximately eighteen (18) months to complete construction.

ISSUES: This project will construct a senior center on a 5-acre proffered site in the Ashburn Planning Subarea during the FY 2017-2026 Capital Needs Assessment Planning period. The Ashburn Planning Subarea does not currently have a Senior Center to serve its residents. If this facility is not built, residents will need to travel to other senior centers elsewhere in the County.

FISCAL IMPACT: On May 23, 2019, the Board added \$2,500,000 of additional funding (\$583,204.70 of proffers and \$1,916,795.30 of Capital Improvement Program (CIP) contingency) to this project in order to award the construction contract. Sufficient funding is available in the Ashburn Senior Center CIP project account to award the construction contract in the amount of \$8,944,602.

ALTERNATIVES:

1. Authorize the Purchasing Agent be authorized to award a contract for the Construction of the Ashburn Senior Center to Crisak, Inc. in the estimated amount of \$8,944,602.
2. Do not authorize award of the contract and direct staff on how to proceed.

DRAFT MOTIONS:

1. I move the Board of Supervisors authorize the Purchasing Agent to award a contract for the Construction of the Ashburn Senior Center to Crisak, Inc. in the estimated amount of \$8,944,602.

OR

2. I move an alternate motion.

ATTACHMENT:

1. *Capital Improvement Program: FY 2019 Adopted Budget, page 10-29*



Ashburn Senior Center

Project Description – C02105

This project provides funding to construct a 16,000-square-foot Senior Center on a five-acre proffered site in the Ashburn Planning Subarea. The site was dedicated to the County by the developer of the Regency at Ashburn (ZMAP-2005-0023).

The Senior Center would provide administrative and program space for staff, older adults age 55 and above and volunteers at the Center, as well as a small gymnasium, large multi-purpose room with an adjoining commercial kitchen, exercise/fitness room, classrooms, a game room, computer lab, arts and craft room, restrooms and storage areas.

The additional funding in FY 2019 is needed for additional site costs associated with this proffered site.

This program is planned to be funded with cash proffers.

Election District

Broad Run



Capital (\$ in 1000s)	Prior							6 Year Total	Future FY's	Project Total
	Alloc.	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024			
Land	-	-	-	-	-	-	-	-	-	-
Professional Services	1,100	-	-	-	-	-	-	-	-	1,100
Construction	6,475	1,200	-	-	-	-	-	1,200	-	7,675
Furniture, Fixtures & Equip	710	-	-	-	-	-	-	-	-	710
Other	-	-	-	-	-	-	-	-	-	-
Total Cost	8,285	1,200	-	-	-	-	-	1,200	-	9,485
Local Tax Funding	-	-	-	-	-	-	-	-	-	-
Fund Balance	-	-	-	-	-	-	-	-	-	-
General Obligation Bonds	-	-	-	-	-	-	-	-	-	-
Lease Revenue Financing	-	-	-	-	-	-	-	-	-	-
Proffers (Cash)	8,285	1,200	-	-	-	-	-	1,200	-	9,485
Proffers (In-Kind)	-	-	-	-	-	-	-	-	-	-
State Capital Assistance	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-
Local Gasoline Tax	-	-	-	-	-	-	-	-	-	-
Proceeds from Land Sale	-	-	-	-	-	-	-	-	-	-
Federal Funding	-	-	-	-	-	-	-	-	-	-
Total Financing	8,285	1,200	-	-	-	-	-	1,200	-	9,485

Operating Impact (\$ in 1000s)	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total
FTE	-	1.00	18.33	-	-	-	19.33
Personnel	-	80	739	761	784	807	3,170
O&M	-	-	263	265	268	271	1,066
Total Impact	-	80	1,001	1,026	1,052	1,078	7,549