



**Arlington  
Public  
Schools**

**Superintendent's Office • 1426 N. Quincy Street • Arlington, Virginia 22207**

March 5, 2014

Hon. Barbara M. Donnellan  
County Manager  
Arlington County  
2100 Courthouse Plaza  
Arlington, VA 22201

Reference: Thomas Jefferson Joint Use Facility Foundation Wall Repair  
Allocation from Arlington County Government/Arlington County Public Schools Joint  
Fund for Community Amenities

Dear Ms. Donnellan:

We would like to come to agreement on joint funding for the foundation wall repair project at the Thomas Jefferson Joint Use Facility. The project is required to address several deficiencies in the original construction, including concrete additives and absence of waterproofing to basement walls that have caused steel reinforcing to rust thereby eliminating the structural capacity of the basement wall to withstand lateral loads and necessitating temporary bracing. Other deficiencies include absence of through-wall flashing, grading that does not direct rainwater away from the building adequately and failed clay tile storm drains. The scope of the project includes architectural and structural repairs, new rainwater leaders, foundation and storm drains and waterproofing, re-grading and some minor associated mechanical and plumbing work. Temporary bracing and temporary pedestrian protection will be required during construction to maintain access into and out of the building.

It was originally anticipated that the construction cost would be \$1,514,764 and that total project cost would be \$2,370,000. There have been two rounds of bidding for construction. No bids were qualified during the first round of bidding. Drawings, specifications, and qualification documents were revised for the second round of bidding to secure qualified bids. The lowest responsive bid in the second round of bidding was \$1,824,089. In order to reduce the cost of the project, a deduct alternate for some additional site work will be accepted, reducing the contract sum to \$1,789,994. The project is scheduled to start in March 2014 and to be completed by October 2014. Consequently \$228,600 more than originally anticipated needs to be allocated from the Joint Fund.


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A breakdown of the total project cost of \$2,598,600 is provided below:

<u>Item</u>	<u>Amount</u>
Construction Cost: Base Bid accepting one deduct alternate	\$1,789,994
Soft costs	\$ 632,886
Contingency	<u>\$ 175,720</u>
<b>Total project cost</b>	<b>\$2,598,600</b>

By this agreement, the County Manager and Superintendent designate and allocate \$2,598,600 from Arlington County Government/Arlington County Public Schools Joint Fund for Community Amenities to the Thomas Jefferson Joint Use Facility foundation wall repair project in order for the School Board to finalize the total project budget and award the contract for construction.

  
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Patrick K. Murphy      3-6-14  
Superintendent      Date  
Arlington Public Schools

 3/28/14  
\_\_\_\_\_  
Barbara M. Donnellan      Date  
County Manager  
Arlington County Government