

ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 17, 2021

DATE: July 6, 2021

SUBJECT: Award of Contract No. 21-DES-ITB-486 to Environmental Quality Resources, LLC for the construction of the Ballston Pond Retrofit Project, and acceptance and appropriation of State Local Assistance Fund grant funds.

C. M. RECOMMENDATIONS:

1. Approve the award of Contract No. 21-DES-ITB-486 to Environmental Quality Resources LLC for the construction of the Ballston Pond Retrofit Project in the amount of \$3,649,215.00 and an allocation of \$547,382.25 as a contingency for change orders or increased quantities for a total contract authorization of \$4,196,597.25.
2. Authorize the Purchasing Agent to execute the contract documents subject to legal review by the County Attorney.
3. Accept and appropriate a \$500,000 reimbursement grant from the State Local Assistance Fund (322.364910.47224.BBP.0000.000) to the Department of Environmental Services (322.484009.47224.BBP.0000.0000).

ISSUES: County Board authorization is required to award construction contracts in excess of \$250,000 and to accept grant funds. There are no outstanding issues at this time.

SUMMARY: The project is a retrofit of an existing stormwater detention pond. The project will convert the pond to a constructed wetland to restore its stormwater management functions, as well as improve water quality, and increase wildlife habitat. Planned improvements include re-grading the pond, retrofitting the existing riser structure, adding a platform overlook, and restoring native plant species.

BACKGROUND: The Ballston Pond retrofit will provide stormwater treatment for over 460 acres in the Lubber Run watershed. The project is among the County's most effective opportunities to achieve its water quality objectives and meet its regulatory requirements under the Chesapeake Bay Total Maximum Daily Load (TMDL) and Municipal Separate Storm Sewer System (MS4) Permit. Stormwater currently bypasses the existing pond, which has filled up with sediment. The retrofit will create more than 2 acres of wetlands that will store and treat stormwater improving resiliency and water quality. The new deep and shallow

County Manager:

MJS / Mic

County Attorney:

JAM

MNC

Staff: John Candler, DES

30.

water zones and wetland and upland native plantings will provide wildlife habitat. Park improvements include a new observation platform with educational signage and seating, trail reconstruction, entrance signs, and bike racks. The project supports recreation and interaction with the natural environment contributing towards the County’s Biophilic Cities objectives, recreation, and fosters a sense of place for the Ballston area. The Department of Parks & Recreation (DPR) and Department of Environmental Services (DES) have partnered on this project, which integrates objectives of both agencies. A DPR initiative to re-name the park will further renew this Ballston natural space.

In 2013, the County applied for and received a grant award in the amount of \$500,000 from the State Local Assistance Fund (SLAF) administered by Virginia DEQ for construction. The SLAF monies continue to be available for this project pending acceptance by the County Board, and DEQ receipt of the executed construction contract.

DISCUSSION: The Office of the Purchasing Agent received eight bids on April 20, 2021, in response to Invitation to Bid No. 21-DES-ITB-486:

Bidders	Bid Amount
Avon Corporation	\$2,603,500.00
Veterans Kitchen Maintenance Inc.	\$3,410,000.00
Environmental Quality Resources LLC.	\$3,649,215.00
Triangle Construction LLC	\$3,827,850.00
HGS LLC	\$4,152,675.00
Sagres Construction	\$4,876,000.00
Old Line Construction Inc.	\$5,132,319.00
W. M. Schlosser Company Inc.	\$8,588,000.00

The low bidder, Avon Corporation, was not found to be a responsible bidder and their bid was found to be non-responsive. The next lowest bidder, Veterans Kitchen Maintenance Inc., was deemed non-responsive in their bid package. The third lowest bidder, Environmental Quality Resources, LLC is the lowest responsive and responsible bidder. The bid amount is lower than the Engineer’s Estimate of construction costs.

A contingency amount of \$547,382.25 (15%) is recommended for any necessary change orders and increased quantities.

PUBLIC ENGAGEMENT:

Level of Engagement: The project falls under the “Involve” level of engagement, because construction will impact Arlington businesses and commuters and the project fundamentally changes an existing resource and amenities.

Outreach Methods: This project design resulted from two years of intense engagement (2011-2012) with the Ballston Pond Restoration Advisory Group. This group represented nearby civic associations, relevant commissions, and business and environmental organizations. Based on initial public input, three concept designs were developed and the preferred concept was selected

for the final design. In 2013 the project had to be put on hold to obtain necessary easements. After minor re-design to bring the project to current standards, and re-permitting, staff re-engaged with the public at a January 30, 2019 meeting. COVID-19 and related budget concerns further delayed project construction until FY22. Staff have continued to engage with local building property management companies, the Ballston BID and local civic associations as well as related commissions to keep them up to date about the project.

Community Feedback: The community continues to be very supportive of the project and it is highly anticipated by Ballston area residents and businesses.

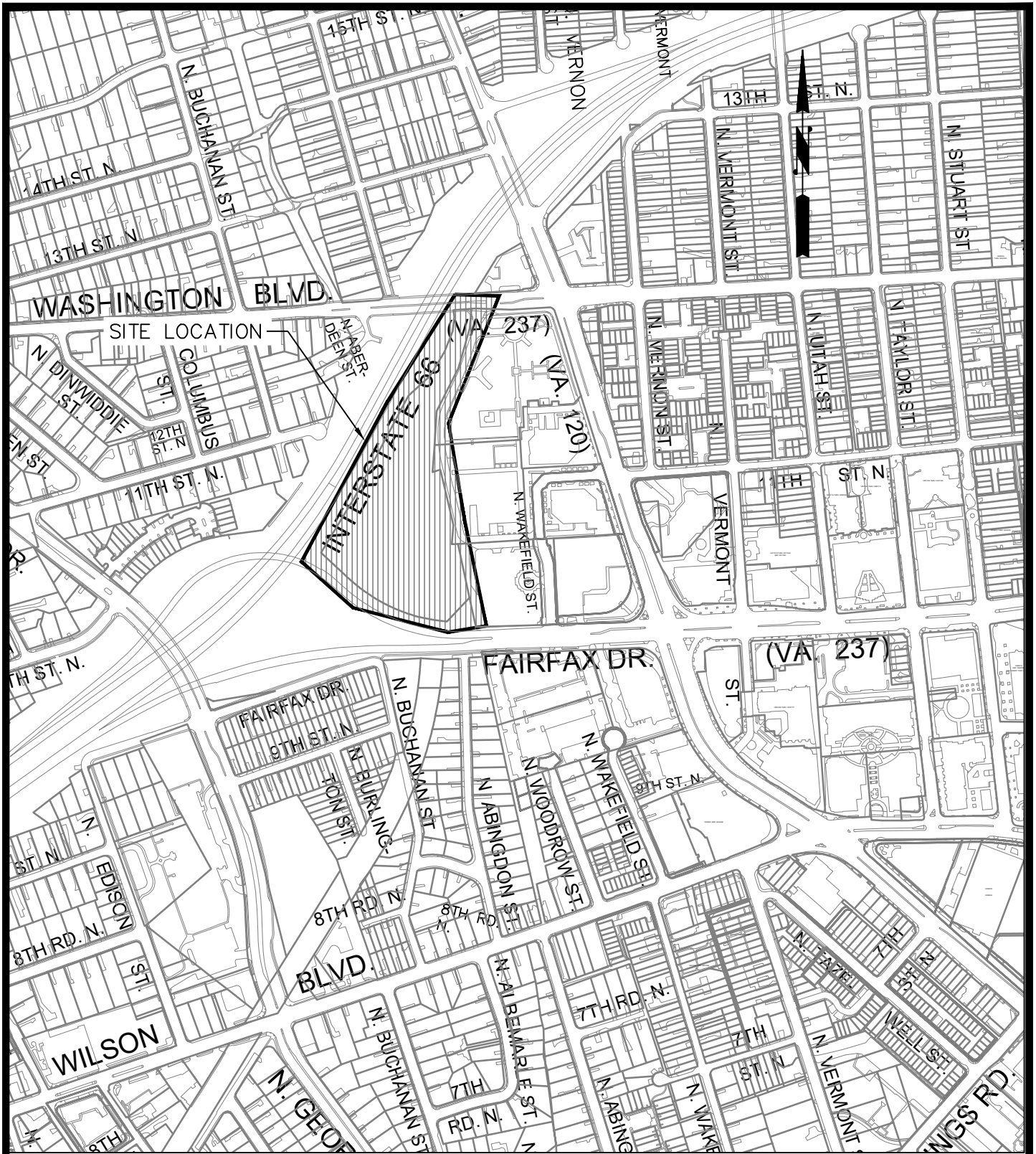
FISCAL IMPACT: This project was included in the adopted Fiscal Year 2021 Capital Improvement Plan (CIP) in the Water Quality Section of the Stormwater Program. The DPR improvement portion of the project is funded through a [2014 Site Plan](#) (SP#64-Condition 63). Project Stormwater Local Assistance Fund (SLAF) grant funds will be accepted from Department of Environmental Quality (DEQ) upon contract approval.

<u>Total Current Estimated Project Costs</u>	
CIP Ballston Pond Stormwater Project Cost Estimate	\$4,530,000.00
<u>DPR Project Cost Estimate</u>	<u>\$1,096,353.00</u>
Total Project Cost Estimate	\$5,626,353.00
Current Total Project Cost Estimate	\$4,196,597.00
Variance (Amount)	\$1,429,755.00
Variance (Percentage)	25.4%

The total contract authorization of \$4,196,597.25 will be funded by the following sources:

FY 2021 Capital Improvement Plan (CIP) - Stormwater	
<u>Amount</u>	<u>Account Number</u>
\$2,600,244.75	322.484009.47224.BBP.0000.0000 (Stormwater Bond Funds)
\$500,000	322.364910.47224.BBP.0000.0000.
\$3,100,244.75	Subtotal –Stormwater improvements
2014 Marymount Site Plan #64 (Condition 63) – Contribution of \$1,150,000 for Ballston Pond Improvement Project	
<u>Amount</u>	<u>Account Number</u>
\$953,350.00	313.480001.80001.BPIP.0000.0000 (DPR Project)
\$143,003.00	313.480001.80001.BPIP.0000.0000 (DPR Project Contingency)
\$1,096,353.00	Subtotal – DPR improvements

\$4,196,597.00 TOTAL FUNDING



SCALE: 1" = 500'

**BALLSTON POND RETROFIT PROJECT
21-DES-ITB-486**

VICINITY MAP