SUBJECT: Approve the Award of a Contract between Environmental Quality Resources, L.L.C. and the Arlington County Board for Construction of the Donaldson Run Stream Restoration Project.

C. M. RECOMMENDATIONS:

1. **Approve** the award of Agreement Number 239-05 between Environmental Quality Resources, L.L.C. and the County Board for construction of the Donaldson Run Stream Restoration Project for a total contract amount of $1,244,422.24 and a contingency of $186,663.34 for a total contract authorization of $1,431,085.58.

2. **Authorize** the Purchasing Agent to execute the contract documents, subject to legal review by the County Attorney.

3. **Appropriate** $1,075,761.71 from the Watershed Management Fund (099.351) to the Department of Environmental Services (DES) General Capital (013.356) to fund a portion of the stream restoration project costs.

ISSUES: None.

SUMMARY: The purpose of this Agreement is to construct the Donaldson Run Stream Restoration Project (“Project”) within Zachary Taylor and Lee Heights Parks. In addition to creating a new, stable stream channel, the Project includes in-stream habitat improvements and substantial stream valley planting. Also part of the Project are the installation of a new vehicular/pedestrian bridge and storm and sanitary sewer work necessary to accommodate the Project. This is Arlington County’s first comprehensive stream corridor restoration project, a key component of the County’s adopted Watershed Management Plan. The Project has had significant community and neighborhood input, including the participation of a stakeholder advisory group in the planning and design process (see Attachment 1 for the Project location).

The Project will be funded from the Watershed Management Fund ($1,075,761.71) as well as by funds previously appropriated from the Storm Drainage bond fund ($282,000.00) and the Neighborhood Conservation Program ($73,323.87).
BACKGROUND: As part of the development of Arlington County’s first Watershed Management Plan, staff inventoried the physical and biological condition of the County’s stream network in 1999. Not surprisingly, given the significant development in place in the County, most of the County’s streams were found to be in fair condition at best. There were also a large number of stream reaches identified in poor condition due to factors such as the extent of impervious cover and storm sewer network as well as watershed topography and soils. In particular, the stream inventory identified Donaldson Run within Zachary Taylor and Lee Heights parks as one of the most degraded stream reaches in the County, with severe erosion and habitat problems as well as substantial sanitary sewer infrastructure damage, but with good potential for restoration due to public ownership of the relatively intact stream valley.

As a result of the stream inventory, and because of the difficulty of controlling stormwater at the source in a heavily developed and built-out jurisdiction like Arlington, comprehensive stream restoration became one of the key recommendations of the County’s Watershed Management Plan, adopted in April 2001.

At about the same time the County Board adopted the Watershed Management Plan (April 2001), the Donaldson Run Civic Association received Neighborhood Conservation (NC) Funding to study how to address the severe stream problems in Donaldson Run within Zachary Taylor and Lee Heights Parks. This confluence of a master plan-identified priority with local neighborhood interest resulted in the combined funding of $25,000 NC investment with approximately $200,000 of other County funds to hire a consultant (Vanasse, Hangen, Brustlin, Inc.) to study the stream and its watershed and work with staff and the community to develop a design for its restoration.

Final designs and construction bid documents were completed in early May 2005, and the Purchasing Office issued Invitation to Bid No. 239-05 for construction of the Donaldson Run Stream Restoration Project on May 9, 2005.

DISCUSSION: The Purchasing Agent received five bid(s) under Invitation to Bid No. 239-05 for construction of the Donaldson Run Stream Restoration Project on June 16, 2005.

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Bid Amount</th>
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<tr>
<td>Environmental Quality Resources, L.L.C.</td>
<td>$1,340,829.68</td>
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<tr>
<td>Coastal Design &amp; Construction, Inc.</td>
<td>$1,371,537.00</td>
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<tr>
<td>Corinthian Contractors, Inc.</td>
<td>$1,444,414.00</td>
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<tr>
<td>Sagres Construction Corp.</td>
<td>$3,798,060.00</td>
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<tr>
<td>GW Management Services, L.L.C.</td>
<td>$4,475,300.00</td>
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Environmental Quality Resources, L.L.C. (EQR) submitted the lowest responsive bid for the construction of the Donaldson Run Stream Restoration Project, and EQR was determined to be a responsible bidder. Because the bid amount exceeded the engineer’s estimate and allocated project budget, subsequent negotiation with EQR reduced the total bid to $1,244,422.24. A contingency fund of 15 percent or $186,663.34 is recommended for any necessary change orders and increased quantities. Therefore, the total contract authorization requested is $1,431,085.58.
The final contract price is higher than the engineer’s estimate due primarily to substantial increases over the past year in the cost of fuel and of large quarried rock. In addition, a number of items not in the original estimate were added to the scope to enhance tree protection and overall site restoration measures.

The primary funding of this Project from the Watershed Management Fund is in accordance with the adopted amendments (County Board Meeting, February 8, 2003) to Chapter 61 of the Chesapeake Bay Preservation Ordinance, Section 61-11.

**FISCAL IMPACT:** Funds for this contract are available from the Watershed Management Fund $1,075,761.71 (099.351), the Storm Drainage bond fund $282,000.00 (014.SIH.SD), previously appropriated, and the Neighborhood Conservation Program $73,323.87 (016.CJJ.N349) to fund a new vehicular/pedestrian bridge to be constructed with the Project. The County Board appropriated this Neighborhood Conservation Program funding at its February 23, 2002, meeting.