DATE: June 16, 2005

SUBJECT: Authorization of an Amendment to Agreement Number 105-04 between Arlington County and RTKL Associates, Inc., for Architectural and Engineering Services for the construction of the new Walter Reed Community Center.

C. M. RECOMMENDATION:

1. Authorize Amendment No. 1 to Agreement Number 105-04 for architectural and engineering construction administration services for the new Walter Reed Community Center, with RTKL Associates, Inc., to include a base contract increase of $35,000 and a contingency increase of $10,000, for a total contract authorization of $130,457 with a total contract contingency of $20,000, for a total authorization of $150,457.

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

ISSUES: None

SUMMARY: This is a request for authorization to amend the architectural and engineering construction administration services contract to include additional work for structural engineering services. This request also authorizes the architectural and engineering firm to perform the LEEDs certification services that were not included in their original contract and in lieu of using a third party to perform the certification services.

BACKGROUND: At the February 21, 2004 Board meeting, the construction contract for the new Walter Reed Community Center and the Agreement with RTKL Associates for construction administration services were approved. As construction has progressed and changes to the structural design were required, it has become clear insufficient hours were included for tasks associated with structural engineering. The original contract contained a $10,000 contingency which has been used to partially offset the additional structural engineering costs to date. This authorization will restore the contingency and also provide additional funding for structural engineering, LEEDs certification services, site civil, and architectural changes required to complete the project.
DISCUSSION: RTKL Associates, Inc. will continue to perform construction administration services through project completion including work required for LEEDs certification of the new center. Even with this increase, the construction administration contract remains within industry standards as a percentage of total project cost for services including LEEDs certification.

FISCAL IMPACT: Funds are available for the additional construction administration work in previously approved PAYG General Capital funds (013.039) allocated to the Walter Reed Community Center project.