DATE:  June 21, 2006

SUBJECT:  Authorization of an Amendment to Agreement Number 121-98 between Arlington County and Lukmire Partnership, Inc for Architectural and Engineering Services for the design and construction administration of the new Shirlington Library and Signature Theater.

C. M. RECOMMENDATION:

1. **Authorize** Amendment No. 9 to Agreement Number 121-98 for architectural and engineering construction administration services for the new Shirlington Library and Signature Theater, with Lukmire Partnership, Inc, to include a base contract increase of $542,156 and a contingency increase of $81,300, for a total contract authorization of $1,489,456.

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

ISSUES:  None.

SUMMARY:  In 1998, The Lukmire Partnership Inc. was contracted to provide architectural and engineering services for the design of the 15,000 square foot Shirlington Library. During the design process, the County successfully negotiated an agreement with Federal Realty to a land swap for the library site, and then with Signature Theatre to construct a 25,000 square foot flexible theatre facility. This was later expanded to an approximately 40,000 square foot facility specifically tailored to Signature’s expanded program. This expansion in scope, along with expanded work during the construction period has resulted in additional work by the architectural and engineering design team.

BACKGROUND: The Shirlington Library/Theatre is presently under construction. Initially the facility was programmed to house only the 15,000 SF Shirlington branch library. During preliminary study the County joined the developer for Shirlington Village in the expansion of this mixed-use development, and the performing arts theatre was added to the County facility’s program to serve as an anchor for the overall development. The total size of the facility (prior to the 4.1 Site Plan submissions) was programmed to be approximately 40,000 square feet. By the
time of the initial 4.1 Site Plan submission, the building had grown to 51,454 SF, to house a
separate theater street lobby, two studios, rehearsal rooms, office space, scene shop and various
other support spaces. Once a formal agreement was reached with Signature Theatre to occupy
the space, the theatre was further refined to respond to their specific space and technical needs
including an additional floor to the building which affected the building envelope, structural,
mechanical electrical and other building systems. The ultimate size of the facility will be a
54,396 SF four story building as approved in the 4.1 Site Plan. The sum of these changes
substantially expanded the efforts required of the A/E.

**DISCUSSION:** In addition to the increase in scope that was a result of the planning process,
during construction contaminated soil was discovered and unforeseen ground conditions were
found requiring redesign of the building foundations and extending the construction schedule.
New requirements to coordinate the design and construction phases with the theatre’s architect
and construction manager and Federal Realty Investment Trust related to the Plaza design have
also been added to the architect’s scope of work, and coordination of Signature tenant work.
Finally, there is a need for extended construction administration services resulting from other
construction issues with the contractor and construction delays.

**FISCAL IMPACT:** As part of the agreements with the developer, the County will be repaid a
portion of the funds utilized to build the parking deck adjacent to the new Library. Those funds
will be used to offset the total cost of the project. If needed, the project will borrow PAYG funds
from other projects until receipt of the funds from the developer.