PRINCE WILLIAM COUNTY

Office of the County Executive
Christopher E. Martino

MEMO

10-A

The Board of County Supervisors
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Board Meeting Date:	May 18, 2021
Agenda Title:	Quarterly Project Report – Fiscal Year 2021, Third Quarter
District Impact:	Countywide
Requested Action:	For Informational Purposes Only
Department / Agency Lead:	Department of Parks, Recreation, and Tourism / Department of Public Works / Department of Facilities and Fleet Management
Staff Lead:	Seth Hendler-Voss, Director of Parks, Recreation, and Tourism Thomas J. Smith, Director of Public Works Matthew F. Villareale, Director of Facilities and Fleet Management

County staff has compiled brief summaries of the active County projects for the months of January, February and March of 2021. The attached Executive Summary & Presentation summarizes and highlights the active projects within the County. This report meets the requirements of Code of Virginia Section 15.2-516 and Prince William County Code of Ordinance 2-1(5) and 2-1(5)(a) which requires the County government to provide "periodic reporting" on the "status of major projects and issues."

Detailed project reports will be available through the County's intranet site at http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/.

Staff will publish full project reports on the internet starting on May 19, 2021. Citizens will then be able to view the detailed project reports online at: https://eservice2.pwcgov.org/eservices/qpr/.

EXECUTIVE SUMMARY

Department of Facilities & Fleet Management

Facilities Construction Management (FCM) Division

- Adult Detention Center Main Building Repairs – Staff is finalizing the roof replacement Invitation for Bid (IFB) documents for advertisement. In addition to the roof replacement, the cell doors, bunks, sinks/toilets, cell lights, furniture and heating, ventilation and air conditioning (HVAC) systems are all scheduled to be updated. The showers will be treated with epoxy spray coating. The project is scheduled to be substantially completed by the end of Calendar Year 2021.
  http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=910

- Animal Shelter Expansion – David Smith, Project Manager, with Michael Baker International is scheduled to present a construction update on this project to the Board of County Supervisors (BOCS) at its afternoon meeting (2:00p.m.) on May 18, 2021 as part of the Capital Projects Quarterly Project presentation.
  http://mydesktop/apps/CXOProjMgr/Intranet/InetDetail.asp?ProjId=857

- Courthouse Security System & Lobby Expansion Project –Phase 2 of the lobby expansion portion of project is 98% complete. An existing duct-size anomaly was found during mechanical system air balancing. Mechanical engineer visited site on April 6 to evaluate the condition and propose corrective action. The security system upgrades are approximately 65% complete and on-schedule. Roof penetrations for new roof camera installation are being planned and coordinated. The final electrical inspection was approved for new panels and outlets serving new ethernet switches. The entire project (security system and lobby expansion) is scheduled to be completed by September 30, 2021.
  http://mydesktop/apps/CXOProjMgr/Intranet/InetDetail.asp?ProjId=854

- Public Safety Training Center Master Plan Update –The Master Plan Update was presented to the BOCS on April 13, 2021. The project is included in the Approved Fiscal Year 2022-2027 Capital Improvement Program (CIP). Design of recommended improvements will begin in Fiscal Year 2022.
  http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=881

- Judicial Center Complex Master Plan Update – The Master Plan project is underway and scheduled to be completed by the end of Calendar Year 2021. Interviews and space walk-throughs are in progress. A space needs questionnaire has also been distributed.
  http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=912

- Juvenile Services Center Planning Study –The project is included in the Approved Fiscal Year 2022-2027 CIP. Design will commence in Fiscal Year 2022.
  http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=915

Property Management (PM) Division

- Parks Fleet Building Repair – The project, including upgrade of electric system from single to three-phased power, is scheduled to be completed by September 30, 2021. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=904

Department of Parks, Recreation and Tourism (DPRT)

- Catharpin Park Phase II – Only one bid was received for the construction of the concessions building in the amount of $1,164,092. The bid is over budget and the A/E's estimate. The A/E is preparing the revised bid documents so the project can be re-advertised. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=892

- Rollins Ford Park Phase 2 – DPRT recommended to Procurement Services to re-bid the project as the lowest bidder made a mistake in the bid. The second and third bids were over the budget. Staff is working with an Architectural/Engineering (A/E) to revise the bid documents so the project can be re-bid. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=862

- Harbor Drive Wellness Park – Construction is in progress with completion scheduled for September 30, 2021. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=907

- Doves Landing – The Master Plan for this project will be updated in 2021 with the feasibility study for the additional boardwalks and trails completed by spring 2022. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=892

- Broad Run Greenway – Revised A/E proposal was received, and the corresponding Task Order was issued. Purchase Order was approved on April 6, 2021. http://mydesktop/apps/CXOProjMgr/Intranet/InetDetail.asp?ProjId=767

- Occoquan Greenway – Permit review approvals are expected to be approved by May 31, 2021. http://mydesktop/apps/CXOProjMgr/Intranet/InetDetail.asp?ProjId=769

- Potomac Heritage National Scenic Trail – The A/E is working with the Virginia Department of Environmental Quality on the regulatory permits needed for the project. http://mydesktop/apps/CXOProjMgr/Intranet/InetDetail.asp?ProjId=766

- Locust Shade Challenge Course- Construction of a playground, accessible parking spaces, and an accessible connection to the existing comfort station is underway. Play equipment installation is planned for spring 2022 with project completion in summer 2022. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=919

- Locust Shade Park – Maintenance Building – Meeting with Special Inspections held on April 8, 2021 in preparation for pulling the Building Permit. Shop drawings and other submittals are currently being reviewed. http://mydesktop/apps/CXOProjMgr/Intranet/InetDetail.asp?ProjId=861

- Long Park Auxiliary Building –The concrete slab was poured on April 5, 2021. Currently re-routing and installing utilities. Project is estimated to be completed in fall 2021. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=911

Department of Public Works (DPW)

Solid Waste (SW) Division

- Balls Ford Road Compost Facility – Phase II construction (In-vessel Advanced Aerobic Composting) is underway with a scheduled completion date of August 2022. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=905

- Landfill Liner Design and Construction of Phase III, Cell A - The contract was awarded and Notice-to-Proceed was issued to Sargent on February 15. Sargent started excavating additional soil from Cell IIIA on March 1 and has completed installation of underdrains needed to lower the groundwater. Sargent is currently installing the soil liner. Construction is scheduled to be completed in November 2021. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=898

- Landfill Eco Park Complex – Staff will present an update at the afternoon session (2:00p.m.) of the BOCS meeting on May 18, 2021. http://mydesktop/apps/CXOProjMgr/Intranet/InetDetail.asp?ProjId=780

Environmental Services Division (ESD) - Drainage Improvements:

- Neabsco Creek Bandalong – A "Bandalong' trash interceptor device will be installed along Neabsco Creek at the upper end of Neabsco Regional Park. The project includes site preparation, permitting, installation and one year of operations and maintenance of the device. The project was made possible by a $300,000 donation from Micron. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=917

- Stormwater Facility 386 – Water Quality Retrofit- This project will convert an existing dry detention facility to a wet pond to achieve additional pollutant reductions. Construction is expected to begin in June with completion in September 2021. http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=918

- Powells Creek 725 Phase 1 Stream Restoration – This project will restore 3,100 linear feet of Powells Creek in five phases. Construction is scheduled to be fully completed by October 31, 2023.
  http://mydesktop/apps/CXOProjMgr/Intranet/InetDetail.asp?ProjId=833

- Stormwater Facility 232 – Water Quality Retrofit – Construction is complete. Project close-out is underway. This will be the final report on this project.
  http://connectapps.pwc.ad/apps/cxoprojmgr/intranet/InetDetail.asp?ProjId=916

PRINCE WILLIAM COUNTY

Quarterly Project Report
Fiscal Year 2021, Third Quarter

Matthew F. Villareale

Director of Facilities & Fleet Management

Thomas J. Smith

Director of Public Works

Seth A. Hendler-Voss

Director of Parks, Recreation & Tourism

Projects Highlighted Today

Department of Facilities & Fleet Management

- Animal Shelter Expansion
- Judicial Center Master Plan Update
- Fire & Rescue System Facility Condition Assessments
- Adult Detention Center (ADC) Main Building Repairs
- Courthouse Security System & Lobby Expansion Project

Department of Public Works

- Landfill Liner (Phase III, Cell A)
- Landfill Eco-Park

Projects Highlighted Today – Continued

Department of Parks, Recreation & Tourism

- Catharpin Park Soccer Complex
- Catharpin Park Auxiliary Building
- Long Park Auxiliary Building
- Rollins Ford Park
- Harbor Drive Wellness Park
- Potomac Heritage National Scenic Trail (PHNST), Occoquan Wildlife Refuge Segment
- Hellwig Park Artificial Turf Field
- Locust Shade Challenge Course
- Building & Facilities Program (BFP) Projects
  - Rollins Ford Stormwater Pond
  - Hellwig Site Improvements
  - Sharon Baucom Dale City Aquatic Fitness Center Spa

PWC Animal Shelter – April 2021



Michael Baker:
CM Services

Project Manager: David Smith
Construction Manager: Yasser Gamil

Project Status

Schedule	
Original Substantial Completion	October 28, 2021
Revised Substantial Completion	*November 27, 2021*
Original Final Completion	January 26, 2022
Revised Final Completion	*February 25, 2022*
Approved Time Extension[1]	30 Days
Total Calendar Days	570
Calendar Days Used[2]	331
Calendar Days Remaining[2]	239
% Time Lapsed[2]	58.1%

Footnotes:

1. Time extension of 30 days approved for all 2020 delays, including weather, multiple unforeseen conditions, and change in materials
2. As of April 1, 2021

Cost	
Base Contract	$11,136,925
Current Contract[1]	*$11,166,067*
Executed Change Order-01[2]	$29,142
Pending Change Order-02[3]	$0
Pending Change Order-03[4]	$273,967
% Change Orders[1]	0.3%
% Contract Paid to Date	58.2%

Footnotes:

1. Only includes Executed Change Orders (not pending)
2. Change Order-01 resulted from multiple unforeseen, underground utilities that required repair
3. Change Order-02 is a no-cost mod for the time extension
4. Change Order-03 includes demolition of an unforeseen, underground water line, plumbing changes, and scope revisions (demolition of existing animal shelter, new parking lot paving, and new barn)

Last Quarter

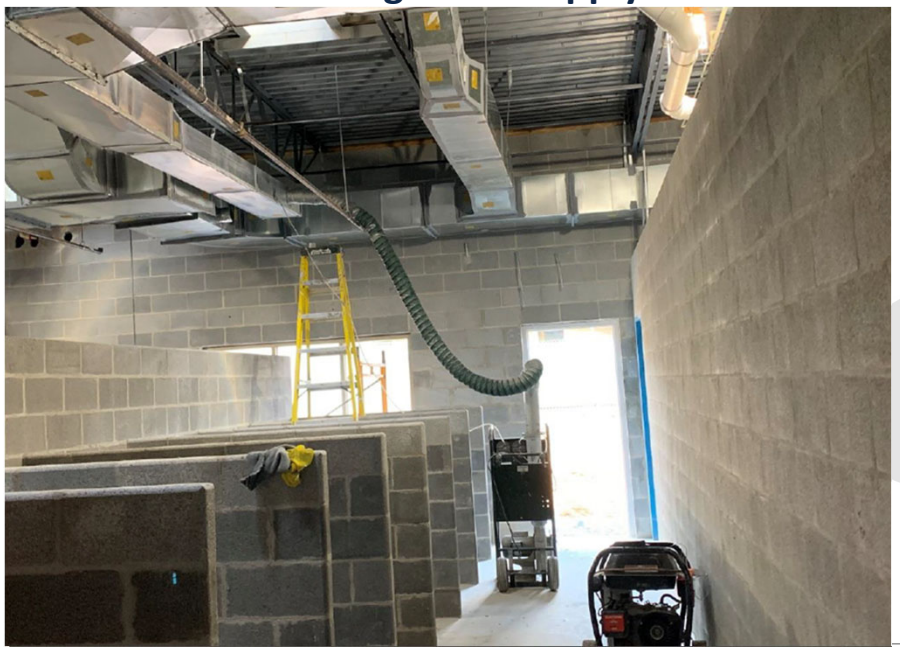
- ***Exterior:*** Roofing membrane, roof drains, soffit, and fascia. Applied vapor barrier to exterior CMU.
- ***Interior:*** Plumbing, sprinkler, and electrical rough-ins. HVAC ductwork, non-structural masonry walls, and interior door frames.

Placing board and batten siding and trim



Additional Pictures

Pressure testing water supply branch





Installed roof skylights, drains, and flashing

Additional Pictures



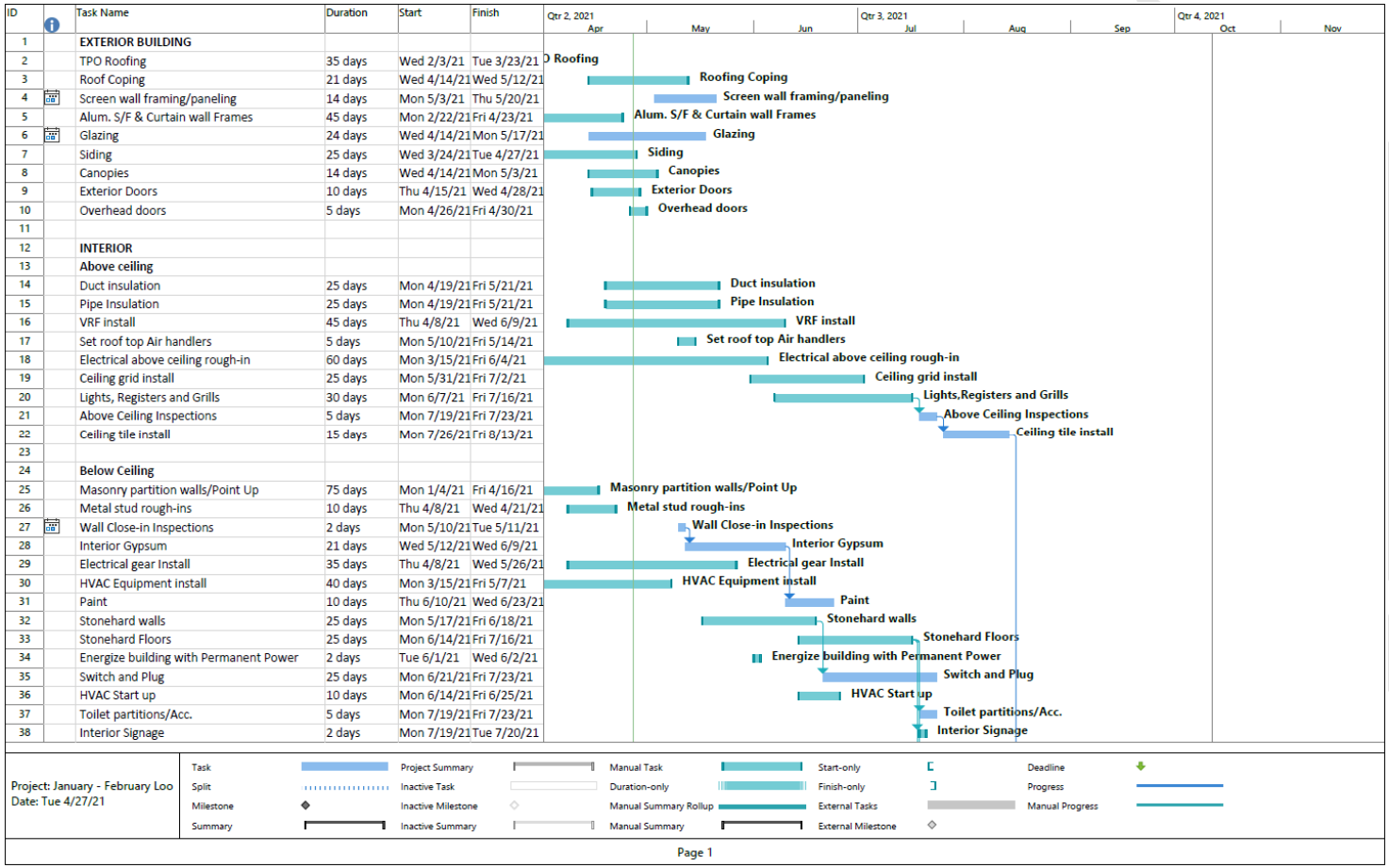
Aerial photo of project site

Installing electrical control panels



Next Quarter

- ***Exterior:*** Complete siding, paneling, and roof coping. Install canopies and exterior doors.
- ***Interior:*** Ductwork and pipe insulation. Install VRF, drywall, and lights.
- ***Site:*** Grinder pump and site grading. Concrete and hydroseed at building rear.



ID	Task Name	Duration	Start	Finish
1	**EXTERIOR BUILDING**			
2	TPO Roofing	35 days	Wed 2/3/21	Tue 3/23/21
3	Roof Coping	21 days	Wed 4/14/21	Wed 5/12/21
4	Screen wall framing/paneling	14 days	Mon 5/3/21	Thu 5/20/21
5	Alum. S/F & Curtain wall Frames	45 days	Mon 2/22/21	Fri 4/23/21
6	Glazing	24 days	Wed 4/14/21	Mon 5/17/21
7	Siding	25 days	Wed 3/24/21	Tue 4/27/21
8	Canopies	14 days	Wed 4/14/21	Mon 5/3/21
9	Exterior Doors	10 days	Thu 4/15/21	Wed 4/28/21
10	Overhead doors	5 days	Mon 4/26/21	Fri 4/30/21
11				
12	**INTERIOR**			
13	**Above ceiling**			
14	Duct insulation	25 days	Mon 4/19/21	Fri 5/21/21
15	Pipe Insulation	25 days	Mon 4/19/21	Fri 5/21/21
16	VRF install	45 days	Thu 4/8/21	Wed 6/9/21
17	Set roof top Air handlers	5 days	Mon 5/10/21	Fri 5/14/21
18	Electrical above ceiling rough-in	60 days	Mon 3/15/21	Fri 6/4/21
19	Ceiling grid install	25 days	Mon 5/31/21	Fri 7/2/21
20	Lights, Registers and Grills	30 days	Mon 6/7/21	Fri 7/16/21
21	Above Ceiling Inspections	5 days	Mon 7/19/21	Fri 7/23/21
22	Ceiling tile install	15 days	Mon 7/26/21	Fri 8/13/21
23				
24	**Below Ceiling**			
25	Masonry partition walls/Point Up	75 days	Mon 1/4/21	Fri 4/16/21
26	Metal stud rough-ins	10 days	Thu 4/8/21	Wed 4/21/21
27	Wall Close-in Inspections	2 days	Mon 5/10/21	Tue 5/11/21
28	Interior Gypsum	21 days	Wed 5/12/21	Wed 6/9/21
29	Electrical gear Install	35 days	Thu 4/8/21	Wed 5/26/21
30	HVAC Equipment install	40 days	Mon 3/15/21	Fri 5/7/21
31	Paint	10 days	Thu 6/10/21	Wed 6/23/21
32	Stonehard walls	25 days	Mon 5/17/21	Fri 6/18/21
33	Stonehard Floors	25 days	Mon 6/14/21	Fri 7/16/21
34	Energize building with Permanent Power	2 days	Tue 6/1/21	Wed 6/2/21
35	Switch and Plug	25 days	Mon 6/21/21	Fri 7/23/21
36	HVAC Start up	10 days	Mon 6/14/21	Fri 6/25/21
37	Toilet partitions/Acc.	5 days	Mon 7/19/21	Fri 7/23/21
38	Interior Signage	2 days	Mon 7/19/21	Tue 7/20/21

Project Timeline

- ***Start Constructing Building Addition:*** June 2021
- ***Commission New Building Facility Systems:*** September 2021
- ***Punch List & Transition into New Building:*** October 2021
- ***Occupy West Wing of the New Building:*** November 2021
- ***Move HVAC equipment from existing shelter to the East Wing of the New Building:*** December 2021
- ***Demolish Existing Facility:*** January 2022
- ***Site Work (Utilities, Paving, & Landscaping)(Weather Dependent):*** January 2022
- ***End Construction of Building Addition:*** February 2022
- ***Full Building Commission:*** February 2022
- ***Full Occupancy:*** March 2022
- ***Project Final Punchlist Work:*** Spring 2022

Questions?

Judicial Center Master Plan Update

PRINCE WILLIAM COUNTY

- **Project Underway**
- **Stakeholder Interviews in progress**
- **Project Completion – Dec 31, 2021**



Fire & Rescue System
Facility Condition Assessments

- March 2021 Fire & Rescue and Facilities & Fleet Management Contracted Faithful and Gould
  - Facility Condition Assessments
  - ASHRAE Level 1 Energy Audits
- Assessments Findings to be Provided to the County by the end of August 2021



ADC Main Building Repairs

- **Roof, HVAC, cell light fixtures, cell doors, cell toilets & sinks, showers, and furniture/bunks to be replaced and/or upgraded**
- **Project Completion – Dec 31, 2021**



Courthouse Security System & Lobby Expansion

PRINCE WILLIAM COUNTY

- **Lobby Expansion Portion – 98% Complete**
- **Security System Upgrades – 65% Complete**
- **Entire Project to be Completed by Sept 30, 2021**



Landfill Liner (Phase III, Cell A)

- Design Phase – Completed
- Construction Phase
  - Start - March 1, 2021
  - Completion - November 2021



Landfill Eco-Park

- **Future Waste Conversion Facility**
  - Previous Proposal no longer feasible
  - Issue a new RFP
- **Renewable Energy**
  - Landfill Gas Pipeline Proposal
  - Future Solar Project
- **Future "Living Building" Education Center**
  - Funding Options
- **Nature Trail**
  - Collaboration with Parks & Rec
  - Construction has begun
  - Trail Opening June 2021



Catharpin Park Soccer Complex

- **Facility opening Spring 2022**



Catharpin Park Auxiliary Building

- **Re-bidding April 28, 2021**



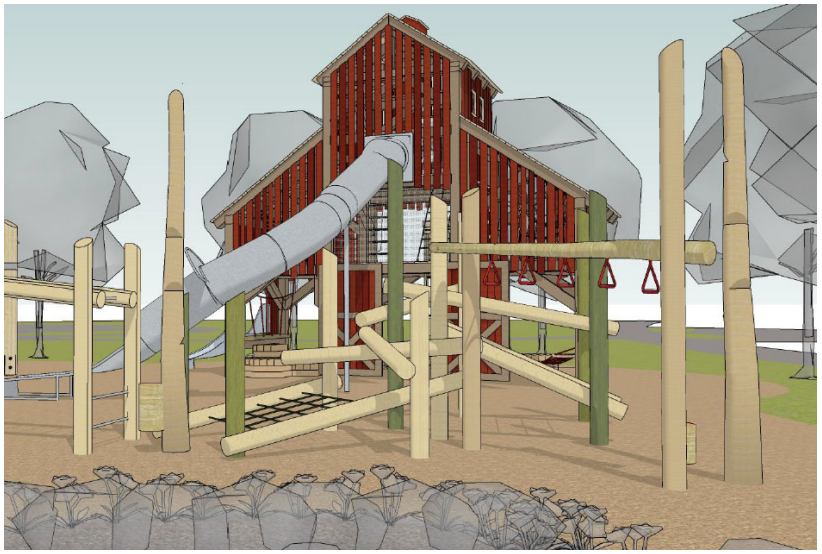
Long Park Auxiliary Building

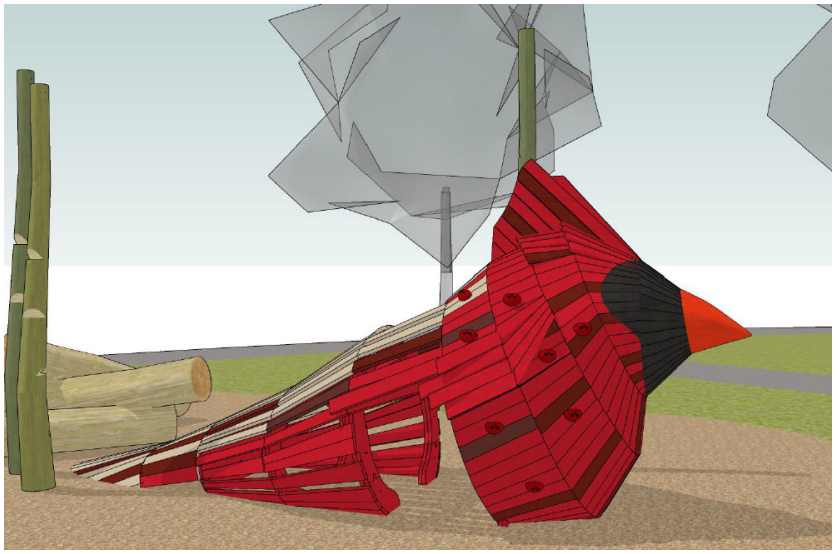
- **Under construction**
- **Completion in fall of 2021**



Rollins Ford Park

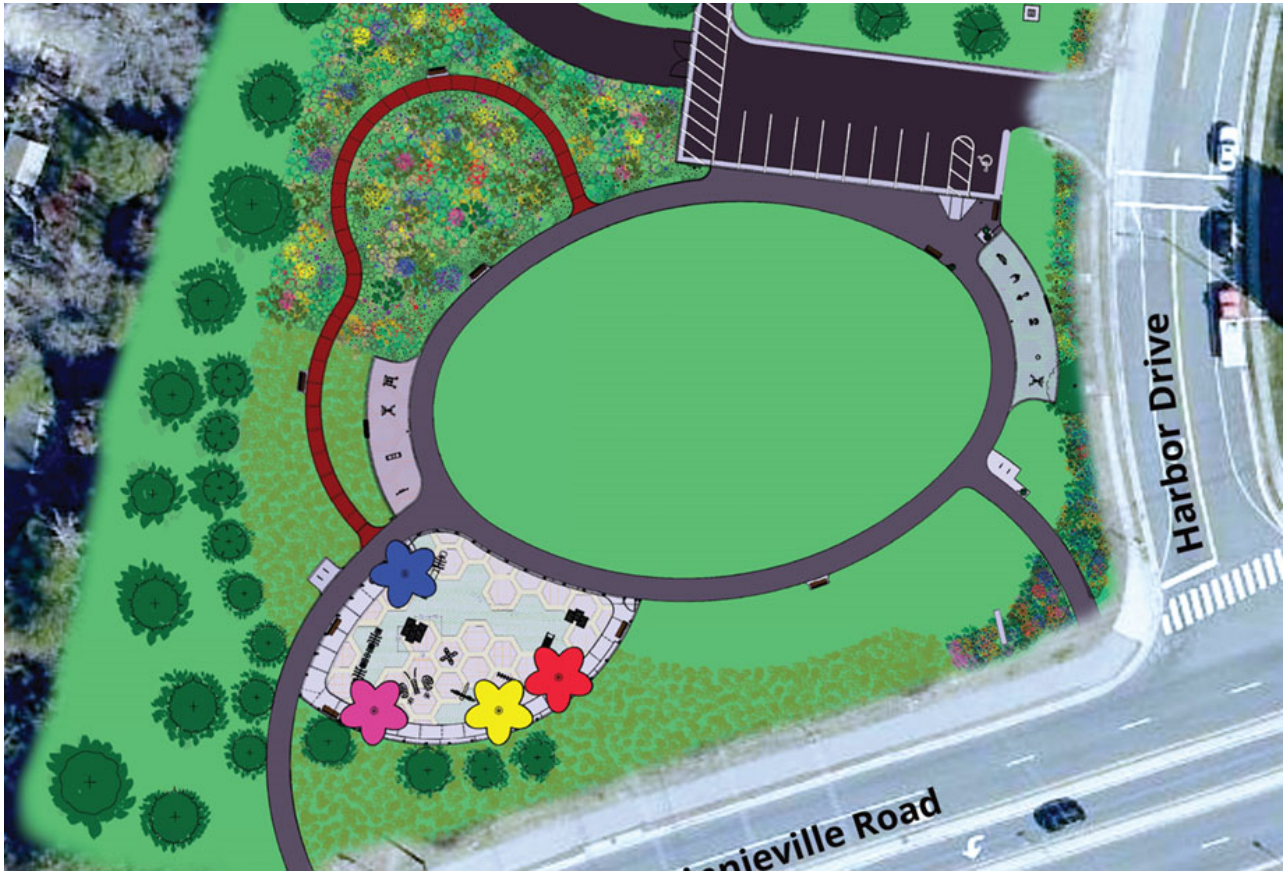
- **Project will be re-bid due to non-responsive lowest bidder**
- **Construction Timeline: July 2021 to January 2023**





Harbor Drive Wellness Park

- **Construction in progress**
- **Opening Fall 2021**



PHNST – Occoquan Wildlife Refuge Segment

- **Partially complete**
- **Completion spring, 2021**



Hellwig Park Artificial Turf Field

- **Synthetic turf field 5 replaced**
- **Field 7 will be completed spring, 2021**



Occoquan Greenway

- **Segment 3 bridge design complete; bid scheduled for early FY22**
- **Segment 4 bridge replacement under design**





Locust Shade Challenge Course

- Under construction
- Play equipment installation in spring, 2022
- Completion early summer, 2022







Building & Facilities Program Projects

PRINCE WILLIAM COUNTY

Rollins Ford Stormwater Pond



Hellwig Site Improvements



Building & Facilities Program Projects

Sharron Baucom Dale City Aquatic Fitness Center Spa

