



Legislation Details (With Text)

File #:	20-1674	Version:	1	Name:	
Type:	Action Item	Status:		Agenda Ready	
File created:	4/22/2020	In control:		Town Council Meeting	
On agenda:	6/15/2020	Final action:			
Title:	Design and construction agreement with Fairfax County for public parking to be incorporated into redevelopment of Patrick Henry Library				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. PH Phasing Summary 6.2.2020, 2. Patrick Henry Library Existing Conditions and Feasibility Study Summarized, 3. Patrick Henry_Development Agreement 6.9.2020 final (002), 4. Patrick Henry_Development Agreement 6.4.2020 - Redline				

Date	Ver.	Action By	Action	Result
6/15/2020	1	Town Council Meeting	approved	Pass

Subject:

Design and construction agreement with Fairfax County for public parking to be incorporated into redevelopment of Patrick Henry Library

EXPLANATION AND SUMMARY :

In 2019, the Town of Vienna and Fairfax County partnered on a feasibility study, completed by Grimm and Parker Architects, for redevelopment of Patrick Henry Library (located at 101 Maple Avenue E) and the addition of structured public parking spaces. The feasibility study was presented to Town Council in August 2019 and included two options for adding public parking to a new library, in addition to the 125 parking spaces designed for library use. One option included 84 public additional parking spaces; the other included 188 additional public parking spaces.

Since conclusion of the feasibility study, the Town has worked with Fairfax County to draft an agreement to proceed with a facility in which the Town would contribute funds to 1) design and 2) construct public parking spaces. The agreement outlines the process for design and construction of a library/public parking garage facility as well as when the Town will be required to submit payments to the county. The agreement also provides the Town with options for terminating the agreement if it no longer wishes to pursue the public parking spaces.

A presentation of a draft of the agreement was made to Town Council on February 24, 2020. Since the last presentation of the draft agreement, several changes have been made. These changes include the removal of option B2 from the agreement. The B2 option, which originated from the feasibility study, included 188 structured parking spaces to be provided by the Town.

Other changes included revisions to the hard caps and percentages for cost sharing for the design and construction phase. The design costs for the Town are now capped at the lesser of 30% of the total design costs or \$850,000, as compared to draft agreement with the lesser of 35% of the total

design costs or \$1,000,000. The construction costs for the Town are now capped at the lesser of 19% of the total construction costs or \$4,200,000, as compared to the draft agreement with the lesser of 25% of the total construction costs or \$4,500,000.

The Town has included funds for the design phase of this project in the 2020 CIP. The intention is to fund the construction phase of the project, at least in part, with transportation grants related to commuter parking. The Town currently is in the process of applying for grants.

This agreement needs to be approved by both Vienna Town Council and the Fairfax County Board of Supervisors.

The county needs to have plans finalized no later than late spring/early summer 2020 in order to include the joint-library/parking project with the county's November 2020 project funding plans.

Strategic Plan Initiative:

Vienna as an economically prosperous community.

Vienna as an efficiently mobile community.

Departmental Recommendation : Staff recommends approving the agreement with Fairfax County.

Finance Recommendation : Recommend approval of agreement.

Purchasing Recommendation : N/A

Town Attorney Recommendation : Town Council may approve the proposed agreement with Fairfax County in its discretion. Per negotiations with the county and pursuant to Article II of the agreement, the Town has several "opt out" options, and may withdraw from this agreement, which may be terminated "by either Party prior to the County awarding the design contract for the Project." The expected date for selection and award of the design contract is June 2021.

Town Manager's Recommendation : I recommend the Town Council approve the design and construction agreement with Fairfax County for public parking to be incorporated into the redevelopment of the Patrick Henry Library, as presented.

Cost and Financing: \$600,000 for design

Account Number: 2020 Bond Fund

Decision Needed by This date: May 11, 2020

PROPOSED/SUGGESTED MOTION

"I move to approve the design and construction agreement with Fairfax County for public parking to be incorporated into redevelopment of the Patrick Henry Library as proposed."

Or

Other action deemed necessary by Council.