



Legislation Text

File #: 21-2760, **Version:** 1

Subject:

Approve Funding for Patrick Henry Library Parking Garage Design

EXPLANATION AND SUMMARY :

On June 15, 2020, the Vienna Town Council approved a design and construction development agreement with Fairfax County to construct shared public parking in conjunction with a complete renovation of the Patrick Henry Library, located at 101 Maple Ave., East. The County will build 125 library parking spaces, and the Town will fund 84 public parking spaces for a total of 209 spaces.

The Town borrowed \$3 million in 2020 for the public use parking spaces at the library and has an agreement with the Northern Virginia Transportation Authority to provide an additional \$2.3 million, totaling \$5.3 million to fund design and construction costs. The development agreement caps the Town's participation at 30% of design costs, not to exceed \$850,000 and 19% of construction costs, not to exceed \$4,200,000, or a total of \$5.05 million.

The County development team, with Town representation by Andrew Jinks, Transportation Engineer, selected the firm RRMM to develop the project design. Andrew has been instrumental developing a van pool transportation solution to tie the NVTA grant to the project. Per the development agreement and the contract with RRMM attached, the County has requested \$663,000 from the Town of Vienna, or 30% of the \$2,210,000 design contract, for the design phase. This is less than the maximum amount in the development agreement.

The development agreement has two, future milestones at which the Town can terminate the agreement and receive a partial refund of the design payment:

- At the end of the concept design phase approximately 6 months after the design contract is signed, the Town can terminate the agreement and receive an 85% refund of the design payment; or
- Within 5 days of the design development phase completion (approximately summer 2023), the Town can terminate the agreement and receive a 50% refund of the design payment.

Additionally, the County can terminate the contract if it does not receive all zoning approvals and will return 50% of the design payment to the Town.

The County is a financially stable development partner with a strong history of developing and managing projects. The Finance department recommend Council approval of the \$663,000 design payment as outlined in the development agreement and fee quote attached.

Strategic Plan Initiative: *Vienna is a fiscally responsible community; Vienna is an efficiently mobile community.*

Board or Commission of Interest: Planning Commission; BZA

Departmental Recommendation : Recommend approval of design phase funding.

Finance Recommendation : Recommend approval of design phase funding.

Purchasing Recommendation : N/A

Town Attorney Recommendation : Under the approved a design and construction development agreement, the Town Council must review and approve further participation and funding of the Town's possible participation in the Patrick Henry Library public parking project. The Town Council may approve the proposed design phase funding in its discretion.

Town Manager's Recommendation : The Town Manager recommends Town Council approve the proposed design phase funding.

Cost and Financing: \$663,000

Account Number: 300-000-0000-39420-48801, project 820LBPG038

Decision Needed by This date:

PROPOSED/SUGGESTED MOTION

"I move to approve \$663,000 in funding from the account noted above for the Patrick Henry Library redevelopment and public parking design phase,"

Or

Other action deemed necessary by Council.