



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of October 15, 2011**

**DATE:** September 27, 2011

**SUBJECT:** Approval of an Award of Contract for the Construction of Penrose Square Public Plaza ("Plaza") located at 2503 Columbia Pike – Invitation to Bid Number 576-12.

**C. M. RECOMMENDATION:**

1. Approve the Award of Contract Number 576-12 in the amount of \$1,411,000 to Meridian Construction Company, Inc., and approve an allocation of \$211,650 as a contingency for change orders, for a total contract authorization of \$1,622,650.00.
2. Authorize the Purchasing Agent to execute the contract documents and all other documents to implement the above actions, after the review and approval of such documents by the County Attorney.

**ISSUES:** County Board approval is required for award of the construction contract. There are no outstanding issues.

**SUMMARY:** The construction of Phase I of the public plaza at Penrose Square is the first step towards realizing the goal of building three new public squares which are called for in the 2005 *Columbia Pike Initiative – A Revitalization Plan Update* to create flexible public spaces for the community to gather and to host community events. The new Plaza will be constructed in front of the recently-opened Penrose Square development on a 17,360 square foot parcel which was dedicated to Arlington County in May 2011 by the developer, Penrose Square Associates, LLC, as part of Site Plan #402. The Plaza is anticipated to open in Fall 2012.

**BACKGROUND:** The Master Plan for Penrose Square was approved by the County Board in 2008. The concept for the Plaza was the result of guidance from the County Board-appointed 12-member citizen Working Group which met monthly in 2007 to develop a vision, goals and objectives to help guide the design of the Plaza. With the skills of the landscape and architectural firm Oculus, the Working Group's vision was translated into a plaza design where the community could come together for informal gatherings, host community events, relax under the tree terrace or play with water splashing up from the fountain.

County Manager:

*BMD/mjs*

County Attorney:

*BRC*

*[Signature]*

**28. A.**

Staff: Diane Probus, PRCR

Phase I of the Plaza will have a tree-covered terrace with movable tables and chairs; an inner plaza with a water feature; a unique two-piece sculpture named "Echo"; an inscription of the historic significance of the site; and a grass mound area shaded with trees for informal seating. Two sustainable design features will be integrated into the Plaza. One of these features is the installation of Silva Cells beneath the tree terrace surface to facilitate stormwater runoff filtration into the soil and to provide critical space for root growth as well as protection for the tree roots. The second feature will make the water feature sustainable by collecting, treating and then reusing the water from the fountain again to minimize daily water consumption.

**DISCUSSION:** Bids for the construction of Penrose Square Plaza were opened on September 28, 2011, under Invitation to Bid number 576-12. A total of 1 bid was received by the Purchasing Agent, as follows:

<u>Bidder:</u>	<u>Bid Amount:</u>
Meridian Construction Company, Inc.	\$1,411,000.00

The lowest responsive and responsible bid for the construction of the playground was received from Meridian Construction Company, Incorporated. County staff recommend that the contract be awarded to Meridian Construction Company, Incorporated.

The construction of the Plaza is anticipated to begin in January 2012 and is expected to be concluded by Fall 2012. The contract will set forth a 240-day construction time period.

**FISCAL IMPACT:** Funding is available through a combination of Pay-As-You-Go (PAYG) capital funds (313.480001.72106.PSP.0000.0000) and General Obligation Bond funds under the Community Conservation Program (316.480001.72106.PSP.CC4.0000).

The fiscal impact of operating and maintaining the Plaza on the Parks, Recreation, and Cultural Resources Department's operating budget is estimated for FY 2013 and FY2014 as follows:

FY 2013 operating budget is \$88,100 (based on park opening in September 2012)

FY 2014 operating budget is \$101,290 per year

- Grounds Maintenance (landscaping, trash pick-up, etc.) - \$68,290
- Utilities (water, electricity) - \$13,000
- Fountain Maintenance Contract - \$20,000

The above cost estimates do not include funds for programming in the Penrose Square Public Plaza. The need for the additional operating funds for the programming aspect will be addressed as part of the FY2013 operating budget process.