



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of March 10, 2012**

DATE: February 7, 2012

SUBJECT: Authorization to proceed with Amendment No. 6 to Agreement No. 178-07 ("Agreement") between the County Board and Donald R. Hoover, transacting as "OCULUS", for the provision of construction administration services during construction of Penrose Square ("Square").

C. M. RECOMMENDATION:

1. Authorize County staff to proceed with Amendment No. 6 to Agreement No. 178-07 between the County Board and OCULUS (Donald R. Hoover, sole proprietor) for Construction Administration services at Penrose Square based on a sole-source determination.
2. Appropriate funds in the amount of \$36,680, plus a 10% contingency allocation in the amount of \$3,668, for a total appropriation of \$40,348 for these additional services; and
3. Authorize the Purchasing Agent to execute Amendment No. 6 to Agreement No. 178-07, and related contract documents, subject to the review and approval of the Amendment and those other documents by the County Attorney.

ISSUES: County Board approval is required for the award of this amendment. There are no outstanding issues.

SUMMARY: County staff recommends that Agreement No. 178-07, the County's existing agreement with OCULUS, a District of Columbia sole proprietorship, be amended to include construction administration services. These services were identified in the original agreement as potential "additional services", but not originally included in the base services. During the construction of the Square, OCULUS and their team will be responsible for reviewing submittals, providing information and clarifications as needed, conducting inspections and observing construction work to ensure that the Square is completed as designed.

County Manager:

BMD/mjs

County Attorney:

JAM

[Signature]

22.

Staff: Diane Probus, Park Development Division, DPR

BACKGROUND: OCULUS was selected in 2007 through a competitive negotiation process to provide master planning and architectural and engineering design services for the development of Penrose Square. The OCULUS team worked closely with a 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. The product of their collaboration was the Penrose Square Master Plan which was approved by the County Board in July 2008. With the skills and guidance from 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.

DISCUSSION: The scope of work in the original Agreement No. 178-07 with OCULUS included development of a schematic master plan for the Square, design of both Phase I and II, and construction documents for Phase I. The Agreement listed Construction Administration services as an additional service which the County could add at its discretion. Staff has determined that these additional services are essential for successful completion of the Square.

FISCAL IMPACT: Funding is available from Pay-As-You-Go (PAYG) capital funds (313.480001.72106.PSP.0000.0000). The total project budget for Phase I of the square is \$2.3 million; existing contracts and contingency total \$2.2 million, including this amendment.