



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of September 8, 2007**

**DATE:** September 8, 2007

**SUBJECT:** Approve the Award of an Architectural and Engineering (A&E) Design Services Contract for a new public square to be known as Penrose Square at 2405 and 2501 Columbia Pike.

**C. M. RECOMMENDATION:**

1. Approve the Award of an A&E Contract for Park Design Services to OCULUS Incorporated in an amount not to exceed \$403,780 and a contingency of \$48,454, for a total authorization not to exceed \$452,234.
2. Authorize the Purchasing Agent to execute the contract documents, subject to review by the County Attorney.

**ISSUES:** None

**SUMMARY:** OCULUS was selected through a competitive Request for Proposal process to provide master planning and architectural and engineering design services for the development of the new Penrose Square on Columbia Pike. As part of the project's scope of work, OCULUS will coordinate with the Penrose Square Working Group, whose members were appointed by the County Board, to develop a schematic master plan for the new Square. Upon completion, the master plan will be brought before the County Board for their approval. OCULUS will then develop construction documents for the Square based on the approved master plan.

**BACKGROUND:** As a condition of the Penrose Square site plan application which was approved by the County Board on October 24, 2006, a 17,760 square foot parcel will be dedicated by the developer to the County for the purposes of creating a new public square within the Columbia Pike Town Center. The dedication of the parcel is estimated to occur in early 2010 after the developer is done using the area for staging and phasing for the site plan project. The dedicated parcel represents approximately one half of the total square footage of the future public square at full build out. In addition, the developer is required to contribute \$100,000 toward the design and development of the new public square per the approved site conditions. This contribution is required to be made to the County prior to the County's issuance of the Footing to Grade Permit for the site plan development.

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Carol Ann Perovshek, DPRCR

Through a competitive Request for Proposal process, OCULUS was selected to develop a master plan as well as construction documents for a new public square to be known as Penrose Square. As the A/E design consultant, OCULUS will coordinate closely with the County Board appointed Penrose Square Working Group and County staff to develop a program and master plan for the new square over the next four to five months. The master plan will identify and locate key features and finishes within the square and will be presented to the County Board for approval. Following the master planning process, the design consultant will work with County staff through the design development process to produce final construction and bidding documents that will support future implementation of Penrose Square.

**FISCAL IMPACT:** Partial funding for this Architectural and Engineering Design Services Contract will be provided by a \$100,000 cash contribution by the Penrose Square site plan developer. The remaining funding is available from previously appropriated PAYG funds designated for Columbia Pike improvements and revitalization efforts (313.480001.72106.PSP.0000.0000).