Agenda

1. Team introduction
2. Background/history
3. Site analysis and selection
4. Refinement of selected site design concept
5. Next steps
6. Conclusion
7. Q&A
Collaborative Team Effort

- Prince William County
- Board of County Supervisors
- OmniRide/PRTC
- Virginia Department of Transportation
- SMART SCALE Program
- Federal Highway Administration
Background / History

- Initial concept for commuter garage
Background / History

– Reevaluation of garage location
  – Expanded potential sites within I-95 corridor
  – Narrowed to three possible sites
Site Analysis and Selection

- Garage concepts developed for the three sites
Site Analysis and Selection

Sites were compared objectively according to evaluation criteria identified as part of a study:

– Site design
– Development opportunities and constraints
– Traffic analysis
– Geotechnical/soil conditions
– Parking garage layout
– Project costs
Site Analysis and Selection

Site Analysis and Selection Report
The study team compared the sites and analyzed them against specific evaluation criteria. A summary of those results was inserted into a Site Comparison Table so that the Board of County Supervisors could make an informed decision on the preferred site.
Board of County Supervisors selected Site 5 as the preferred site.
Site Analysis and Selection

Prince William County purchased land at Site 5.
Refinement of Selected Design Concept

Project Goals:

– Provide an improved multi-modal network in the area.
– Promote and enhance transit in the region.
– Encourage other options beyond single occupancy vehicles.
– Create additional park-n-ride options near the I-95 Corridor (including Express Lanes).
Refinement of Selected Design Concept

Current Scope of Work includes preliminary design phase, environmental compliance, and procurement of a design-build contract.

– Environmental compliance (NEPA)
– Survey and utility designation
– Traffic analysis / study
– Geotechnical and foundation fieldwork and report
– Preliminary parking garage concept plans
– Preliminary plans – roadway improvements and entrances
– Preliminary cost estimate
– Design-Build procurement support (RFQ, SOQ, RFP)
Design Concept Review – Updated Option
Preferred Site Plan
Design Renderings

Conceptual Site Plan Rendering
Neabsco / Potomac Commuter Parking Garage

December 11, 2019
Design Renderings

View from North East - Potomac Center Blvd
Floor Plans
Floor Plans – Kiss ‘n’ Ride

POTOMAC/NEABSCO MILLS COMMUTER GARAGE
ORIGINAL OPTION
FLOOR PLAN - LEVEL 3
Next Steps

1. Complete traffic report
2. Advance updated concept into more detailed design
3. Complete environmental studies
4. Perform geotechnical field work
5. Prepare NEPA document and preliminary plans
6. Design-Build procurement process
   a) Request for Qualifications
   b) Shortlist announced
   c) Request for Proposals
   d) Best value selection/contract award
7. Design public hearing
## Preliminary Schedule

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>COMPLETION DATE</th>
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<tbody>
<tr>
<td>Award Task Order</td>
<td>June 2019</td>
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<tr>
<td>Submit Finding of Public Interest (FOPI)</td>
<td>July, 2019</td>
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<tr>
<td>Began Environmental Studies and Preliminary Design</td>
<td>August 2019</td>
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<tr>
<td>Public Information Meeting</td>
<td>December 2019</td>
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<tr>
<td>Complete NEPA Document &amp; Conceptual Design Plans</td>
<td>January 2020</td>
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<tr>
<td>Issue Request for Qualifications (RFQ)</td>
<td>March 2020</td>
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<tr>
<td>Statement of Qualifications (SOQ) Due</td>
<td>May 2020</td>
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<tr>
<td>Shortlist Announced</td>
<td>June 2020</td>
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<tr>
<td>Issue Request for Proposals (RFP)</td>
<td>July 2020</td>
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<tr>
<td>Technical and Cost Proposals Due</td>
<td>September 2020</td>
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<tr>
<td>Best Value Selection Announced</td>
<td>October 2020</td>
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<tr>
<td>Award of Design-Build Contract</td>
<td>December 2020</td>
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<tr>
<td>Begin Construction</td>
<td>Spring 2021</td>
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<tr>
<td>Project Completion</td>
<td>Spring 2023</td>
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Conclusion

– We welcome your feedback and comments!
– Public Information Meeting materials will be posted on the County website www.pwcgov.org/government/dept/dot/Pages/Current-Road-Projects.aspx
– 3D “Drive Through” Video
Questions?