

DRAFT Minutes
January 8, 2015
Neighborhood Conservation Advisory Committee

1. Roll Call and Brief Neighborhood Report
2. Approval of November and December, 2015 Minutes (unanimously approved)
3. Officers and Staff Report

Elections:

Motion to approve slate of candidates. Stephen Arlington Mill, second David Haring. Unanimously approved.

Chair – Sarah McKinley

Vice Chair – Alexandra Bocian

Deputy Vice Chair – Rob Swennes

Cost Overrun:

Sarah McKinley - Does this take into account the new rules for stormwater? Matt Trout - More for quantity of water and not quality. Tim Wise - Increasing the transparency for these cost overruns. It would be helpful if management would review cost overrun reports. Ask the county for cost overrun reports. David Haring - There was a period several years ago where we had a lot of these. We set up this process and are presenting this to the membership. We want to make sure the costs are kept in check. These are things we are seeing that happened many years ago. One of the reasons this is happening is that the projects are sitting too long. We need ongoing status reports so we have transparency. We need to get these projects in and get them done. Jim Feaster - This body is the transparency. Sarah McKinley- One of the biggest complaints we have is that it takes too long. Darcey Cuffman – Will the funds to pay for this come from the bond? Tim McIntosh – Yes, it will come from savings we've had from other projects. Ed Hilz - The Committee may need to consider other cost overruns. We need to talk about funding to implementation. The Board may question whether or not we need more money. John Kirkpatrick - Can we account for escalation? Ramzi Awwad- We try to do that but this year we've seen much higher

construction costs. We now account for those escalations. Collier Cook - What is the criteria for the use of the outside engineering source? Ramzi Awwad – It is purely a workload issue. We are trying to get these projects out. Collier Cook - Are we including this in future projects? Ramzi Awwad – Yes, we will be including it in future cost estimates. Bill Braswell - This is a very old community and things were laid out a long time ago and we don't know where some of these utilities are. Stephen Hughes - The engineering firms' fees are going up as well. Ramzi - We are trying to balance high quality with costs. Jim Feaster - Move to approve the cost overrun. David Haring - Second. Unanimously approved.

NC Active Project Portfolio Update – Ramzi Awwad:

Tracie Morris - Is there a date of when projects were funded, when and what overruns there were? **If not, a report should be created with certain things, such as the name, location, type of project and civic association should be on the report for demographic or identification purposes. It should also include the original approval date, the current status, the expected completion date, the reason for delay, the original budget and the updated budget, and the reason for the cost overruns.** Natasha - With the third scenario and with the current funding level we have, how many projects to you envision we would be able to send out to consultants? Ramzi Awwad – We haven't determined yet, but the consultants would be able to work on more than one project. Darcey Cuffman - How many engineers do you have? Ramzi Awwad – We have about nice dedicated to NC and are exploring adding staff. Sarah McKinley - If the county were to fund a third team would that help? Would that be justified? Ramzi Awwad - The estimate per team is about \$2 million so an additional team would help but it's not likely. Bruce Cameron - I'm supportive of the strategy, but we need to determine what the annualized cost will be. Bill Braswell – Mark Schwartz is not just concerned with NC design but all road construction design and other programs are in the same boat as we are in. David Haring - We haven't been funding as many projects as we did in the past. We need to get rid of the backlog. We don't want to stand in the way. The guidance we can give you is that we need to review these projects at the neighborhood level. The consultants are not as good as working on this. What are you going to ask these consultants to do? Ramzi Awwad - We are going to have heavy oversight and we need to monitor them. Sarah McKinley - We need to have regular review of whether or not this is working. We need to review this strategy. We would like a quarterly or every six months. Ramzi Awwad- We can provide an annual review, quarterly, or every six months. Sarah McKinley - We would like to have a bang up construction season. Ramzi Awwad - We are preparing for a good construction season. Bruce

Cameron - If we don't know the annual costs of using consultants how do we know how fast we can get out of this? Ramzi Awwad - The consultant costs will depend on the projects. We need to be careful about the projects that we select. Thora Colot- You said your team will be putting together the scope of work. You are taking away your talent. It seems like you should bring other people to work inside. I don't see this process bringing down the gap. Ramzi Awwad - Having contractors come in still requires work, they have to do a scope, they need oversight. Bringing them in has its own set of problems. Ed Hilz - In fiscal 2022, our 35 backlog projects will be gone, rather 2024. But if we continue to add more projects, how will that play out? Ramzi Awwad - This is working on projects that have been funded and working on the backlog. Tracie Morris - Who decides when something would be worked on and how we would attack the backlog? Randy Swart - Are we going to see an increase in each of the projects that consultants work on? Ramzi Awwad - The ones we would send out, yes. Phil Klingelhofer - We need to consider the cost of doing nothing. The construction costs will continue to go up. Unless we start building some of this the construction costs will go up. Ramzi Awwad - We have projects that sit for over a year before we start working on them. It's not a perfect strategy. Alexandra Bocian - If we support this, we would get quarterly updates. If it doesn't work, what other options are there. Ramzi Awwad- We are looking at hiring other staff or increasing consultant use.

Meeting Adjourned at 9:30pm