

Minutes
February 9, 2017
Neighborhood Conservation Advisory Committee

1. Roll Call and Brief Neighborhood Report
2. Approval of November and December, 2016 Minutes (approved)
3. Officers and Staff Report

Cost Overrun Discussion:

Bill Braswell - We need to be prepared for the new projects coming up We need to consider what we will do in the future. Alexandra Bocian- We want to talk about the existing cost overruns. Let's ask Ramzi questions about the bid projects and we vote and move on. Sarah McKinley - We have to deal with shifting realities and the projects are huge overruns. It affects the future projects. Ramzi Awwad - We got six bids 4.5 to \$6 and we believe the bids are reflective of the market conditions. We don't believe it will be beneficial to go back out to bid. It will also delay the process and costs could increase even more. Darcey Cuffman - Why is the estimate that you provided so different from what the engineers estimated? Ramzi Awwad - At the time we fund projects we try to predict what will happen in the upcoming years. What happened here is a dramatic increase in construction costs that was not expected. We use the best information we have at the time. Darcey Cuffman - If the projects are approved, what methods are in place so the costs don't go up more? Ramzi Awwad - We have a contingency for each of the projects for unforeseen items. Kelly Alexis - With many projects being sidewalks can you use the same contractor? Ramzi Awwad - We have an oncall contractor in place that does projects for the county. They can't keep up with the projects because the demand is too high. Jim Feaster - This is happening throughout the county and in the Bureau, correct? I assume it's not just an NC issue? Ramzi Awwad - Yes, that is correct. John Egge - There is a direct correlation between the age of the project and the cost of the project, which means we need to focus on getting these projects through design quicker. Ed Hilz - Has the scope of any of the projects changed? Ramzi Awwad - The scope has not changed, but we do find out items that we need to add such as additional storm pipes. Most of that would not be identified until after projects are funded. Ginny Farris - I agree that we should be having more discussions about storm pipes and other infrastructure projects as part of NC. I was surprised about the

erosion and sediment control. How long have we been doing this? Ramzi Awwad - We just started it about two years ago and it has increased the cost of projects. Frieda Kulish – I'm wondering about additional safety measures you have in place. Ramzi Awwad - We do a much more coordinated effort with these types of safety issues, especially with our construction managers. Ginny Farris - Can we do a template for some of these requirements? Ramzi Awwad - We do it now, but we may also have to add some additional measures. We could have a small gain if we close roads, but that would not likely go over well with neighborhoods. Bill Braswell - If we think about stormwater overall, we need to think about the whole and not just NC. We can't just be an exception. There is a lot of competition out there and it's a sign of the times. Bill Braswell - Recommend approval of the cost overruns and forward the overruns to the County Board for approval. Rob Swennes and Tracie Morris second.

Vote on approval of five bid projects with cost overruns:

28 in favor
0 opposed
0 abstentions.

Cost Overruns Discussion Moving Forward:

Sarah McKinley – The bottom line is that we fought to get \$12 million and it's clear we need more money moving forward to keep pace with projects. Darcey Cuffman - What is the funding for Complete Streets? Tim McIntosh – I believe they have around \$1.2M annually. Natasha Pinol - Money is important, but we should talk about how long it takes to do projects. Some of the projects in the queue should not take that long to design. Sarah McKinley - We have recently addressed many of the barriers for projects and we feel like we are making better progress on designs. Ramzi Awwad - We looked at resources and we realized that we did not have enough to keep up with the projects. We have restructured into two design teams and have two design team supervisors with two teams. That alone is not enough. We are not in a place to work on projects right after they get funded. We are supplementing with consultants. That will be more money. Alexandra Bocian - Projects sit for a long time and the costs are dated and the forecasting is off. We need to get projects moving faster. Ramzi Awwad - We do anticipate that and we know things won't go into construction right away. We do the best we can with the information we have at the time. Bill Braswell - The Executive Committee and staff will have to look at what the effect will be on projects moving forward. Lynn Pollock - If we stop funding rounds we have all

sorts of other effects. John Seggerman – If we halt funding rounds, our credibility will be enhanced by giving realistic timeframes. Jim Feaster – We should not forget that the mission of the NCAC is to bind neighborhoods together. The projects are the outgrowth of that, but we are building communities with NCAC.

Meeting adjourned at 9:30pm.