

2. Engineering staff turn-over: at 60% level of design the in-house design staff left the county and we needed to hire a consultant to finish the design. As a consequence, the proposed roadway footprints were changed and a few of the parcel appraisals that were completed by HDR needed amendments.
3. Varied kinds of owners and interest holders with respect to impacted properties. As County staff and legal counsel investigated ownership and interest holder status on these parcels, they came across complicated cases that needed additional effort from HDR. In addition, the sheer number of properties is significant, with close to 30 separate properties being impacted by the Arata Road Project.

Project schedule:

The design consultant is expected to finish design by May 2016 and send this project to bid in early June 2016. The ROW acquisition phase needs to be completed before we advertise for bid.

HDR vs. different consultant?

The current consultant has already contacted properties' owners, inspected parcels, prepared appraisals, and will be sending offer packets next week to start negotiation with property owners thereafter. Almost 80% of the appraisals are completed. Consequently, HDR needs to finish the files that they worked on. Having a different consultant team start working on this phase will complicate the project, add significant cost to this phase, and will delay the project to summer 2017.

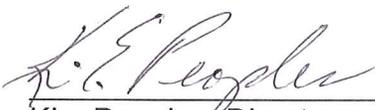
How can we prevent this from happening on future projects?

County staff has been trained to develop much better design, ROW and construction estimates. County has changed the organization structure so ROW and engineering are in one section and communication between engineers and county ROW agents are more timely and coordination has significantly improved since then.

Quality control plans are in place to review design changes and anticipate impact to our contracts whether they are design, ROW or construction ahead of time.

Communication with purchasing staff is happening at early stages on our current projects to select the proper procurement method.

This request is approved.



Kim Peoples, Director
Department of Community Services