

HISTORY OF FLOWER AVENUE GREEN STREET DESIGN COSTS AND COUNCIL ACTION

September 14, 2016

Development of the Flower Avenue Green Street project has been underway since 2010 and authorization to contract for design services was granted on May 21, 2012. The original design and engineering contract amount was for **\$275,755**, and has since expanded significantly as we have continued to work with and address the interests of the residents and other stakeholders, encountered some challenges related to utility work and easement negotiations, and complied with the requirements of large grants received for the project.

As we have worked on the project, we have consulted with Council every step of the way. A brief count of agenda items or budget discussions that have come before Council on the Flower Avenue Green Street project totals 24.

As we worked with more partners in the project, such as Washington Gas, WSSC, Pepco, Ride On and Washington Adventist University, each design step required more sign offs and adjustments. Needs for changes often required meetings with residents or new easement agreements. Many of these activities were undertaken or assisted by City staff to minimize the amount of work needed to be done by the engineering firm.

Council considered and authorized additional funds for the project in July 2014 for added design costs associated with additional meetings with stakeholders and the community (which were held at the request of Council), revisions to the designs to accommodate feedback from stakeholders and reduce the need for easements, development of streetlighting plans and increasing the number of stormwater facilities to be designed. The July 2014 Council action brought the costs up by \$176,794 to a total of **\$452,549**.

This past spring, the design firm identified the need for additional funding. The additional costs considered and authorized by Council totaled \$74,578, bringing the project total to **\$527,127**. The additional costs were to cover:

- Preparation of the application required by M-NCPPC as part of the Mandatory Referral Review Process
- Survey investigation and drawing updates as a result of an error in the original survey documents (when the City requested that the County provide the right-of-way to the City, the surveying firm, separate from the design engineers, made some errors in their documentation)
- Additional coordination with Washington Gas to review their gas main replacement plan
- Additional lighting coordination with PEPCO for LED upgrades
- Structural analysis, design and plan revisions for stormwater management facilities proposed for Washington Adventist University property
- Additional project management hours for coordination with the City, SHA, Department of Permitting Services and Ride-On anticipated through completion of final design documents

The most recent proposal, which Council will consider tonight, is for an additional \$46,550, which would bring the total costs up to **\$573,677**. The additional funds, which do not require a budget amendment as there are sufficient funds in the budget for the design work, will cover:

- Revision of the Invitation for Bids (IFB) package and preparation of 95% design documents for SHA review (*this is a new requirement of SHA for the TAP Grant Funds*)
- Review of comments from SHA and resubmission of the 100% design documents for SHA approvals
- Securing permits and approvals from SHA District 3 and Montgomery County Department of Permitting Services
- Additional project management hours for coordination with the City and WSSC anticipated through completion of final design documents