

MEMORANDUM

DATE: September 23, 2008  
TO: The Board of Supervisors  
FROM: Richard B. Hanson, Housing and Community Development Director  
SUBJECT: Contract Change Order – \$69,900 – AES Consulting Engineers, Architectural and Engineering Services for Residential Revitalization of Ironbound Square

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On May 22, 2001, the Board of Supervisors approved a planning and engineering services contract with AES Consulting Engineers (AES) for the Ironbound Square Revitalization Project for a total compensation of \$224,475. The contract scope of services included four phases: conceptual design, rezoning, design, and construction. Changes in the scope of the project have increased both the length of the contract and services required, and AES has submitted a request for additional compensation of \$69,900 for services required to complete the project.

The addition of the senior housing development into the Revitalization Project during the conceptual design phase impacted the scope of planning and engineering services, including the need to divide the project into phases. Housing and Urban Development (HUD) Supportive Housing for the Elderly Grant financing for the senior housing development was highly competitive and time-sensitive. Rezoning of the redevelopment area had to be split into two phases in order to meet requirements of the grant timeline. Design, permitting, and construction of road, drainage, and infrastructure improvements also were divided into two phases which enabled the County to obtain an additional \$384,000 Community Development Block Grant (CDBG) for site improvements associated with the senior housing development. The use of CDBG funds required additional services to comply with grant regulations. The extended time necessary to acquire property in the revitalization area, as well as property for the regional drainage facility, also has impacted the duration of the project and has added to the required scope of services.

Staff believes that the change order to the AES contract is reasonable in light of the extended duration of the Revitalization Project and the decision to divide the project into separate phases for rezoning, design, and construction in order to best meet the needs of area residents and maximize affordable housing opportunities. There are funds in the Housing Fund budget designated for the Ironbound Square Project sufficient to cover the \$69,900 cost of the change order. Therefore, staff recommends adoption of the attached resolution to approve the contract change order.

  
Richard B. Hanson

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ONCUR:

  
Doug Powell

RBH/nb  
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Attachment