



Council Agenda Report

From: David Athey, City Engineer

Subject: Engineering Consultant List for Community Development Department

Date: August 15, 2017

Facts

1. A critical function of the City is to oversee subdivision grading and improvements for new lot creation. With the retirement of John Falkenstien, the City no longer has a Licensed Land Surveyor on staff. In accordance with the Subdivision Map Act, a Licensed Land Surveyor is needed to sign final subdivision maps acknowledging that the map is technically correct. Civil Engineers licensed after 1981 are not qualified to perform land surveying, and the City had been fortunate that Mr. Falkenstien possessed a pre-1981 license.
2. The City solicited land surveying and map checking Statements of Qualification from two local surveying firms. Two firms are required as each firm periodically submits maps to the City for review, and firms cannot check their own maps.
3. The Community Development Department received land surveying and map checking Statements of Qualification from John Sanders of North Coast Engineering and Bryce Dilger of Pacific Coast Survey & Design Group, Inc. Both Mr. Sanders and Mr. Dilger are well respected by their peers in the Land Surveying community and both operate locally.
4. The Community Development Department has not had a dedicated public works inspector since 2008. In the interim, Public Works staff has inspected their own new water and wastewater facilities. This practice is not sustainable from a manpower standpoint, and particularly as development levels continue to increase.
5. Street construction observations are performed by Building Division staff inspectors, but they are not trained as pavement inspectors. This practice is no longer considered acceptable by the Streets Division of the Public Works Department, as proper construction is crucial in reducing long-term maintenance costs especially as the large subdivisions projects resume.
6. The City solicited public works construction observation Statements of Qualification from three local engineering firms.
7. The Community Development Department received Statements of Qualifications from Cannon Corporation, Stantec, and the Wallace Group for public works construction observation. All three firms are currently providing design and construction observation services to the Public Works Department through the Supplemental Sales Tax street rehabilitation program.

Options

1. Take no action.
2. Approve the list of Land Survey and Construction Observation consultants for use by the City for subdivision map checking and construction observation of public improvements by private developments.
3. Refer back to staff for consideration of additional consultants.

Analysis and Conclusion

The Subdivision Map Act requires the signature of a Licensed Land Surveyor on all final subdivision maps on a certificate stating that the map is technically correct. Since the retirement of John Falkenstien, the City no longer has a profession licensed to perform land surveying on staff. The Current City Engineer is prevented by law from practicing land surveying work.

The Community Development Department has received Statements of Qualification from two highly qualified local Land Surveyors who are willing to perform this duty; John Sanders of North Coast Engineering and Bryce Dilger of Pacific Coast Survey & Design Group, Inc. Both Mr. Sanders and Mr. Dilger are well respected by their peers in the Land Surveying community. It is important to have two surveyors available to help with map checking duties since both firms sometimes submit subdivision maps to the city. If either of the two submits a map, the other will be able to check the map and keep the review process running smoothly.

The Community Development Department has not had a dedicated public works inspector since 2008. The Public Works Department has backfilled this void with their personnel. Public Works Wastewater and Water Division staff have been providing construction observations. Public Works believes that this practice is no longer sustainable because the level of construction activity exceeds the ability of each Division's staff to provide timely and thorough construction observation services.

Since 2008, inspection of street construction and related activities, including sidewalks and curbs, has been provided by the Building Division staff. Building Division staff have limited experience in public works construction and limited time and resources to devote to this practice. Unlike building inspections, public works construction typically requires on-going observation of earthwork and undergrounding processes rather than structural inspection by appointment. This fundamental difference has led to concerns from the Public Works Department with the quality of the construction on private construction projects.

Having a group of on-call surveyors and civil construction inspectors allows staff to keep development review and construction observation processes running smoothly and efficiently. The addition of these consultants to the City's on-call service lists also spreads work to local companies and insures that services are available when needed. The competition between the firms will help to keep the services cost effective.

Fiscal Impact

Fees for map checking and public works observation are billed on an hourly basis from deposit accounts submitted by the applicant. These accounts and payment agreements are set up when construction documents and first check maps are initially submitted to the Community Development Department.

Recommendation

Approve Resolution 17-xxx authorizing the Community Development Department to use the attached list of consultants, attached as Exhibit A, for subdivision map checking and construction observation of public works infrastructure by private developers.

Attachments

1. Resolution No. 17-XXX
2. Exhibit A

RESOLUTION NO. 17-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
AUTHORIZING THE USE OF CONSULTANTS FOR SUBDIVISION MAP CHECKING
AND CONSTRUCTION OBSERVATION

WHEREAS, the City of El Paso de Robles Community Development Department performs Subdivision Map Checking services; and

WHEREAS, The City of Paso Robles Community Development Department performs construction observation inspections on private subdivision and public right-of-way construction projects; and

WHEREAS, The City of Paso Robles Community Development Department has not had a dedicated full time construction observation inspector since 2008; and

WHEREAS, The City of Paso Robles City Engineer is not a licensed Land Surveyor and cannot legally perform subdivision map checking duties.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of El Paso de Robles does authorize the Community Development Department to use the consultant list of subdivision map checking and construction observation consultants contained in Exhibit A.

Section 2. The City Council authorizes the City Manager to execute contracts with each consultant up to the approved spending limits contained in the City's purchasing policy.

APPROVED this 15th day of August, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

EXHIBIT A

Subdivision Map Checking Consultants

North Coast Engineering

Pacific Coast Survey & Design Group, Inc.

Construction Observation Services

Cannon Corporation

Wallace Group

Stantec