

By **Bill Parsons**, Vice Chairman, Seven Oaks CDD

MEET SEVEN OAKS NEW CDD ENGINEERING FIRM

At the CDD meeting on November 13, 2013, the Board discussed the need to rebid the engineering contract because of the current engineering firm's fees for services provided.

DECEMBER 11, 2013 CDD Meeting

The District Manager presented a spreadsheet comparing engineering cost with amount budgeted (see info below). Jack Christensen, who is the Board's Pasco Alliance of Community Associations (PACA) representative, volunteered to speak with CDD Board members of the 12 CDDs that belong to PACA.

ENGINEERING COST

Budget vs Actual

FY 2008 - 2009

\$15,000 Budget
\$11,776 Actual
\$3,224 Under Budget

FY 2009 - 2010

\$10,000 Budget
\$14,887 Actual
\$4,887 Over Budget

FY 2010 - 2011

\$15,000 Budget
\$38,603 Actual
\$23,603 Over Budget

FY 2011 - 2012

\$28,000 Budget
\$34,416 Actual
\$6,416 Over Budget

FY 2012 - 2013

\$28,000 Budget
\$62,050 Actual
\$34,050 Over Budget

JANUARY 13, 2014 CDD Meeting

Jack Christensen stated that the majority of the CDD Boards in PACA use Stantec Consulting Services, Inc. for their engineering services and seemed to be very satisfied with the firm. The Board approved a motion for the District Manager to advertise for a request for qualifications from engineering firms.

FEBRUARY 19, 2014 CDD Meeting

The District Manager presented the proposals that had been received from Johnson Engineering, Bayside Engineering, and Stantec Consulting Services. Based on the proposals, the Board gave Stantec Consulting Services the highest ranking. The District Manager explained that he and the district's attorney would contact Stantec Consulting Services and the second highest ranked firm, Bayside Engineering, to obtain pricing.

The Board felt like they had made the right choice selecting Stantec Consulting Services. The company was established in 1954 and now has more than 13,000 specialist working at over 300 locations. The board was impressed with their reputation with other PACA members and that they are the engineering firm for numerous CDDs near Seven Oaks to include Bridgewater, Ballantrae, Concord Station, Meadow Pointe I, Meadow Pointe III, Meadow Pointe IV, Northwood, Oakstead, and Preserve at Wilderness Lake.

The Board was also impressed with the credentials of the engineer, Ms. Tonja Stewart, who would serve as the Project Manager for Stantec Consulting Services. She has 28 years experience in a broad range of engineering projects and has been with Stantec Consulting Services since 2006. In her current job, she is the project manager for the vast majority of the over 50 CDDs that her engineering firm represents in Pasco, Hillsborough, and Hernando counties.

Her years of experience in designing, permitting, and construction of communities like Seven Oaks will help her solve typical CDD problems that Seven Oaks will have such as blocked storm sewers and pond slope erosion.

MARCH 12, 2014 CDD Meeting

The District Manager stated that he was comfortable pending legal review with the

contract with Stantec Consulting Services. He added that the hourly fee schedule is less than the current engineer's fee schedule. The District Manager recommended that the Board approve the contract and authorize him to send a 30-day termination letter to the current engineering firm, American Consulting Engineers of Florida. The Board approved a motion containing the District Manager's recommendation.

APRIL 9, 2014 CDD Meeting

Tonja Stewart attended the meeting. To ensure that she understood the Board's expectations, the Board members reviewed the major projects to include maintaining the main and neighborhood roads, facilities such as the clubhouse, and the stormwater system that uses over 100 retention ponds at Seven Oaks.

The Board explained the importance it places on the



Stantec Consulting Services, Inc. is located in the historic building that they restored at 2205 North 20th Street in Ybor City.

Reserve Study and asked that the current study be reviewed as soon as possible so changes could be included in the FY 2014 - 2015 budget. The Board also discussed expectations

such as providing reports of the status of projects she is working and keeping cost to a minimum by only becoming involved in a project when engineering services are required.

The Board's discussion with its new engineer reminded me of managing projects during my 32 years in the Air Force. My objective was to have experts get projects completed quickly

but have a quality product with the most economical cost. This management model uses the terms Fast, Good, and Cheap. For most projects, the manager will have to focus on two of the three while letting the third one suffer.

- Trying to complete a project fast and good might not be cheap.
- Trying to complete a project fast and cheap might not produce a good product.
- Trying to complete a project good and cheap might not be fast.

Basically, the board asked Ms. Stewart to try to achieve all three (i.e. fast, good, and cheap) on each project. Hopefully, by having this discussion at the beginning of the contract, we can work together to come as close as possible at achieving all three on each project. Although the Board will work to get projects done Fast, it will place more emphasis Good and Cheap to keep Seven Oaks looking great at the lowest possible cost. ❖



Tonja Stewart (right) and JJ Molloy, Planner, are looking at a wetland conservation area and its drainage.



Tonja Stewart checks out the water control at a retention pond on Ancient Oaks Blvd between Brookforest and The Laurels.



Tonja Stewart inspects an area of Ancient Oaks Blvd just south of Bellafield that has been repaired. One of the high priorities of Ms. Stewart is to insure that the roads are adequately maintained.