

BUDGETED AMOUNT:	\$3,000,000	FUNDS REQUESTED: \$74,741
AGENDA ITEM SECTION: Regular Agenda		
AGENDA CONTENT:	Discussion and possible action on Lakeside pavilion piling issues and potential budgetary solutions.	
PREPARED BY:	Megan Mainer, Director of Parks & Recreation	
MEETING DATE:	2/28/2022	

FUND: TBD

## **EXECUTIVE SUMMARY:**

DL Meacham reported drilled piers as an urgent item in the January 21, 2022 weekly report. DL Meacham and Clark Condon have been working in collaboration to identify solutions for drilled piers since we were notified. Keystone, DL Meacham's subcontractor, tried a typical pier procedure with a slurry method and pictures and videos are included for reference. Keystone attempted an alternative method of drilling holes and placing casings but the holes caved in before casings could be placed.

Keystone is proposing a third method to place piers which consists of driving casings to the required depth, drill inside of the casing to remove the dirt, drop rebar, pour concrete and remove the casing. Keystone believes there will be about 10 casings they will not be able to remove. This method will cost us \$200K. If there are more than 10 casings that cannot be removed there will be additional costs.

Three other methods were considered including driven pre-cast piles, dewatering, and an auger method. The driven pre-cast piles would require a redesign of the pavilion foundation and the contractor believes the cost would be greater than their proposed method. We cannot get an exact cost without the redesign, but the other challenge is that it would take a minimum of 2 months to get concrete piles delivered to site. For that reason, we did not pursue that option any further. Contractors do not think dewatering will work because of the scope of work, depth of piers (28 feet), and amount of sand in the subgrade. Lastly, the price for the auguring is coming in at \$245,000 according to DLM.

Driving the casings is the most economical solution to the issue and we have informed Clark Condon to proceed. We have a 5% contingency which will cover \$150,000 of the costs. We also have the added expense of concrete testing with Terracon which is quoted at \$24,741. Staff is recommending this be a budget adjustment item for this FY; however, other payment alternatives include:

- Use of Parkland Dedication funds this will be dependent on the amount of Parkland dedication funds we plan to use for south side park acquisition and our parkland dedication fund balance by the time funds are due
- Budget for the deficiency next FY our concern with this approach is that we already have park maintenance needs that should be addressed

- Consider using ARPA funds staff wasn't sure what all was committed to date so this may not be feasible
- ABLC project funds next FY our concern with this approach is that we'll be limited from making progress on other park projects
- Negotiate price down we asked for a reduction in costs and we were informed in Item 1 of the report that no credits are available because DLM did not bid additional costs for this work.
- General Fund Balance we aimed to reduce the amount from GFB by using ARPA when we approved the construction amount last year, but we may need to revisit this

Lakeside Park plans call for 12" wooden piles driven 20 feet deep for portions of the pavilion. RFI #9 enclosed as an attachment discusses drilled piers in lieu of wooden piles at no additional costs to the City. Clark Condon informed DL Meacham they would need to be aware of the potential wet conditions and caving in of drilled shafts. DL Meacham is revising their proposal to reflect the correct number of piers. If they choose to go with encased drilled shafts for those particular 11 piers, then it will be at their cost.

Staff will meet with DL Meacham and Clark Condon on 2/24/22 to discuss this item in more detail.

## **RECOMMENDATION:**

Staff recommends ABLC discuss Lakeside pavilion piling issues and potential budgetary solutions.