



MEMORANDUM

To: Finance Committee

From: Rich Olson, City Manager
Bobbi White, Parks and Recreation Director

Date: August 21, 2013

Re: Consideration – Charles Creek Pavilion Funding

BACKGROUND:

The Parks and Recreation Department has been working to replace the picnic pavilions at Charles Creek Park for over a year. Council appropriated \$175,000 in the 2012-13 fiscal year to replace both structures for public use. Plans to replace the dilapidated and non-ADA compliant shelters began in the fall of 2012 as staff worked with the Recreation Advisory Board to ensure the new shelters would complement the Waterfront Park Dome as well as the Museum of the Albemarle. We have faced one obstacle after another; and at present the shelter still has not been constructed. The most recent obstacle has to deal with the sub-grade soil on site.

In July staff appeared before the Board of Zoning Adjustments to request a variance from elevating the large replacement pavilion three feet above the existing grade, which would cause additional fill, construction of ramps and rails and flood proofing the restrooms with flood proof doors and engineered vents to be added to the project. The change in plans would have cost an additional \$40,000 for the project. Staff was not aware that the flood zone elevation level along the Charles Creek was at 5.3 feet until a flood elevation survey was completed by Hyman and Robey. With the recent change in the North Carolina Building Code, the pavilion restrooms would have been elevated to one foot above flood level (8 feet). The Board of Adjustments determined that the additional costs of elevating the pavilion and flood proofing the restrooms would create extraordinary public expense to the project. Rebuilding the shelter on the same footprint would not increase flood heights, additional threats to public safety, create a nuisance, cause fraud on or victimization of the public or conflict with existing local law.

ANALYSIS:

The soils along the Charles Creek are marsh/wetlands. Staff has been working with A.R. Chesson, who was awarded the bid to build the shelters and restrooms,

to determine the additional costs to the construction project. There have already been two change orders associated with the foundation. The first concerned the large size of the footings and the addition of colored concrete. This totaled \$13,448.03. The second change order centered on the necessity to excavate the sub-grade soil and back fill it with 72 tons of #57 stone. This totaled \$5,872.78. These two solutions did not solve the issues with the sub-grade soil as anticipated. When City inspections staff inspected the footings, the sub-grade soils were found to be still unsuitable. Staff met with Stanley Ward, A.R. Chesson representative, David Deyo, and GET Solutions engineer, Jerry Stalls, on Tuesday, August 20, 2013 at the Charles Creek site to discuss a solution to the sub-grade soils and their effects on the foundation. GET Solutions has recommended that there be two test bores performed to determine the actual depth of the organics in order for them to recommend a solution to the foundation issues. Test borings are not normally done on a project unless issues arise. This will cost an additional \$2,860 as well as whatever the cost will be associated with this recommendation to solve the foundation issues.

At this time, the additional cost to construct the shelter has increased by \$22,220.81 due to the increase in the concrete footings from 4'x4'x4' to 9'x9'x2'. This increase includes additional concrete, 72 tons of #57 stone to footings, forklift rental, demolition of sidewalk, pouring 103 LF of new sidewalk, adding 1% concrete color mixture to the pavilion pad as well as the set and removal of a temporary power pole and the GET test borings. Until we have the answers from the soil tests and the recommendations from the engineer we will not know what the additional costs to the project will be.

Staff will bring forward a budget amendment in the future, which will reflect all additional costs.

STAFF RECOMMENDATION:

By motion, authorize the additional payments of \$19,320.81 to A. R. Chesson and \$2,860 to GET Solutions for the construction of the Charles Creek pavilions.

RCO/vdw