

Project History

In 2015 and 2016, the four projects listed below were bid to address water quality issues and degradation of the concrete pond liner edge of Les Lacs Pond.

1. Les Lacs Pond Water Well Pump Rebuild (completed)
2. Les Lacs Pond Water Well Transfer Piping System Improvements (completed)
3. Les Lacs Pond Water Quality Monitoring and Well Pump Operation Program (completed)
4. Les Lacs Poly Liner Concrete Edge Restrainer and Drainage Flume Repair

Apart from Project #4, the projects have been completed or are in the process of being completed. Project #4 was initiated within the Parks Department and was to be funded using the department's operation and maintenance budget. The goal of the project was to repair the damaged portions of the lake edge that were failing (approximately 270 Linear Feet) and a damaged drainage flume at Lakeview Court. While exploring feasible solutions for restoring the poly liner concrete edge it was determined that the pond liner was near, or had met, its life expectancy and would require replacement in the future. Because of these findings, the project shifted from a maintenance item to a planning item.

On May 23rd, 2017, Council approved a contract with Westra Consultants, Inc. (selected through RFQ #16-88), to develop schematic level design solutions, preliminary construction and maintenance budgets, and facilitate stakeholder involvement for Les Lacs Park pond.

When speaking with the community and taking resident calls related to the project, staff heard several consistent messages; improve the smell and unclean appearance of the water, incorporate additional landscaping or trail amenities, repair the pond edge to a more aesthetic appearance and be conservative with funds. Since requests regarding amenities and conservative spending appeared to conflict, the schematic design process was tailored to provide participants with potential amenities that could be included in the project and their associated costs. To accommodate this process, the consultant's scope included development of schematic design for a base, medium and high project.

Base Schematic Design - includes the minimum requirements to replace the pond liner, repair the failing pond edge and drainage flume and meet ADA requirements.

Medium Schematic Design – includes additional amenities related to the pond edge aesthetics and other amenities that could enhance the use of the pond.

High Schematic Design - includes a larger scale change to the use of the pond and surrounding trail amenities.

A base and high project were developed and presented to the community. The base project included a feasibility study to determine the most appropriate type of pond liner that should be utilized. During this study it was determined that a PVC liner was most feasible because of the shallow limestone bedrock located below the pond. The consultant also analyzed whether the pond could be deepened, which would help with water quality, but the limestone bedrock made this cost prohibitive.

Input from the community was gathered to develop recommendations for a medium project. To help facilitate public input staff developed an on-line web portal called "Imagine Addison." This portal was used to gather feedback from residents by allowing them to build their own project by adding proposed enhancements for the pond edge condition, planting style, interactive elements, site improvement elements, environmental elements and aesthetic improvements onto the base project. As participants built their own project the project budget would adjust to include their selections. In addition to developing the project budget the portal tallied the potential tax implications associated with the project if taxes were to be increased to fund the project. Although there are other funding options that can be considered for the project, calculation of the tax rate provided residents with a tangible avenue to weigh project costs. This portal also allowed participants to provide additional feedback to staff regarding the project.