

Les Lacs Pond Liner Replacement and Site Improvements

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal grey and blue sections.

ADDISON



- In 2016 & 2017 Staff made several presentations to Council regarding the failing pond edge and life expectancy of the existing pond liner at Les Lacs Pond. As a result of these presentations, it was determined that staff select a consultant to provide a proposal to begin Schematic level design solutions for:
 - A base project that would remove and replace the pond liner with a simple earthen edge treatment.
 - Look at alternative pond edge treatments for their aesthetic value and durability.
 - Look at additional site and landscape enhancements.
 - Gather public feedback related to the proposed pond edge, site and landscape enhancements.
 - Develop an Opinion of Probable Cost for the options.
- May 23, 2017 Council awarded a contract to Westra Consultants in an amount not to exceed \$56,730 for initial development of Schematic Design and stakeholder involvement for the replacement Les Lacs Pond liner replacement, edge treatments and potential site enhancements.

Background



LEGEND

- 01** PROPERTY BOUNDARY
- 02** EXISTING FOUNTAINS
- 03** EXISTING DECK AND WATERFALL
- 04** EXISTING TREES TO REMAIN
- 05** EXISTING CONCRETE FLUME
- 06** PROPOSED RETAINING WALLS
- 07** MAKE WALK ADA ACCESSIBLE
- 08** PROPOSED POND OVERFLOW TRASH RACK
- 09** PROPOSED SMOOTHING OF ENTIRE PERIMETER POND EDGE
- 10** APPLY STONE VENEER TO OUTFALL STRUCTURE

<p>DESIGN TIMELINE: 4 - 6 MONTHS</p> <p>CONSTRUCTION TIMELINE: 6 - 8 MONTHS</p> <p>BASE COST - POND DEMOLITION, NEW LINER AND NATURAL EDGE: \$790,000</p> <p>CONCEPT OPTION 1 - POND LANDSCAPE, AMENITY AND SITE IMPROVEMENTS: \$297,000</p> <p>MATERIALS TESTING, CONSTRUCTION ADMINISTRATION, PERMITTING, LANDSCAPE ARCHITECTURE AND ENGINEERING, & SURVEYING SERVICES: \$271,750</p> <p>TOTAL PROBABLE COST: \$1,358,750.00</p>	<p>NOTES:</p> <p>OPTION 1 INCLUDES THE MINIMUM WORK REQUIRED TO REPLACE THE LINER, MEET ADA REQUIREMENTS AND SMOOTH OUT THE POND EDGE TO IMPROVE MAINTENANCE.</p>
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- Westra Consultants developed a plan for a Base Project which recommended the minimum work that would need to be completed to replace the pond liner, address the failing pond edge, address ADA issues and correct erosion / maintenance concerns.



Background



LEGEND

- | | | | |
|---|---|---|--|
| 01 PROPERTY BOUNDARY | 07 WIDEN WALKS TO 8' AND CREATE CURVILINEAR ALIGNMENT | 13 EXISTING DECKING WITH PROPOSED MOVABLE SEATING AND GAME AREA | 19 PROPOSED EDUCATIONAL SIGNAGE |
| 02 NEW FOUNTAINS WITH LED LIGHTING | 08 PROPOSED POND OVERFLOW TRASH RACK | 14 PROPOSED FITNESS STATIONS ALONG WALK | 20 PROPOSED ROOT BARRIER TO PROTECT SIDEWALKS AND POND LINER |
| 03 EXISTING WATERFALL WITH PROPOSED LED LIGHTING AND CLEANING OF ROCKS | 09 PROPOSED SMOOTH POND FORM AND CONCRETE EDGE | 15 PROPOSED BOARDWALK | 21 NUTRIENT/DEBRIS COLLECTION CHAMBER |
| 04 PRESERVE EXISTING TREES AND ADD UPLIGHTING (*) | 10 PROPOSED SMOOTH POND FORM AND NATURAL LANDSCAPE EDGE | 16 PROPOSED BRIDGE | |
| 05 EXISTING CONCRETE FLUME WITH PROPOSED RAIN GARDEN AND STONE BOULDERS | 11 PROPOSED SMOOTH POND FORM AND STONE EDGE | 17 PROPOSED MEANDERING WALK | |
| 06 PROPOSED RETAINING WALLS | 12 PROPOSED ART | 18 PROPOSED AQUATIC PLANTING | |

DESIGN TIMELINE: 6 - 8 MONTHS
 CONSTRUCTION TIMELINE: 9 - 12 MONTHS
 BASE COST - POND DEMOLITION AND RECONSTRUCTION OF POND LINER: \$790,000
 CONCEPT OPTION 2 - POND LANDSCAPE, AMENITY AND SITE IMPROVEMENTS: \$2,637,000
 MATERIALS TESTING, CONSTRUCTION ADMINISTRATION, PERMITTING, LANDSCAPE ARCHITECTURE AND ENGINEERING, & SURVEYING SERVICES: \$856,750
 TOTAL PROBABLE COST: \$4,283,750.00

NOTES:
 OPTION 2 INCLUDES ITEMS SHOWN IN OPTION 1 AND RECOMMENDED ENHANCEMENTS. THE ENHANCEMENTS WILL BE PRIORITIZED BY COMMUNITY INPUT.

- Westra Consultants also developed an Enhanced Project. This option included all site and landscape enhancements that were recommended by the consultant.
- This option was developed to gather public feedback. It was never anticipated that all of the recommended elements would be constructed.
- A recommended project and the associated budget would be developed from community input.



Background



COMMENT CARD

Name _____ Age _____
 Address _____ # Years of Residency _____
 Email _____ Male or Female _____
 Phone _____ Owner or Renter _____

- 1 EDGE CONDITIONS** - Choose from one of the following options:
- NATURAL EDGE ONLY (\$0)** – Earthen edge with sod gently sloping and terminating at water line.
 - CONCRETE EDGE ONLY (\$632,185)** – Formed concrete border approximately 12" wide. Color and finish to be determined.
 - STONE EDGE ONLY (\$632,185)** – Decorative stone edge to be chosen per residents' preferences.
 - C1) Flagstone edge at consistent width (\$).
 - C2) Stone cap, 18" wide, to hang over water's edge (\$\$).
 - C3) Stone blocks provide seating along edge (\$\$\$).
 - NATURAL, CONCRETE, AND STONE EDGES (\$493,200)** – All three materials (36% Natural / 42% Concrete / 22% Stone Blocks) to be used throughout the site as shown in Option 2.
 - NO PREFERENCE**

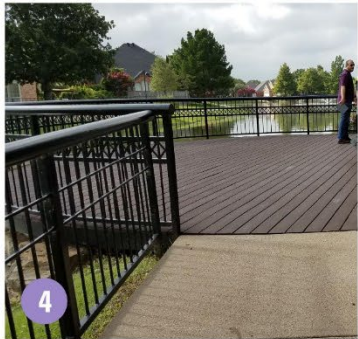
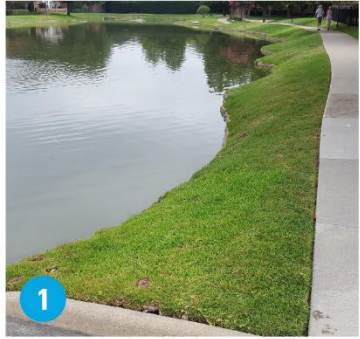
- 2 PLANTING** - Choose from one of the following options:
- NATIVE PLANTINGS (\$792,600)** – Variety of container grown native Texas grasses to undulate along the pond edge varying from 24" - 36" in height.
 - HYBRID (\$792,600)** – Variety of native Texas grasses and formal planting. Pockets of native Texas grasses integrated with formal planting to meander along the pond edge.
 - FORMAL (\$792,600)** – Variety of container grown formal shrubs and groundcover. Plant types to match existing formal landscape aesthetic and undulate along pond edge. Provides opportunity for evergreen plant material to maintain seasonal interest year round.
 - NO PREFERENCE**

- 3 INTERACTIVE AMENITIES** - Choose from one or more of the following options:
- GAMES (\$36,250)** – Table games to promote community engagement.
 - MOVEABLE SEATING (\$81,500)** – Moveable chairs, benches, and tables located on existing decking.
 - FITNESS STATIONS (\$101,500)** – Groupings of two to three metal fitness stations along walking path to provide exercise opportunities.
 - NO PREFERENCE**
 - NONE OF THE ABOVE**

- 4 SITE IMPROVEMENT AMENITIES** - Choose from one or more of the following options:
- RETAINING WALLS (\$96,300)** – Utilize stone block walls to provide gentle grade change along pond edge.
 - MEANDERING WALKS (\$401,665)** – Undulate straight portions of the concrete walk to provide enhanced walking experience.
 - BRIDGE (\$188,500)** – Provide an additional circulation route and an opportunity for pedestrians to better engage with the water. Bridge to be metal that is painted black.
 - BOARDWALK (\$290,000)** – Provide an additional circulation route and an opportunity for pedestrians to better engage with the water. Boardwalk to be concrete with wooden rails.
 - NO PREFERENCE**
 - NONE OF THE ABOVE**

- 5 ENVIRONMENTAL AMENITIES** - Choose from one or more of the following options:
- EDUCATIONAL SIGNAGE (\$29,000)** – Attractive, durable, pedestal signage along trail to educate users about the pond ecosystem.
 - AQUATICS (\$229,000)** – Aquatic plant material set within the pond to catch and filter stormwater runoff from the neighborhood.
 - RAIN-GARDEN (\$43,500)** – Catch and filter stormwater runoff from the streets by converting concrete flumes into rain-gardens.
 - NO PREFERENCE**
 - NONE OF THE ABOVE**

- 6 AESTHETIC IMPROVEMENT AMENITIES** - Choose from one or more of the following options:
- FOUNTAIN AND LED LIGHTING (\$61,625)** – Provide an attractive and functional fountain for water aeration and circulation. Add LED lights.
 - ART (\$0)** – Provide visual interest with art chosen by the Addison Arbor Foundation.
 - LIGHT (\$68,150)** – Provide fifteen tree uprights to enhance evening park experience.
 - NO PREFERENCE**
 - NONE OF THE ABOVE**



- From the options developed by Westra, staff developed a web site that allowed the community to build their preferred project and understand the costs associated with the selections they made.

- Residents were asked to provide information related to:

- Edge Conditions
- Planting Enhancements
- Interactive Amenities
- Site Improvement Amenities
- Environmental Amenities
- Aesthetic Improvements

- Staff made a presentation to Council April 9, 2019 giving and overview of the input that was gathered from the community. The following slides illustrate the results of that input.

Background



1 EDGE CONDITIONS



A NATURAL

Description - Earthen edge with sod gently sloping and terminating at water line.
Cost - \$0



B CONCRETE

Description - Formed concrete border approximately 12" wide. Color and finish to be determined.
Cost - \$632,185



C1 FLAGSTONE



C2 STONE CAP



C3 STONE BLOCKS

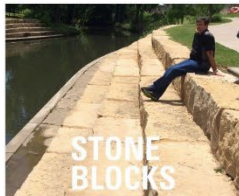
Description - Decorative stone edge to be chosen per residents' preferences. C1) Flagstone edge at consistent width (\$). C2) Stone cap, 18" wide, to hang over water's edge (\$\$). C3) Stone blocks provide seating along edge (\$\$\$).
Cost - \$632,185



D NATURAL

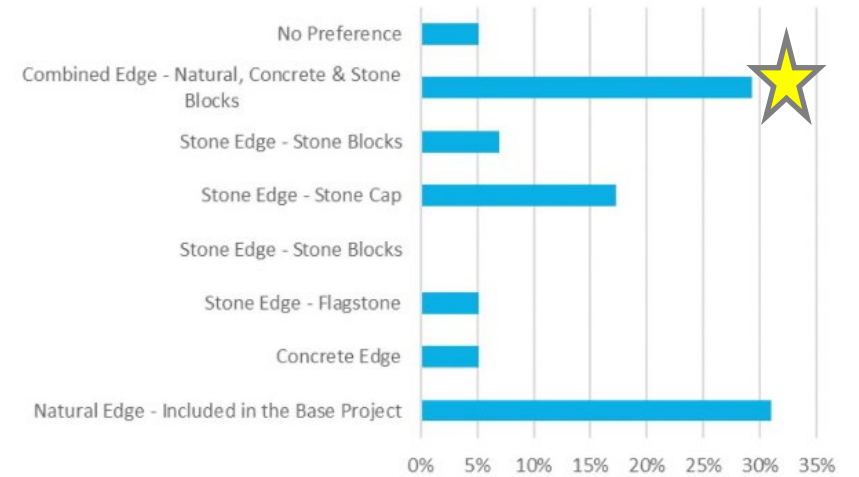


CONCRETE



STONE BLOCKS

Description - All three materials (36% Natural / 42% Concrete / 22% Stone Blocks) to be used throughout the site as shown in Option 2.
Cost - \$493,200



Star denotes staff recommendation made to Council April 2019

Background



2 PLANTING



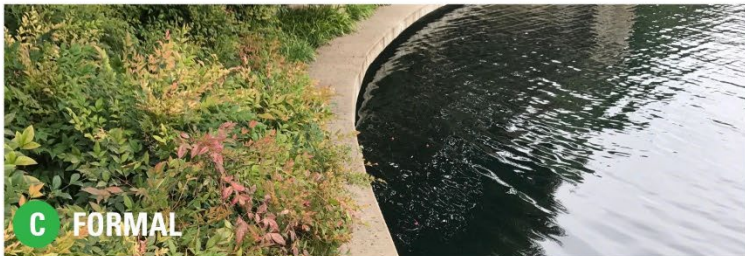
A NATIVE PLANTINGS

Description - Variety of container grown native Texas grasses to undulate along the pond edge varying from 24"-36" in height.
 Cost - \$792,600



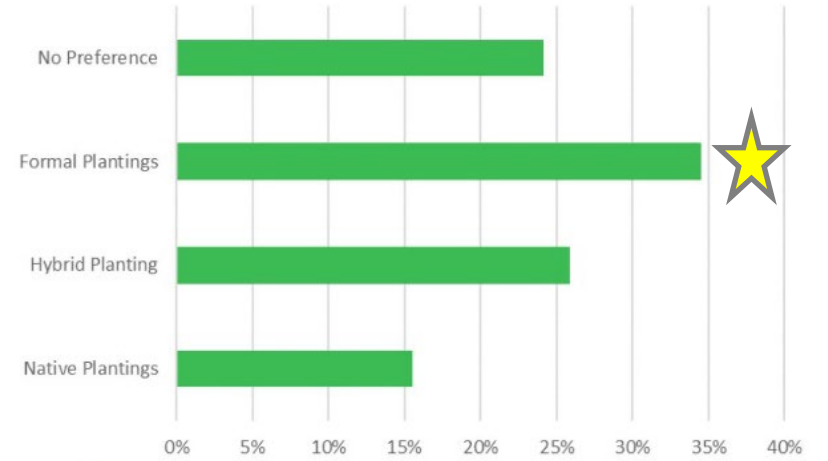
B HYBRID

Description - Variety of native Texas grasses and formal planting. Pockets of native Texas grasses integrated with formal planting to meander along the pond edge.
 Cost - \$792,600



C FORMAL

Description - Variety of container grown formal shrubs and groundcover. Plant types to match existing formal landscape aesthetic and undulate along pond edge. Provides opportunity for evergreen plant material to maintain seasonal interest year round.
 Cost - \$792,600



Star denotes staff recommendation made to Council April 2019

Background



3 INTERACTIVE AMENITIES



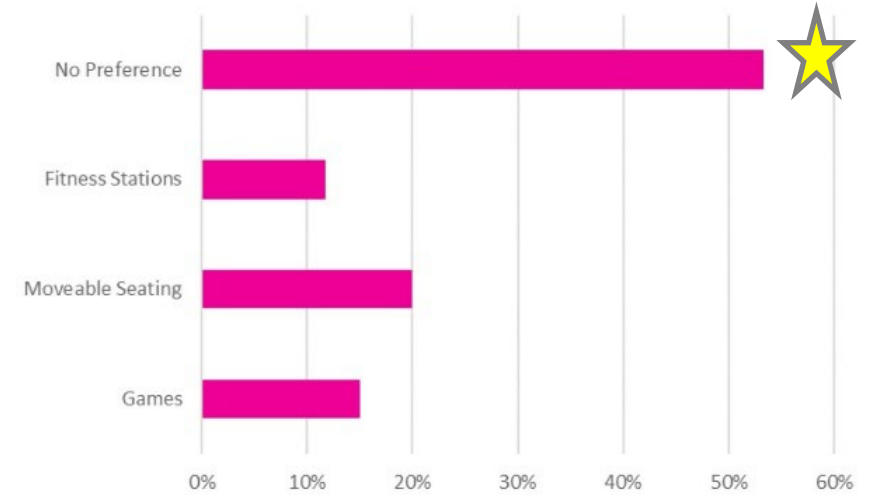
A GAMES
Description - Table games to promote community engagement.
Cost - \$36,250



B MOVEABLE SEATING
Description - Moveable chairs, benches, and tables located on existing decking.
Cost - \$81,500



C FITNESS STATIONS
Description - Groupings of two to three metal fitness stations along walking path to provide exercise opportunities.
Cost - \$101,500



3

Star denotes staff recommendation made to Council April 2019

Background

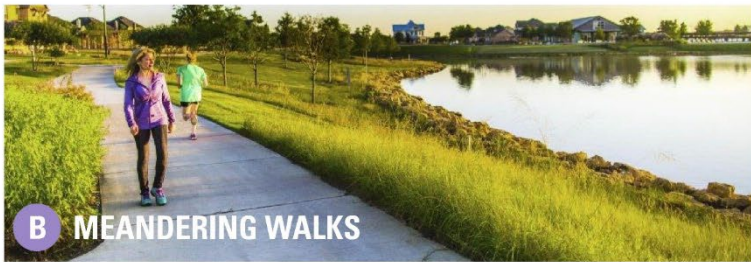


4 SITE IMPROVEMENT AMENITIES



A RETAINING WALLS

Description - Utilize stone block walls to provide gentle grade change along pond edge.
 Cost - \$96,300



B MEANDERING WALKS

Description - Undulate straight portions of the concrete walk to provide enhanced walking experience.
 Cost - \$401,665

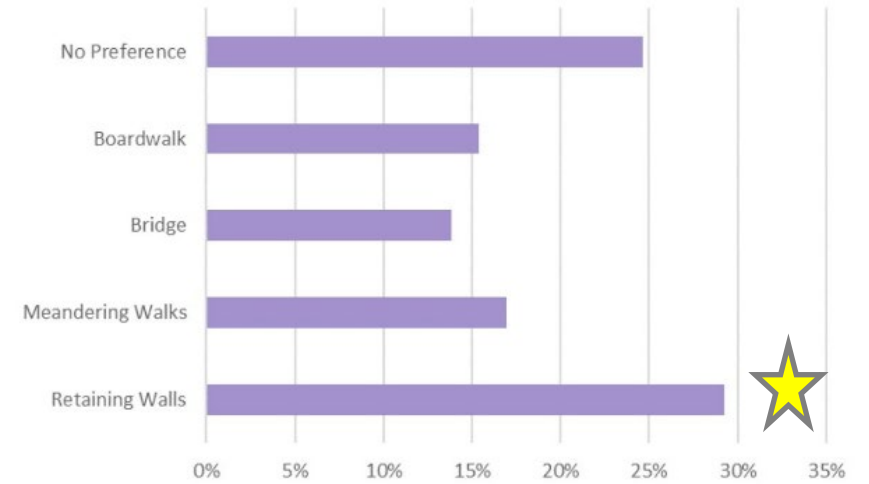
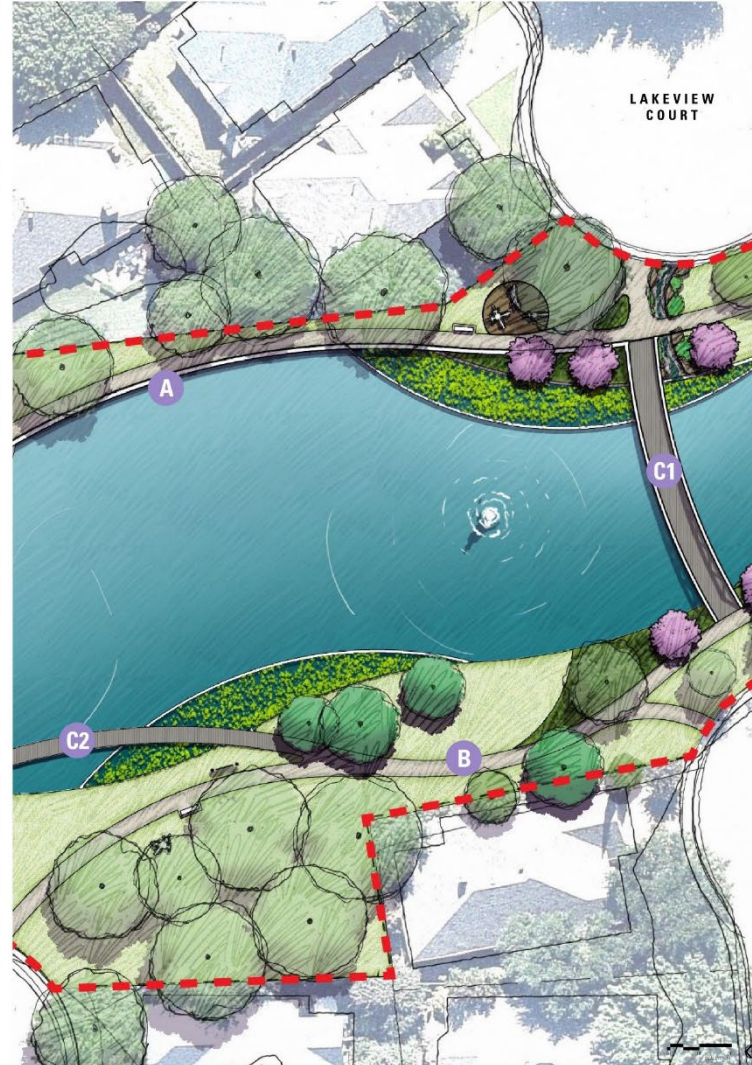


C1 BRIDGE



C2 BOARDWALK

Description - Provide an additional circulation route and an opportunity for pedestrians to better engage with the water. Bridge to be metal that is painted black. Boardwalk to be concrete with wooden rails.
 Cost - C1 Bridge \$188,500 / C2 Boardwalk \$290,000



Star denotes staff recommendation made to Council April 2019

Background

5 ENVIRONMENTAL AMENITIES



A EDUCATIONAL SIGNAGE

Description - Attractive, durable, pedestal signage along trail to educate users about the pond ecosystem.
Cost - \$29,000



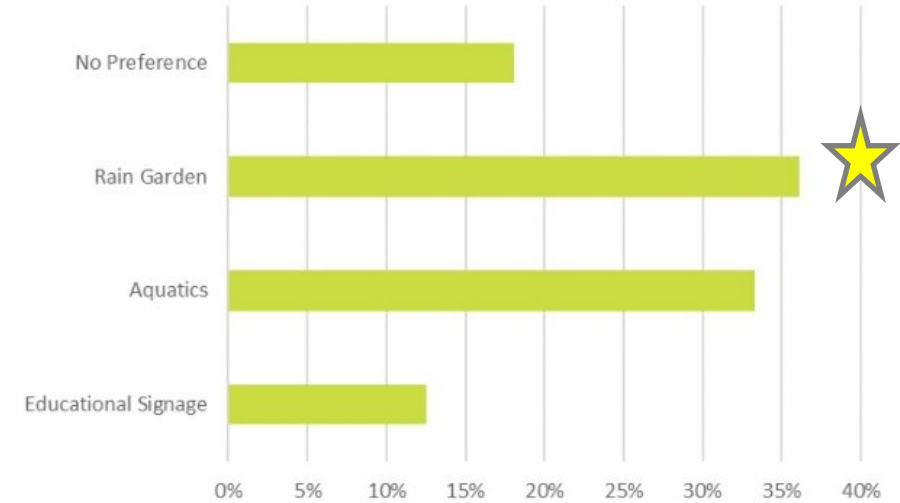
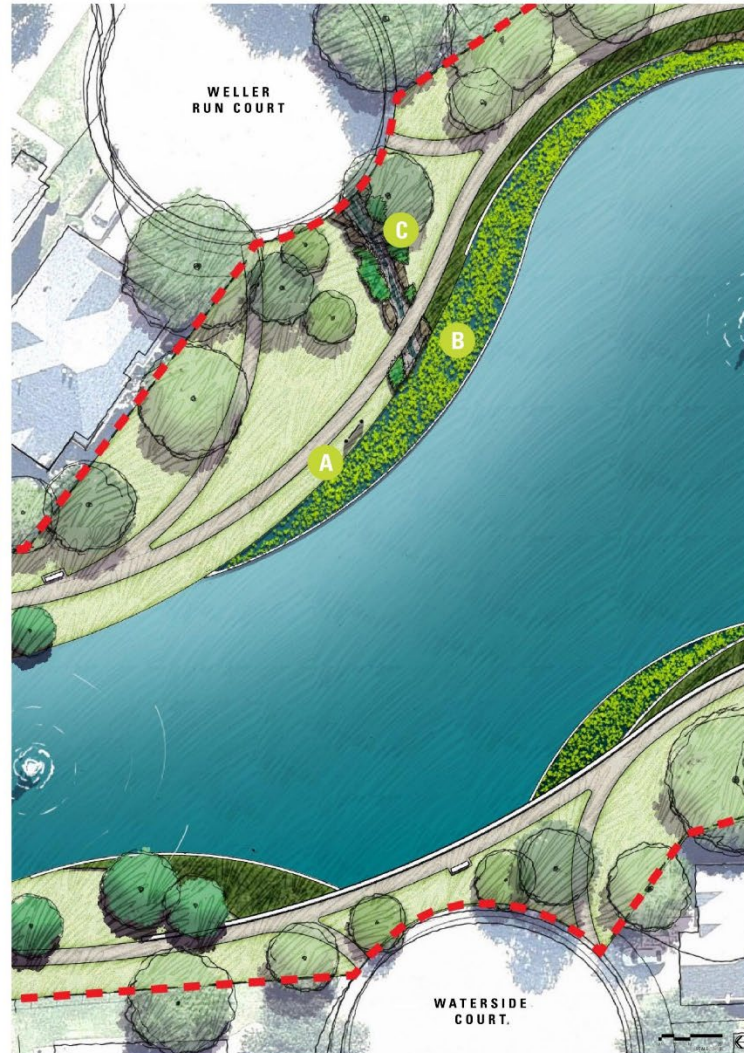
B AQUATICS

Description - Aquatic plant material set within the pond to catch and filter stormwater runoff from the neighborhood.
Cost - \$229,000



C RAIN-GARDEN

Description - Catch and filter stormwater runoff from the streets by converting concrete flumes into rain-gardens.
Cost - \$43,500

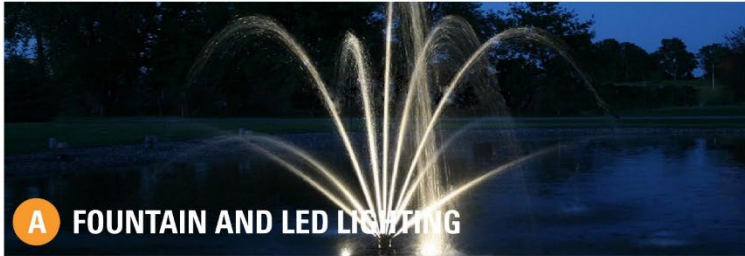


5

Star denotes staff recommendation made to Council April 2019

Background

6 AESTHETIC IMPROVEMENT AMENITIES



A FOUNTAIN AND LED LIGHTING

Description - Provide an attractive and functional fountain for water aeration and circulation. Add LED lights.
Cost - \$61,625



ADDISON ARBOR FOUNDATION

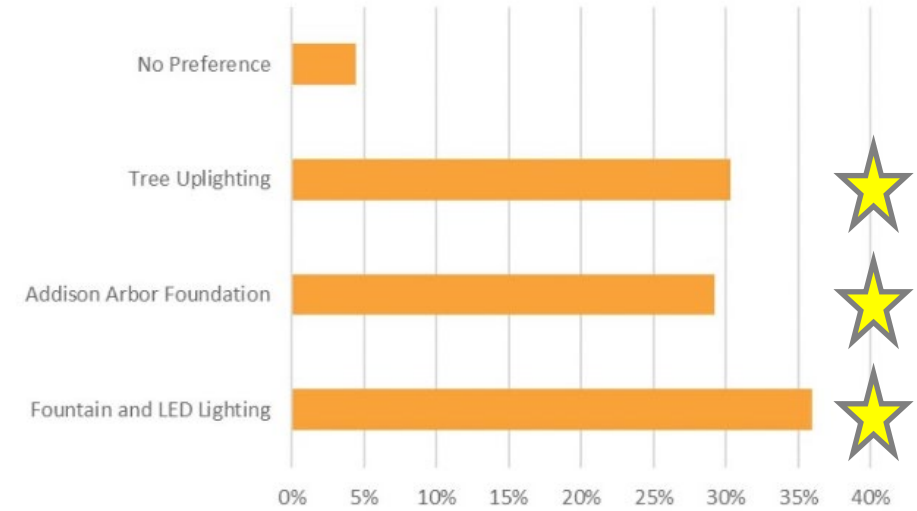
B ART

Description - Provide visual interest with art chosen by the Addison Arbor Foundation.
Cost - \$0



C LIGHT

Description - Provide tree uplights to enhance evening park experience.
Cost - \$68,150



6

Star denotes staff recommendation made to Council April 2019

- At the April 9, 2019 work session presentation to Council. Council discussion indicated that staff should:
 - Look for funding sources for the project.
 - Staff applied for a grant through Texas Commission on Environmental Quality (TCEQ) and was unsuccessful.
 - Staff included \$3,282,110 in the 2019 Bond Election, which was approved by voters.
 - Bring back a recommended project for Council Action based on funding availability.
 - Look at the landscape planting scope and determine if it could be reduced.
 - Make sure that the community is well informed of the construction impacts, milestones and schedule throughout the course of the implementation.

Potential Pond Improvements Presented to the Bond Election Committee

Replacement of the Pond Liner

ADA Improvements

Combination Lake Edge

Landscape Beds

Rain Garden

Retaining Walls

Fountain Lights

Tree Up Lights

- Due to increasing construction costs experienced in the region staff asked Westra to look at the Opinion of Probable (OPC) cost that was prepared in 2019 and asked them to update the OPC to reflect current construction prices that are being experienced in the region. This resulted in approximately an 18% increase in the anticipated costs.

2018 Opinion of Probable Cost	
Base Project	\$ 657,836.00
Additional Options	\$1,438,877.00
Professional Services etc.	\$ 629,250.00
Contingency	\$ 420,288.00
Total Estimated Cost	\$3,146,251.00

2021 Opinion of Probable Cost	
Base Project	\$ 936,073.00
Additional Options	\$ 1,561,385.00
Professional Services etc.	\$ 736,100.00
Contingency	\$ 500,542.00
Total Estimated Cost	\$ 3,734,100.00

Staff Recommendation

- Language on the ballot for Proposition C – Park, Open Space and Recreation Facilities was “The issuance of \$6,723,002 general obligation bonds for park, open space and recreation facilities improvements and the levy of a tax in payment thereof.”
- Staff recommends creating a base bid project that will be less than the available bonds funds (\$3,282,110) and bidding additional items as alternates. This will allow bond funds to be allocated to additional expenses encumbered to relocate the outdoor fitness courts and provide decision-making flexibility in a volatile construction environment.

Recommended Base Bid Project	Opinion of Cost
Liner Replacement & ADA Improvements	\$ 936,073.00
Combined Edge	\$ 581,976.00
Landscape Enhancements	\$ 350,000.00*
Retaining Walls	\$ 123,000.00
Professional Services Etc.	\$ 736,100.00
Contingency	\$ 298,657.35
Total	\$ 3,025,806.35

Recommended Alternate Bid Items	Opinion of Cost
Fountain Up Lights	\$ 72,717.50
Tree Up Lights	\$ 80,417.00
Rain Garden	\$ 51,330.00
Contingency	\$ 30,669.68
Total	\$ 235,134.18

* Reduced from \$792,600 based on previous Council feedback in April 2019.

Professional Services Break Down

Task	Fee	Consultant Expected Schedule	Staff Expected Review Schedule
Schematic Design	\$ 47,200.00	8 Weeks	2 Weeks
Topographic and Bathymetric Survey	\$ 24,400.00	6 Weeks	
Environmental and Drainage Analysis	\$ 61,800.00	12 Weeks	3 Weeks
Design Documents	\$ 476,100.00	12 Weeks	6 Weeks
Total Time to Complete Bid Documents		38 Weeks	11 Weeks
Bidding and Construction Phase Assistance	\$ 75,000.00		
Construction Materials Testing	\$ 51,600.00		
Total	\$ 736,100.00		

Does Council Agree With Project Approach Recommended by Staff?

A large blue downward-pointing arrow with the word "YES" written in white capital letters inside it.

YES

Staff Requests Council Consider Action on Professional Services Agreement from Westra Consultants for \$736,100

- Are there other policy points that Council would like to discuss related to the project?
- Are there any additional questions related to the project?