



Legislation Text

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TAMRMS#: B06

BLESS Platform Options

Presented by: Meredith Willacy, Capital Projects Manager

RECOMMENDATION(S)

1. That Administration proceed with Option 2, as outlined in the Agenda Report entitled “BLESS Platform Options”, for the repair of the BLESS Platform, funded with \$140,000 from the Capital Funding Reserve.

2. That future plans for the BLESS Platform be considered in the Red Willow Trail West Master Plan currently underway and that Administration bring back options to Council.

PURPOSE OF REPORT

The purpose of this report is to provide more details to address the issues with the BLESS platform including a legal land survey as directed by Council.

COUNCIL DIRECTION

On December 18, 2018 Council passed the following motions:

(AR 17-494)

That the BLESS platform matter is postponed to the end of Q1 2018, with administration providing more details including a legal land survey and justification for the proposed costs and alternatives for more cost-effective options to address the issue.

BACKGROUND AND DISCUSSION

On December 18, 2017, administration came to council with costs and details of options to address the structural and safety issues noted in the inspection report completed in September 2017. At that meeting Council directed Administration to provide a legal land survey, justification of costs, and more cost-effective options to address the issue.

In January 2018, a legal land survey was performed to determine the location of the platform in relation to the limits of the Lois Hole Provincial Park. The results of this survey show that the platform is located within Big Lake and City owned lot 55 but not within the Provincial Park.

Geotechnical work was performed in late December 2018. Two boreholes were drilled to 15 m below

grade. Generally, the soil comprises of peat overlying native clay (generally silty and high plastic) to the depths of exploration. This resulted in an increase to the size and number of helices of the screw piles recommended. Costs have been updated to reflect this increase.

Based on the legal survey and geotechnical work completed, administration has revised the costs of the options in addition to providing a new option to address the structural and safety issues of the platform.

Compiling the options together, here is a list of potential options to address the issues:

1. Remove the structure in its entirety. Estimated cost \$110,000, estimated completion February 2019. Completion date may change depending on environmental regulations and permitting.
2. Shorten the structure to remove any portion within the normal water level of Big Lake, perform repair of the remaining structure as needed and add a railing to the end. This would provide approximately five more years of life. Estimated cost \$140,000, estimated completion of February 2019. Completion date may change depending on environmental regulations and permitting.
3. Repair the entire structure and provide approximately five more years of life, estimated cost \$180,000, estimated completion of December 2018. Completion date may change depending on environmental regulations and permitting.
4. Repair the entire structure including installation of helical piles to strengthen the foundation and provide ten more years of life, estimated cost \$341,000, estimated completion date of March 2019. Completion date may change depending on environmental regulations and permitting.
5. Replace the structure. Administration recommends community consultation with this option to ensure that concerns and needs are considered. This could result in a platform layout or location that is different. Costs could then be determined with more accuracy allowing Council to make a more informed decision.

Costs for each option was provided by ISL Engineering and Land Services Ltd. using industry standard methods as follows:

- Quantity take off for material based on estimated design and known prices for material
- Pricing based on historical knowledge of past experience (costs from a similar, albeit larger project in Leduc in late 2016)
- Labor costs were calculated based on an assumption of 1.5 times the cost of materials
- Assumptions were provided for contractor overhead, profit and contingency

It should be noted that costs can vary based on the construction market and site conditions. This project is also an exceptional project in terms of its relevance to conventional costing. There are very few similar projects to compare to however the estimates are in accordance with standard practice and based on past experience.

Administration is recommending proceeding with Option 2 as this would reinstate the structure as well as allow time for public consultation and planning if replacement is considered. There may also be opportunity to coordinate replacement with work generated from the results of the Red Willow Trail West Master Plan.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

No formal consultation has occurred at the time of the writing of this report. However, concerned residents and the BLESS president did approach administration and discussed potential alternatives. These alternatives were taken into consideration when completing this report.

Administration will be attending the Red Willow Park West open house in late February and will provide information on the options shown herein. This will allow for feedback on the recommended option for council consideration.

The City has undertaken discussions with potential partners (such as Ducks Unlimited and Alberta Parks). Once direction has been provided for the interim and long-term plan for the platform, further discussions will be initiated with these and other groups.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

Current costs are in 2017 dollars and could change based on market conditions.

Legal / Risk:

The structure, as it is, cannot be reopened. The structure is a potential safety hazard until repair or removal is complete.

The existing pile foundation embedment is unknown and therefore their capacities cannot be verified. This may result in less than the anticipated lifespan for Options 3 & 4.

Environmental approval timelines are approximate and can vary based on the number of submissions received which can extend the approval timelines.

Program or Service:

The platform and walkway will remain closed to the public in 2018 and therefore some of the programs run by external groups may need to be revised or cancelled for the 2018 year.

Organizational:

None

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1: Do Nothing. Keep the platform closed to the public and plan for replacement in conjunction with the Red Willow Park West work. The structure will continue to degrade from environmental factors (wind, wave, ice, etc.).

STRATEGIC CONNECTIONS

Natural Environment - We protect, embrace and treasure our deeply-rooted connections with the natural environment through championing environmental action.

Economic Service - Cooperate in the promotion, development, and enhancement of tourist attractions and infrastructure to increase tourism visitations and expenditures

Built Environment - We build innovative, long lasting infrastructure that is efficient, minimizes the use of our natural resources and creates harmony between the natural and built environment.

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