

Streets & Drainage Advisory Task Force Update – May 20, 2023



Agenda: Streets & Drainage Advisory Task Force Update

- SD&A Task Force process
- What do we mean by “paving” and “drainage” ?
- Existing road conditions
- Project overview
- Next Steps

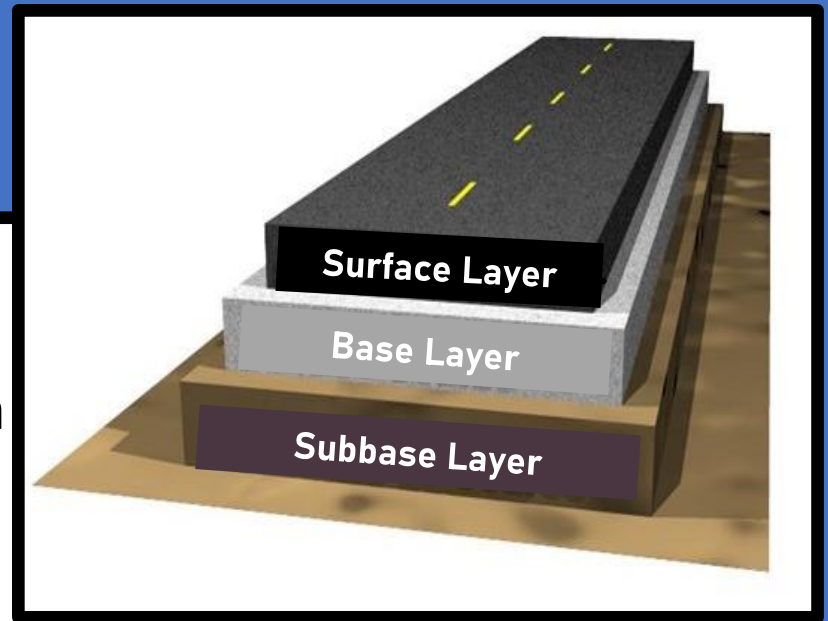
**Questions welcomed at any time during the presentation*

Task Force Process to Date

- Understand MKSK recommendations – based on a much broader scope
- Task Force focus on paving/drainage
- Contact with local paving contractors
- Informal inspections by task force members
- Engage Contractors Design Engineering Inc. (Norwalk)
 - Identify current road conditions
 - Recommend project sequence and preliminary cost estimate
- Began discussions with Lakeside Finance Staff and Board Finance Committee
- Presented recommendations to Lakeside Board yesterday

What do we mean by “paving?”

- Engineering
 - Design documents – paving and drainage mitigation
 - Prepare bid documents
- “Mill and Fill”
 - Remove and replace top 1-1/2” asphalt layer
- “Full Depth Repair”
 - Identify and replace unsuitable asphalt and stone base
- Repave with 1-1/2” asphalt layer
- Additional activity: address width issues, alignment, intersection radii
- Adjustments for “castings,” repair existing sidewalks



What do we mean by “drainage?”



- “Drainage” means storm water management concerns apparently caused by inappropriate road “geometry” – and not to matters resulting from individual cottage issues such as downspouts and gutters
- Lakeside staff has remediated the known issues not requiring road repair
- Other known water drainage/retention matters are intended to be resolved, if viable, in conjunction with road engineering and construction
 - Detailed road engineering will identify many drainage matters for resolution
 - Need continued input from Lakesiders (*next slide*)

What do we mean by “drainage?” - *continued*



- Assignment for Lakesiders:
 - Use Lakeside-provided paper form OR on-line reporting process to alert staff of additional excess drainage and water retention concerns
 - These will be provided to the road engineers to attempt to work into the road design
 - Lakeside intends to implement a feedback process to those submitting concerns

- Remember, we can only fix the problems that we know about – please assist in the effort to identify those concerns

CDE Engineering's Paving Condition Report

Second

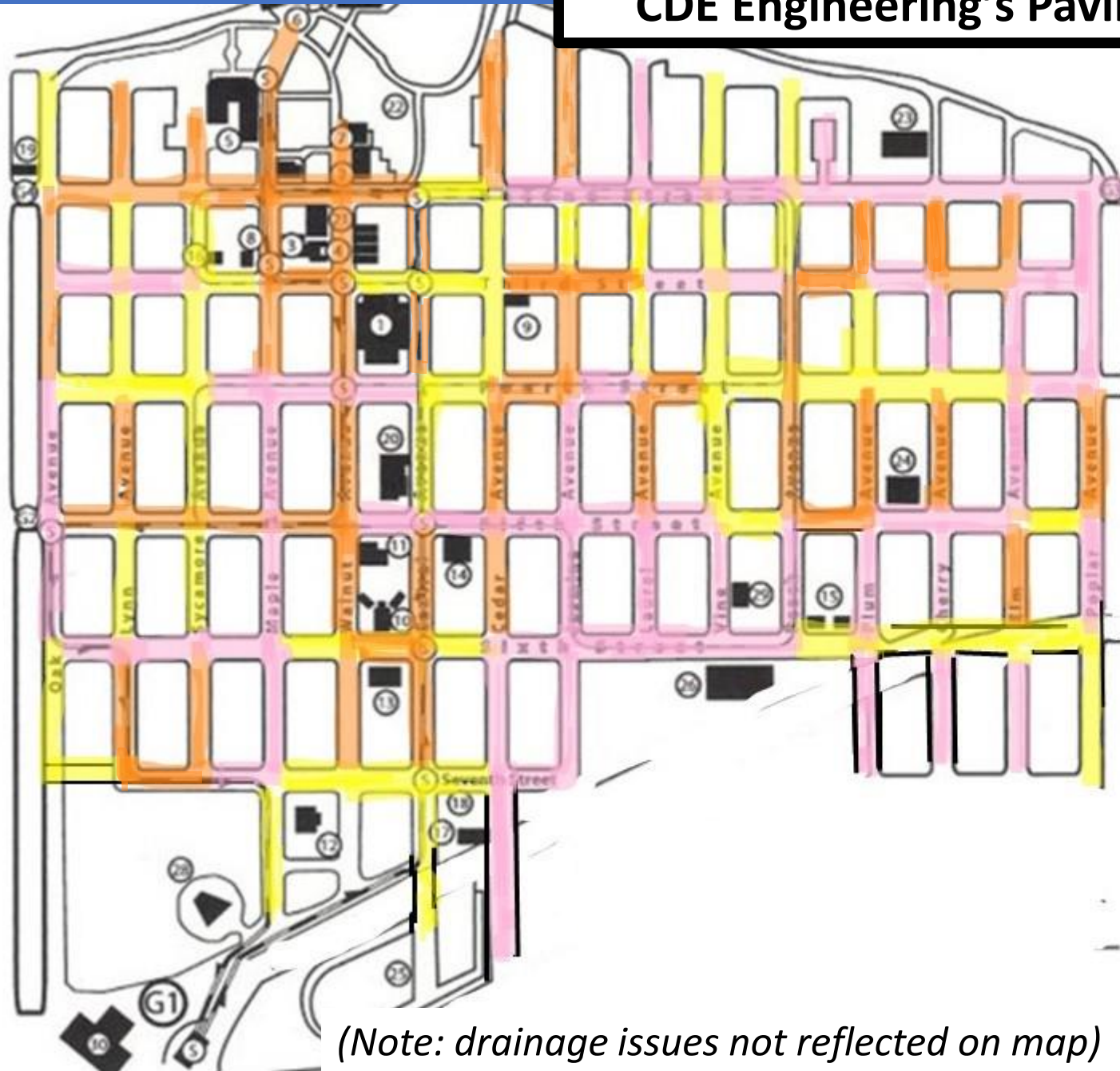
Third

Fourth

Fifth

Sixth

Seventh



Good – recently repaved, minimal cracking, existing sealing/maintenance (repave within 5-10 years typically recommended)

Fair – appx 20-50% has cracking repaved, minimal cracking, existing sealing/maintenance (repave within 5 years typically recommended)

Poor – appx 50+% has cracking, crumbling pavement observed, misshapen/depressed road areas, erosion/drainage issues observed (repave within 2 years typically recommended)

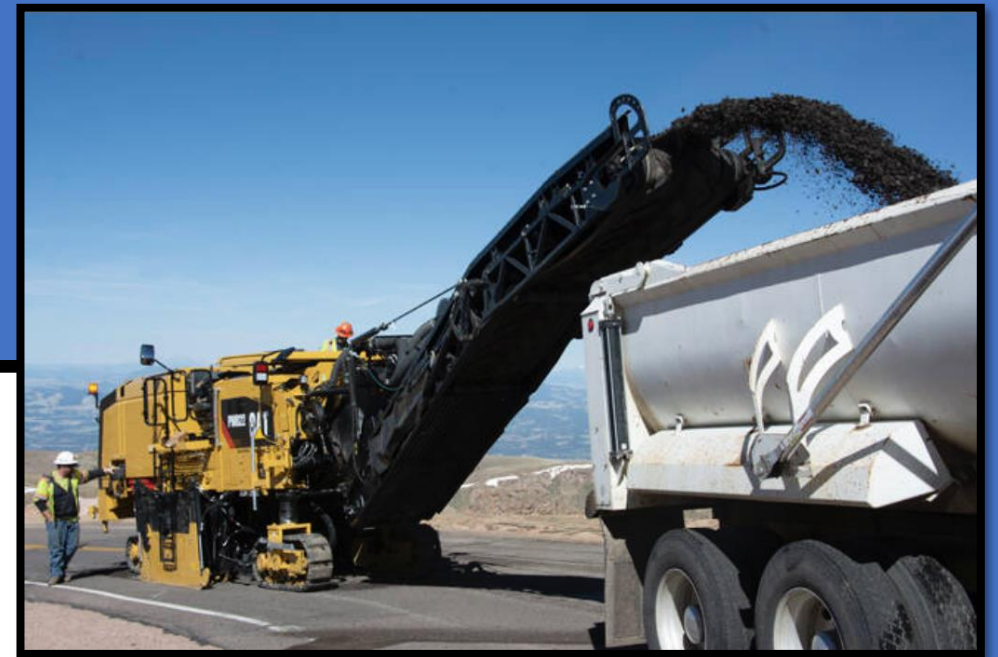
(Note: drainage issues not reflected on map)

Project Overview: Preliminary Cost Estimate for Budget Development and Planning

- Many concerns when presenting expected cost
 - Unknowns: undiscovered physical conditions, inflation levels, oil prices impacting asphalt costs, labor availability, etc.
 - Budget for contingency
- Consistent estimates
 - Two task force engineers' cost estimates – each under \$4 million
 - CDE preliminary cost estimate for planning: under \$4 million
 - Prepared using traditional standard of care in the industry
- Remember: MKSK estimate (*broader scope of work*) ~ \$10 – 30+ million

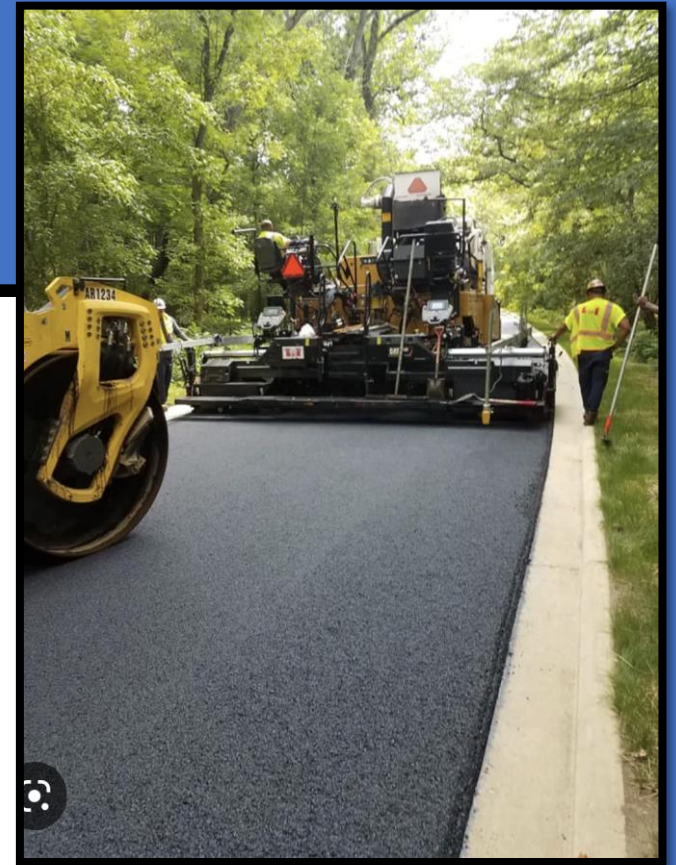
Project Overview: Construction Sequence

- Begin detailed engineering Summer 2023
- Construction start date: Fall 2024
 - 30 – 60 days available for work each fall
- Local paving contractors recommend phasing with long street segments – north/south streets, with intersecting numbered streets
- Phase 1: East-side N/S streets starting with Poplar, with intersecting numbered streets
- Project duration will be budget-driven
- Lakeside staff to recommend budget-based plan for Board approval



Project Overview: Construction Sequence, *continued*

- Why not Spring construction?
 - Season too short, too uncertain with inclement weather/rain
 - No contingency time prior to start of season
- Why east side first?
 - Physical conditions identified by contractors
 - Construction equipment to use west side entrances
 - Street load limits and constrictions
 - Working east to west minimizes use of newly paved streets by equipment for subsequent phases
 - West entrances will be utilized by equipment for west shoreline work



Project Overview: Bidding Process

- Engineer to prepare bid documents for paving and drainage mitigation
- SD&A Task Force available to work with staff to review bid documents and review bidders' submissions
- Lakeside staff to contract with selected bidder for work to begin in Fall 2024

Next Steps

Lakeside Staff and Board

1. Staff is preparing funding plan to recommend to Board
2. Staff to hire qualified engineering firm to serve for detailed design work and bid preparation
3. Staff to conduct bid process with qualified regional paving firms for paving/drainage mitigation, with construction to begin Fall 2024

Lakeside Cottage Owners

1. Report additional drainage concerns
2. Consider natural gas connections NOW – not after paving