



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Chris Jenkins, Parks & Recreation Director
Date: October 16, 2023
Item: Budget Adjustment – Lake Isabel Park Contamination Excavation and Backfill

Council Action Requested: Approve budget adjustment for the removal of contaminated soils, and backfill at Lake Isabel Park.

Background Information: Earlier this summer, during excavation for the redevelopment of Lake Isabel Park, asbestos containing materials were discovered. During analysis of those soils, lead was also discovered. Exploratory excavations were conducted to learn the extent of the contamination, and those sample were also sampled. The extent of contamination was mapped out, and an estimated 3,800 cubic yards of soils are contaminated and need to be removed and replaced with clean fill in order to move forward.

As a park facility, the MPCA requires 4 feet of separation between any contaminated soils and the surface of the soils. Because of bedrock and ADA components of this redevelopment, this requires an excavation and replacement of 4ft of soils.

Staff have researched grant opportunities, however no opportunities have been found that meet our needs or for which our project meets the criteria.

Staff propose utilizing the 401 Fund (Park Projects) to cover the significant extra cost of the soil removal, disposal and replacement at an estimated \$350,000.00.

Staff are requesting a budget adjustment to dedicate \$385,000.00 from fund 401 for the Lake Isabel Park project for the express purpose of removing, disposing of and replacing the contaminated soils. This amount adds a 10% contingency, that if not spent will remain in the 401 fund for future projects.

Financial Impact:

Up to \$385,000.00 of unexpected expenses being covered by Fund 401, which has a current undesignated balance of \$444,700.00.

Advisory Commission Discussion: N/A

Council Committee Discussion: N/A

Attachments:

- Price Estimates

Lake Isabel Park Contaminated Soils Excavation, Disposal and Replacement.

X-B-01

Remove 963 CY Asbestos soils: $\$88.00/\text{CY} = \$84,744$

Remove 2856 CY Debris/Lead soils: $\$54.75/\text{CY} = \$156,366$

Common Borrow Import: $\$23.50/\text{CY} = \$89,746.50$

Topsoil Import: $\$41.00/\text{CY}$ (assumed 4" over 21,500 SF) = $\$10,882.60$

$\$342,739.10$ +/-