COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: December 12, 2016
AGENDA NUMBER: 15
ITEM: Update on Building Site

AGENDA: Discussion

ACTION REQUESTED
Review soil borings and construction needs and alternatives for the Clay Hole Site and provide direction to staff.

BACKGROUND
On Monday, December 5 staff met with the architects from Amcon, and Dave Parenteau, the Engineer that directed and interpreted the soil borings. The meeting reviewed:
1. The geotechnical findings and constraints and
2. Feasible construction alternatives

ISSUES/CONCERNS
Geotechnical Findings and Constraints: Soil borings were done to a depth of 30 feet. The site for the building can be generally characterized as:
20 feet of a clay mix
10 feet of pure clay

The clay is soft and plastic making it generally difficult to work with.

There was what is believed to be a perched water table on site which can be handled through dewatering.

The geotech engineer did say that “This isn’t necessarily the death knell. I find it hard to believe the clays are that soft at depth and it just may mean we have to rely more on a friction pile than an end or butt pile.”

Feasible Construction Alternatives: Any building on this site will need to be on pilings. The number and depth of the pilings will depend on soil conditions below the 30 feet already assessed.

PRIOR DECISIONS
- Joint commitment with City of Coon Rapids to allow District to conduct filed work and potentially build district office on the “clay hole site”
OPTIONS
1. **Compare Building Site to additional adjacent areas:** Staff has already initiated this. Coon Rapids staff is checking on information on file concerning the old City Hall; Amcon is checking on the soil borings for the retirement home due east of the building site. An update should be available at the Board meeting.

2. **Conduct two additional deeper borings:** At the meeting on Monday, the geotech engineer and architect indicated that borings at opposite corners of the proposed building beyond the current borings would be of benefit and should be done to size and type the kind of piling needed. Dennis Cornelius, Amcon will be at the meeting Monday to provide a guestimate of additional costs associated with site corrections.

3. **Look Into Other Sites:** In the past six weeks, four additional sites appear to have come available. Staff has reached out to the City of Blaine and the National Sports Center.

4. **Existing Space:** The existing lease ends in the fall of 2017. Staff will report on land lords position and potential opportunities at the Board meeting.

QUESTIONS
Is the District Board willing to spend additional money to correct the site and control the problem?

RECOMMENDATION
Discuss and provide direction to staff