



# RECREATION COMMITTEE MEETING

MONDAY, FEBRUARY 7, 2022 | 6 PM

5th committee meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers at 6 p.m.

The meeting will be available remotely through Zoom. Please visit the City's website at <https://cityofmauldin.org/your-government/meeting-minutes-agendas/> to access the meeting via audio and videoconferencing.

**RECREATION COMMITTEE MEETING  
FEBRUARY 7, 2022 6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD**

**Committee Members:** Frank Allgood (Chair), Taft Matney, and Michael Reynolds

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|---|-----------------------------|
| <b>1. <u>Call to Order</u></b>  | The Honorable Frank Allgood |
| <b>2. <u>Public Comment</u></b>   | The Honorable Frank Allgood |
| <b>3. <u>Reading and Approval of Minutes</u></b><br>a. Recreation Committee Meeting: October 4, 2021<br>[Pages 3-5]         | The Honorable Frank Allgood |
| <b>4. <u>Reports or Communications from City Officers</u></b><br>a. Recreation Director Bart Cumalander<br>i. Budget Review | The Honorable Frank Allgood |
| <b>5. <u>Unfinished Business</u></b><br>There is no unfinished business.  | The Honorable Frank Allgood |
| <b>6. <u>New Business</u></b><br>a. Springfield Park Parking Lot Paving Project [Pages 6-12]                                | The Honorable Frank Allgood |
| <b>7. <u>Public Comment</u></b>   | The Honorable Frank Allgood |
| <b>8. <u>Committee Concerns</u></b>   | The Honorable Frank Allgood |
| <b>9. <u>Adjournment</u></b>  |                             |

MINUTES  
RECREATION COMMITTEE MEETING  
OCTOBER 4, 2021, 6PM  
CITY HALL - COUNCIL CHAMBERS  
5 E. BUTLER ROAD  
3<sup>rd</sup> committee meeting

Committee Members: Dale Black (Chair), Taft Matney, and Michael Reynolds

Others present: Recreation Director Bart Cumalander and City Administrator Brandon Madden

1. Call to Order- Chairman Black
2. Public Comment- None
3. Reading and Approval of Minutes
  - a. Recreation Committee Meeting: September 7, 2021

**Motion:** Councilman Matney made a motion to approve the minutes with Councilman Reynolds seconding.

**Vote:** The vote was unanimous (3-0).

4. Reports or Communications from City Officers
  - a. Recreation Director Bart Cumalander
    - i. Budget Review- The budget looks good.

Mr. Cumalander reported the Marketing Director is getting out in the community and bringing in new memberships. Greg Beaman is doing well as the new Senior Center Coordinator.

Mr. Cumalander advised Council the Senior Center parking lot is being closed at certain times of the day to help alleviate the problem of high school parents parking in the Senior Center and taking spots away from the seniors.

Councilman Matney said not only is this an inconvenience for the Seniors, but a safety issue for the students. He thanked Mr. Cumalander for closing the gates.

5. Unfinished Business- There is no unfinished business.

6. New Business

- a. Renaming Pineforest Park- This request came from a young man who lives in the neighborhood. Chairman Black said the people who live there should give their opinion on a park renaming. Councilman Reynolds said this item could be connected with the shelter that will be put in the park.

Councilman Matney said he would like to hear the neighborhood sentiment before we go much further in the process. Mr. Madden said staff can survey each resident to find out if there is interest in renaming the park. This item will need no further action until additional information is gathered. Councilman Reynolds suggested getting the young man whose idea this was to help

gather information.

b. Springfield Park Parking Lot Paving

Council budgeted \$125,000 in its Capital Improvement Plan for repaving the parking lot with new asphalt at Springfield Park. The bid from Panagakos is \$198,337 for the older section of the parking lot and \$76,840 for the newer section of the parking lot that was repaved approximately 5 years ago. Asphalt costs have increased significantly since staff obtained quotes for this project during the FY2022 budget development process.

Funding is available in the Capital Project Fund balance to cover the additional funds, or the RFP can be reposted. Staff recommends proceeding with repaving the older section of the parking lot.

**Motion:** Councilman Matney made a motion to send this item to Council.

Councilman Reynolds asked if this would be a good time to look at expanding the lot. Mr. Cumalander said he asked the contractor and the contractor said there is really not a way to put more parking spaces in as the lot is now. Councilman Reynolds asked if the shed could be relocated to allow for more spaces. Chairman Black said the older parking lot at least needs to be brought up to code. Councilman Reynolds asked the size of the shed. Mr. Fleahman said probably around 40'x60'. Councilman Reynolds said he has no problem with repaving the lots, but wants to think about expansion as well.

Councilman Matney said he doesn't ever remember the parking lot being repaved. There is a safety issue and a functionality component of this project. He does agree with Councilman Reynolds regarding the shed. We just purchased a new public works facility, and it could be moved. Parking is a premium at Springfield.

Mr. Madden said the quotes do not include replacing the curbing and the price could increase if additional curbing is needed or if bad soil is encountered. Committee may want to consider placing a not to exceed amount.

Chairman Black said Panagakos did the paving at the Senior Center and there was a way to reconstruct if bad soil was present.

Councilman Matney said we are making improvements at the other parks and the Senior Center parking lot was just done. Springfield Park should get the same improvement.

Councilman Matney rescinded his original motion and added a not to exceed number of \$225,000. Councilman Reynolds seconded the motion.

**Vote:** The vote was unanimous (3-0).

c. PARD Grant Amendment

The Recreation Department was awarded a PARD grant in the amount of \$68,843.18, with a 20% match of \$13,768.64 to reimburse the costs associated with improvements to the City Park walking trail. The improvements to the walking trail are slated to occur this fiscal year as a component of the City's FY2022 Capital Improvement Plan. The FY2022 Recreation Department budget will need to be amended in the amount of \$13,768.64 to cover the full match amount of the Park and Recreation Development Fund (PARD) Grant.

**Motion:** Councilman Reynolds made a motion to send this item to Council with Councilman Matney seconding.

**Vote:** The vote was unanimous (3-0).

7. Public Comment- None
8. Committee Concerns- Councilman Matney asked that cost estimates related to Springfield Park be brought to Council this month.
9. Adjournment- Chairman Black adjourned the meeting at 7:15 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# RECREATION COMMITTEE

## AGENDA ITEM SUMMARY

**MEETING DATE:** February 7, 2022

**AGENDA ITEM:** 6a

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**TO:** Recreation Committee  
**FROM:** Recreation Director Bart Cumalander  
**SUBJECT:** Springfield Park Parking Lot Paving Project

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### REQUEST

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Approval of a change order for the Springfield Park Parking Lot Paving Project in the amount of \$268,620.

### HISTORY/BACKGROUND

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The City issued a solicitation for Request for Proposals (RFP) from qualified contractors to repave the parking lot with new asphalt at Springfield Park. The RFP was issued on August 26, 2021 and closed on September 26, 2021.

During its October 18, 2022 meeting, City Council approved awarding the Springfield Park parking lot paving project to Panagakos Asphalt Paving, Inc in the amount of \$225,000.

### ANALYSIS or STAFF FINDINGS

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Panagakos commenced the project on January 26, 2022. After removing the existing asphalt, Panagakos observed that the condition of the subgrade was extremely poor. Panagakos, in coordination with the City's Public Works Department, conducted a proof roll of the parking lot.

A proof roll is an assessment of the subgrade layer prior to installing overlying pavement layers. The subgrade proof roll is a visual assessment to determine if it will enable the construction of the subsequent pavement layers. The assessment is conducted using a tandem axle dump truck, and the impact of the truck rolling over the subgrade provides visual evidence of the condition of the subgrade.

The result of the proof roll of the current subgrade of the parking lot was unsuccessful. This means that the subgrade is not stable enough to allow for asphalt to be laid over it to be warranted by Panagakos and would result in cracking, relatively soon, in high traffic areas.

As a result, an independent geotechnical firm inspected the subgrade, and recommended options for stabilizing the subgrade so that it would pass the proof roll prior to being paved. Attached is their assessment.

The poor condition of the subgrade is likely a result of:

- Age of the parking lot which, was originally paved in 1970s
- Deferred maintenance on the lot as the last time the lot was repaved was in 1978-79
- Infiltration of surface stormwater through the cracks in the asphalt

## **FISCAL IMPACT**

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If approved, the change order provided by Panagakos is \$268,620. Funding is available to cover the cost of this change order in the Hospitality & Accommodations Tax Fund Balance.

## **RECOMMENDATION**

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Staff recommends approval of the change order which is commensurate with option #1 from the BLE assessment. Contributing to this recommendation are the following factors:

- The City has made significant investments to the playgrounds at Springfield Park in the last two fiscal years, totaling over \$500K.
- The City resurfaced the Springfield Park basketball court and added new fencing around the park last year, totaling approximately \$10K
- The City recently completed a major stormwater project for the lower section of Springfield Park, totaling approximately \$30K.

Given the foregoing investments at Springfield Park, improving the subgrade of the parking lot to properly resurface the parking lot continues the City's ongoing investments into its parks.

## **ATTACHMENTS**

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Panakagos original proposal  
Panakagos change order  
BLE assessment report

# PANAGAKOS ASPHALT PAVING, INC.

P.O. Box 25187, Greenville, S.C. 29616  
Phone: 864-277-7860: Fax: 864-422-8749

## CHANGE ORDER REQUEST

To: City of Mauldin

DATE: 2/1/2022

Project: Springfield Park Parking Lot Improvements

Panagakos Asphalt Paving, Inc. proposes to furnish all equipment, labor, and materials to accomplish the following work in accordance with your inquiry.

Item	Description	Amount
<b><u>Undercut of Existing Soft &amp; Yielding Soils - BLE Recommendation #1</u></b>		
1.	Remove existing to a depth of 12" and haul off site.	
2.	Install 8" of Surge Stone - 2,904 tons @ \$65.00 per ton	
3.	Install 4" of Crusher Run Stone - 1,452 tons @ \$55.00 per ton	
4.	Proof roll base material with Owner/Owners Rep. prior to paving	
	<b>Estimated Total:</b>	\$268,620.00

\* Panagakos will work at the direction of Owner's Rep. / Soils Engineer

\* Actual change order amount will be determined by total amount of material installed.

### NOTES, TERMS, AND CONDITIONS

- Public utilities will be located by appropriate service provider. Owner is to locate all owner owned utilities. Any work to relocate or repair utilities must be done by others and paid for by the owner.
- Only the work and materials listed above are included in this proposal.
- Dewatering of any form is NOT included in this proposal.
- Soil testing is not included.
- Unless there is at least a 1% fall on the areas to be paved we do not guarantee that water will drain from pavement.**
- Panagakos will not be responsible for any fees or permits that are required for this work.
- Full payment is due at completion of project.
- This proposal may be withdrawn if not accepted within 30 days.
- All work in this proposal will be completed in one (1) mobilization & during normal business hours.
- Upon acceptance, this proposal becomes a binding contract between Panagakos Asphalt Paving, Inc. and City of Mauldin. In the event of a disagreement between any other contract documents and this proposal then this proposal will govern.

Sincerely:  
Panagakos Asphalt Paving, Inc.

Travis Spain

ACCEPTANCE:

The above offer is hereby accepted, and Panagakos Asphalt Paving is authorized to do the work as specified.

COMPANY: \_\_\_\_\_

BY: \_\_\_\_\_

Signature (Title)

DATE: \_\_\_\_\_



**DAILY FIELD REPORT**

PROJECT: Springfield Park	TRAVEL TIME: 0.50
LOCATION: Mauldin, SC	TIME ON SITE: 0.75
CLIENT: City of Mauldin	TOTAL TIME: 1.25
CONTRACTOR: Panagakos	STANDBY TIME:
BLE PROJECT NO.: 0	

WEATHER: <b>PARTLY CLOUDY</b>	SITE CONDITIONS: <b>DRY</b>	TYPE OF INSPECTION (S): <b>PROOFROLLING</b>
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BLE representative visited the site to observe subgrade conditions and a proofroll for the Springfield Park parking lot. Subgrade soils were probed and observed using a hand auger in addition to a proofroll performed using a tandem axle dump truck. Soft/unstable subgrade soils were observe throughout the parking area with ruts reaching 2 inches in depth in the most severe locations. Damp soils were observed underneath the existing stone base. Areas of the stone base were observed to be cracking during the proofroll which indicates movement within the underlying soils. Depending on the direction on repairs, BLE can re-visit to help try and provide quantities along with Panakagos of repairs. Depending upon the City's budget, there are several options to partially or fully stabilize the subgrade:

- 1) Isolate and stabilize the areas where pumping and rutting are most severe. Undercut and remove approximately 12 inches of subgrade and replace with 6 to 8 inches of surge stone, capped off with 4 to 6 inches of crushed stone base. This option must weigh the risk of destabilizing additional areas of the parking lot under construction equipment loads during export and import activities. The contractor would need to try and keep construction traffic within same travel areas to help minimize additional damage. This method would only address the significant areas of pumping and would not address all areas in order to help with the project costs. The owner would more than likely need to take responsibility of the asphalt pavement warranty.
- 2) Isolate and stabilize only the driving lanes where pumping and rutting are most severe. This again would involve undercutting up to 12 inches of subgrade and replacing with 6 to 8 inches of surge, capped off with 4 to 6 inches of crushed stone base. The paving contractor will most likely not warranty the asphalt if this option is selected. Again, this option could be considered if budgeting is a concern.
- 3) The final options would be to either remove the upper stone base (where present), undercut the wet soils, and then backfill with the existing stone and new stone base. In addition, the parking lot could be stabilized by soil cementing. This option will provide a uniform, weather-sensative, reliable paving surface. This operation minimizes the risk of destabilizing additional areas of the parking lot while also having weather resistant qualities once in place. BLE can provide further recommendations on depth and quantity of cement should Mauldin choose this option.

<b>DEFICIENCY NOTED:</b>	<b>CORRECTED:</b>	<b>REINSPECTION REQUIRED:</b>
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REVIEWED BY: D Nease	DATE: 01/31/22	INSPECTOR: Daniel Brown
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**DAILY FIELD REPORT**

PROJECT: Springfield Park  
LOCATION: Mauldin, SC  
CLIENT: City of Mauldin  
BLE PROJECT NO.: 0



**DAILY FIELD REPORT**

PROJECT: Springfield Park  
LOCATION: Mauldin, SC  
CLIENT: City of Mauldin  
BLE PROJECT NO.: 0



