



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Carlos P. Baía, Deputy City Manager—Development

DATE: June 28, 2018

SUBJECT: St. Paul's School Maintenance of Silk Farm Road

Recommendation

Accept this report.

Background

In late 2016, City Council requested that staff review the condition of the discontinued roadways in the St. Paul's campus that fell under the purview of a 2010 Easement Agreement (portions of Dunbarton and Silk Farm Roads). Of particular relevance was the discontinued portion of Silk Farm Road that serves as an emergency access route onto the campus in addition to a pedestrian and cyclist corridor.

The City Manager sent a letter to St. Paul's on January 10, 2017 seeking clarification on the School's maintenance plan for the road. That same month, Michelle Chicoine, VP of Operations and Finance for St. Paul's, replied that the road would be reviewed after the winter and that the school would address "any large potholes, cracks or other major deficiencies in order to keep the road passable for pedestrian, bicycle and emergency vehicle traffic."

In March 2018 the City Manager sent another letter to St. Paul's recommending that the school coordinate an inspection with City staff to review the existing road conditions and discuss the school's plans for the road going forward. Ms. Chicoine replied on April 4th and committed to an on-site inspection with City staff.

Discussion

On June 20th an inspection of the discontinued portion of Silk Farm Road was conducted. Joining the inspection from the City was the Deputy City Manager for Development; Deputy Fire Chief Sean Brown; and GSD Highway Systems Supervisor Kevin Demers.

From St. Paul's, the inspection included Ms. Chicoine; Ben Jorgensen, Director of Facilities; and Tim McGinley, Associate Director of Safety and Security.

City staff concluded that the roadway clearly exhibits sections with significant alligator cracking, potholes and deterioration. Past repairs by St. Paul's have primarily been comprised of the filling of potholes with gravel. Although the most economical solution, this repair has limited long-term benefit as it tends to be washed out with heavy rain and snow plowing.

However, City staff also noted that the roadway is subject to greater deterioration due to a high water table, historical lack of road crown and almost non-existent drainage infrastructure. These were conditions inherited by St. Paul's when they accepted the roadway. Water damage and frost heaves significantly impact this corridor and exacerbate cracking and pot holes. This is a situation not uncommon to a number of Concord's streets, perhaps most recognizable on Bog Road.

The Fire Department concluded that the condition of the discontinued portion of Silk Farm road is acceptable to the Department particularly when viewed in the context of the limited number of emergency calls requiring the use of this roadway.

If this were a public road with regular vehicular traffic, a complete reconstruction with installation of a commensurate drainage system would be the best long-term solution but would be very expensive. Neither City staff nor St. Paul's believes that full reconstruction is proportionate to the current use of the road section. Another option would be to reclaim and repave with existing material and new asphalt. This would likely cost St. Paul's close to or in excess of \$200,000 to do the entire roadway (based on current market pricing).

Alternatively, St. Paul's proposed shimming the low spots in the roadway and overlaying the entire road with 1" of pavement in the section that has seen the worst deterioration (see attached map showing approximate limits of work). St. Paul's contends that this repair should provide for several years of usable service.

General Services' Highway staff has reviewed St. Paul's proposed alternative and, concurs, that for a dead-end road with limited vehicular use, this solution is acceptable.

St. Paul's also committed to clear additional brush and tree growth along the corridor to maintain ample shoulders and a 15' vertical clearance to ensure that large, fire apparatus would not be obstructed. The School will be securing a paving contractor and has committed to complete this work by October 1, 2018.

St. Paul's staff will contact the City upon completion of the work for a re-inspection.

w/att. Map of proposed overlay