




2024 Street Improvement Post Construction Review

3/22/2025

An abstract background graphic consisting of numerous thin, overlapping lines in various colors (red, green, blue, yellow) that form a series of overlapping, wavy, and intersecting patterns, creating a sense of depth and movement. The lines are most concentrated in the center and right side of the image, fading out towards the left.

Agenda

- Post Construction Review Stakeholder Roles & Responsibilities
- Project Overview
- Engineering Summary Report
- Lessons Learned
- Upcoming Road Project Status
 - 2026 Planned Road Project and design status
 - 2026 Road Project Grant Update
- Road Project Prioritization Tool Update
- Comments/Conclusion

Stakeholder Roles & Responsibilities

Responsibility Assignment Matrix												
Road Project Annual Process Task Name	Stakeholder Name											
	Engineering Firm	Road Construction Contractor	Town Council (All)	Town Council President	Town Council Infrastructure Member	Community	Street Superintendent	Clerk Treasurer	Billing Clerk	Zoning Administrator	Marshall	
	1.0 Prioritization Tool Updates	R	-	-	-	I	R	R/A	-	-	R	R
	2.0 Update Prioritization Tool	R/A	-	-	-	-	-	R	-	-	-	-
	3.0 Publish Road Project Forecast	R	-	R	I	R	I	R/A	I	R	I	I
	4.0 Finalize & Publish Road Project Forecast	R	-	-	-	-	I	A	-	R	-	-
	5.0 Identification of Project Constraints & Design Concepts	R/A	-	-	-	C/I	-	R	-	-	-	-
	6.0 Present Project Design Concepts & Budget Estimates	R/A	-	C	C	C	C	R	C	-	I	I
	7.0 Preliminary Design	R/A	-	R	I	R	I	C/I	I	R	I	I
	8.0 Intermediate Design	R/A	-	R	I	R	I	C/I	I	R	I	I
9.0 Final Design	R/A	-	R	I	R	I	C/I	I	R	I	I	
10.0 Project Bids	R	I	R	R	R	I	I	A	I	I	I	
11.0 Project Construction	R	A	I	R	R/I	I	C/I	I	I	I	I	
12.0 Post Construction Lessons Learned	R/A	C	C	C	C	C	C	I	R	I	C	
R- Responsible A-Accountable C-Consulted I-Informed												
	Responsible:	person who performs an activity or does the work										
	Accountable:	person who is ultimately accountable and has Yes/No/Veto										
	Consulted:	person that needs to feedback and contribute to the activity.										
	Informed:	person that needs to know of the decision or action.										

Project Overview

- 2024 street improvements included the following road segments
- Lakeview Drive (132 Lakeview Dr to Town Limits, ~0.955 Miles)
- Project funding provided by Community Crossing Matching Grant (75%) & Town of Clear Lake (25%)
- API Construction Corp. awarded project with a total bid of \$1,070,520



Project Map

Summary of Engineering Report

- Summary of construction items that went better than planned:
 - Coordination with the Condos virtually eliminated disruption with storage of boats & lifts
 - Coordination with Steuben County Engineer receiving approval to stabilize roadbed on both sides of bridge and to apply an uninterrupted layer of finish asphalt across the top
- Summary of construction items that went as planned:
 - Coring samples were a good representation of subbase and subgrade across length of project (nonstructural material (e.g., sand, etc.))
 - Geo-Grid worked as advertised and placed over entire project area
 - Geo-Fabric used in conjunction with Geo-Grid over soft loam and sand subgrade (reference slide 7 for locations)
- Summary of construction items that did not go as planned (ALL MINOR)
 - Truck availability slowed daily progress
 - Two “hidden” culverts were discovered/damaged during excavation one (near 112 Lakeview Dr) was replaced and the other (near Spangler Grove) was determined to be previously abandoned & therefore removed

TOCL Superintendent - “I think we greatly improved execution of the Lakeview project over the previous years WCLD project.”



Looking West Toward Penner Dr from 114 Lakeview Showing Subgrade, and the Geogrid and Stone being placed heading East



Looking West from 125 Lakeview, Geogrid is rolled out, some of this portion contains the Geofabric underneath, and Stone is being laid

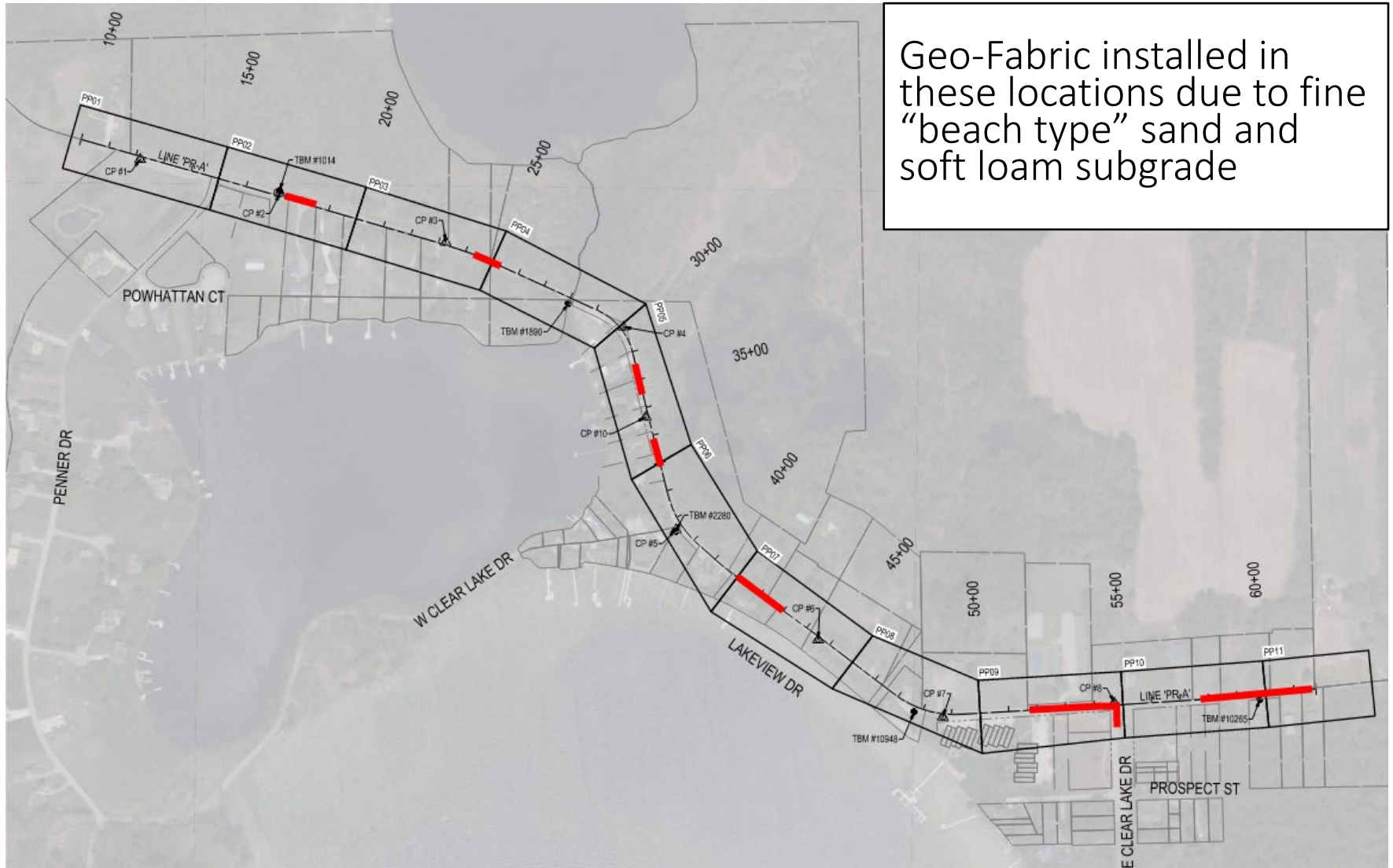


Looking West from 125 Lakeview, Paving 4" Intermediate Asphalt Layer



Looking East from 118 Lakeview, Paving 1.5" Surface Asphalt Layer

Geo Fabric Areas



Summary of Engineering Report

- Inspection points performed to ensure as-designed equals as-built
 - Preparation of subbase
 - Proof Roll of Subgrade
 - Geo-Grid and if needed Geo-Fabric installed over subgrade
 - Thickness of subbase stone
 - Thickness of base asphalt
 - Thickness of finish asphalt
 - Location and size of passive swales
 - Location of road signs and detours
- Traffic control benefited from presence of Clear Lake Police Department (CLPD) – THANK YOU
 - CLPD monitored construction site during working and non-working hours
 - Tickets were issued to those who did not obey construction signs/barricades
 - Superintendent performed daily checks of construction signs/barricades and restored any that were moved

Cost Performance – On Target

- API completed construction mid November 2024 at a cost of \$1,061,125.36
 - Decrease of **\$9,394.64** from Contract Amount
- No changes recommended in estimation of future projects

Schedule Performance – On Target

[illegible]

- One Minor Project Modification:
 - 9/16/24 Unmarked drainage culvert was damaged during excavation in front of 112 Lakeview Drive. The steel culvert was replaced and area restored
- Recommend adding 15% schedule margin to planned duration

Lessons Learned

[illegible]

2026 Street Improvement Project

- 2026 Street Improvements include SCLD 3, 4, 5 and Outer Drive ~0.95 miles
- CCMG application July 2025
- Project Estimate: TBD
- Near Term Milestones
 - March 2025 Initiate Survey
 - June 2025 Preliminary Design
 - July 2025 CCMG Application Due
 - Nov 2025 CCMG Award Notification
 - Jan 2026 Final Design Review
 - Feb 2026 Award Project to Contractor
 - March 2026 Submit Final Documents to INDOT
 - Fall 2026 - Construction



Prioritization Tool Update

5-Year Forecast (as of 1/4/25)

CCMG Year/ *Recom mended	Ref #	Priority	# of Vehicles	Designation	Roadway	From	To
2028	47	32	1	Sand Point Road	Sand Point Road	East Clear Lake Drive	Town Limits
2028	3	31	2	West Clear Lake Drive-4	West Clear Lake Drive	192 West Clear Lake Dr	Bridge
2026	33	28	2	South Clear Lake Drive-3	South Clear Lake Drive	770 South Clear Lake Dr	Buck Point Drive
2026	32	28	2	South Clear Lake Drive-4	South Clear Lake Drive	Buck Point Drive	Terrace Drive
2024	13	27	5	Lakeview Drive-1	Lakeview Drive	Town Limits	132 Lakeview Drive
2026	26	27	4	Outer Drive	Outer Drive	Buck Point Drive	South Clear Lake Drive
2024	14	26	5	Lakeview Drive-2	Lakeview Drive	132 Lakeview Drive	West Clear Lake Drive
2024	15	26	5	Lakeview Drive-3	Lakeview Drive	West Clear Lake Drive	Town Limits
2030	25	23	4	East Clear Lake Drive-1	East Clear Lake Drive	South Clear Lake Drive	572 East Clear Lake Drive
2028	24	23	4	East Clear Lake Drive-2	East Clear Lake Drive	572 East Clear Lake Drive	520 East Clear Lake Drive
2030	38	23	2	Elm Street	Elm Street	South Clear Lake Drive	South Clear Lake Drive
2030	40	23	2	South Clear Lake Drive-9	South Clear Lake Drive	Elm Street	Paradise Point
2028	23	20	4	East Clear Lake Drive-3	East Clear Lake Drive	520 East Clear Lake Drive	Sand Point Road

Road Asset Map w/ 5-Yr Project Forecast



The image features two stylized speech bubbles. The one on the left is yellow and contains a large, dark grey question mark. The one on the right is blue and contains a large, dark grey exclamation mark. Both bubbles have a small tail pointing downwards and to the right. The text 'Questions/Closing Comments' is written in white, sans-serif font across the middle of the image, partially overlapping the two speech bubbles.

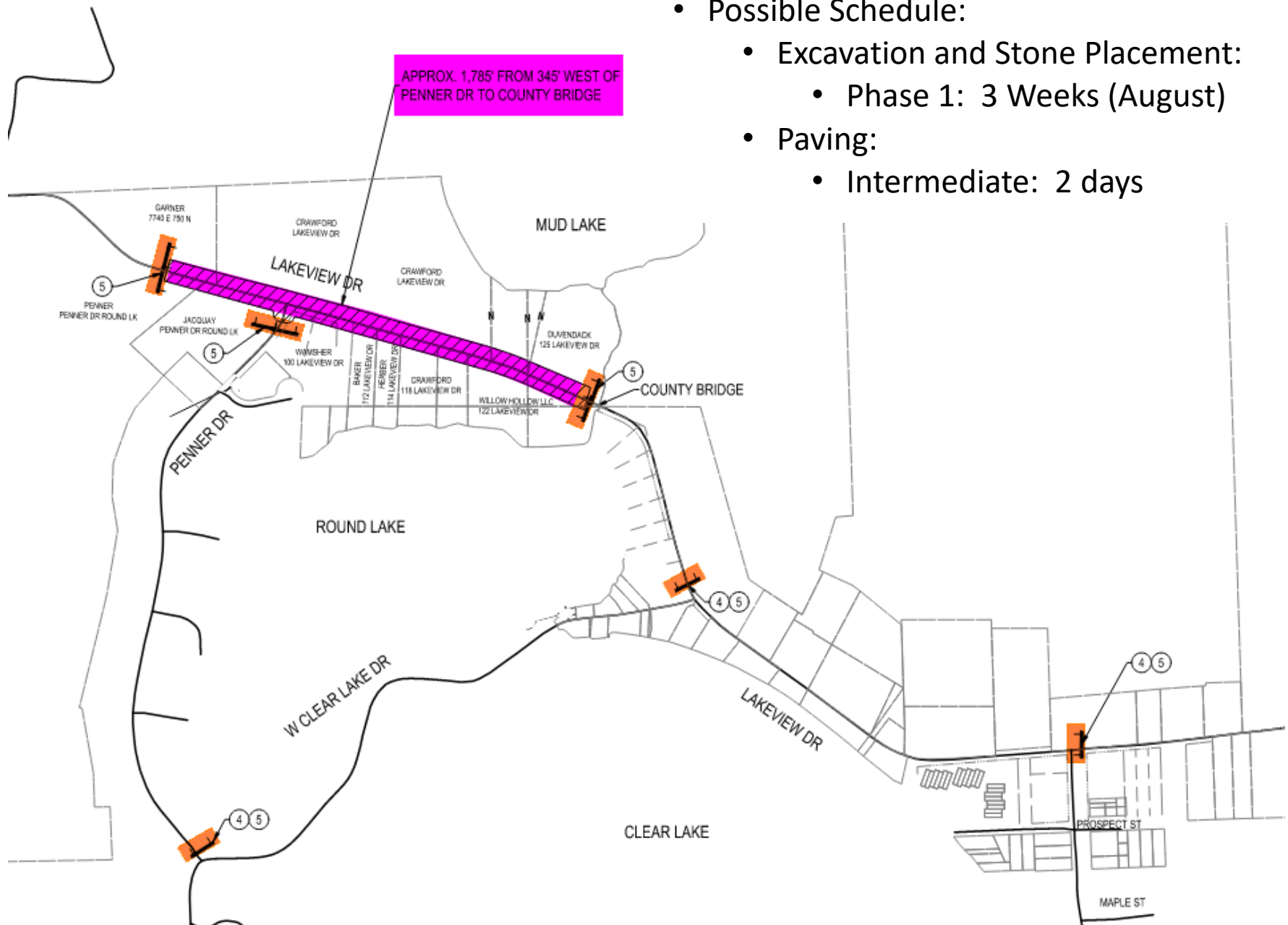
Questions/Closing Comments

Annual Process Timeline

January	February	March	April	May	June
9. Develop Final Design per Roadway Design Standards Document	1. Gather Prioritization Tool updates (except 1.2) 10. Bidding per Roadway Design Standards Document	1.2. Perform Annual PASER Assessment 2. Update Prioritization Tool per Update Instructions (see instruction Tab in spreadsheet) 3. Publish Road Project Forecast	4. Update Prioritization Tool Following Town Council Meeting if Necessary 5. Identify Constraints and Recommended Approach (TOCL Input to Road Engineering Firm for projects approved in 3.3)	<p>2026 Road Project We are Here</p> 6. Provide next (current year +1 approved in 3.3) year's Road Budget Estimates to Town Council & Zoning Administrator	7. Develop Preliminary Design per Roadway Design Standards Document
July	August	September	October	November	December
7.3 Council Approval to Proceed with CCMG Application	11. Construction (Previous Years CCMG projects)	11. Construction (Previous Years CCMG projects)	5.2. Engineering Firm Assesses Road Segment Projects Compliance to Governing Requirements	8. Develop Intermediate Design per Roadway Design Standards Document 12. Post Construction Review	

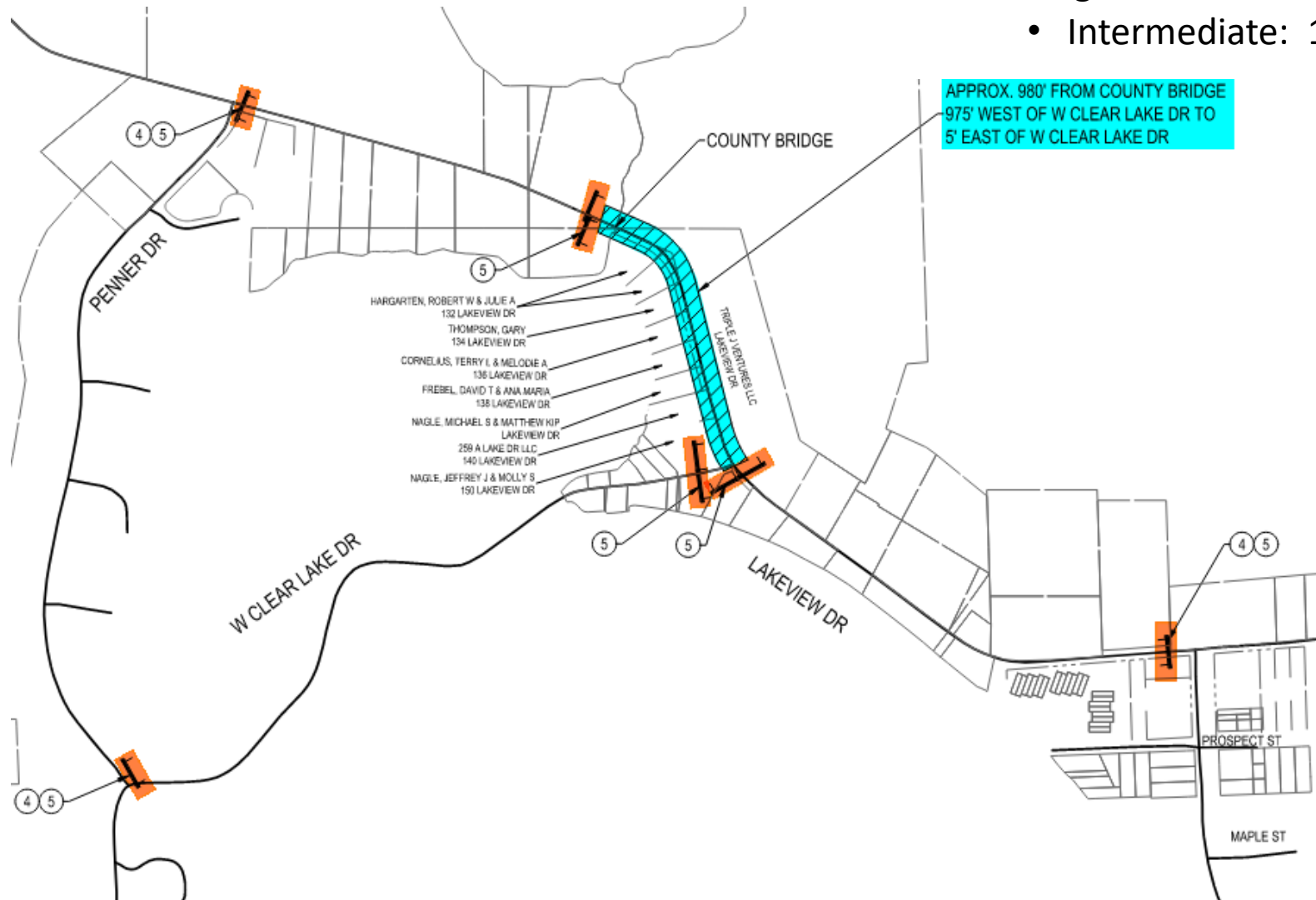
Traffic Plan – Phase 1: Excavation, Stone, and Intermediate Asphalt

- Possible Schedule:
 - Excavation and Stone Placement:
 - Phase 1: 3 Weeks (August)
 - Paving:
 - Intermediate: 2 days



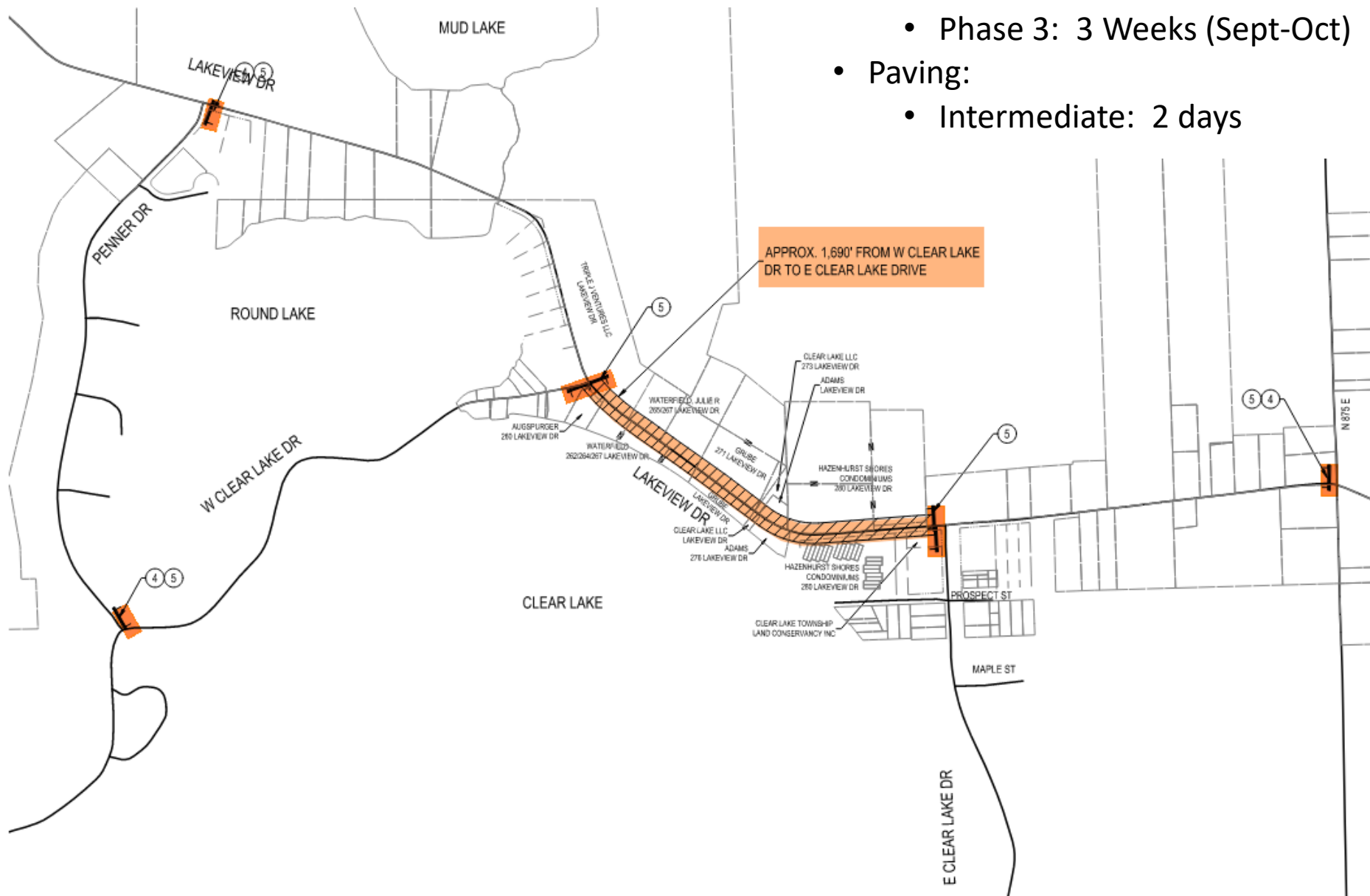
Traffic Plan – Phase 2: Excavation, Stone, and Intermediate Asphalt

- Possible Schedule:
 - Excavation and Stone Placement:
 - Phase 2: 2 Weeks (Aug -Sept)
 - Paving:
 - Intermediate: 1 day



Traffic Plan – Phase 3: Excavation, Stone, and Intermediate Asphalt

- Possible Schedule:
 - Excavation and Stone Placement:
 - Phase 3: 3 Weeks (Sept-Oct)
 - Paving:
 - Intermediate: 2 days



Traffic Plan – Phase 4: Excavation, Stone, and Intermediate Asphalt

- Possible Schedule:
 - Excavation and Stone Placement:
 - Phase 4: 1 Weeks (Oct)
 - Paving:
 - Intermediate: 1 day



Traffic Plan – Phase 5: Surface Asphalt

- Possible Schedule:
 - Paving:
 - Surface: 2-3 days
 - Use of Flaggers to Maintain Local Traffic, No Through Traffic

