

# City of Wisconsin Dells Parks, Recreation, & Waterway Committee

Revised Meeting Agenda

Monday Feb 5, 2018 5:15 PM

300 La Crosse St Wisconsin Dells, WI 53965

Chairperson: Jesse DeFosse

Committee Members: Mike Warnke, Tammy Mayer, Joey Van Dinter,  
Becky Gussel, Joe Eck, Gordon Priegel

1. Call to order and note attendance.
2. Approval of the September 12, 2017 Meeting Minutes.
3. Discussion and Decision on Jenkins Park Project bids and recommendation from MSA
4. Discussion and Decision on revised plans and budget for the Stable Building Project at Bowman Park.
5. Items for referral.
6. Adjournment

Alderperson Jesse DeFosse, Chairperson  
Posted and Distributed – February 2, 2018

**Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, and their attendance creates a quorum of the Common Council, this meeting may technically be considered a meeting of the Common Council for the purposes of the Wisconsin Open Meetings Law. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.**

**PARKS, RECREATION, AND WATERWAYS COMMITTEE**

CITY OF WISCONSIN DELLS 300 La Crosse St  
WISCONSIN DELLS, WI 53965

**September 12, 2017**

1. Chairperson DeFosse called the meeting to order at 5:45 P.M. Notice of the meeting was provided to the Dells Events, WNNO Radio, and posted in accordance with State Statutes.

Present: Jesse DeFosse, Gordon Priegel, Becky Gussel, Mike Warnke, Tammy Mayer, Joe Eck, Thad Meister

Others: Raine Gardner MSA, Karen Terry

Excused: Joey Van Dinter

2. Motion by Priegel seconded by Mayer to approve the August 7, 2017 meeting minutes. Motion carried unanimously.
3. Motion by Warnke and seconded by Eck to approve moving forward with the Jenkins Park sidewalk plans. Thad and Raine will look at the railing and retaining wall options. Additional cost will be presented to Karen by Oct 3 for the 2018 budget. DeFosse noted trying to keep the railing consistent in look with the Riverwalk railing would be important. Depending on cost the size of the railing could be altered. The committee also wants to stay with a similar color and look as the Illinois Ave bridge if possible. Raine noted that sending a project out to bid right now may not get the best cost or contractors due to the amount of work right now but we do have the option to reject any and all bids. Motion carried unanimously.
4. Motion by Eck and seconded by Warnke to approve the 2018 Capital and Operating Budgets as presented, and included \$4000 from the City of Wisconsin Dells and \$4000 from the Village of Lake Delton for new starting blocks at the swimming pool. The committee discussed prioritizing the list of capital projects and Karen suggested moving the Clara Ave Multi Use path up the list to utilize TIF 2 and eligible grants. Adding concessions to the operating budget was discussed and approved in the budget. Meister noted that without firm numbers from past operators it was budgeted conservatively and we would like to try it for 2018. Insurance rates for 2018 have not yet been finalized. Motion carried unanimously.
5. Items for referral are Jenkins Park if necessary. Next meeting Oct 2. Time to be determined.
6. Motion by Warnke and seconded by Eck to adjourn at 7:15 PM. Motion carried unanimously.

Thad Meister

Parks, Recreation, & Waterway Director



# Memo

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**To:** City of Wisconsin Dells – Park Board  
**From:** Raine Gardner, PE  
**Subject:** Jenkins Park Sidewalk Replacement Project – Bid Results and Recommendation of Award  
**Date:** February 1, 2018

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Earlier today, we opened bids for the City’s Jenkins Park Sidewalk Replacement Project. The project includes the replacement of the existing sidewalk along the west side of Jenkins Park adjacent to River Road. The sidewalk has deteriorated and pulled apart due to the slope of the sidewalk. In addition, the adjacent sidewalk sloped terrace down to River Road is extremely steep and precludes any area for snow storage. The sidewalk will be replaced back to the same grade approximately and provide a railing along the roadway side. A new retaining wall will be installed to provide a terrace along the street and a more maintainable area. See the attached overview sheets that show the project. Please also find the attached bid tabulation.

Five (5) responsive bids were received with the lowest responsive bidder being Dean Blum Excavating, Inc. Their total base bid was \$73,271.00, which is about \$9,000 under the engineer’s estimate. Two (2) additive alternates were bid, which included:

AA1 – Decorative Railing like the Riverwalks = \$42,000.00  
AA2 – Basic Railing (see detail) = \$28,500.00

Base Bid plus AA1 = \$115,271.00 (which is slightly over at the engineer’s estimate)  
Base Bid plus AA2 = \$101,771.00 (which is slightly under the engineer’s estimate)

As you will also note, I had included a deductive alternate in the bid for the curb head along the park side. It was to verify the curb head cost in the sidewalk bid. At this time, there is no need to consider the removal of this item as it helps with the final grading and restoration of the park.

I have contacted Dean Blum to consider the roadway closure of River Road for the construction. He is considering his traffic control cost to see if there is a possible cost savings there to reduce flaggers needed in lieu of closing the road during construction. More to follow on this item.

Lastly, the City’s Park Department will be providing some signage for the closures of the sidewalk and construction area. The Dept. will also be performing the final turf restoration of the site which will be in the park side mainly.

**MEMO**

February 1, 2018

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**With this, we recommend award of the project to Dean Blum Excavating for the base bid plus the Board's recommendation on one of the railing option.**

Finally, please consider the other additional costs that need to be incurred to develop and complete this project in the overall budget in your recommendation, which are: park signage, final survey boundary of the park, and additional engineering to complete construction. If you have any questions, please feel free to me at 608-355-8913 or [rgardner@msa-ps.com](mailto:rgardner@msa-ps.com). Thank you.





Transmittal

5100 Eastpark Boulevard, Suite 310, Madison, WI 53718

PROJECT: City of Wisconsin Dells - Bowman Park Pavilion - Wisconsin Dells, WI 16-038      DATE: 2/2/2018

SUBJECT: Bowman VE Meeting      TRANSMITTAL ID: 00029

PURPOSE: For Your Use      VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
William Simpson 5100 Eastpark Boulevard, Suite 310 Madison, WI 53718	Architectural Design Consultants, Inc.	b.simpson@adcidesign.com	608.254.6181

TO

NAME	COMPANY	EMAIL	PHONE
Thad Meister 300 La Crosse Avenue Wisconsin Dells WI 53965 United States	City of Wisconsin Dells	tmeister@dellsparkandrec.com	608.254.7458

REMARKS: Attached are the value engineering markups and budgets that we discussed in the meeting, for your use. Please forward this information on.

Meeting notes:

ADCI and Thad will present to the parks committee next Monday. We are looking to submit this project to DSPS before the code changes. Likely date of code change is May 1, 2018. Will base schedule around this date.

A simplified dumpster fence may remain in project, in new location. The concrete counter and railing areas will be removed. Pipe railings will remain at the stairs.

The storage areas will be redesigned based on the needed space for mechanicals.

- Assembly area furniture storage.
- Storage closet for Bowman group.
- Storage closet for scouts meeting needs.

Please let me know if you have any questions or comments.

Thank You,

# Transmittal

DATE: 2/2/2018  
TRANSMITTAL ID: 00029

## DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	2/2/2018	Bowman VE Markups 1-31-18.pdf	
1	2/2/2018	FD Budget 1-31-18 VE Items.pdf	
1	2/2/2018	FD Budget 1-31-18.pdf	

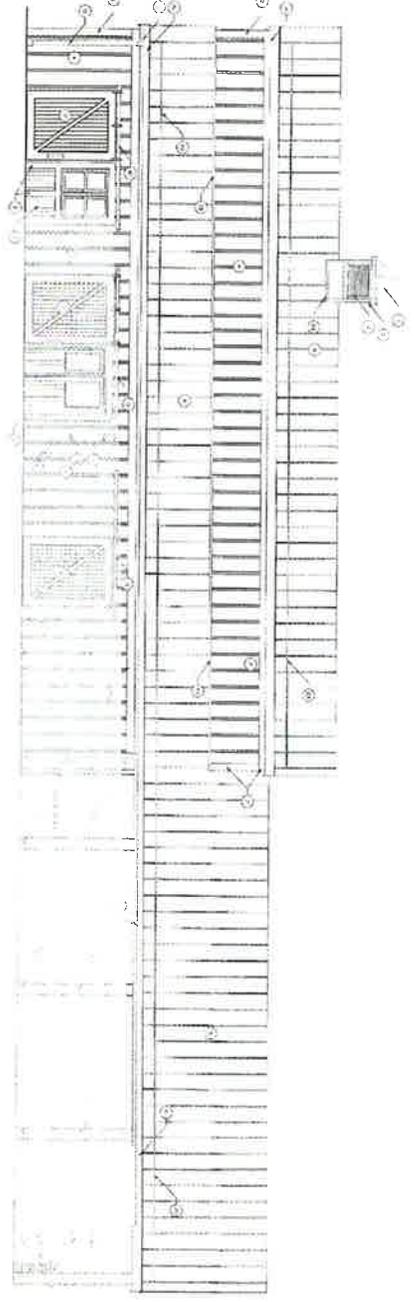
## COPIES:

William Ryan

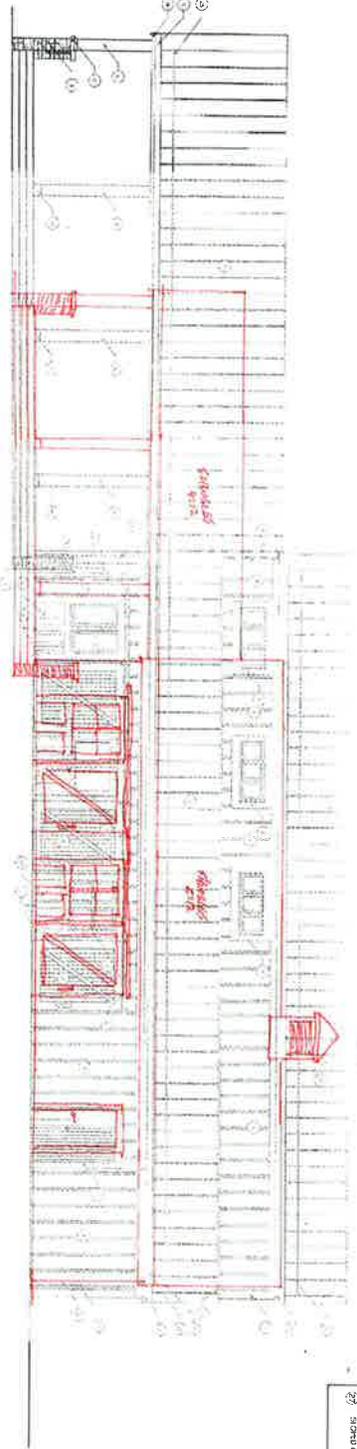
(Architectural Design Consultants, Inc.)



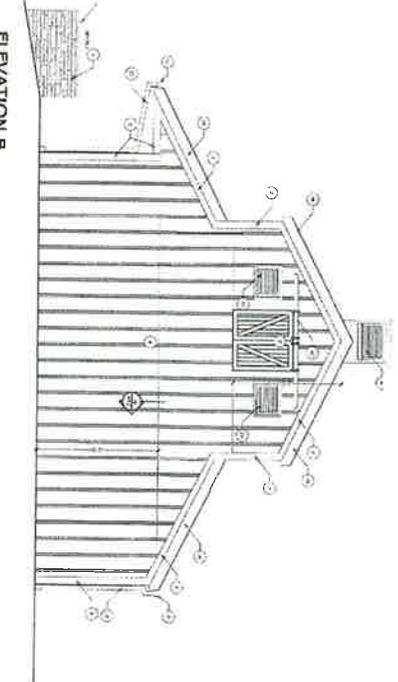




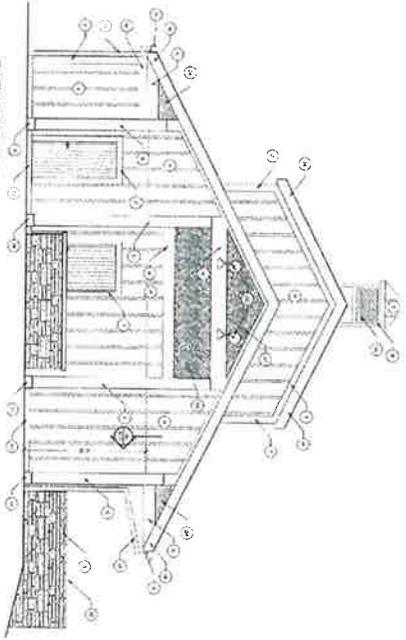
ELEVATION A



ELEVATION C

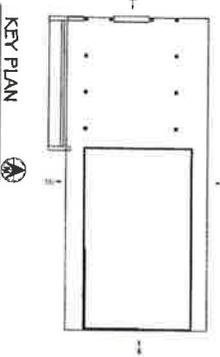


ELEVATION B



ELEVATION D

- EXTERIOR FINISH SCHEDULE**
- 1) 2" CONCRETE MASON BLOCK W/ GUTTER COLOR BLACK
  - 2) 2" CONCRETE MASON BLOCK W/ GUTTER COLOR WHITE
  - 3) EXTERIOR PAINT W/ STONE FINISH COLOR STONE CONCRETE
  - 4) WINDOW GLAZING AND DRAIN PANEL COLOR WHITE
  - 5) EXTERIOR STAIN WOOD GRAIN COLOR BLACK
  - 6) ROOF TRUSS W/ COULDERBOARD 3/4" x 2 GUT FINISH
  - 7) 3/4" ROOF EXTERIOR W/ ROOF COLOR W/ TRUCK
  - 8) EXTERIOR OCCUPANCY SIGNAGE COLOR
  - 9) EXTERIOR GUTTER COLOR BLACK
  - 10) ROOF TRUSS W/ COULDERBOARD 3/4" x 2 GUT FINISH
  - 11) EXTERIOR PAINT W/ STONE FINISH COLOR STONE CONCRETE
  - 12) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 13) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 14) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 15) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 16) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 17) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 18) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 19) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 20) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 21) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
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  - 23) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 24) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 25) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 26) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 27) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 28) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 29) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE
  - 30) EXTERIOR PAINT W/ STONE FINISH COLOR WHITE



KEY PLAN

<p><b>AS.1</b></p>	<p><b>CITY OF WISCONSIN DELLS</b>  <b>BOWMAN PARK PAVILION</b></p>	<p><b>ADCI Architectural Design Consultants, Inc.</b>          30 Wisconsin Dells Parkway • P.O. Box 560          Lake Delton, WI 53940          Phone: (808) 254-6181 Fax: (808) 254-2139</p>	
<p>DATE: 08/11/11          DRAWN BY: [Name]          CHECKED BY: [Name]          APPROVED BY: [Name]</p>	<p><b>ELEVATIONS</b></p>		

# Bowman Pavilion

1/31/2018



Architectural Design  
Consultants, Inc.

## Value Engineering Options for Client's Consideration

Current Project Construction Budget dated 4/11/17

	w/o gas&elec.	\$	732,000.00
1 Delete Trash Enclosure, remove trash to another site	\$	(5,500.00)	
2 Change Stamped Concrete to colored concrete	\$	(10,000.00)	
3 Change metal roof, flahings and trim to 40 yr. wty. heavy shingle	\$	(105,500.00)	
4 Remove 2nd floor from project	\$	(78,500.00)	
5 Delete wall tile from Restrooms	\$	(6,400.00)	
6 Reduce 1st Floor Building area by 456 sf.	\$	(58,600.00)	
7 Delete Stone from retaining Walls, including Stone Cap (Rubbed Conc.)	\$	(9,600.00)	
9 Reduce Pavilion length by 12 ft.	\$	(23,700.00)	
10 Delete Grass Seeding - By City	\$	(1,800.00)	
11 Reduce Contractors Fee on the above credits	\$	(13,000.00)	
	\$	<u>419,400.00</u>	

**Bowman Pavilion**  
**Project Overall Budget**  
 1/26/2018



Architectural Design  
 Consultants, Inc.

Description	Budget Source	Schematic Budget	Value Engineering Budget	Notes / Source of Funding
<b>1 Owner Development &amp; Soft Costs</b>				
1.1 Project Financing / Interest	By owner	\$ -	\$ -	TBD
1.2 Builder's Risk Insurance	ADCI	\$ -	\$ -	incl. Building Budget
1.3 Owner's Protective Insurance	None assumed	\$ -	\$ -	
1.4 Title Insurance	None assumed	\$ -	\$ -	
1.5 Hazardous Material Removal & Testing	ADCI	\$ 2,500.00	\$ -	Budget for testing, assumes no Hazard
1.6 Site Survey	Owner	\$ -	\$ -	Already completed by City
1.7 Legal Consultant	None assumed	\$ -	\$ -	
1.8 Owner Capitalized Labor	None assumed	\$ -	\$ -	
<b>Subtotal</b>		\$ 2,500.00	\$ -	
<b>2 Site &amp; Site Related Costs</b>				
2.1 Land Acquisition	None Required	\$ -	\$ -	
2.2 Local Impact Fees		\$ -	\$ -	Assumed Waived
2.3 Local Approval / Permit Fees		\$ -	\$ -	Assumed Waived
2.4 DSPS - Review Fees	ADCI	\$ 1,250.00	\$ 1,200.00	
2.5 Utility Extensions / Fees		\$ -	\$ -	Assumed Waived
2.6 Off-Site Development Costs	None Required	\$ -	\$ -	
2.7 Environmental Impact Fees / Mitigation	None Required	\$ -	\$ -	
2.8 Other Local Assigned Costs	None Required	\$ -	\$ -	
<b>Subtotal</b>		\$ 1,250.00	\$ 1,200.00	
<b>3 Consultant Services &amp; Fees</b>				
3.1 Architectural Services and Fees	ADCI	\$ 29,800.00	\$ 49,000.00	(Additional Services for VE Adjustments)
3.2 Reimbursable / Travel / Printing	ADCI	\$ 300.00	\$ -	
3.3 Printing (Bidding Documents)	Allowance	\$ 1,200.00	\$ 200.00	
3.4 Civil Engineering Design	None Assumed	\$ -	\$ -	Survey completed (balance minimal)
3.5 Geo-Tech Services	ADCI	\$ 3,000.00	\$ -	Assumes 4 borings @ 20ft.
3.6 Landscape Design Consultants	None Assumed	\$ -	\$ -	General Seeding only
3.7 Storm Water Management Consultant	None Assumed	\$ -	\$ -	Disturbance of less than 1 acre
3.8 Telecommunications / Data / AV Design	By Vendor	\$ -	\$ -	
3.9 Fixtures / Furnishings / Artwork Design	None Assumed	\$ -	\$ -	
3.10 Food Service Design Consultant	None Assumed	\$ -	\$ -	
3.11 Signage Design Services	By Vendor	\$ -	\$ -	
3.12 Consultant Contingency	Allowance	\$ 15,000.00	\$ -	
<b>Subtotal</b>		\$ 49,300.00	\$ 49,200.00	
<b>4 Construction Costs</b>				
4.0 Building Demolition (Stable)	ADCI	\$ 18,000.00	\$ -	
4.1 General Site Improvements Budget	ADCI	\$ 12,000.00	\$ -	Tree Removal and Minor Grading
4.2 Landscaping and Site Amenities	ADCI	\$ 35,000.00	\$ 25,000.00	Walks, (No Dumpster encl.) Site Wall, Etc.
4.3 Building Construction Budget (\$131/SF)	ADCI	\$ 685,000.00	\$ 419,400.00	(With All VE Options)
4.4 Site Lighting and Distribution	ADCI	\$ -	\$ -	Assumes Lighting From Building
4.5 Storm Water	None Assumed	\$ -	\$ -	
4.6 Natural Gas & Electric Distribution	ADCI	\$ 3,000.00	\$ 3,000.00	Allowance
<b>Subtotal</b>		\$ 735,000.00	\$ 447,400.00	
<b>5 Equipment</b>				
5.1 Computer System Equipment	Allowance	\$ 3,000.00	\$ -	
5.2 Computer Wiring	ADCI	\$ 700.00	\$ -	
5.3 Telecommunications Systems Equipment	ADCI	\$ 400.00	\$ -	
5.4 Telecommunications Wiring	ADCI	\$ 800.00	\$ 800.00	WiFi
5.5 Audio / Visual Equipment	ADCI	\$ 3,500.00	\$ 1,500.00	Pwr drop screen (Use Wall Mount TV)
5.6 Security Systems	Allowance	\$ 1,500.00	\$ 1,500.00	
5.7 Moveable Casework	None Assumed	\$ -	\$ -	
5.8 Storage / Racking Systems	None Assumed	\$ -	\$ -	
5.9 Janitorial Equipment	Allowance	\$ 800.00	\$ 500.00	
5.10 Food Service Equipment	ADCI	\$ 1,500.00	\$ 1,500.00	1 Refrig. 1 Micro
5.11 Exterior Patio Picnic Tables	Allowance	\$ 6,000.00	\$ -	12 @ \$500.00 ea. (Reuse existing)
<b>Subtotal</b>		\$ 18,200.00	\$ 5,800.00	
<b>6 Furnishing &amp; Fixtures</b>				
6.1 Interior Signage	ADCI	\$ 300.00	\$ 150.00	
6.2 Exterior Signage	ADCI	\$ 800.00	\$ 250.00	
6.3 Furniture and Furnishings	Allowance	\$ 3,000.00	\$ 2,000.00	(Smaller Assembly Area)
6.4 Window Treatments	None Assumed	\$ -	\$ -	
<b>Subtotal</b>		\$ 4,100.00	\$ 2,400.00	
<b>Subtotal of All Categories</b>		\$ 810,350.00	\$ 506,000.00	
	Contingency 7%	\$ 56,724.50	\$ 35,000.00	
<b>TOTAL PROJECT ESTIMATES</b>	Total	\$ 867,074.50	\$ 541,000.00	Expected Range \$525,000 to \$555,000