

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Great River Landing Committee

DATE OF MEETING: July 13, 2017 (Thursday)

PLACE OF MEETING: City Hall – 415 Main Street (Rm 112)

TIME OF MEETING: 5:15 p.m.

PURPOSE OF MEETING

1. Call to Order and Roll Call.
2. Approval of minutes from previous meetings.
3. Public Input (limited to 3 minutes/individual).

Consideration and possible action on the following items:

4. Election of:
 - Chair
 - Vice Chair
5. Update on Phase I of the Great River Landing Project.
6. Consideration of 2017 Capital Improvements Budget related to the Great River Landing, including but not limited to:
 - Seating and/or Shade Structure(s) in GRL Plaza Area;
 - Interpretive Sign Panels (design & installation);
 - Public Art (design & installation); and/or
 - Projects detailed within Great River Landing Phasing Plan (see attachments).
7. Adjournment.

PLEASE TAKE FURTHER NOTICE that members of the Common Council of the City of Onalaska who do not serve on the Great River Landing Committee may attend this meeting to gather information about a subject over which they have decision making responsibility.

Therefore, further notice is hereby given that the above meeting may constitute a meeting of the Common Council and is hereby noticed as such, even though it is not contemplated that the Common Council will take any formal action at this meeting.

NOTICES MAILED TO:

Mayor Joe Chilsen	*Debbie Clarkin – Long Range Planning Rep
Ald. Jerry Every	*Victor Hill – Parks and Rec. Rep
Ald. Jim Olson	*Mary Cody
Ald. Jim Binash	*John Burnett - Vice Chair
Ald. Bob Muth	*Dustin Hundt – Tourism Rep.
Ald. Ron Gjertsen	*Joe Etten
*Ald. Harvey Bertrand	*Erik Sjolander - Chair
Dept Heads	
City Attorney	City Administrator
La Crosse Tribune	Community Development Authority Members
Onalaska Holmen Courier Life	Alan Lorenz – Mississippi River Parkway Commission
WKTY WLXR WLAX WKBT WXOW	Katie Aspenson
	Onalaska Public Library Onalaska Omni Center

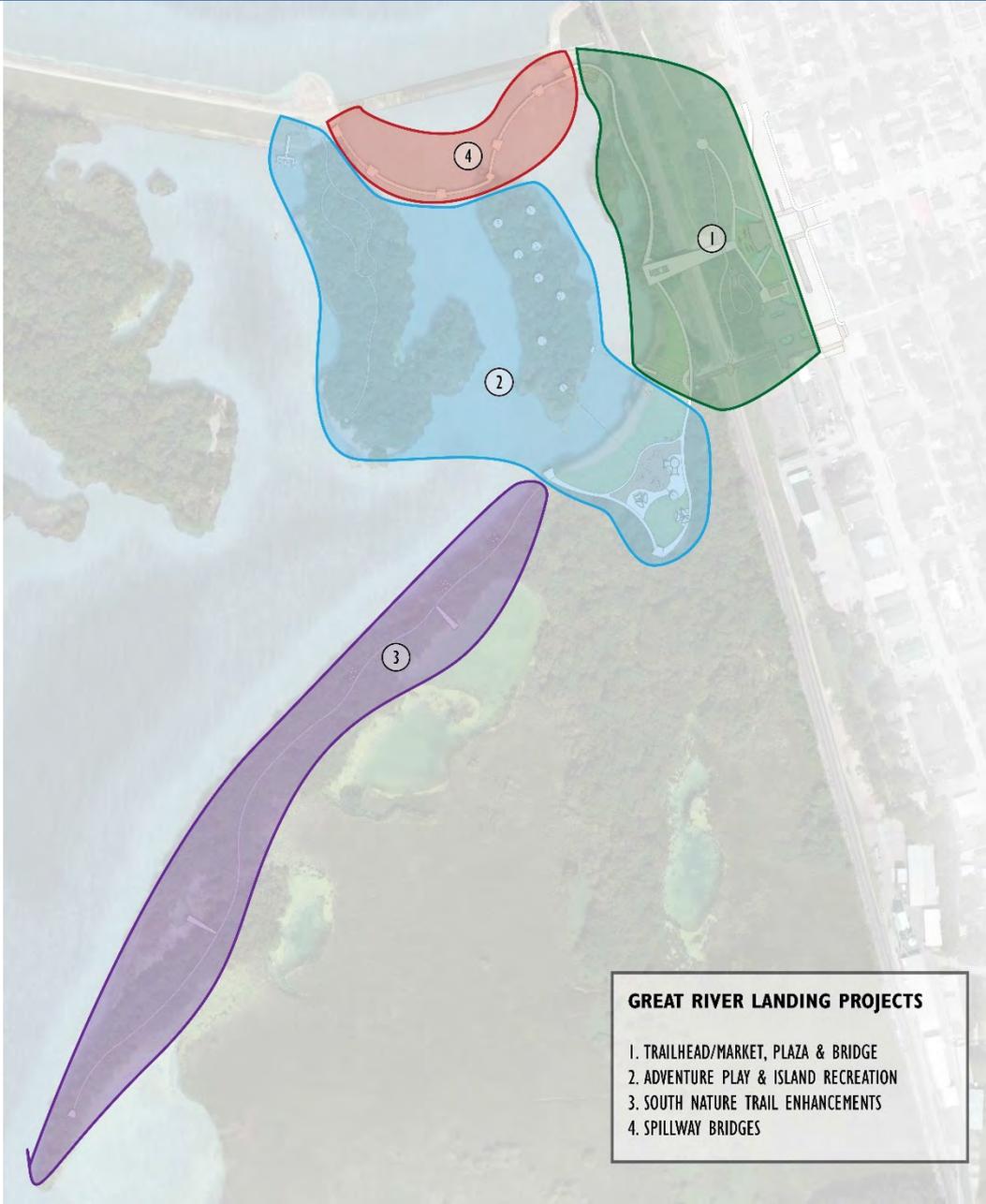
Date Notices Mailed and Posted: 7/5/17

In compliance with the Americans with Disabilities Act of 1990, the City of Onalaska will provide reasonable accommodations to qualified individuals with a disability to ensure equal access to public meetings provided notification is given to the City Clerk within seventy-two (72) hours prior to the public meeting and that the requested accommodation does not create an undue hardship for the City.



LEGEND					
1	TRANSIENT BOAT DOCKING	8	AMPHITHEATER SEATING	15	STONE SEATING BLOCKS
2	ICE FISHING BAY	9	PLAZA WITH INTERACTIVE WATER FEATURE	16	ADVENTURE PLAY AREA
3	SPILLWAY ISLAND BRIDGING	10	RESTROOM FACILITY	17	SUPPORT STRUCTURE
4	NATURE WALK & RUSTIC CAMPING	11	TRAILHEAD & PARKING	18	FABRIC PICNIC SHELTERS
5	AERIAL CANOPY COURSE	12	ENHANCED PEDESTRIAN & EMERGENCY R.R. CROSSING	19	STONE RIVER ACCESS
6	SPILLWAY FISHING PIER	13	EMERGENCY BOAT LAUNCH	20	WETLAND VIEWING ACCESS
7	PEDESTRIAN BRIDGE WITH GRAND STAIRWAY	14	KAYAK LAUNCH & LOG ROLLING BOOM	21	NATURE WALK

ACTION PLAN – PHASING ALTERNATIVES CONSTRUCTION COSTS



- GREAT RIVER LANDING PROJECTS**
- 1. TRAILHEAD/MARKET, PLAZA & BRIDGE
 - 2. ADVENTURE PLAY & ISLAND RECREATION
 - 3. SOUTH NATURE TRAIL ENHANCEMENTS
 - 4. SPILLWAY BRIDGES

The plan graphic to the left shows potential phasing and bundling projects that could assist implementing the Great River Landing in a phased approach as funding is available. These bundles are arbitrarily numbered and do not reflect City priorities.

Below are brief descriptions of these bundles along with the Engineer’s Preliminary Opinion of Construction Cost for each. Design, engineering and permitting fees are not included in the estimates below.

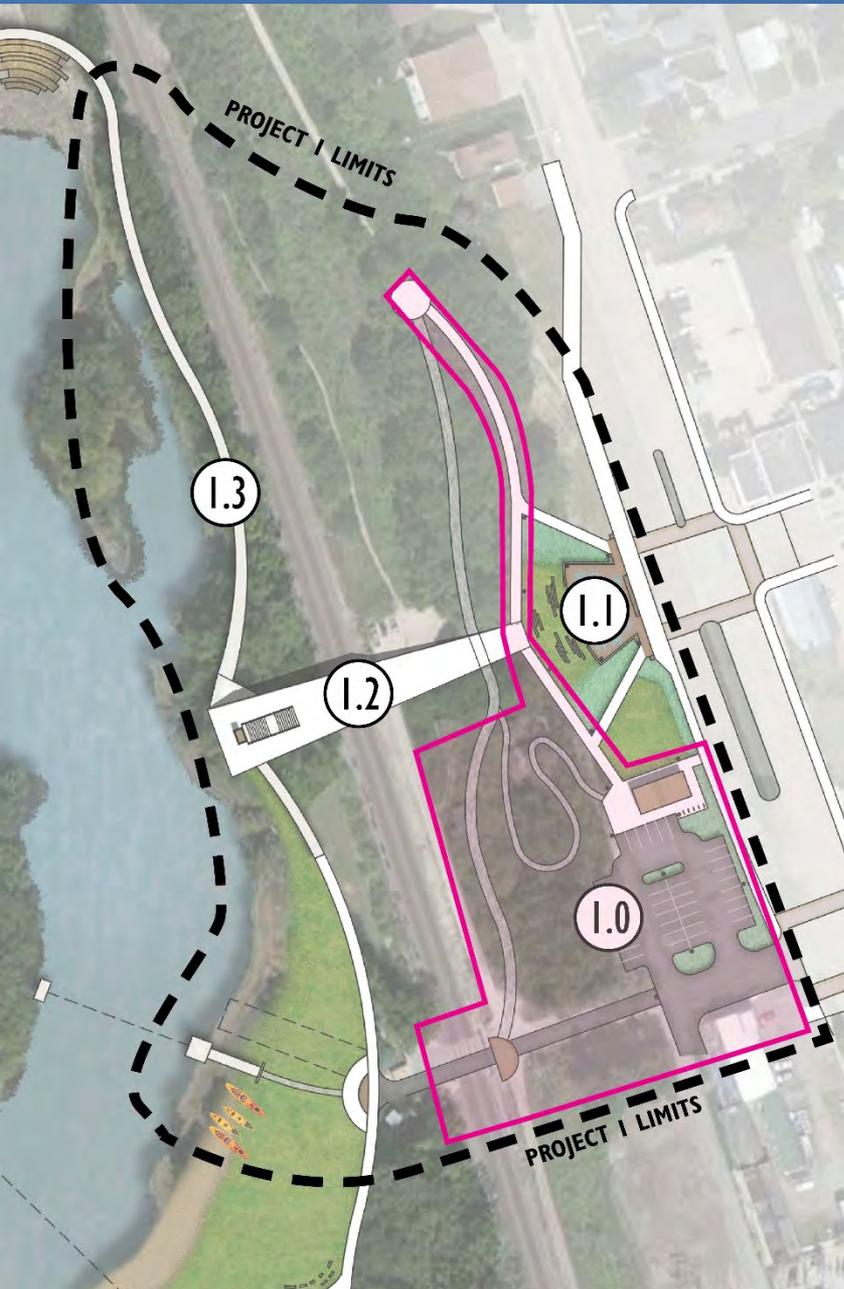
Great River Landing Projects

- 1. Trailhead/Market, Plaza & Bridge (\$8.2M)
- 2. Adventure Play & Island Recreation (\$3.1M)
- 3. South Nature Trail Enhancements (\$500,000)
- 4. Spillway Bridges (\$3.4M)

Total Project Construction = \$15.2M

Detailing phasing has only been developed for Project #1 within this contract and can be found on the following page.

ACTION PLAN – PROJECT 1



The plan graphic to the left shows the proposed limits of Project #1 associated with building the Great River Landing. Through phasing and implementation options listed below, a budget range has been developed for Project #1. SEH estimates that Project #1 could be completed within 3-5 years.

- **High = \$8.2M; Low = \$5.0M**

Highlighted in magenta are the approximate limits of the 1st Phase of construction, including the trailhead building and parking, ADA accessible route to the railroad tracks and connection to the Great River State Trail. Phase 1 construction could be completed in 6-9 months.

1.0: Trailhead/Market = \$1.2M

Below are brief descriptions of alternatives to consider during the final design phase of Project #1, numbered on the plan graphic to the left. These items are phasing or value engineering options for the City to consider as funding is available.

1.1: Plaza (Phasing Options)

1. Sloped Lawn = \$1.1M
2. Final Plaza = \$1.8M

1.2: Bridge (Value Engineering Options)

1. Option D = \$2.2M
2. Per Design = \$3M

1.3: Spillway Trail Connection (Phasing Options)

1. At Grade Trail = \$0.5M
2. Boardwalk = \$2.2M





Date: 10/22/2014
SEH: ONALA - 129196

BUILDING THE GREAT RIVER LANDING
ONALASKA, WISCONSIN
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
PADDLE BASIN & TRAIL				
DEMO & EROSION CONTROL	LS	1	\$15,000.00	\$ 15,000.00
EARTHWORK	LS	1	\$10,000.00	\$ 10,000.00
BOARDWALK (ELEVATED STRUCTURE)	SFT	6000	\$200.00	\$ 1,200,000.00
OVERLOOK	LS	1	\$15,000.00	\$ 15,000.00
CONCRETE WALK	SFT	12500	\$5.00	\$ 62,500.00
DROP OFF & EMERGENCY ACCESS	SFT	2350	\$8.00	\$ 18,800.00
TURF	SFT	7050	\$2.00	\$ 14,100.00
LOG RUN BOOM	LS	1	\$45,000.00	\$ 45,000.00
ADA KAYAK LAUNCH	LS	1	\$10,000.00	\$ 10,000.00
NATURE PLAYGROUND	LS	1	\$250,000.00	\$ 250,000.00
SHADE SHELTERS	LS	2	\$50,000.00	\$ 100,000.00
SUPPORT STRUCTURE	LS	1	\$200,000.00	\$ 200,000.00
LANDSCAPE	LS	1	\$25,000.00	\$ 25,000.00
			SUBTOTAL	\$1,965,400.00
			<i>Construction Mobilization & Engineering (7.5%)</i>	<i>\$147,405.00</i>
			<i>Design-Construction Contingency (25%)</i>	<i>\$491,350.00</i>
			<i>Design Fees (10%)</i>	
			TOTAL	\$2,604,155.00
BOARDWALK & SPILLWAY LINK				
DEMO & EROSION CONTROL	LS	1	\$30,000.00	\$ 30,000.00
EARTHWORK	LS	1	\$10,000.00	\$ 10,000.00
BOARDWALK (ELEVATED STRUCTURE)	SFT	8000	\$200.00	\$ 1,600,000.00
STONE LEDGE WATER ACCESS	CYS	740	\$125.00	\$ 92,500.00
LANDSCAPE RESTORATION	LS	1	\$30,000.00	\$ 30,000.00
			SUBTOTAL	\$1,762,500.00
			<i>Construction Mobilization & Engineering (7.5%)</i>	<i>\$132,187.50</i>
			<i>Design-Construction Contingency (25%)</i>	<i>\$440,625.00</i>
			<i>Design Fees (10%)</i>	
			TOTAL	\$2,335,312.50
SOUTH NATURE TRAIL ENHANCEMENTS				
DEMO & EROSION CONTROL	LS	1	\$40,000.00	\$ 40,000.00
EARTHWORK	LS	1	\$5,000.00	\$ 5,000.00
BOARDWALK (WOOD WITH TOE RAIL)	SFT	3200	\$80.00	\$ 256,000.00
SOFT TRAILS (AGGREGATE)	SFT	20500	\$3.00	\$ 61,500.00
LANDSCAPE RESTORATION	LS	1	\$35,000.00	\$ 35,000.00
			SUBTOTAL	\$397,500.00
			<i>Construction Mobilization & Engineering (7.5%)</i>	<i>\$29,812.50</i>
			<i>Design-Construction Contingency (25%)</i>	<i>\$99,375.00</i>
			<i>Design Fees (10%)</i>	
			TOTAL	\$526,687.50
SPILLWAY BRIDGES				
DEMO & EROSION CONTROL	LS	1	\$50,000.00	\$ 50,000.00
EARTHWORK	LS	1	\$5,000.00	\$ 5,000.00
BOARDWALK (ELEVATED STRUCTURE)	SFT	13200	\$200.00	\$ 2,640,000.00
LANDSCAPE RESTORATION	LS	1	\$20,000.00	\$ 20,000.00
			SUBTOTAL	\$2,715,000.00
			<i>Construction Mobilization & Engineering (7.5%)</i>	<i>\$203,625.00</i>
			<i>Design-Construction Contingency (25%)</i>	<i>\$678,750.00</i>



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BUILDING THE GREAT RIVER LANDING
ONALASKA, WISCONSIN
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
				<i>Design Fees (10%)</i>
				TOTAL
				\$3,597,375.00

ADVENTURE PLAY & ISLAND RECREATION

DEMO & EROSION CONTROL	LS	1	\$25,000.00	\$ 25,000.00
EARTHWORK	LS	1	\$30,000.00	\$ 30,000.00
SOFT TRAILS (AGGREGATE)	SFT	7650	\$3.00	\$ 22,950.00
TRANSIENT DOCKS AND GANGWAY	LS	1	\$70,000.00	\$ 70,000.00
ZIP LINES & HIGH ROPES	LS	1	\$300,000.00	\$ 300,000.00
LANDSCAPE	LS	1	\$50,000.00	\$ 50,000.00
				SUBTOTAL
				\$497,950.00
				<i>Construction Mobilization & Engineering (7.5%)</i>
				\$37,346.25
				<i>Design-Construction Contingency (25%)</i>
				\$124,487.50
				<i>Design Fees (10%)</i>
				TOTAL
				\$659,783.75

TRAILHEAD & MARKET

DEMO & EROSION CONTROL	LS	1	\$20,000.00	\$ 20,000.00
EARTHWORK	LS	1	\$30,000.00	\$ 30,000.00
UTILITY CONNECTIONS & ADJUSTMENTS	LS	1	\$15,000.00	\$ 15,000.00
RETAINING WALL	LFT	280	\$300.00	\$ 84,000.00
TRAILHEAD BUILDING	LS	1	\$250,000.00	\$ 250,000.00
ASPHALT PARKING	SFT	10500	\$5.00	\$ 52,500.00
PARKING CURB	LFT	450	\$20.00	\$ 9,000.00
PARKING SHADE STRUCTURE	LS	1	\$125,000.00	\$ 125,000.00
CONCRETE WALK	SFT	8950	\$5.00	\$ 44,750.00
CONCRETE STAIRS	SFT	680	\$55.00	\$ 37,400.00
TURF SOD	SYS	750	\$6.00	\$ 4,500.00
LANDSCAPE	LS	1	\$50,000.00	\$ 50,000.00
				SUBTOTAL
				\$722,150.00
				<i>Construction Mobilization & Engineering (7.5%)</i>
				\$54,161.25
				<i>Design-Construction Contingency (25%)</i>
				\$180,537.50
				<i>Design Fees (10%)</i>
				TOTAL
				\$956,848.75



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BUILDING THE GREAT RIVER LANDING
ONALASKA, WISCONSIN
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
MAIN STREET BRIDGE				
DEMO & EROSION CONTROL	LS	1	\$40,000.00	\$ 40,000.00
EARTHWORK	LS	1	\$15,000.00	\$ 15,000.00
BRIDGE	SFT	7400	\$250.00	\$ 1,850,000.00
BRIDGE ABUTMENT	LS	1	\$50,000.00	\$ 50,000.00
STAIRWAY	LS	1	\$80,000.00	\$ 80,000.00
ELEVATOR	LS	1	\$350,000.00	\$ 350,000.00
LANDSCAPE RESTORATION	LS	1	\$20,000.00	\$ 20,000.00
SUBTOTAL				\$2,405,000.00
<i>Construction Mobilization & Engineering (7.5%)</i>				<i>\$180,375.00</i>
<i>Design-Construction Contingency (25%)</i>				<i>\$601,250.00</i>
<i>Design Fees (10%)</i>				
TOTAL				\$3,186,625.00
MAIN STREET PLAZA, SPRAY & LAWN				
DEMO & EROSION CONTROL	LS	1	\$50,000.00	\$ 50,000.00
EARTHWORK	LS	1	\$60,000.00	\$ 60,000.00
BENCH	LFT	150	\$350.00	\$ 52,500.00
SPRAY FOUNTAIN & UTILITIES	LS	1	\$200,000.00	\$ 200,000.00
SPRAY FOUNTAIN PAVING	SFT	4375	\$12.00	\$ 52,500.00
RETAINING WALL	LFT	800	\$300.00	\$ 240,000.00
CONCRETE WALK	SFT	13000	\$8.00	\$ 104,000.00
CONCRETE STEPS	SFT	4900	\$55.00	\$ 269,500.00
TURF SOD	SYS	1500	\$6.00	\$ 9,000.00
LANDSCAPE	LS	1	\$75,000.00	\$ 75,000.00
SUBTOTAL				\$1,112,500.00
<i>Construction Mobilization & Engineering (7.5%)</i>				<i>\$83,437.50</i>
<i>Design-Construction Contingency (25%)</i>				<i>\$278,125.00</i>
<i>Design Fees (10%)</i>				
TOTAL				\$1,474,062.50
OVERALL PROJECT TOTAL				\$15,340,850.00