

CITY OF ONALASKA MEETING NOTICE

COMMITTEE/BOARD: Great River Landing Committee
DATE OF MEETING: August 24, 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. Update on Phase I of the Great River Landing Project.
5. Update on WIFI capabilities for Great River Landing.
6. Review and consideration of Great River Landing Website.
7. Review and consideration of public/private funding partnerships.
8. Consideration of 2017 Capital Improvements Budget related to the Great River Landing, including but not limited to:
 - Seating and/or Shade Structure(s) in Great River Landing Plaza Area;
 - Interpretive Sign Panels (design & installation);
 - Public Art (design & installation); and/or
 - Projects detailed within Great River Landing Phasing Plan.
9. 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
Ald. Jerry Every
Ald. Jim Olson
Ald. Jim Binash
Ald. Bob Muth
Ald. Ron Gjertsen
*Ald. Harvey Bertrand
Dept Heads
City Attorney City Administrator
La Crosse Tribune
Onalaska Holmen Courier Life
WKTY WLXR WLAX WKBT WXOW FOX

*Debbie Clarkin – Long Range Planning Rep
*Victor Hill – Parks and Rec. Rep
*Mary Cody
*John Burnett - Vice Chair
*Dustin Hundt – Tourism Rep.
*Joe Etten
*Erik Sjolander - Chair

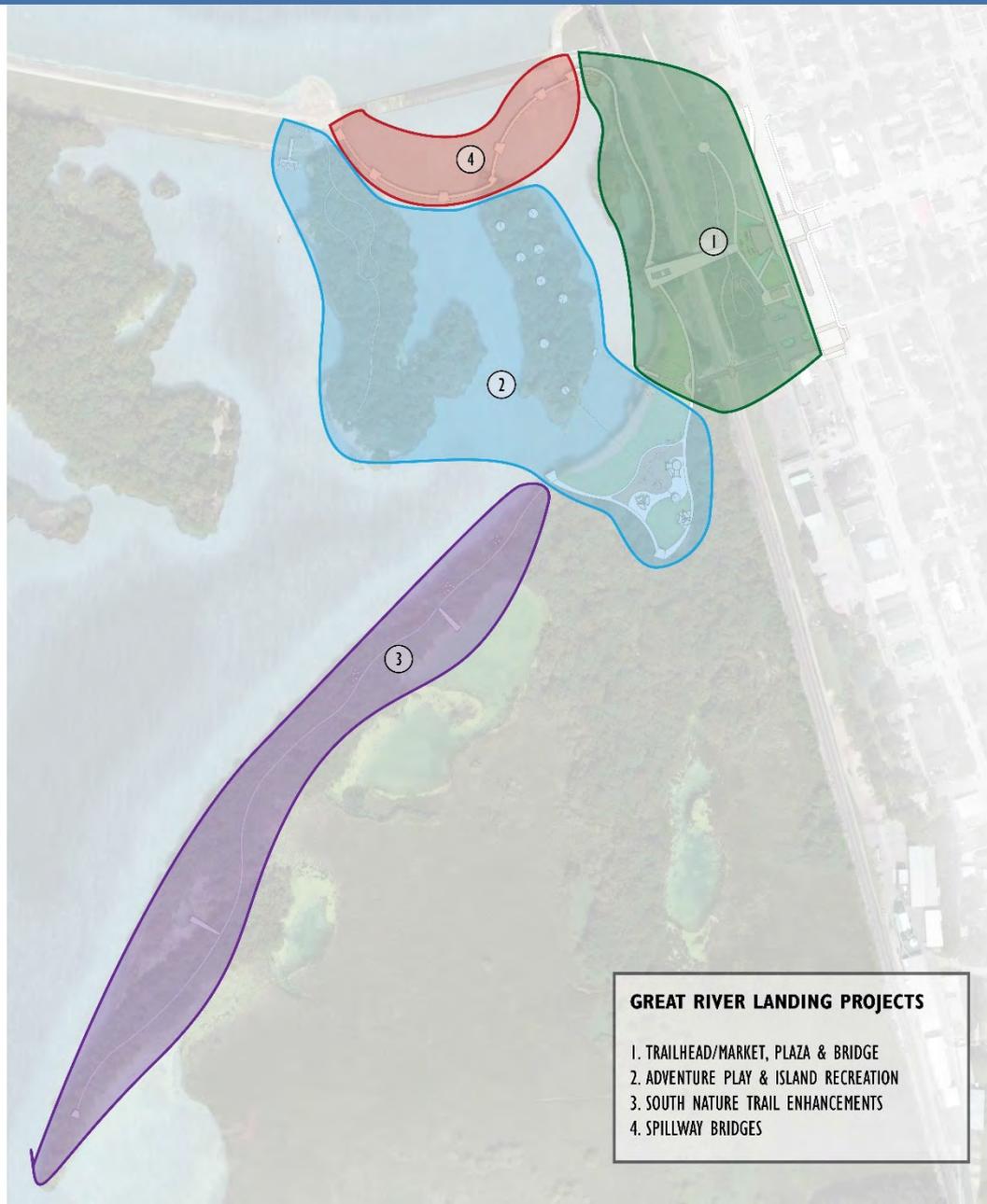
Community Development Authority Members
Alan Lorenz – Mississippi River Parkway Commission
Katie Aspenson
Onalaska Public Library Onalaska Omni Center

Date Notices Mailed and Posted: 8/11/17

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.



ACTION PLAN – PHASING ALTERNATIVES CONSTRUCTION COSTS



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

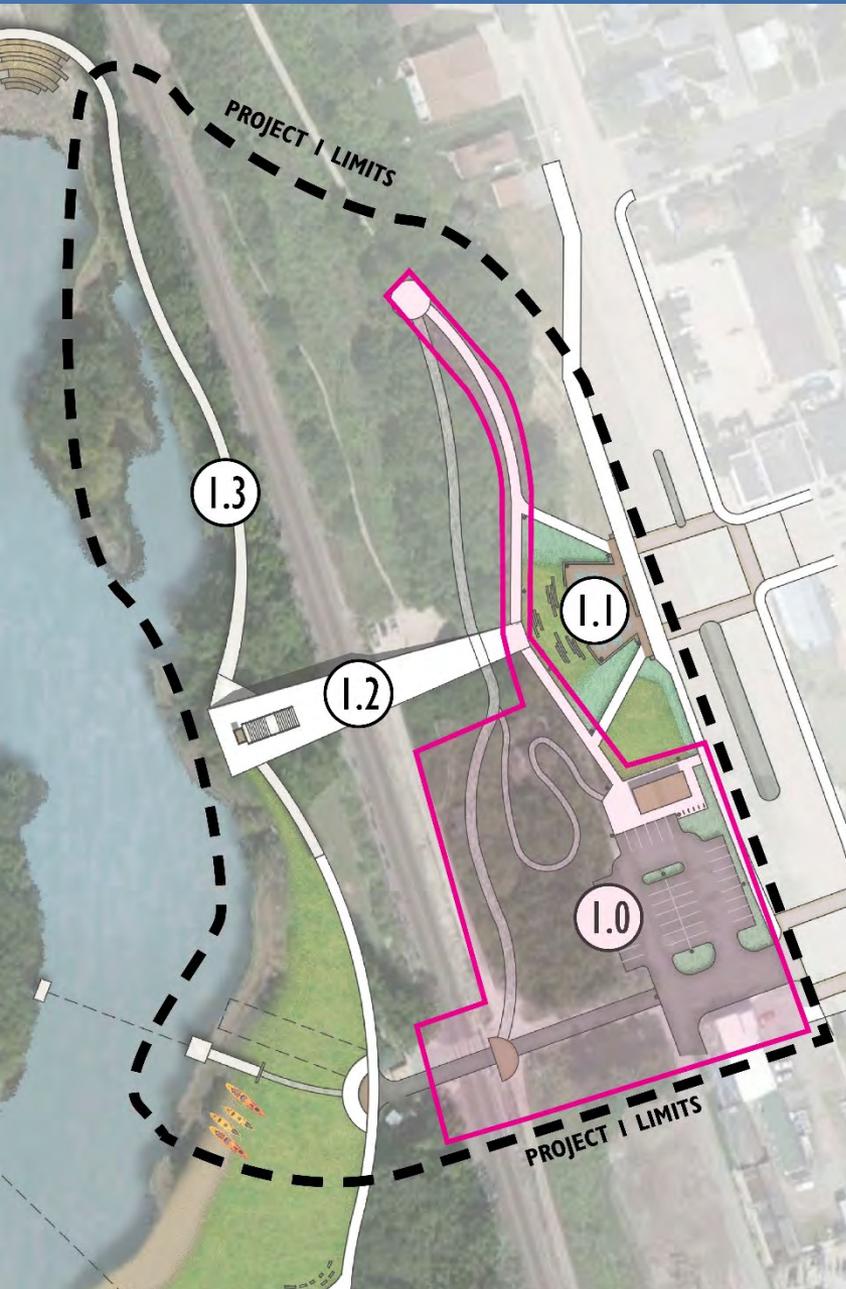
1. Trailhead/Market, Plaza & Bridge (\$8.2M)
2. Adventure Play & Island Recreation (\$3.1M)
3. South Nature Trail Enhancements (\$500,000)
4. Spillway Bridges (\$3.4M)

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>	\$147,405.00
			<i>Design-Construction Contingency (25%)</i>	\$491,350.00
			<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>	\$132,187.50
			<i>Design-Construction Contingency (25%)</i>	\$440,625.00
			<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>	\$29,812.50
			<i>Design-Construction Contingency (25%)</i>	\$99,375.00
			<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>	\$203,625.00
			<i>Design-Construction Contingency (25%)</i>	\$678,750.00



Date: 10/22/2014
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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>				\$180,375.00
<i>Design-Construction Contingency (25%)</i>				\$601,250.00
<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>				\$83,437.50
<i>Design-Construction Contingency (25%)</i>				\$278,125.00
<i>Design Fees (10%)</i>				
TOTAL				\$1,474,062.50
OVERALL PROJECT TOTAL				\$15,340,850.00



Building a Better World
for All of Us®

MEMORANDUM

TO: Jarrod Holter, PE
FROM: Jeremy Tomesh, PE
DATE: August 24, 2017
RE: Great River Landing Plaza Retrofit

Attached is information requested for planning enhancement features to the Great River Landing Plaza area. I've included information for timber seating, chairs/tables, shade structures, swings, and viewfinders. The last page of the document includes a planning level estimate for these items. If you need additional information, please let me know.

JJT

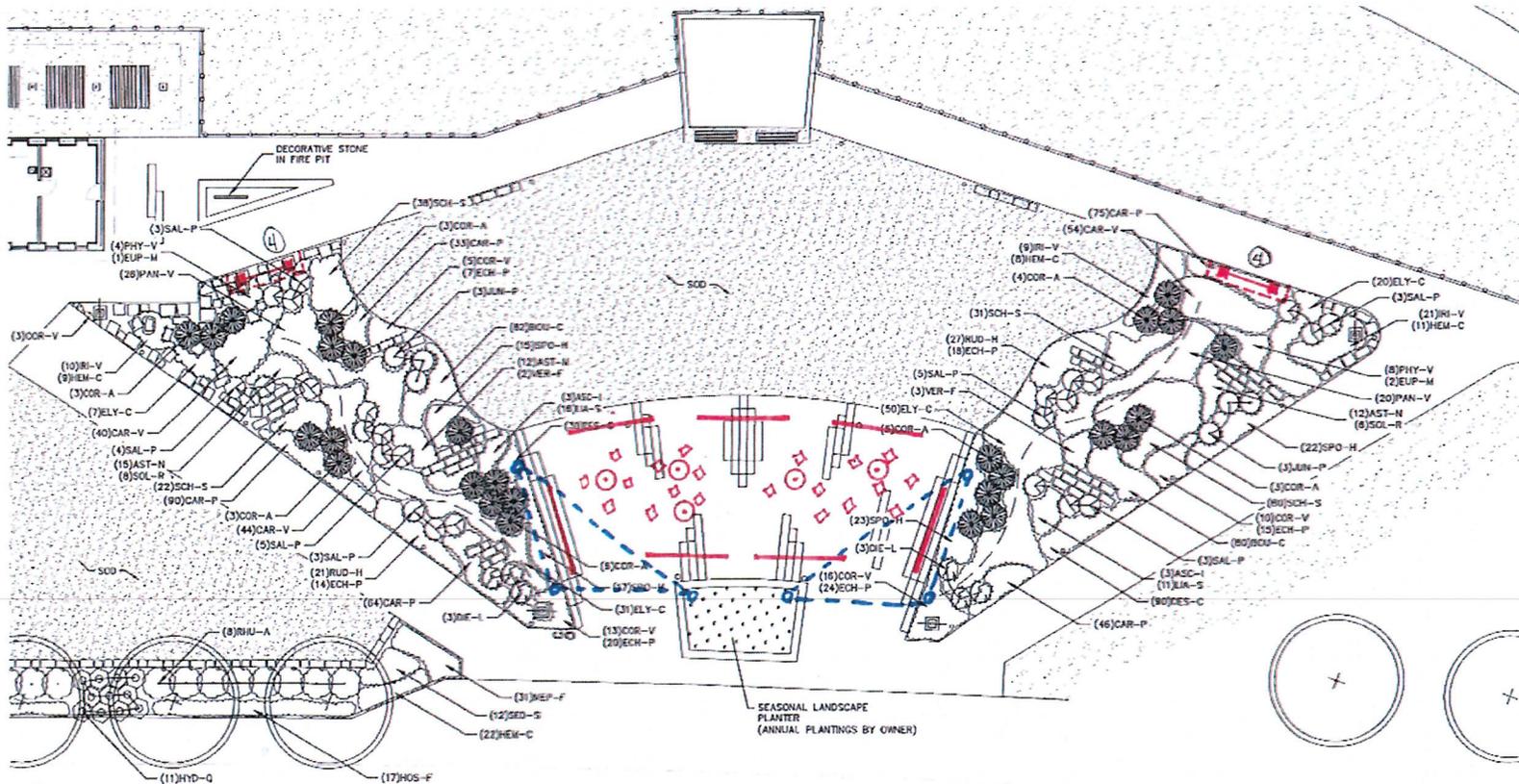
Enclosure.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 329 Jay Street, Suite 301, La Crosse, WI 54601-4034
SEH is 100% employee-owned | sehinc.com | 608.782.3161 | 888.908.8166 fax



GREAT RIVER LANDING PLAZA - SEATING OPTIONS



- ① — TRAPEZIOID BENCH
- ② — PARC CENTRE CHAIRS & TABLE
- ③ — CANOPY
- ④ — SWING BENCH

PLAZA - SEATING OPTIONS



Alternate Bid – Stacked Wood Seating Option

PLAZA - SEATING OPTIONS



① Trapecio Bench – 17.6' Length

PLAZA - SEATING OPTIONS



TRAPECIO

Product Data Sheet



Seating in rare form. Two long blocks of Alaska Yellow Cedar offset to create new opportunities in urban leisure. Santa & Cole urban elements feature distinctive designs that share the Landscape Forms vocabulary, but have a vernacular all their own. Minimal, elegant in their simplicity, and beautifully resolved, they bring an international spirit to our collection of outdoor furnishings for creating a sense of place.

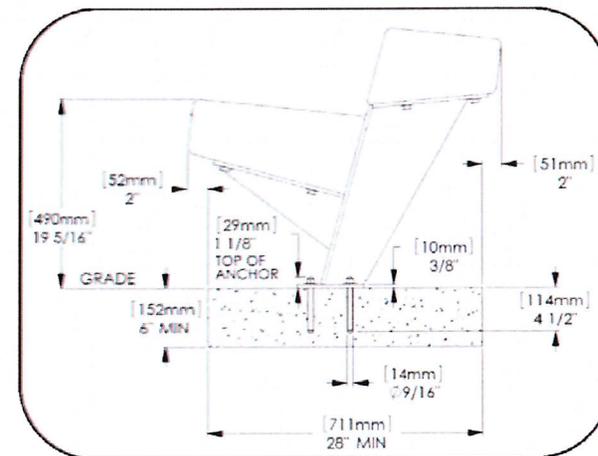


Fig. 1 – Surface mount at grade

Bench

- Bench does not ship fully assembled
- Bench is only available in Alaskan Yellow Cedar or FSC Alaskan Yellow Cedar
- Bench must be surface mounted
- Supports are made of galvanized steel

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	212"	32"	212"	27"	712 lb

Finishes

- Galvanized Steel Finish
- Unfinished Exterior Wood

Designed by Santa & Cole

European Community Design RCD #000285622-0001

① Trapecio Bench

PLAZA - SEATING OPTIONS



② Parc Centre Chairs

PLAZA - SEATING OPTIONS



Parc Centre Square



Parc Centre Round



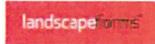
Catena Table with
Umbrella Option

② Parc Centre Table

PLAZA - SEATING OPTIONS

PARC CENTRE

Product Data Sheet



The Parc Centre collection features a variety of outdoor seating options, offering comfort with a classic design. The chairs are made from high-quality, weather-resistant metal and are available in a variety of finishes. The chairs are designed for durability and longevity, making them a great choice for outdoor seating. The chairs are also available in a variety of colors, including orange, black, and white.

Chair / Lounge / Ottoman

- The Parc Centre collection is made of heavy-duty metal.
- The chairs are made of high-quality metal, which is resistant to rust and corrosion.
- The chairs are designed for durability and longevity.
- The chairs are available in a variety of finishes, including powder-coated metal, stainless steel, and aluminum.
- The chairs are also available in a variety of colors, including orange, black, and white.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	chair	30"	20"	31"	15.5
	lounge	30"	20"	31"	22.5
	ottoman	30"	20"	18"	11.5
	chair	30"	20"	31"	15.5
	chair	30"	20"	31"	15.5



Table

- The Parc Centre table is available in three sizes: 24" round, 30" round, and 36" square.
- The table is made of high-quality metal, which is resistant to rust and corrosion.
- The table is designed for durability and longevity.
- The table is also available in a variety of finishes, including powder-coated metal, stainless steel, and aluminum.
- The table is also available in a variety of colors, including orange, black, and white.

	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	24" round	24"	31"	11.5
	30" round	30"	31"	18.5
	36" square	36" (width) x 36" (depth)	31"	18.5

Finishes

- All metal is finished with landscape forms powder-coated metal, which is resistant to rust and corrosion.
- The chairs are also available in a variety of finishes, including stainless steel and aluminum.
- All finishes are available in a variety of colors, including orange, black, and white.

To Specify

- Specify the finish, color, and powder-coated color.
- Specify the material of the metal.
- Specify the size of the table, chair, and ottoman.
- Specify the material of the table, chair, and ottoman.
- Specify the material of the table, chair, and ottoman.

Designed by John Rizz

The Parc Centre collection is produced by U.S. Fabric Inc. ©2013 U.S. Fabric Inc.

Powdercoated Metal

In addition to colors shown below, a wide selection of optional and custom colors may be specified for an upcharge.



Metallic



2013 Color Series



SEATING TRENDS IN PUBLIC SPACES



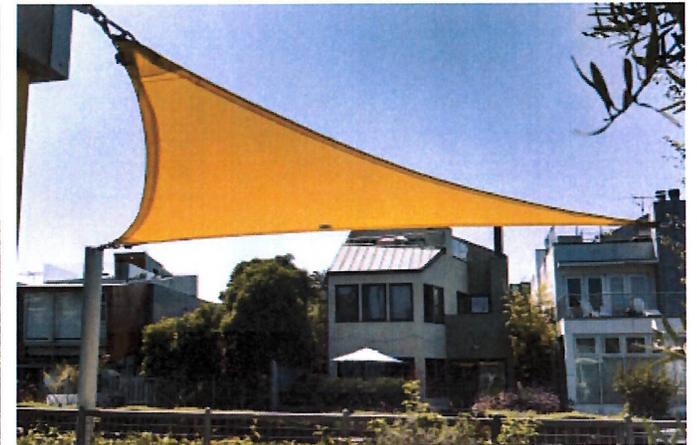
Movable Chairs - (Bryant Park)

SEATING TRENDS IN PUBLIC SPACES



Movable Chairs-(UW Memorial Union Terrace)

FABRIC SHADING STRUCTURES



③ 3-Point Shade Sail Canopy

PORCH SWING



④ Swing Bench
Chippewa Falls Riverfront Park

LANDSCAPE VIEWING + BIRD WATCHING

Mark II Binoculars

Our stand-alone Mark II Binocular is designed for durability, simplicity of assembly, and virtually no maintenance. This model is sold only as non coin operated, and features an automatic focus to view any object further than 35 feet away. The Mark II features a 10X powered optic to allow objects and views to appear ten times closer.

The Mark II Binocular is a proven, valuable attraction popular for private or public use, and has gained an outstanding reputation for excellence. The U.S. Department of the Interior has endorsed its use by the National Park Service, and it is now being used by the Audubon Society in nature areas. Great for private balconies and piers!



Height:	58" <i>(147.320 cm)</i>
Weight:	55 Lbs. <i>(24.947 kg)</i>
Castings:	356 Alum. Alloy
Column:	2 1/2" Diameter
Standard Base:	9 inch diameter <i>(25.400 cm diameter)</i>
Binocular Width:	12 Inches <i>(30.480 cm)</i>
Binocular Length:	18 Inches <i>(45.720 cm)</i>
Housing Movement:	360° Rotation, 50° Up and 45° Down
Power:	10X40
Field of View:	366' at 1,000 Yards <i>(111.862 meters at 914.400 meters)</i>

Mark III Coin and Non-Coin Operated Binoculars

The Mark III Automatic Focus Binocular has an optical power of 10X allowing objects and views to appear ten times closer, and gives a nice broad panoramic view.

This model is offered as coin or non coin operated.

The full step base as well as the half step base and ADA base are all well suited for outdoor observation platforms and river walks.



Height:	60 inches <i>(1.524 meters)</i>
Weight:	95 Lbs. <i>(43.091 kg)</i>
Castings:	356 Alum. Alloy
Column:	4 1/2" Diameter Alum. Stanchion <i>(11.430 cm diameter)</i>
Standard Base:	30 inch diameter <i>(76.200 cm diameter)</i>
Binocular Width:	12 Inches <i>(30.480 cm)</i>
Binocular Length:	22 Inches <i>(55.880 cm)</i>
Housing Movement:	360° Rotation, 40° Up and 40° Down
Power:	10X
Field of View:	366' at 1,000 Yards <i>(111.557 meters at 914.400 meters)</i>
Coin Chute:	25¢ Standard U.S. Coins <i>(foreign coinage available)</i>
Timing Mechanism:	90 - 120 seconds

OPTIONS:

- Installation inside or outside
- Available in coin and non-coin operated
- Coin chutes are available for foreign coins or tokens to be used instead of US Quarters
- Object locator/donation plaque can be added
- Custom paint colors available for an additional fee. Please enquire for details.
- Wheelchair access base

⑤ Viewing Binoculars

LANDSCAPE VIEWING + BIRD WATCHING

Wheelchair Accessible Base ADA Compliant
Included in the price of the Mark I, Mark II, and Mark III



Dual Base
Mark I and Mark III in place
**This base is available as shown, or with two Mark I Telescopes or with two Mark III Binoculars.*



Dual Base
two Mark II viewing scopes attached

**Available only as shown due to the width of the column. This Dual Base will only be compatible with the Mark II Binocular heads.*



Bases & Mountings

Full, half or handicap accessible bases are standard, though any type of custom mounting is available to maintain architectural harmony or to meet special installation requirements.

Viewing scopes can also be set up to accept donations. You can see the options available for donation scope by clicking here.

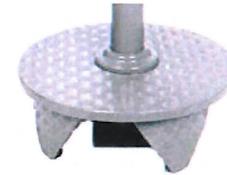
Half Base

Included in the price of the Mark I & Mark III (also available for Mark II for an additional cost)



Full Base

Included in the price of the Mark I & Mark III (also available for Mark II for an additional cost)



Weighted Base

(available for Mark I, Mark II, and Mark III)

If the base cannot be mounted directly into the floor surface, a weighted base is the perfect solution. The weighted base comes with a rubber mat attached to the bottom to prevent surface damage.

Please contact us for pricing any of our models with a weighted base.



⑤ Viewing Binoculars

SEATING UNIT COST SUMMARY

<u>Item</u>			<u>Total Cost</u>
① Original Stacked Wood Seating			\$350,000
SUBTOTAL			\$350,000

<u>Item</u>	<u>Cost Each</u>	<u>Qty.</u>	<u>Total Cost</u>
① Trapecio Bench	\$8,500 - \$11,000	7	\$59,500 - \$77,000
② Parc Cetre Table w/ 4 Chairs	\$2,000	5	\$10,000
③ 3 Point shade sail	20,000 - \$25,000	2	\$40,000 - \$50,000
④ Swing Bench	\$7,500 - \$9,000	2	\$15,000 - \$18,000
② Umbrellas	\$200	5	\$1,000
⑤ Viewing Binoculars	\$2,000 - \$3,500	2	\$4,000 - \$7,000
SUBTOTAL			\$129,500 - \$163,000