



CITY OF OSHKOSH

MENOMINEE PARK MASTER PLAN

OSHKOSH, WISCONSIN



***NOVEMBER 20, 2012
PROJECT #12.009***

RETTLER
corporation

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SECTION 1:
PROJECT OVERVIEW, ANALYSIS & DESIGN



1.1 Executive Summary

In 2011 the City of Oshkosh updated their Comprehensive Outdoor Recreation Plan, a formal document describing overall goals and objectives for the entire park system. Identified in the plan was to develop long range master plans for specific parks within the system. Menominee Park, the city's most visible and popular park, was selected for development of a Master Plan.

The Menominee Park Master Plan describes the current physical conditions and utilization of playgrounds, boat launches, sports fields, and other outdoor facilities found in Menominee Park. The plan also includes a review of facility needs and requirements to meet current and anticipated demands as well as laying out the vision and capital improvement plan for comprehensive future redevelopment.

The planning process included a review of the existing conditions through an onsite inventory and meetings with staff. Topography, drainage, soils, site circulation, utility locations, environmentally sensitive areas, etc. have been reviewed and evaluated to identify all impacts of future planning and development efforts. Needs criteria was gathered by public input and current users via meetings and written questionnaire survey responses. A comprehensive list of space and facility needs was reviewed and finalized by the Advisory Park Board. Conceptual plans were reviewed in meetings with critical input from the public and board members. A preferred concept was developed and presented at an Advisory Park Board Meeting on August 13, 2012 and an updated version at the September 10, 2012 Advisory Park Board Meeting.

A final master plan and an associated construction cost estimate have been created. This plan will be utilized for future development and management efforts for the park. Future development will be driven by need and funding and ultimately reviewed by city staff and applicable boards prior to approval and implementation.



1.2 Acknowledgements

The following persons provided critical input, support, and critique in the development of this document. The City of Oshkosh and Rettler Corporation wish to thank the following people for their time and assistance in developing this plan.

City of Oshkosh City Council:

Burk Tower, Mayor
Steve Cummings, Deputy Mayor
Steve Herman
Debra L. Allison-Aasby
Jef Hall
Bob Poeschl
Thomas R. Pech, Jr.

City of Oshkosh Advisory Park Board:

Victor Girens
William Gogolewski, Board Chair
James Michelson
Bill Miller
Mark Philipp
Bob Poeschl
Allan Siman
Jonathan Wilson
Terry Wohler

City of Oshkosh Staff:

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Steve Dobish, Lakeshore Golf Course General Manager
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Trish Marks, Administrative Assistant

Rettler Corporation:

Jeff Bahling, ASLA, RLA, Senior Landscape Architect
Rick Zahn, P.E. Civil Engineer
Rebecca Ramirez, Design Technician

1.3 Needs Assessment

The needs assessment is a critical component of a successful Master Plan and plays an important role in identifying key recreation opportunities and community needs. The information gathered provides insight on how the existing park is being utilized and/or which facilities are being used or avoided.

Methodology

The Menominee Park Master Plan has developed a thorough understanding of current community needs through a combination of User Group surveys, General Public surveys, and Public Meetings. Discussions with city representatives and the park staff provided critical input on existing and potential park needs. All input was reviewed and prioritized by the Advisory Park Board.

General Public Surveys

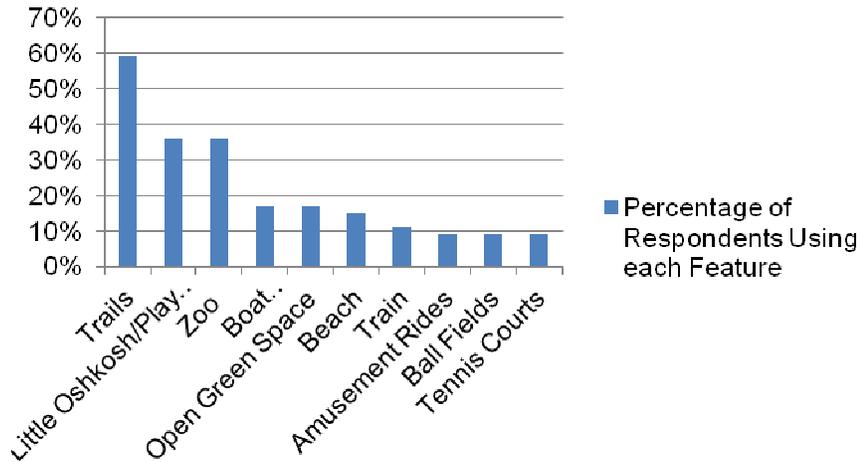
The City of Oshkosh made the General Public survey available in a variety of ways. A link to the survey was placed on Facebook™ and Twitter™ as well as the City website. Hard copies were distributed in the Public Library, Senior Center, and City Hall. Additional hard copies were mailed directly to 640 property owners in the three to four blocks adjacent to the park. At least two editorials in local newspapers referenced the survey and a press release was issued in April to promote the online survey.

The General Survey included 8 questions regarding satisfaction and use of existing facilities, athletic fields, maintenance items and input on future park needs. The survey also included a space for comments and over 60 different suggestions were also received regarding the park.

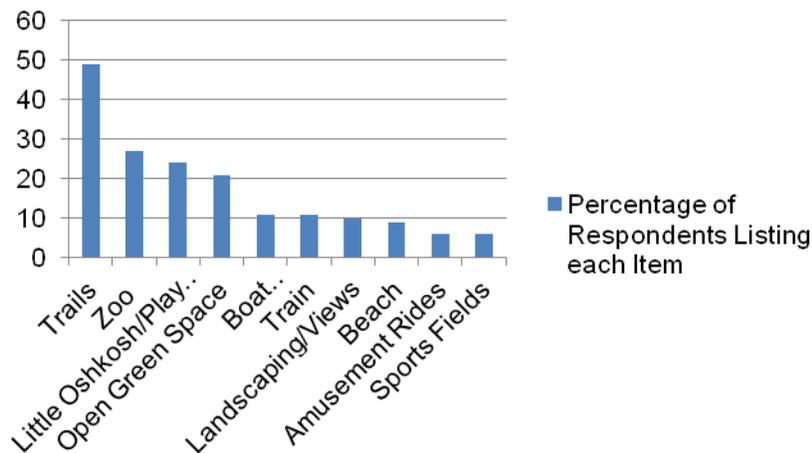
A total of 102 responses were received. The following is a summary of the survey information.



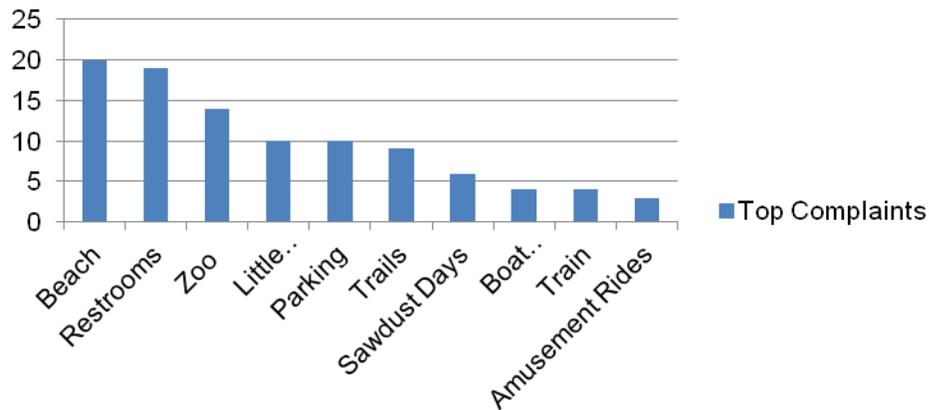
10 Most Used Park Features



10 Most Liked Park Features



Features in need of Improvement



User Group Surveys

User Group surveys were sent to specific user groups, eleven (11) of which responded. These groups provided input on existing facilities as well as additional facilities required to assist their specific users and the following is a summary of the information received.

The number of participants in each group ranges from as small as five (5) people on some occasions for the International Youth Sailing of Oshkosh to as large as forty thousand (40,000) people for Celebration of Lights event.

Some of the shortages these groups feel the current facilities face include the need for additional field maintenance (rolling, etc) and at least one (1) additional softball/baseball fields that would accommodate both adult and youth games. The boating and fishing groups would like to see weed removal in the bay and simple upgrades on docks and launches, and updated electrical hookups for fishing tournaments. Both sports and boating/fishing groups mentioned parking shortages.

Public Meetings

The Parks Department hosted public meetings on April 4, 2012 and April 25, 2012 to collect further input on the future needs of Menominee Park. Approximately 100 people attended these meetings. Additional input was provided by the public at the regularly scheduled Advisory Park Board Meetings in April, May, June, and August 2012. The Parks Department received numerous suggestions by email and telephone that were also included in the need criteria summary.

Additional Feedback

Meetings were conducted with the park maintenance staff and city staff to gather their perspective and hands on knowledge of park use and needs.

All input was documented and summarized for possible inclusion in the development of the Master Plan. The Advisory Park Board gave final direction and additional input on all items to be included in the final Master Plan.

Advisory Park Board Direction

Upon review of the information received from January through April the Advisory Park Board gave input on the following items for possible inclusion in the conceptual planning process. The following items were discussed with direction given to the consultant.

***Menominee Park Master Plan
Projects for Consideration
Based on Public Input and Parks Department Staff Input
4/20/12***

Suggested upgrades or maintenance items

- *Repave/reconstruct roads and parking lots in the park (identify phases)*
- *Upgrade infrastructure/utilities when repaving roads and parking lots*
- *Cooper's Bridge restoration –(currently being completed by City)*
- *Improve drainage in higher-use areas*
- *Maintain existing trails and expand to a "loop" system*
- *Reconstruct the Reetz Fields complex (fields, concessions/restrooms, bleachers, etc.)*
- *Reconstruct tie-up docks, boat docks, etc.*
- *Improve the boat launches (depth/dredging)*
- *Maintain shelters and restrooms to a higher degree; reconstruct as needed*
- *Maintain and improve Little Oshkosh (poured in place surfacing, etc.)*
- *Repave the existing tennis courts*
- *Install outfield fences on existing ball diamonds that currently don't have outfield fences*
- *Expand the beach area and maintain it better*

Suggested new amenities, etc.

- *Consider options to expand parking within the park*
- *Construct restroom facility on north end of park or place portable toilet*

- Construct a new bathhouse with consideration given to a year-round facility (do not include year around facility)
- Replace the gazebo with a shelter/restroom with upgraded electrical for various special events including fishing tournaments, etc. (leave Gazebo as currently exists)
- Construct an observation tower (Do not include observation tower within the Park property)

General suggestions or municipal code/policy related items

- Update Menominee Park Zoo Master Plan
- Allow dogs leashed on hard-surface areas (possibly system-wide consideration- do not include in this plan)
- Address ADA accessibility issues throughout the park
- Consider native planting areas along the waters edge and wet/lowland areas throughout the park (refer to suggestions in the Miller's Bay Aquatic Plan Management Plan)
- Determine the need for and possible relocation of block maintenance building with raw materials storage area (Do not include in plan or within park property)
- Maintain and/or update existing amenities prior to adding more amenities
- Preserve existing green space
- Reorientation of ball fields #1 and #4 if space allows
- Screen the new pump house better on the west side
- Improve the tree plantings and species north of the new pump station along the shoreline
- Provide a storage near the beach for mini sail boats
- Clean existing statues/memorials and enhance the areas surrounding these
- Replace or add amusement rides and construct new concession building closer to the road



1.4 Site Analysis

Site History

“Menominee Park was named for the Native American people who once inhabited the area. Menominee means “wild rice gatherers.” Originally called North Park, the park was renamed in 1911 when Colonel John Hicks gave the city the statue of Menominee Chief Oshkosh. Mayor Ephraim Stevens convinced the city to purchase the land in 1899 from Lucius Miller, Sixth District congressman. The purchase was not without controversy. People thought the land too swampy and the price too high. Some wanted development rather than a park. But the mayor prevailed. The park was expanded in 1905 through an anonymous bequest and was greatly enlarged in 1933 with Depression era Federal Funding.”

General Description

Menominee Park totals approximately 109 acres with roughly 2.4 miles of shoreline and 2.9 miles of walking trails.

The site is bordered by Hazel Street and Menominee Drive on the west, Merritt Ave on the south, and Menominee Drive on the north. Miller’s Bay and Lake Winnebago delineate the entire east side of the park. Land use around the park is predominantly residential with the exception of Webster Stanley Middle School and senior living properties. Visitors can enter the park from the adjacent city streets as well as four (4) formal access points: three (3) along Hazen and one (1) along Merritt.

Menominee Park topography is generally flat with an average of four (4) feet of drop (or 0.80% grade) from west to east. The highest area is in the southwest corner which rises as high as eight feet above the lake.

The landscaping is that of a typical park; savannah-like, with a preponderance of manicured grass turf areas and the occasional stand of mature trees providing natural shade. Newer plantings and landscape beds offer additional park features and appeal.



General Park Uses and Features

The park offers two (2) lagoons, an amusement area, the Menominee Park Zoo, play equipment areas, competitive and recreational ball fields, boat landings, swimming beaches, hard court sports, shelters, restrooms, utility structures, fishing piers, etc.

Much of the road, walks, and utility infrastructure dates back to the 1930 era and needs to be replaced in its entirety. The City Engineering and Public Works Departments have recommended to park staff that all redevelopment should include new pavement infrastructure and all utilities should be redeveloped and built to City of Oshkosh Specifications.

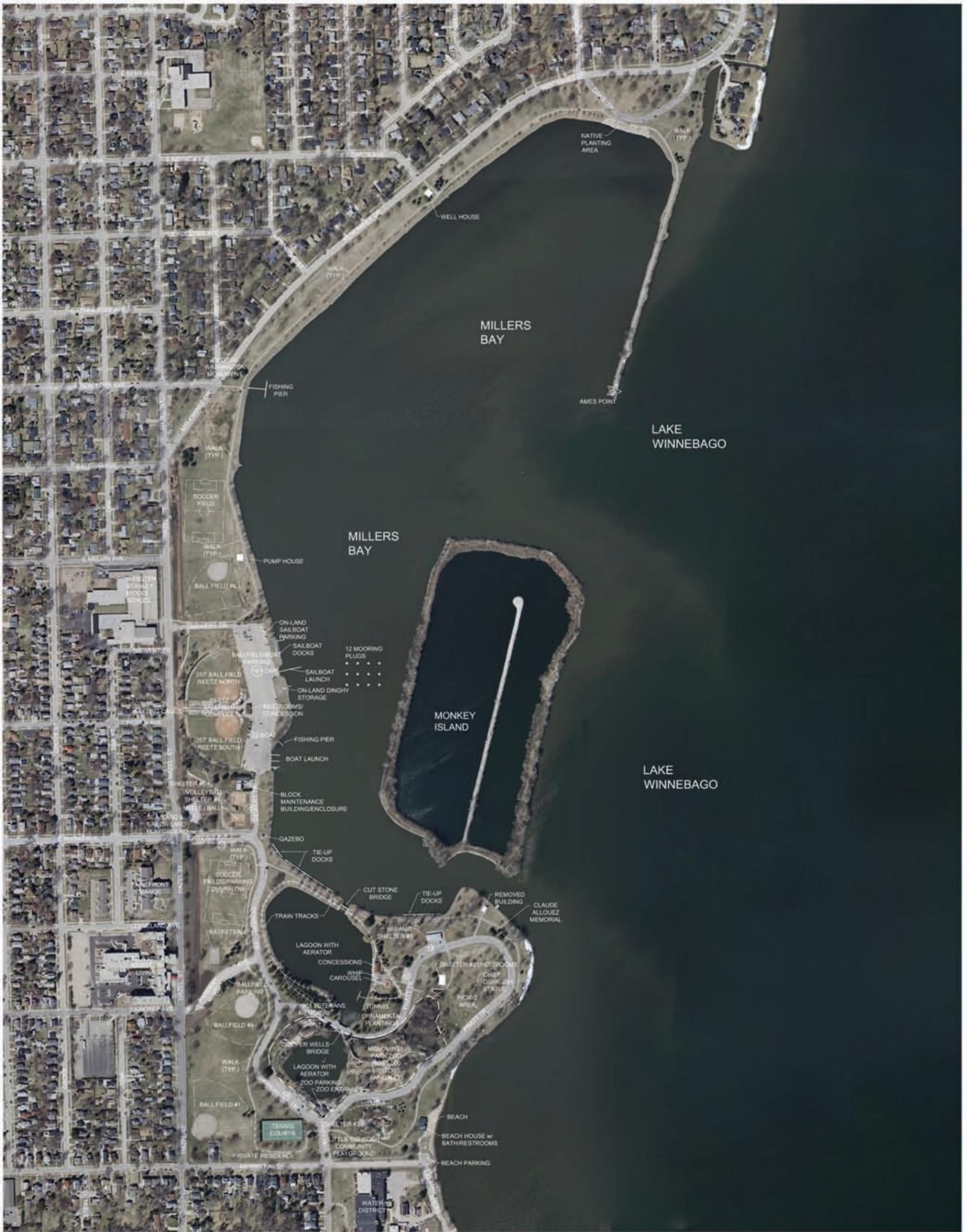
Electrical systems are currently supplied with single phase services, with a majority of the work completed in the early 1970's without conduit. This plan will include total redevelopment of the electrical system, i.e. wiring, service, light fixtures, etc.

Site Feature Inventory

Site inventory and review was accomplished through on site walk through, discussion with city staff, and community input. See Appendix F for full list of park items.

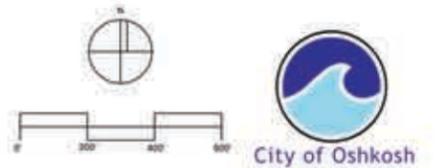
The Aerial Maps that follow have been utilized for public meetings and the planning process.





3317 BUSINESS PARK DRIVE
 STEVENS POINT, WI 54482
 PROJECT #: 12.009
 DATE: 8-29-2012

MENOMINEE PARK
 CITY OF OSHKOSH
 WINNEBAGO COUNTY, WI



1.5 Final Concept Plan

Plan Development

Plan development was initiated by gathering existing mapping and previous studies, conducting general public and user group surveys, site visits to the park, and numerous public meetings. The existing conditions were then evaluated by the consultant as well as reviewed with city staff and the information above was provided to the Advisory Park Board along with a list of possible items to include in the planning process.

The consultant presented two (2) conceptual plans at the June 11, 2012 Board meeting, and a preferred conceptual plan was presented for input from the Advisory Park Board and the public at an August 13, 2012 Advisory Park Board Meeting. The Preferred Concept Plan was developed with direction from the Advisory Park Board and ultimately became the 2012 Menominee Park Master Plan.

Master Plan

The Preferred Concept Plan (Master Plan) includes the following items.

A. Ames Point Lookout Plaza

- 1) Access from park with redeveloped shared use path, rip rapped shore line, and landscaped edges
- 2) 785 lineal feet of sea walls along Ames Point
- 3) Accessible concrete paved spaces
- 4) Benches for viewing, resting, etc.
- 5) Lookout area
- 6) See Appendix B for conceptual artists renderings.

B. Northern Public Restrooms Building

- 1) Building will be the main structure for the north end of the park. This building is currently planned to provide public restrooms and an open shelter.

C. Naturalized and shoreland landscaping

- 1) In February 2010 a proposal by members of the Sustainability Advisory Board was provided to install a shoreland demonstration area at the base of Ames Point with the intent to possibly expand this area along the entire Millers Bay as funding became available. The Sustainability Advisory Board also included support of additional naturalized plantings, of non-shoreland areas, within Menominee Park. In the fall of 2011, volunteers planted the initial site and a second planting occurred in spring of 2012.
- 2) The Advisory Park Board supports working with volunteer and/or Friends groups to maintain the existing demonstration area.

Considerable discussion took place throughout the Master Plan process regarding the plantings and potential expansion of planting areas.

- 3) The Advisory Park Board moved that the demonstration project will be evaluated after three growing seasons. In the fall of 2014 the demonstration area will be evaluated on several factors: aesthetics, maintenance, costs, public support or nonsupport, additional comments, etc. In fall 2014, the Advisory Park Board will move on including, or not including, future naturalized planting areas within Menominee Park or along its shoreline.

D. Redeveloped paths (shared use paths and sidewalks) throughout Menominee Park

- 1) Approximately 26,400 lineal feet of 12-foot wide shared use paths.
- 2) Concrete and or bituminous material to be utilized.

E. New Road System throughout Menominee Park

- 1) Approximately 9,000 lineal feet of replacement roads
- 2) Curb and gutter
- 3) Concrete and or bituminous material to be utilized.

F. Parking and Redeveloped Oaks Trail

- 4) New 40-ft wide realigned Oaks Trail redeveloped to connect Hickory and Chestnut streets.
- 5) New parallel parking for 44 spaces along each side of roadway.
- 6) Curb and gutter
- 7) Concrete and or bituminous material to be utilized.

G. Entry Improvements on Siewert Tr., E. Irving Ave., and Pratt Tr.

- 1) Entry statements include landscaping plantings, decorative fence and pillars.
- 2) Redeveloped drive widths, medians, curb and gutters, lighting, accessible ramps, pavement striping, etc. will be included.

H. Improvements to existing 300' Softball Field #8 and Soccer Field (North of Siewert)

- 1) Bleachers on concrete pad
- 2) Provide field improvement options; including irrigation, soil improvements, turf selection, and management suggestions.

I. Pump House – Visual Screening

- 1) Proposed landscape plantings, along all sides of the structure, to assist in softening and blending the facility into the park theme.

J. Reetz Softball Complex - (2) Softball Fields, Reetz North and Reetz South

- 1) Total complex redevelopment.

- 2) 300' outfields.
- 3) Natural turf field with in-ground automated irrigation, amended topsoil, under drain, lighting, etc.
- 4) Bleachers
- 5) Vinyl coated, chain link line fence, backstop, and gates.
- 6) Dugouts, on grade, and accessible.
- 7) 8-foot tall vinyl coated chain link fence around fields
- 8) (2) Batting Cages
- 9) Scoreboards
- 10) Concrete bleacher pad areas
- 11) Concrete plaza area
- 12) Landscape planting around complex with emphasis along outfields and Hazel Street.
- 13) Concession/Restrooms Building
 - Building is currently planned to be a non-heated structure with concessions, public restrooms, and storage.

K. Reetz Softball Complex – Shared Use Boat/Car Parking Facility

- 1) 189 car/truck parking spaces
- 2) 8 sailboat parking spaces
- 3) 42 boat/trailer parking spaces
- 4) Curb, gutter and sidewalks.
- 5) Relocated dinghy storage
- 6) Boat landings, large craft and sail boat area, improvements including dredging, erosion control, and pier redevelopment.

L. Sea, Sand & Sailor Land Improvements

- 1) New open shelter
- 2) Poured-in-place surfacing, accessible perimeter walk, and drainage improvements.
- 3) New play equipment and expanded play equipment area.
- 4) Berm with landscaping.

M. Additional Parking throughout Park

- 1) 30 spaces on Merritt Avenue
- 2) Additional 12 spaces on Pratt Trail
- 3) 54 space parking Lot on Pratt Trail
- 4) 21 spaces on East Irving Avenue

N. Zoo Improvements

- 1) Zoo Master Plan to be developed in future planning efforts by Parks Department. No specific Menominee Park Zoo recommendations are included in this study.

O. Beach Expansion

- 1) Over 2,000 cubic yards of sand would need to be added
- 2) 168 lineal feet of sea wall, to create additional beach space.
- 3) Redevelop beach house.
 - New building with public restrooms, changing rooms, showers, and concessions
- 4) Additional sand volleyball court
- 5) Drop-off / pick-up area along Merritt Avenue
- 6) Accessible path connections to beach, bath house, *Little Oshkosh* play area and drives.

P. Utility Replacement/Improvement/Restructure/Replacement

- 1) Water, all existing and proposed water mains and laterals.
- 2) Sanitary sewer, all existing and proposed mains and laterals
- 3) Storm sewer, all existing and proposed storm sewer, catch basins, and pipe.
- 4) Electric, including total redevelopment of electrical systems, including conduit, wire, controls, fixtures, etc.

Q. Amusement Area Improvements

- 1) New amusement area building.
- 2) Relocated train tunnel
- 3) Relocated pier

R. Open Shelter/Restrooms (by lake, north of Chief Oshkosh monument)

- 1) Relocated and redeveloped Kiwanis shelter. This building is currently planned to be a heated structure, providing cooking area, public restrooms and an open shelter.

S. Miscellaneous Items

- 1) Approx. 10,102 lineal feet of riprap along lake shoreline
- 2) Three (3) concrete fishing platforms with seawalls along Ames Point
- 3) Improvements to the George Washington Monument, including walkways, lighting, landscape plantings, and site furnishings.
- 4) Renovated Cooper Wells Bridge, currently being bid and scheduled to be renovated in 2012.
- 5) Renovated cut-stone bridge
- 6) Relocated sand volleyball (by East Parkway Avenue)
- 7) Renovated/new Tie-Up Docks at south end of Miller's Bay
- 8) Chief Oshkosh monument landscaping and site furnishings
- 9) *Little Oshkosh* playground improvements, including general updates to equipment, poured-in-place surfacing throughout, lighting, drainage and accessibility improvements.
- 10) Tennis court renovation, to include new bituminous surface, fencing, lighting, color coat tennis surfacing, etc.
- 11) General park landscaping

- 12) Site furnishings including, light fixtures, benches, tables, etc., to be of consistent style and color of park theme.

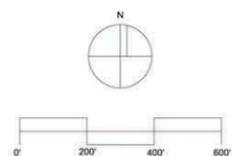
The enclosed plan is intended to provide a proposed layout for the Menominee Park redevelopment. The drawing was created and placed on aerial photography as supplied by Winnebago County and City of Oshkosh GIS along with utility, right-of-way, hard surface, and other shape files provided by the City of Oshkosh. Prior to final engineering, bidding and project implementation, a topographic as-built is required to provide needed accuracy and verification of elements placed in the field.





3317 BUSINESS PARK DRIVE
 STEVENS POINT, WI 54482
 PROJECT #: 12.009
 DATE: 9-04-2012

MENOMINEE PARK - PREFERRED CONCEPT PLAN
CITY OF OSHKOSH
 WINNEBAGO COUNTY, WI

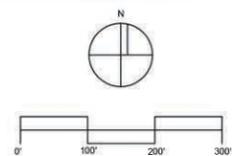


City of Oshkosh



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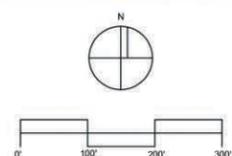


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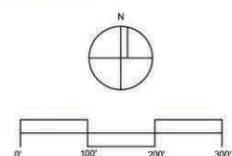
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CITY OF OSHKOSH
 WINNEBAGO COUNTY, WI



1.6 Cost Overview

The following site development cost ranges have been derived from Rettler Corporation 2011/2012 actual project construction costs. Redevelopment will be phased development; therefore the total cost should be looked at by individual elements and their phasing potential.

Park Road System	\$ 1,680,543.00
Park Walks	\$ 1,954,785.80
Rip Rap (along shore)	\$ 435,000.00
Beach Expansion	\$ 1,269,380.00
Little Oshkosh Upgrades	\$332,080.00
Entry Improvements	\$ 165,000.00
Amusement Area	\$ 997,515.00
Parking - 30 space lot on Merritt Avenue	\$ 92,042.00
Parking - Additional 12 spaces on Pratt Trail	\$ 39,510.00
Parking - 64 space lot on Pratt Trail	\$ 155,705.00
Parking - 21 spaces off East Irving Avenue	\$ 70,899.00
Parking - 44 spaces along Oak Trail	\$ 73,159.95
Parking - Shared Reetz Complex/Boat Launches	980,451.00
Restrooms/Shelter (near Ames Point)	\$ 467,740.00
Waterfront Features (Ames Point and tie up docks)	\$ 813,050.00
Softball Field #1, #4, and Soccer Field	\$ 258,960.00
Sea, Sand & Sailor Land improvements	\$ 805,658.33
Reetz Ball Field Complex (North & South fields)	\$ 1,494,064.70
Existing Softball Field #8 and Soccer Field	\$ 191,930.00
Ames Point lookout plaza	\$ 1,847,500.00
Utilities	\$ 1,411,170.00
Miscellaneous (Landscaping, monuments, bridges, etc)	\$ 949,500.00

SUMMARY

Construction items total:	\$ 16,485,643.78
Contingency @5%:	\$ 824,282.19
Construction estimate subtotal:	\$ 17,309,925.97
Topographic survey:	Not included
Geotechnical services:	Not Included
Contract Administration	\$ 1,471,343.71
Construction Observation	\$432,748.15

PROJECT TOTAL **\$ 19,214,017.83**

(See Appendix A for detailed cost estimate line items)

SECTION 2: APPENDICES



**APPENDIX A:
DETAILED COST ESTIMATE**

PRELIMINARY COST ESTIMATE
MENOMINEE PARK

Oshkosh, WI

Preferred Concept Plan

August 29, 2012

Rettler Project No.: 12.009



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
PARK ROAD SYSTEM (9000LFx30W ((Approximate))						\$1,680,543.00
1.	Mobilization	L.S.	1	\$15,000.00	\$15,000.00	
2.	Remove Existing Hard Surface	S.Y.	36,109	\$2.00	\$72,218.00	
3.	Common Excavation (at 1-ft)	C.Y.	18,315	\$5.00	\$91,575.00	
4.	HMA Type E-1.0, 4.0-inch Depth	S.Y.	36,400	\$22.00	\$800,800.00	
5.	Dense Graded Base, 12-inch Depth	S.Y.	36,400	\$8.00	\$291,200.00	
6.	Striping	L.S.	1	\$5,000.00	\$5,000.00	
7.	24" Curb and Gutter	L.F.	15,762	\$22.00	\$346,764.00	
8.	Seed/Fertilize/Mulch Common Green Space	S.F.	164,930	\$0.20	\$32,986.00	
9.	Erosion Control	L.S.	1	\$25,000.00	\$25,000.00	
PARK WALKS (approx. 6 acres)						\$1,954,785.80
10.	Mobilization	L.S.	1	\$15,000.00	\$15,000.00	
11.	Remove Existing Hard Surface	S.Y.	175,340	\$2.00	\$350,680.00	
12.	Common Excavation (at 1-ft)	C.Y.	7,730	\$5.00	\$38,650.00	
13.	5" Concrete Walks	S.F.	270,285	\$5.00	\$1,351,425.00	
14.	Dense Graded Base, 6-inch Depth	S.Y.	30,032	\$5.00	\$150,160.00	
15.	Seed/Fertilize/Mulch Common Green Space	S.F.	199,240	\$0.17	\$33,870.80	
16.	Erosion Control	L.S.	1	\$15,000.00	\$15,000.00	
RIP RAP ALONG LAKESHORE						\$435,000.00
17.	Mobilization	L.S.	1	\$55,000.00	\$55,000.00	
18.	Rip Rap	L.F.	10,000	\$38.00	\$380,000.00	
BEACH EXPANSION						\$1,269,380.00
19.	Sand (@ 24" depth)	C.Y.	5,500	\$10.00	\$55,000.00	
20.	Sea Wall	L.F.	168	\$2,500.00	\$420,000.00	
21.	New Beach House	S.F.	3,866	\$180.00	\$695,880.00	
22.	Sand Volleyball (1 court)	L.S.	1	\$3,500.00	\$3,500.00	
23.	Fill Sand and Excavation Allowance	L.S.	1	\$95,000.00	\$95,000.00	
LITTLE OSHKOSH UPGRADES						\$332,080.00
24.	Mobilization	C.Y.	1	\$5,000.00	\$5,000.00	
25.	Poured-in-Place Surfacing	S.F.	20,572	\$15.00	\$308,580.00	
26.	Drainage Allowance	L.S.	1	\$18,500.00	\$18,500.00	

PRELIMINARY COST ESTIMATE
MENOMINEE PARK

Oshkosh, WI

Preferred Concept Plan

August 29, 2012

Rettler Project No.: 12.009



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
ENTRY IMPROVEMENTS						\$165,000.00
27.	Entry Improvements	EACH	3	\$55,000.00	\$165,000.00	
AMUSEMENT AREA						\$997,515.00
28.	Demolish/Remove Existing Train Tunnel	L.S.	1	\$10,000.00	\$10,000.00	
29.	New Train Tunnel	L.S.	1	\$30,000.00	\$30,000.00	
30.	New Amusement Area Concessions Building	S.F.	3,500	\$180.00	\$630,000.00	
31.	Water (to new concession building)	L.F.	2,300	\$50.00	\$115,000.00	
34.	Sanitary Sewer (to new concession building)	L.F.	2,300	\$50.00	\$115,000.00	
32.	Concrete (by new concessions building)	S.F.	7,820	\$8.00	\$62,560.00	
33.	Sidewalk/Plaza (by new concessions building)	S.F.	3,565	\$7.00	\$24,955.00	
34.	Relocated Pier	L.S.	1	\$10,000.00	\$10,000.00	
PARKING - 30 SPACE LOT ON MERRITT AVE						\$92,042.00
35.	Mobilization	L.S.	1	\$5,000.00	\$5,000.00	
36.	Remove Existing Hard Surface	S.Y.	406	\$2.00	\$812.00	
37.	Common Excavation (at 1-ft)	C.Y.	677	\$5.00	\$3,385.00	
38.	Stripping Topsoil (6-in)	C.Y.	339	\$3.00	\$1,015.50	
39.	Place Topsoil (at 6-in)	C.Y.	339	\$3.00	\$1,015.50	
40.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	1,166	\$19.00	\$22,154.00	
41.	Dense Graded Base, 12-inch Depth	S.Y.	1,270	\$8.00	\$10,160.00	
42.	Striping	L.S.	1	\$3,000.00	\$3,000.00	
43.	24" Curb and Gutter	L.F.	470	\$22.00	\$10,340.00	
44.	Seed/Fertilize/Mulch Common Green Space	S.F.	6,800	\$1.20	\$8,160.00	
46.	Storm Water Mgmt	L.S.	1	\$22,000.00	\$22,000.00	
47.	Erosion Control	L.S.	1	\$5,000.00	\$5,000.00	
PARKING - ADDITIONAL 12 SPACES ON PRATT AVE						\$39,510.00
48.	Mobilization	L.S.	1	\$5,000.00	\$5,000.00	
49.	Common Excavation (at 1-ft)	C.Y.	207	\$6.00	\$1,242.00	
50.	Stripping Topsoil (6-in)	C.Y.	104	\$5.00	\$517.50	
51.	Place Topsoil (at 6-in)	C.Y.	104	\$5.00	\$517.50	
52.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	275	\$19.00	\$5,225.00	
53.	Dense Graded Base, 12-inch Depth	S.Y.	312	\$8.00	\$2,496.00	
54.	24" Curb and Gutter	L.F.	165	\$22.00	\$3,630.00	
55.	Striping	L.S.	1	\$950.00	\$950.00	

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56.	Seed/Fertilize/Mulch Common Green Space	S.F.	1,610	\$1.20	\$1,932.00	
57.	Storm Water Mgmt	L.S.	1	\$15,500.00	\$15,500.00	
58.	Erosion Control	L.S.	1	\$2,500.00	\$2,500.00	
PARKING - 64 SPACE LOT ON PRATT AVE						\$155,705.00
59.	Mobilization	L.S.	1	\$10,000.00	\$10,000.00	
60.	Remove Existing Hard Surface	S.Y.	2,058	\$2.00	\$4,116.00	
61.	Common Excavation (at 1-ft)	C.Y.	1,343	\$6.00	\$8,058.00	
62.	Stripping Topsoil (6-in)	C.Y.	672	\$5.00	\$3,357.50	
63.	Place Topsoil (at 6-in)	C.Y.	672	\$5.00	\$3,357.50	
64.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	2,748	\$19.00	\$52,212.00	
65.	Dense Graded Base, 12-inch Depth	S.Y.	2,898	\$8.00	\$23,184.00	
66.	5' Concrete (walk)	S.F.	463	\$5.00	\$2,315.00	
67.	Striping	L.S.	1	\$3,000.00	\$3,000.00	
68.	24" Curb and Gutter	L.F.	715	\$22.00	\$15,730.00	
69.	Storm water Mgmt	L.S.	1	\$20,000.00	\$20,000.00	
70.	Seed/Fertilize/Mulch Common Green Space	S.F.	5,500	\$1.25	\$6,875.00	
71.	Erosion Control	L.S.	1	\$3,500.00	\$3,500.00	
PARKING - 21 SPACES OFF EAST IRVING AVE						\$70,899.00
71.	Mobilization	L.S.	1	\$10,000.00	\$10,000.00	
72.	Remove Existing Hard Surface	S.Y.	682	\$2.00	\$1,364.00	
73.	Common Excavation (at 1-ft)	C.Y.	330	\$6.00	\$1,980.00	
74.	Stripping Topsoil (6-in)	C.Y.	165	\$5.00	\$825.00	
75.	Place Topsoil (at 6-in)	C.Y.	165	\$5.00	\$825.00	
76.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	645	\$19.00	\$12,255.00	
77.	Dense Graded Base, 12-inch Depth	S.Y.	720	\$8.00	\$5,760.00	
78.	Striping	L.S.	1	\$1,500.00	\$1,500.00	
79.	24" Curb and Gutter	L.F.	391	\$22.00	\$8,602.00	
80.	Seed/Fertilize/Mulch Common Green Space	S.F.	2,740	\$1.20	\$3,288.00	
81.	Storm water Management	L.S.	1	\$22,000.00	\$22,000.00	
93.	Erosion Control	L.S.	1	\$2,500.00	\$2,500.00	
PARKING - 44 SPACES ALONG OAK TR (PARALLEL PARKING)						\$73,159.95
94.	Mobilization	L.S.	1	\$10,000.00	\$10,000.00	
95.	Common Excavation (at 1-ft)	C.Y.	680	\$5.00	\$3,400.00	

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96.	Stripping Topsoil (6-in)	C.Y.	340	\$3.00	\$1,020.00	
97.	Place Topsoil (at 6-in)	C.Y.	340	\$3.00	\$1,020.00	
98.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	1,002	\$16.00	\$16,032.00	
99.	Dense Graded Base, 12-inch Depth	S.Y.	1,207	\$6.85	\$8,267.95	
100.	Striping	L.S.	1	\$3,000.00	\$3,000.00	
101.	Seed/Fertilize/Mulch Common Green Space	S.F.	1,600	\$1.20	\$1,920.00	
102.	Storm water Management	L.S.	1	\$18,500.00	\$18,500.00	
103.	Erosion Control	L.S.	1	\$10,000.00	\$10,000.00	
PARKING - SHARED REETZ FIELD/BOAT LAUNCH						\$980,451.00
104.	Mobilization	L.S.	1	\$15,000.00	\$15,000.00	
105.	Remove Existing Hard Surface	S.Y.	18,882	\$2.00	\$37,764.00	
106.	Common Excavation (at 1-ft)	C.Y.	8,545	\$6.00	\$51,270.00	
107.	Stripping Topsoil (6-in)	C.Y.	4,273	\$5.00	\$21,362.50	
108.	Place Topsoil (at 6-in)	C.Y.	4,273	\$5.00	\$21,362.50	
109.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	18,882	\$19.00	\$358,758.00	
110.	Dense Graded Base, 12-inch Depth	S.Y.	22,429	\$8.00	\$179,432.00	
111.	Striping	L.S.	1	\$10,000.00	\$10,000.00	
112.	24" Curb and Gutter	L.F.	1,025	\$22.00	\$22,550.00	
113.	6' Concrete (Relocated Dinghy Storage and Boat Loading Ramps)	S.F.	26,926	\$6.50	\$175,019.00	
114.	Seed/Fertilize/Mulch Common Green Space	S.F.	36,820	\$0.65	\$23,933.00	
115.	Storm water Management	L.S.	1	\$44,000.00	\$44,000.00	
115.	Erosion Control	L.S.	1	\$20,000.00	\$20,000.00	
RESTROOMS/SHELTER NEAR AMES POINT						\$467,740.00
116.	Mobilization	L.S.	1	\$20,000.00	\$20,000.00	
117.	Restrooms/Shelter Building	S.F.	1,925	\$180.00	\$346,500.00	
118.	Sanitary connection to building	L.F.	600	\$50.00	\$30,000.00	
119.	Water connection to building	L.F.	600	\$50.00	\$30,000.00	
120.	Stamped Concrete Plaza	S.F.	5,155	\$8.00	\$41,240.00	

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WATERFRONT FEATURES						
121.	East Expanded Tie-Up Docks-Material Only (Labor by Parks Department)	L.F.	505	\$65.00	\$32,825.00	\$813,050.00
122.	West Tie-Up Docks-Material Only (Labor by Parks Department)	L.F.	465	\$65.00	\$30,225.00	
123.	Sea Wall Fishing Platforms (on Ames Point)	L.F.	300	\$2,500.00	\$750,000.00	
BALL FIELD #1, FIELD #4, and SOCCER FIELD						
124.	Underdrain	L.S.	3	\$18,000.00	\$54,000.00	
125.	Topsoil Amendment Top-dress and Conditioning	L.S.	3	\$28,000.00	\$84,000.00	
126.	Athletic Field Seeding	S.F.	253,000	\$0.15	\$37,950.00	
127.	Storm Sewer Pipe Allowance	L.S.	1	\$37,500.00	\$37,500.00	
128.	Bleachers (low profile)	EACH	4	\$5,000.00	\$20,000.00	
129.	5" Concrete Bleacher Pad Area	S.F.	5,102	\$5.00	\$25,510.00	
SEA, SAND, & SAILOR LAND IMPROVEMENTS						
130.	Poured-in-Place Surfacing	S.F.	23,000	\$15.00	\$345,000.00	
131.	Demolition - Remove Existing Shelter	L.S.	1	\$5,000.00	\$5,000.00	
132.	New Open Shelter	S.F.	800	\$100.00	\$80,000.00	
134.	Phase 2 Play Equipment	L.S.	1	\$45,000.00	\$45,000.00	
135.	Poured-in-Place Surfacing - Phase 2 Area	S.F.	18,000	\$15.00	\$270,000.00	
136.	Berm w/ Landscaping	S.F.	20,219	\$3.00	\$60,658.33	
REETZ BALL FIELD COMPLEX - 300' FIELDS (North and South)						
137.	Infield Material 6" Depth (Full Warning Track)	C.Y.	1,016	\$40.00	\$40,640.00	
138.	24' Backstop (Vinyl Coated Color)	L.S.	2	\$29,000.00	\$58,000.00	
139.	Underdrain	L.S.	2	\$18,000.00	\$36,000.00	
140.	Irrigation	L.S.	2	\$25,000.00	\$50,000.00	
141.	Topsoil Amendment	S.Y.	17,029	\$2.50	\$42,572.50	
142.	Athletic Field Seeding	S.F.	153,258	\$0.15	\$22,988.70	
143.	Masonry Dugouts	EACH	4	\$15,000.00	\$60,000.00	
144.	Concrete Dugout Pads and Base Course	EACH	4	\$900.00	\$3,600.00	
145.	Foul Poles	EACH	4	\$1,200.00	\$4,800.00	
146.	Pitcher's Mound/Bases	SET	2	\$3,000.00	\$6,000.00	
147.	12' Service Gates (Vinyl - Coated Color)	EACH	4	\$1,000.00	\$4,000.00	
148.	4' Pedestrian Gates (Vinyl - Coated Color)	EACH	6	\$600.00	\$3,600.00	
149.	6' Pedestrian Gates (Vinyl - Coated Color)	EACH	4	\$800.00	\$3,200.00	
150.	8' Line Fencing (Vinyl - Coated Color)	L.F.	1,970	\$27.00	\$53,190.00	

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151.	Lighting	L.S.	2	\$135,000.00	\$270,000.00	
152.	Bull Pen Areas (1 plate plus fencing per bullpen; grass surface)	EACH	4	\$4,500.00	\$18,000.00	
153.	Score Board	EACH	2	\$15,000.00	\$30,000.00	
154.	Electrical Service	L.S.	1	\$4,500.00	\$4,500.00	
155.	Batting Cages (JB to change)	EACH	2	\$7,500.00	\$15,000.00	
156.	5" Concrete Bleacher Pad Area	S.F.	5,113	\$5.00	\$25,565.00	
157.	5" Concrete Plaza @entrance, between fields, etc.	S.F.	41,507	\$5.50	\$228,288.50	
158.	Decorative Brick Paving	S.F.	1,756	\$10.00	\$17,560.00	
159.	Dense Graded Base, 6-inch Depth (concrete @ brick areas)	S.Y.	1,512	\$5.00	\$7,560.00	
160.	New 30'x54' Concessions/Restroom Building	S.F.	1,620	\$200.00	\$324,000.00	
161.	Sanitary connection to building	L.F.	600	\$50.00	\$30,000.00	
162.	Water connection to building	L.F.	600	\$50.00	\$30,000.00	
163.	Storm Water Mgmt	L.S.	1	\$25,000.00	\$25,000.00	
164.	Seeding/Restoration/Landscaping	L.S.	2	\$15,000.00	\$30,000.00	
165.	Trees and Screening Outfields	EACH	2	\$25,000.00	\$50,000.00	
EXISTING 300' BALL FIELD #8 and SOCCER FIELD						\$191,930.00
166.	Underdrain	L.S.	2	\$18,000.00	\$36,000.00	
167.	Topsoil Amendment Top-dress and Conditioning	L.S.	2	\$28,000.00	\$56,000.00	
168.	Athletic Field Seeding	S.F.	253,000	\$0.15	\$37,950.00	
169.	Storm Sewer Pipe Allowance	L.S.	1	\$37,500.00	\$37,500.00	
170.	Bleachers	EACH	2	\$5,000.00	\$10,000.00	
171.	5" Concrete Bleacher Pad Area	S.F.	2,555	\$5.00	\$12,775.00	
172.	Dense Graded Base, 6-inch Depth	S.Y.	341	\$5.00	\$1,705.00	
AMES POINT LOOKOUT PLAZA						\$1,847,500.00
173.	Seawalls	L.F.	600	\$2,550.00	\$1,530,000.00	
174.	Fill Sand and Excavation Allowance	L.S.	1	\$55,000.00	\$55,000.00	
175.	Paved areas	S.F.	7,500	\$8.00	\$60,000.00	
176.	Railings and Fencing	L.F.	650	\$150.00	\$97,500.00	
177.	Focal Point Allowance	L.S.	1	\$50,000.00	\$50,000.00	
178.	Site furnishings	L.S.	1	\$25,000.00	\$25,000.00	
179.	Landscaping	L.S.	1	\$30,000.00	\$30,000.00	

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UTILITIES						\$1,411,170.00
180.	Sanitary Sewer	L.F.	4,983	\$65.00	\$323,895.00	
181.	Water	L.F.	6,381	\$65.00	\$414,765.00	
182.	Storm water - Management		0	\$0.00	\$0.00	
183.	Storm water - Pipe	L.F.	12,536	\$35.00	\$438,760.00	
184.	Storm water - Misc		0	\$0.00	\$0.00	
185.	Electric - Street Lighting	EACH	85	\$2,750.00	\$233,750.00	
186.	Electric - Pedestrian Lighting	EACH	0	\$0.00	\$0.00	
187.	Electric - Miscellaneous	L.S.	1	\$0.00	\$0.00	
MISCELLANEOUS						\$949,500.00
188.	Chief Oshkosh Monument	L.S.	1	\$15,000.00	\$15,000.00	
189.	Renovated Cooper Wells Bridge	L.S.	1	\$35,000.00	\$35,000.00	
190.	Renovated Cut-Stone Bridge	L.S.	1	\$30,000.00	\$30,000.00	
191.	Open Shelter/Restrooms (by water, by Chief Oshkosh)	S.F.	2,700	\$180.00	\$486,000.00	
192.	Relocated Volleyball (by E Parkway Ave)	L.S.	1	\$3,500.00	\$3,500.00	
193.	Tennis Court Redevelopment	EACH	5	\$30,000.00	\$150,000.00	
194.	Landscaping around Existing Pump House	L.S.	1	\$30,000.00	\$30,000.00	
195.	Improvements to the George Washington Monument Area	L.S.	1	\$50,000.00	\$50,000.00	
196.	General Park Landscaping	L.S.	1	\$150,000.00	\$150,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$16,485,643.78
CONTINGENCY at 5%:						\$824,282.19
CONSTRUCTION ESTIMATE SUBTOTAL:						\$17,309,925.97
GEOTECHNICAL SERVICES						To Be Determined
CITY SEWER CONNECTION FEE						To Be Determined
WATER CONNECTION						
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 8.5%:						\$1,471,343.71
CONSTRUCTION OBSERVATION at 2.5%						\$432,748.15
BASE PROJECT TOTAL						\$19,214,017.83

APPENDIX B:

CONCEPTUAL RENDERINGS

- **Ames Point – 3 images**
- **Reetz Complex/Boat Landings – 4 images**



