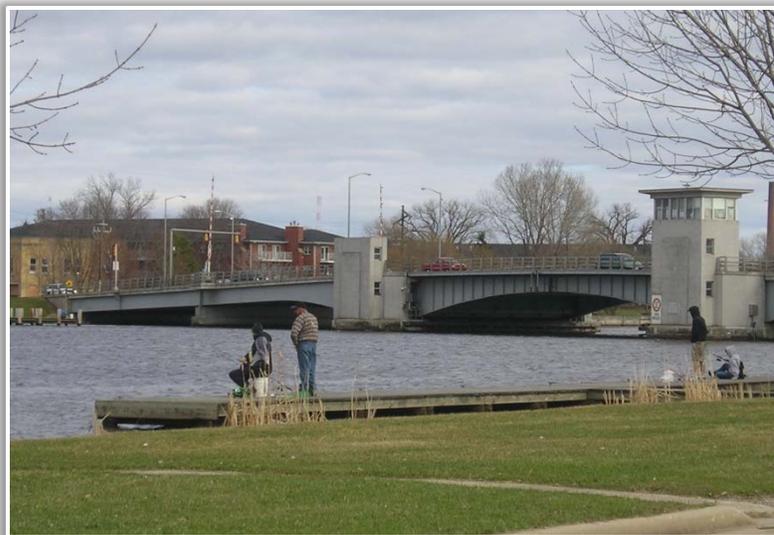




CITY OF OSHKOSH

RAINBOW PARK MASTER PLAN

OSHKOSH, WISCONSIN



*FEBRUARY 11, 2013
PROJECT #12.008*

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. One of the objectives was to develop long range master plans for specific parks within the system. Rainbow Park, one of the busiest and prominent boat launch areas in the city, was recommended for development of a Master Plan.

The Rainbow Park Master Plan describes the current physical conditions and public usage of playgrounds, boat launches, sports fields, shelters, and other outdoor facilities found in the 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, site circulation, utility locations, environmentally sensitive areas, etc. have been reviewed and evaluated to identify the impacts of future planning and development efforts. Needs criteria was gathered by meetings with staff and public input meetings. A comprehensive list of planning goals and park needs was reviewed and finalized by the Advisory Park Board. Conceptual plans were reviewed in meetings with input from the public and board members. A preferred concept was developed and presented at an Advisory Park Board Meeting on February 11, 2013.

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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Bill Sturm, Landscape Operations Manager/City Forester
Chad Dallman, Park Operations Manager
Jeff Nau, Planning Department
Jenny McCollian, Revenue Facilities Manager
Steve Dobish, Lakeshore Golf Course General Manager
Steve Ziblut, Lakeshore Golf Course Golf Professional
Trish Marks, Administrative Assistant

Rettler Corporation:

Jeff Bahling, ASLA, RLA, Senior Landscape Architect
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 heavily or under used.

Methodology

Through the Rainbow Park Master Plan process, the city staff has acquired a thorough understanding of current community and user needs through a combination of Public Meetings and discussions with city representatives and the park staff. All input was reviewed and prioritized by the Advisory Park Board.

Public Meetings

The Parks Department hosted a public meeting on October 30, 2012 to collect input on the current use, facility deficiencies and potential future needs of Rainbow Park. Additional input was provided by the public at the regularly scheduled Advisory Park Board Meetings in December 10, 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 staff and city staff to gather their perspective and 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.



1.4 Site Analysis

Site History

“The land which became Rainbow Park was homesteaded in 1836 by William Powell and Robert Grignon. Knaggs Ferry operated there from 1831 to 1847, serving as the main cross-river transportation from the Green Bay area until a bridge was built. The city bought the land from Paine Lumber Company in 1937, but the park was not developed until 1948. In 1957 Rainbow Memorial Park was dedicated to the memory of the Oshkosh soldiers who served with the 42nd (Rainbow) Division in World War I, many of whom had spent their boyhood days on the river.”

-Adapted from text by the Winnebago County League of Women Voters and reviewed by Brad Larson, Oshkosh Public Museum Director

General Description

Rainbow Park covers approximately 17 acres with roughly 0.45 miles of shoreline.

The site is bordered by Oshkosh Avenue / State Highway 21 on the south, Rainbow Drive on the west, and Punhoqua Street on the north. The Fox River defines the entire east side of the park. Land use around the park is entirely residential with the exception of the Lakeshore Municipal Golf Course to the north. Visitors can enter the park from the adjacent city streets as well as three (3) formal access points: two (2) along Rainbow Drive and one (1) along Punhoqua Street.

Rainbow Park topography is generally flat with no more than (2) feet of drop from west to east. The highest area is in the south end which contains a hill rising six feet above the lake at about a 4% grade.

Rainbow Park provides a large boat launch area, open shelters for formal gatherings and/or picnic use, open green space, play equipment areas, and a recreation level baseball backstop and hard court area used for Pickle Ball. Current Rainbow parking lots contain 52 vehicle spaces and 37 boat/trailer spaces.

Site Feature Inventory

Site inventory and review was accomplished through on site walk, discussion with city staff, and community input.

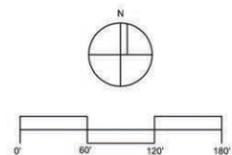
The Aerial Map that follows has been utilized for public meetings and the planning process. Actual topographic mapping, private and public utility locates, and geotechnical analysis is required





3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PROJECT #: 12.008
DATE: 9-24-2012

RAINBOW PARK - AERIAL
CITY OF OSHKOSH
WINNEBAGO COUNTY, WI



1.5 Master Plan

Plan Development

Plan development was initiated by gathering existing mapping and previous studies, several site visits to the park, and conducting public meetings. The existing conditions were then evaluated and reviewed with city staff. The information was then 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 December Board meeting, and a preferred conceptual plan was presented for input from the Advisory Park Board and the public at the February 11, 2013 Advisory Park Board Meeting. The Preferred Concept Plan was developed with direction from the Advisory Park Board and ultimately became the Rainbow Park Master Plan.

Master Plan

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

A. Entry Improvements on Punhoqua Street and Rainbow Drive

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

B. New paths (shared use paths and sidewalks) throughout Rainbow Park

- 1) Approximately 2,853 lineal feet of 12-foot wide shared use paths.
- 2) Approximately 3,823 lineal feet of 10-foot walking paths.
- 3) Approximately 975 lineal feet of 5-foot walking paths.
- 4) Concrete and/or bituminous material to be utilized.

C. Redeveloped and relocated Veterans Drive (north half of park)

- 1) New 36-ft wide realigned Veterans Drive.
- 2) Curb and gutter.
- 3) Concrete and/or bituminous material to be utilized.

D. Improved/Enlarged Boat Landing Area and Parking (in south half of park)

- 1) 20 car/truck parking spaces.
- 2) 25 boat/trailer parking spaces.
- 3) Curb, gutter and sidewalks.
- 4) Large boat loading and trailer turning area. Other area improvements including dredging, erosion control, and pier redevelopment.

E. Resurfaced/Restriped Boat/Trailer Parking Lot (in south half of park)

- 1) 30 car/truck parking spaces.
- 2) 32 boat/trailer parking spaces.
- 3) Curb, gutter and sidewalks.

F. Additional Parking throughout the North Half of the Park

- 1) New 13 space lot on Punhoqua Street.
- 2) New 25 space parking along Veterans Trail.
- 3) New 24 space parking on Veterans Trail.

G. New Shelters throughout the Park

- 1) Shelter/Restrooms at north end of park
- 2) Open shelter at south end of park
- 3) All shelters to be constructed of similar materials and building style to aesthetically match park theme.

H. New Public Restroom/Shelter Building (by boat landing)

- 1) Building will be the main structure for the south end of the park. This building is currently planned to provide public restrooms and a small open shelter.
- 2) All restroom buildings to be constructed of similar materials and building style to aesthetically match park theme.

I. New Public Restroom Building (by splash pad and playground)

- 1) Building will be the main structure for the central area of the park. This building is currently planned to provide public restrooms and a small open shelter.
- 2) All restroom buildings to be constructed of similar materials and building style to aesthetically match park theme.

J. Nature Education Plaza

- 1) Celebration of the Fox River ecosystem and the historic and current recreation asset to the community.
- 2) Provide a native fish exhibit to identify the fishery and species included in system. Utilize interpretive signage, sculptures, pavers, etc.
- 3) Develop a decorative plaza for large and small gatherings.

K. Knaggs Ferry Historical Monument and Scenic Outlook

- 1) Relocate current monument with subtle improvements to enhance sign and landscaped surroundings.
- 2) Provide better views of Fox River by trimming and removing trees to open view sheds. Work with Forestry Division to trim, remove and replant.
- 3) Provide accessible walk connections to Monument and overlook.

L. Existing Concrete Court “Old Hockey Rink” Redevelopment

- 1) Crack fill, seal coat, provide athletic court surfacing, and develop four (4) Pickle Ball courts and Basketball court with appropriate fencing.
- 2) Develop adjacent landscape areas and accessible connections to adjacent uses.
- 3) Upgrade court lighting to maximize evening use.

M. 200’ Softball Complex improvements

- 1) 200’ outfield.
- 2) Natural turf field with in-ground automated irrigation, amended topsoil, under drain, scoreboard, etc.
- 3) Concrete bleacher pad area.
- 4) Vinyl coated, chain link line fence, backstop, and gates.
- 5) 8-foot tall vinyl coated chain link fence outfields.
- 6) Landscape planting around complex with emphasis along outfields.

N. Playground Area Improvements

- 1) Poured-in-place surfacing, accessible perimeter walk and drainage improvements.
- 2) New play equipment and expanded play equipment area.
- 3) Berm with landscaping.
- 4) Splash Pad (adjacent to playground).

O. Utility Replacement/Improvement

- 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. Work with City Engineering to develop storm water management facilities for improvements.
- 4) Electric, including total redevelopment of electrical systems, including conduit, wire, controls, fixtures, etc. Develop proposed lighting.

P. Miscellaneous Items

- 1) ADA accessible Canoe/Kayak Launch (by 24 space parking area).
- 2) Landscaped berms and storm water management areas along Rainbow Drive.
- 3) New landscaped park sign along Oskosh Ave/State Highway 21.
- 4) General park landscaping.
- 5) Site furnishings including, light fixtures, benches, tables, etc., to be of consistent style and color of park theme.

The enclosed plan illustrates the proposed layout for the Rainbow 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.





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.

NORTH HALF

Earthwork / Demolition	\$ 130,949.00
Utilities	\$ 165,275.00
Hard Surface - Drives	\$ 230,892.00
Hard Surface – 13 space lot on Punhoqua Street	\$ 45,783.00
Hard Surface – 25 space lot on Veterans Trail	\$ 24,970.00
Hard Surface – 24 space lot on Veterans Trail	\$ 24,742.00
Walks	\$ 259,220.00
Playground Upgrades	\$ 158,450.00
200' Softball Field	\$ 124,951.25
Buildings	\$ 558,000.00
Former Hockey Area	\$ 21,350.00
Miscellaneous	\$ 161,650.00

SUMMARY

Construction items total:	\$ 1,906,232.25
Contingency @5%:	\$ 95,311.61
Construction estimate subtotal:	\$ 2,001,543.86
Topographic survey:	Not included
Geotechnical services:	Not Included
City Sewer/Water Connection Fees:	Not Included
Design Development/Construction Documents/ Storm water Design, Permitting, Bidding, Contract Administration (@ 8.5%)	\$ 170,131.23
Construction Observation	\$ 50,038.60

PROJECT TOTAL **\$ 2,221,713.69**

(See Appendix A for detailed cost estimate line items)

SOUTH HALF

Earthwork / Demolition	\$ 108,905.95
Utilities	\$ 114,775.00
Hard Surface – Boat Landing Area Expansion	\$ 155,390.00
Hard Surface – New Parking by Boat Landing Area	\$ 145,118.00
Hard Surface – Resurface Existing Parking	\$ 195,455.00
Walks	\$ 172,275.00
Buildings	\$ 348,000.00
Miscellaneous	\$ 126,900.00

SUMMARY

Construction items total:	\$ 1,366,818.95
Contingency @5%:	\$ 68,340.95
Construction estimate subtotal:	\$ 1,435,159.90
Topographic survey:	Not included
Geotechnical services:	Not Included
City Sewer/Water Connection Fees:	Not Included
Design Development/Construction Documents/ Storm water Design, Permitting, Bidding, Contract Administration (@ 8.5%)	\$ 121,988.59
Construction Observation	\$ 35,879.00

PROJECT TOTAL \$ 1,593,027.49

(See Appendix A for detailed cost estimate line items)



SECTION 2: APPENDICES



**APPENDIX A:
DETAILED COST ESTIMATE**

PRELIMINARY COST ESTIMATE

RAINBOW PARK

Oshkosh, WI

Preferred Concept - North Half

February 11, 2013

Rettler Project No.: 12.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK/DEMOLITION (8.5 ACRES)						\$130,949.00
1.	Demolition	L.S.	1	\$15,000.00	\$15,000.00	
2.	Remove Existing Hard Surface	S.Y.	7,070	\$0.95	\$6,716.50	
3.	Common Excavation (at 1-ft)	C.Y.	13,695	\$3.00	\$41,085.00	
4.	Stripping Topsoil (6-in)	C.Y.	6,848	\$2.50	\$17,118.75	
5.	Place Topsoil (at 6-in)	C.Y.	6,848	\$2.50	\$17,118.75	
6.	Seed/Fertilize/Mulch Common Green Space	S.F.	229,100	\$0.10	\$22,910.00	
7.	Erosion Control	L.S.	1	\$9,800.00	\$9,800.00	
8.	Tracking Pad	EACH	1	\$1,200.00	\$1,200.00	
UTILITIES						\$165,275.00
9.	Sanitary Sewer	L.F.	530	\$65.00	\$34,450.00	
10.	Water	L.F.	530	\$65.00	\$34,450.00	
11.	Storm Water Management	L.S.	1	\$14,500.00	\$14,500.00	
12.	Storm water - Pipe	L.F.	825	\$35.00	\$28,875.00	
13.	Storm water - Inlets	L.S.	9	\$2,000.00	\$18,000.00	
14.	Electric - Street Lighting	EACH	10	\$2,750.00	\$27,500.00	
15.	Electric - Miscellaneous	L.S.	1	\$7,500.00	\$7,500.00	
HARD SURFACE - DRIVES						\$230,892.00
16.	HMA Type E-1.0, 4.0-inch Depth	S.Y.	5,810	\$22.00	\$127,820.00	
17.	Dense Graded Base, 12-inch Depth	S.Y.	6,145	\$8.00	\$49,160.00	
18.	Striping	L.S.	1	\$1,750.00	\$1,750.00	
19.	24" Curb and Gutter	L.F.	2,371	\$22.00	\$52,162.00	
HARD SURFACE - 13 SPACE LOT ON PUNHOQUA STREET						\$45,783.00
20.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	1,063	\$19.00	\$20,197.00	
21.	Dense Graded Base, 12-inch Depth	S.Y.	1,145	\$8.00	\$9,160.00	
22.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
23.	24" Curb and Gutter	L.F.	633	\$22.00	\$13,926.00	
HARD SURFACE - 25 SPACE LOT ON VETERANS TRAIL						\$24,970.00
24.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	570	\$19.00	\$10,830.00	
25.	Dense Graded Base, 12-inch Depth	S.Y.	630	\$8.00	\$5,040.00	
26.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
27.	24" Curb and Gutter	L.F.	300	\$22.00	\$6,600.00	

PRELIMINARY COST ESTIMATE

RAINBOW PARK

Oshkosh, WI

Preferred Concept - North Half

February 11, 2013

Rettler Project No.: 12.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
HARD SURFACE - 24 SPACE LOT ON VETERANS TRAIL						\$24,742.00
28.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	540	\$19.00	\$10,260.00	
29.	Dense Graded Base, 12-inch Depth	S.Y.	604	\$8.00	\$4,832.00	
30.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
31.	24" Curb and Gutter	L.F.	325	\$22.00	\$7,150.00	
WALKS (approx. 1 acre)						\$259,220.00
32.	5"-depth Concrete Walks (varying widths)	S.F.	48,805	\$4.00	\$195,220.00	
33.	Dense Graded Base, 6-inch Depth	S.Y.	8,000	\$8.00	\$64,000.00	
PLAYGROUND UPGRADES						\$158,450.00
34.	Poured-in-Place Surfacing	S.F.	6,730	\$15.00	\$100,950.00	
35.	Playground Equipment	L.S.	1	\$45,000.00	\$45,000.00	
36.	Drainage Allowance	L.S.	1	\$12,500.00	\$12,500.00	
200' SOFTBALL FIELD						\$124,951.25
37.	Infield Material 6" Depth	C.Y.	225	\$40.00	\$9,000.00	
38.	24' Backstop (Vinyl Coated Color)	L.S.	1	\$18,000.00	\$18,000.00	
39.	Underdrain	L.S.	1	\$18,000.00	\$18,000.00	
40.	Irrigation	L.S.	1	\$25,000.00	\$25,000.00	
41.	Topsoil Amendment	S.Y.	3,281	\$2.50	\$8,202.50	
42.	Athletic Field Seeding	S.F.	29,525	\$0.15	\$4,428.75	
43.	Foul Poles	EACH	2	\$1,200.00	\$2,400.00	
44.	Pitcher's Mound/Bases	SET	1	\$3,000.00	\$3,000.00	
45.	12' Service Gates (Vinyl - Coated Color)	EACH	2	\$1,000.00	\$2,000.00	
46.	4' Pedestrian Gates (Vinyl - Coated Color)	EACH	3	\$600.00	\$1,800.00	
47.	6' Pedestrian Gates (Vinyl - Coated Color)	EACH	2	\$800.00	\$1,600.00	
48.	8' Line Fencing (Vinyl - Coated Color)	L.F.	795	\$27.00	\$21,465.00	
49.	Bull Pen Areas (1 plate plus fencing per bullpen; grass surface)	EACH	-	\$4,500.00	\$0.00	
50.	Score Board	EACH	-	\$15,000.00	\$0.00	
51.	Electrical Service	L.S.	-	\$4,500.00	\$0.00	
52.	5" Concrete Bleacher Pad Area	S.F.	1,810	\$5.00	\$9,050.00	
53.	Dense Graded Base, 6-inch Depth (concrete @ brick areas)	S.Y.	201	\$5.00	\$1,005.00	
BUILDINGS						\$558,000.00
54.	Open Shelter w/Restroom (north end of park)	L.S.	1	\$378,000.00	\$378,000.00	
55.	New Restrooms (by playground)	L.S.	1	\$180,000.00	\$180,000.00	

PRELIMINARY COST ESTIMATE
RAINBOW PARK
Oshkosh, WI
Preferred Concept - North Half
February 11, 2013
Rettler Project No.: 12.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
FORMER HOCKEY AREA						\$21,350.00
56.	Basketball Striping (1 court)	L.S.	1	\$3,500.00	\$3,500.00	
57.	Pickleball Striping (4 courts)	L.S.	1	\$3,500.00	\$3,500.00	
58.	Pickleball Fencing (10-ft)	L.F.	410	\$35.00	\$14,350.00	
MISCELLANEOUS						\$161,650.00
59.	General Park Landscaping	L.S.	1	\$68,000.00	\$68,000.00	
60.	Sand Volleyball	EACH	1	\$3,500.00	\$3,500.00	
61.	Entry Statements (pair by each entrance)	EACH	2	\$15,000.00	\$30,000.00	
62.	Splash Pad (1,905 sf)	L.S.	1	\$35,000.00	\$35,000.00	
63.	Nature Education Plaza (native fish exhibit) (1,257 sf)	L.S.	1	\$8,500.00	\$8,500.00	
64.	42nd Rainbow Division Memorial	L.S.	1	\$5,000.00	\$5,000.00	
65.	Canoe/Kayak Launch	L.S.	1	\$5,000.00	\$5,000.00	
66.	Knaggs Ferry Historical Monument and Outlook (relocated)	L.S.	1	\$2,500.00	\$2,500.00	
67.	Bicycle Racks	EACH	2	\$1,200.00	\$2,400.00	
68.	Selectively Clear Trees for Scenic Outlook	L.S.	1	\$1,750.00	\$1,750.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$1,906,232.25
CONTINGENCY at 5%:						\$95,311.61
CONSTRUCTION ESTIMATE SUBTOTAL:						\$2,001,543.86
GEOTECHNICAL SERVICES						To Be Determined
CITY SEWER CONNECTION FEE						To Be Determined
WATER CONNECTION						To Be Determined
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 8.5%:						\$170,131.23
CONSTRUCTION OBSERVATION at 2.5%						\$50,038.60
BASE PROJECT TOTAL						\$2,221,713.69

PRELIMINARY COST ESTIMATE
RAINBOW PARK

Oshkosh, WI

Preferred Concept - South Half

February 11, 2013

Rettler Project No.: 12.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK/DEMOLITION (5.6 ACRES)						\$108,905.95
1.	Demolition	L.S.	1	\$17,500.00	\$17,500.00	
2.	Remove Existing Hard Surface	S.Y.	9,031	\$0.95	\$8,579.45	
3.	Common Excavation (at 1-ft)	C.Y.	9,023	\$3.00	\$27,069.00	
4.	Stripping Topsoil (6-in)	C.Y.	4,512	\$2.50	\$11,278.75	
5.	Place Topsoil (at 6-in)	C.Y.	4,512	\$2.50	\$11,278.75	
6.	Seed/Fertilize/Mulch Common Green Space	S.F.	78,000	\$0.25	\$19,500.00	
7.	Erosion Control	L.S.	1	\$12,500.00	\$12,500.00	
8.	Tracking Pad	EACH	1	\$1,200.00	\$1,200.00	
UTILITIES						\$114,775.00
9.	Sanitary Sewer	L.F.	185	\$65.00	\$12,025.00	
10.	Water	L.F.	185	\$65.00	\$12,025.00	
11.	Storm Water Management	L.S.	1	\$12,500.00	\$12,500.00	
12.	Storm water - Pipe	L.F.	1,135	\$35.00	\$39,725.00	
13.	Electric - Street Lighting	EACH	14	\$2,750.00	\$38,500.00	
14.	Electric - Miscellaneous	L.S.	1	\$0.00	\$0.00	
HARD SURFACE - BOAT LOADING AREA EXPANSION						\$155,390.00
15.	HMA Type E-1.0, 4.0-inch Depth	S.Y.	4,823	\$22.00	\$106,106.00	
16.	Dense Graded Base, 12-inch Depth	S.Y.	4,953	\$8.00	\$39,624.00	
17.	Striping	L.S.	1	\$3,500.00	\$3,500.00	
18.	24" Curb and Gutter	L.F.	280	\$22.00	\$6,160.00	
HARD SURFACE - NEW PARKING BY BOAT LOADING AREA						\$145,118.00
19.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	4,230	\$19.00	\$80,370.00	
20.	Dense Graded Base, 12-inch Depth	S.Y.	4,411	\$8.00	\$35,288.00	
21.	Striping	L.S.	1	\$3,500.00	\$3,500.00	
22.	24" Curb and Gutter	L.F.	1,180	\$22.00	\$25,960.00	
HARD SURFACE - RESURFACE EXISTING PARKING						\$195,455.00
23.	HMA Type E-1.0, 3.0-inch Depth	S.Y.	6,059	\$19.00	\$115,121.00	
24.	Dense Graded Base, 12-inch Depth	S.Y.	7,050	\$8.00	\$56,400.00	
25.	Striping	L.S.	1	\$2,000.00	\$2,000.00	
26.	24" Curb and Gutter	L.F.	997	\$22.00	\$21,934.00	

PRELIMINARY COST ESTIMATE
RAINBOW PARK

Oshkosh, WI

Preferred Concept - South Half

February 11, 2013

Rettler Project No.: 12.008



Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
WALKS (approx. 0.6 acres)						\$172,275.00
27.	5"-depth Concrete Walks (varying widths)	S.F.	28,535	\$5.00	\$142,675.00	
28.	Dense Graded Base, 6-inch Depth	S.Y.	3,700	\$8.00	\$29,600.00	
BUILDINGS						\$348,000.00
29.	New Shelter/Restrooms (by boat loading area)	L.S.	1	\$240,000.00	\$240,000.00	
30.	Open Shelter (south end of park)	L.S.	1	\$108,000.00	\$108,000.00	
MISCELLANEOUS						\$126,900.00
31.	General Park Landscaping	L.S.	1	\$65,000.00	\$65,000.00	
32.	Berm with landscaping (along Rainbow Drive)	S.F.	17,000	\$2.50	\$42,500.00	
33.	New Park Sign (along Oshkosh Ave)	L.S.	1	\$4,500.00	\$4,500.00	
34.	Bicycle Racks	EACH	2	\$1,200.00	\$2,400.00	
35.	Entry Statements (pair by each entrance)	EACH	1	\$12,500.00	\$12,500.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$1,366,818.95
CONTINGENCY at 5%:						\$68,340.95
CONSTRUCTION ESTIMATE SUBTOTAL:						\$1,435,159.90
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%:						\$121,988.59
CONSTRUCTION OBSERVATION at 2.5%						\$35,879.00
BASE PROJECT TOTAL						\$1,593,027.49

**APPENDIX B:
MEETING MINUTES**

MEETING MINUTES

DATE: *October 9, 2012*

PROJECT: *Rainbow Park – Master Plan Update Meeting #1*

PRESENT: *Ray Maurer, City of Oshkosh
Jeff Bahling, Rettler Corporation*

A meeting was held at the city of Oshkosh, parks service center, to discuss the above stated project. The following items were discussed:

1. Reviewed Scope of Services and Contract.
2. Developed an overall schedule for process and implementation.
3. Preliminary Needs to be considered
 - a. Boat Launches
 - b. Circulation
 - c. Boat ramp and launch maneuvering
 - d. Fishing docks
 - e. Building and shelter #1, remove overhang keep restrooms
 - f. Rainbow is for the 42nd Rainbow Division
 - g. Knaggs Ferry- Historical
 - h. Payne Lumber Company Across
 - i. Add shelter to North open space. or 2 for rentals.
 - j. Add Ball Field on corner of Rainbow and Punaquah
 - k. Hockey area, pickle ball, back to hockey use
 - l. Parking
 - m. Lighting
 - n. Curbs- lack of curbs
 - o. Naturalized plantings- same approach as Menominee
 - p. Etc.
4. User groups- Otter Street Fishing Club, Boat Club, Fishing Tournaments, etc.
5. Not renaming park
6. Mike Fischer Engineering Department
7. Scooter on lighting

The aforementioned constitutes my understanding of the observed and discussed items. If any of the above items have been misinterpreted or omitted please contact our office as soon as possible.

Sincerely,

Jeff Bahling, ASLA Senior Landscape Architect

**City of Oshkosh
Rainbow Park Master Plan
MEETING MINUTES
Public Meeting
October 30, 2012
6:30-7:30 P.M.**

DATE: *October 30, 2012*

PROJECT: *Rainbow Park – Master Plan Update
Public Input Meeting*

PRESENT: *Ray Maurer, City of Oshkosh
Jeff Bahling, Rettler Corporation
Rebecca Ramirez, Rettler Corporation*

A meeting was held at the City of Oshkosh, Senior Center, to discuss the above stated project. The following input was provided and items discussed:

1. Boat launch areas are very nice, but congestion is poor due to overall width.
2. When large fishing tournaments occur, anglers park throughout the park, and the adjoining neighborhood.
3. Most have noticed parking numbers have decreased compared to a few years ago.
4. Some stated they are not concerned about parking in the neighborhood vs. taking away green space.
5. Some areas of the park are underutilized.
6. Vegetation along the bank hampers the ability to take in the view.
7. The baseball area seems to have good usage.
8. Can some of the green space be turned into a dog park?
9. Some of the neighboring west home parcels are susceptible to flooding during rain events and snow melt.
10. The hockey/ice rink area attracts illegal activities.
11. A woman's roller blade group meets at the hockey rink regularly to skate.
12. Basketball hoops would be a nice addition to the hockey rink area.
13. Quite a bit of trash ends up along private properties from park and river users.
14. Additional launches should be reviewed on the west side of the park.
15. Since the river is such a great amenity, new developments should celebrate the maritime or nautical theme and image.
16. Please do not plant more large trees; they ruin the view of the river.
17. The play area gets a lot of use from the neighborhood.
18. Basketball courts would be a nice improvement.
19. The T fishing pier is great; could use some benches on the dock.
20. It would be nice to consider renting canoes at the park. However, it was mentioned that a private property across from the park rents canoes and other watercraft.

21. Traffic circulation is poor within the park as well as ingress and egress from the neighborhood to Oshkosh Ave.
22. Additional curbing would be nice along the roadways and adjacent city roads.
23. The problem of geese and their droppings was mentioned.
24. In response to a question, Ray Maurer stated that based on fees, Rainbow Park is the most used boat launch in the city of Oshkosh.

The aforementioned constitutes my understanding of the observed and discussed items. If any of the above items have been misinterpreted or omitted please contact our office as soon as possible.

Sincerely,

Jeff Bahling, ASLA Senior Landscape Architect



**ADVISORY PARK BOARD
MINUTES
DECEMBER 10, 2012**

Present: Victor Girens, Bill Gogolewski, Jim Michelson, Mark Philipp, Allan Siman, Terry Wohler
Excused: Bill Miller, Bob Poeschl, Jonathan Wilson
Staff: Chad Dallman, Parks Operations Manager; Steve Dobish, Lakeshore Municipal Golf Course Manager
Guests: Jessica Kroll, Adjunct Board Member; Jeff Bahling, Senior Landscape Architect for the Rettler Corporation of Stevens Point

CALL TO ORDER & ROLL CALL

Chairman Gogolewski called the meeting to order at 6:00 P.M. A quorum was determined to be present.

APPROVAL OF MINUTES

Motion by Wohler for approval of the November 12, 2012 minutes, as distributed. Seconded by Girens. Motion carried 6-0.

CITIZENS STATEMENTS (Items on Agenda)

There were no citizen's statements.

PARK BUSINESS

1) Discuss Rainbow Park Master Plan

Jeff Bahling, Senior Landscape Architect for the Rettler Corporation of Stevens Point, Wisconsin, gave a brief presentation as to the proposed Rainbow Park Master Plan. On October 30, 2012 an open house was held at the Oshkosh Senior Center wherein citizens/adjacent neighbors attended and expressed what they would like to see at Rainbow Park. Based upon those citizens' comments, City staff and user group's input plus Rettler staff's expertise, he came up with three (3) concepts (said concepts on file at the City Parks office and made a part of these minutes). Mr. Bahling reviewed/summarized each concept design in detail.

John Dorsey, 3980 Sheridan Drive, stated he was present as an individual and also as a pickleball player. He stated that pickleball is one of those sports that is very unknown, but it is one of the fastest growing sports in North America at the present time. He noted that pickleball courts were depicted in concept plans 1 and 2 utilizing the former hockey rink area. He suggested the following enhancements be considered for the pickleball courts: 1) fencing around the courts that would provide safety and control the balls from going into the road and traffic; 2) wind controlled slats in the fencing for play enhancement; 3) a recycled (softer) surface for play enhancement; and 4) lights for the courts.

Chairman Gogolewski inquired as to what height of fencing they were requesting.

Mr. Dorsey stated that while a 4-ft high fence would be do-able, they would prefer a 6-8 ft high fence.

Mr. Michelson inquired if the existing hockey rink lights were sufficient for their sports activity.

Mr. Dorsey said they would be do-able and noted that lighting was their lowest ranked enhancement request.

**ADVISORY PARK BOARD
MINUTES**

PAGE TWO

DECEMBER 10, 2012

After considerable discussion on all of the conceptual plans, it was the consensus of the Board to approve conceptual plan #2 with the addition of a memorial for the 42nd Rainbow Division south of the basketball/pickleball courts, the addition of a canoe/kayak launch area north of the T-dock, trail spurs by shelters #2 and #3 so that the trails are buffered from the shelters, a buffer/curb line off Punhoqua Street to buffer the parking and traffic area, and more plantings within the entire site. Mr. Bahling stated he will come back to the next regularly scheduled meeting with the preferred plan for tweaking purposes along with cost estimates.

PARK DIRECTOR'S REPORT

Mr. Maurer was not present to give a report.

PARK OPERATIONS MANAGER'S REPORT

Mr. Dallman reported that the river otter exhibit project is coming along nicely and noted that the pool shell has been poured and landscaping measures are being worked on; bid approval for the ADA restrooms at the Menominee Park Lakefly Café and Abe Rochlin Park is scheduled for tomorrow night's City Council meeting; the roofing project at the Menominee Park Zoo maintenance building has been completed with some minor tweaking to be finalized; and staff is working diligently keeping up with their regular duties as well as snow removal.

LANDSCAPE OPERATIONS MANAGER'S REPORT

Mr. Sturm was not present to give a report.

LAKESHORE MUNICIPAL GOLF COURSE MANAGER'S REPORT

Mr. Dobish stated that the golf course closed on November 23rd and then reopened the following weekend for four (4) days. He stated that overall the golf course had a very good year and noted that it was one of the longest years as it opened on March 14th.

ADJOURNMENT

There being no other business,

Motion by Wohler for adjournment; seconded by Siman. Motion carried 6-0.

The meeting adjourned at 6:49 P.M.

Respectfully submitted,

Trish Marks

Trish Marks, Recording Secretary



**ADVISORY PARK BOARD
MINUTES
FEBRUARY 11, 2013**

Present: Victor Girens, Bill Gogolewski, Jim Michelson, Bill Miller, Mark Philipp, Bob Poeschl, Allan Siman, Jonathan Wilson, Terry Wohler
Staff: Ray Maurer, Parks Director; Chad Dallman, Parks Operations Manager; Bill Sturm, Landscape Operations Manager/City Forester; Jenny McCollian, Revenue Facilities Manager; Steve Dobish, Lakeshore Municipal Golf Course Manager
Guests: Jeff Bahling, Senior Landscape Architect for the Rettler Corporation of Stevens Point

CALL TO ORDER & ROLL CALL

Chairman Gogolewski called the meeting to order at 6:00 P.M. A quorum was determined to be present.

APPROVAL OF MINUTES

Motion by Wohler for approval of the December 10, 2012 minutes, as distributed. Seconded by Wilson. Motion carried 8-0.

CITIZENS STATEMENTS (Items on Agenda)

There were no citizen's statements.

PARK BUSINESS

1) Discuss/Recommend Proposal to Adjust Property Line between Riverside Park and the Oshkosh Convention Center

Mr. Maurer gave a brief background on the request referencing the Memorandum and maps from City Attorney Lynn Lorensen to the City Council and Park Board Members dated January 31, 2013 (said Memorandum and maps on file at the City Parks office and made a part of these minutes). He stated that by adjusting the property line between Riverside Park and the Oshkosh Convention Center it will help with the marketing and promotion of the property (lawn area between the Convention Center and the Riverwalk) for weddings, private parties, etc., held at the Convention Center.

Mr. Siman arrived at this time (6:09 P.M.) thereby making a 9-member Board.

Mr. Michelson inquired if permanent fencing would be allowed.

Mr. Maurer stated that any request for permanent fencing would have to have City approval.

Mr. Poeschl inquired as to how much is perceived being used currently for parkland.

Mr. Maurer stated that there had been one event this past summer which became a concern to the Convention Center personnel due to usage of portable toilets. When the Convention Center is not utilizing the area, it is open green space for public use.

Mr. Poeschl inquired how that relates to special events such as the Dragonboat Races.

Mr. Maurer said the Convention Center staff has access to the Google calendar that the City staff and Convention Visitors Bureau staff schedule their special events into.

Mr. Poeschl inquired as to the process to hold wedding ceremonies on the lawn area? Possibility that the area becomes charged for?

Dan Schetter, Oshkosh Premier Waterfront Hotel and Convention Center General Manager, stated the request at hand is to allow the Convention Center to have a little more control of what takes place in front of the Convention Center. It is their desire to have control when there are events being held on the grassy area. They would be able to market the property usage more with the proposed attachment.

Mr. Philipp inquired if they had a plan to wall it off.

Mr. Schetter stated no, they don't feel a need to do that.

Mr. Poeschl inquired as to what is set in place when someone goes to the Convention Center for an event, normally if on park property, it goes to the City for special event approval?

Mr. Maurer stated that special events that need special event approval are ones that request exclusive use of public property, requires closing down a street or having to use extraordinary services and none of those factors apply to this request.

Mr. Miller inquired if the Oshkosh Area Community Foundation was on board with the request.

Bill Wyman, Acting Director of the Oshkosh Area Community Foundation, stated that all discussion has been positive to date and approval of the request will go to the Foundation Board in March.

Motion by Wohler to recommend the proposal to adjust the property line between Riverside Park and the Oshkosh Convention Center as requested; seconded by Girens. Motion carried 8-1 (Philipp).

2) Discuss/Recommend Rainbow Park Master Plan

Jeff Bahling, Senior Landscape Architect for the Rettler Corporation of Stevens Point, Wisconsin, gave a brief presentation as to the preferred conceptual Rainbow Park Master Plan. He noted that the plan includes two (2) miles of trails.

Mr. Michelson stated he felt the plan was a good one. He requested that the main arterial trail be 12 ft. wide and that the remaining trails could remain at 10 ft.

Mr. Bahling stated that could be done and wouldn't affect the plan except by way of cost.

Mr. Michelson inquired as to the baseball diamond fences.

Mr. Bahling stated that the entire baseball diamond would be fenced in. He noted that the trend for ball diamonds has been to have them totally fenced in due to multi-uses and things of that nature.

Mr. Poeschl inquired as to the shelters and noted that the main one should be reflected as a new shelter/restrooms.

Mr. Bahling stated that was correct.

**ADVISORY PARK BOARD
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Mr. Poeschl inquired if there was an increase as to car parking.

Mr. Bahling stated absolutely and noted that car parking was almost doubled.

Mr. Poeschl stated that due to more trail area being designed, there is a need for more bike racks.

Mr. Bahling stated that increase could be included in the plan. Mr. Bahling then went on to discuss the costs for the Master Plan and noted that the plan could be done in sections as funding became available.

Mr. Maurer stated that with respect to the building on the north end for multi-use purposes, he would prefer not to have dimensions given on the plan to allow the City more flexibility for future grant funding.

Motion by Miller to recommend Rainbow Park Master Plan contingent upon the following changes: 1) place an allowance for bike racks in the estimate; 2) remove the size of shelter on the plan; 3) make the main path 12' in lieu of 10' shown; 4) remark the shelter/restrooms in the middle section (not just restrooms); Seconded by Wohler. Motion carried 9-0.

Mr. Michelson inquired as to how the changes would be incorporated.

Mr. Bahling stated that the changes will be noted in the minutes which will be incorporated in the final master plan.

Mr. Poeschl inquired as to the approval time line for the master plan.

Mr. Maurer stated the plan needs to go before the Plan Commission and City Council for approval which should be completed in March. It is hoped that before the 2014 budget, the Master Plan would be brought back for prioritization so that staff could start incorporating the stages in the CIP.

3) Meeting venue change to Oshkosh Seniors Center South Building during City Hall parking lot reconstruction (March - November 2013)

Mr. Maurer stated that due to the City Hall parking lot reconstruction, it was requested that any televised meetings be relocated to the Senior Center South building through December 2013. Therefore, the March 11th meeting would be held at the Senior Center and would be noticed accordingly.

4) 2012 Parks Department Annual Report

Mr. Maurer stated that the Department annual report (said annual report on file at the City Parks office and made a part of these minutes) has been discussed internally and is something he would like each of the divisions to prepare and expand each year. While the revenues are preliminary, after the City audit is completed, the report could be finalized.

Mr. Dallman reiterated his Park Operations annual report noting that he would be reporting some of these improvements to the Sustainability Board relative to items such as efficiency lighting and water flow, etc. He stated he is working with various groups on some of the projects such as the Oshkosh Youth Baseball group relative to improvements at Mary Jewel Park. He stated that due to the age of the Pollock Community Water Park it is in constant need of upgrades to keep it in compliance with Federal regulations and in good condition for the safety of the patrons.

Mr. Sturm reiterated his Forestry and Cemetery Operations annual report noting that an important accomplishment is working with the DNR on the Urban Tree Canopy Analysis (UTC). He noted that his staff is in the process of setting a canopy goal which is to diversify the tree species. At present the UTC is in draft form

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and will be announced by the DNR within the next few weeks. He stated that the Cemetery staff is working with the GIS mapping software and is close to completion of entering all the data. The digital mapping software should be up and running real soon noting they are working with the software company as to some “bugs” with the system.

Mr. Poeschl inquired as to the process for the public obtaining a tree/planting permit.

Mr. Sturm stated that if a resident is interested in planting a terrace tree, they are required to contact him for the issuance of a tree planting permit. By him issuing a permit, it ensures that the correct species for the space allotted is being planted, making sure there are no conflicts with utilities. For instance, the permit protects the City from the public planting trees over a water shutoff. There is no charge for a tree planting permit, it just makes sure that the correct trees are being planted without affecting utilities (both over and under ground).

Ms. McCollian reiterated her Revenue Facilities annual report noting that she is attempting to bring in new events to the zoo and pool. She is hoping to gain as much sponsorships as possible to be able to make these new events free to the public.

Mr. Poeschl inquired as to the possibility of extending the pool hours on weekends and extending the season itself.

Ms. McCollian stated that the issue with extending the season is that the lifeguards (hired by the Oshkosh Recreation Department) are not available as they are typically college students who stay on as long as they can. She stated that although the pool hours go until 8 PM during the summer, the pool usually empties out by 7:15 – 7:30 PM, so it does not pay to extend the hours beyond 8 PM.

Mr. Dobish reiterated his Lakeshore Municipal Golf Course annual report noting that staff didn’t intend to have as great a year as they did. He noted that they were 5 – 6% above average. Mr. Dobish stated that this past season was the longest season of his life as they were open from March till mid-December. He stated he was able to acquire yards of soil material from the Mary Jewel Park ball field project to be able to double the range area. This is in keeping up with competition of the other courses.

Mr. Maurer stated they are in the process of hiring a new Golf Pro and hoped to have the position filled within the next week to ten days.

Mr. Wohler wished to take the opportunity to thank Mr. Ziblut for his years of service. He noted that Mr. Ziblut was fundamental in rebuilding the golf course not only by attracting new customers but getting others to return after the golf course went through a transition period. He wished Mr. Ziblut success in his new endeavors.

PARK DIRECTOR’S REPORT

Mr. Maurer reported that CitizensFirst Credit Union would be sponsoring the Tuesday night concerts at the Leach Amphitheater thereby making the concerts free to the public. This year there will be two (2) bands each Tuesday night with the opening band running from 6 – 7 PM and the second band running from approximately 7:30 – 9 PM. It is hoped to obtain bands from the University of Wisconsin-Oshkosh to help gain the college attendance. Mr. Maurer stated that he is working with Mr. Dobish on the recruitment and hiring process of a new Golf Pro. He wished to take the opportunity to wish Mr. Ziblut good luck in the future and to thank him for his years of service. He announced that the *State of the City* is being held on Monday, March 25th at the Oshkosh Convention Center beginning at 6 PM. He stated that on Friday, March 22nd the Zoological Society is holding a

“We Otter Celebrate” event at The Waters to raise funds for the new river otter exhibit and encouraged the public to attend; details can be obtained by visiting the Zoological Society’s website. Mr. Maurer noted that Ms. Marks has been working on the new Rec Trac system for the athletic field reservations. The City has taken over the scheduling of the athletic fields from the Oshkosh Recreation Department.

**ADVISORY PARK BOARD
MINUTES**

PAGE FIVE

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PARK OPERATIONS MANAGER’S REPORT

Mr. Dallman reported that crews are constantly working on snow removal and equipment maintenance as well as interior building projects. Some special events that are being held this month include the Polar Plunge and Battle on Bago as well as the recent Otter Street Fisheree which was held the first weekend in February.

LANDSCAPE OPERATIONS MANAGER’S REPORT

Mr. Sturm stated he is working with the Miller’s Bay neighborhood association with respect to landscape improvements by the George Washington monument by Menominee Park (Menominee Drive, New York Avenue and Hazel Street area). He is working with individuals and the neighborhood association to see what is possible and hopes to bring the plan to the Board in the very near future. Crews are working on pruning throughout the City for street clearance and raising the canopies to give the new garbage trucks room to maneuver their trucks. He is in the process of hiring a new Cemetery Trades Technician and hopes to have that position filled very soon.

REVENUE FACILITIES MANAGER’S REPORT

Ms. McCollian stated she has been and continues to work with the City’s IT Department relative to website updates as well as updating the Facebook pages for the Leach Amphitheater and Pollock Community Water Park. She is also continuing to gain sponsorships for all of her special events at the Leach, Zoo and Pool. Ms. McCollian also stated she is in the process of working with past seasonal employees to determine if they will be returning plus going through new applications. It is anticipated that by mid-March the boat launches will be opening up and she is working on getting them ready in time with navigation opening date. Egg-Citing Day at the zoo is scheduled for March 30th and she welcomed the public to attend.

LAKESHORE MUNICIPAL GOLF COURSE MANAGER’S REPORT

Mr. Dobish stated he is working with Mr. Ziblut to fill the calendar of events – there are fixed dates for special events that they are sure will be happening and are hoping to get some new events scheduled as well. He is researching a new project “Play it Forward” which is initiated by the PGA and consists of shorter courses for beginners and/or handicapped players. He stated he is planning for building and mechanical upgrades as well as dealing with roof and boiler issues and repairing, cleaning and upgrading the club house. He is also hoping to fine tune policies and procedures in concert with the new hiring of the Golf Pro.

ADJOURNMENT

There being no other business,

Motion by Wohler for adjournment; seconded by Miller. Motion carried 9-0.

The meeting adjourned at 7:25 P.M.

Respectfully submitted,

Trish Marks

Trish Marks, Recording Secretary