

AGENDA

County Of Eau Claire
Committee On Parks & Forest
Wednesday, September 13, 2017 – 5:00 p.m.
Agriculture & Resource Center

Members note: Please call the committee chair or office if you will not be attending the meeting.

1. Confirmation of meeting notice
2. Approval of minutes from August 23, 2017 meeting – Discussion/action
3. Public Input
4. Rifle Range Lease Agreement Report - Discussion
5. Lowes Creek Park Reclamation Project Update – Discussion
6. Approve Final Lake Altoona Master Plan – Discussion/action
7. Stewardship Committee report – Discussion
8. Expo/Curling Club Lease Extension - Discussion
9. Correspondence
10. Staff and committee reports
11. Future and pending items
12. Next Meeting Date/place – Wednesday, September 27 at 5:00 p.m., Ag & Resource Center
13. Adjournment

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710, (FAX) 839-1669 or 839-4735, tty: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

**EAU CLAIRE COUNTY
COMMITTEES ON PARKS & FOREST
AND PARKS & FOREST ADVISORY;
CHIPPEWA VALLEY DISC GOLF ORGANIZATION, CHIPPEWA VALLEY TRAIL RIDERS, AND
EAU CLAIRE SKI STRIDERS**

MEETING MINUTES

Wednesday, August 23, 2017, 5:30 p.m.
Eau Claire County Exposition Center

MEMBERS PRESENT: Patrick LaVelle, Tami Schraufnagel, Kevin Stelljes, and Bruce Willett

MEMBERS ABSENT: Gary Gibson

ADVISORY COMMITTEE MEMBERS PRESENT: Geoff Goodland and Jay Plummer

OTHERS PRESENT: Jed Kaurich, WDNR Forester; Laura Plummer, Dale Sonnenberg, Justin Goettl, Linda Slowiak, and Dustin Marsh, Chippewa Off-Road Bike Association (CORBA); Bob Schwartz, Eau Claire Ski Striders; Stuart Schaefer and Jamie Radabaugh, Commonweal Development; Roger Sawatzky, Chuck Hotvedt, and Amanda Nimz, Lake Altoona Park neighbors; Jerry Shea, Market & Johnson Contractors; Matt Theisen, Eau Claire County Facilities Dept Director; Jon Johnson, Eau Claire County Highway Commissioner; Kathryn Schauf, Eau Claire County Administrator; Max and Donna Doering, Citizens.

STAFF PRESENT: Bobbi Barone, Jody Gindt and Josh Pedersen

The meeting was called to order by Chair Patrick LaVelle at 5:30 p.m.

1. Confirmation of meeting notice – Meeting notice was confirmed.
2. Approval of minutes from August 9, 2017 Meeting – Bruce made a motion to approve minutes from the August 9 meeting; motion carried 4-0.
3. Public Input – Introduction of attendees – All in attendance introduced themselves and who they represented.
4. Review Final Lake Altoona Master Plan – Josh said this was not his vision of a final plan – just a final rendering. Details on the plan would come later. Kevin thought it addressed the concerns the public had brought up. Amanda Nimz, Lake Altoona Park neighbor, said there needs to be a stop sign addressed at the boat landing parking lot and traffic in general. Pat reiterated that the splash pad was removed, the concession stand eliminated, the Ski Sprites Show area delineated, and the restrooms moved closer to the beach as suggested from public comments. Kevin made a motion to accept the rendering as changed and examine traffic issues. Motion carried 4-0.
5. Lowes Creek Park Reclamation Plan – Stuart Schaefer and Jamie Radabaugh were present from Commonweal Development to discuss the latest plan after the last committee meeting. Stuart explained they dropped any construction in Pit B area and reduced the slopes in Pit A area from 3-1 to 5-1 and 10-1 with a rise of 18'. The trails will be wide to accommodate hiking and skiing and will utilize 160,000 cubic yards of material. There will be a 30' buffer around wetlands. Stuart explained route of trucks hauling material using east entrance and exiting north into the Expo Center. The agreement would include restoration of any trail or road damage done by the activity. Kevin stated he was looking for a 3-year period which Commonweal Development would be responsible for plantings and erosion control and Stuart said they would be willing to extend it one year further to three. Pat asked Stuart if they were still planning to make a financial donation and Stuart said yes. Bruce asked for a specific amount and Stuart offered \$50,000. Stuart said the construction will take 8-9 weeks to complete working 5 days a week. Kathryn Schauf thanked everyone for their input and sees the project as a win-win for all. Pat said he supported the plan as submitted. Kevin asked if the resolution passed by the county board would still be valid as it had a start date of July 1. Kathryn said Corporation Counsel had

indicated there didn't need to be further county board action. Bruce moved to approve the plan as submitted with Commonwealth Development responsible for vegetation and erosion control in the proposed area for three years beyond construction and a \$50,000 donation. Kevin said he thought the modest hill being proposed would be an enhancement to the park. Tami also said the revision made it acceptable to her as well. Roll call vote: Supervisor Stelljes "Yes"; Supervisor Willett "Yes"; Supervisor LaVelle "Yes"; and Supervisor Schraufnagel "Yes"; motion carried 4-0.

6. Highway Department Proposal – Jon Johnson, Highway Commissioner as well as Matt Theisen, Facilities Department Director were present. Pat explained equipment used by the Highway Department in the summer had been stored outside during the wintertime. Last year a bus barn was rented for storage of the equipment but is not available this year. They were looking to use the Expo barns and/or build a barn as was proposed in a 1995 plan for the area. After discussion, the committee felt the issue would be worth researching.
7. Stewardship Committee Report – Nothing to report.
8. Expo/Curling Lease Extension – Will be meeting in four weeks with things beginning to take shape.
9. Correspondence – Nothing to report.
10. Staff & Committee member reports – Nothing to report.
11. Future and pending – Nothing to report
12. Next meeting date: Tuesday, September 12 at 5:00 p.m. at the Ag & Resource Center

Pat adjourned the meeting at 7:06 p.m.

Respectfully Submitted,

Bobbi Barone
Committee Clerk

rb

Lake Altoona County Park

Master Park Plan



Prepared for:

Eau Claire County Parks and Forest Department

February 15, 2017

Lake Altoona County Park

Master Park Plan



3433 Oakwood Hills Parkway
Eau Claire, WI 54701-7698
715.834.3161 • Fax: 715.831.7500
www.AyresAssociates.com

Ayres Associates Project No. 23-1618.00

File: v:\mun-ec\eau claire county\23-1618.00 lake altoona master plan\meetings\2017_08_15 - final report\lacp master plan final report
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Acknowledgements

Parks and Forest Committee

Patrick L. LaVelle, Chair
Kevin Stelljes, Vice Chair
Paul Lokken, Sr.
Gary Gibson
Tami Schraufnagel

City Staff

Josh Pedersen, Director of Parks and Forest, Eau Claire County

Ayres Associates Design Team

Phil Johnson, PLA
Thomas Ramsey, Designer

Introduction

Lake Altoona County Park is approximately 13 acres located on the shores of Lake Altoona, an impoundment of the Eau Claire River. The park is located in Eau Claire County in the City of Altoona, Wisconsin. The park's address is 604 Beach Road, Altoona, WI 54720. Lake Altoona County Park is located on the northeast side of the City of Altoona in a residential neighborhood. The park is popular and well-used, due in large part to its location adjacent to the City of Eau Claire's urban area. The design of the park should be focused on serving users from this adjacent community, being respectful of its neighbors, and reflecting its location in the Chippewa Valley. This park, along with Coon Forks and Lowes Creek County Parks, is one of the premier parks in the Eau Claire County park system.

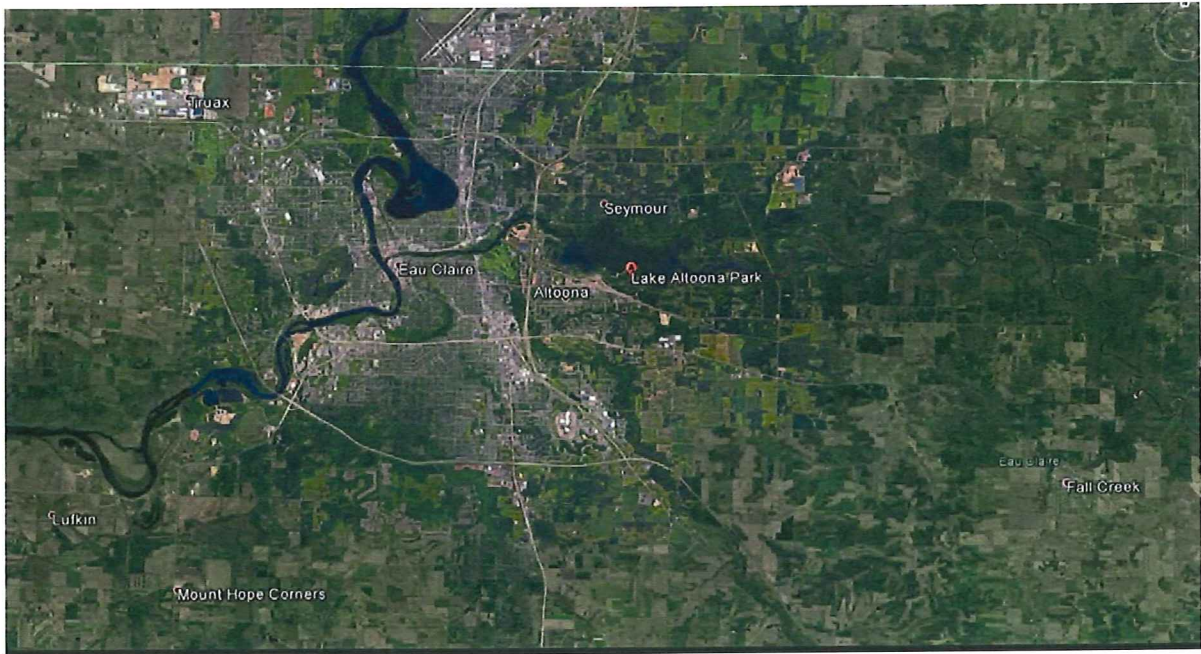


Figure 1. Lake Altoona County Park, Altoona, Wisconsin

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The Design Process

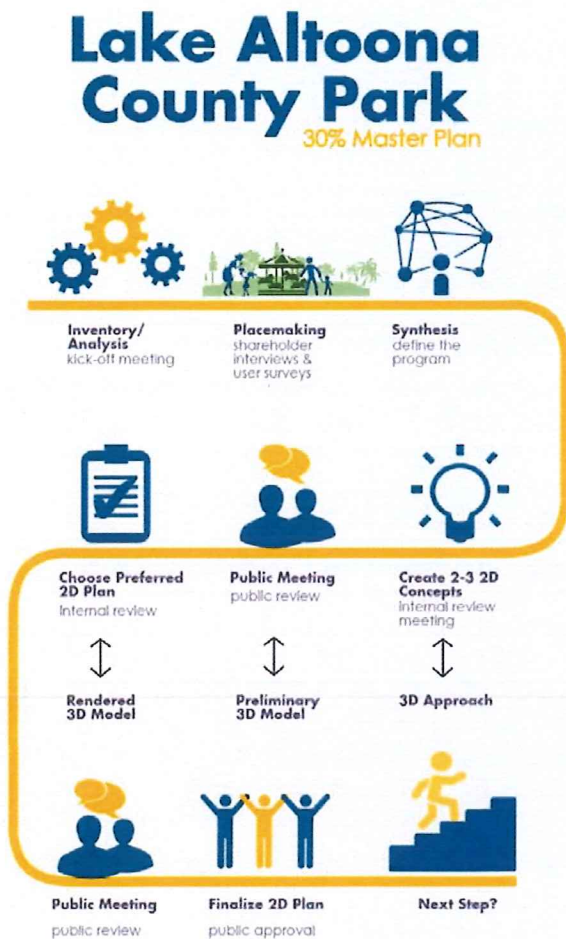


Figure 2. Graphic of the Planning Process

The park master plan was initiated by the Eau Claire County Parks and Forest Department in response to the Park Committee’s recommendation that the County should not proceed with any improvements within the park until they have a long-term plan in place to guide those improvements. The Parks and Forest Committee identified the key issues that the Lake Altoona County Park Master Plan should address:

- Repair the Beach parking lot and redirect the stormwater drainage so that it does not discharge toward the lake. Also, consider the proximity of parking areas are to the lake and their potential impacts on water quality.
- Utility needs: This is primarily for the sanitary service but also includes water and electric services improvements.
- Aging buildings
- Restroom distribution throughout the park.

To initiate the park design effort, Ayres presented a graphic illustration of the design process with the end goal of creating a 3D model of the future park design.

To kick off the information gathering portion of the project, individual and group interviews were conducted with past users of the facility and the Lake Altoona Lake Association.

Included in the master plan was a placemaking exercise organized by Western Wisconsin Regional Planning Commission that was held at the Clubhouse at Lake Altoona County Park on October 17, 2015. Unfortunately, attendance was low, and thus little meaningful feedback came out of this planning effort. The input we received from the attendees is included in the appendix. The low attendance at the event did reinforce the idea that no real controversy pertaining to the park’s condition or use is in the forefront of the design process.

In preparation for the placemaking exercise, the Ayres team prepared an Inventory and Analysis board as well as an Opportunities Board. These images are included as appendices to this report.

Three Alternatives: Enterprise, Group, and Public Water

The next phase of decision-making occurred at the Parks and Forest Committee meeting, where the Ayres team presented three alternative approaches to the design of the park. Each alternative was illustrated by a selection of images that would help to define the components of the park. The photo preference boards are included in the appendices to this report.

The intent of this study was to identify a preferred theme that would inform the final design and identify appropriate user groups for the park. The themes for each option were:

Enterprise

This alternative proposed a fee-based facility where users could purchase a park pass to gain access to water-based recreation, like the system used at many public pools. The park would have to upgrade the amenities on-site to justify the fee-based entry. Park amenities would include zip lines, floating play structures, and a restaurant. The Ski Sprites water ski team would be an integral part of this plan. Their presence would be promoted as a key component of park programming, possibly by an outside group who would assume control of facility operation.

Group

This alternative proposed a publicly run facility with an expanded capability to host a variety of user groups. The park would be designed to have more shelters with a variety of associated themes. This concept would not be an event-based facility. Instead, it would cater to smaller groups ranging from beach visitors to groups of 100 or more using the clubhouse. This concept would also strive to maximize public use of the shoreline by moving shelters and possibly the clubhouse to the shoreline.

This option would need to include diverse facilities and activity programming to encourage users to enjoy a longer stay in the park.

Public Water

This concept proposed a marina-style facility, with expanded water-based activities that would include a marina that sells gas and other supplies for lake users. Other amenities would include more docks for fishing and beach equipment like kayaks and paddleboards for rent. Winter activities would be more programmed to accommodate fishing events, pond hockey, and broom ball tournaments. Because County facilities are not typically staffed to support frequent event-based programming, this concept recommends that an event-planning firm be brought on to help facilitate the proposed activities.

Preferred Alternative: The Group Concept

After reviewing these alternatives with the Parks and Forest Committee on June 22, 2016, at Coon Forks County Park, the Parks and Forest Committee decided to have the Ayres team develop a preliminary master plan based on the "Group" theme.

Preliminary Master Plan

At the Park Board meeting on August 10, 2016, the Parks and Forest Committee met to review the Preliminary Master Plan for Lake Altoona County Park. The PowerPoint presentation is attached in the appendices, and the plan is attached as a fold-out drawing.



Figure 3. Lake Altoona Park Master Plan

Summary of the Preliminary Master Plan

Plan Components

Pavilions – Two shoreline pavilions with transient boat parking, a shoreline clubhouse (4-Season Shelter), three group pavilions with different architectural themes, a small concession area with restrooms, a beach gazebo and a small pavilion above the boat launch accessible walkway.

Amenities – A large playground, beach shade furniture, floating water slides, a large outdoor gathering area with space for food trucks, wedding/performance venue, new entry sign, new maintenance facility with storage yard and expanded dock area at the main boat launch.

Parking Lots – Expanded west lot (70 stalls), on-street parking (58 stalls), overflow trailer (22), expanded east lot (46). These stalls are in addition to the 210 stalls presently in the park. If future parking is needed, property would need to be acquired east of the park for an additional 147-car parking lot. The improvements in parking will increase from 210 stalls to 406 stalls, with the potential of 665 stalls with the future land expansion to the east and a potential parking area to support pavilion use if the park use requires additional parking.

Lighting – Security level lighting in all the lots except the west lot, which would have lighting to an average reading of 0.5-foot candle.

Landscaping – Planting bed at the main entry sign, new clubhouse location, the concession/restroom pavilion, playground area, and the gazebo on the beach. Additional trees will be planted throughout the park to supplement necessary tree removal and to provide shade for appropriate programming areas.

Grading features – A berm divides the hillside pavilion area from the shoreline pavilions. This will allow multiple groups to occupy the various pavilions without having adverse impacts on each other.

Extensive retaining walls will be constructed at the three hillside pavilion, the large restroom/concession pavilion, and along the beach for the small family pods.



Figure 4. Phasing Plan

Phasing Plan

The preliminary plan is divided into three phases. The phasing plan is included in the appendices. The following is a summary of the features included in each of the three phases:

Phase 1



Figure 5. Phase 1

Parking/Pavement

- Revised boat parking area
- Expanded lot 1
- Expanded lot 2
- On-street parking
- Concrete handicapped parking for clubhouse
- Concrete flatwork

Structures

- Two pavilions with fire features
- Large pavilion with outdoor kitchen
- Restroom
- Retaining walls
- Main park sign

Landscaping

- Trees
- Lawn seed
- Planting beds
- Irrigation
- Bioswales

Utilities

- Upgrade electrical services
- Park lot lighting
- Park lighting
- Storm sewer

Miscellaneous

- Earthwork
- Park septic system
- Well

Phase 2



Figure 6. Phase 2

Parking/Pavement

- Concrete parking for pavilion
- Park lighting

Structures

- Clubhouse
- Deck
- Front patio
- Wedding area (stage, deck, and seating)
- Shoreline pavilions
- Playground
- Concrete flatwork
- Transient docks
- Retaining walls
- Launch dock extension

Landscaping

- Trees
- Lawn seed
- Planting beds
- Irrigation

Utilities

- Upgrade electrical services
- Storm sewer

Miscellaneous

- Earthwork

Phase 3



Figure 7. Phase 3

Parking/Pavement

- Beach parking lot - aisles
- Beach parking lot - grass parking

Structures

- Concession/restroom
- Retaining walls
- Beachfront gazebo
- Maintenance building
- Maintenance yard
- Egg seats
- Shade umbrellas

Water play platform

Landscaping

- Trees
- Lawn Seed
- Planting Beds
- Irrigation
- Ski Sprite show area

Utilities

- Upgrade electrical services
- Parking lot lighting
- Park lighting
- Storm sewer

Miscellaneous

- Earthwork
- Upgraded buoy layout
- Beach upgrade
- Steps
- Concrete flatwork



Figure 8. Image of Proposed Playground and Large Gathering Area


3D Model Presentation

After the approval of the “Group” concept plan, the Ayres team began refining the master plan. The Eau Claire County Parks and Forest Committee asked to have an animation of the final design prepared that would serve as an understandable visual to describe the park improvements in a three-dimensional format. The 3D model was reviewed with County staff and then made into a movie format. This animation was presented to the Parks and Forest Committee on January 24, 2017.

The animation shows the park from numerous perspectives: a park overview, park entrance, shoreline improvements, west park, and a beach flyover. This animation is available at the following YouTube address:

<https://www.youtube.com/watch?v=4CzFIFK6w78>

Opinion of Probable Cost

		OPINION OF PROBABLE CONSTRUCTION COST				
Project Name: Lake Altoona County Park Project Number: 23-1618.00 Cost Estimate Status: Master Plan			Date: August 15, 2017 Estimated By: TR Approved By: PJ			
ITEM	DESCRIPTION	UNITS	QUANTITIES	UNIT COST	ITEM TOTAL	REMARKS
Parking/Pavement						
	Revised Boat parking area	SF	62,440	\$1.50	\$93,660	
	Expanded lot 1	SY	888	\$15.00	\$13,320	South of Kewin Street
	Expanded Lot 2	SY	3,000	\$15.00	\$45,000	Boat Parking lot expansion
	On street parking	SY	1,188	\$15.00	\$17,820	
	Shoreline Pavilion and HDCP Parking (Concrete)	SF	1,625	\$5.50	\$8,388	
	Beach Parking Lot -Grass Parking	SY	2,973	\$1.50	\$4,460	
	Beach Parking Lot -Aisles	SY	3,876	\$15.00	\$58,140	
	Concrete Parking for Pavilion	SF	1,508	\$6.50	\$9,802	
	Concrete Flatwork	SF	86,075	\$5.00	\$430,375	
Structures						
	Pavilion with Fire Feature	EA	2	\$50,000.00	\$100,000	
	Large Pavilion with Outdoor Kitchen	EA	1	\$100,000.00	\$100,000	
	Restroom	EA	1	\$200,000.00	\$200,000	
	Retaining Walls	SF	7,200	\$40.00	\$288,000	
	Main Park Sign	EA	1	\$20,000.00	\$20,000	
	Clubhouse	EA	1	\$2,000,000.00	\$2,000,000	
	Deck	SF	1,900	\$40.00	\$76,000	
	Front patio	SF	2,150	\$5.50	\$11,825	
	Wedding area (Stage, Deck and Seating)	EA	1	\$100,000.00	\$100,000	
	Shoreline Pavilions	EA	2	\$50,000.00	\$100,000	
	Playground	EA	1	\$400,000.00	\$400,000	
	Transient Docks	EA	2	\$3,500.00	\$7,000	
	Ski Sprite Performance Area Docks	EA	2	\$3,500.00	\$7,000	
	Launch Dock Extension	EA	2	\$2,500.00	\$5,000	
	Concession/Restroom	EA	1	\$250,000.00	\$250,000	
	Beachfront Gazebo	EA	1	\$20,000.00	\$20,000	
	Maintenance Building	EA	1	\$150,000.00	\$150,000	
	Maintenance Yard	EA	1	\$75,000.00	\$75,000	
	Egg Seats	EA	7	\$4,000.00	\$28,000	
	Shade Umbrellas	EA	5	\$1,800.00	\$9,000	
	Water Play Platform	EA	1	\$95,000.00	\$95,000	
Landscaping						
	Trees	EA	243	\$600.00	\$145,800	
	Lawn Seed	SY	23,023	\$1.50	\$34,535	
	Planting Beds	SF	23,300	\$25.00	\$582,500	
	Irrigation	LS	1	\$90,000.00	\$90,000	
	Bioswales	SF	4,700	\$5.50	\$25,850	
	Ski sprite show area	SY	3,000	\$1.50	\$4,500	
Utilities						
	Upgrade Electrical Services	EA	1	\$200,000.00	\$200,000	
	Park Lot Lighting	LS	1	\$450,000.00	\$450,000	1 FC Average
	Park Lighting	LS	1	\$150,000.00	\$150,000	Security
	Storm Sewer	LF	1	\$175,000.00	\$175,000	
Miscellaneous						
	Earthwork	LS	1	\$275,000.00	\$275,000	
	Park Septic System	LS	1	\$500,000.00	\$500,000	
	Well	LS	1	\$250,000.00	\$250,000	
	Upgraded Buoy Layout	LS	1	\$6,000.00	\$6,000	
	Beach upgrade	LS	1	\$30,000.00	\$30,000	
	Steps	SF	250	\$30.00	\$7,500	
Overall Project Sub Total					\$7,649,474	
30% Contingency					\$2,294,842	
TOTAL					\$9,944,317	

Primary Issues

As part of the approval process, Eau Claire County will need to understand what the costs for these improvements are so that they can determine appropriate sources for funding. The Master Plan for Lake Altoona County Park essentially re-builds the park from the ground up. The park has a beautiful location that is unique to the Chippewa Valley area. Ayres' evaluation of the park, its facilities, and its structures revealed deficiencies that could not be individually corrected due to the age of the structures and the types of utilities that serve the park. The following pages explain the primary issues relating to the successful implementation of the Master Plan.

Park Utilities

The sanitary and water services needs for the proposed park programming are the No. 1 issue that will impact the redevelopment of Lake Altoona County Park.

Private properties adjacent to the park are served by a Private On-site Waste Treatment System (POWTS). The facility was not sized to serve the needs of the park. An evaluation of the POWTS design would be necessary to determine whether it can serve an estimated 600 people per weekend who would visit the west restroom, clubhouse, and the concession building proposed in the Master Plan. Presently, the two systems for park restrooms have a drain field system and require their holding tanks to be pumped twice yearly.

In discussions with the City of Altoona, the cost to extend sanitary service to the park would cost the City over \$2 million. The best location for a new sanitary line would have been Lake Drive, which resurfaced in 2011. At that point, the City Council opted not to include sanitary service extensions to the properties north of Lake Road.

Water service needs for the park's proposed restrooms could potentially be met by a well. City water service is also distant from the park. If sanitary service is extended to the park, that would be the time to extend the water service as well.

It is our opinion that the park would be best served if the park is connected to the City sanitary sewer and water service. That may prove to be financially and politically difficult. In the Opinion of Probable Cost developed for this project, water and sanitary and water cost is identified at \$750,000. Without doing a more in-depth study of the potential on-site sanitary system options and the impact of developing a high-output well that would support two restrooms and a new Clubhouse, the cost is essentially a placeholder that needs further vetting. This initial estimate is intended as a starting place for discussion with the City to determine whether they can contribute to the extension of these services to the park.

Stormwater Runoff

Presently there is not a formal on-site management system for stormwater, and design of a stormwater treatment plan is outside the scope of this Master Plan. Conceptual locations for infiltration and limited stormwater runoff treatment have been proposed, but a site study will need to be incorporated into the design when implementation begins to assess the full condition of stormwater in the park.

Conclusion

Lake Altoona County Park is a prime destination for residents of the Chippewa Valley. As the communities surrounding the park become more urbanized, the pressure to update the facilities will continue to increase. This Master Plan proposes improvements that will support the future use of the park, the needs of the surrounding communities, and the mission of the County. The park will be revitalized with a new purpose and value. The activities planned in the park will be built to current standards, correcting the existing deficiencies in the park. This is a multiple-year, multi-million-dollar investment that will serve Eau Claire County for decades to come.

Appendix A
Lake Altoona County Park Master Plan



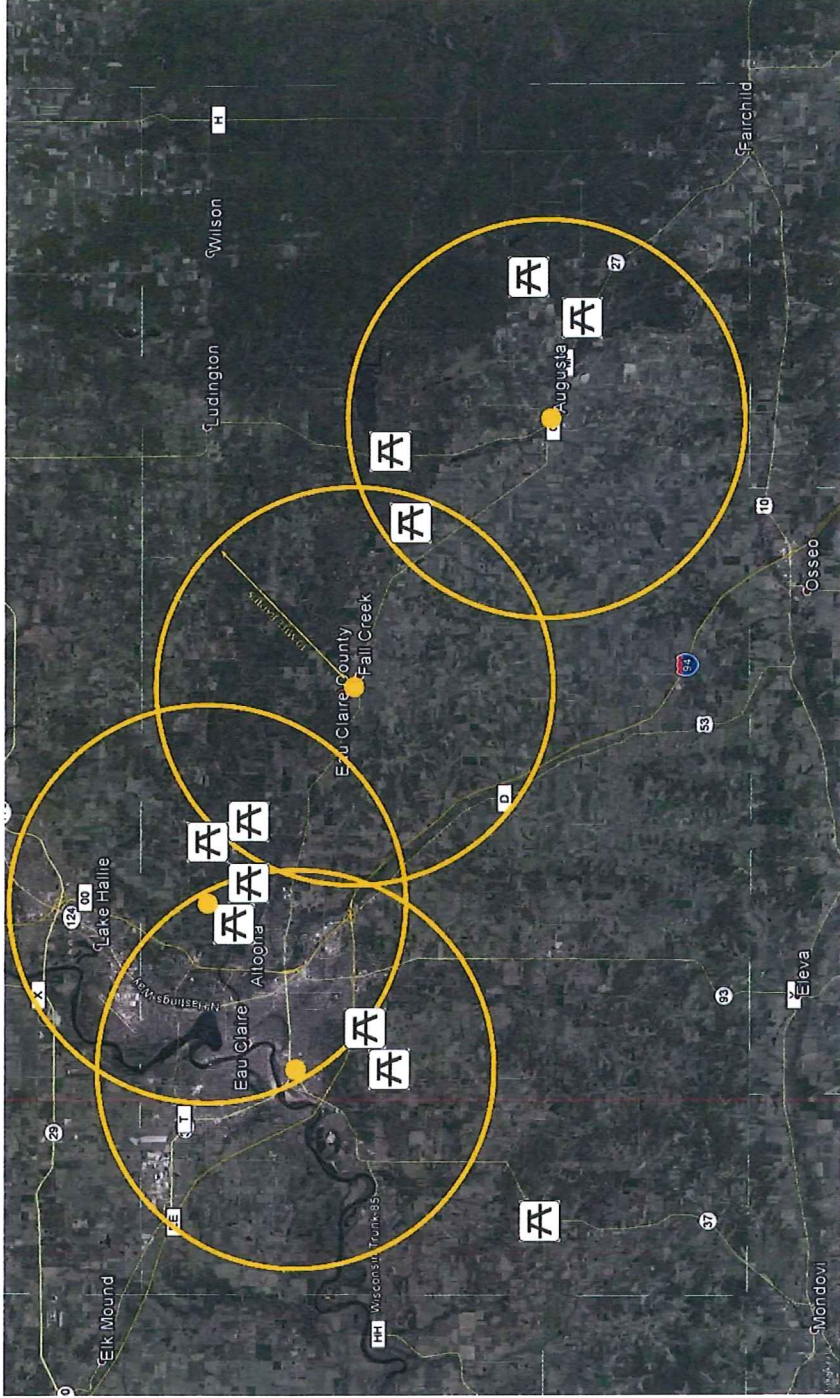
Appendix B
Park Aerial

LAKE ALTOONA COUNTY PARK



Appendix C
Park Proximity Map

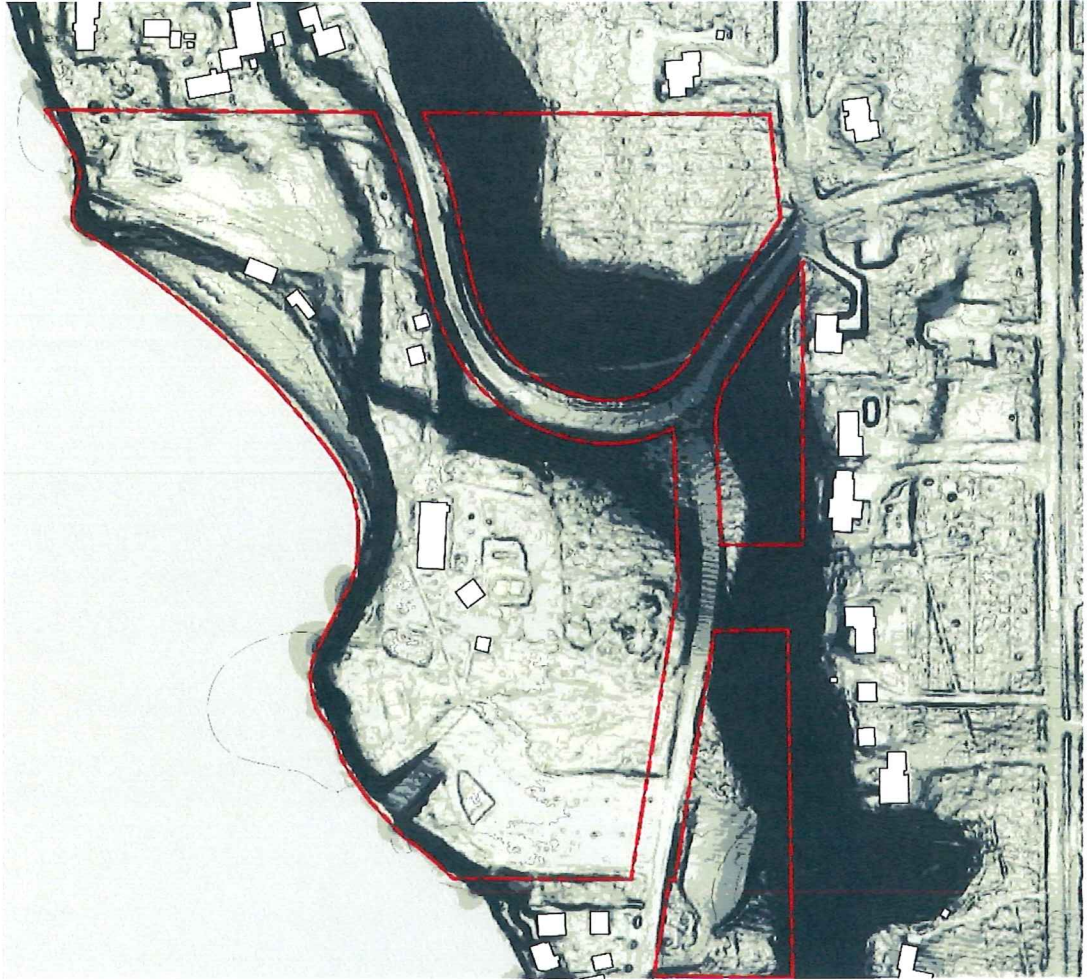
EAU CLAIRE COUNTY PARKS



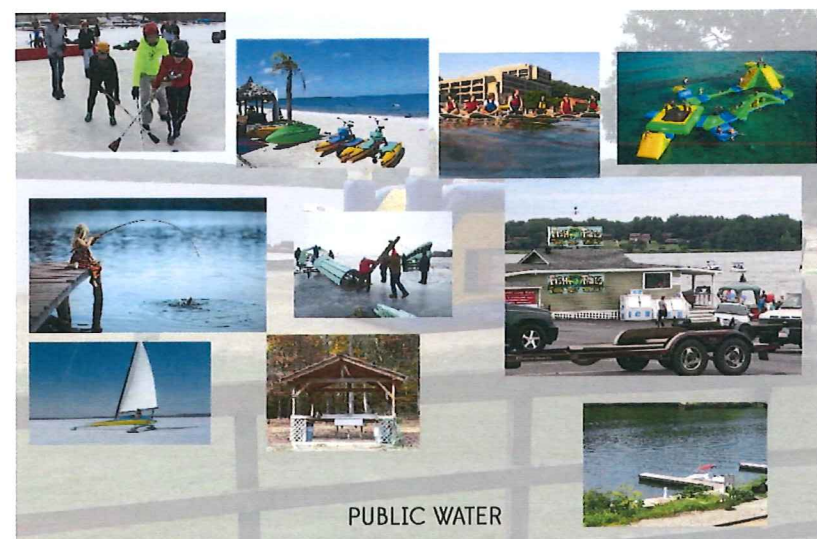
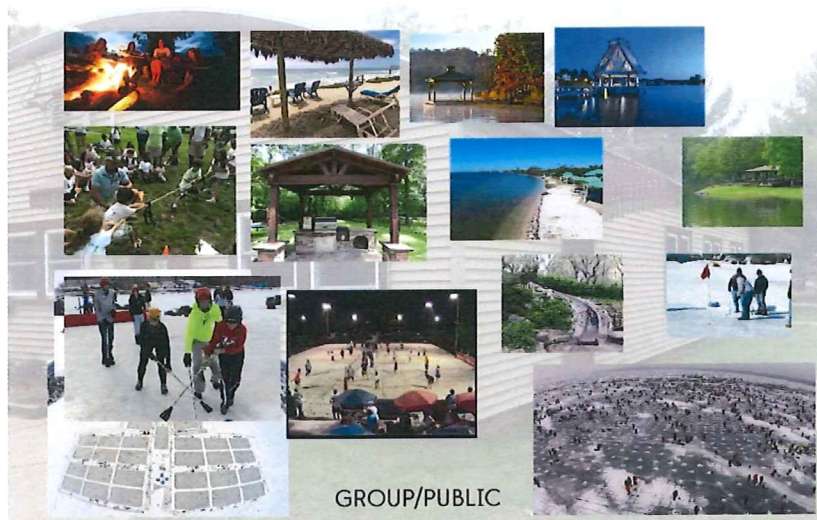
Appendix D
Inventory Map

Appendix E
Analysis Map

Appendix F
Slope Analysis



Appendix G
Park Theme Study



Appendix H
Opinion of Probable Cost - Phasing



OPINION OF PROBABLE CONSTRUCTION COST

Project Name: Lake Altoona County Park Date: August 15, 2017
 Project Number: 23-1618.00 Estimated By: TR
 Cost Estimate Status: Master Plan Approved By: PJ

ITEM	DESCRIPTION	UNITS	QUANTITIES	UNIT COST	ITEM TOTAL	REMARKS
PHASE 1						
Parking/Pavement						
	Revised Boat parking area	SF	62,440	\$1.50	\$93,660	
	Expanded lot 1	SY	888	\$15.00	\$13,320	South of Keweenaw Street
	Expanded Lot 2	SY	3,000	\$15.00	\$45,000	Boat Parking lot expansion
	On street parking	SY	1,188	\$15.00	\$17,820	
	Shoreline Pavilion and HDCP Parking (Concrete)	SF	1,525	\$5.50	\$8,388	
	Concrete Flatwork	SF	32,250	\$5.00	\$161,250	
Structures						
	Pavilion with Fire Feature	EA	2	\$50,000.00	\$100,000	
	Large Pavilion with Outdoor Kitchen	EA	1	\$100,000.00	\$100,000	
	Restroom	EA	1	\$200,000.00	\$200,000	
	Retaining Walls	SF	1,800	\$40.00	\$72,000	
	Main Park Sign	EA	1	\$20,000.00	\$20,000	
Landscaping						
	Trees	EA	100	\$600.00	\$60,000	
	Lawn Seed	SY	13,500	\$1.50	\$20,250	
	Planting Beds	SF	6,000	\$25.00	\$150,000	
	Irrigation	LS	1	\$30,000.00	\$30,000	
	Bioswales	SF	4,700	\$5.50	\$25,850	
Utilities						
	Upgrade Electrical Services	EA	1	\$50,000.00	\$50,000	
	Park Lot Lighting	LS	1	\$200,000.00	\$200,000	1 FC Average
	Park Lighting	LS	1	\$50,000.00	\$50,000	
	Storm Sewer	LF	1	\$50,000.00	\$50,000	
Miscellaneous						
	Earthwork	LS	1	\$75,000.00	\$75,000	
	Park Septic System	LS	1	\$500,000.00	\$500,000	
	Well	LS	1	\$250,000.00	\$250,000	
	Sub Total - Phase 1 Improvement				\$2,292,538	
	30% Contingency				\$687,761	
	TOTAL				\$2,980,299	
PROJECT TOTAL					\$9,944,317	



OPINION OF PROBABLE CONSTRUCTION COST

Project Name: Lake Altoona County Park
 Project Number: 23-1618.00
 Cost Estimate Status: Concept Plan

Date: August 15, 2017
 Estimated By: TR
 Approved By: PI

ITEM	DESCRIPTION	UNITS	QUANTITIES	UNIT COST	ITEM TOTAL	REMARKS
PHASE 2						
Parking/Pavement						
	Concrete Parking for Pavilion	SF	1,508	\$6.50	\$9,802	measured in phase 1 as well
	Park Lighting	EA	1	\$50,000.00	\$50,000	Security only
Structures						
	Clubhouse	EA	1	\$2,000,000.00	\$2,000,000	
	Deck	SF	1,900	\$40.00	\$76,000	
	Front patio	SF	2,150	\$5.50	\$11,825	
	Wedding area (Stage, Deck and Seating)	EA	1	\$100,000.00	\$100,000	
	Shoreline Pavilions	EA	2	\$50,000.00	\$100,000	
	Playground	EA	1	\$400,000.00	\$400,000	
	Concrete Flatwork	SF	33,090	\$5.00	\$165,450	
	Transient Docks	EA	2	\$3,500.00	\$7,000	
	Retaining Walls	SF	1,800	\$40.00	\$72,000	
	Launch Dock Extension	EA	2	\$2,500.00	\$5,000	
Landscaping						
	Trees	EA	43	\$600.00	\$25,800	
	Lawn Seed	SY	3,523	\$1.50	\$5,285	
	Planting Beds	SF	8,700	\$25.00	\$217,500	
	Irrigation	LS	1	\$20,000.00	\$20,000	
Utilities						
	Upgrade Electrical Services	EA	1	\$50,000.00	\$50,000	
	Storm Sewer	LS	1	\$25,000.00	\$25,000	
Miscellaneous						
	Earthwork	LS	1	\$50,000.00	\$50,000	
	Sub Total - Phase 2 Improvements				\$3,390,662	
	30% Contingency				\$1,017,199	
	TOTAL				\$4,407,860	
PROJECT TOTAL					\$9,944,317	



OPINION OF PROBABLE CONSTRUCTION COST

Project Name: Lake Altoona County Park
 Project Number: 23-1618.00
 Cost Estimate Status: Master Plan

Date: August 15, 2017
 Estimated By: TR
 Approved By: PI

ITEM	DESCRIPTION	UNITS	QUANTITIES	UNIT COST	ITEM TOTAL	REMARKS
PHASE 3						
Parking/Pavement						
	Beach Parking Lot -Aisles	SY	3,876	\$15.00	\$58,140	
	Beach Parking Lot -Grass Parking	SY	2,973	\$1.50	\$4,460	
Structures						
	Concession/Restroom	EA	1	\$250,000.00	\$250,000	
	Retaining Walls	SF	3,600	\$40.00	\$144,000	
	Beachfront Gazebo	EA	1	\$20,000.00	\$20,000	
	Ski Sprite Performance Area Docks	EA	2	\$3,500.00	\$7,000	
	Maintenance Building	EA	1	\$150,000.00	\$150,000	
	Maintenance Yard	EA	1	\$75,000.00	\$75,000	
	Egg Seats	EA	7	\$4,000.00	\$28,000	
	Shade Umbrellas	EA	5	\$1,800.00	\$9,000	
	Water Play Platform	EA	1	\$95,000.00	\$95,000	
Landscaping						
	Trees	EA	100	\$600.00	\$60,000	
	Lawn Seed	SY	6,000	\$1.50	\$9,000	
	Planting Beds	SF	8,600	\$25.00	\$215,000	
	Irrigation	LS	1	\$40,000.00	\$40,000	
	Ski sprite show area	SY	3,000	\$1.50	\$4,500	
Utilities						
	Upgrade Electrical Services	EA	1	\$100,000.00	\$100,000	
	Parking Lot Lighting	EA	1	\$250,000.00	\$250,000	Security only
	Park Lighting	EA	1	\$50,000.00	\$50,000	Security only
	Storm Sewer	LF	1	\$100,000.00	\$100,000	
Miscellaneous						
	Earthwork	LS	1	\$150,000.00	\$150,000	
	Upgraded Buoy Layout	LS	1	\$6,000.00	\$6,000	
	Beach upgrade	LS	1	\$30,000.00	\$30,000	
	Steps	SF	250	\$30.00	\$7,500	
	Concrete Flatwork	SF	20,734	\$5.00	\$103,669	
	Sub Total - Phase 3 Improvements				\$1,966,269	
	30% Contingency				\$589,881	
	TOTAL				\$2,556,150	
	PROJECT TOTAL				\$9,944,317	