



Renovation of Van Zeeland Park

Combined Locks, Wisconsin | Village Board Presentation 10-6-20

Building a Better World for All of Us®



THE SEH TEAM

INTRODUCTION



TREVOR FRANK
PROJECT MANAGER



NATE DAY
GRANT WRITER
PUBLIC OUTREACH



CAITLIN BLUE
LANDSCAPE ARCHITECT



BACKGROUND

- Open House was valuable in identifying what amenities the community wanted in the Park.
- It helped shape the future vision of the Park
- It helped the Plan Commission prioritize which Park would be improved first
- It engaged several residents adjacent to Van Zeeland Park

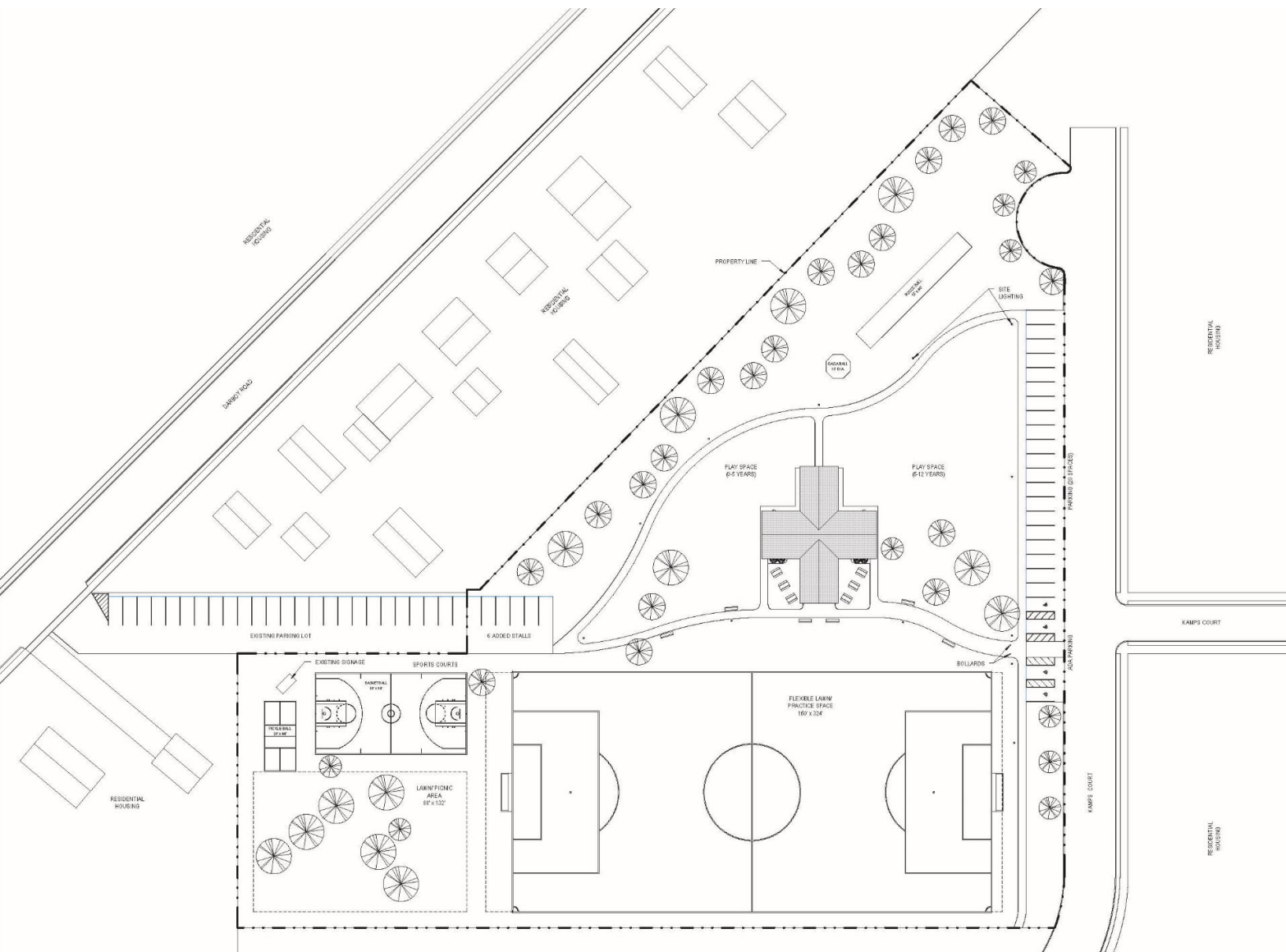


SITE FEATURES

- Accessible building
- Playground Equipment (Age 0-5 and 5-12)
- Expanded parking
- Site lighting
- Grass fields and sport courts
- Possibility for year round activities and facilities
- Revenue generator
- Mid-size facilities 50+ compared to Memorial and Lindberg

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* NOTE: ROOF IS GREEN ONLY
TO HELP DISTINGUISH THAT FEATURE ON SKETCH

APPROX 10 BACK

RESIDENTIAL
FEATURES

APPROX
10 FRONT

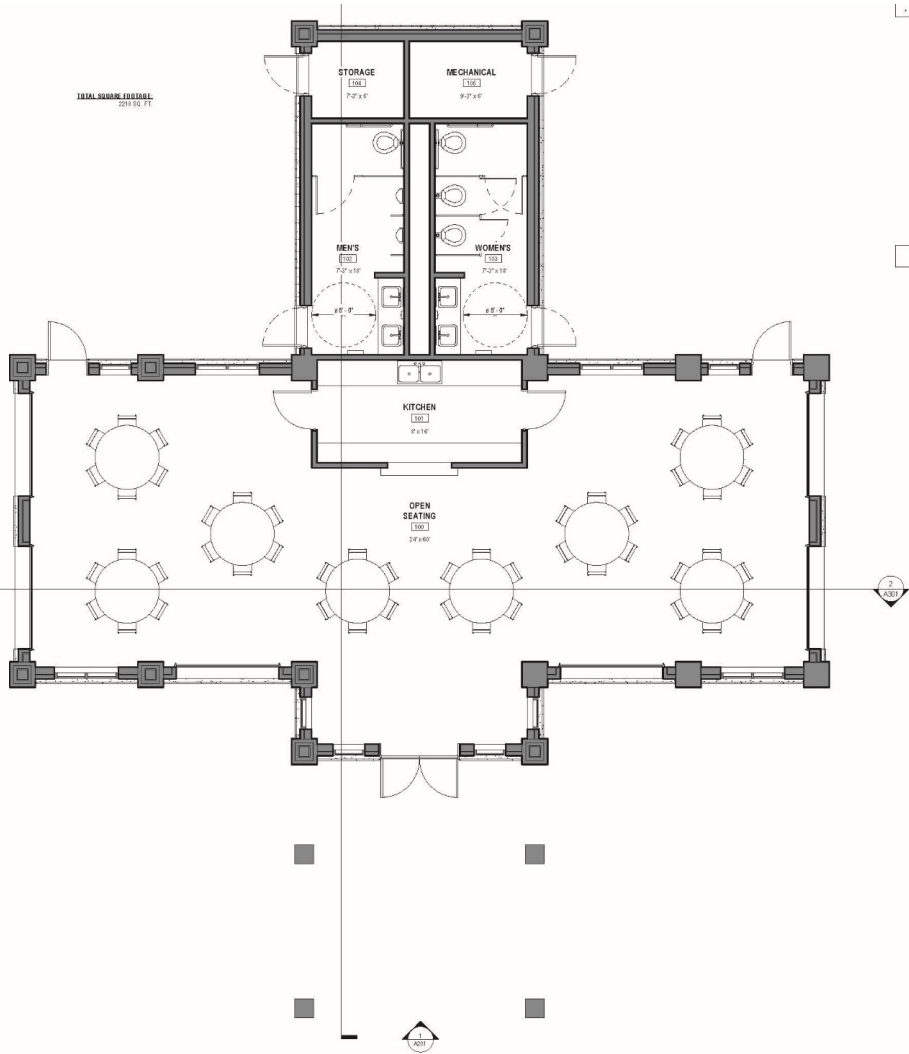
ABILITY
TO
ENCLOSE

OPTION 1

SHELTER FEATURES

- Destination building
- 3-4 season use
- Open air pavilion but also protected from the weather
- Views out to the play fields
- Views to the playground equipment
- Restrooms and a catering kitchen
- Capacity for 50+ in pavilion
- Properly handle roof drainage
- Security lighting and cameras
- Low maintenance highly durable materials
- Optional features

TOTAL SQUARE FOOTAGE:
2019 SQ. FT.



SHELTER FEATURES

- Expanded restrooms
- Shelter for 50-75 people
- Open to the outdoors & adjustable depending on weather
- Covered overhangs
- Separate toilet facilities
- Small storage room
- Natural daylighting
- Residential fit with the neighborhood
- Closer to parking areas
- Views facing the play fields
- Optional epoxy flooring

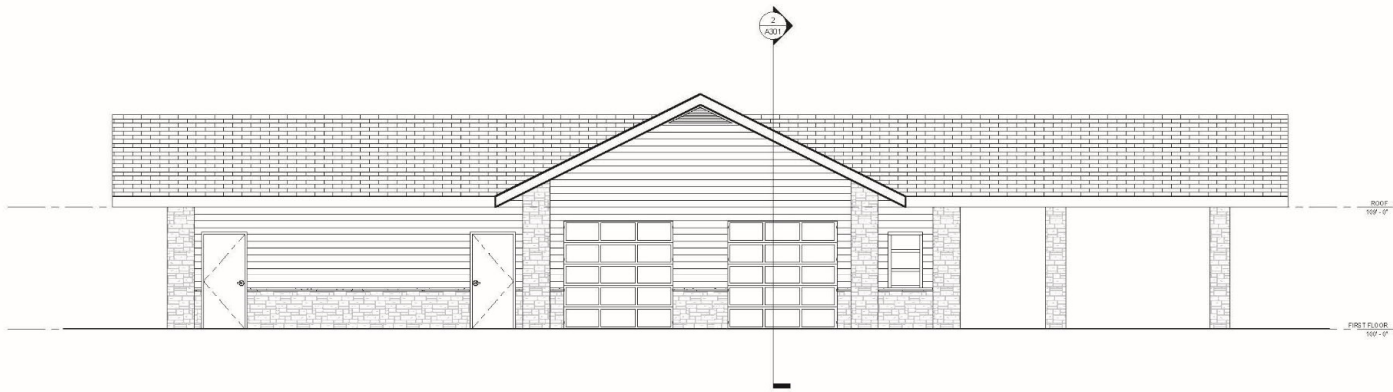


EXTERIOR FEATURES

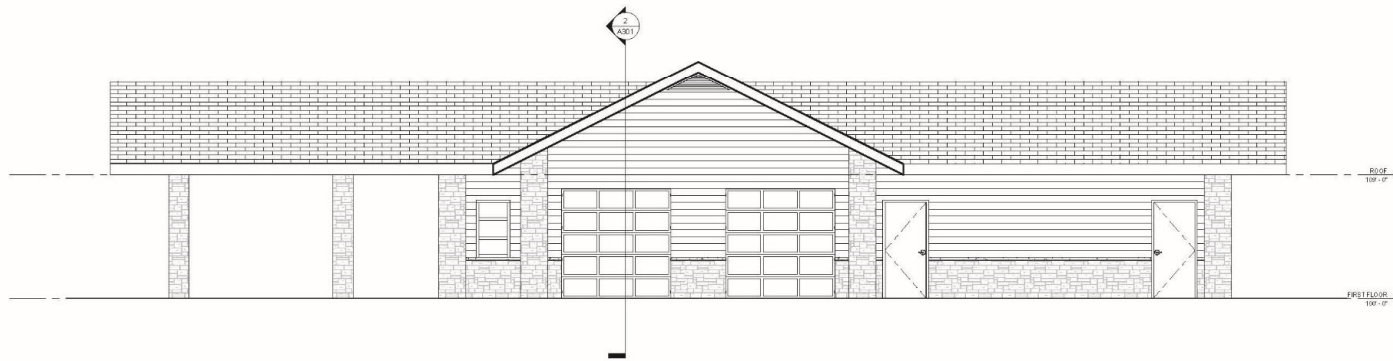
- Low to no maintenance materials
- Brick or masonry on lower portion
- Large windows for natural light and ventilation
- Optional metal "shingle" roof
- Full gutters and underground downspouts
- T&G wood ceiling under overhang
- Recessed soffit lighting

EXTERIOR FEATURES

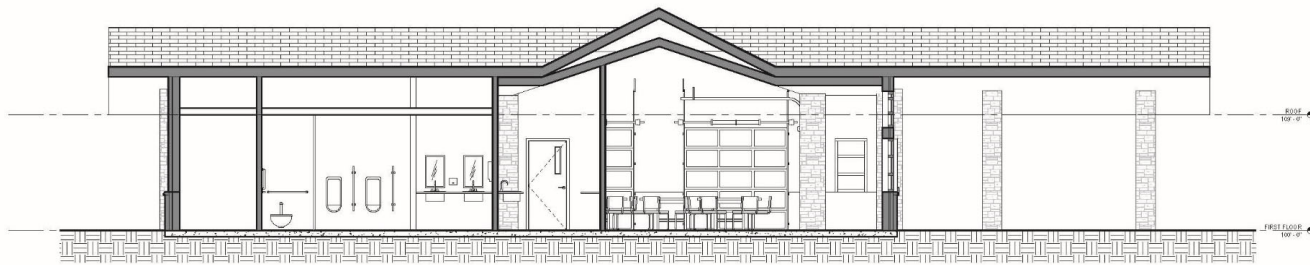
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1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



1 BUILDING SECTION - EAST
1/8" = 1'-0"



2 BUILDING SECTION - SOUTH
1/8" = 1'-0"

INTERIOR FEATURES

- Low to no maintenance materials
- Brick or masonry on lower portion
- Large windows for natural light and ventilation
- Cathedral ceilings in shelter and under overhang
- T&G wood ceiling under overhang
- Recessed soffit lighting
- Bottle fillers replace drinking fountains
- Optional security cameras and access control



RENDERINGS

- Low to no maintenance materials
- Optional metal “shingle” roof
- Colored concrete plaza
- Large windows for natural light and ventilation
- Overhead doors for open air feel
- Cathedral ceilings in shelter and under overhang
- T&G wood ceiling under overhang
- Recessed soffit lighting
- Optional security cameras and access control

Date: 9/9/2020
SEH: 153436

Van Zeeland Park - Phase 1
(New pavilion, trails, play space and equipment, site grading and drainage)
Combined Locks, WI
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
SITE PREPARATION				
TREE REMOVAL (<24")	EACH	3	\$500.00	\$ 1,500.00
TREE REMOVAL (>24")	EACH	3	\$800.00	\$ 2,400.00
CONCRETE REMOVAL	SYS	400	\$6.00	\$ 2,400.00
CONCRETE CURB REMOVAL	LFT	100	\$10.00	\$ 1,000.00
CONCRETE WALKWAY REMOVAL	LFT	320	\$10.00	\$ 3,200.00
DEMO EXISTING PAVILION AND RESTROOM STRUCTURES	EACH	2	\$10,000.00	\$ 20,000.00
PEDESTRIAN PAVING				
TRAILS (AGGREGATE)	SFT	200	\$3.00	\$ 600.00
TRAILS (BITUMINOUS)	SFT	300	\$5.00	\$ 1,500.00
CONCRETE STAMPED/COLORED	SFT	1,000	\$18.00	\$ 18,000.00
CONCRETE WALK (6' WIDE)	LFT	500	\$35.00	\$ 17,500.00
VEHICULAR PAVING				
MAINTENANCE DRIVE (NO CURB)	SFT	1,000	\$8.00	\$ 8,000.00
BOLLARD GATE AT DRIVE	EACH	1	\$2,500.00	\$ 2,500.00
FENCE & RAILING				
FENCE & RAILING	LFT	600	\$30.00	\$ 18,000.00
ELECTRIAL UTILITIES				
EXTEND ELECTRICAL SERVICE	EACH	1	\$12,000	\$12,000.00
WATER SERVICE UTILITIES				
EXTEND PLUMBING SERVICE	EACH	1	\$12,000.00	\$ 12,000.00
STORMWATER & SANITARY UTILITIES				
STORMWATER & SANITARY UTILITIES	EACH	1	\$145,000.00	\$ 145,000.00
ARCHITECTURE				
NEW PAVILION	SFT	2,800	\$197.00	\$ 551,600.00
ADDED COST FOR METAL ROOF	SFT	2,800	\$6.50	\$ 18,200.00
ADDED COST FOR EPOXY FLOOR	SFT	2,800	\$9.00	\$ 25,200.00
LANDSCAPING				
LAWN (IMPROVE EXISTING & FEW TREES)	ACRE	2	\$14,000.00	\$ 28,000.00
NATIVE SEEDING (SEED & BLANKET)	ACRE	2	\$10,000.00	\$ 20,000.00
PLAYGROUND EQUIPMENT				
PLAYGROUND EQUIPMENT	EACH	2	\$30,000.00	\$ 60,000.00
PLAYGROUND SURFACE	SFT	2,000	\$20.00	\$ 40,000.00
SUBTOTAL				\$1,008,600.00
Site Furnishings (1-2%)				\$20,172.00
Engineering & Design Fees (5-8%)				\$65,559.00
Construction Observation-RPR Fees (3-8%)				\$30,258.00
Construction Mobilization & Engineering (7.5%)				\$75,645.00
Design-Construction Contingency (20%)				\$201,720.00
TOTAL				\$1,401,954.00

ESTIMATE OF PROBABLE COST

- Phase 1
- New trails
- Pavilion
- Site lighting
- Play space equipment
- Site grading and drainage
- \$1.4 Million

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Van Zeeland Park - Phase 2

(Parking, walkway on Kamps)

Combined Locks, WI

PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
SITE PREPARATION				
TREE REMOVAL (<24")	EACH	3	\$500.00	\$ 1,500.00
TREE REMOVAL (>24")	EACH	3	\$800.00	\$ 2,400.00
CONCRETE REMOVAL	SYS	200	\$6.00	\$ 1,200.00
CONCRETE CURB REMOVAL	LFT	250	\$10.00	\$ 2,500.00
PEDESTRIAN PAVING				
CONCRETE WALK (6' WIDE)	LFT	240	\$45.00	\$ 10,800.00
VEHICULAR PAVING				
DRIVEWAY (START OF MAINTENANCE DRIVE AT PARKING LOT)	SFT	250	\$8.50	\$ 2,125.00
PARKING LOT, LIGHTING & CURBS (ASPHALT)	SYS	540	\$125.00	\$ 67,500.00
CONCRETE CURB	LFT	300	\$22.00	\$ 6,600.00
SUBTOTAL				\$94,625.00
Site Furnishings (1-2%)				\$1,892.50
Engineering & Design Fees (5-8%)				\$7,570.00
Construction Observation-RPR Fees (3-5%)				\$4,731.25
Construction Mobilization & Engineering (7.5%)				\$7,096.88
Design-Construction Contingency (20%)				\$18,925.00
TOTAL				\$134,840.63

ESTIMATE OF PROBABLE COST

- Phase 2
- Parking and walks along Kamps Ct.
- \$135,000

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Van Zeeland Park - Phase 3
(Darboy Road parking lot replacement, lighting, and sport court installation)
Combined Locks, WI
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
SITE PREPARATION				
TREE REMOVAL (<24")	EACH	2	\$500.00	\$ 1,000.00
TREE REMOVAL (>24")	EACH	2	\$800.00	\$ 1,600.00
CONCRETE REMOVAL	SYS	400	\$6.00	\$ 2,400.00
CONCRETE CURB REMOVAL	LFT	100	\$10.00	\$ 1,000.00
PEDESTRIAN PAVING				
CONCRETE WALK (6' WIDE)	LFT	100	\$35.00	\$ 3,500.00
NEW COURTS	EACH	1	\$85,000.00	\$ 85,000.00
VEHICULAR PAVING				
PARKING LOT, LIGHTING & CURBS (ASPHALT)	SYS	600	\$125.00	\$ 75,000.00
CONCRETE CURB	LFT	200	\$22.00	\$ 4,400.00
FENCE AND RAILING				
FENCING	LFT	350	\$100.00	\$ 35,000.00
SUBTOTAL				\$173,900.00
Site Furnishings (1-2%)				\$3,478.00
Engineering & Design Fees (5-8%)				\$12,173.00
Construction Observation-RPR Fees (3-8%)				\$8,695.00
Construction Mobilization & Engineering (7.5%)				\$13,042.50
Design-Construction Contingency (20%)				\$34,780.00
TOTAL				\$246,068.50

ESTIMATE OF PROBABLE COST

- Phase 3
- Darboy road parking replacement & expansion
- Lighting
- Sport court installation
- \$246,000



Summary of Van Zeeland Park Grant Funding Opportunities

	PROGRAM NAME	AGENCY/ORGANIZATION	POTENTIAL AWARD
1	Knowles-Nelson Stewardship Grant*	Wisconsin Department of Natural Resources (WDNR)	https://dnr.wi.gov/topic/Stewardship/Grants/ <ul style="list-style-type: none"> Up to 50% match Grants to help develop nature-based outdoor recreational areas
2	Recreational Trails Aids Program*	Wisconsin Department of Natural Resources (WDNR)	https://dnr.wi.gov/Aid/RTP.html <ul style="list-style-type: none"> Up to 50% match Construction of new trails
3	Land and Water Conservation Fund (LWCF)*	Wisconsin Department of Natural Resources (WDNR)	https://dnr.wi.gov/aid/lwcf.html <ul style="list-style-type: none"> Up to 50% match The development of public outdoor recreation areas and facilities
4	Transportation Alternatives Program (TAP)	Wisconsin Department of Transportation (WisDOT)	https://wisconsin.dot.gov/Pages/doing-business/local-gov/astnce-pgms/aid/tap.aspx <ul style="list-style-type: none"> Up to 80% match Non-motorized improvements
5	Community Grant Program	People for Bikes	https://peopleforbikes.org/grant-guidelines/
6	Community Foundation	Community Foundation for the Fox Valley Region	https://www.cffoxvalley.org/grants-scholarships/grants/grant-opportunities/ <ul style="list-style-type: none"> Options from local companies and endowments
7	Fruit Tree Grant	The Fruit Tree Planting Foundation	https://www.ftpf.org/apply

*WDNR grants require a Comprehensive Outdoor Recreation Plan (CORP) for eligibility

AMENITIES	POTENTIAL FUNDING SOURCES
Paved Park Trails	1, 2, 3, 5, 6
Sport Courts and Fields	6
Community Building	6
Accessibility Features	1, 2, 3, 6
Fruit Trees	7

POSSIBLE FUNDING SOURCES

- WI DNR
- People for bikes
- Community Foundation for the Fox Cities
- Fruit tree planting foundation

- Phase 1:
- October 2020 Approval to move to design Phase 1
- November 2020-February 2021 Design
- February-March 2021 Bidding
- April 2021- Approval to award contract for construction
- May 2021- May 2022 Construction

- Phase 2:
- October 2021 Approval to move to design Phase 2
- November 2021-February 2022 Design
- February- March 2022 Bidding
- April 2022 Approval to award contract for construction
- May 2022-November 2022 Construction

- Phase 3:
- November 2022 Approval to move to design Phase 3
- December 2022-February 2023 Design
- February- March 2023 Bidding
- April 2023 Approval to award contract for construction
- May 2023-November 2023 Construction

TIME LINE

THANK YOU | QUESTIONS?



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