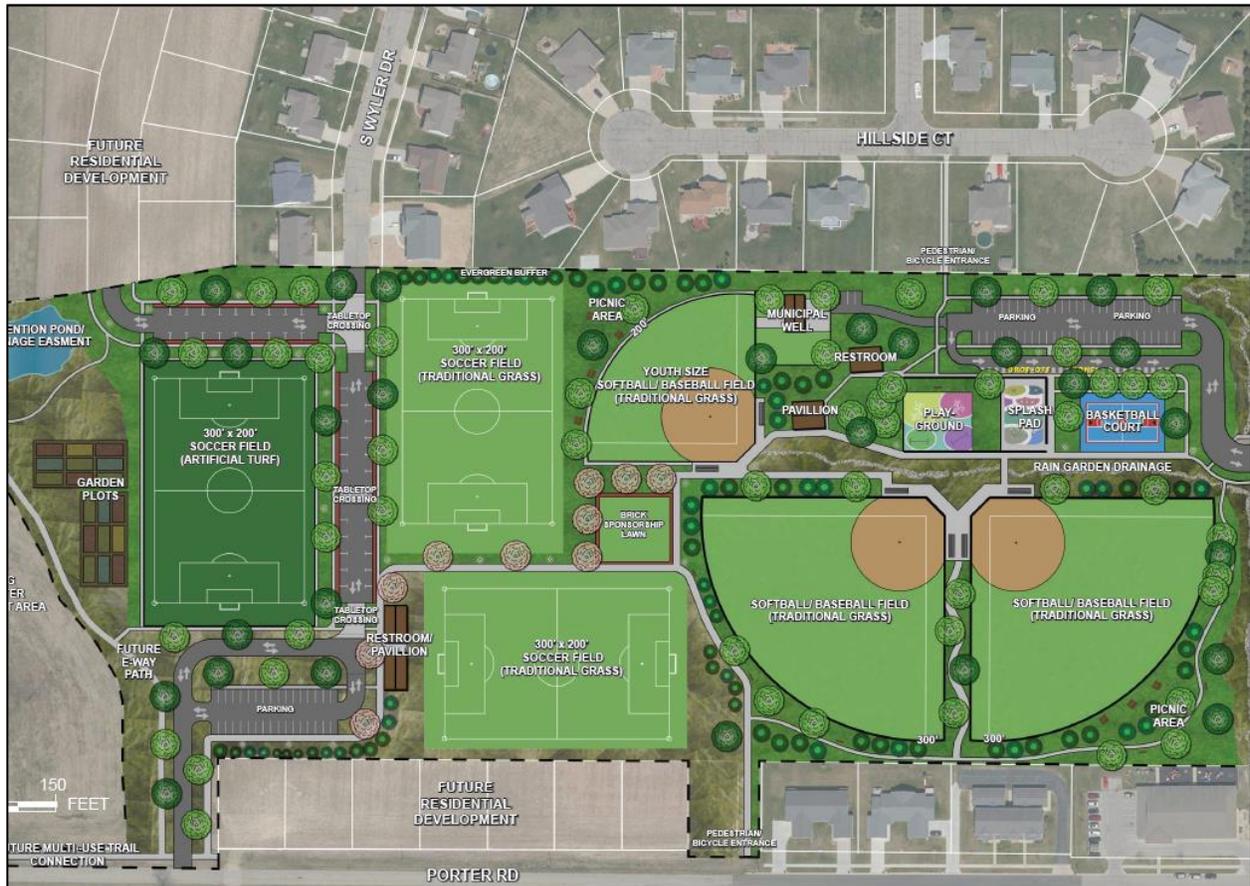


West Side Park Development Plan & Cost Estimates



Report prepared for
City of Evansville, WI

Report prepared by
Mead & Hunt
www.meadhunt.com

August 2018

Table of Contents

1. Project Overview	3
A. Project Background	3
B. Design Considerations	3
C. Alternative Concept Overview	5
2. Alternative Concept Analysis	7
A. Baseball/Softball Fields	7
B. Soccer Fields	8
C. Pedestrian/Bicycle Pathway System and Traffic Calming	10
D. Park Pavilion and/or Restroom Access	12
E. Basketball Court	13
F. Splash Pad	14
G. Tennis Courts	14
H. Playground Surface	14
3. Cost Estimates	16
A. Alternative Concept Costs	16
B. WSPC Report Programming Costs	16
Baseball/Softball Fields	16
Soccer Fields	17
Splash Pad – 3,000 ft ²	18
Park Pavilion and/or Restroom Access	18
Basketball Court	18
Playground Surface	18
4. Phasing Recommendations	19
A. Phase I – Roadway Design & Initial Site Preparation	19
B. Phase II – Site Circulation & Utilities	20
C. Phase III – Final Site Preparations	21
D. Stand Alone Items	22
Basketball Court	22
Playground Surface Improvements	22
Splash Pad	22
Restroom/Pavilion	23
Soccer Fields	23
Baseball/softball fields	23
Community Garden	24
Future E-Way path	24

1. Project Overview

A. Project Background

In May 2018, the City of Evansville retained Mead & Hunt to consult on the development of West Side Park, a 24.4-acre site on the City's western border. Working off the findings of the West Side Park Committee (WSPC) Report (July 2017), the City of Evansville Park and Outdoor Recreation Plan 2013-2018 and ongoing update (December 2013), and guidance from city staff, three (3) alternative concepts and cost estimates have been prepared. A detailed discussion of each concept is provided in section 2 of this report, following a general overview of concept development. Figure 1 shows the layout of the existing project site.

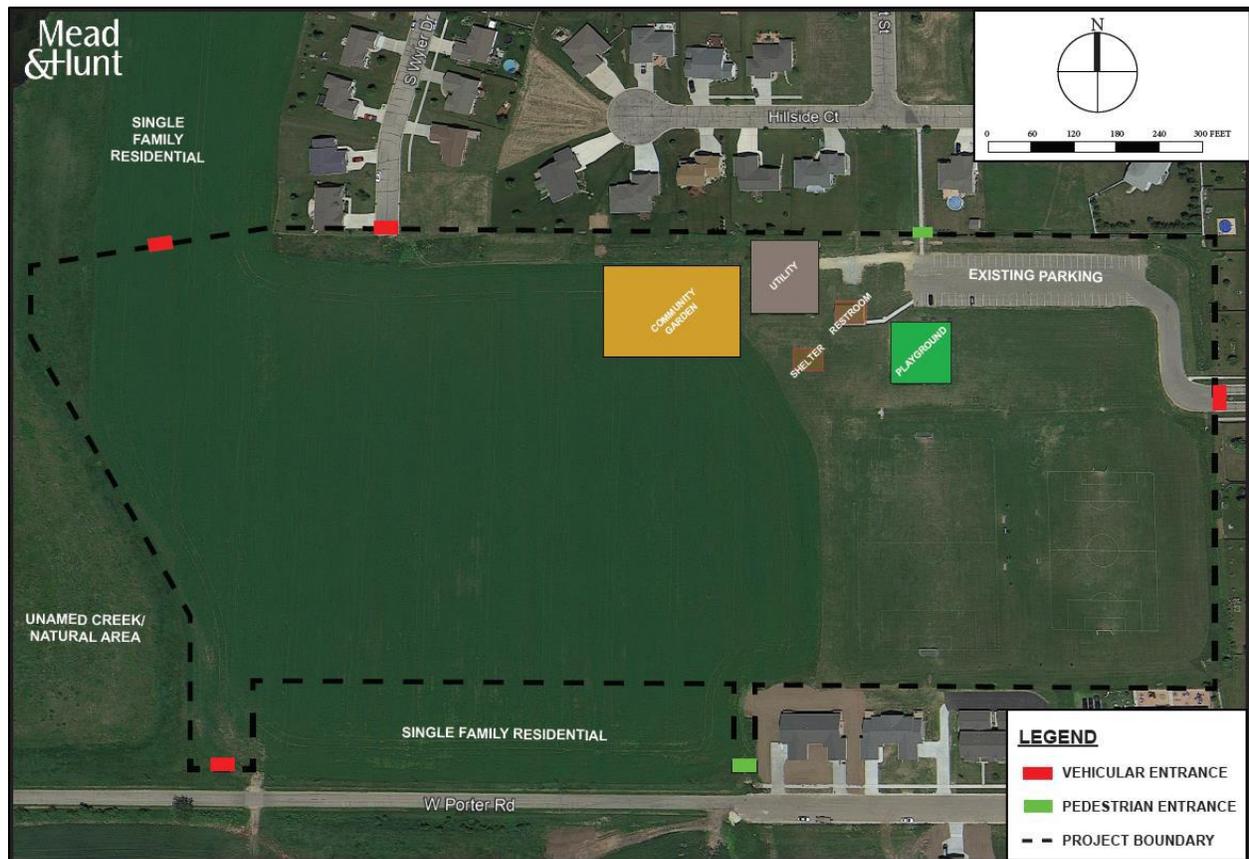


Figure 1: Existing Site layout and features.

B. Design Considerations

The general design considerations were developed through a combination of issues outlined in the WSPC report, the Park and Outdoor Recreation Plan, staff comment, and current principles of park design. General considerations used to guide the conceptual park development alternatives include the following:

1. **West Side Park is the only public park of its size on this side of the City. Thus, it must operate as a neighborhood park for the daily use of adjacent residents, and a community**

1. Project Overview

park during peak times (e.g. weekends) as it draws people for specific programmatic uses from a wider radius.

Grouping of daily recreation amenities like the playground and splash pad immediately adjacent to the existing residences provides a neighborhood park feel within the larger community park. Furthermore, this consideration was implemented by providing additional, strategically located parking to accommodate a typical daily use and ADA needs, with emphasis on drop-off areas for use during high traffic events (e.g. weekend league soccer matches).

Thanks to the Park's multiple entry points, any additional parking needs can be met by the adjacent neighborhood street and sidewalk network. This allows the Park's space to focus on needed recreation facilities rather than parking. In addition, this encourages alternative transportation methods to and from the park, reducing vehicular traffic and potential pedestrian/vehicular conflicts.

2. Programming must provide for a balance between passive and active uses and provide areas for refuge and rest for users of varying degrees of physical ability.

This consideration was implemented by clustering passive uses on the park periphery – or areas most easily accessed from adjacent neighborhoods and parking areas. Additionally, “windows” in vegetative screening are provided along paths to allow non-participants to watch active uses from a distance (e.g. mom and younger brother wandering on paths around the field while big brother plays t-ball). This allows users to engage with the site and activities in whatever manner is most comfortable to them (e.g. walking around vs. sitting and watching).

ADA and universal design principles were also used throughout the park and parking areas. One example of ADA application is that all paths throughout the park are a minimum 5-feet. Smaller loops and resting points along longer stretches of pathway in the park are also provided.

3. The existing deficit and growing demands of organized sports facilities in Evansville will be best served if the conceptual development represents the maximized use of the park.

This consideration was implemented by choosing facility dimensions for the highest age/use group when possible, with the assumption that the needs of younger age groups would also be met (e.g. you can paint a smaller field on a larger one if you have the space for the larger one). This also provides the greatest flexibility in programming based on typical needs, while considering the potential for high influx events such as tournaments or holiday community gatherings.

4. Screening, shaded areas, and wetland/natural features should be included within the Park.

This consideration was implemented by utilizing evergreens as wind/ active use barriers and deciduous trees for shade in picnic areas, along pathways, and as ornamental features. In addition, storm water, rain garden drainage, and naturalized vegetative areas are located throughout the Park to reduce maintenance of manicured areas and to visually break up longer stretches of continuous lawn. These areas are generally

1. Project Overview

located along the edges of sports fields and impervious surfaces and are highlighted in the alternatives to demonstrate how storm water moves through the site.

C. Alternative Concept Overview

Three conceptual alternatives were generated for this study. In July 2018 the Park Board was presented each concept and through discussion, concepts were slightly refined into their final version included in this document. A general overview of each is provided below. An analysis of their differences and similarities is included in the following sections. Full size layouts of each conceptual alternative is available in Appendix A.

Alternative A attempts to implement all the programming in the WSPC report in the fashion originally imagined by the West Side Committee, which includes a cloverleaf baseball field arrangement.

Alternative B builds on the existing park layout by leaving the soccer fields in their current location. Softball/baseball fields are added to the west in the expanded park area while trails and other amenities are added in strategic locations.

Alternative C takes a fresh look at the park and arranges sports amenities around the existing park infrastructure in the northeast corner.



Figure 2: Alternative A

1. Project Overview



Figure 3: Alternative B



Figure 4: Alternative C

2. Alternative Concept Analysis

Below is a discussion of the three conceptual alternatives based on each programmatic element identified as a community need and desire in the WSPC Report. This discussion provides a summary of specific use considerations and assists in identifying the benefits and constraints of each alternative. This narrative should be used as a guide for discussion and decision making related to priorities and preferences for the (re)development of West Side Park.

A. Baseball/Softball Fields

The WSPC Report recommends a minimum of three (3) baseball/softball field in West Side Park. This need is well supported by existing use documented at Lake Leota Park. Collectively, local baseball and softball leagues participate in hundreds of games and practices each year. Adding fields at West Side Park will accommodate more convenient scheduling and anticipated future needs.

In addition, as the City continues to attract young families, opportunities to enhance adult recreation programs should be seized wherever possible. Developing a park that has at least two full size baseball/softball fields will ensure the park maximizes its benefit to the community.



Figure 5: Concept A: Clover pattern field orientation

Concept A

Due to noted safety risks and concerns, it was recommended by the WSPC Report that the baseball/ softball fields be oriented in a clover pattern. *Concept A* is the sole alternative that accommodates this orientation with adult/full size fields. However, as a result, *Concept A* cannot fit a third full-size soccer field as well as provide an outfield fence for a third softball/baseball field as overlap of these programmed uses is required. This limits its effective use to a practice facility for softball/baseball and perpetuates scheduling and use conflicts.

The clover orientation does benefit from a centralized location for a proposed restroom/ pavilion facility. This can build social capital for Park users as this space becomes the informal gathering location before or after activities. It does require extended walks to access the baseball/softball fields which limits overall site accessibility and access for maintenance, etc.

2. Alternative Concept Analysis

Concept B

Concept B does not orient the baseball/softball fields in a clover pattern but groups them on the west end of the Park. To address the safety concern of errant balls leaving the field of play, buffers of space and vegetation are provided from pathways to safeguard all parties.

This alternative pairs the two full size softball/baseball fields together to optimize drop-offs/ improve access from parking stalls. Diamonds are also facing away from residences. This alternative benefits from minimal walking distances between parking/drop-off and play areas and increased pavilion/restroom access for both users and City maintenance crews.

Unlike *Concept A*, this alternative keeps each use separate, which prevents any potential scheduling or use conflicts. Due to space constraints, the third field is limited to a youth/size field but does provide outfield fencing.

This baseball/softball field orientation provides for a centralized pathway, which affords an open flow for pedestrian/bicycle through traffic and creates views for passersby. This unifies the Park. However, it also prevents parents with children playing on different fields simultaneous access. Viewing simultaneously from the outfield may be possible.

Concept C

As mentioned above, *Concept C* does not orient all three of the baseball/softball fields in a clover pattern. Buffers of space and vegetation are provided between from pathways and field to safeguard users from errant balls leaving the fields.

This alternative does provide two full size softball/baseball fields with adjacent backstops and places the youth backstop close-by. The near-clover pattern also frames the uses in the northeastern portion of the site, while leaving areas for pathways and nodes for passive onlooking and picnicking. Like *Concept A*, the same informal gathering space is created with this concept where the full-sized diamonds are adjoining.

Like *Concept B*, soccer and baseball/softball uses are separated which limits space for a third full size field. But this does separate the site into distinct use areas. The western parking and facilities support the soccer fields and the eastern parking and facilities the softball/baseball. The total walking distances and ease of access for maintenance is somewhere between *Concept A* and *B*.

B. Soccer Fields

The WSPC Report recommended the addition of a third full size soccer field to accommodate the popularity of soccer, and to lessen wear and tear on existing fields. In addition, an artificial turf field has been incorporated to maximize field use potential. This need is well supported by the rapid growth of the Evansville Soccer Club, providing playing opportunity at all ages—from the in-house leagues to participation in Madison Area Youth Soccer Association (MAYSA) league play.

2. Alternative Concept Analysis

The concepts illustrate fields that are 300' x 200', and approximately 25' between field of play. Regulation allows for a narrower field if additional buffer is desired. In short, there is ample room for three full-sized soccer fields.

Concept A

Concept A builds on the Park's existing soccer facilities by placing the artificial turf field at the center of the soccer complex. This central location is ideal for grading and drainage and other use considerations. The placement and spacing requirements require the relocation of a limited number of existing trees.

As was discussed above, the third field shares space with the eastern softball/baseball field, and therefore may be best utilized as a practice or lower level soccer field. However, it can be used for tournament level play if needed, and as scheduling affords.

Each of the fields can be converted for lower level play. The north-south orientation is ideal for soccer to prevent visual obstruction from the rising or setting sun.

Concept B

Concept B also builds on the existing facilities, placing the artificial field in the center. This central location is ideal for grading and drainage and other use considerations. Like *Concept A*, the placement and spacing requirements require the relocation of a limited number of existing trees.



Figure 6: Concept B: Three full size soccer fields with north/south orientation

2. Alternative Concept Analysis

This alternative adds the third full sized field as a dedicated park feature and allows a nearly continuous field of play for the soccer facilities—the only separation being a necessary hard surface between traditional grass and artificial turf. This hard surface allows easy, ADA access to the sidelines and allows observers to avoid muddy grass.

Each of the fields can be converted for lower level play. The north-south orientation is ideal for soccer to prevent visual obstruction from the rising or setting sun.

Concept C

Concept C provides a complete alternative to the existing site facilities. However, this provides benefits for phasing as new soccer facilities can be built with the existing intact, leaving minimal disruption in service through the season.

This alternative adds the artificial turf field as the third full sized, dedicated field separated from the other fields as its own distinct park feature. Because this field has unique grading, preparation, maintenance and drainage requirements, framing it with a new road allows ease of incorporation into the park.

This alternative has the best access to the proposed additional restroom and pavilion facilities and provides the best maintenance access for the artificial turf field. It also has improved drop-off and parking conditions for the soccer fields compared to the other two concepts.



Figure 7: Concept C shows a dedicated artificial turf field area to the west of a future road.

Like *Concepts A* and *B*, each of the fields can be converted for lower level play. The north-south orientation is ideal for soccer to prevent visual obstruction from the rising or setting sun. One of the constraints of this alternative is the orientation of one of the fields. However, as trees mature within the Park, visual obstructions from the sun will be reduced.

C. Pedestrian/Bicycle Pathway System and Traffic Calming

The WSPC Report recommended the addition of a system of trails with benches/markers, points of interest, etc. As mentioned, this helps to break up the feel of a sports complex and provides for varying degrees of interaction from passive to active. Also, to ensure the safety of park users, traffic calming features should be used to reduce potential impacts of through traffic.

Each concept provides loops of varying lengths and contains places of refuge for rest. Additionally, the pedestrian system connects to existing and future sidewalk networks within the adjacent neighborhoods.

2. Alternative Concept Analysis

Each concept proposes that pathways within the park be made of asphalt to provide a continuous surface, improving accessibility and durability over unimproved surfaces. Shared use paths within the Park are proposed to be 10' wide allowing for both bicycle and pedestrian circulation. Pathways adjacent to roadways and near park entrances (continuous with city sidewalks) are proposed to be concrete and typically 5' wide. Both meet ADA standards.

On the western edge of the Park is an existing storm water management area and a proposed retention pond. Taking advantage of these features and the proposed future multimodal trail connection from Porter Road, each concept proposes a future e-way path connecting the park to the regional recreation system.

The E-Way concept introduced by the late emeritus professor of UW-Madison's Landscape Architecture program Phil Lewis aims to connect users to the infrastructure that links humans and the environment. In this case—how storm water is managed from the adjacent residential developments. A series of signs or informational material can be developed educating the public about storm event terminology (i.e 100-year storm, retention vs detention, topographical maps. etc.). This is also an opportunity to naturalize the parks edge and provide passive space that also serves as storm water for park improvements.



Figure 8: Concept A: E-Way Path

The location of the existing storm water management area on the west of the Park also provides a barrier for connectivity within this portion of Evansville. To alleviate this, each concept contains a through street in some form connecting the residential neighborhood to the north to Porter Road. This connection is critical for circulation from a planning standpoint for the City and critical for accessibility from a design standpoint for the park. However, we also understand this can create a through traffic issue. To deter this practice, a series of tabletop crossings are provided in each concept to offer predictable crossing locations, and as a means for traffic calming. This is expected to discourage through traffic within the park and minimally impact snow plowing operations.

Concept A

Concept A is most limited by the orientation of the sports uses, and therefore provides for the least amount of passive trail areas. It does have a meandering pathway along the southern edge that brings users along screened lawn areas with picnic tables. A standout feature of *Concept A* is a pathway adjacent to proposed garden plots that immerses the user amongst the gardens and evergreens.

2. Alternative Concept Analysis

Concept B

As was mentioned above, *Concept B* has a strong central pathway that unifies the site programming and provides ideal maintenance access and shorter walking distances for the majority of uses. This concept benefits from shorter loops with logical areas of refuge for rest. The standout feature of *Concept B* is the views provided from the outfield pathway into the active sports uses.

Concept C

Concept C also has a central pathway and open circulation. This concept provides for the best passive pathways and is the most efficient from a maintenance, point A to point B perspective. The improved access in this concept allows for the southeastern entrance along Porter Road to be pedestrian/bicycle only. ADA access can be provided from proposed parking facilities. Simply, parking in this location isn't needed with this concept as it doesn't improve accessibility to users.

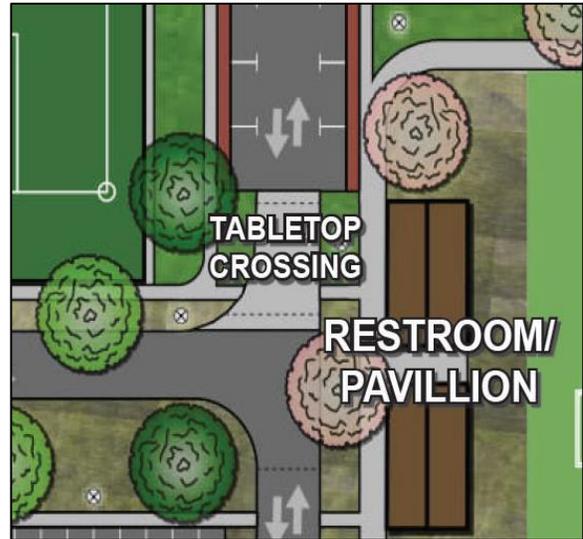


Figure 9: Concept C: The tabletop crossing provides a traffic calming measure and prioritizes pedestrians as it keeps a level surface for the new restroom/pavilion.

The standout feature of *Concept C* is the dedicated passive park path on the southeastern edge circling around the softball/baseball complex. This enhances a user's experience by providing the opportunity to walk around a game, while watching the action.

D. Park Pavilion and/or Restroom Access

The WSPC Report recommends that the increase in programming in the Park necessitates additional supporting facilities. This recommendation is further supported by the extended distances from the west end of the Park to the eastern facilities. There will be an approximate doubling of Park use from the additional programming so pavilion and restroom facilities comparable to the existing features were included in each concept.

Concept A

Concept A includes a combined restroom and pavilion that is centrally located in the clover pattern. This provides ideal use for softball/baseball users. It does, however, isolate it from other users in the Park and limits its access and visibility, which may contribute to maintenance and vandalism issues as this part of the park is isolated, when not in programmed use.

Concept B

Concept B includes separate restroom and pavilion facilities along the proposed roadway. This allows for better visibility and access for users and maintenance crews. This concept's location of these facilities provides a relatively uniform distance to travel for each park use.

2. Alternative Concept Analysis

Concept C

Concept C also includes separate restroom and pavilion facilities along the proposed roadway, and benefits from the same visibility and access found in *Concept B*. The addition of the parking area provides for even greater access. In addition, the smaller footprint of the soccer field allows the most logical connection between the restroom/ pavilion facilities for the western park uses, and the safest pedestrian crossing to this use.

E. Basketball Court

The WSPC Report recommends that a dedicated basketball court be provided separate from any parking surface. This recommendation is further supported by surveys conducted for the Comprehensive Outdoor Recreation Plan (CORP).

The proposed basketball hoops would be a painted asphalt surface, with an additional 10-foot observation area surrounding. This is an added benefit as it provides for some flexibility in use and provides for areas of rest for park users.

Concept A

Concept A locates the basketball court on the northwestern edge of the park. This is a highly visible location with good access to parking. This “island” benefits from logical crossings at each corner, which improves safety and limits any conflict from a ball rolling to the street. Distance to the road from each hoop is a minimum of approximately 50'. This location is also easily accessible from the residential neighborhood to the north, allowing users to walk from home.



Figure 10: Concept A: Basketball Court

Concept B

Concept B locates the basketball court adjacent to the restroom/pavilion facilities allowing for use while younger users are being watched. It also provides for a highly visible location with good access to parking. Distance from the basket to the road is a minimum of approximately 50'. The orientation of the hoops will reduce the instances of a stray ball. The vegetative buffers will further protect users.

Concept C

Concept C locates the basketball court adjacent to the existing parking, playground facilities, and proposed splash pad. This places it adjacent to other uses, where a parent with multiple children can keep watch. This location also has good access to parking and visibility. This location has a minimum of approximately 50' feet from the parking lot access road. This alternative also has phasing benefits as it is located where there is no existing programming, meaning it could be added now or in the future.

F. Splash Pad

The WSPC Report recommended looking at the installation of a splash pad to provide an alternative water play feature for the community. The popularity of splash pads in neighboring and regional communities is due to the ability for users of multiple age groups and physical abilities to directly interact with the water features. This improves its use over traditional pools. The reduced supervision required in comparison to a traditional pool further increases their demand. The following are considerations for the sizing and location of a splash pad.

Scalability is important because once the infrastructure is in place, it is easy to adjust the size and add features based on your needs. Communities between 2,000 and 10,000 people are installing splash pads of around 2,000 ft² with an additional “dry zone of approximately 5’ surrounding (A use area of approximately 3,000 ft²).

Water system is another consideration for choosing a splash pad. There are *flow-through* systems that discharge the water into the storm system. This has lower upfront costs but requires high water usage (must treat more water). There are also recirculation systems that treat and then recirculate the water. This requires higher upfront costs (more components in the system) but has lower water usage. Additionally, staff need to be trained or knowledgeable in testing the water according to state requirements, or plan to contract that out. It also requires access to cover/storage for the re-circulation infrastructure (which can be buried).

Due to the unique infrastructure requirements, each concept locates the splash-pad adjacent to the existing playground. This is because it gives the greatest flexibility for choosing the appropriate system for Evansville’s needs. Access to water and a fenced off utility area (municipal well) as well as proximity to the parking area and storm water makes this the ideal location. In addition, proximity to the existing playground and room for expansion further support this location. It also allows the area to be fenced off for safety.

Each concept illustrates an approximately 6,000 ft² use area that will ensure the opportunity to expand in the future. The project proposes starting with a splash pad of 3,000 ft².

G. Tennis Courts

The WSPC Report demonstrated hesitation to recommend the addition of tennis courts in the park. Due to programming space and discussion with City Staff, tennis courts were left out of the concepts. This is consistent with a general national trend toward group organized sports. A prevalence of communities converting/retrofitting existing tennis courts into new uses (e.g. futsal) further supports leaving them out.

H. Playground Surface

The WSPC Report did not include recommendations for replacing the playground surface. However, during several site visits it was clear that flooding is an issue. The sand surface is also not an accessible surface and limits universal access.

2. Alternative Concept Analysis

There are many options for universal surfaces that also allow for proper drainage. Each concept recommends keeping the existing play structure and replacing the surface with poured in place rubber. An alternative would be rubber tiles. This will ensure maximum use of the existing site feature.



Figure 11: Existing Playground Sand Surface



Figure 12: Proposed alternative playground surfaces

3. Cost Estimates

A. Alternative Concept Costs

The following are planning level cost estimates of constructing the proposed concepts at full buildout. A detailed breakdown of individual costs and quantities are available in Appendix B. As is shown below, the costs to develop each concept are nearly identical. This is due to the near-identical programming. Phasing will be the differentiator in capital and longer-term expenditures.

	Concept A:	Concept B:	Concept C:
Subtotal	\$3,094,924	\$3,083,318	\$3,081,938
7% Contingency	\$216,645	\$215,832	\$215,736
Total	\$3,311,569	\$3,299,150	\$3,297,674
<i>*Costs may increase overtime if phased</i>			

Several neighboring communities are also in the process (re)programming their community parks in a similar fashion. Comparative analysis found that our cost estimate is in line with projected project costs elsewhere.

For example, the Village of Oregon is redeveloping Jaycee-Park West to include similar sports complex uses, parking, and trails. The estimated cost for the project in total is approximately \$4 million dollars for a similarly sized park.¹

The City of Verona recently committed \$2.7 million dollars for improvements at Fireman's Park in a smaller footprint. These improvements include 2 softball/baseball fields, a splash pad, multi-use trails, and other site and landscape improvements for a much smaller.²

B. WSPC Report Programming Costs

To better facilitate understanding of the individual programming costs, estimates and a brief description are provided below for major items recommended from the WSPC Report.

Baseball/Softball Fields

Full Size -300'	\$240,000 each
Youth Size – 200-225'	\$180,000 each
Shared with Soccer	\$270,000 each
<i>*Planning Level Estimates</i>	

¹ Village of Oregon Park and Recreation Plan (2018-2023), Appendix D: Oregon Jaycee Park Master Plan and Cost Estimates.

² Upgrades to Fireman's Park to Start Fall 2018, City of Verona website, (accessed via web, July 30, 2018) <http://www.ci.verona.wi.us/CivicAlerts.aspx?AID=259>

3. Cost Estimates

The costs associated with the construction of the baseball/softball fields include infield material, topsoil, athletic field seeding, underdrain, bases, foul poles, seating and fencing. They do not include extras like a scoreboard or lighting.

Due to relative minimal grade on site, it is presumed minimal grading is needed for these fields. Grading is included in costs elsewhere.

Soccer Fields

Full Size Traditional Grass	\$125,000 each
Full Size Artificial Turf	\$700,000 each**
<i>*Planning Level Estimates</i>	
<i>**Based on estimate of 80,000 ft² surface and base.</i>	

The costs associated with the construction of the traditional grass field include athletic field seeding, topsoil amendment, and underdrain. Concepts A and B may have lower costs associated with the soccer fields due to the use of existing fields depending on phasing, and on the amount the existing condition can be maintained. *Due to relative minimal grade on site it is presumed minimal grading is needed for these fields. Grading is included in the costs elsewhere.*

The costs associated with the construction of the artificial grass field include the artificial turf and underlying infrastructure. Approximately half the cost goes to each. Another cost consideration that should be accounted for in comparing the costs of these facilities is the overall value of use, and maintenance costs of each.

The following table provides a comparison of the costs of a traditional grass to an artificial turf soccer field.

	Initial Costs	Annual Maintenance/Year	Paint Costs/Year	Total 10-Year	Total 15-Year*
Traditional Grass	\$125,000	10,000	\$2,500	\$250,000	\$312,500
Artificial Turf	\$700,000	5,000	\$0	\$750,000	\$775,000
<i>*Based on an estimated useful life of artificial turf field surface and need for substantive reinvestment for traditional grass. Once the base infrastructure is there for artificial turf, the costs to re-turf the field is approximately half of the initial costs.</i>					

The key factors that determine the overall value of traditional grass vs artificial turf is the ability for much more intense use on the artificial turf. The artificial turf can increase the length of the playing season, does not require extensive downtime for maintenance, and may be used for a variety of other high-intensity uses making its per-use value lower than that of traditional grass.

Splash Pad – 3,000 ft²

Flow Through System	\$250,000 – \$350,000
Recirculation System	\$350,000 - \$500,000
<i>*Planning Level Estimates</i>	

The proposed conceptual plans propose building an approximately 3,000 ft² splash pad. The costs budgeted for this expense is \$350,000 in the overall cost estimate. The size and costs projected here closely aligns with the newly constructed Goodrich Square Splash Pad in Milton, WI. The community of a similar size committed \$344,000.³

Park Pavilion and/or Restroom Access

The proposed conceptual plans propose building new pavilion and restroom facilities to accommodate new park users. The cost to build or purchase a prefabricated pavilion or restroom area vary greatly. The projected cost estimates budgeted \$200,000 for the two purchases, the bulk going to the restroom facilities.

Pavilion	\$50,000+
Restroom	\$150,000+
<i>*Planning Level Estimates</i>	

Basketball Court

The costs for a basketball court can also vary greatly depending on the surface, hoop type, and other amenities. The proposed court is painted asphalt pavement. \$30,000 is budgeted for this amenity and does not include lighting or fencing.

Basketball Court	\$30,000+
<i>*Planning Level Estimates</i>	

Playground Surface

The cost to replace the playground surface is approximately \$8-\$12 per square foot. Other materials could be chosen, but an intervention is needed to improve drainage. \$56,000 is budgeted for this improvement.

Pour in Place Rubber	\$56,000+
<i>*Planning Level Estimates</i>	

Other costs included are related to site work, common area seeding, erosion control, site furniture, multi-use trail construction, parking lot construction, mobilization, and demolition. They do not include a full lighting design or roadway design costs. (Preliminary quantities are provided in Appendix B).

³ Milton’s big splash of the summer, Milton Courier website, accessed via web July 30, 2018, http://www.hngnews.com/milton_courier/news/local/article_5e80b16a-f472-11e2-9def-0019bb30f31a.html

4. Phasing Recommendations

Many factors can evolve over time and change the priorities in implementing a Master Plan Concept. For instance, as funding becomes available the project scope may be refined. It is the intention of this section to adhere to the guiding principal of minimizing the disruption of service to West Side Park, and the impact phasing has on overall project costs. As the project's implementation progresses phasing may need to be amended to meet these commitments.

On July 17th, 2018 the City of Evansville held a meeting of the Parks & Recreation Board to review concepts and potentially determine a preferred alternative concept. Though one was not identified, a preference for Concept C and an aversion to Concept A were indicated. The following section was developed to assist the City in determining priorities for the identification and implementation of a preferred alternative concept. The City should determine a single preferred concept to allow staff and stakeholder groups to begin planning and funding efforts.

A. Phase I – Roadway Design & Initial Site Preparation

The first phase in the project will set the stage for later project improvements. Generally, these are the same for each of the three concepts, however considerations for construction administration may require staging the first phase into smaller segments. The following activities are associated with Phase I:

Roadway Design

The roadway connecting W. Porter Road to the residential developments to the North of the project site has a significant impact on project implementation. As a concept is chosen, efforts to refine the design and establish the right-of-way should be prioritized. This includes design of any proposed parking areas and sidewalk connections. Once this is determined it will be possible to delineate the extent of needed site work for park amenities.

Site Preparation

Once a concept is chosen and roadway design has been determined, site preparation can commence. It is not necessary to complete roadway construction prior to this effort, however, partnering these improvements with site work required for the roadway should be investigated. This may help to control costs associated with mobilization, as contractors will already have equipment on site.

Phase I sitework will include rough grading, storm water management, tree relocation, minimal excavation associated with topsoil removal, and field re-seeding. It is assumed that at the time that this work is completed, funds allocated to the development of specific park program elements have not been secured.

A complete site-wide storm water design is needed at this time to ensure individual project elements are implemented with the site-wide drainage needs in mind. It will also inform the scope of grading work. The entire storm water infrastructure is not needed immediately, but rather should be added as needed throughout implementation.

B. Phase II – Site Circulation & Utilities

The second phase of the project begins to refine the site for additional active programmatic elements and establish site circulation. Phase II assumes that the future road connection has been constructed with water, electric, and sewer available to the western portion of the site. This is important because paths and trails must be coordinated with roadway crossings and sidewalk connections. Generally, these are the same for each of the three concepts.

These activities can be prioritized towards through-connections and wait to develop spurs connecting specific programmatic elements until these elements are scheduled for implementation. At the time that this phase is being developed, an assessment of the availability of stakeholder funding should be completed. This will help focus the scope of Phase II improvements. The following activities are associated with Phase II:

Improved Pathway Site Preparation

Phase II sitework will include grading, storm water management, and excavation in preparation for a network of improved paths.

Improved Pathway Hardscaping

Phase II hardscaping work includes constructing the network of improved paths with base course and asphalt. Considerations for future hardscape sponsorship elements should be implemented with this task.

Utility Connections

Phase II utility work will establish the necessary electrical, water, and sewage infrastructure to implement later site improvements. This includes any desired pathway and sports lighting, and water connections for the community gardens, pavilion, and restroom. Full buildout of the utility infrastructure is not needed; however, their design must be refined to prevent the need for duplication of site preparation or hardscaping efforts.

Site Furnishings

Phase II will begin to see the development of passive spaces, and potentially additional programmatic elements. As these areas become more defined, and as the pathway network is established, the need for site furnishings increase. This includes trash/ recycling receptacles, park benches, and picnic tables. This will also help to increase usability of the undefined spaces prior to programmed elements being introduced.

Landscaping

Phase II will also see the need for landscape elements to help define space, and to provide for site comfort. Landscaping and tree plantings should be focused around the pathway network to avoid potential future conflicts with the buildout of sports fields and other park amenities.

Existing Eastern Parking Lot⁴

The existing parking lot is in ample condition for the time being. Operational concerns related to ADA design, specifically the pedestrian crossing, informed the addition of this improvement in the concept. In addition, the potential addition of the drop-off lane for the parking lot helps with peak time traffic. At this time, an assessment of the current pavement condition will determine when this improvement is needed. Especially if high-traffic park uses have yet to be implemented.

C. Phase III – Final Site Preparations

The third phase of the project will complete any phase specific project work. Phase III assumes that some stakeholder groups have acquired funding for implementation of their desired programmatic elements. With this requires the finishing of site preparations in anticipation for use specific construction. Use specific construction may already have commenced for certain programmatic elements and may still be needed for others. This is discussed further for each Stakeholder Programmatic Element in the standalone items subsection below. The following activities are associated with Phase III:

Final Site Preparation

Phase III sitework will include fine grading, remaining storm water management, and any remaining excavation needed for common areas or unfinished pathway spurs.

Final Improved Pathway Hardscaping

Phase III hardscaping work includes completing the network of improved paths with base course and asphalt. Implementation of hardscape sponsorship elements should be refined with this task.

Final Utility Connections

Phase III utility work will complete the electrical, water, and sewage infrastructure to implement use specific elements. This includes any remaining pathway and sports lighting, water and sewage lines.

Final Site Furnishings

Phase III will complete the installation of site furnishings like trash/ recycling receptacles, park benches, and picnic tables. These can be installed with their associated stakeholder programmatic elements as needed.

Landscaping

Phase III will finish installing landscaping and plantings in common areas. This implementation should be coordinated with the completion of stakeholder programmatic elements. This will also include any plantings needed for the rain garden drainage, as directed storm water flow is established. Landscaping will typically be the last feature implemented dependent on potential construction conflicts.

⁴ *If a resurfacing and extension of the parking area is not necessary or feasible. The operational and pedestrian concerns may be addressed using temporary pavement markings and/or temporary lane barriers.*

4. Phasing Recommendations

Existing Eastern Parking Lot

Phase III will include resurfacing, addition of drop-off lane, and pedestrian improvements. At this point in the project's implementation the addition of high-traffic programmatic elements will demand these improvements.

D. Stand Alone Items

There are several items for this project that phasing is not practical for, either due to unpredictable funding challenges or their flexibility in implementation. As demand for these elements increases and funding becomes available, their implementation will depend on whether necessary site work is completed.

If funding is available at the time that site work is being completed, use specific construction should be coordinated to minimize potential costs. Below is a brief overview of programmatic phasing based on each concept.

Basketball Court

Concept A

The basketball court can be implemented any time after the roadway design is complete. This will insure its placement does not impact roadway construction. Ideally, it would be implemented between Phase II and Phase III, which would allow for proper circulation and access to the courts. Without a formal stakeholder group, this element will likely be spearheaded by the City itself. Look for opportunities to complete this work with the roadway improvements for costs savings.

Concepts B & C

The basketball court can generally be implemented without respect to other phasing considerations.

Without a formal stakeholder group, this element will likely be spearheaded by the City itself. Look for opportunities to complete this work with playground surface and/or splash pad improvements for costs savings.

Playground Surface Improvements

The playground surface improvements can generally be implemented without respect to other phasing considerations. These improvements should be undertaken as soon as feasible, to improve access and usability of the amenity. Future site-wide storm water and pedestrian circulation should be a consideration. Generally, drainage can be supported by existing swales with minor improvements.

Splash Pad

The splash pad can generally be implemented without respect to other phasing considerations. These improvements will need to be completed after—or coinciding with—playground surface improvements as drainage issues must be addressed prior to adding a concrete pad. This may be best implemented after Phase III as improvements to the parking lot and drop off are completed.

4. Phasing Recommendations

Restroom/Pavilion

The restroom and pavilion will likely be one of the last park amenities added. These improvements will need to be completed subsequent to or coinciding with the addition of programming on the western end of the park.

Soccer Fields

The soccer fields can generally be implemented without respect to other phasing considerations. As funding is available, the rehabilitation of existing soccer fields and addition of either the shared softball/baseball field or third soccer field can be implemented.

Due to the costs associated with an artificial turf, the initial addition of a traditional grass field may be chosen. An artificial turf can be added later. If this is the desired option, consideration as to whether the addition of underdrain is needed for the future artificial turf field at that time.

Coordination with softball/baseball field stakeholder groups will be needed as the soccer fields will need to be completed subsequent to or coinciding with development of the baseball/softball field complex.

Concepts A & B

In the interim, the existing soccer field uses could be moved to the western portion of the site during implementation. This will prevent significant disruption of service.

Concept C

If the development of the proposed soccer field improvements precedes the baseball/softball improvements, the existing soccer fields can be used without disruption. Once the soccer fields are completed, the baseball/softball complex can be implemented.

Implementation can generally occur as long as roadway design is completed, however, ideally this would occur after construction to provide parking and access.

Baseball/softball fields

Concepts A & B

The baseball/softball fields will need to be implemented subsequent to or coinciding with Phase II. This is due to the need for completion of the parking, pathway connections, and site preparation on the western end of the park. It is possible to implement these improvements one field at a time. This should be coordinated with other stakeholder groups to minimize conflicts.

Concept C

The baseball/softball fields will need to be implemented subsequent to or coinciding with soccer field improvements to the west. This will ensure there is limited disruption in service. Generally, the soccer fields need to be completed prior to the baseball/ softball fields. Ideally improvements to the existing eastern parking lot will have been completed to ensure that the lot can accommodate drop offs.

4. Phasing Recommendations

Community Garden

Concepts A, B, & C

The existing community garden is sufficient for current needs, so implementation of this improvement is not necessary until the baseball/softball fields are ready. Coordination between these groups will be needed. In anticipation of future baseball/softball field improvements.

Concept C

The proposed relocation of the garden plots places them on the edge of the 100-year storm (1% chance of occurring any given year). To limit the risk of flooding the addition of berms should be investigated during engineering design. To provide convenient access for mulching and equipment, pathways adjacent should be designed to accommodate a $\frac{3}{4}$ to 1-ton truck. These considerations should be implemented as soon as relocation of the existing gardens begins.

Future E-Way path

The E-Way path is not likely to occur until other regional connections are implemented.

These documents shall not be used for any purpose other than that intended by the client and shall be returned to the client and shall be destroyed by the client and shall be returned to the client and shall be destroyed, including drawings, files and code, along with all additional, unapproved reproduction of these documents, in full or in a portion, is prohibited.

**CITY OF EVANSVILLE, WISCONSIN
 WEST SIDE PARK DEVELOPMENT
 S 6th Street & Porter Road**

CONCEPT

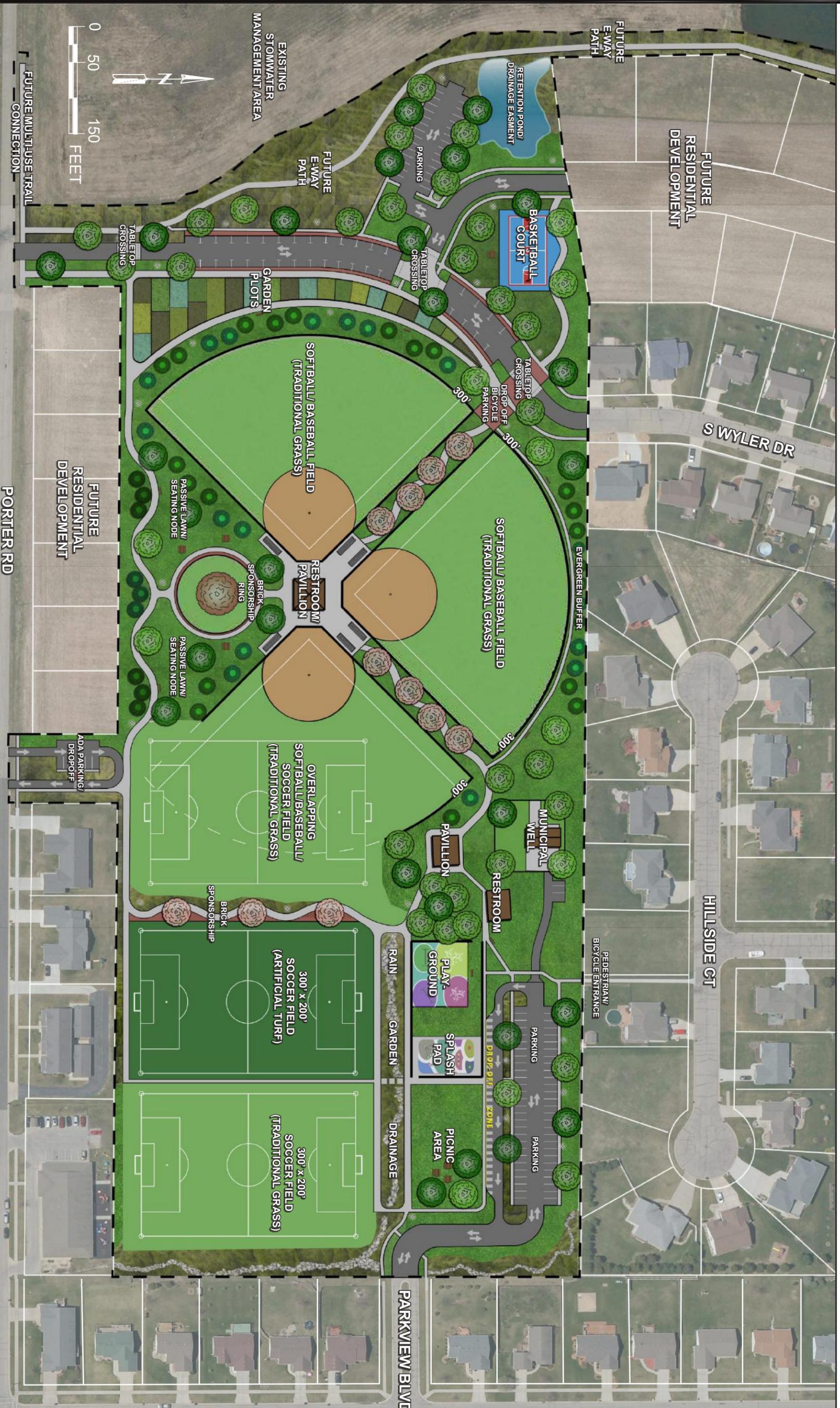
A

NOT FOR CONSTRUCTION

DATE: July 2018
 DESIGNED BY: BAC
 DRAWN BY: BAC
 CHECKED BY: DJW, MSS

SHEET CONTENTS

SHEET NO. X of X



These documents shall not be used for any purpose other than that intended by the City of Evansville, Wisconsin. The City of Evansville, Wisconsin, is not responsible for the design and construction of any facility or structure shown on these drawings. The City of Evansville, Wisconsin, is not responsible for the design and construction of any facility or structure shown on these drawings. The City of Evansville, Wisconsin, is not responsible for the design and construction of any facility or structure shown on these drawings.

**CITY OF EVANSVILLE, WISCONSIN
 WEST SIDE PARK DEVELOPMENT
 S 6th Street & Porter Road**

SSS020

CONCEPT
B

NOT FOR CONSTRUCTION

MARK NO: 0502100-180812.01
 DATE: July 2018
 DRAWN BY: BAC
 CHECKED BY: DJW, MSS

SHEET CONTENTS

SHEET NO. X of X



These documents shall not be used for any purpose other than that intended by the engineer. The engineer and his firm assume no liability for the design and field business forms or drawings, including alterations, being made or used, after the date of completion of these documents, in the absence of a written agreement to the contrary.



**CITY OF EVANSVILLE, WISCONSIN
 WEST SIDE PARK DEVELOPMENT
 S 6th Street & Porter Road**

CONCEPT

NOT FOR CONSTRUCTION

SHEET NO. X of X

MARKING: 0502100-180812.01
DATE: July 2018
DESIGNED BY: BAC
DRAWN BY: BAC
CHECKED BY: DJW, MSS

Item	Unit	Quantity A	Quantity B	Quantity C	unit cost	notes	Concept A	Concept B	Concept C
EARTHWORK/DEMOLITION - 24.4 Acres									
Mobilization	LS	1	1	1	\$ 60,000.00		\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
Demolition - Asphalt	SY	1050	1050	1050	\$ 9.00		\$ 9,450.00	\$ 9,450.00	\$ 9,450.00
Grading	SY	118096	118096	118096	\$ 0.50	24.4 acres	\$ 59,048.00	\$ 59,048.00	\$ 59,048.00
Common Area- Seeding, Fertilization, Topsoil, Mulch	SF	106287	106287	106287	\$ 0.80	Approximately 10% of Site	\$ 85,029.60	\$ 85,029.60	\$ 85,029.60
Naturalized Areas Plant Seed	SF	105981	105981	105981	\$ 0.30	Approximately 10% of site	\$ 31,794.30	\$ 31,794.30	\$ 31,794.30
Erosion control	LS	1	1	1	\$ 20,000.00		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
UTILITIES*									
Electrical Underground Service	LS	1	1	1	\$ 15,000.00		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Water	LF	800	850	800	\$ 95.00	8" Diameter	\$ 76,000.00	\$ 80,750.00	\$ 76,000.00
Sanitary Sewer	LF	800	800	800	\$ 40.00	6"Diameter	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00
* Assumes connection from future roadway includes utility connections									
Pavement Structure - Pathways & Plazas									
Base Aggregate	SY	7502	6061	5564	\$ 7.00		\$ 52,511.57	\$ 42,427.68	\$ 38,944.82
Asphalt	SY	6355	4575	4156	\$ 20.00		\$ 127,106.40	\$ 91,494.38	\$ 83,118.62
Concrete*	SF	10317	13377	12669	\$ 9.00		\$ 92,852.96	\$ 120,396.60	\$ 114,016.77
* Concrete does not include quantities associated with sidewalk connections to neighborhood									
Pavement Structure - Parking Areas & Drop Offs									
Base Aggregate	SY	5131	3901	4701	\$ 7.00		\$ 35,915.44	\$ 27,307.00	\$ 32,909.33
Asphalt	SY	5131	3901	4701	\$ 20.00		\$ 102,615.56	\$ 78,020.00	\$ 94,026.67
Landscaping									
Trees	ea	125	125	125	\$ 200.00		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Site Furniture									
Lighting*	ea	10	10	10	\$ 2,500.00		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Trash Receptacles	ea	10	10	10	\$ 500.00		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Picnic Tables	ea	8	8	8	\$ 700.00		\$ 5,600.00	\$ 5,600.00	\$ 5,600.00
Benches	ea	7	7	7	\$ 1,500.00		\$ 10,500.00	\$ 10,500.00	\$ 10,500.00
Bike Racks	ea	4	4	4	\$ 500.00		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
* Lighting does not include streetlights or ballfield lighting									
Standalone Items									
Splash Pad	ea	1	1	1	\$ 350,000.00	Estimate of 3k sqf (Milton, Splash Pad)	\$ 350,000.00	350000	\$ 350,000.00
Fencing (Splashpad/Playground)	LF	575	575	575	\$ 20.00	Around park and splashpad	\$ 11,500.00	\$ 11,500.00	\$ 11,500.00

Playground Surface	SF	7,000	7,000	7,000	8.00	Poured in Place or tiled rubber pads installed	\$ 56,000.00	\$ 56,000.00	\$ 56,000.00	
Basketball Court - Full	ea	1	1	1	\$30,000		\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
Soccer Complex										
Artificial Turf Soccer- Full Size	ea	1	1	1	\$ 700,000.00	Estimate 80k sqf	\$ 700,000.00	\$ 700,000.00	\$ 700,000.00	
Traditional Field Soccer - Full Size	ea	1	2	2	\$125,000.00	Estimate 80k sqf	\$ 125,000.00	\$ 250,000.00	\$ 250,000.00	
Softball Complex										
Shared Soccer/softball/baseball	ea	1	-	-	\$270,000.00		\$ 270,000.00	-		
Softball/Baseball Field-Full Size	ea	2	2	2	\$ 240,000.00		\$ 480,000.00	\$ 480,000.00	\$ 480,000.00	
Softball/Baseball Field Youth Size	ea	-	1	1	\$ 180,000.00		\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	
Structures										
Park Shelter & Restroom	ea	1	1	1	\$ 200,000.00	Estimated as \$50k for shelter and \$150k for restroom	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	
Sub-Total										
							\$ 3,094,923.82	\$ 3,083,317.55	\$ 3,081,938.11	
Contingency (7%)							\$216,644.67	\$215,832.23	\$215,735.67	
Total							\$ 3,311,568.49	\$ 3,299,149.78	\$ 3,297,673.78	

City of Evansville
RESOLUTION 2018-28

A resolution recognizing the completion of the 2018 West Side Park Development Plan

WHEREAS, the City hired independent consultant Mead & Hunt to review the West Side Park Ad-hoc Committee's findings and develop a plan that met the many goals set by the Committee; and

WHEREAS, the consultant reviewed the existing park, neighboring parks, the materials from the ad-hoc committee, open land, Smart Growth Plan and more; and

WHEREAS, three concepts were created based on land limitations, community needs and esthetic desires; and

WHEREAS, the Park Board reviewed the document and concept drawings and provided the consultants and staff feedback; and

WHEREAS, the goal of West Park Development is to combine passive (play equipment, trails, trees, and shelters) and active (sports fields) amenities while maintaining a neighborhood park charm in such a large area; and

WHEREAS, after considerable review of three difference concepts, Concept C is considered the better alternative to Concepts A & B for the following reasons:

- Concept A is less desirable due to different sport activities conflicting for space.
- Concept C has more breaks in space with trails and trees between individual soccer and baseball fields.
- Concept C allows the west half to be completed without interruption to current services on the eastern half of the park.
- Concept C, like Concepts A & B, meets the goals and needs expressed by the ad-hoc committee.
- There is little difference in price among all three concepts

NOW, THEREFORE, BE IT RESOLVED that the City of Evansville Common Council shall publicly post the plan with a preference towards Concept C.

Adopted this day November 13, 2018.

William C. Hurtley
Mayor

ATTEST:

Judy L. Walton
City Clerk