

MEETING:	REGULAR MEETING OF THE PARK & RECREATION COMMISSION
DATE AND TIME:	Wednesday, August 23, 2023 5:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

NOTICE: Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:**
 - A. July 19, 2023
- IV. **PUBLIC INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*
- V. **CORRESPONDENCE:**
- VI. **OLD BUSINESS:**
 - A. Kinderberg Park Playground Equipment - Discussion & Action
 - B. GRAEF - Update on Trails Master Plan
 - C. Kinderberg Sprayground Feasibility Study - Discussion & Action
- VII. **NEW BUSINESS:**
 - A. Kinderberg Park basketball goals and other safety matters - Discussion & Action
 - B. Allowing grills in parks - Discussion & Action
- VIII. **VILLAGE BOARD REPORT:**
- IX. **SCHOOL BOARD REPORT:**
- X. **ANNOUNCEMENT OF PUBLIC INTEREST:** The next regularly scheduled Park & Recreation Commission meeting will be September 20, 2023 @ 5:30p.m.
 - A. The Washington County Bikeway & Trail Network Plan will hold a discussion about the "Route of the Badger", at Firemen's Park (new indoor shelter) on September 22 from 11:00a.m. - 1:00p.m. The discussion will be led by Willie Karidis, Project Manager, "Rails-to-Trails Conservancy Route of the Badger."
- XI. **ADJOURNMENT:**

PARK & RECREATION COMMISSION AGENDA

August 23, 2023

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UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For Additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

MEETING:	REGULAR MEETING OF THE PARK & RECREATION COMMISSION
DATE AND TIME:	Wednesday, July 19, 2023 5:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
The meeting was called to order by Chair Depies at 5:31 p.m.
- II. **ROLL CALL:** *Chair Brian Depies, Trustee Rep. Phil Hudson, Steve Stapleman, Don Eby, and Bridget Henk. Excused absence of School Board Rep. Ewart*

III. **APPROVAL OF MINUTES:**

A. June 28, 2023
Motion: Approve
Motion by: Hudson
Seconded by: Eby
Yes: Depies, Hudson, Stapleman, Eby, and Henk.
No: None
Abstain: None

IV. **INTRODUCTION OF NEW COMMISSION MEMBER:**

A. Bridget Henk
Henk was introduced to the commission. Henk gave an overview of her background, experience, and qualifications to the commission.

V. **PUBLIC INPUT:**

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extensions per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information receiver, however, NO ACTION will be taken under public comments.

Jan Miller, W151 N10297 Windsong Circle W, spoke regarding concerns at Kinderberg Park.

VI. CORRESPONDENCE:

Gil Standridge brought forward a public input letter:
Brian Doak: PO Box 44 Germantown WI. 53022.
Letter contained concerns about Kinderberg Park.

VII. OLD BUSINESS:

Depies requested that item VIIIA be moved up in the agenda in front of VII: Old Business

Motion by: Stapleman

Seconded by: Henk

Yes: Depies, Hudson, Stapleman, Eby, and Henk.

No: None

Abstain: None

A. Kinderberg Feasibility Study, Playground - Update

Hudson asked the commission to combine item VIIA and item VIIC.

Depies requested to keep VIIA and item VIIC.

No motions made.

Gil presented an update on the Kinderberg Playground.

Gil stated that the \$411,000 playground plan was presented to Village Board and did not move forward.

Hudson stated that Village Board tabled voting on the Kinderberg playground as requested by the Village Attorney.

Gil showed the playground plans for the \$320,350 playground and the \$411,000 playground.

Gil presented 2 concepts for discussion.

1. Gil would use \$32,000 from a previous project in building improvements for the \$324,350 model to keep the total at the approved amount.

2. To continue with \$411,000, Gil requested to roll over the \$300,000 budget to 2024 and then request the remaining amount.

Discussion followed.

Henk stated that the item will remain on the Village Board for August 7.

Depies invited Jan Miller to speak with suggestions.

Henk said that all proposals and bids need to contain the same information. Gil stated that the proposals were all the same.

Depies asked Gil to keep the commission updated as Gil changes the language on the agenda for Village Board.

B. GRAEF Consultants - Trail Master Plan - Update

Craig Huebner, an urban planner with GRAEF, led a status update on the project to provide a village wide trail master-plan that focused on off-road facilities on the Menomonee River and Goldendale Creek corridor along with existing trails.

Huebner presented multiple charts.

Chart #1 - Roadway Corridor Trail Plans.

Chart #2 - Donges Bay.

Chart #3 Goldendale Creek Trail Loop.

Chart #4 Menomonee River Trail Corridor.

Discussion followed each chart presentation.

Depies asked for a motion to move to item VIIA.

Motion for next agenda item to be item VIIA.

Motion: Stapleman

Seconded by: Henk

Yes: Depies, Hudson, Stapleman, Eby, and Henk.

No: None

Abstain: None

C. Kinderberg Sprayground - Discussion & Action

Gil asked the commission to table the discussion until the next Park and Recreation Commission Meeting.

Hudson asked for discussion without action.

Depies stated that they wanted to receive numbers from the GRAEF feasibility study and to know the impact fees from the Village Attorney.

Gil said that if the sprayground is expanded, impact fees might be used. Impact fees cannot be used in the sprayground's current condition.

Discussion followed.

Per Depies request, Gil will provide the GRAEF feasibility study numbers to commission members.

No action taken.

VIII. NEW BUSINESS:

A. IGA with Milwaukee Metropolitan Sewerage District - Update

Depies stated that Germantown has approved an agreement with MMSD involving land by the Greenseams program. MMSD has acquired land in the Germantown area for decades.

Depies asked Village Administrator Steve Kreklow to come forward for an update on the program.

Village Administrator Kreklow spoke about the program.

Discussion followed.

Depies asked to move to item VII: Old Business, Item B in front of VII: Old Business, Item A.

Motion: Stapleman

Seconded: Eby

Yes: Depies, Hudson, Stapleman, Eby, and Henk.

No: None

Abstain: None

B. Donges Bay Off Road Pedestrian Connection from Wausaukee Road West to New DPW/ Residential Yard Waste Facility - Discussion & Action

Depies stated that GRAEF is looking at the designs and connections. Depies spoke with the former public works director to talk about the options of a sidewalk or a path. Depies asked the commission to discuss the option of a sidewalk on the south side of the road or the implementation of a path.

Depies asked about the possibility of making a recommendation to the Public Works

Committee.

Discussion followed.

Motion for the Park and Recreation Commission to recommend to DPW and the Public Works Commission to have an asphalt path, 8 ft. wide along the south side of Donges Bay Rd. from Wausaukee to the existing connection and making the connection on the north side at Washington Street.

Motion by: Henk

Seconded by: Stapleman

Discussion followed.

Henk said that the motion did not include removing the bike lane.

Yes: Depies, Hudson, Stapleman, Eby, and Henk.

No: None

Discussion followed.

Depies said that he will work with Gil on conveying the message to DPW.

C. 2023-2024 Fall/Winter Program Fees & Charges - Discussion & Action

Patti Heinen and Sandra Doss, Recreation Supervisors, presented 2023 - 2024 fees and charges.

Heinen explained the fees and charges by distributing a chart to all commission members.

Discussion followed.

Motion to approve fees as presented.

Motion by: Hudson

Seconded by: Henk

Discussion followed.

Yes: Depies, Hudson, Stapleman, Eby, Henk.

No: None

Abstain: None

IX. VILLAGE BOARD REPORT:

Hudson thanked the Recreation Department for helping with the 4th of July celebration.

The budget process for 2024 will be similar to 2023.

The Village owns the wetlands area with a retaining pond off of Washington Dr. This is not a dog park.

Discussion followed.

X. SCHOOL BOARD REPORT:

No update. School Board Representative, Ewert was not present.

XI. DIRECTOR'S REPORT:

See attached.

Discussion followed.

Hudson asked for Kinderberg Park discussion in the Director's Report.
Depies said it should be a separate agenda item.
Hudson asked for the Aug. 16 meeting be changed to Aug. 23.
All agreed.

A. Director's Report

B. Recreation Report
See attached.

XII. ANNOUNCEMENT OF PUBLIC INTEREST: *The next regularly scheduled Park & Recreation Commission meeting will be August 16, 2023 @ 5:30p.m.*

Motion to move the August meeting to August 23.

Motion by: Henk

Seconded by: Hudson

Yes: Depies, Hudson, Stapleman, Eby, and Henk.

No: None

Abstain: None.

The next scheduled Park and Recreation Commission Meeting will be Aug. 23, 2023 @ 5:30p.m.

XIII. ADJOURNMENT:

Motion to Adjourn

Motion by: Henk

Seconded by: Stapleman

Yes: Depies, Hudson, Stapleman, Eby, and Henk.

No: None

Abstain: None

Meeting adjourned at 8:50p.m.

Guilford Standridge

From: Huebner, Craig <Craig.Huebner@graef-usa.com>
Sent: Friday, August 19, 2022 1:46 PM
To: Guilford Standridge
Cc: Scott Anderson
Subject: RE: Kinderberg Park Plans

**CAUTION: This email originated from outside the organization.
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Gil and Scott – see below question from Matt Freeby of WTI:

1. On the pump house and splash pad some concerns
Scott from a maintenance stand-point wants to know what all needs to be done to get that pump house operational for at least the next 10- 15 years.
There are several issues wrong in the pump house and DPW keeps replacing parts every year to keep it going.
And a approx. cost to upgrade the pump house.

Also what would it take to keep the splash pad operational for the next 10-15 years. What modifications or changes need to be made to the current one? And a approx. cost to go with that

Craig,

Could we get from Scott what his specific concerns are? What do they think is wrong, what are they having issues with?

2. The question was asked if you look at the design at Wauwatosa city park between their splash pad and the playground, the playground had a water feature that sprayed down the kids but it was fed from City water where no chemicals needed to be used. So is this possible?

What is being described is a flow thru system. It is certainly possible. The State of Wisconsin limits flow thru systems to water usage of 50,000 gallons per day, which can impact the size & operational hours of the pad, but it is possible. While 50,000 gallons seems like a lot, as an example, over a 12 hour operational period (say 9am to 9 pm) it represents about 70 gpm, about 4.5 times an average garden hose.

Craig Huebner AICP

Senior Planner & Urban Designer | Associate | GRAEF
414 / 266 9228 direct

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From: Huebner, Craig
Sent: Friday, August 19, 2022 12:43 PM
To: Guilford Standridge <gstandridge@germantownwi.gov>
Cc: Scott Anderson <sanderson@germantownwi.gov>
Subject: RE: Kinderberg Park Plans

Gil –

Yes, we can address all of those items. We'll have something to send to you either at the end of today or early next week. Attached was the Existing Conditions Report that Water Technology Inc. created after the initial site visit.

Guilford Standridge

From: Huebner, Craig <Craig.Huebner@graef-usa.com>
Sent: Friday, August 26, 2022 9:05 AM
To: Guilford Standridge; Scott Anderson
Cc: Pepitone, Joseph F.; Scott LeMonds
Subject: Kinderberg Park Master Plan
Attachments: Kinderberg Park_Preferred Option.pdf; Overall Landscape Cost Opinion_Kinderberg-DRAFT.pdf; Splash Park Renovation Cost Opinion - DRAFT.pdf; Splash Park New Facility Cost Opinion - DRAFT.pdf

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Hi Gil and Scott –

Looking forward to talking with you this morning. Scott LeMonds from Water Technology Inc (WTI) will also be joining us to work through technical questions related to splash play.

The following is attached for our discussion:

1. Preferred overall Site Concept Plan
2. Overall Landscape Cost Opinion
3. Splash Park Renovation Cost Opinion
4. Splash Park New Facility Cost Opinion

Below are also responses from WTI to your questions Scott:

Owner questions:

I just looked over the report from WTI. One of the largest concerns we have on the maintenance end is the brittle piping that we've had to replace sections of .. While the areas around the filter have been upgraded, there are many larger sections of pipe both in size and length that have not been upgraded and we fear they will not last another 15 years. *It is unusual that the sch 80 pvc pipe would need to be replaced after approx 20 years in an indoor application, unless the piping was exposed to UV for a length of time before or after installation. If there are concerns of the remainder of the piping in place is brittle we recommend it be replaced* All pump motors have been replaced at some point in the last decade, but housings are all original *The housings typically do not affect performance of the pump and can be repainted.* While the media has been changed, the filter is nearly 20 years old. We struggle with keeping water quality, some of which may be part of the organic material being dragged into the system as outlined in the report, although I do have concern about the efficiency of the chemical feed possibly due to the current piping structure. *The filter vessel itself should be fine to reuse, however recommend to remove the sand and gravel and inspect/replace the laterals for any breakage that can cause uneven filter loading or channeling that can affect filtration results.* I was hopeful that there would be industry technologies that would address combined chlorine which is a struggle for us due to the water being stored in a tank as it's difficult to off-gas and isn't as easily broken down by UV . It's not uncommon to have to dump a large portion of the holding tank several times per week from a water quality standpoint. I guess the largest question we need answered is what will it take to improve our current system so that we can count on it running smoothly for the next 15 years or better. *Adding UV would be beneficial and will reduce chloramine levels – now days UV is very common and required in some states for a spray pad – a UV system could be retrofitted I, a corrosion proof surge tank fan to evacuate the bad air to the outdoors could also be installed.*

Thanks.

Design Element		Options/Features/Notes	Capital Costs (+/- 15%)	Cost Notes	GRAEF Comments/Recommendations	Commission Recommendation
Parking	Off-street parking lot - 39 quantity		\$123,100	grant pursuit could reduce costs with inclusion of permeable pavers	Off-street parking is proposed in this location as there is no active use of this land. Additionally, the existing asphalt path in this area appears to the general public as an access drive into the park. This results in people driving vehicles on a pedestrian-only path - a legitimate safety concern. The parking lot is also recommended as it vastly increases accessibility to the park amenities.	
	Off-street parking lot - reduced quantity		unknown, but less than \$123,100	grant pursuit could reduce costs with inclusion of permeable pavers	same comments as above, reduced parking stall quantity to preserve more green space	
	On-street angle parking - 57 quantity	replace parallel parking on east side of Preserve Pkwy with angled parking (net increase of approximately 15 stalls)	\$281,150	grant pursuit could reduce costs with inclusion of permeable pavers	This design requires a demo and reconstruction of existing sidewalk. Angled parking net quantity increase is minimal for the investment required. Additionally, angled parking could result in increased traffic incidents with vehicles backing out of parking stalls into street. Finally, angled parking is still far away from internal park amenities and does not address accessibility concerns noted by the public.	
	On-street parallel parking - 140 existing	Retain existing conditions	\$0			
Speed Bumps/Curb Extensions	Speed bump/curb extensions	Traffic calming on Preserve Pkwy. Location and quantity subject to change (3 shown on plans)	\$500 each			
Park Paths	New path on East side of park connecting southern existing path to Lincoln Drive	Approximately 215 LF	\$5,400			
	Path realignments at park entry points	Slight adjustment to path layout to discourage vehicular use. Existing paths that connect to Preserve Pkwy appear to be access drives into the park.	\$7,000 per entry			
Ice Rink	Purchase seasonal ice rink	Utilize existing depression in the area east of the pavilion to seasonally construct a ice rink liner, perimeter edge, hardware, ice surfacer.	\$12,000			
	No ice rink	Ice rink better suited at a different village park				
Basketball	Additional full-size basketball court	Full-size court can still be striped for youth and include youth hoops	\$30,000		Court positioned to the west of existing court due to utility easement that runs immediately south of the existing court.	
	Additional half-size basketball court	Half court to deter adult usage	\$20,000		Not recommended as it is more difficult to transition to full-size court if desired by the Village in the future. Adults will still use.	
Lighting	Sledding hill lighting	Two poles at the top of the hill directed west	\$12,000			
	Ice rink lighting	Two poles on the east side of rink directed west	\$12,000		Temporary lights may be more appropriate if Village is uncertain about longevity of ice skating at Kinderberg Park	
Landscaping	Park Entrances	Increased landscaping at primary park entrances to welcome visitors as well as deter vehicles from identifying pedestrian paths as driveways	\$5,000-\$10,000 per entrance			
	Southern parking lot screening	Heavy landscaping with low, mid, and high level plantings to screen parking lot from housing to the south	\$85,000			

	Playground/Splash Pad Planting Beds	New landscape/seating area between playground and splashpad	\$25,000			
Splash Pad	Demo existing	Demo existing and no longer have water feature at Kinderberg	\$50,000			
	Retain existing with minimal upgrades	Select demo for pipe replacement, piping modifications, UV improvements, refinish/paint	\$150,000 - \$400,000			
	Retain existing with select upgrades	Select demo for pipe replacement, piping modifications, UV improvements, new activity base and play activities, Lifefloor finish to wet area and surrounding area.	\$300,000 - \$500,000			
	Construct new		~\$1M			
Playground	Inclusive Play Primary Structure	Allows wheelchair access to a portion of the structure	TBD			
	Inclusive Play freestanding amenities		TBD			
	Hillside Play amenities		TBD			

Executive Summary – Kinderberg Park

Water Technology, Inc. was engaged to assess the spray ground at Kinderberg Park. Water Technology visited the site on May 18th, 2022. Observations from that visit follow. Water Technology, Inc. (WTI) understands that the village's intent is the continued operation of the spray ground for ten to fifteen years, while potentially developing another spray ground in a new location during that timeframe. Recommendations provided are based upon the above stated understanding.

The Kinderberg spray ground consists of four vertical activities and 16 geysers that are flush to the deck. The activities are well maintained and in good condition.

The spray ground has a painted concrete surface. The concrete exhibits several cracks, the finish is deteriorated. The painted surface is slippery. Refurbishment or replacement of the finish is recommended.

There are three 12" x 12" floor drains. Two have domed covers. It is recommended that this condition be reviewed with health department officials, seeking to replace the domed covers with flat covers.

The spray ground's mechanical system appears to be in generally good condition. Separation of water treatment chemicals from the mechanical space, and the addition of an emergency eyewash are recommended.

Recommended Courses of Action

Recommended Courses of Action (COA) are provided. The COA's provided as minimal, intermediate, and comprehensive, and are based upon the village's intent as outlined previously.

COA #1 – Minimal

Correct concrete issues. Replace two floor drain covers with flat covers, remove and replace drain sumps if required. Provide non-slip exposed concrete finish surface (1900 sf). Provide 340 lf of decorative perimeter fencing. Provide an emergency eyewash.

Anticipated investment range \$130,000 - \$160,000

COA #1 – Option

In addition to base COA items listed previously, provide safety surface finish (Life Floor) at activity area (1900 sf).

Anticipated investment range (add) \$69,000 - \$105,000

If adding safety surfacing to perimeter apron of the spray ground (additional 6000 sf).

Anticipated investment range (add) \$215,000 - \$330,000

COA #2 – Intermediate

Includes COA #1 base items. Provide separation for water treatment chemicals. Provide supplemental UV water treatment on activity water supply.

Anticipated investment range \$110,000 - \$170,000



COA #2 – Option

In addition to base COA items listed previously, provide safety surface finish at activity area (1900 sf).

Anticipated investment range (add) \$69,000 - \$105,000

If adding safety surfacing to perimeter apron of the spray ground (additional 6000 sf).

Anticipated investment range (add) \$215,000 - \$330,000

COA #3 – Comprehensive

Include COA #2 base items listed previously. Remove the four vertical activities. Replace activities with new “swapable” bases, allowing activities to be “swapped” with future activities at new spray ground, or re-used. Provide new activities. Provide safety surface finish (see COA options).

Anticipated investment range \$300,000 - \$400,000

COA #3 – Option

In addition to COA #3 items listed previously. To ensure longevity of equipment and security and safety reasons, replace wood mechanical structure with masonry structure, include limited storage area.

Anticipated investment range \$200,000 - \$250,000

**Opinion of Probable Cost
Renovation of Existing Splash Park
8/30/2022**

2000 sq ft

ELEMENT	QUANTITY		COST
Site Development			
Soils Mitigation	0 ALLOW	x \$0.00	\$0
Demolition (activity & limited concrete removal)	1 ALLOW	x \$45,000.00	\$45,000
Site Utilities (Excavation & Backfill)	0 ALLOW	x \$0.00	\$0
Site Improvements	0 ALLOW	x \$0.00	\$0
Site Parking	0 EA	x \$0.00	\$0
Shade Structures	0 EA	x \$0.00	\$0
Walkways (outside the fence)	0 SF	x \$0.00	\$0
Decks/ Deck Drainage (within the fence)	0 SF	x \$0.00	\$0
Turf	0 SF	x \$0.00	\$0
Landscape	0 SF	x \$0.00	\$0
Site Lighting	0 EA	x \$0.00	\$0
Fence- Perimeter	0 LF	x \$0.00	\$0
Site Signage	1 ALLOW	x \$3,500.00	\$3,500
Subtotal			\$48,500
Architecture			
Building 1	0 SF	x \$0.00	\$0
Building 2	0 SF	x \$0.00	\$0
Building 3	0 SF	x \$0.00	\$0
Subtotal			\$0
Aquatics			
Pool 1	0 SF	x	\$0
New aquatic play activities - purchase (Incl taxes & shipping)	1 LS	x \$90,000.00	\$90,000
Piping excavation	1 LS	x \$17,500.00	\$17,500
Piping modifications	1 LS	x \$12,500.00	\$12,500
UV Addition	1 LS	x \$30,000.00	\$30,000
Piping cover & compaction	1 LS	x \$7,500.00	\$7,500
Activity Base Installation	14 EA	x \$2,500.00	\$35,000
Concrete restoration	1 LS	x \$19,500.00	\$19,500
Finish Paint Prep	1,245 SF	x \$18.00	\$22,410
Finish - Paint	1,245 SF	x \$7.00	\$8,715
Activity Installation	1 LS	x \$35,000.00	\$35,000
Subtotal			\$278,125
Subtotal - Construction Cost Opinion			\$326,625
Contractor General Conditions	10%	x \$326,625.00	\$32,663
Contractor Markup (Overhead & Profit)	10%	x \$326,625.00	\$32,663
Contingency	10%	x \$326,625.00	\$32,663
Total Construction Cost Opinion			\$424,613
Owner Expenses & Project Fees			
Project Fees (A&E, Permits, Testing, Surveys)	10%	x \$424,612.50	\$42,461
Owner's F.F. & E. (Furniture, Fixtures & Equipment)	5%	x \$424,612.50	\$21,231
TOTAL PROJECT COST OPINION			\$488,304

*updated
Equipment*

Option #1 - Add Lifefloor finish to wet area of Splashpark			
Add Lifefloor	1,245 SF	x \$40.00	\$49,800
Delete Finish prep	1,245 SF	x -\$3.00	-\$3,735
Delete finish work - base	1,245 SF	x -\$7.00	-\$8,715
Total Option #1			\$37,350
Option #2- Add Lifefloor finish to outside area of Splashpark			
Add Lifefloor	845 SF	x \$40.00	\$33,800
Delete Finish prep	845 SF	x -\$3.00	-\$2,535
Delete finish work - base	845 SF	x -\$7.00	-\$5,915
Total Option #2			\$25,350
Option #3 - Replace three maindrains with new sumps & flush covers			
Remove existing covers & sumps	3 EA	x \$3,000.00	\$9,000
Install new sumps & covers	3 EA	x \$4,000.00	\$12,000
Concrete restoration	1 LS	x \$3,500.00	\$3,500
Total Option #3			\$24,500

*non-slip
rubber*

*inside fence
area*

Notes:

- Opinion is limited to finishes, deck equipment, pool mechanical systems and water activities with mechanical systems and piping.
- Opinion assumes all utilities & infrastructure to be brought to within 5 feet of the facility and does not include additional contingencies for unusual soil conditions or unknown development risk items.



**Opinion of Probable Cost
New Splash Park
8/30/2022**

6,000 sq ft

ELEMENT	QUANTITY		COST
Site Development			
Soils Mitigation	0 ALLOW	x \$0.00	\$0
Demolition (activity & concrete removal)	1 ALLOW	x \$35,000.00	\$35,000
Site Utilities (Excavation & Backfill)	0 ALLOW	x \$0.00	\$0
Site Improvements	0 ALLOW	x \$0.00	\$0
Site Parking	0 EA	x \$0.00	\$0
Shade Structures	0 EA	x \$0.00	\$0
Walkways (outside the fence)	0 SF	x \$0.00	\$0
Decks/ Deck Drainage (within the fence)	0 SF	x \$0.00	\$0
Turf	0 SF	x \$0.00	\$0
Landscape	0 SF	x \$0.00	\$0
Site Lighting	0 EA	x \$0.00	\$0
Fence- Perimeter	0 LF	x \$0.00	\$0
Site Signage	1 ALLOW	x \$3,500.00	\$3,500
Subtotal			\$38,500
Architecture			
Building 1	400 SF	x	\$0
Building 2	0 SF	x \$0.00	\$0
Building 3	0 SF	x \$0.00	\$0
Subtotal			\$0
Aquatics - Base Build Out			
Pool 1			
New aquatic play activities - purchase (Incl taxes & shipping)	1 LS	x \$275,000.00	\$275,000
Piping work	1 LS	x \$37,500.00	\$37,500
UV, Filtration & Chemical Treatment	1 LS	x \$155,000.00	\$155,000
Reservoir Tank	1 LS	x \$100,000.00	\$100,000
Concrete work	6,000 LS	x \$35.00	\$210,000
Finish Paint Prep	6,000 SF	x \$18.00	\$108,000
Finish - Paint	6,000 SF	x \$7.00	\$42,000
Activity Installation	90 EA	x \$1,500.00	\$135,000
Subtotal			\$1,062,500
Subtotal - Construction Cost Opinion			\$1,101,000
Contractor General Conditions	10%	x \$1,101,000.00	\$110,100
Contractor Markup (Overhead & Profit)	10%	x \$1,101,000.00	\$110,100
Contingency	10%	x \$1,101,000.00	\$110,100
Total Construction Cost Opinion			\$1,431,300
Owner Expenses & Project Fees			
Project Fees (A&E, Permits, Testing, Surveys)	10%	x \$1,431,300.00	\$143,130
Owner's F.F. & E. (Furniture, Fixtures & Equipment)	5%	x \$1,431,300.00	\$71,565
TOTAL PROJECT COST OPINION			\$1,645,995

Option #1 - Add Lifefloor finish to Splashpark			
Add Lifefloor	6,000 SF	x \$35.00	\$210,000
Delete Finish prep	6,000 SF	x -\$3.00	-\$18,000
Delete finish work - base	6,000 SF	x -\$7.00	-\$42,000
Total Option #1			\$150,000
Phasing Option A - Initial additions			
Add Activities	1 LS	x \$48,875.00	\$48,875
Add Activity installation	8 EA	x \$900.00	\$7,200
Total Phase A			\$56,075
Phasing Option B			
Add Activities	1 LS	x \$31,625.00	\$31,625
Add Activity installation	5 EA	x \$900.00	\$4,500
Total Phase B			\$36,125

Notes:

- Opinion is limited to finishes, deck equipment, pool mechanical systems and water activities with mechanical systems and piping.
- Opinion assumes all utilities & infrastructure to be brought to within 5 feet of the facility and does not include additional contingencies for unusual soil conditions or unknown development risk items.



Guilford Standridge

From: Huebner, Craig <Craig.Huebner@graef-usa.com>
Sent: Friday, August 19, 2022 1:46 PM
To: Guilford Standridge
Cc: Scott Anderson
Subject: RE: Kinderberg Park Plans

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Gil and Scott – see below question from Matt Freeby of WTI:

1. On the pump house and splash pad some concerns
Scott from a maintenance stand-point wants to know what all needs to be done to get that pump house operational for at least the next 10- 15 years.
There are several issues wrong in the pump house and DPW keeps replacing parts every year to keep it going.
And a approx. cost to upgrade the pump house.

Also what would it take to keep the splash pad operational for the next 10-15 years. What modifications or changes need to be made to the current one? And a approx. cost to go with that

Craig,

Could we get from Scott what his specific concerns are? What do they think is wrong, what are they having issues with?

2. The question was asked if you look at the design at Wauwatosa city park between their splash pad and the playground, the playground had a water feature that sprayed down the kids but it was fed from City water where no chemicals needed to be used. So is this possible?

What is being described is a flow thru system. It is certainly possible. The State of Wisconsin limits flow thru systems to water usage of 50,000 gallons per day, which can impact the size & operational hours of the pad, but it is possible. While 50,000 gallons seems like a lot, as an example, over a 12 hour operational period (say 9am to 9 pm) it represents about 70 gpm, about 4.5 times an average garden hose.

Craig Huebner AICP

Senior Planner & Urban Designer | Associate | GRAEF
414 / 266 9228 direct

This email and any attachments may contain confidential information to be used only by the intended recipient(s). If you are not the intended recipient of this email, you are expected to disregard the content, delete the email message, and notify the original sender.

From: Huebner, Craig
Sent: Friday, August 19, 2022 12:43 PM
To: Guilford Standridge <gstandridge@germantownwi.gov>
Cc: Scott Anderson <sanderson@germantownwi.gov>
Subject: RE: Kinderberg Park Plans

Gil –

Yes, we can address all of those items. We'll have something to send to you either at the end of today or early next week. Attached was the Existing Conditions Report that Water Technology Inc. created after the initial site visit.

Guilford Standridge

From: Huebner, Craig <Craig.Huebner@graef-usa.com>
Sent: Friday, August 26, 2022 9:05 AM
To: Guilford Standridge; Scott Anderson
Cc: Pepitone, Joseph F.; Scott LeMonds
Subject: Kinderberg Park Master Plan
Attachments: Kinderberg Park_Preferred Option.pdf; Overall Landscape Cost Opinion_Kinderberg-DRAFT.pdf; Splash Park Renovation Cost Opinion - DRAFT.pdf; Splash Park New Facility Cost Opinion - DRAFT.pdf

**CAUTION: This email originated from outside the organization.
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Hi Gil and Scott –

Looking forward to talking with you this morning. Scott LeMonds from Water Technology Inc (WTI) will also be joining us to work through technical questions related to splash play.

The following is attached for our discussion:

1. Preferred overall Site Concept Plan
2. Overall Landscape Cost Opinion
3. Splash Park Renovation Cost Opinion
4. Splash Park New Facility Cost Opinion

Below are also responses from WTI to your questions Scott:

Owner questions:

I just looked over the report from WTI. One of the largest concerns we have on the maintenance end is the brittle piping that we've had to replace sections of .. While the areas around the filter have been upgraded, there are many larger sections of pipe both in size and length that have not been upgraded and we fear they will not last another 15 years. *It is unusual that the sch 80 pvc pipe would need to be replaced after approx 20 years in an indoor application, unless the piping was exposed to UV for a length of time before or after installation. If there are concerns of the remainder of the piping in place is brittle we recommend it be replaced* All pump motors have been replaced at some point in the last decade, but housings are all original *The housings typically do not affect performance of the pump and can be repainted.* While the media has been changed, the filter is nearly 20 years old. We struggle with keeping water quality, some of which may be part of the organic material being dragged into the system as outlined in the report, although I do have concern about the efficiency of the chemical feed possibly due to the current piping structure. *The filter vessel itself should be fine to reuse, however recommend to remove the sand and gravel and inspect/replace the laterals for any breakage that can cause uneven filter loading or channeling that can affect filtration results.* I was hopeful that there would be industry technologies that would address combined chlorine which is a struggle for us due to the water being stored in a tank as it's difficult to off-gas and isn't as easily broken down by UV . It's not uncommon to have to dump a large portion of the holding tank several times per week from a water quality standpoint. I guess the largest question we need answered is what will it take to improve our current system so that we can count on it running smoothly for the next 15 years or better. *Adding UV would be beneficial and will reduce chloramine levels – now days UV is very common and required in some states for a spray pad – a UV system could be retrofitted I, a corrosion proof surge tank fan to evacuate the bad air to the outdoors could also be installed.*

Thanks.

Design Element		Options/Features/Notes	Capital Costs (+/- 15%)	Cost Notes	GRAEF Comments/Recommendations	Commission Recommendation
Parking	Off-street parking lot - 39 quantity		\$123,100	grant pursuit could reduce costs with inclusion of permeable pavers	Off-street parking is proposed in this location as there is no active use of this land. Additionally, the existing asphalt path in this area appears to the general public as an access drive into the park. This results in people driving vehicles on a pedestrian-only path - a legitimate safety concern. The parking lot is also recommended as it vastly increases accessibility to the park amenities.	
	Off-street parking lot - reduced quantity		unknown, but less than \$123,100	grant pursuit could reduce costs with inclusion of permeable pavers	same comments as above, reduced parking stall quantity to preserve more green space	
	On-street angle parking - 57 quantity	replace parallel parking on east side of Preserve Pkwy with angled parking (net increase of approximately 15 stalls)	\$281,150	grant pursuit could reduce costs with inclusion of permeable pavers	This design requires a demo and reconstruction of existing sidewalk. Angled parking net quantity increase is minimal for the investment required. Additionally, angled parking could result in increased traffic incidents with vehicles backing out of parking stalls into street. Finally, angled parking is still far away from internal park amenities and does not address accessibility concerns noted by the public.	
	On-street parallel parking - 140 existing	Retain existing conditions	\$0			
Speed Bumps/Curb Extensions	Speed bump/curb extensions	Traffic calming on Preserve Pkwy. Location and quantity subject to change (3 shown on plans)	\$500 each			
Park Paths	New path on East side of park connecting southern existing path to Lincoln Drive	Approximately 215 LF	\$5,400			
	Path realignments at park entry points	Slight adjustment to path layout to discourage vehicular use. Existing paths that connect to Preserve Pkwy appear to be access drives into the park.	\$7,000 per entry			
Ice Rink	Purchase seasonal ice rink	Utilize existing depression in the area east of the pavilion to seasonally construct a ice rink liner, perimeter edge, hardware, ice surfacer.	\$12,000			
	No ice rink	Ice rink better suited at a different village park				
Basketball	Additional full-size basketball court	Full-size court can still be striped for youth and include youth hoops	\$30,000		Court positioned to the west of existing court due to utility easement that runs immediately south of the existing court.	
	Additional half-size basketball court	Half court to deter adult usage	\$20,000		Not recommended as it is more difficult to transition to full-size court if desired by the Village in the future. Adults will still use.	
Lighting	Sledding hill lighting	Two poles at the top of the hill directed west	\$12,000			
	Ice rink lighting	Two poles on the east side of rink directed west	\$12,000		Temporary lights may be more appropriate if Village is uncertain about longevity of ice skating at Kinderberg Park	
Landscaping	Park Entrances	Increased landscaping at primary park entrances to welcome visitors as well as deter vehicles from identifying pedestrian paths as driveways	\$5,000-\$10,000 per entrance			
	Southern parking lot screening	Heavy landscaping with low, mid, and high level plantings to screen parking lot from housing to the south	\$85,000			

	Playground/Splash Pad Planting Beds	New landscape/seating area between playground and splashpad	\$25,000			
Splash Pad	Demo existing	Demo existing and no longer have water feature at Kinderberg	\$50,000			
	Retain existing with minimal upgrades	Select demo for pipe replacement, piping modifications, UV improvements, refinish/paint	\$150,000 - \$400,000			
	Retain existing with select upgrades	Select demo for pipe replacement, piping modifications, UV improvements, new activity base and play activities, Lifefloor finish to wet area and surrounding area.	\$300,000 - \$500,000			
	Construct new		~\$1M			
Playground	Inclusive Play Primary Structure	Allows wheelchair access to a portion of the structure	TBD			
	Inclusive Play freestanding amenities		TBD			
	Hillside Play amenities		TBD			

Executive Summary – Kinderberg Park

Water Technology, Inc. was engaged to assess the spray ground at Kinderberg Park. Water Technology visited the site on May 18th, 2022. Observations from that visit follow. Water Technology, Inc. (WTI) understands that the village's intent is the continued operation of the spray ground for ten to fifteen years, while potentially developing another spray ground in a new location during that timeframe. Recommendations provided are based upon the above stated understanding.

The Kinderberg spray ground consists of four vertical activities and 16 geysers that are flush to the deck. The activities are well maintained and in good condition.

The spray ground has a painted concrete surface. The concrete exhibits several cracks, the finish is deteriorated. The painted surface is slippery. Refurbishment or replacement of the finish is recommended.

There are three 12" x 12" floor drains. Two have domed covers. It is recommended that this condition be reviewed with health department officials, seeking to replace the domed covers with flat covers.

The spray ground's mechanical system appears to be in generally good condition. Separation of water treatment chemicals from the mechanical space, and the addition of an emergency eyewash are recommended.

Recommended Courses of Action

Recommended Courses of Action (COA) are provided. The COA's provided as minimal, intermediate, and comprehensive, and are based upon the village's intent as outlined previously.

COA #1 – Minimal

Correct concrete issues. Replace two floor drain covers with flat covers, remove and replace drain sumps if required. Provide non-slip exposed concrete finish surface (1900 sf). Provide 340 lf of decorative perimeter fencing. Provide an emergency eyewash.

Anticipated investment range \$130,000 - \$160,000

COA #1 – Option

In addition to base COA items listed previously, provide safety surface finish (Life Floor) at activity area (1900 sf).

Anticipated investment range (add) \$69,000 - \$105,000

If adding safety surfacing to perimeter apron of the spray ground (additional 6000 sf).

Anticipated investment range (add) \$215,000 - \$330,000

COA #2 – Intermediate

Includes COA #1 base items. Provide separation for water treatment chemicals. Provide supplemental UV water treatment on activity water supply.

Anticipated investment range \$110,000 - \$170,000



COA #2 – Option

In addition to base COA items listed previously, provide safety surface finish at activity area (1900 sf).

Anticipated investment range (add) \$69,000 - \$105,000

If adding safety surfacing to perimeter apron of the spray ground (additional 6000 sf).

Anticipated investment range (add) \$215,000 - \$330,000

COA #3 – Comprehensive

Include COA #2 base items listed previously. Remove the four vertical activities. Replace activities with new “swapable” bases, allowing activities to be “swapped” with future activities at new spray ground, or re-used. Provide new activities. Provide safety surface finish (see COA options).

Anticipated investment range \$300,000 - \$400,000

COA #3 – Option

In addition to COA #3 items listed previously. To ensure longevity of equipment and security and safety reasons, replace wood mechanical structure with masonry structure, include limited storage area.

Anticipated investment range \$200,000 - \$250,000

**Opinion of Probable Cost
Renovation of Existing Splash Park
8/30/2022**

2000 sq ft

ELEMENT	QUANTITY		COST
Site Development			
Soils Mitigation	0 ALLOW	x \$0.00	\$0
Demolition (activity & limited concrete removal)	1 ALLOW	x \$45,000.00	\$45,000
Site Utilities (Excavation & Backfill)	0 ALLOW	x \$0.00	\$0
Site Improvements	0 ALLOW	x \$0.00	\$0
Site Parking	0 EA	x \$0.00	\$0
Shade Structures	0 EA	x \$0.00	\$0
Walkways (outside the fence)	0 SF	x \$0.00	\$0
Decks/ Deck Drainage (within the fence)	0 SF	x \$0.00	\$0
Turf	0 SF	x \$0.00	\$0
Landscape	0 SF	x \$0.00	\$0
Site Lighting	0 EA	x \$0.00	\$0
Fence- Perimeter	0 LF	x \$0.00	\$0
Site Signage	1 ALLOW	x \$3,500.00	\$3,500
Subtotal			\$48,500
Architecture			
Building 1	0 SF	x \$0.00	\$0
Building 2	0 SF	x \$0.00	\$0
Building 3	0 SF	x \$0.00	\$0
Subtotal			\$0
Aquatics			
Pool 1	0 SF	x	\$0
New aquatic play activities - purchase (Incl taxes & shipping)	1 LS	x \$90,000.00	\$90,000
Piping excavation	1 LS	x \$17,500.00	\$17,500
Piping modifications	1 LS	x \$12,500.00	\$12,500
UV Addition	1 LS	x \$30,000.00	\$30,000
Piping cover & compaction	1 LS	x \$7,500.00	\$7,500
Activity Base Installation	14 EA	x \$2,500.00	\$35,000
Concrete restoration	1 LS	x \$19,500.00	\$19,500
Finish Paint Prep	1,245 SF	x \$18.00	\$22,410
Finish - Paint	1,245 SF	x \$7.00	\$8,715
Activity Installation	1 LS	x \$35,000.00	\$35,000
Subtotal			\$278,125
Subtotal - Construction Cost Opinion			\$326,625
Contractor General Conditions	10%	x \$326,625.00	\$32,663
Contractor Markup (Overhead & Profit)	10%	x \$326,625.00	\$32,663
Contingency	10%	x \$326,625.00	\$32,663
Total Construction Cost Opinion			\$424,613
Owner Expenses & Project Fees			
Project Fees (A&E, Permits, Testing, Surveys)	10%	x \$424,612.50	\$42,461
Owner's F.F. & E. (Furniture, Fixtures & Equipment)	5%	x \$424,612.50	\$21,231
TOTAL PROJECT COST OPINION			\$488,304

*updated
Equipment*

Option #1 - Add Lifefloor finish to wet area of Splashpark			
Add Lifefloor	1,245 SF	x \$40.00	\$49,800
Delete Finish prep	1,245 SF	x -\$3.00	-\$3,735
Delete finish work - base	1,245 SF	x -\$7.00	-\$8,715
Total Option #1			\$37,350
Option #2- Add Lifefloor finish to outside area of Splashpark			
Add Lifefloor	845 SF	x \$40.00	\$33,800
Delete Finish prep	845 SF	x -\$3.00	-\$2,535
Delete finish work - base	845 SF	x -\$7.00	-\$5,915
Total Option #2			\$25,350
Option #3 - Replace three maindrains with new sumps & flush covers			
Remove existing covers & sumps	3 EA	x \$3,000.00	\$9,000
Install new sumps & covers	3 EA	x \$4,000.00	\$12,000
Concrete restoration	1 LS	x \$3,500.00	\$3,500
Total Option #3			\$24,500

*non-slip
rubber*

*inside fence
area*

Notes:

- Opinion is limited to finishes, deck equipment, pool mechanical systems and water activities with mechanical systems and piping.
- Opinion assumes all utilities & infrastructure to be brought to within 5 feet of the facility and does not include additional contingencies for unusual soil conditions or unknown development risk items.



**Opinion of Probable Cost
New Splash Park
8/30/2022**

6,000 sq ft

ELEMENT	QUANTITY	COST
Site Development		
Soils Mitigation	0 ALLOW x \$0.00	\$0
Demolition (activity & concrete removal)	1 ALLOW x \$35,000.00	\$35,000
Site Utilities (Excavation & Backfill)	0 ALLOW x \$0.00	\$0
Site Improvements	0 ALLOW x \$0.00	\$0
Site Parking	0 EA x \$0.00	\$0
Shade Structures	0 EA x \$0.00	\$0
Walkways (outside the fence)	0 SF x \$0.00	\$0
Decks/ Deck Drainage (within the fence)	0 SF x \$0.00	\$0
Turf	0 SF x \$0.00	\$0
Landscape	0 SF x \$0.00	\$0
Site Lighting	0 EA x \$0.00	\$0
Fence- Perimeter	0 LF x \$0.00	\$0
Site Signage	1 ALLOW x \$3,500.00	\$3,500
Subtotal		\$38,500
Architecture		
Building 1	400 SF x	\$0
Building 2	0 SF x \$0.00	\$0
Building 3	0 SF x \$0.00	\$0
Subtotal		\$0
Aquatics - Base Build Out		
Pool 1		
New aquatic play activities - purchase (Incl taxes & shipping)	1 LS x \$275,000.00	\$275,000
Piping work	1 LS x \$37,500.00	\$37,500
UV, Filtration & Chemical Treatment	1 LS x \$155,000.00	\$155,000
Reservoir Tank	1 LS x \$100,000.00	\$100,000
Concrete work	6,000 LS x \$35.00	\$210,000
Finish Paint Prep	6,000 SF x \$18.00	\$108,000
Finish - Paint	6,000 SF x \$7.00	\$42,000
Activity Installation	90 EA x \$1,500.00	\$135,000
Subtotal		\$1,062,500
Subtotal - Construction Cost Opinion		\$1,101,000
Contractor General Conditions	10% x \$1,101,000.00	\$110,100
Contractor Markup (Overhead & Profit)	10% x \$1,101,000.00	\$110,100
Contingency	10% x \$1,101,000.00	\$110,100
Total Construction Cost Opinion		\$1,431,300
Owner Expenses & Project Fees		
Project Fees (A&E, Permits, Testing, Surveys)	10% x \$1,431,300.00	\$143,130
Owner's F.F. & E. (Furniture, Fixtures & Equipment)	5% x \$1,431,300.00	\$71,565
TOTAL PROJECT COST OPINION		\$1,645,995

Option #1 - Add Lifefloor finish to Splashpark		
Add Lifefloor	6,000 SF x \$35.00	\$210,000
Delete Finish prep	6,000 SF x -\$3.00	-\$18,000
Delete finish work - base	6,000 SF x -\$7.00	-\$42,000
Total Option #1		\$150,000
Phasing Option A - Initial additions		
Add Activities	1 LS x \$48,875.00	\$48,875
Add Activity installation	8 EA x \$900.00	\$7,200
Total Phase A		\$56,075
Phasing Option B		
Add Activities	1 LS x \$31,625.00	\$31,625
Add Activity installation	5 EA x \$900.00	\$4,500
Total Phase B		\$36,125

Notes:

- Opinion is limited to finishes, deck equipment, pool mechanical systems and water activities with mechanical systems and piping.
- Opinion assumes all utilities & infrastructure to be brought to within 5 feet of the facility and does not include additional contingencies for unusual soil conditions or unknown development risk items.



BUSINESS OF THE PARK & RECREATION COMMISSION

MEETING DATE: August 23, 2023

PLACEMENT: Presentation

ITEM TITLE: The Washington County Bikeway & Trail Network Plan will hold a discussion about the "Route of the Badger", at Firemen's Park (new indoor shelter) on September 22 from 11:00a.m. - 1:00p.m. The discussion will be led by Willie Karidis, Project Manager, "Rails-to-Trails Conservancy Route of the Badger."

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

RECOMMENDATION:

ACTION BY Committee: