

14-1205

Turtenwald, Randy

From: Sorensen, Eric <sorensene@AyresAssociates.com>
Sent: Friday, October 24, 2014 3:56 PM
To: Turtenwald, Randy
Cc: Johnson, Phil
Subject: Eagle Viewing Area - Exhibit and estimated cost
Attachments: memo Eagle View Prelim Cost Est 141023.pdf

Randy,

I hope you had a good vacation. Attached is a memo summarizing our estimated costs for the various viewing area elements as included in the exhibits. Please note that the earthwork estimates tied to the parking area and amenities to the north are very conceptual as we don't know how much grading will be required based on the DOT's project needs yet. When reviewing the costs, also note that we have added 25% for misc. items to each line item as well as 15% for E&C.

Assuming you are able to present this to the Public Works Board next week, or shortly thereafter, we propose the below schedule to advance the Eagle Viewing Area plan development:

Review by WDOT	November 10-17
Stakeholder Meeting and Public review	November 17 -21
Prepare Final concept plan and perspective	December 15-19
City Council approval of Final concept plan	January 2015
Prepare a request for the City of La Crosse CIP	April 2015
Submit grant request to DNR	May 2015

Thanks and please let us know ASAP how your meeting with the board goes next week. Feel free to call with any questions.

Eric



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MEMORANDUM

To: Randy Turtenwald - PE, City of La Crosse

From: Eric Sorensen – PE, Phil Johnson- LA

Date: October 23, 2014**Project No.:**

Re: Eagle Viewing Area (Preliminary Opinion of Probable Cost)

Ayres Associates has prepared an Opinion of Probable Cost for the preliminary design concept for the Eagle Viewing Area as presented to the City of La Crosse on October 13, 2014 (See attached exhibit).

Assumptions for Estimate of Probable Construction Cost

The estimate of probable cost for roadway/multi-use path elements include the following:

- Base course with assumed thickness of 6" in parking area, 6" for multi-use path
- Asphaltic material E-0.3 with assumed thickness of 4" within parking area, 3" for multi-use path
- Type D curb and gutter
- Six foot sidewalk with depths of 5" concrete, 4" base course
- Pavement marking
- Signs (estimated at 3% of sub-total)
- Excavation – *due to unknowns with respect to existing ground surface at time of construction, earthwork is estimated at 2' deep over entire area of impact (this could be considerably different for the area near the eastbound I-90 exit ramp to Rose Street)*
- 9" of concrete over 6" of base course for construction of northbound left turn lane from Rose Street into viewing area
- Three curb ramps
- 25% for miscellaneous items (i.e. erosion control, traffic control, etc...)
- 15% engineering and contingencies

It is assumed that the existing pavement, beam guard and other I-90 ramp elements will be removed as a part of WisDOT's Rose Street/I-90 project and the cost to remove these items are not included.

Costs associated with constructing the 10-foot multi-use path located directly adjacent to Rose Street is not included as it is Ayres Associates' understanding that construction of the multi-use path will be paid for by WisDOT and the City of La Crosse (via available Community Sensitive Solution funding as a part of WisDOT's Rose Street/I-90 project).

Note that some discussion will need to take place with WisDOT to determine if any additional costs will need to be included for additional traffic signal elements (i.e. signal poles/heads) based on adding a fourth leg to the Rose Street/West George Street intersection.

The estimate of probable cost for the Viewing Deck and Educational Elements include the following assumptions:

- Landscape planting cost represents three conditions: mowed lawn areas, native planting areas and tree plantings.
- Earth berming is not estimated as the grading design is not sufficiently developed to address this element.
- Lighting will be provided by bollard lights at the viewing area and La Crosse Players patio. MUP lighting is from Rose Street roadway lights.
- There will be a minimum of two components integrated into the viewing area. One will for observation and the other is an educational display.
- A covered shelter is part of the Eagle Viewing Area patio
- A small poured concrete wall is included on the shore side of the Eagle Viewing Area.
- Platforms are estimated as a combination of poured concrete and concrete pavers.
- Metal Railing is estimated for the viewing platforms.
- Displays for the education area are estimated to be multiple displays for the Eagle Viewing Area and individual displays for the other stations to the north.
- Topsoil (4" depth) is estimated for the lawn areas.
- Lawns and native areas are to be seeded.
- Wayfinding to the Eagle Viewing Area is not included.
- Rose Street median or east terrace are not included.

See below Table for a summary of the estimated costs.

Item Description	Estimated Cost
Parking Area	\$190,000
Common Excavation for amenities north of Parking Area	\$144,000
Metal Railing	\$43,000
Poured Retaining Wall	\$43,000
Shelter	\$11,500
Walks (Non Multi-Use-Path)	\$47,500
Patios (3)	\$115,000
Bollard Lighting at Patios	\$65,000
Wildlife Viewing Scopes (5)	\$28,750
Discovery Play Area	\$34,000
Sculpture (3)	\$79,000
Nesting Platforms	\$2,500
Accessible Fishing Areas	\$8,500
Planting	\$31,500
Seeding	\$60,000
Trees	\$62,000
Total	\$965,000 (rounded)

*Each line item cost includes an increase in construction cost of 25% for miscellaneous items and 15% for Engineering and Contingencies.