

MEMO

TO: Emily McFarland, Mayor
FROM: Jaynellen J. Holloway, P.E.
DATE: May 1, 2023
RE: Riverside Park Stone Wall Rehabilitation Project

Background: Over the past several years, staff has brought to the City's attention the need for maintenance to the vintage stone walls and foot bridges at Riverside Park, but in the end the annual City budget couldn't fund the necessary work. The request came up again during the preparation of the 2023 annual budget and funding was found between Fund #5 and American Rescue Plan Act (ARPA). Fund #5 has \$87,400 and ARPA has \$75,000 for a total of \$162,400.

Engineering Division assisted Parks, Recreation, & Forestry Department with seeking quotes to repair the stone walls and foot bridges. Engineering received quotes from two contractors – Walsh Masonry, Inc. and K&K Masonry. Walsh only quoted one section of wall, while K&K provided quotes for all 9 sections of walls and bridges. K&K Masonry's total quote to repair all nine sections of walls and bridges came to \$282,500, without cost of insurance or bonds.

Engineering, Parks, Recreation, & Forestry Department, and the Mayor met to discuss the quotes and to review the scope of work. K&K submitted a lower cost for the same section of wall that Walsh Masonry did. It is recommended K&K Masonry be awarded the project for all nine sections of wall and bridges.

Early on in scoping the work to be completed on the stone walls and foot bridges, it was determined to remove three sections of wall from each end of the stone wall facing Boughton/Division Street at the front of the park to save restoration costs and to create a stone stockpile that the mason could use to repair other sections of the walls and foot bridges. It was determined that it would be the least disruptive, least noticeable, and still leave an aesthetically pleasing look.

After the most recent scope of work was evaluated, it was agreed by the reviewing committee that the southwest most bridge (Item 9 on the attached map) could also be removed. The benefits this would produce would be cost savings to the project, the bridge goes nowhere and doesn't connect people to other "active" areas of the park and with its elimination may deter youth from climbing and disturbing the northerly park boundary stone wall (Item 10 on the attached map) causing further deterioration.

Engineering will research if any Wisconsin Department of Natural Resources (WDNR) permits will be needed to remove bridge 9 and report back to the Mayor.

Understanding a total project cost of \$282,500 without insurance or bonds, and a budget of \$162,400, the review committee prioritized the sections in need of the most repair to least repair and determined the following:

AREA	COST	TOTALS	FUNDING	FUNDING GAP
Insurance & Bonds	\$8,500			
1	\$36,600			
10 Wall	\$31,700			
10 Bridge	\$7,200			
8	\$32,300			
7	\$29,700	\$146,000	\$162,400	
6	\$29,300			
5	\$30,700			
4	\$27,500			
2	\$30,200			
9	\$27,300			
Contingency (Replace Flower Boxes, etc.)		\$20,000		
		\$283,700		\$121,300

Assuming Finance Committee and Parks, Recreation & Forestry Commission agree with eliminating Area 9, the total project costs are reduced to \$263,700, of which \$162,400 is funded for 2023. A total of \$117,700 remains unfunded in 2023.

Engineering is checking with Mr. Keeser to see if the funding was made available, could he complete all nine sections of the walls and foot bridges in this calendar year. As soon as we receive a response we will provide it to the Mayor.

NOTE: The Site Map is missing Area 3 – there is no Area 3. Also, Mr. Keeser included two quotes under Area 10.