



September 2018 Board Cycle

Milwaukee County Parks
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Wauwatosa, WI 53226
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Date: August 17, 2018
To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors
From: Guy Smith, CPRP, Parks Director
Subject: **2019 Parks Capital Requests (INFORMATION)**

Issue

Informational report regarding the prioritized capital requests made by Milwaukee County Parks for 2019 budget preparation.

Background

In response to the Milwaukee County Board of Supervisors request for a written informational report regarding 2019 Requested Parks Capital Projects.

Recommendation

No action requested. Informational item unless further action required.

Prepared By: Sarah Toomsen, Interim Chief of Planning and Development, Milwaukee County Parks

Approved By: Guy Smith, CPRP, Parks Director

Attachments:

- Attachment 1 – Capital Request Summaries



Copy:

- Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
- Jason Haas, Parks, Energy & Environment Chair, Supervisor District 14
- Sheldon Wasserman, Parks, Energy & Environment Vice-Chair, Supervisor District 3
- Marcelia Nicholson, Parks, Energy & Environment Committee Member, Supervisor District 5
- Felesia Martin, Parks, Energy & Environment Committee Member, Supervisor District 7
- Steven Shea, Parks, Energy & Environment Committee Member, Supervisor District 8
- Sequanna Taylor, Supervisor District 2
- Marina Dimitrijevic, Supervisor District 4
- James Luigi Schmitt, Supervisor District 6
- Patti Logsdon, Supervisor District 9
- Supreme Moore Omokunde, Supervisor District 10
- Dan Sebring, Supervisor District 11
- Sylvia Ortiz-Velez, Supervisor District 12
- Willie Johnson, Jr., Supervisor District 13
- Eddie Cullen, Supervisor District 15
- John Weishan, Jr., Supervisor District 16
- Tony Staskunas, Supervisor District 17
- Deanna Alexander, Supervisor District 18
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Kelsey Evans, Committee Coordinator, Office of the County Clerk
- Emily Peterson, Research & Policy Analyst, Office of the Comptroller
- Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS



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PARKS

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Priority	Project #	Project Name	Cost Estimate	Project Description/Need
1	WP20301	Kosciuszko HVAC Replacement	\$3,762,880.00	The existing heating, ventilation, and air conditioning (HVAC) system at Kosciuszko is original to the building which was constructed in 1981. Many of the system components are no longer manufactured or sold and our HVAC Supervisor has resorted to shopping on ebay for parts. The HVAC system is antiquated, inefficient, and beyond its useful life. The replacement of this system will provide improved performance and efficiency and reduced maintenance labor and materials. The 2015 Adopted Capital Improvement Budget included an appropriation of \$200,000 for design and contract document preparation for replacement of the HVAC system at Kosciuszko Community Center. While the contract documents were left shelf ready for bidding, continual delays in funding implementation will likely result in the design needing to be updated to reflect newer models of equipment. As far as health and safety, with the youth programming, youth mentoring, the after school program and summer camp, heating and cooling is essential to the operation of the facility. There are times in the summer that the facility will have 300-400 youth, if the a/c is nonfunctional then we would have to close and have parents pick up children, same in the winter with heat.
2	WP54601	Parks Bridge Inventory and Assessment	\$123,940.00	Parks has at least 167 bridges within its infrastructure holdings. These bridges vary in age, type (vehicular, pedestrian, golf, etc), construction, and condition. Approximately 40 of the bridges within the Parks Department are vehicular transportation bridges and are reviewed and monitored by McDOT. The remaining bridges are trail and golf bridges, intended for pedestrians, bikes, golf carts, and the occasional service vehicle. These bridges are not properly inventoried or inspected on a standard schedule. As primary elements along recreational and transportation routes, it is proposed that an inventory and condition analysis be conducted to aid in monitoring safety, maintenance, and capital needs. It is anticipated that the inventory would provide data both in report form as well as GIS point data with attributes.

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3	WP68801	McKinley Parking Lots - Phase 2	\$3,047,651.00	The Department of Administrative Services - Facilities Management - Architecture and Engineering section performs pavement ratings for County parking lots including evaluation of traffic volume, condition of pavement, overall riding comfort and drainage conditions, and recommends the highest priority project for funding. The asphalt condition assessment rating for the McKinley Marina Parking Lots is 20/100, indicating the need for reconstruction of this parking lot. In recent years, Parks has made incremental improvements to the McKinley Roundhouse with capital, major maintenance, and operating funds. These improvements have increased the popularity of this facility over the past 10 years. In 2015, Parks completed a master planning process for the parking lot and greater marina area. The planning effort identified several areas that could be rebuilt in a phased strategy over several years without significantly affecting marina operations or the other sections of the parking lot. Building upon the 2018 funding of Phase 1 of this 3-phase construction project, Parks is requesting funding to complete the investment in this facility. The project will address improvements to internal circulation and parking lot infrastructure, including the lighting and storm water drainage system. The plans include methods to improve nearshore water quality utilizing green infrastructure and storm water best management practices.
4	WP53301	Cathedral Square Playground Replacement	\$184,915.00	***FUNDED IN JULY OF 2018 WITH REALLOCATED BONDS*** The playground at Cathedral Park is a Class 4 playground and is currently the oldest playground in the Milwaukee County Parks system, having been installed in 1990. At 27 years of age it is in need of replacement; playground replacement ideally occurs at 20 year intervals. In addition, the safety surfacing material is all sand, which is the most maintenance intensive surfacing and does not provide ADA accessibility. Due to its age and condition, Cathedral Park Playground is the number one priority for playground replacement within the Milwaukee County Parks System. The playground receives a high degree of use due to the many events held in the park and high use of the park. Request replacement with Class 4 playground.
5	WP53801	Root River Pkwy Recnstrc-Pkwy-92nd & Parking Lot	\$153,142.00	The Root River Parkway provides vehicle access along the Root River and connections to popular recreational facilities located in Whitnall Park including the Whitnall Park Golf Course, the Boerner Botanical Gardens, and the Wehr Nature Center. Importantly, it also carries the Oak Leaf Trail. This section of parkway has reached the end of its useful life as indicated by the 2018 pavement rating of 24/100. It is extremely deteriorated and requires regular patch repair work in order to remain open. In addition to the deteriorated pavement, the parkway requires reconstruction of the storm sewer and roadway lighting systems. Replacement of municipal utilities such as sanitary sewers, water mains, storm sewers and lighting will also be coordinated with the project. Traffic calming measures, storm water best management practices, green infrastructure, natural areas restoration and management, and connections to city streets and state highways are also included in the reconstruction plans. Widening of the roadway to accommodate special event parking needs associated with the new permanent beer garden should be considered during the project design.

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6	WP49801	Underwood Creek Parkway Replacement	\$133,663.00	The Underwood Creek Parkway segment that falls between Bluemound Road and 119th Street is 0.41 miles in length and has been rated as a 36 out of 100 in 2018. The roadway has been annually patched for approximately 10-years, and deteriorates with each freeze-thaw cycle. This portion of roadway is fronted by numerous residential properties, and also serves as a collector street for the adjacent neighborhood. The pavement is cracked and heaved in locations, and is a hazard for both vehicles and the bicycles that use this stretch as a mapped leg of the Oak Leaf Trail. Some areas of this parkway have broken curb, while others have no curb at all due to deterioration. Lighting in this stretch is not reflective of current Parks standard materials, nor is it consistent with the City of Wauwatosa's reconstruction within the portion of the parkway road that falls under their jurisdiction. Residents and users of this parkway regularly reach out to request patching and other maintenance needs related to the poor road condition.
7	WP68901	Wilson Rec Cntr - Emergency Exit Doors Rplcmnt	\$201,234.00	Wilson Recreation Center has four sets of four doors (sixteen total) with panic hardware providing emergency exit from the ice rink, two sets of four are on the east elevation and two sets of four are on the west elevation. Six of the sixteen doors do not open using the emergency panic hardware and replacement parts are no longer available. Eight of the doors are warping with seasonal contraction and expansion resulting in the doors sticking. All sixteen of the door frames are rusting out towards the base. The warping of the wood doors and rusting of the steel frames has created openings for cold air, warm air, and debris to enter the building. Park maintenance continually repairs the doors in order to keep them operational, but the condition has deteriorated to the extent that repairs are no longer feasible and the doors are beyond their useful life. New frames and doors will also improve building security. This project addresses a life safety egress concern in that if an emergency occurs and the doors do not operate, staff and patrons could be trapped in the building.

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8	WP67801	Wehr Connection to Municipal Water	\$211,253.00	The well water service at Wehr Nature Center (Center) is challenged with very high iron content in the water, resulting in clogging and staining of fixtures. The electronic portion of the well is obsolete and it is difficult and expensive to find replacement parts. The probe system that keeps the pressure tank in balance malfunctions due to rust buildup (requiring monthly checks). The valves on the tank do not hold, making it impossible to isolate the tank. The pump is from 1983 and may need to be pulled up from its position 275-feet below the surface in order to be inspected and possibly replaced. Rust and sediment (from the high iron content) creates an environment for bacteria to grow, resulting in the water not passing it's annual water quality test. Fixtures in the building include drinking fountains and a kitchen sink. The Well Pump is drawing high amperage. With municipal water available in the area, drinking water health and public safety will be improved by connecting to the city water supply, also resulting in savings from not continuing to maintain an antiquated well system that provides low water quality. The Friends of Wehr are fundraising to renovate the restrooms and make them Universally Accessible. They have received Park Amenities Matching Funds for the project. The water issues should be addressed prior to or at the same time as the restroom renovation.
9	WP32001	North Point Parking Lot	\$171,485.00	The Department of Administrative Services – Facilities Management – Architecture & Engineering section performs pavement ratings for County parking lots including evaluation of traffic volume, condition of pavement, overall riding comfort and drainage conditions and recommends the highest priority project for funding. The asphalt condition assessment rating for the North Point Parking Lot is 34/100 and the storm water system has collapsed in several locations causing localized flooding of the parking lot during wet weather. This parking lot serves Bradford Beach, North Point, and the Lakefront. In recent years, Parks has leased concession operation of the snack building, resulting in improvements to the building and surrounding patio and landscape area. These improvements have increased the popularity of this facility and increased revenue. The project will address improved internal circulation and improvements to parking lot infrastructure such as lighting and stormwater drainage system. The project will include methods to improve near shore water quality utilizing green infrastructure and stormwater best management practices.

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10	WP03904	Washington Park Bridge Replacements	\$100,099.00	An April 2016 inspection of the two concrete lagoon bridges in Washington Park resulted in a recommendation for replacement. The bridge inspector described heavy concrete delamination, cracking and spalling present in all abutments, particularly the outside corners. The deterioration extends below the waterline and all the way up into the deck. All the deck corners at the abutments are experiencing cracking and spalling. In particular, a section of the northeast corner of the north bridge has failed with a large piece of concrete spalled off. This could happen at any time at the remaining corners. The inspector indicated the bridges are safe for pedestrian usage for the near future but need to be monitored and pedestrians kept away from the corners. Concrete barriers and traffic barrels have been placed in the area to keep pedestrians away from the problem area. The connecting asphalt walkway between the bridges is highly degraded and should be replaced at the same time the bridges are replaced. The inspecting engineer recommended replacement within 2 years.
11	WP54501	Whitnall Golf Course Irrigation	\$264,700.00	The golf course is currently irrigated with a system that was installed in the 1970's. The system, single row irrigation, has been plagued with operational issues for the past thirty years. In 1996, the pump station was modified to improve the mechanical pump station portion of the system. However, the irrigation heads, lines, controllers and computer communication cables are past their useful life and are plagued with ongoing maintenance expenses. Many parts for the sytem are no longer available and controller software is no longer supported. With this project, as was done in recent capital improvement budgets for Greenfield and Oakwood Park Golf Courses, some features of the golf course including tees, bunkers, and greens would be reconstructed to make the golf course safer and improve circulation and playability of the golf holes.
12	WP54901	Bender Safe Harbor Sedimentation Abatement	\$864,405.00	The safe harbor that Milwaukee County provides at Bender Park requires attention due to shallow depths that do not allow for free movement of boats in low water conditions. Water depth measurements at the mouth of the harbor were 18 inches in spring 2017 and 6 inches in spring 2018. The last dredging that took place at this safe harbor was in 2014, affirming the pattern that dredging is necessary every 2-3 years. It is believed that sand moves south along the lakeshore due to littoral drift, and this sediment drops into the harbor at the south end of the breakwater. The poor depth conditions are most prevalent when winds from the southeast are strong. In an effort to provide a responsible long-term strategy for operating this harbor, this project seeks to identify whether a design correction is necessary to reduce the frequency of needed dredging and meet the safe harbor standard that Lake Michigan boaters rely upon.

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13	WP05046	Lincoln Park Baseball Lighting	\$42,885.00	In late fall of 2015, the 80-foot field lighting poles (double timber poles) and lights on the 3rd base side of Henry Aaron Field near home plate were blown over in a high wind event. After emergency removal of these lights Parks immediately had the remaining seven pairs of poles inspected and removed an additional pole set on the 1st base side near home plate for safety reasons and to accommodate the installation of a new artificial turf infield by UWM. In 2016, additional funds were set aside to remove the remaining non-functional lights and poles for safety reasons. The scope of work for the new lighting system should include a new 480 volt 3-phase WE Energies electrical service. There is unmet demand for playing time at this facility by local colleges and high schools. Not all entities wishing playing time can be accommodated at this time. Adding lights would fulfill this unmet demand by creating additional playing time, thereby increasing the revenue potential of Parks only artificial turf baseball field.
14	WP55101	Pulaski Pavilion Exterior Improvements	\$416,344.00	The Pulaski Pavilion underwent interior improvements (2016-2017), but exterior building conditions are deteriorating. As part of an overall building renovation, the Pulaski Pavilion requires building exterior renovation. The building's existing asphalt shingles, roof patches, and flashings show that they are beyond their useful life, and eaves show signs of sagging. The wood fascia, trim, siding, and soffits are rotting and missing paint. All building windows should be evaluated and replaced planned if warranted. Additionally, vandalism has contributed to the damage of the building, and therefore additional lighting on the building should be installed.
15	WP54401	McCarty Electrical Service Replacement	\$1,016,540.00	The electrical service at McCarty Park is antiquated and deficient. The park has two primary, high voltage services, one at the pool building and one at the baseball restroom building. This equipment is original to construction of the buildings. These services are similar to the former electrical service at the courthouse in that high voltage gear is challenging to maintain and unreliable. The service is beyond its useful life and replacement parts would be difficult to obtain to restore power in a timely manner. The high voltage service is rated critical and potentially critical, unreliable, and a safety hazard. The 2018 Adopted Capital Improvement Budget included an appropriation of \$118,574 for the planning and design phase.
			\$10,695,136.00	