

City of Evansville  
**Park & Recreation Board Regular Meeting**  
Tuesday, June 16, 2020, 6:00 p.m.

Due to COVID 19 this meeting will not be held in person. To attend the meeting virtually please go to: [meet.google.com/ovb-qbcs-tqn](https://meet.google.com/ovb-qbcs-tqn) or call: +1 (727) 325-2304 and enter pin: 876 271 864#

*When you are not speaking, please mute your microphone or telephone to reduce background noise.*

Copies of the packet and/or agenda are available at  
[http://www.ci.evansville.wi.gov/city\\_government/public\\_agendas\\_minutes/park\\_board.php](http://www.ci.evansville.wi.gov/city_government/public_agendas_minutes/park_board.php)

## **AGENDA**

1. Call to order
2. Roll call
3. Motion to approve the agenda
4. Motion to waive the reading of the May 19 and June 8, 2020 minutes and approve them as printed
5. Citizen appearances other than agenda items listed
6. New business
7. COVID 19 Response:
  - A. Phase 2 Reopening - Baseball and Shelters
8. Parks report
  - A. Review of draft Park and Recreation Plan 2020-2025 and possible motion to approve staff to open the draft for 30 day public review
9. Pool report
  - A. Results of pool concept survey
  - B. Cost estimates
  - C. Location of new Aquatic Center
  - D. Referendum recommendations
  - E. Fundraising
10. Old business
11. Other
12. Meeting Reminder: Regular meeting on July 21, 2020 at 6:00 p.m.
13. Motion to adjourn



City of Evansville  
**Park & Recreation Board Regular Meeting**  
Tuesday, May 19, 2020, 6:00 p.m.

Due to COVID 19 this meeting will not be held in person. To attend the meeting virtually please go to: [meet.google.com/ovb-qbcs-tqn](https://meet.google.com/ovb-qbcs-tqn) or call: +1 (727) 325-2304 and enter pin: 876 271 864#

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## MINUTES

1. Call to order by Chairperson Joy Morrison at 6:00 pm
2. Roll call: Morrison, Espinosa, Merritt, Prudhon, Poock, Fuson, Hamilton. Also present were Ian Rigg, Ray Anderson, Angie Olsen, Leah Hurtleley, Mayor Bill Hurtleley
3. Motion to approve the agenda made by Prudhon and seconded by Merrit. Approved by voice vote.
4. Motion to waive the reading of the April 22, 2020 minutes and approve them as printed made by Espinosa and seconded by Prudhon. Approved by voice vote.
5. Citizen appearances other than agenda items listed: None
6. New business: Morrison inquired about installing the nets at the tennis courts at Leonard/Leota Park. Tennis falls under Phase 1 of the Rock County recommended reopening guidelines. Ray plans to get them up the week of the 18th.
7. COVID 19 Response:
  - A. Soccer: The soccer club will not have any organized activity this year. Decision was made to leave the goal nets in place although no city sanctioned events would take place.
  - B. Pool operations: City Administrator Rigg enclosed his recommendation on the pool which is to not open it for the 2020 season. The PRB members discussed the following issues. Could the CDC guidelines be met with current staffing levels? Since the current Rock County guidelines would limit the or eliminate swim lessons and the inability of the city to sell season passes there would be a significant drop in revenues that help support the pool. How can the safety of the pool patrons and pool staff be insured? How will the pandemic concerns impact attendance numbers? Mayor Hurtleley indicated that any motion made by the PRB would be a recommendation for the Common Council to consider due to the financial implications on the city budget. Poock made a motion to hold a special session of the PRB on June 8 to discuss the status of the pool for the 2020 season and determine the recommendation for the Common Council. Seconded by Hamilton and approved by voice vote.

C. Baseball: The program could not be modeled in the same way as past years. Only 9 coaches have signed up as compared to 19 coaches from 2019. The coaches are willing to try do more “clinics” to teach fundamentals since there aren’t enough coaches to conduct games. Under Phase 1 of the Rock County guidelines team sports are not recommended. Would a baseball fundamentals clinic fall under the exercise category which would be allowable if the number of attendees at the clinic were limited and activities could guarantee proper distancing. Motion to consider a clinic approach to baseball at the June 16 meeting made by Pooch, with a second by Merrit. Chairperson Morrison asked for a roll call vote: Espinosa no, Fuson no, Hamilton no, Merit yes, Pock yes, Prudhon no, Morrison no. Motion fails to pass by a vote of 5 to 2. Motion to have the city staff investigate moving to a clinic made by Espinosa and scoded by Prudhon. Morrison requested a roll call vote: Prudon yes, pock no, Hamilton yes, Fuson yes, Espinosa yes, Morrison no, Merrit yes, Motion carries 5 to 2.

Jon Frey appeared to update the Jays season, the Home Talent League has been postponed until July 4 and hopes to start the season then. The Thursday night league will not be held. The Sunday games will remain if the season is held. Jon plans to update again at the June meeting.

A review of the guidelines for parks and playground equipment and park shelter rentals.

8. Parks report: The summer crew has started. Mowing has started. Ray received estimates for cameras for the Park even though there are still some concerns about placement and the expense. Hope to have the Geese Away solution installed by late July. Thanks to Reverend Pooch for doing a volunteer clean up day. The formal Adopt a Park program has not been launched due to the pandemic.
  - A. Dog Park: \$14,822 for the fencing, depending on the budget it could start in fall of 2020 or be moved to 2021. The fencing should be an expense born by the city in case there is a decision to move the dog park at a later date.
9. Pool report: Badger Pool did the annual cleaning and will be sending someone out to inspect and give a quote on repair.
  - A. Referendum The final referendum language needs to go to the Common Council. Rigg is requesting the town of Union to also place a referendum on their ballot since there has been an increase the cost of construction.
  - B. Cost estimates: Rigg is investigating the cost difference if the pool was relocated to different location for comparison and see if substantial savings may be available in a location that won’t require the amount of earth moving as the current location.
  - C. Fundraising The referendum would raise \$5 million leaving \$3 to \$3.5 million at the current estimated cost. The Town of Union would be asked to contribute \$1 million and the remaining would need to be raised through contributions.
10. Old business: None
11. Other: None. Hamilton thanked Rigg and city staff for going above the call of duty during the pandemic

12. Meeting Reminder: Special Meeting on June 8<sup>th</sup> and Regular meeting on June 16, 2020 at 6:00 p.m.
13. Motion to adjourn Made by Espinosa and seconded by Hamilton. Approved by voice vote. Meeting adjourned at 8:15.



City of Evansville  
**Park & Recreation Board Special Meeting**  
Monday June 8, 2020, 6:00 p.m.

Due to COVID 19 this meeting will not be held in person. To attend the meeting virtually please go to: [meet.google.com/exw-ypiv-ecf](https://meet.google.com/exw-ypiv-ecf) or call: +1 (401) 375-9503 and enter pin: 503 973 063#

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## MINUTES

1. Call to order by Chairperson Joy Morrison at 6:01 pm
2. Roll call Morrison, Espinosa, Prudhon, Poock, Fuson, Hamilton. Also present were Ian Rigg, Angie Olsen, Mayor Bill Hurtley
3. Motion to approve the agenda made by Prudhon and seconded by Espinosa. Approved by voice vote.
4. COVID 19 Response:
  - A. Motion to recommend to Common Council the pool operations for the 2020 calendar year

Badger Pool came out to inspect the leakage issues ten days ago but has still not delivered an estimate. The company cannot assure that the issues could be fixed. The time frame for repairs, if possible, could be several days away and then it would need 48 hours to cure before the pool could be filled. If the pool cannot be repaired it cannot be filled. Costs to make repairs is undetermined but could be significant. At this point it would reduce the season to six weeks.

The Covid issues:

Can we get supplies? On a smaller scale, it seems they would be available in quantities to meet the needs of the Aquatic Center. Other concerns were based on the ability to meet both the CDC and Rock County guidelines. Many other area pools are closed or making the decision in the next few days.

Financial Impact due to repairs and delayed opening:

The FY20 pool budget project revenues of \$50,000 between swim lessons, swim team, and season passes. Due to the delay in opening and uncertainty to when the pool could open due to the unknown repair schedule and costs, the revenue estimate would drop by at least half. Projected income may be about half this year. The FY 20 city budget projected expenses were \$88,000 including some repairs. The expenses would also decrease. While difficult to estimate, the additional difference in loss could be \$10,000.

Poock moved that the Park and Recreation Board recommend to the Common Council the pool open during the 2020 season if it can open by July 1. Motion died for lack of second.

Poock moved that the Park and Recreation Board recommend to the Common Council the pool open during the 2020 season if it can open by July 1 and the repair expense is capped at \$20,000. Second by Hamilton.

Voice Vote:

Morrison: No

Espinosa: No

Prudhon: No

Poock: Yes

Fuson: No

Hamilton: Yes

Motion defeated 4 to 2.

5. Meeting Reminder: Regular meeting on June 16, 2020 at 6:00 p.m.
6. Motion to adjourn made by Hamilton second by Fuson approved by voice vote. Meeting adjourned at 6:54 pm.





# City of Evansville Field Rental

The undersigned has requested they be able to use a City of Evansville fields. In exchange for the city's consent to such usage, the undersigned agrees to pay all deposits and fees as set by the City's fee schedule for field rentals.

As a specific condition to being allowed the referenced park use during the COVID-19 pandemic, the undersigned agrees to follow best practices to reduce the spread of viruses. This is a fluid situation with all activities and the fields could be shut down by City, County and State officials at any time. Said practices include but are not limited to:

- Practice social distancing and avoid close contact with others outside your household. The CDC recommends maintaining a physical distance of six feet from others.
- Stay home if you are sick.
- Bring your own hand sanitizer and disinfecting wipes.
- Wash or sanitize your hands after touching surfaces.
- Avoid touching your face.
- Sneeze or cough into a tissue or the inside of your elbow.
- Limit the number of attendees as prescribed within Rock County WI phased opening for "Organized Sports."
- Dugout use will not be allowed. Player's items should be lined up near the fence at least six feet apart. Players should avoid touching of common structures.
- Players must use their own gloves, helmet and bat or be sanitized between player's use.
- Coaches are responsible for ensuring social distancing is maintained between players as much as possible. This means additional spacing between players while playing catch, changing drills so the players remain spaced out, no congregating of players while waiting to bat.
- Players must bring their own water/beverage to consume during and after practice. No shared drinking fountains or coolers.
- Players must bring their own snacks to consume. No communal snacks. The concession stand will not be available.
- No spit-able food, i.e. sunflower seeds, peanuts in shells, etc.
- Spectator attendance is limited to household members of players.
- No use of bleachers for spectators. Spectators must bring their own chairs, stand or watch from vehicle. Spectators should keep six feet of social distance between different household units.

The undersigned accepts that the City has not and will not sanitize equipment, tables and other surfaces in the parks.

\_\_\_\_\_  
Date of Event

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Today's Date

**Please return form no later than 48 hours of your scheduled event to:**  
City of Evansville | Attn: Field Rental | 31 S Madison St | PO Box 529 | Evansville, WI 53536  
or email: leah.hurtley@ci.evansville.wi.gov



# City of Evansville Shelter Rental

The undersigned has requested they be able to use a City of Evansville park shelter. In exchange for the city's consent to such usage, the undersigned agrees to pay all deposits and fees as set by the City's fee schedule for shelter rentals.

As a specific condition to being allowed the referenced park use during the COVID-19 pandemic, the undersigned agrees to follow best practices to reduce the spread of viruses. Said practices include but are not limited to:

- **Practice social distancing and avoid close contact with others outside your household. The CDC recommends maintaining a physical distance of six feet from others.**
- **Stay home if you are sick.**
- **Bring your own hand sanitizer and disinfecting wipes.**
- **Wash or sanitize your hands after touching surfaces.**
- **Avoid touching your face.**
- **Sneeze or cough into a tissue or the inside of your elbow.**
- **Limit the number of attendees as prescribed within Rock County WI phased opening for "Private Gatherings."**

The undersigned accepts that the City has not and will not sanitize equipment, tables and other surfaces in the parks.

\_\_\_\_\_  
Date of Event

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Today's Date

Please return form no later than 48 hours of your scheduled event to:

City of Evansville  
Attn: Parks Dept  
31 S Madison St | PO Box 529  
Evansville, WI 53536  
or email:  
leah.hurtley@ci.evansville.wi.gov



**Evansville Home Talent Baseball**

13816 W. Northridge Drive  
Evansville, Wisconsin 53536  
www.evansvillehometalent.org

June 14, 2020

Subject: Evansville Jays Request Support from the City to Revise Field Rental Form Letter

Reference: City of Evansville Field Rental Form – COVID-19 Re-opening (emailed June 11, 2020)

Dear City of Evansville and Park Board Members,

The Evansville Home Talent Baseball Club, Inc (aka Jays) is respectfully requesting support from the City to revise the reference letter to allow our volunteer community organization to offer full concessions during our baseball games at the park.

A few points to consider:

- Evansville Jays have been excellent stewards of the City property at the upper diamond, including pre-game preparation, maintenance, and improvements since 2005.
- Jays are the only organization to sell concessions during games at the upper diamond.
- Jays have limited financial support in 2020, so concessions sales are a big part of our business plan for operations and park improvements.
- A positive change by the City, allowed outdoor sales per Section 130-561 for businesses to operate pick-up food sales during the past few months (i.e. bowling alley, etc). This was an excellent move by the City to support local businesses.
- The City is allowing local food trailers to serve their customers (i.e. Rock County Dairy, Twisted Cone, etc). These are great businesses and organizations for the Evansville community's mental and social health. Brodhead has similar food trailers operating.
- Jays concessions stand operates nearly the same as food trailers and carry outs at local restaurants over the past few months with those restaurants now allowed to have dine in eating.
- Already this summer, a number of Home Talent Baseball games have been played with concessions.
- According to [CDC website](#): "Currently there is no evidence to support transmission of COVID-19 associated with food."
- Jays will make all reasonable measures to protect our community during our games.

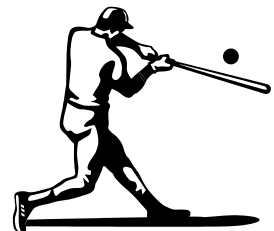
Again, the Jays are kindly asking for a revision to the reference letter, specifically around the use of the concession stand.

I will plan on attending the Park Board meeting on June 16. Please share this letter with other members of the Park Board prior to the meeting and include this letter in the meeting agenda packet.

Question: Will the reference Field Rental Form language get reviewed and approved by the Park Board?

If you would like to discuss further, please call my cell phone at 608-575-4359.

Yours in baseball,  
Jon Frey  
Evansville Jays General Manager  
Evansville Chamber of Commerce & Tourism Member





# Aquatic Center Construction Design Survey Results

Ian Rigg

06-16-2020

## CONCEPT #1



Concept #2



Concept #3



Question 1

**All three concept drawings have similar features. Please rate what features you feel are most appealing**

<b>A</b>
Slides
18%
<b>B</b>
Safe pool for toddlers and little children
24%
<b>C</b>
Connection of the pool to the Park Store
7%
<b>D</b>
New bathhouse facility
16%
<b>E</b>
More deck space
14%
<b>F</b>
Energy efficiency
14%
<b>G</b>
Improved front access
6%

Question 2

**CONCEPT #1 - Please rate the specific features you find most appealing.**

<b>A</b>
Diving board into a deep well
22%
<b>B</b>
Drop slide into a deep well
22%
<b>C</b>
Large separate swimming area to maintain public use during swim lessons, swim team and cleaning.
55%



Question 3

**CONCEPT #2 - Please rate the specific features you find most appealing.**

<b>A</b>
Diving board into a deep well
29%
<b>B</b>
Drop slide into a deep well
32%
<b>C</b>
6 swim lanes for swim team competitions
39%

Question 4

**CONCEPT #3 - Please rate the specific features you find most appealing.**

<b>A</b>
No deep well for cost savings
9%
<b>B</b>
6 swim lanes for swim team competitions
30%
<b>C</b>
Large separate swimming area to maintain public use during swim lessons, swim team and cleaning.
61%

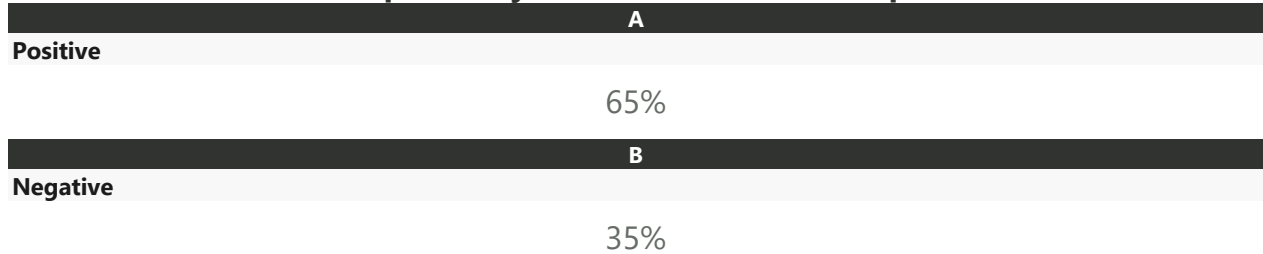
Questions 5

**CONCEPT #1 - Rate how positive you feel about this concept**

<b>A</b>
Positive
69%
<b>B</b>
Negative
31%

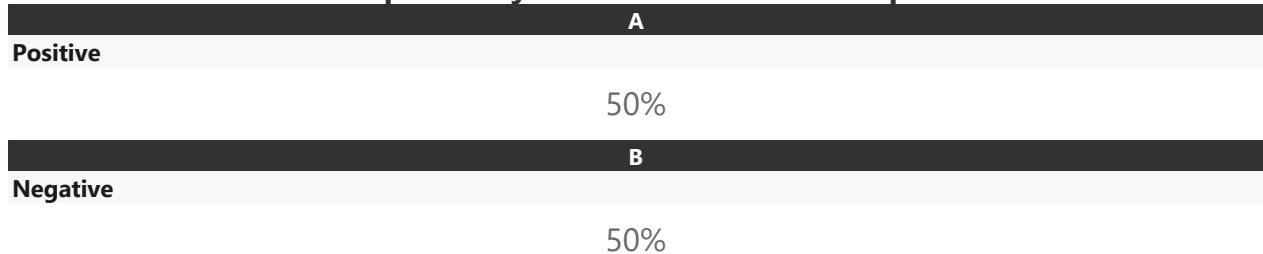
Question 6

**CONCEPT #2 - Rate how positive you feel about this concept**



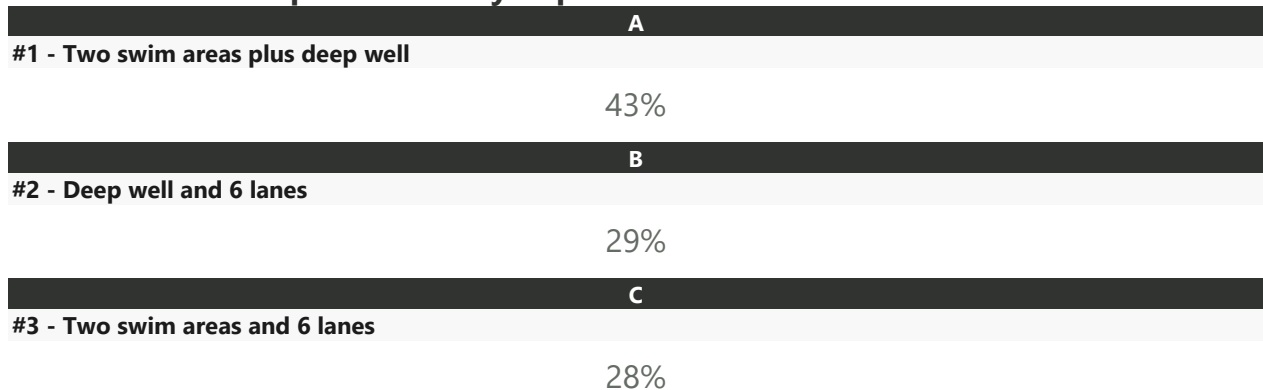
Question 7

**CONCEPT #3 - Rate how positive you feel about this concept**



Question 8

**Of the three concepts which do you prefer - select one**



## Participation

A survey was administered in spring 2020 using the services from Polco. From the data they were able to determine that 162 people participated. Of the 162 who participated, 108 were able to be identified as registered voters within Evansville City limits. There was some concentration in the Town of Union with participation in other townships to a lesser extent.

## Analysis

Of the common features, a safe pool for little children and toddlers had the highest appeal (24%) while other features like slides, new bath house, deck space and energy efficiency received (14-18%). The rebuild and connection to the parks store and the front access to the pool received the lowest rating (6-7%).

On the differences between the 3 Concepts, the idea of a separate swim area to accommodate multiple functions received the highest preferences. The 6 lane feature for swim competitions received less of a preference in Question 4 over having two separate swim areas. The same 6 lane feature in Question 3 was preferred over the deep well for diving and drop slide but did not get a majority. Removing the deep well was the least preferred of all the individual concepts in Questions 2-4. Concept 3 which had the removal of the deep well received a near tie in preference while Concepts 1 and 2 which had the deep well received more favorable results.

## Conclusion

Concept 1 includes the most preferred options of survey participants. This concept included two large distinct swim areas, keeping the diving and drop slide available, and having a kiddie pool. I recommend that we use Concept 1 in our financial planning and public communication.





# Concept #1 - Construction Estimates

**VETERAN'S MEMORIAL AQUATIC CENTER** **5/7/2020**

<b>VETERAN'S MEMORIAL AQUATIC CENTER</b> 360 BURR W. JONES CIRCLE EVANSVILLE, WISCONSIN  JOB NUMBER: 2017-003 ARCHITECT: PRAIRIE FORGE GROUP CM/GC: TBD BID DATE: TBD CONSTRUCTION COMPLETION: TBD	<b>SITE:</b>  <b>2 ACRES</b>	<b>NEW BATHHOUSE: (SF)</b> 1,500 <b>CONCESSION: (SF) EXISTING</b> 1,350 <b>NEW FILTER BUILDING: (SF)</b> 1,575 <b>TOTAL BUILDING SQUARE FEET:</b> 4,425 <b>ACTIVITY/DEEP POOL: (SF)</b> 3,730 <b>PLUNGE POOL: (SF)</b> 2,315 <b>KIDDE POOL: (SF)</b> 1,495 <b>BUILDING HEIGHT:</b> 14' <b>BASIC CONSTRUCTION TYPE:</b> NEW <b>FOUNDATION:</b> CONCRETE <b>ROOF:</b> SHINGLES <b>INTERIOR WALLS:</b> MASONRY BLOCK <b>EXTERIOR WALLS:</b> MASONRY <b>FLOORS:</b> CONCRETE
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**DESCRIPTION:** A NEW BATHHOUSE, A NEW FILTER BUILDING, RENOVATION TO EXISTING PARK STORE, A NEW ZERO EDGE KIDDIE POOL, A NEW 25 METER 4-LANE LAP POOL WITH DEEP POOL, 1M DIVING BOARD, DROP SLIDE, A NEW 4-LANE 25 YARD LAP POOL AND PLUNGE POOL, NEW BODY SLIDES AND STAIR TOWER, NEW CONCRETE POOL DECKS, SITEWORK INCLUDES LANDSCAPE RESTORATION WITH SUN HILL, STONE RETAINING WALLS, NEW SOLAR READY SHADE STRUCTURES, AND NEW PERIMETER FENCING.

SCHEME 1 - Two Lap Pools with Deep Hopper			
CSI DIVISIONS (2)	COST	% OF BUILDING COST	COMMENTS
<b>SITE REQUIREMENTS</b>			
2-A DEMOLITION	\$ 193,200	2.44%	BUILDINGS, POOLS, DECKS, FENCING
2-B EARTHWORK	\$ 288,136	3.63%	SITE, POOL, EXCAVATION, STONE & BACKFILL
2-C SITE UTILITIES	\$ 237,845	3.00%	STORM, SANITARY, WATER, GAS
2-D CONCRETE SIDEWALKS & DECKS	\$ 337,375	4.26%	NEW CONCRETE DECKS/WALKS/CURBS/RAILINGS
2-E SITE ELECTRICAL	\$ 199,450	2.52%	POWER TO BLDG'S, POOL GRND'G SYS & SITE LGHT'G
2-F FENCING	\$ 67,940	0.86%	8' HI VINYL CHAIN LINK, ROPE & BOLLARD
2-G ASPHALT PAVING	\$ 109,200	1.38%	ASPHALT DRIVE/TURN AROUND & STRIPING
2-L LANDSCAPING	\$ 78,240	0.99%	MULCH, TOPSOIL, SEED, GRASS. PLANTINGS
2-M RETAINING WALLS	\$ 165,000	2.08%	8" STONE PAVER RETAINING WALLS
2-N SITE FURNISHINGS, SIGNAGE, BIKE RACKS	\$ 133,800	1.69%	SITE FURNISHINGS, SIGNS/BIKE RACKS/S.S. BOLLARDS
<b>TOTAL SITE COST</b>	<b>\$ 1,810,186</b>	<b>19%</b>	
CSI DIVISIONS (1-16)	COST	% OF BUILDING COST	COMMENTS
<b>BUILDING REQUIREMENTS</b>			
1-A GENERAL CONDITIONS	\$ 290,000	3.66%	SAFETY, DUMPSTERS, CLEAN-UP, TEMP CONST, STAFF
2-B BUILDING EXCAVATION	\$ 92,465	1.17%	FOUNDATIONS, STONE BACKFILL
3-A BATHHOUSE BUILDING	\$ 475,553	6.00%	FOUNDATIONS / SLAB ON GRADE/STRUCTURE
3-B FILTER BUILDING	\$ 792,426	10.00%	FOUNDATIONS / SLAB ON GRADE/STRUCTURE
3-C PARK STORE/CONCESSION BUILDING	\$ 351,000	4.43%	INTERIOR REMODELING / EXTERIOR IMPROVEMENTS
3-D POOL CONCRETE	\$ 451,087	5.69%	PLUNGE, KIDDIE, AND ACTIVITY POOL STRUCTURE
13-A POOL PIPING, LAP, PLUNGE & KIDDE POOLS	\$ 1,378,400	17.39%	CONCRETE, PIPING / EQUIPMENT, CONTROLS
13-B WATER SLIDES, DROP SLIDE, DIVING BOARD	\$ 453,000	5.71%	PLATFORM TOWERS AND SLIDES, 1M DIVING BOARD
13-C KIDDIE / POOL FEATURES	\$ 46,000	0.58%	BUBBLERS/DECK SPRAYS/KIDDIE WATER SLIDE
13-F SHADE STRUCTURES	\$ 195,000	2.46%	SOLAR READY SHADE STRUCTURES
<b>TOTAL BUILDING COST</b>	<b>\$ 4,524,931</b>	<b>57%</b>	
<b>TOTAL SITE &amp; BUILDING COST</b>	<b>\$ 6,335,117</b>	<b>80%</b>	
CONTINGENCY 10%	\$ 633,512		
ESCALATION 6%	\$ 418,118		
CONTRACTOR OH & P 8%	\$ 540,259		
<b>SUBTOTAL</b>	<b>\$ 7,927,005</b>	<b>100%</b>	
ARCHITECTURAL/ENGINEERING 9.5%	\$ 753,065		A/E, Civil Engineering, Aquatic
OWNERS COSTS BUDGET	\$ 125,000		Misc. costs, testing, moving, permits, computers, phones, deck furniture
<b>TOTAL PROJECT COST</b>	<b>\$ 8,805,071</b>	<b>100%</b>	<b>5/7/2020 15:43</b>



# Concept #2 - Construction Estimates



## VETERAN'S MEMORIAL AQUATIC CENTER

5/7/2020

VETERAN'S MEMORIAL AQUATIC CENTER  
360 BURR W. JONES CIRCLE  
EVANSVILLE, WISCONSIN

SITE: 2 ACRES

JOB NUMBER: 2017-003  
ARCHITECT: PRAIRIE FORGE GROUP  
CM/GC: TBD  
BID DATE: TBD  
CONSTRUCTION COMPLETION: TBD

NEW BATHHOUSE: (SF) 1,500  
CONCESSION: (SF) EXISTING 1,350  
NEW FILTER BUILDING: (SF) 1,575  
**TOTAL BUILDING SQUARE FEET: 4,425**  
LAP/DEEP POOL: (SF) 4,864  
PLUNGE POOL: (SF) 660  
KIDDE POOL: (SF) 1,495  
BUILDING HEIGHT: 14'  
BASIC CONSTRUCTION TYPE: NEW  
FOUNDATION: CONCRETE  
ROOF: SHINGLES  
INTERIOR WALLS: MASONRY BLOCK  
EXTERIOR WALLS: MASONRY  
FLOORS: CONCRETE

DESCRIPTION: A NEW BATHHOUSE, A NEW FILTER BUILDING, RENOVATION TO EXISTING PARK STORE, A NEW ZERO EDGE KIDDIE POOL, A NEW 25 METER 6-LANE LAP/ACTIVITY POOL WITH DEEP POOL, 1M DIVING BOARD, DROP SLIDE, A NEW PLUNGE POOL, NEW BODY SLIDES AND STAIR TOWER, NEW CONCRETE POOL DECKS, SITEWORK INCLUDES LANDSCAPE RESTORATION WITH SUN HILL, STONE RETAINING WALLS, NEW SOLAR READY SHADE STRUCTURES, AND NEW PERIMETER FENCING.

### SCHEME 2 - Six Lane Lap Pool with Deep Hopper and Plunge Pool

CSI DIVISIONS (2)	COST	% OF BUILDING COST	COMMENTS
<b>SITE REQUIREMENTS</b>			
2-A DEMOLITION	\$ 193,200	2.50%	BUILDINGS, POOLS, DECKS, FENCING
2-B EARTHWORK	\$ 281,181	3.63%	SITE, POOL, EXCAVATION, STONE & BACKFILL
2-C SITE UTILITIES	\$ 237,845	3.07%	STORM, SANITARY, WATER, GAS
2-D CONCRETE SIDEWALKS & DECKS	\$ 314,275	4.06%	NEW CONCRETE DECKS/WALKS/CURBS/RAILINGS
2-E SITE ELECTRICAL	\$ 199,450	2.58%	POWER TO BLDG'S, POOL GRND'G SYS & SITE LGHT'G
2-F FENCING	\$ 57,160	0.74%	8' HI VINYL CHAIN LINK, ROPE & BOLLARD
2-G ASPHALT PAVING (Allowance)	\$ 109,200	1.41%	ASPHALT DRIVE/TURN AROUND & STRIPING
2-L LANDSCAPING	\$ 78,240	1.01%	MULCH, TOPSOIL, SEED, GRASS, PLANTINGS
2-M RETAINING WALLS	\$ 165,000	2.13%	8" STONE PAVER RETAINING WALLS
2-N SITE FURNISHINGS, SITE SIGNAGE / BIKE RACKS	\$ 133,800	1.73%	SITE FURNISHINGS, SIGNS/BIKE RACKS/S.S. BOLLARDS
<b>TOTAL SITE COST</b>	<b>\$ 1,769,351</b>	<b>23%</b>	
CSI DIVISIONS (1-16)	COST	% OF BUILDING COST	COMMENTS
<b>BUILDING REQUIREMENTS</b>			
1-A GENERAL CONDITIONS	\$ 290,000	3.75%	SAFETY, DUMPSTERS, CLEAN-UP, TEMP CONST, STAFF
2-B BUILDING EXCAVATION	\$ 92,465	1.19%	FOUNDATIONS, STONE BACKFILL
3-A BATHHOUSE BUILDING	\$ 475,553	6.14%	FOUNDATIONS / SLAB ON GRADE/STRUCTURE
3-B FILTER BUILDING	\$ 792,426	10.24%	FOUNDATIONS / SLAB ON GRADE/STRUCTURE
3-C PARK STORE/CONCESSION BUILDING	\$ 351,000	4.53%	INTERIOR REMODELING / EXTERIOR IMPROVEMENTS
3-D POOL CONCRETE	\$ 415,559	5.37%	PLUNGE, KIDDIE, AND LAP/DEEP POOL STRUCTURE
13-A POOL PIPING, LAP/DEEP, PLUNGE & KIDDE POOLS	\$ 1,315,575	17.00%	PIPING / EQUIPMENT, CONTROLS
13-B WATER SLIDES, DROP SLIDE, DIVING BOARD	\$ 453,000	5.85%	PLATFORM TOWERS AND SLIDES, 1M DIVING BOARD
13-C KIDDIE / POOL FEATURES	\$ 46,000	0.59%	BUBBLERS/DECK SPRAYS/KIDDIE WATER SLIDE
13-F SHADE STRUCTURES	\$ 185,000	2.39%	SOLAR READY SHADE STRUCTURES
<b>TOTAL BUILDING COST</b>	<b>\$ 4,416,578</b>	<b>57%</b>	
<b>TOTAL SITE &amp; BUILDING COST</b>	<b>\$ 6,185,929</b>	<b>80%</b>	
CONTINGENCY 10%	\$ 618,593		
ESCALATION 6%	\$ 408,271		
CONTRACTOR OH & P 8%	\$ 527,536		
<b>SUBTOTAL</b>	<b>\$ 7,740,329</b>	<b>100%</b>	
ARCHITECTURAL/ENGINEERING 9.5%	\$ 735,331		A/E, Civil Engineering, Aquatic
OWNERS COSTS BUDGET	\$ 125,000		Misc. costs, testing, moving, permits, computers, phones, deck furniture
<b>TOTAL PROJECT COST</b>	<b>\$ 8,600,660</b>	<b>100%</b>	5/7/2020 16:19



# Concept #3 - Construction Estimates



**VETERAN'S MEMORIAL AQUATIC CENTER** 5/7/2020

<p><b>VETERAN'S MEMORIAL AQUATIC CENTER</b>          360 BURR W. JONES CIRCLE          EVANSVILLE, WISCONSIN</p> <p>JOB NUMBER: 2017-003          ARCHITECT: PRAIRIE FORGE GROUP          CM/GC: TBD          BID DATE: TBD          CONSTRUCTION COMPLETION: TBD</p> <p>DESCRIPTION: A NEW BATHHOUSE, A NEW FILTER BUILDING, RENOVATION TO EXISTING PARK STORE, A NEW ZERO EDGE KIDDIE POOL, A NEW 25 METER 6-LANE LAP POOL, A NEW ACTIVITY/PLUNGE POOL, NEW BODY SLIDES AND STAIR TOWER, NEW CONCRETE POOL DECKS, SITEWORK INCLUDES LANDSCAPE RESTORATION WITH SUN HILL, STONE RETAINING WALLS, NEW SOLAR READY SHADE STRUCTURES, AND NEW PERIMETER FENCING.</p>	<p><b>SITE: 2 ACRES</b></p> <table border="0"> <tr><td>NEW BATHHOUSE: (SF)</td><td style="text-align: right;">1,500</td></tr> <tr><td>CONCESSION: (SF) EXISTING</td><td style="text-align: right;">1,350</td></tr> <tr><td>NEW FILTER BUILDING: (SF)</td><td style="text-align: right;">1,575</td></tr> <tr style="background-color: #e0e0e0;"><td><b>TOTAL BUILDING SQUARE FEET:</b></td><td style="text-align: right;"><b>4,425</b></td></tr> <tr><td>LAP POOL: (SF)</td><td style="text-align: right;">3,664</td></tr> <tr><td>PLUNGE POOL: (SF)</td><td style="text-align: right;">1,800</td></tr> <tr><td>KIDDE POOL: (SF)</td><td style="text-align: right;">1,495</td></tr> <tr><td>BUILDING HEIGHT:</td><td style="text-align: right;">14'</td></tr> <tr><td>BASIC CONSTRUCTION TYPE:</td><td style="text-align: right;">NEW</td></tr> <tr><td>FOUNDATION:</td><td style="text-align: right;">CONCRETE</td></tr> <tr><td>ROOF:</td><td style="text-align: right;">SHINGLES</td></tr> <tr><td>INTERIOR WALLS:</td><td style="text-align: right;">MASONRY BLOCK</td></tr> <tr><td>EXTERIOR WALLS:</td><td style="text-align: right;">MASONRY</td></tr> <tr><td>FLOORS:</td><td style="text-align: right;">CONCRETE</td></tr> </table>	NEW BATHHOUSE: (SF)	1,500	CONCESSION: (SF) EXISTING	1,350	NEW FILTER BUILDING: (SF)	1,575	<b>TOTAL BUILDING SQUARE FEET:</b>	<b>4,425</b>	LAP POOL: (SF)	3,664	PLUNGE POOL: (SF)	1,800	KIDDE POOL: (SF)	1,495	BUILDING HEIGHT:	14'	BASIC CONSTRUCTION TYPE:	NEW	FOUNDATION:	CONCRETE	ROOF:	SHINGLES	INTERIOR WALLS:	MASONRY BLOCK	EXTERIOR WALLS:	MASONRY	FLOORS:	CONCRETE
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EXTERIOR WALLS:	MASONRY																												
FLOORS:	CONCRETE																												

SCHEME 3 - Six Lane Lap Pool and Activity Pool			
CSI DIVISIONS (2)	COST	% OF BUILDING COST	COMMENTS
<b>SITE REQUIREMENTS</b>			
2-A DEMOLITION	\$ 193,200	2.41%	BUILDINGS, POOLS, DECKS, FENCING
2-B EARTHWORK	\$ 218,820	3.03%	SITE, POOL, EXCAVATION, STONE & BACKFILL
2-C SITE UTILITIES	\$ 237,845	3.29%	STORM, SANITARY, WATER, GAS
2-D CONCRETE SIDEWALKS & DECKS	\$ 289,475	4.01%	NEW CONCRETE DECKS/WALKS/CURBS/RAILINGS
2-E SITE ELECTRICAL	\$ 199,450	2.76%	POWER TO BLDG'S, POOL GRND'G SYS & SITE LGHT'G
2-F FENCING	\$ 57,160	0.79%	8' HI VINYL CHAIN LINK, ROPE & BOLLARD
2-G ASPHALT PAVING (Allowance)	\$ 109,200	1.51%	ASPHALT DRIVE/TURN AROUND & STRIPING
2-L LANDSCAPING	\$ 78,240	1.08%	MULCH, TOPSOIL, SEED, GRASS, PLANTINGS
2-M RETAINING WALLS	\$ 165,000	2.29%	8" STONE PAVER RETAINING WALLS
2-N SITE SIGNAGE / BIKE RACKS	\$ 133,800	1.85%	SITE FURNISHINGS, SIGNS/BIKE RACKS/S.S. BOLLARDS
<b>TOTAL SITE COST</b>	<b>\$ 1,682,190</b>	<b>19%</b>	
CSI DIVISIONS (1-16)	COST	% OF BUILDING COST	COMMENTS
<b>BUILDING REQUIREMENTS</b>			
1-A GENERAL CONDITIONS	\$ 290,000	4.02%	SAFETY, DUMPSTERS, CLEAN-UP, TEMP CONST, STAFF
2-B BUILDING EXCAVATION	\$ 92,465	1.28%	FOUNDATIONS, STONE BACKFILL
3-A BATHHOUSE BUILDING	\$ 475,553	6.59%	FOUNDATIONS / SLAB ON GRADE/STRUCTURE
3-B FILTER BUILDING	\$ 791,003	10.95%	FOUNDATIONS / SLAB ON GRADE/STRUCTURE
3-C PARK STORE/CONCESSION BUILDING	\$ 351,000	4.86%	INTERIOR REMODELING / EXTERIOR IMPROVEMENTS
3-D POOL CONCRETE	\$ 232,075	3.21%	PLUNGE, KIDDIE, AND LAP/DEEP POOL STRUCTURE
13-A POOL PIPING, LAP, & KIDDE POOLS	\$ 1,275,075	17.66%	PIPING / EQUIPMENT, CONTROLS
13-B WATER SLIDES, SLIDE STAIR PLATFORM	\$ 370,500	5.13%	PLATFORM TOWERS AND SLIDES, 1M DIVING BOARD
13-C KIDDIE / POOL FEATURES	\$ 46,000	0.64%	BUBBLERS/DECK SPRAYS/KIDDIE WATER SLIDE
13-F SHADE STRUCTURES	\$ 165,000	2.29%	SOLAR READY SHADE STRUCTURES
<b>TOTAL BUILDING COST</b>	<b>\$ 4,088,671</b>	<b>57%</b>	
<b>TOTAL SITE &amp; BUILDING COST</b>	<b>\$ 5,770,861</b>	<b>80%</b>	
CONTINGENCY 10%	\$ 577,086		
ESCALATION 6%	\$ 380,877		
CONTRACTOR OH & P 8%	\$ 492,139		
<b>SUBTOTAL</b>	<b>\$ 7,220,963</b>	<b>100%</b>	
ARCHITECTURAL/ENGINEERING 9.5%	\$ 685,991		A/E, Civil Engineering, Aquatic
OWNERS COSTS BUDGET	\$ 125,000		Misc. costs, testing, moving, permits, computers, phones, deck furniture
<b>TOTAL PROJECT COST</b>	<b>\$ 8,031,954</b>	<b>100%</b>	5/7/2020 16:20







## City of Evansville

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[www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov)

31 S Madison St  
PO Box 529  
Evansville, WI 53536  
(608) 882-2266

June 11, 2020

**To:** Regina Ylvisaker  
Town of Union Clerk  
15531 W. Green Bay Rd  
Evansville, WI 53536

**Re:** Request for Referendum Question Regarding a New Community Aquatic Center on November 2020 Ballot.

The City of Evansville is requesting the Town of Union to consider placing a referendum on the November 2020 ballot for the construction of a new aquatic center that is enjoyed by many in the Town of Union. While others outside of our two communities still visit the current aquatic center, we estimate those with an Evansville address but not within City limits are about 25-35% of total visitors. This was determined reviewing registration of pool passes as a sample of the total population that visits as those with season passes are the more predominate users of the facility.

The City is seeking solidarity through shared costs in the construction of what can be an amazing feature to this larger community. There are different methods to determine what a commitment amount should be. Combined tax valuation between the Town of Union and the City of Evansville would make the split approximately 31% (Union) to 69% (Evansville). However this could be arguable inequitable as value does not mean use.

Therefore our request is based on need, not to exceed what could be considered an equitable contribution level. The City is faced with the project ranging in costs from \$7.5 million to \$8.8 million depending on final location and design. The City will attempt to raise \$1.3 million and through referendum ask for \$5 million over 20 years for the pool alone. This leaves a \$1,200,000 to \$2,500,000 gap in financing of the project.

The City is requesting the Town of Union to bond for 15% of the costs to construct not to exceed \$1,200,000. This would create an approximate debt service payment of \$80,400 at 50 base points higher than current rates for General Obligation Bonds over a 20 year period. I would recommend that the Town of Union consult with its financial advisor or bonding attorney if you were to go to the citizens for a referendum vote.

It is not lost on the City that people are hurting at the moment with the recent economic impact of COVID 19. Through different financing options such as using a Note Anticipation Note first the

City does not expect the first payment to come from the tax payers until November 2023. Predicting the financial situation of our residents three years from now, then the following 20 years while the bond is being paid, is not possible. We chose the date of November 2020 as most likely election to gain the greatest possible number of voters to voice their opinion while meeting the remaining life expectancy of the current pool. While we are confident the majority of people are in favor of a new pool, we cannot predict how recent events will alter their decision at the ballot box.

If you have any questions regarding debt capacity, financing options or more the City is willing and able to assist the Town anyway it can. Please see attached draft resolution and the three concepts presented to the public in a recent survey on the pool features/concepts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Rigg', written in a cursive style.

Patrick "Ian" Rigg, MPA  
City Administrator/Finance Director

Attached: Pool draft concepts  
Samples of language

Cc: Kendall Schneider  
Kim Gruebling  
George Franklin

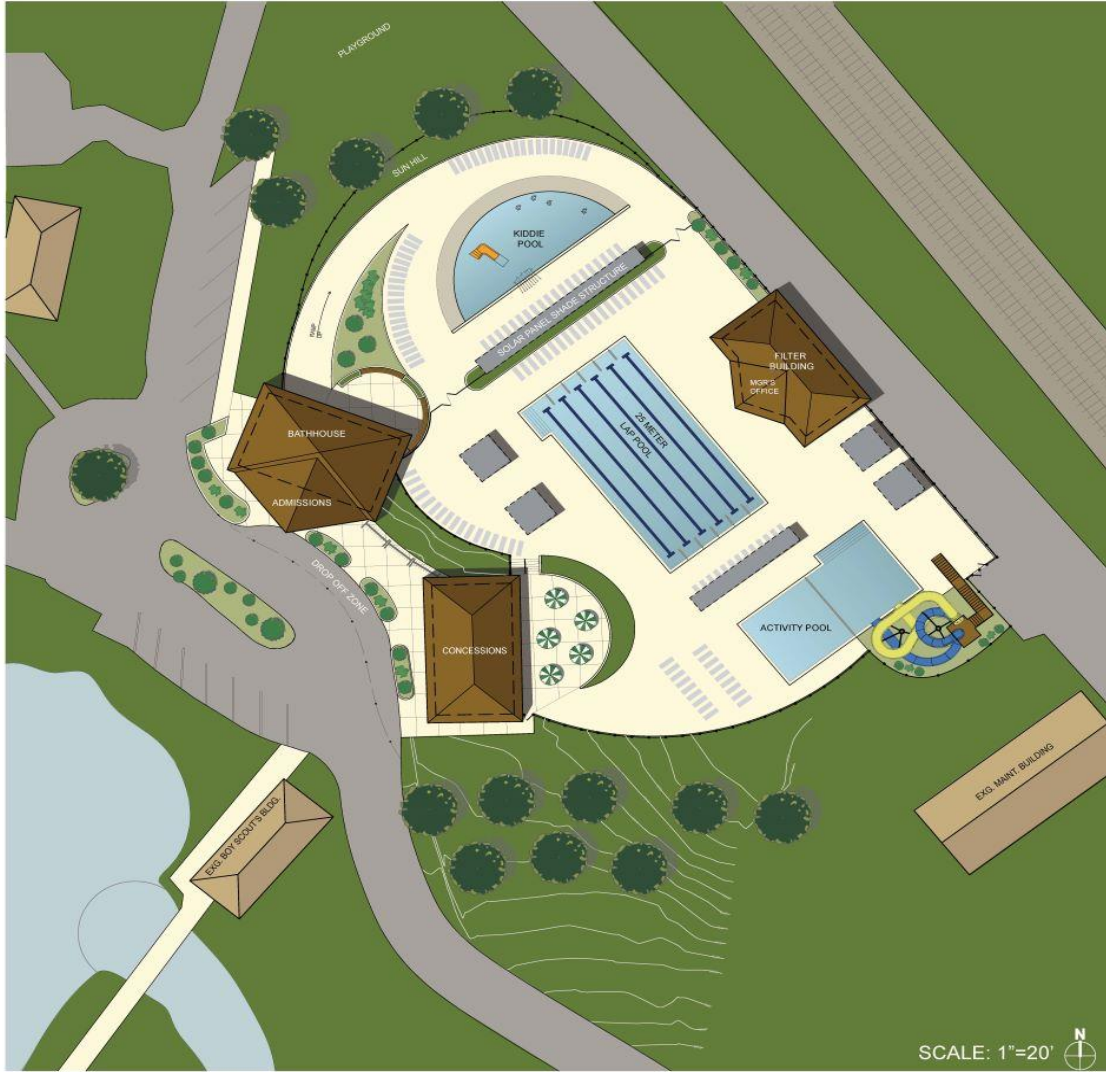


SCHEME 1



EVANSVILLE VETERAN'S MEMORIAL AQUATIC CENTER  
9 MARCH 2020





SCHEME 3



EVANSVILLE VETERAN'S MEMORIAL AQUATIC CENTER

9 MARCH 2020





SCHEME 2



EVANSVILLE VETERAN'S MEMORIAL AQUATIC CENTER

9 MARCH 2020



INNOVATION IN DESIGN | BUILDING WITH DISTINCTION  
Copyright ©2020 PRAIRIE FORGE GROUP

EXHIBIT A

OFFICIAL REFERENDUM BALLOT

NOTICE TO ELECTORS: THIS BALLOT MAY BE INVALID UNLESS INITIALED BY TWO (2) ELECTION INSPECTORS. IF CAST AS AN ABSENTEE BALLOT, THE BALLOT MUST BEAR THE INITIALS OF THE MUNICIPAL CLERK OR DEPUTY CLERK.

To vote on the question, make a cross (X) in the square at the [right] of "YES" if in favor of the question or make a cross (X) in the square at the [right] of "NO" if opposed to the question.

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Shall the Town of Delafield, Waukesha County, Wisconsin, be authorized to construct a fire station/town hall on the southwest corner of the sports commons, which is located on the corner of Maple Avenue and Silvernail Road, and to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds or promissory notes in an amount not to exceed \$3,950,000 for the public purpose of paying the cost of constructing and equipping the fire station/town hall?

YES

NO

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Another Sample

"Shall the Town of Union, Rock County, Wisconsin be authorized to contribute \_\_\_% towards the the public purpose to construct a new Aquatic Center within the City of Evansville, Rock County, Wisconsin through general obligation bonds or promissory notes in an amount not to exceed \$ \_\_\_\_\_?"