

ENROLLED ORDINANCE 172-071

MODIFY 2018 CAPITAL BUDGET TO INCREASE EXPENDITURES FOR CAPITAL
PROJECT 201605 MENOMONEE PARK BEACH HOUSE RENOVATION

WHEREAS, Capital Budget 201605 Menomonee Park Beach House Renovation is scheduled for 2018 construction to renovate the beach house built in the mid 1970's located within Waukesha County's Menomonee Park, located in the Village of Menomonee Falls; and

WHEREAS, it is deemed necessary to renovate the Menomonee Park Beach House due to failing utilities including: furnace, water heater, septic holding tank, plumbing fixtures, lifeguard phone line, asbestos flooring; and

WHEREAS, the Department scheduled winter construction to avoid summer beach use and attract contractors for an interior remodeling project during the winter; and

WHEREAS, the Department received bids from four qualifying contractors with all bids received over budget; and

WHEREAS, the bidding contractors commented the prices reflect the cost of obtaining labor to complete the remodeling project; and

WHEREAS, splitting up the project into smaller components would ultimately increase the cost of the remodeling due to multiple site activations and duplicative work.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the 2018 Capital Project budget be modified to appropriate additional expenditures of \$199,000 and increase Capital Project Fund balance \$199,000 for capital project #201605 Menomonee Park Beach House Renovation.

D1 - Kolb	AYE	D14 - Wood	AYE
D2 - Zimmermann	AYE	D15 - Mitchell	AYE
D3 - Morris	AYE	D16 - Crowley	AYE
D4 - Batzko	AYE	D17 - Paulson	(2) AYE
D5 - Dondlinger	AYE	D18 - Nelson	AYE
D6 - Walz	AYE	D19 - Cummings	Absent
D7 - Grant	AYE	D20 - Schellinger	AYE
D8 - Michalski	AYE	D21 - Zaborowski	AYE
D9 - Heinrich	(M) AYE	D22 - Wysocki	AYE
D10 - Swan	AYE	D23 - Hammitt	AYE
D11 - Howard	AYE	D24 - Whittow	AYE
D12 - Wolff	AYE	D25 - Johnson	AYE
D13 - Decker	AYE		

172-0-070

Passed (24 Y - 0 N - 1 Absent)

17 YES Needed


>

MODIFY 2018 CAPITAL BUDGET TO INCREASE EXPENDITURES FOR CAPITAL
PROJECT 201605 MENOMONEE PARK BEACH HOUSE RENOVATION

Presented by:
Executive Committee


Approved by: Land Use, Parks,
and Environment Committee

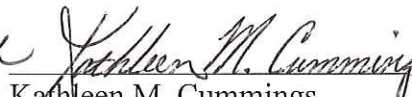
Approved by:
Finance Committee


Paul L. Decker, Chair


David D. Zimmermann, Chair


James A. Heinrich, Chair


James A. Heinrich



Kathleen M. Cummings



Timothy Dondlinger

ABSENT
Christine M. Howard


ABSENT
Keith Hammitt

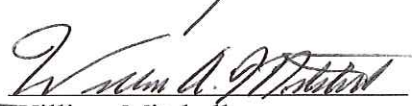

Thomas A. Michalski


Larry Nelson


Robert L. Kolb

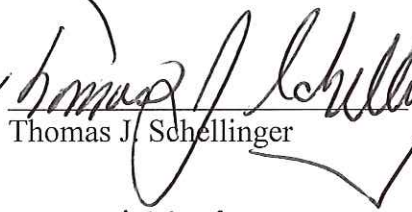

Richard Morris



David W. Swan

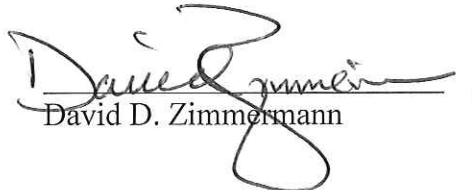

William Mitchell


Duane E. Paulson

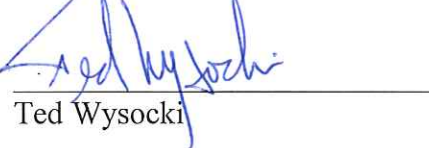
ABSENT
Peter M. Wolff


Thomas J. Schellinger


Steve Whittow


David D. Zimmermann

ABSENT
Ted Wysocki


Ted Wysocki

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 1/23/18, 
Kathleen Novack, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X
Vetoed: _____

Date: 1/29/18, 
Paul Farrow, County Executive

FISCAL NOTE

MODIFY 2018 CAPITAL BUDGET TO INCREASE EXPENDITURES FOR CAPITAL PROJECT 201605 MENOMONEE PARK BEACH HOUSE RENOVATION

This ordinance appropriates an additional \$199,000 of expenditure authority for the Menomonee Park Beach House Renovation project, which department management indicates is necessary to cover higher-than-budgeted construction costs for labor in the current project bidding environment. The ordinance uses available Capital Project Fund balance resulting in no direct tax levy impact.

Capital Project Fund balance results from below budget spending for previously closed capital projects. A number of Parks and Land Use capital projects are anticipated to close at the 2017 year-end review with project balances that would be added to capital project balance. It is estimated that lapsing funds from these projects will approximate the current capital project balance funds appropriated in this ordinance.

Linda Witkowski
Budget Manager
1/3/2018
BPD
JE#2018-00000040

Project Title:	Menomonee Park Beach House Renovation	Project #:	201605
Department:	Parks & Land Use	Project Type:	Renovation/Upgrade
Phase:	Construction	Sponsor:	
Budget Action:	C - \$ Update C - Rev Update	Manager:	Dale Shaver, PLU Director
Date:	January 3, 2018		

CAPITAL BUDGET SUMMARY						
Year	2016	2017	2018	2019	2020	Total
Project Phase	Design/Engineering		Construction			Project
Expenditure Budget	\$0	\$93,000	\$805,000	\$0	\$0	\$898,000
Revenue Budget	\$0	\$0	\$199,000	\$0	\$0	\$199,000
Net Cost After Revenues Applied	\$0	\$93,000	\$606,000	\$0	\$0	\$699,000
COST DOCUMENTATION				REVENUE		
Design	\$93,000			Capital Project		
Construction	\$745,400			Fund Balance		\$199,000
Contingency	\$59,600					
Total Project Cost	\$898,000			Total Revenue		\$199,000
EXPENDITURE BUDGET	\$898,000			REVENUE BUDGET		\$199,000

Project Scope & Description

The existing Menomonee Park beach house was built in the mid 1970's as a bathhouse and shelter building. This project proposes remodeling of the beach house to replace the original mechanical systems, lighting, windows, and doors/frames, while updating bathrooms and ADA accessibility to current code compliance. The lifeguard room will move to the front of the building facing the beach to improve safety. The project construction cost has been adjusted to \$745,400 based on bids received over budget due to current bidding climate. Contingency has also been adjusted by \$10,300, reflecting the higher cost.

Location

Menomonee Park is located in the northeastern section of Waukesha County in the Villages of Lannon and Menomonee Falls.

Analysis of Need

After 40 years of use, the existing beach house is in need of remodeling. The remodeling is recommended to extend the life of the building for another 30 years. The remodeling design moves the lifeguard room to the beach side of the building for improved visibility. The design also makes more functional and efficient use of available space.

Alternatives

1. Remodel the structure to address mechanical, window, doorway, and lighting replacement, and space reconfiguration.
2. Demolish the existing building and rebuild new. This would provide opportunity to enhance rentability separate from summer beach use, but would add another estimated \$500,000 to \$750,000 to the cost.

Ongoing Operating Costs

Expected operating costs would be equivalent to current conditions with some utility savings due to upgrading HVAC and lighting to more efficient equipment and fixtures.

Previous Action

Approved as new project in 2016-2020 Capital Plan. Approved with a cost and revenue update in the 2017-2021 capital plan. Approved with a change of scope and a cost and revenue update in the 2018-2022 capital plan.