

Find yourself next to the water.

ASHLAND

W I S C O N S I N

City of Ashland, Wisconsin ~ Parks and Recreation Department
400 4th Ave West Ashland ~ WI 54806 ~ www.ashlandparks.org

MEMO

To:	Common Council	From:	Sara Hudson – Parks and Recreation Director
Cc:	Mayor Lewis Jeremy Drake, Market and Johnson Nathan Hilmer	Date:	8/13/18
		Re:	Ashland Oredock Redevelopment Phase 1

On July 2, 2017, City of Ashland and SmithGroup Staff advertised for bids for the Ashland Oredock Redevelopment Phase 1 Improvements. Complete bidding documents were due at 4pm on Friday July 27, 2018. Four bids were opened on Monday July 30 at 10am in the City Hall Council Chambers. All four bids came in over the expected budget. A spreadsheet showing these initial bids was included in your packet.

The expected budget including installation of light towers, fabrication of safety ladders, installation of an ore chute, construction of an initial portion of the boardwalk and associated robust railings required in response to the severe winter icing conditions was estimated to come in around \$350,000. The addition of plantings and the creation of a seating area that will serve as the foundation for the future warming shelter envisioned within the master plan increased the total anticipated construction cost to approximately \$405,000. This part of the project is the beginning (or start) to the overall goal of the project: to gain public access to the end of the Oredock. This initial outlook will be the commencement of the walkway above the diamonds leading to the end of the Oredock.

Market and Johnson came in with the low bid at \$457,631.00. SmithGroup, the contracted consultants for this project and City staff have been reviewing bidding and planning documents to see where savings can be had to get the accepted bid under \$400,000.00. SmithGroup has reached out to Jeremy Drake, Project Manager for Market and Johnson, and arrived at a series of minor modifications to the design plans, changes in materials and deletions of a few items that can be installed in the future to create a list of deductions that will get the base bid to \$394,772.00. The Deduction Tabulation is attached to the memo. These deductions will be seen in Change Order #1, referenced below. These modifications retain the same design intent while offering the community a significant first phase that will result in improved access and the removal of the large chain-link fence that is both unattractive and uninspiring.

At this moment the City has raised 450,000 in grant money for this project and approximately \$90,000 in donations. City Staff and SmithGroup believe that accepting the updated bid form Market and Johnson gives this project some much needed momentum and shows the community that the City is committed to doing a simple, yet visually pleasing improvement to the Ashland Oredock, continuing to create an Authentic Ashland.

Find yourself next to the water.

A S H L A N D

W I S C O N S I N

City of Ashland, Wisconsin ~ Parks and Recreation Department
400 4th Ave West Ashland ~ WI 54806 ~ www.ashlandparks.org

It is recommended that Common Council make a motion *to award a contract to Market and Johnson for construction of the planned improvements contingent upon the execution and approval of Change Order #1. Approval of the agreement and the resulting change order will reduce the Market and Johnson contract amount to \$394,772 for the Oredock Redevelopment Phase 1 project.*

This project is to start in October 2018 and be 90% complete by 11/1/18, final completion by May 31, 2019.

If you have any questions about this recommendation, the project, or proposal please feel free to contact me.

Respectfully,



Sara H. Hudson, Director
City of Ashland Parks and Recreation
shudson@coawi.org
7158.685.1644

Ashland Oredock -
Phase 1 Improvement
Deduction Tabulation - Market and Johnson

Original Base Bid

\$457,631.00

Item

Cost

Pouring Plinth (for seating) instead of precast	\$8,360.00
Eliminate Concrete Sandblast Finishing	\$4,400.00
Site Restoration (post construction)	\$5,000.00
Eliminating Timber Plinth and substituting with Timber Edge	\$19,121.00
Eliminating Timber Plinth at light mast foundation	\$25,978.00

Total Deductions

\$62,859.00

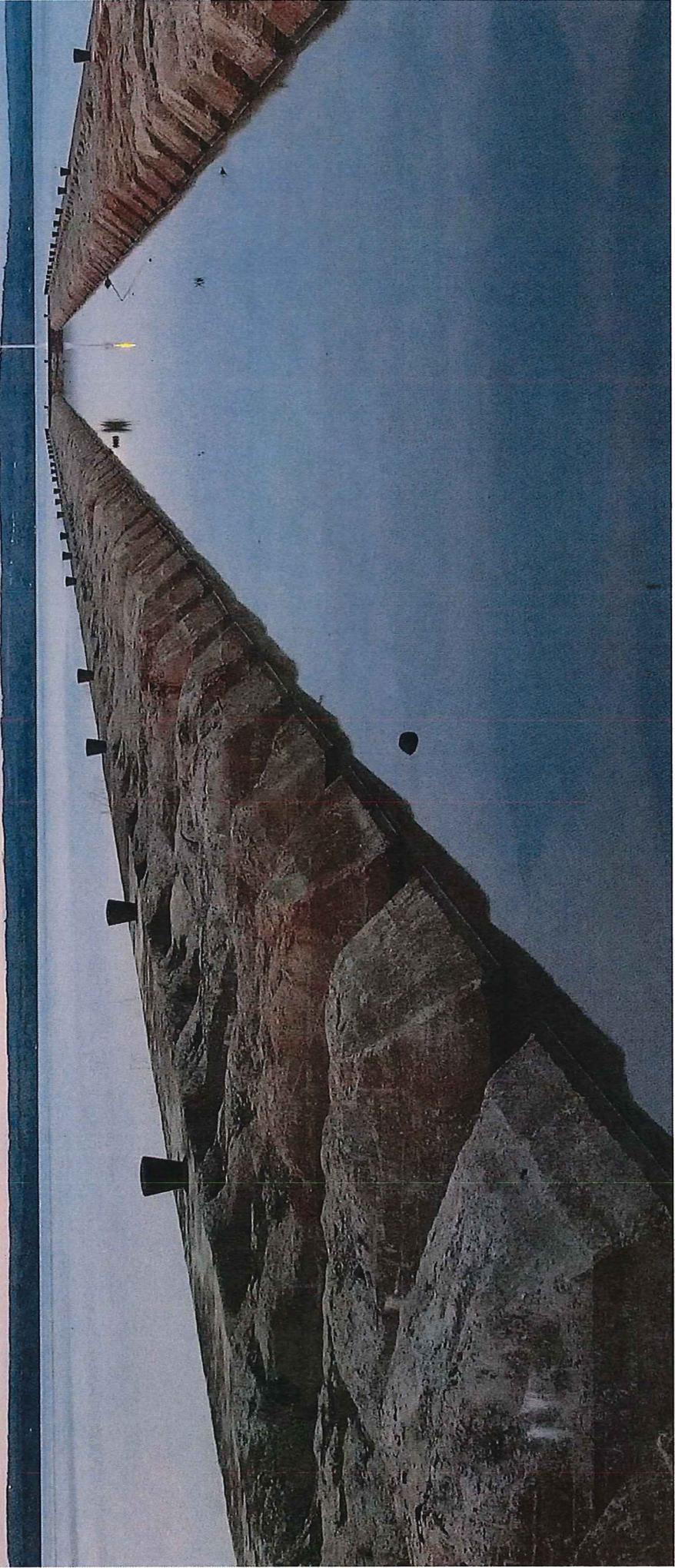
New Base Bid Total

\$394,772.00

ASHLAND OREDOCK

CITY COUNCIL MEETING

14 AUGUST 2018



FUTURE

PHASE SCOPE

FUTURE PHASE

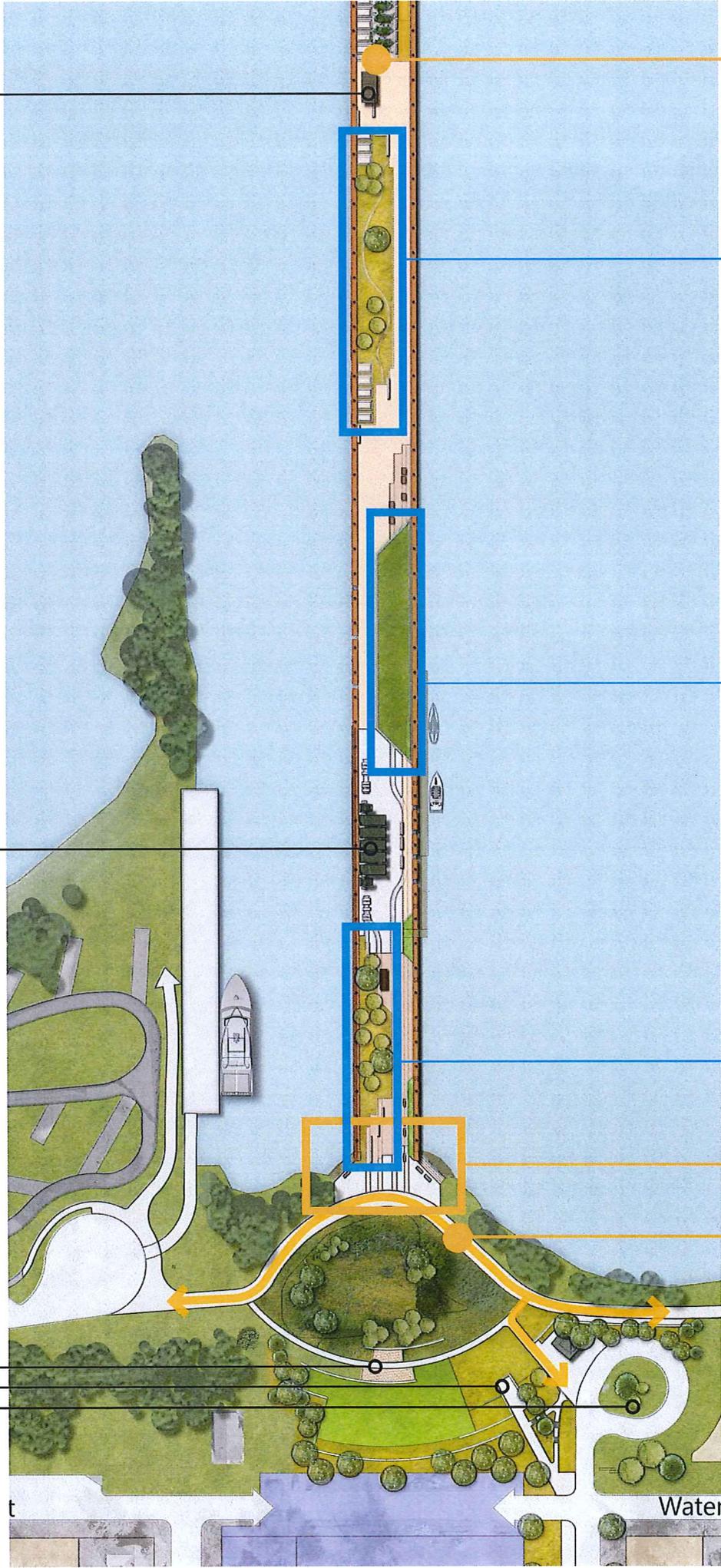
TRESTLE OVERLOOK
AMPHITHEATER
KREHER DROP-OFF

FUTURE PHASE

CHUTE SHELTER
AND PLAZA

FUTURE PHASE

FIRESIDE SHELTER



CURRENT

PHASE SCOPE

PROGRESS UPDATE



PROGRESS UPDATE

THE STORY

The Ashland Ore Dock is envisioned as the shining jewel of the city's waterfront recreational facilities. We are raising funds to provide public access to the entire dock, as currently only the landward half is open to the public.

Because of its size, the redevelopment and enhancement of the Ore Dock will be completed in several phases. The community clearly articulated its first priority: **PROVIDE ACCESS TO THE ENTIRE ORE DOCK!**

This planned extension will also open access to the area locally known as **The Diamonds**. The series of diamond-shaped openings in the dock superstructure remain as an icon and a reminder of the Ore Dock's former use and glory.

The access strategy will cost approximately \$2.7 million to construct. **The Ashland Ore Dock Charitable Trust** will match up to \$1 million to get this important first phase completed! We're asking the community to help the City of Ashland raise \$500,000 through donations. The City of Ashland will work hard to secure the remaining \$500,000 through grants and other funding sources.

MORE INFORMATION

Sara Hudson, Director
City of Ashland Parks and Recreation, Bretting Community Center
400 4th Avenue West, Ashland, WI 54806
715-682-7059
shudson@coawi.org

April Kroner, Director
City of Ashland Planning and Development, City Hall
601 Main Street West, Ashland, WI 54806
akroner@coawi.org

COMMUNITY VISION



Scan QR code or go to:
<https://bit.ly/2GssAt3>

HOW CAN I HELP?



Any gift is greatly appreciated!

Tax deductible donations may be sent to:

Ashland Ore Dock Trust
601 Main Street West
Ashland, WI 54806

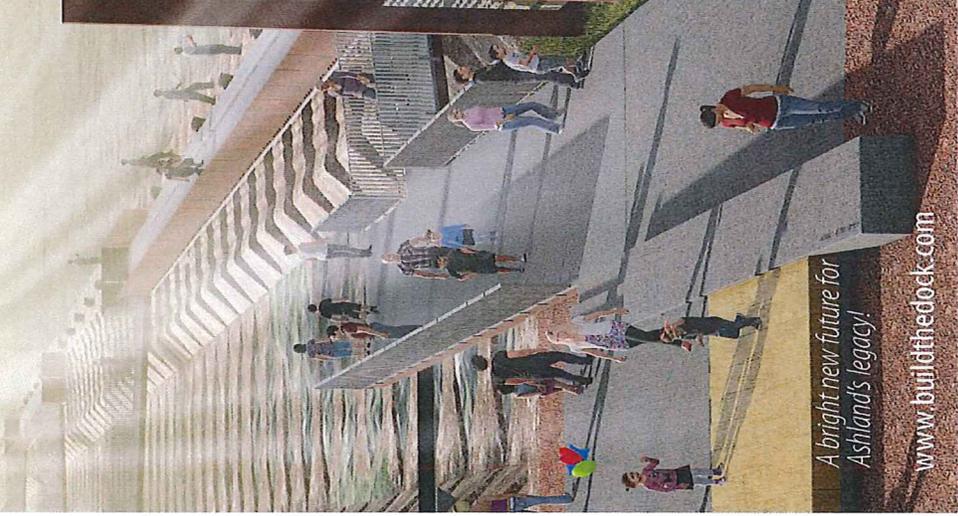
DONATE ONLINE



Scan QR code or go to:
<https://bit.ly/2EdAjPP>

www.buildthedock.com

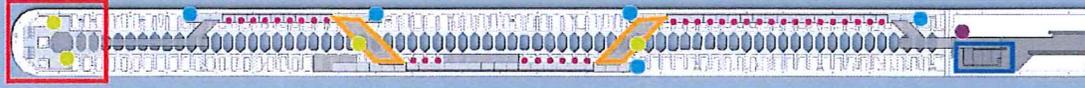
ASHLAND ORE DOCK REDEVELOPMENT



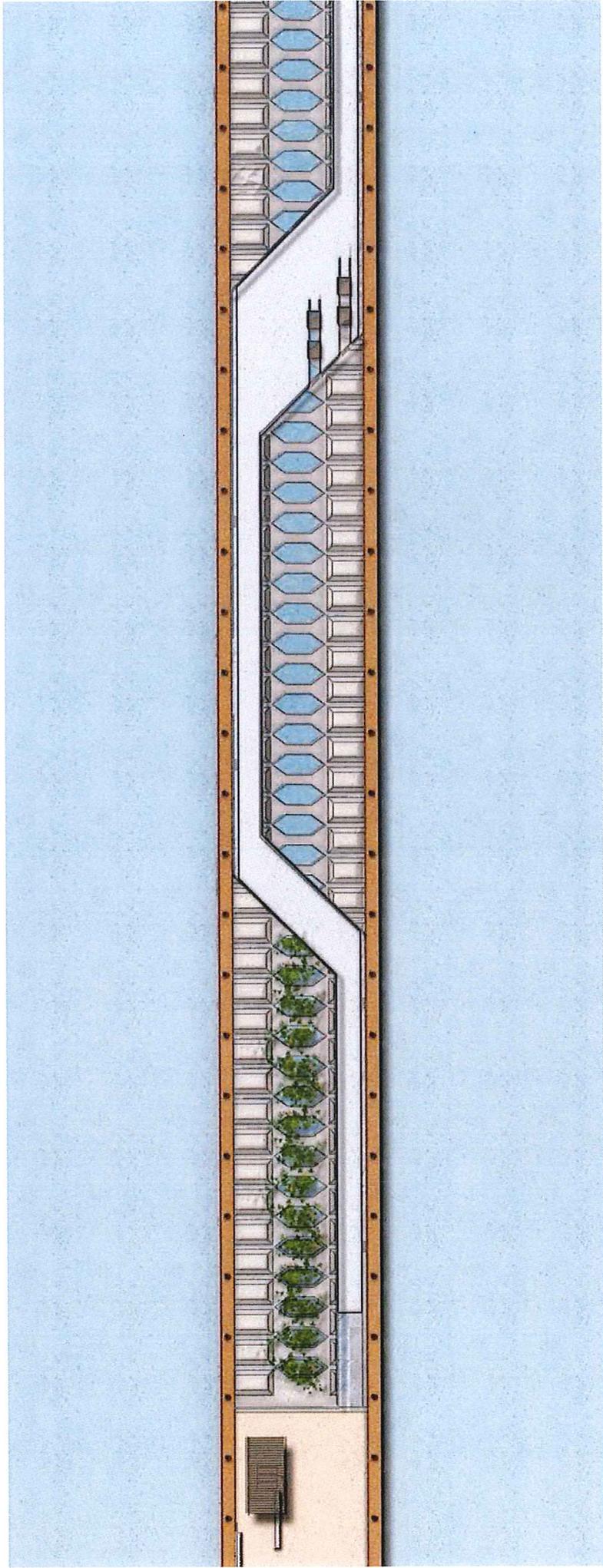
A bright new future for Ashland's legacy!

www.buildthedock.com

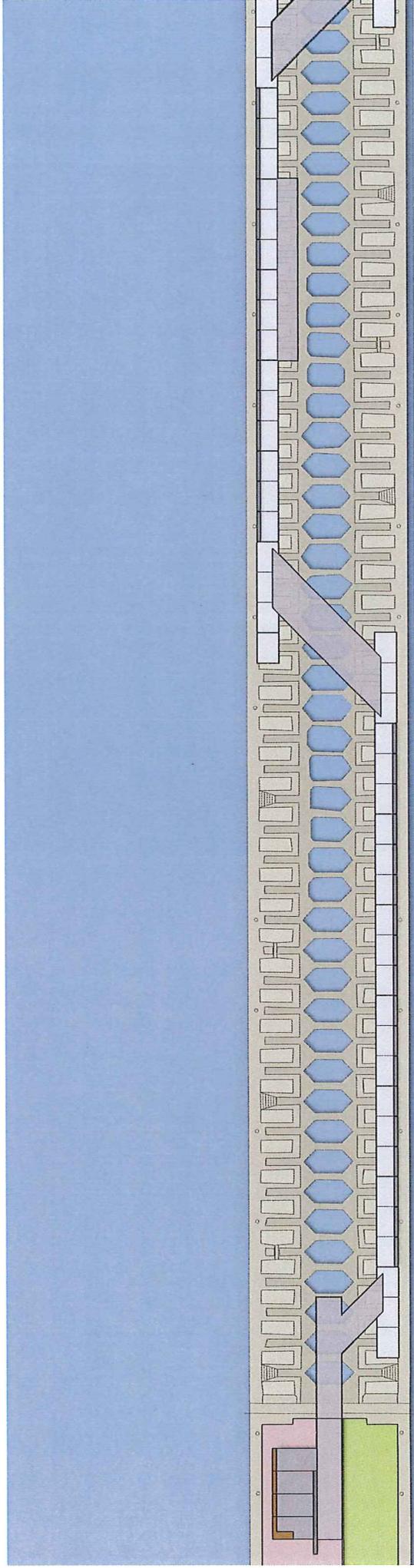
SPONSORSHIP OPPORTUNITIES



PLAN COMPARISON



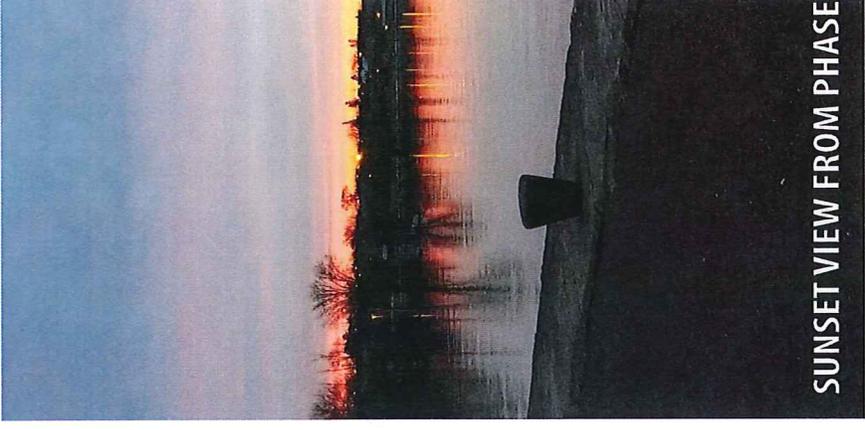
CONCEPT PLAN: DIAMOND ACCESS



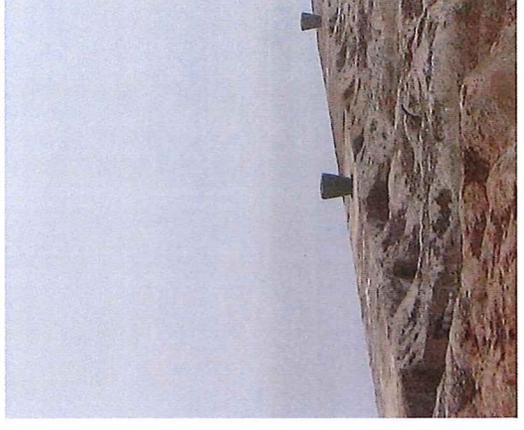
CONCEPT PLAN REFINEMENTS



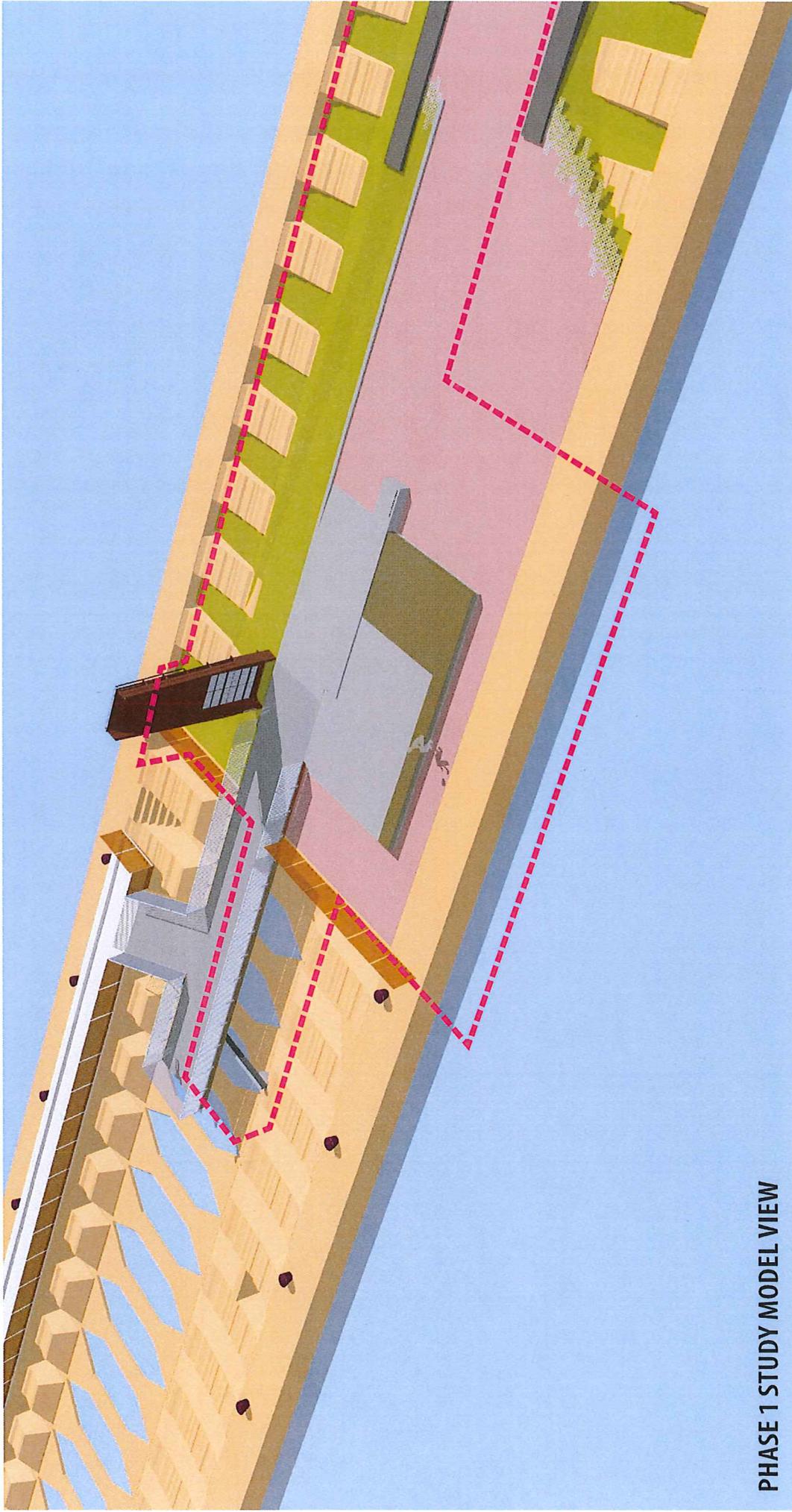
CONCEPT PLAN: SHELTER



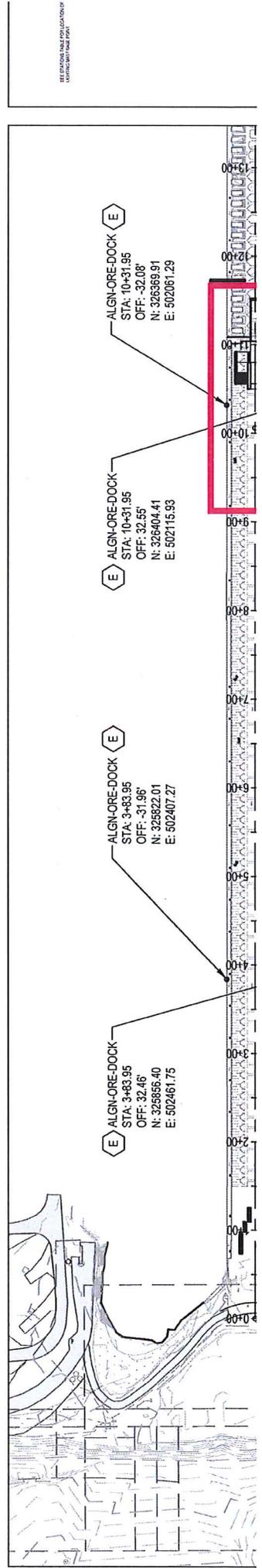
SUNSET VIEW FROM PHASE



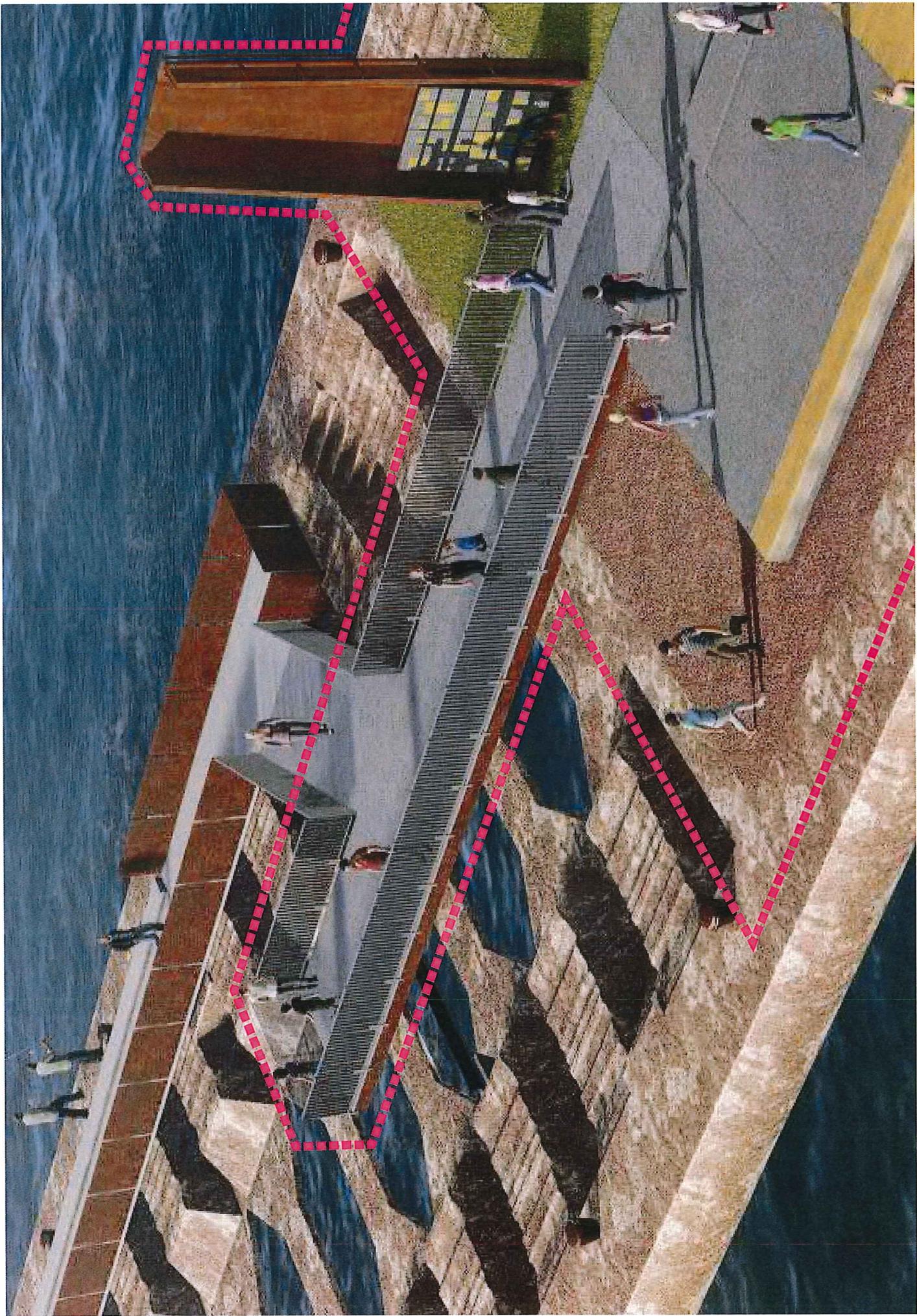
PHASE 1 PROJECT SCOPE



PHASE 1 STUDY MODEL VIEW

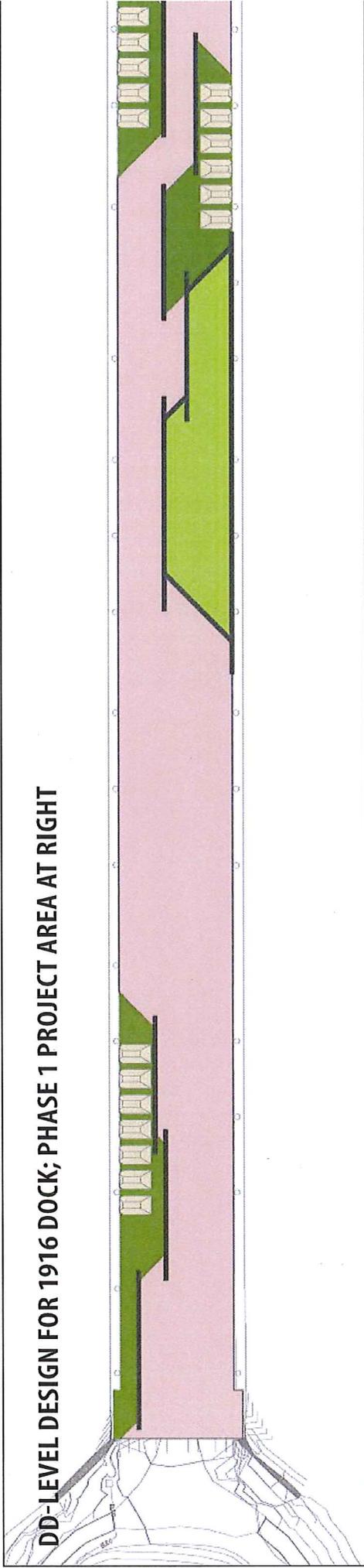


PHASE 1 PROJECT SCOPE



PHASE 1 PROJECT SCOPE

DD-LEVEL DESIGN FOR 1916 DOCK; PHASE 1 PROJECT AREA AT RIGHT



PROPOSED PLANTING STRATEGY



PHASE 1 PROJECT COSTS

ENGINEER'S ESTIMATE: \$ 406,000

CONTRACTOR BIDS: \$ 457,631 (LOW) - \$ 702,862 (HIGH)

COORDINATED CHANGE ORDER SAVINGS: \$62,859

TOTAL PHASE 1 CONSTRUCTION COST: \$ 394,772



THANK YOU

