

ENROLLED ORDINANCE 178-107

MODIFY THE 2024-2028 CAPITAL PLAN AND THE 2024 CAPITAL BUDGET TO
CREATE CAPITAL PROJECT #202419 NAGA-WAUKEE BEACH HOUSE REPAIR

WHEREAS, the Naga-Waukee Beach House is a heavily used facility that serves the public with restrooms and showers for the users of the campgrounds, boat launch, beach, and general park; and

WHEREAS, the Naga-Waukee Beach House was originally constructed in 1975 and immediate repairs to the building are needed to allow for continued use of the facility, and to prevent further degradation; and

WHEREAS, the existing cedar shake roof of the Naga-Waukee Beach House has exceeded its expected lifespan, and temporary patches are no longer a viable option. The roof continues to leak, which has caused mold and now requires remediation associated with interior damage; and

WHEREAS, some original interior elements of the Naga-Waukee Beach House used construction materials that are no longer permitted, and these materials need to be remediated for public safety; and

WHEREAS, some of the restroom fixtures have surpassed their expected lifespans or have been damaged and are in need of repair; and

WHEREAS, there is considerable damage in need of repair on the exterior building siding and some replacement windows are needed to repair leaks and lower energy costs; and

WHEREAS, completing work in 2024 will address immediate safety concerns and will prevent the expansion of further repairs and potential facility closures; and

WHEREAS, in 2022 Waukesha County received Wisconsin Department of Natural Resource grant funding to improve the adjacent boat launch and the parking lot associated with the launch, and a condition of that grant includes the operation of the restrooms and showers at the Naga-Waukee Beach House; and

WHEREAS, repairs at the Naga-Waukee Beach House in 2024 will prevent further degradation to the facility, allow the public to safely use the facility, and reduce utility costs.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the 2024-2028 Capital Plan be modified to create capital project #202419 Naga-Waukee Beach House Repair.

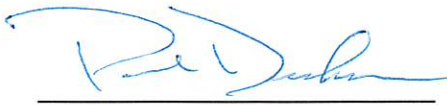
BE IT FURTHER ORDAINED that the 2024 Capital Projects budget be modified to appropriate additional expenditures of \$192,000 and increase use of Parkland Management and Land Acquisition (Tarmann) Fund balance by \$192,000 to repair the Naga-Waukee Beach House.

MODIFY THE 2024-2028 CAPITAL PLAN AND THE 2024 CAPITAL BUDGET TO CREATE
CAPITAL PROJECT #202419 NAGA-WAUKEE BEACH HOUSE REPAIR

Presented by:
Executive Committee

Approved by: Land Use, Parks,
and Environment Committee

Approved by:
Finance Committee



Paul L. Decker, Chair



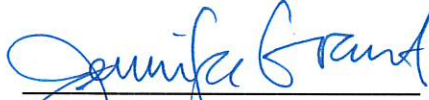
Tyler J. Foti, Chair



James A. Heinrich, Chair

Absent

Tyler J. Foti



Jennifer Grant



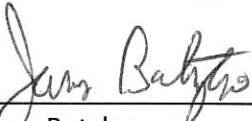
Larry Bangs



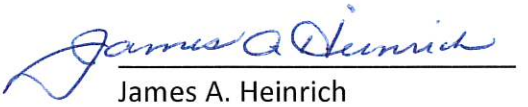
Keith Hammitt



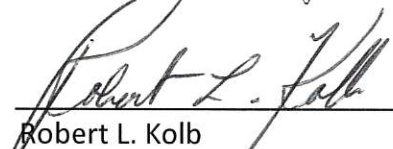
Christine M. Howard



James Batzko



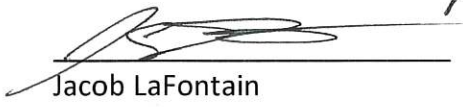
James A. Heinrich



Robert L. Kolb

Absent

Darryl J. Enriquez



Jacob LaFontain



Brian Meier



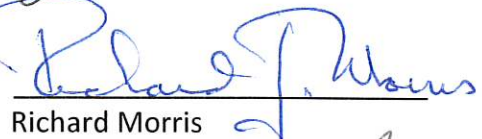
Joel R. Gaughan



Larry Nelson



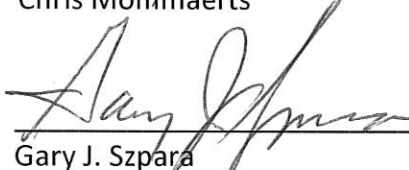
Chris Mommaerts



Richard Morris

Absent

Peter M. Wolff



Gary J. Szpara



Gary J. Szpara

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

Date: 3/29/24, Margaret Wartman
Margaret Wartman, County Clerk

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

Approved: X
Vetoed: _____

Date: 3/29/24, Paul Farrow
Paul Farrow, County Executive

Project Title:	Naga-Waukee Beach House Repair	Project #:	202419
Department:	Parks & Land Use	Project Type:	Renovation/Upgrade
Phase:	Construction	Sponsor:	
Budget Action:	New	Manager:	Dale Shaver, PLU Director
Date:	March 6, 2024	Map / Image:	

CAPITAL BUDGET SUMMARY						
Year	2024	2025	2026	2027	2028	Total
Project Phase	Design/Const					Project
Expenditure Budget	\$192,000	\$0	\$0	\$0	\$0	\$192,000
Revenue Budget	\$192,000	\$0	\$0	\$0	\$0	\$192,000
Net Costs After Revenues Applied	\$0	\$0	\$0	\$0	\$0	\$0
COST DOCUMENTATION			REVENUE			
Design fees		\$19,000	Parkland Management & Land Acquisition			
Construction costs		\$148,000	(Tarmann) Fund Balance			\$192,000
Contingency		\$25,000				
Total Project Cost		\$192,000	Total Revenue			\$192,000
EXPENDITURE BUDGET		\$192,000	REVENUE BUDGET			\$192,000

Project Scope & Description

The Naga-Waukee Beach House is a heavily used public facility at Waukesha County's 240-acre Naga-Waukee Park in Delafield and is adjacent to the Nagawicka Lake access point. The beach house is used by patrons of the park's campgrounds, picnic shelters, boat launch, and beach, as well as by users of the nearby Lake Country Trail. The beach house was built in the late 1970s, and some of the building facilities have failed and are in need of replacement.

The project plans for design and construction in 2024. Repairs to the facility will include the following:

- 1) Full replacement of the roof. The original cedar shake is still on the building, and patches from previous years have failed. The current roof is tarped in an effort to remediate further degradation.
- 2) Remediation of mold within the building from the roof failure and removal of asbestos from original construction materials.
- 3) Replacement of damaged ceilings.
- 4) Replacement and/or repair of interior deteriorated restroom/shower facilities, including broken or non-functional plumbing fixtures and elements.
- 5) Exterior siding repair and replacement of select windows.

The roof repair will be planned for fall 2024 to minimize user impact. Other repairs that can be completed with minimal user impact will start in Summer 2024. Since this is a one-year project, funds for construction will not be spent until a standing committee of the County Board approves the project bid process.

Location

Naga-Waukee Park is located in the central portion of Waukesha County, within the City and Town of Delafield. The park includes land along the shoreline of both Pewaukee and Nagawicka Lakes and encompasses 240 acres. The main park area is West of Highway 83. The Naga-Waukee War Memorial Golf Course and the Pewaukee Lake Boat Launch are east of the park. The Lake Country Recreation Trail is located along the southern boundary of the park.

The beach house is located adjacent to Nagawicka Lake.

Analysis of Need

The project will repair a highly used facility that serves public patrons year-round. At this time, half of the roof is tarped, and mold and ceiling damage from the leaks continue to expand. The facility also has repairs needed for high-traffic basic interior items that have shorter life spans such as interior doors, plumbing items, water heaters, etc.

For reference regarding park utilization, in 2023, Naga-Waukee Park had 41,695 vehicles enter through the main entrance.

Alternatives

1. **Do nothing:** The temporary tarping of the roof will remain and realistically will need be replaced semi-annually. This will not guarantee that further degradation of the facility will be stopped and annual expenditures will continue for patching. Mold will continue to grow within the facility and damaged interior elements will continue to deteriorate. Structural & hazardous materials impacts could expand and equate to a higher repair cost and potential building closure. Building closure will then directly impact many park users.

Project Title:	Naga-Waukeee Beach House Repair	Project #:	202419
Department:	Parks & Land Use	Project Type:	Renovation/Upgrade
Phase:	Construction	Sponsor:	
Budget Action:	New	Manager:	Dale Shaver, PLU Director
Date:	March 6, 2024	Map / Image:	

2. **Consider the project during the regular Capital Improvement Plan cycle:** The project would not be approved for expenditures until 2025 and repairs needed will continue to expand and construction costs will continue to increase.
3. **Close the Beach House and replace with portable restrooms:** Revenues may decrease to the park, the launch, and the campgrounds, and it is anticipated that the public would not receive the reduction in public services positively since showers and changing areas would no longer be provided in the park. In addition, in 2022 Waukesha County received Wisconsin Department of Natural Resource grant funding to improve the adjacent boat launch and the parking lot associated with the launch and a condition of that grant includes the operation of the restrooms and showers at the Naga-Waukeee Beach House.
4. **Demolish the existing facility & build a new facility:** Demolishing the existing beach house and building a new facility would be considerably more expensive, and this process would require a long-term closure of the beach house. With limited space in the use area adjacent to the lake, impacts from a closure would also be expected for the launch and the beach.

Previous Action:

None

FISCAL NOTE

MODIFY THE 2024-2028 CAPITAL PLAN AND THE 2024 CAPITAL BUDGET TO
CREATE CAPITAL PROJECT #202419 NAGA-WAUKEE BEACH HOUSE REPAIR

This ordinance modifies the 2024-2028 Capital Plan and 2024 Capital Budget to create capital project #202419 Naga-Waukee Beach House Repair. The project is expected to cost \$192,000 and would be funded with Parkland Management and Land Acquisition (Tarmann) Fund balance.

William Duckwitz

William Duckwitz
Budget Manager
3/4/2024
JE# 2024-00001983

VOTE RESULTS

22 YES 0 NO 0 ABSTAIN 3 ABSENT

Ordinance 178-O-109

Ordinance 178-O-109: Modify The 2024-2028 Capital Plan And The 2024 Capital Budget To Create Capital Pr

Passed With 17 Yes Votes Needed

D1 - Foti	AVE	D10 - Thieme	ABSENT	D19 - Enriquez	AVE
D2 - Weil	ABSENT	D11 - Howard	AVE	D20 - Schellinger	AVE
D3 - Morris	AVE	D12 - Wolff	AVE	D21 - Gaughan	AVE
D4 - Batzko	AVE	D13 - Decker	AVE	D22 - Szpara	AVE
D5 - Grant	ABSENT	D14 - Mommaerts	AVE	D23 - Hammitt	M AVE
D6 - Walz	AVE	D15 - Kolb	AVE	D24 - Bangs	AVE
D7 - LaFontain	AVE	D16 - Crowley	AVE	D25 - Johnson	AVE
D8 - Koremenos	AVE	D17 - Meier	AVE		
D9 - Heinrich	S AVE	D18 - Nelson	AVE		

13th Meeting, 178th Year of the County Board of Supervisors - March 26 2024 07:45:58 AM
March 26, 2024

