



City of East Grand Rapids
City Commission Special Meeting
Agenda

YouTube Livestream:
<https://bit.ly/3s8WgQY>

Begins at 6 pm.

November 28, 2023 – 6:00 p.m.

(EGR Community Center – 750 Lakeside Drive)

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comment.

Work Session Agenda Items

4. Consider the conceptual plans and cost estimates for the renovation of Manhattan Park and provide feedback to staff regarding selection of the preferred design to be used for project bidding and construction. *(no hearing required; approval requested)*

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CITY OF
EAST GRAND RAPIDS

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506
(616) 949-2110 www.eastgr.org

DEREK MELVILLE
PARKS & RECREATION DIRECTOR

MEMORANDUM

TO: Honorable Mayor and City Commission
FROM: Derek Melville, Parks & Recreation Director
DATE: November 21, 2023

RE: Manhattan Park Improvement Project Update

Action Requested: The City Commission considers the conceptual plans and cost estimates for the renovation of Manhattan Park and provide feedback to staff regarding selection of the preferred design to be used for project bidding and construction.

Background:

As a result of the feedback received from the City Commission and Parks and Recreation Commission at the October 24, 2023, Work Session for Manhattan Park, City staff worked with Viridis Design Group consultants to update the conceptual design options for Manhattan Park and estimated costs associated with the requested design changes.

Requested changes to the previous conceptual designs included the following items:

Pavilion & Restroom Building: Previous design options considered keeping the existing pavilion and refurbishing the structure with new paint and new roofing material or construction of a shared pavilion/restroom structure. It was requested to show design options with a new stand-alone pavilion and a stand-alone restroom building in the updated conceptual design.

Splash Pad: Previous design options considered construction of a splash pad at Waterfront Park or at Manhattan Park with various sizes and layout options. It was requested to include the splash pad in the updated conceptual plan for Manhattan Park with layout and size to be in harmony with the placement of other site amenities.

Pickleball/Tennis: It was requested to include costs to renovate the existing tennis, the placement of four dedicated pickleball courts and to incorporate a sound study as part of the project planning process. City staff have secured an Acoustical Engineering consultant to assist with sound mitigation efforts related to pickleball, and final design will include recommendations from the sound study.

Our project consultant Viridis Design Group has incorporated the requested conceptual design updates into updated conceptual design that is attached to this memo. The associated Opinion of

Probable Costs (OPC) related to the estimated construction costs of the project is also included with this memo.

In total, the estimated project costs for the current conceptual design, inclusive of consulting and engineering fees, construction costs and a 10% project contingency, is **\$3,483,765**.

A breakdown of the major scope items for the project is included in the table below.

| Project Scope Item | Cost | With GC & Contingency |
|---------------------------------------|--------------------|----------------------------------|
| Removals and Site Prep | \$101,885 | \$125,319 |
| Playground | \$641,384 | \$788,902 |
| Restroom Building | \$240,000 | \$295,200 |
| Shelter | \$150,000 | \$184,500 |
| Splashpad | \$180,000 | \$221,400 |
| Tennis Courts | \$280,000 | \$344,400 |
| Pickleball courts | \$132,000 | \$162,360 |
| Landscaping | \$104,774 | \$128,872 |
| Earthwork | \$241,625 | \$297,199 |
| Utilities | \$192,000 | \$236,160 |
| General Site Improvements | \$413,106 | \$508,120 |
| <i>General Conditions</i> | <i>\$347,981</i> | |
| <i>Contingency</i> | <i>\$267,677</i> | |
| <i>A&E</i> | <i>\$166,640</i> | |
| <i>Construction Materials Testing</i> | <i>\$24,693</i> | |
| Total | \$3,483,765 | |

As discussed at the October 24th work session, the preliminary budget for the Manhattan Park Improvement Project was approximately \$2.1 million. Excluding the \$2.1 Million there is about \$1.7 Million left in bond capacity that can be used for any park related projects. City staff have prepared a presentation for the upcoming work session on November 28th that outlines project budget options including the use of Parks Improvement Millage funds or other funding options to accomplish the implementation of all requested scope items.

Following review of the updated conceptual design, estimated construction costs and project funding options, City staff will be seeking direction from the City Commission related to the preferred design to be used for the project and preferred funding sources for the selected final design.

REVIEWED & APPROVED FOR SUBMISSION:

Shea Charles
City Manager

— Manhattan Park Improvement Project

- November 28, 2023



Parks Improvement Millage Details

- Potential projects to be considered for implementation were identified in the 2020 Parks & Recreation Master Plan and 2018 City of East Grand Rapids Master Plan.
- City staff and consultants provided cost estimates for the list of potential improvements.
- Cost estimates were developed using a combination of recent construction costs and quotes from manufacturers of playground equipment and park amenities.
- In addition to cost estimates, a 10% contingency was added to the total cost of all potential projects to account for increases due to inflation or industry cost increases.

2020 Parks and Recreation Master Plan Projects



CAPITAL IMPROVEMENT SCHEDULE

The following projects have been identified for improvements and will occur as funds are identified and ARE listed in order of priority.

| Project | City | Other Funds* | Total Project Costs |
|--|-------------|--------------|---------------------|
| <u>Manhattan Recreation Area Splashpad and Playground</u> New destination playground with ramp access, poured in place surfacing splashpad with colored concrete surfacing, restroom facility, picnic tables, shade shelter with seating, picnic shelter and grills and landscaping. | \$1,330,000 | \$300,000 | \$1,630,000 |
| <u>Manhattan Recreation Area Multi-Use Trails</u> Partner with West Michigan Mountain Bike Alliance (WMMBA) to add new mountain bike and multi-use trails along recently acquired property and renovate and improve existing trail system with connections to the Reeds Lake Trail. | \$50,000 | \$50,000 | \$100,000 |
| <u>Waterfront Park Phase 2</u> Woodland and wetland restoration, trail and boardwalk development, additional parking and environmental education opportunities. | \$1,250,000 | \$300,000 | \$1,560,000 |

SECTION 8
ACTION PROGRAM
AND CAPITAL
IMPROVEMENT SCHEDULE





CAPITAL IMPROVEMENT SCHEDULE

The following projects have been identified for improvements and will occur as funds are identified and ARE NOT necessarily listed in order of priority.

| Project | City | Other Funds* | Total Project Costs |
|--|------------|--------------|---------------------|
| <u>Dog Park</u> Develop a dog park on existing park property or acquire new property | \$500,000 | | \$500,000 |
| <u>New Sports Courts</u> Provide new Futsol and Pickleball Courts (4 Courts) | \$140,000 | | \$140,000 |
| <u>Resurface Sports Courts</u> Restripe existing tennis courts to provide Futsol and Pickleball Courts at existing park facilities or school properties (4 Courts) | \$25,000 | | \$25,000 |
| <u>Manhattan Field Renovations</u> Softball and Soccer Field Renovations | \$205,000 | | \$205,000 |
| <u>Reeds Lake Trail</u> Provide Map/Directional Signs and on Pavement and Wayfinding signs to direct users of the Reeds Lake Trail | \$6,000 | | \$6,000 |
| <u>San Lu Rae Triangle</u> Small shade shelter with picnic tables and benches with barrier free companion space along existing north sidewalk | \$62,000 | | \$62,000 |
| <u>Recycle Containers</u> Provide Recycle Containers in Strategic locations throughout the City and Schools | \$650 Each | | \$650 Each |



CAPITAL IMPROVEMENT SCHEDULE

The following projects have been identified for improvements and will occur as funds are identified and ARE listed in order of priority.

| Project | City | Other Funds* | Total Project Costs |
|--|-----------|--------------|---------------------|
| <u>Remington/Hodenpvl Trail Improvements</u> Up-grade trails to provide barrier-free access with wetland and lakefront overlooks and a connection to Waterfront Park | \$200,000 | \$150,000 | \$350,000 |
| <u>Steketee Woods</u> Provide accessible trail linking to Reeds Lake Trail, including a hilltop terrace, lake viewing area and boardwalk ramp/stairs | \$260,000 | \$300,000 | \$560,000 |
| <u>Schroeder Property</u> Provide a trail through park to lakefront with viewing decks. | \$150,000 | \$150,000 | \$300,000 |
| <u>Hodenpvl South Trail</u> Provide barrier-free trail south of Reeds Lake Boulevard with lake overlook decks. | \$75,000 | \$75,000 | \$150,000 |
| <u>Property Acquisition</u> Acquisition of additional park property as it becomes available | TBD | TBD | TBD |

*Other funds include Michigan Natural Resources Trust Fund (MNRTF), Passport to Recreation; Michigan Land and Water Conservation Fund; other State or Federal funding sources; Foundation Grants; Private Contributions; WMBA; School District; and others. Maximum available funds from MNRTF currently \$300,000 per project



Parks Improvement Millage Potential Projects

| Location | Project | Cost |
|-------------------------|--|--------------------|
| EGRPS Playgrounds | Breton Downs, Lakeside, Wealthy, Woodcliff Early Childhood Center | \$1,705,959 |
| Remington/Hodenpyl | Trail upgrades to provide barrier free access | \$300,000 |
| Hodenpyl South | Provide barrier free trails south of Reed Lake | \$150,000 |
| Waterfront Park Phase 2 | Trail & Boardwalk development | \$350,000 |
| Steketee Woods | Trail Improvements | \$560,000 |
| Shroeder Property | Trail Improvements | \$300,000 |
| City | New Dog Park (Location to be determined) | \$500,000 |
| City | New sports courts | \$140,000 |
| City | Resurface Sports Courts- including pickleball & futsal | \$25,000 |
| San Lu Rae | Shade shelter with picnic tables | \$62,000 |
| Manhattan | Playground | \$574,450 |
| Manhattan | Site Preparation | \$51,300 |
| Manhattan | Bathroom | \$150,000 |
| Manhattan | Shade Structures | \$130,313 |
| Manhattan | Park Amenities (concrete surfaces, benches, bike racks, sewer connection, electrical services, landscaping, picnic tables, lighting, etc.) | \$442,828 |
| Manhattan | Renovation of Fields | \$400,000 |
| Manhattan | Splash Pad | \$532,001 |
| | Total | \$6,373,850 |

Bond Proceed Fund Use Limitations

PARK IMPROVEMENTS BOND PROPOSAL

Shall the City of East Grand Rapids, Kent County, Michigan, borrow the principal amount of not to exceed \$7,000,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20 years from the date of issue of each series **for the purpose of designing, acquiring and constructing park improvements, including, without limitation, new playground facilities, new playground structures and equipment, walking paths and trails, waterfront park improvements, construction of new parks, parks within Gaslight Village, splash pad improvements, the renovation of existing park facilities, the acquisition and improvement of sites for parks, together with all work and equipment necessary or incidental to these improvements, and other park improvements determined by the City?**

The estimated millage to be levied in the first year of levy is 0.561278 mills (\$0.561278 for each \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.5624 mills (\$0.5624 for each \$1,000 of taxable value).

Completed Parks Improvement Millage Funded Projects

| Project | Actual Cost |
|--|---------------------|
| Community Dog Park at Remington Park | \$ 270,000 |
| Playgrounds at 3 Elementary Schools (Sport Court Improvements) | \$ 2,395,000 |
| Manhattan Park Soccer Field #5 Renovation | \$ 553,000 |
| Total | \$ 3,218,000 |

* \$2,095,000 of Parks Improvement Millage Funds were combined with \$300,000 in ARPA funds to make up \$2,395,000 contribution to the Playground Replacement Project at the three elementary school sites.

Remaining Potential Parks Improvement Millage Funded Projects

| Project | Estimated Cost |
|--|-----------------------|
| Manhattan Park Improvement | \$ 2,020,891 |
| Woodcliff Early Childhood Center Playgrounds | \$ 400,000 |
| Waterfront Park Phase 2 | \$ 350,000 |
| Remington/Hodenpyl Trail Improvements and Water Overlooks | \$ 300,000 |
| San Lu Rae Triangle Shade Shelter | \$ 62,000 |
| Hodenpyl South Barrier-Free Trail | \$ 150,000 |
| Steketee Woods Trail Improvements, Hilltop Terrace, Lake Overlooks | \$ 560,000 |
| Schroeder Park Trail To Lakefront With Viewing Docks | \$ 300,000 |
| Total | \$ 4,142,891 |

Balance of Parks Improvement Millage

| Location | Project | Cost | Actual | Over/Under | Projects Remaining |
|-------------------------|---|--------------------|--------------------|-----------------|--------------------|
| Manhattan | Playground | \$574,450 | | | |
| Manhattan | Site Preparation | \$51,300 | | | |
| Manhattan | Bathroom | \$150,000 | | | |
| Manhattan | Shade Structures | \$130,313 | | | |
| Manhattan | Park Amenities (Benches, and stuff) | \$442,828 | | | |
| City | New sports courts | \$140,000 | | | |
| Manhattan | Splash Pad | \$532,001 | | | |
| Manhattan | TOTAL | \$2,020,891 | \$2,100,000 | \$79,109 | |
| EGRPS Playgrounds | Breton, Lakeside, Wealthy | \$1,422,959 | \$2,395,000 | \$972,041 | |
| EGRPS Playgrounds | WECC | \$283,000 | \$400,000 | \$117,000 | |
| Manhattan | Renovation of Field #5 | \$400,000 | \$553,000 | \$153,000 | |
| City | New Dog Park | \$500,000 | \$270,000 | -\$230,000 | |
| City | Resurface Sports Courts (inc Playgrounds project) | \$25,000 | \$0 | -\$25,000 | |
| Remington/Hodenpyl | Trail Improvements, water overlooks | \$300,000 | | | \$300,000 |
| Hodenpyl South | Barrier-free Trail | \$150,000 | | | \$150,000 |
| Waterfront Park Phase 2 | Parking lot expansion, trail improvements, educational kiosk. | \$350,000 | | | \$350,000 |
| Steketee Woods | overlooks | \$560,000 | | | \$560,000 |
| Shroeder Property | docks | \$300,000 | | | \$300,000 |
| San Lu Rae | Shade shelter with picnic tables | \$62,000 | | | \$62,000 |
| | Total | \$6,373,850 | \$5,718,000 | | \$1,722,000 |
| | Authorized Bond Amounts | \$7,000,000 | \$7,000,000 | | |
| | Difference | \$626,150 | \$1,282,000 | | |
| | Excess Proceeds | | | | |
| | ARPA | | \$300,000 | | |
| | Interest Earnings | | \$200,000 | | |
| | Bond Balance | | \$1,782,000 | | |

PREFERRED PLAN

MANHATTAN PARK IMPROVEMENTS

NOVEMBER 2023





Conceptual Design Opinion of Probable Costs

| Project Scope Item | Cost |
|--|---------------------|
| Playground Equipment and PIP Surfacing | \$ 641,384 |
| Splash Pad | \$ 180,000 |
| Restroom Building | \$ 240,000 |
| New Pavilion | \$ 150,000 |
| Site Removals, Earthwork, Landscaping | \$ 448,284 |
| Site Improvements (concrete, site amenities, sport courts, etc.) | \$ 825,106 |
| Site Utilities (Water, Sewer, Electrical, Stormwater | \$ 192,000 |
| General Conditions | \$ 347,981 |
| Project Contingency (10% of Construction Costs) | \$ 267,677 |
| Architectural & Engineering Services (Design, Engineering, etc.) | \$ 191,333 |
| Total | \$ 3,483,765 |

DISCUSSION



November 21, 2023



**Manhattan Park
City of East Grand Rapids**

Opinion of Probable Costs - Preferred Concept dated 11/21/23

| Item | Quantity | Unit | Unit Price | Total |
|------------------------------------|-----------------|-------------|-------------------|--------------|
| Removals and Site Prep | | | | |
| Sawcutting | 20 | LF | \$5.00 | \$100.00 |
| Clearing & Grubbing | 12,000 | SF | \$0.50 | \$6,000.00 |
| Tree Protection Fence | 800 | LF | \$3.00 | \$2,400.00 |
| Remove Picnic Shelter | 1 | LS | \$4,000.00 | \$4,000.00 |
| Remove and Replace Ballfield Fence | 224 | LF | \$50.00 | \$11,200.00 |
| Remove Bench | 4 | EA | \$200.00 | \$800.00 |
| Remove Concrete Pavement | 13,179 | SF | \$2.50 | \$32,947.50 |
| Remove Tennis Courts | 13,530 | SF | \$2.50 | \$33,825.00 |
| Remove Playground Equipment | 7,075 | SF | \$1.50 | \$10,612.50 |
| | | | Subtotal | \$101,885 |
| Structures | | | | |
| Restroom Building | 600 | SF | \$400.00 | \$240,000.00 |
| Shelter | 1,500 | SF | \$100.00 | \$150,000.00 |
| | | | Subtotal | \$390,000 |
| General Site Improvements | | | | |
| Crushed Stone Trail | 1,900 | SF | \$2.50 | \$4,750.00 |
| Concrete Walks, 4" | 20,100 | SF | \$5.00 | \$100,500.00 |
| Unit Pavers on Conc Base | 6,400 | SF | \$28.00 | \$179,200.00 |
| Seatwall | 100 | LF | \$300 | \$30,000 |
| Integral Curb | 166 | LF | \$16.00 | \$2,656.00 |
| Trash Receptacles | 4 | EA | \$2,500.00 | \$10,000.00 |
| Grills | 2 | EA | \$900.00 | \$1,800.00 |
| Picnic Tables | 8 | EA | \$1,800.00 | \$14,400.00 |
| Bike Racks | 8 | EA | \$1,000.00 | \$8,000.00 |
| Foot bridge | 16 | LF | \$300.00 | \$4,800.00 |
| Benches | 10 | EA | \$3,000.00 | \$30,000.00 |
| Interpretive Sign | 1 | EA | \$1,500.00 | \$1,500.00 |
| Project Sign | 1 | EA | \$500.00 | \$500.00 |
| Pickleball court | 4 | EA | \$33,000.00 | \$132,000.00 |
| Tennis Courts | 2 | EA | \$140,000.00 | \$280,000.00 |
| Beach volleyball Improvements | 1 | LS | \$15,000.00 | \$15,000.00 |
| Drinking Fountain | 1 | LS | \$10,000.00 | \$10,000.00 |
| | | | Subtotal | \$825,106 |

Play and Splash Area

| | | | | |
|----------------------------|-------|----|----------|--------------|
| Playground Equipment | 7,200 | SF | \$69.00 | \$496,800.00 |
| Play Surfacing, PIP | 5,760 | SF | \$24.00 | \$138,240.00 |
| Playground Underdrain (4") | 600 | LF | \$7.00 | \$4,200.00 |
| Play Curb | 134 | LF | \$16.00 | \$2,144.00 |
| Splash pad | 2,000 | SF | \$90.00 | \$180,000.00 |
| | | | Subtotal | \$821,384 |

Landscaping

| | | | | |
|------------------------------|--------|----|----------|-----------|
| Deciduous Trees | 24 | EA | \$500 | \$12,000 |
| Turf Seeding / Restoration | 14,070 | SF | \$0.20 | \$2,814 |
| Topsoil | 172 | CY | \$30 | \$5,160 |
| Planting soil | 370 | CY | \$40 | \$14,800 |
| Landscape + Rain Garden Beds | 10,000 | SF | \$7 | \$70,000 |
| | | | Subtotal | \$104,774 |

Earthwork

| | | | | |
|-------------------------------------|-------|-----|----------|-----------|
| Boulders/Outcropping | 240 | TON | \$400 | \$96,000 |
| Bioswale/Rain Garden Base Stonework | 50 | TON | \$225 | \$11,250 |
| Imported Class II Fill | 775 | CY | \$25 | \$19,375 |
| Earthwork Cut and Fill | 7,000 | CY | \$15 | \$105,000 |
| SESC Measures | 1 | LS | \$10,000 | \$10,000 |
| | | | Subtotal | \$241,625 |

Utilities

| | | | | |
|----------------------------------|-----|----|----------|-----------|
| Water Service Line, 4" | 50 | LF | \$50 | \$2,500 |
| Water Service Tap, Valves, Meter | 1 | LS | \$25,000 | \$25,000 |
| Drain-Down Structure | 1 | EA | \$5,000 | \$5,000 |
| Storm Sewer Pipe | 600 | LF | \$60 | \$36,000 |
| Catch Basins | 5 | EA | \$3,000 | \$15,000 |
| Sanitary Sewer Piping | 450 | LF | \$30 | \$13,500 |
| Sanitary Sewer Structures | 1 | LS | \$20,000 | \$20,000 |
| Electrical Service Extension | 1 | LS | \$45,000 | \$45,000 |
| Misc Site Power and Lighting | 1 | LS | \$30,000 | \$30,000 |
| | | | Subtotal | \$192,000 |

Construction Subtotal \$2,676,774

General Conditions \$347,981

Contingency \$267,677

Construction Total \$3,292,432

A&E Services \$166,640

Construction Materials Testing \$24,693

Project Total \$3,483,765