



AGENDA - Recreation Commission

DATE: May 13, 2026 7:00 PM City Council Chambers

- I. Roll Call
- II. Approval of Meeting Minutes
 - I. Approval of April 8th Meeting Minutes
- III. Public Comment
- IV. Directors Report
 - I. Report
- V. 5-Year Parks and Recreation Plan
 - I. 5-Year Plan Final Draft Proposal and Presentation
- VI. Marina
 - I. Approval of Phase II of Marina Project
- VII. Unfinished Business
 - I. Next Meeting
- VIII. New Business
- IX. Adjournment

Public Comment: Public Comments are limited to three minutes.

Live Stream: The meeting will be livestreamed to the Official City of Grosse Pointe Park YouTube Channel.



Recreation Commission Minutes

Wednesday, April 8, 2026

Meeting called to order by Chairman Mike Hindelang 6:53pm

Roll Call

Present: Chad Craig – Parks and Recreation Director, Mike Hindelang -Chair, Paul Spratt – Vice Chair, James Ceuninck - Secretary, Heather Hurley, Patrick Gleason (Council Liaison), Terry Ayrault, Roger Basse, Paul O’Donnell, Larry Haggart, Howard Bouton, Michael Bannon

Approval of March 11th 2026, meeting minutes: Approved

Public Comment

- Advocate for pickleball court, many communities are adding courts, we have the worst courts around. New courts would be utilized– Craig Dorghy
- Eve kitchen – loves our parks, all the things, we have beloved amenities to support every life stage, gazebo, playscape,
- Enjoyment Kayak (general immunities) (4156 average home) Kayaks are different, kayak launch needs to be safer. Current is

OHM 5Year Plan– Eric Dryer – Great community turnout to the event tonight, OHM will take the feedback and use this to finalize the document – this will be presented to the commission in some weeks. This document will guide us for the next 5 years.

Directors Report

- **Summer Program Registration – April 13th 8:00am**
 - Adult sand volleyball, Knapsackers day camp, youth tennis lessons, youth swim lessons, comics-making series, mad science workshops and more
- **Kercheval After Six:**
 - **Saturday, June 27th 6-10pm**
 - **Saturday, July 25th, 6-10pm**

- **Saturday, August 22nd, 6-10pm**
- Sponsorship letters have gone out to businesses
- **Lake Front Swimming Association (all pointes and St Claire Shores) Golf Tournament**
- Fundraiser:**
 - **Sunday May 31st** 9am City of Saint Clair Shores Golf Club \$125 per golfer
- **Maintenance and Facility Upkeep**
 - Grounds team in trimming, replacing weed barriers replacing topsoil and mulch around the garden beds.
 - Aquatic source will begin the pool opening process on **Saturday April 18th**
- **Marina Update:**
 - Barge arrived at marina on March 28th and started working on Mach 30th. The work is estimated to be completed May 1st.
 - Working on getting a second opinion from another consultant for final design, bidding and construction administration for the marina renovation
 - Working on a document that will define the marina
- **Kayak Contract Renewal** – Kayaks that have not been removed from last season will be removed from the park.
- **DTE Tree Work**
- **Volunteer Gardening Dates: Saturday April 11th, Saturday May 9th, Saturday June 13th, July TBD. Time: 9am-12pm**

Unfinished Business

- OHM – See above

New Business

- None

Adjournment

- Meeting adjourned at 7:35pm



RECREATION COMMISSION MEETING

DATE: May 13, 2026

SUBJECT: Report

SUMMARY: The Parks and Recreation Department is ramping up for a busy summer season. Hiring seasonal staff, pool deck improvements, grounds work, marina seawall upgrade, summer registration, and After 6 on Kercheval preparation. We are still obtaining and turning in employment paperwork for lifeguards and other seasonal staff positions. Our gardening and grounds team have been working diligently on the grounds at Windmill along with Patterson Park, with a bit more focus on Windmill for the holiday weekend and will focus more on Patterson after that. City and park flower pots will be arriving soon, and our team will be installing those around the business districts and parks with some assistance from our Public Works Department. New concrete, sealer and painting will take place on the pool deck. The maintenance team are monitoring and balancing out the pool chemicals. Lifeguard staff will be in-water soon cleaning and are also attending first-aid and in-water team training. The Mutants have a parent meeting on 5/11 and tryouts on 5/17. Lavins Center locker rooms will receive a deep clean to start the season and our movie selection for the spring/summer should be excellent. Our Tompkins Center rentals are also filling up for the summer as well.

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

PREPARED BY: Chad Craig, Parks & Recreation Director



RECREATION COMMISSION MEETING

DATE: May 13, 2026

SUBJECT: 5-Year Plan Final Draft Proposal and Presentation

SUMMARY: OHM will present a final draft proposal to the commission for consideration and blessing to then go to City Council for approval and adoption of the 5-Year Parks and Recreation Plan.

FINANCIAL IMPACT: N/A

RECOMMENDATION: The commission will discuss the proposal and potentially vote to recommend the proposed plan to be adopted by City Council at their June meeting unless the plan needs additional revisions.

PREPARED BY: Chad Craig, Parks & Recreation Director



2026

PARKS AND RECREATION

FIVE YEAR MASTER PLAN

ACKNOWLEDGMENTS

Thank you to the community members, stakeholders, staff, and officials who invested their time and expertise in the creation of this Parks and Recreation Plan for the future of Grosse Pointe Park.

Grosse Pointe Park Staff

Nick Sizeland, City Manager
Cindy Paparelli, Assistant City Manager
Chad Craig, Parks and Recreation Director
Stedman Taylor, Recreation Specialist

Recreation Commission

Michael Bannon, PhD
Howard Bouton
Terry Ayrault
James Ceuninck, Secretary
Paul O'Donnell
Larry Haggart
Heather Hurley
Michael Hindelang, Chair
Roger Basse
Paul Spratt, Vice Chair
Patrick Gleason, Council Liaison

Prepared for:



Prepared by:



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01

Introduction

PLAN PURPOSE

This is Grosse Pointe Park’s first Parks and Recreation Plan: a five-year roadmap to guide investment in their parks, recreation facilities, and programs. The goal of the plan is to assess existing assets and services, identify community priorities, and develop clear, actionable strategies that meet the evolving needs of residents.

The plan will provide a foundation for decision-making by:

- Evaluating the condition and performance of existing parks and facilities;
- Understanding the recreation needs and preferences of Grosse Pointe Park residents;
- Exploring opportunities to improve infrastructure in the park system;
- Defining short- and long-term goals for future improvements; and
- Establishing a clear strategy for implementation and funding.

Ultimately, this plan is a tool to help Grosse Pointe Park make informed, data- and community-driven decisions regarding future investments into the parks that reflect local values and deliver high-quality recreation experiences.

BACKGROUND DOCUMENTS

The Parks and Recreation Plan communicates the actions required for the responsive management of assets, and services provided from park assets. The Parks and Recreation Plan is to be read in conjunction with the City’s planning documents. These include the City of Grosse Pointe Park Master Plan (2022) and the Capital Improvement Plan (CIP).





City of Grosse Pointe Park Master Plan (2022)

The City’s Master Plan update included community feedback relevant to parks and recreation. Throughout the process, input was gathered through an online survey, a community visioning session, and a second open house to identify priorities for the master plan.

TOP PRIORITIES BY PARK

Windmill Pointe Park

- Marina upgrades: 31% (survey), 31.6% (open house)
- Restroom and concessions upgrades: 19.9% (survey), 10.5% (open house)
- Water quality initiatives: 36.8% (open house)
- New playground equipment: 11.6% (survey)

Patterson Park

- Kayak/canoe launch upgrades: 24% (survey), 15.6% (open house)
- Sports facility upgrades: 34.4% (open house)
- New playground equipment: 21.9% (open house)
- Restroom upgrades: 12.7% (survey)
- No improvements needed: 9.8% (survey)

Additional Community Requests

- Expanded programming: 29.2%
- Additional amenities: 25%
- Boating access/facilities: 12.5%
- Improved natural areas: 12.5%

MASTER PLAN RECOMMENDATIONS

The Master Plan strategies reflect the community’s commitment to connectivity, sustainability, and high-quality infrastructure. The actions outlined in the Master Plan recommendations form the foundation of future park improvements, with a focus on water-based facilities, such as the marina at Windmill Pointe Park and the canoe/kayak launch at Patterson Park. By integrating green stormwater practices in the parks, the City ensures that park upgrades are environmentally responsible, reduce stormwater runoff, and protect water quality. Parks can also support connectivity and access by serving as key destinations within the Complete Streets network.

Action Plan Alignment

City Infrastructure: Upgrade pump capacity at Patterson Park.

Complete Streets: Add bike racks at key destinations and explore MoGo bike share expansion.

Sustainability: Introduces a goal and objective specifically to maintaining the City’s parks and enhancing them with green infrastructure practices.

- » A key recommendation is the development of a parks and recreation plan to identify priorities and funding opportunities for Windmill Pointe Park and Patterson Park.
- » High priority actions include upgrades to the marina at Windmill Pointe Park and the canoe/kayak launch at Patterson Park.



02

EXISTING CONDITIONS

02

Existing Conditions

OVERVIEW

This section presents key data and metrics relevant to Grosse Pointe Park. It includes an analysis of demographic and market trends, providing a comprehensive snapshot of the community today.¹ These metrics, along with public input gathered in the next phase of the process, will form the foundation of the plan's recommendations. This approach ensures that the plan's vision is both data-driven and informed by community insights.

Community Profile

Grosse Pointe Park is a 2.2 square-mile suburban community located northeast of Detroit in Wayne County, Michigan. Its location along Lake St. Clair positions it as a popular community for water recreation, through fishing, freshwater boating, and canoeing and kayaking. Quality recreation opportunities along Lake St. Clair contribute to the overall quality of life and satisfaction of living in the community. Grosse Pointe Park has two parks, several recreation buildings, and high levels of participation in its organized programming.

¹The data presented in this section was sourced from the U.S. Census Bureau and ESRI.



The marina at Windmill Pointe Park.



FIGURE 1-1: Grosse Pointe Park Location Map



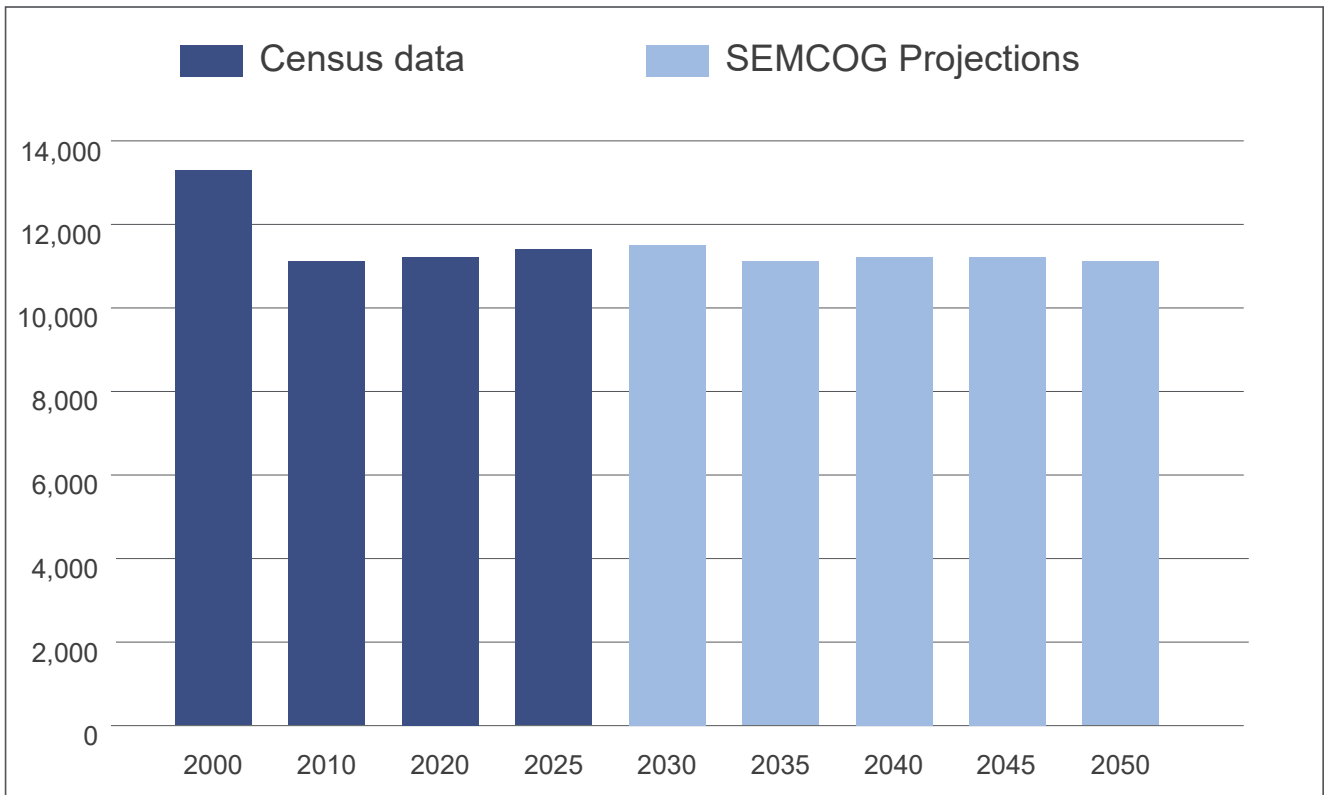
COMMUNITY TRENDS ANALYSIS

Demographic data used for the analysis was obtained from the U.S. Census Bureau and from ESRI. The data was acquired in October 2025 and reflects actual numbers as reported in the 2010 and 2020 Censuses, and 5-year American Community Survey estimates. SEMCOG’s 2050 Regional Development Forecast provides a thirty-year analysis of population and household change in the community. Future demographic projections are based on historical trends. All projections should be utilized with the understanding that unforeseen circumstances during or after the time of the project could have a significant bearing on the validity of the final projections. This analysis demonstrates the overall size of total population, specific age segments, household composition, and the overall economic status and spending power of residents through household income statistics.

Population

The City currently provides services to approximately 11,394 residents and is projected to grow to 11,515 residents by the year 2050. This pattern reflects broader regional trends and signals a maturing community with slower household turnover. While a stable population can help maintain a consistent sense of community and ease pressure on infrastructure, it also presents challenges. It will be important to focus on attracting and retaining residents, particularly younger households, while ensuring high-quality services and infrastructure are preserved.

FIGURE 1-2: Grosse Pointe Park Population (2000 - 2050)





Households

Household types and household size can be important for making recreation facility and program decisions. Grosse Pointe Park's household composition is shifting toward smaller, older, and less child-centered households. Average household size is projected to decline from 2.49 in 2020 to 2.41 by 2050. Family households remain the majority at 87% in 2025, but households with children are expected to decrease sharply between 2020 and 2050. Households with older adults (65+) will grow by 8%, indicating an aging population. One-person households will also increase by 8%, suggesting a need for inclusive amenities that serve both individuals and older adults, such as passive recreation spaces and social gathering areas in addition to child-focused infrastructure alone.

TABLE 1-1: Population Snapshot

Total (2025)	11,785
Persons per Square Mile	5,260
Peak Population (2000)	12,448
2000 to 2025 Population Change	-5%
2020 - 2050 Population Change	-0.70%

TABLE 1-2: Households Snapshot

Total (2025)	4,696
Change 2020 - 2050	1.10%
Average Size	2.41
Family	86.80%
Non-Family	13.20%

TABLE 1-3: Household Composition Change (2020 - 2050)

With Children	-24.8%
Without Children	13.1%
With Older Adults (65+)	27.7%
With One Person Only	7.8%

Age Groups

Grosse Pointe Park’s largest age group is adults aged 30 – 39, making up almost 15% of the population. The community’s overall age composition is trending older, with the median age rising from 41.3 in 2020 to 43.4 by 2030. The share of residents under 18 will decline from 21% in 2023 to 15% by 2050. The older adult (65+) population will remain stable at around 21% overall but will see dramatic growth among the oldest cohorts. Adults aged 25 – 64 will continue to be the majority, growing slightly to 53% of the population. These trends indicate a community with fewer children and more older adults.

FIGURE 1-3: Age Group Distribution (2023)

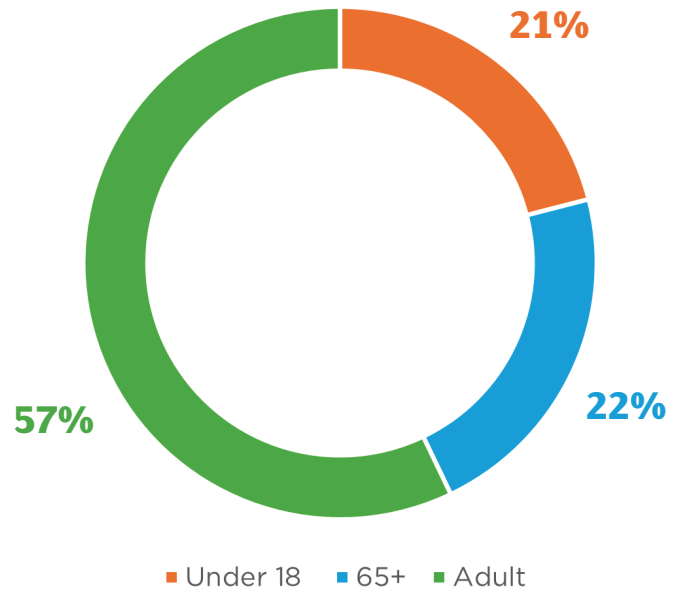
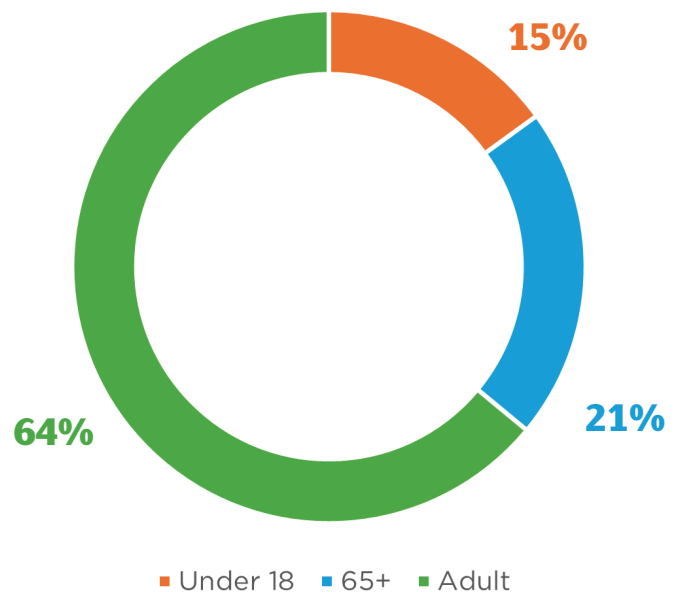


TABLE 1-4: Age Groups Change (2020 - 2050)

0 - 4 Years	-21.8%
5 - 17 Years	-33.4%
18 - 24 Years	8.4%
25 - 64 Years	1.6%
65 - 84 Years	19.6%
85+ Years	118.2%

FIGURE 1-4: Age Group Distribution (2050)





Income

Grosse Pointe Park is experiencing strong income growth and increasing economic stratification. Both per capita and median household income are expected to increase through 2030, suggesting the potential for residents to support fee-based recreation programs and facilities. The proportion of households with a median household income earning over \$200K is projected to surge to 44% share of the population by 2030, signaling a growing concentration of high-income residents.

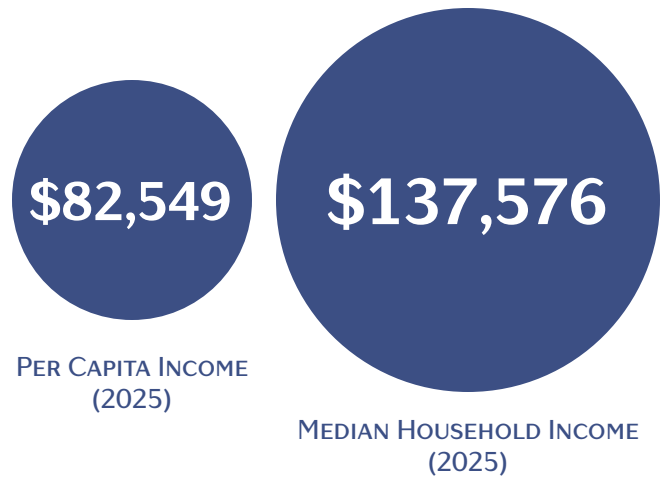


TABLE 1-5: Income Summary

INCOME RANGE	2023	2025	2030
Under \$50K	16.70%	14%	11.50%
\$50K - \$100K	21.30%	21.80%	18.30%
\$100K - \$200K	28.80%	29.00%	26.20%
Over \$200K	33.10%	35.20%	44.00%

Community Trends Key Takeaways

Population

- Grosse Pointe Park's population is projected to remain relatively stable, growing slightly to 11,515 by 2050.

Households

- Average household size is trending down from 2.49 to 2.41, with more one-person households and fewer families with children.
- Family households will remain dominant, but recreation amenities should accommodate more individuals living alone and older adults.

Age Groups

- The community is aging: median age will rise from 41.3 (2020) to 43.4 (2030), and households with older adults (65+) will increase by 8%, while households with children will decline by 24.8% by 2050.

Economic Status

- Median household income is expected to project significantly from \$137,576 in 2025 to almost half (44%) of households earning over \$200K in 2030. This suggests strong capacity for fee-based programs and financial support for specialized recreation offerings.

Implications for Recreation

- Aging and smaller households suggest demand for flexible and inclusive spaces, such as walking trails, social gathering areas, and wellness programs, rather than child-focused infrastructure alone.





RECREATION TRENDS ANALYSIS

To support demographic data, the plan also includes a recreation trends analysis at both the national and the local level. Understanding how residents engage with recreation, and how those preferences are shifting, ensures that Grosse Pointe Park can meet current and future demands for parks, facilities, and programs.

National Trends

The Sports and Fitness Industry Association's (SFIA) report *Sports, Fitness, and Leisure Activities Topline Participation Report 2024* is based on findings from surveys conducted in 2023, resulting in a total of 18,000 responses. The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the US. This study looked at 124 different sports and activities.



- 80% of Americans participated in at least one sport, fitness, or outdoor activity in 2024, an increase of 25 million since 2019. This is an indicator that Americans are making physical activity more of a priority in their lives.
- Pickleball continues its ascent, with 19.8 million players in 2024, marking a 45.8% jump from 2023 and a 311% increase over the past three years. Its popularity has also reached Grosse Pointe Park, where Patterson Park currently has three courts, and anticipates additional courts.
- A post-2024 Paris Olympics boost was seen with gains in basketball, gymnastics, volleyball, track and field, and wrestling (all increasing about 7% or more).
- There is a growing preference for wellness-oriented activities; running/jogging leads for younger users, while weight training and treadmill use appeal to older adults.
- Group, full-body workout activities such as tai chi, barre, and Pilates saw the biggest increase in participation this past year.

Local Sport and Leisure Market Potential

The following charts show sports and leisure market potential data for Grosse Pointe Park residents, as provided by ESRI. Market Potential Index (MPI) measures the probable demand for a product or service within the defined service areas. The MPI shows the likelihood that an adult resident will participate in certain activities when compared to the U.S. national average. The national average is 100; therefore, numbers below 100 would represent lower-than-average participation rates, and numbers above 100 would represent higher-than-average participation rates. The service area is compared to the national average in four (4) categories: general sports, fitness, outdoor activity, and commercial recreation.

It should be noted that MPI metrics are only one data point used to help determine community trends; thus, programmatic decisions should not be based solely on MPI metrics.

The analysis compares scores for 124 sports and leisure activities that are prevalent for residents within Grosse Pointe Park. The activities are categorized by activity type and listed in descending order. High index numbers (100+) are significant because they demonstrate that there is a greater likelihood that residents within the service area will actively participate in those offerings provided by the City.





TABLE 1-6: General Sports Market Potential Index (MPI)

GENERAL SPORTS ACTIVITY	GROSSE POINTE PARK	WAYNE COUNTY	MICHIGAN	NATIONAL AVERAGE (100)
Golf	132	84	103	100
Pickleball	131	82	99	100
Tennis	126	80	86	100
Swimming	118	88	102	100
Soccer	116	90	85	100
Football	109	108	100	100
Volleyball	97	97	100	100
Softball	96	97	100	100
Basketball	95	98	91	100
Baseball	91	96	97	100

TABLE 1-7: Fitness Market Potential Index (MPI)

FITNESS ACTIVITY	GROSSE POINTE PARK	WAYNE COUNTY	MICHIGAN	NATIONAL AVERAGE (100)
Rowing (Indoor/Outdoor)	131	84	92	100
Weight Lifting	128	86	94	100
Pilates	123	85	87	100
Walking	121	91	101	100
Aerobics	120	95	93	100
Spinning	120	86	91	100
Yoga	119	84	92	100

TABLE 1-8: Commercial Recreation Market Potential Index (MPI)

COMMERCIAL RECREATION ACTIVITY	GROSSE POINTE PARK	WAYNE COUNTY	MICHIGAN	NATIONAL AVERAGE (100)
Spent \$250+ on sports/recreation equipment	122	88	103	100
Spent up to \$249 on sports/recreation equipment	105	88	102	100
Spent up to \$99 on sports/recreation equipment	103	102	102	100

TABLE 1-9: Outdoor Activity Market Potential Index (MPI)

OUTDOOR ACTIVITY	GROSSE POINTE PARK	WAYNE COUNTY	MICHIGAN	NATIONAL AVERAGE (100)
Snorkeling/Diving	143	82	91	100
Bicycling (Road)	135	85	98	100
Hiking	135	77	97	100
Backpacking	126	88	101	100
Paddleboarding	126	82	91	100
Canoeing or Kayaking	125	85	111	100
Jogging or Running	123	86	90	100
Boating (Power)	122	88	113	100
Ice Skating	121	82	94	100
Bicycling (Mountain)	119	78	93	100
Cornhole	109	86	112	100
Fishing (Fresh Water)	86	102	121	100



TABLE 1-10: Movies Market Potential Index (MPI)

MOVIE ACTIVITY	GROSSE POINTE PARK	WAYNE COUNTY	MICHIGAN	NATIONAL AVERAGE (100)
Movie 1 Time (Past 90 Days)	104	91	87	100
Biography Genre Movie (Past 6 Months)	133	95	96	100
Action Genre Movie (Past 6 Months)	100	95	92	100
Adventure Genre Movie (Past 6 Months)	100	94	93	100
Comedy Genre Movie (Past 6 Months)	102	91	93	100
Crime Genre Movie (Past 6 Months)	104	96	89	100
Drama Genre Movie (Past 6 Months)	115	94	95	100
Family Genre Movie (Past 6 Months)	100	95	92	100
Fantasy Genre Movie (Past 6 Months)	100	91	88	100
Romance Genre Movie (Past 6 Months)	106	89	97	100
Science Fiction Genre Movie (Past 6 Months)	98	102	92	100
Horror Genre Movie (Past 6 Months)	88	106	92	100
Thriller Genre Movie (Past 6 Months)	99	98	91	100

Recreation Trends Key Takeaways

General Activity

- Residents are highly engaged in golf, pickleball, tennis, swimming, soccer, and football. This shows a preference for group or team recreation activities.
- Pickleball (MPI 131) and tennis (MPI 126) stand out among court sports, reflecting national trends.

Fitness

- Strong participation in weight lifting (MPI 128), yoga (MPI 119), and Pilates (MPI 123) suggest demand for fitness classes and indoor workout spaces.
- Walking for exercise (MPI 121) indicates a strong interest for walkable park amenities.

Outdoor Activity

- Water-related activities such as canoeing/kayaking (MPI 125) and paddleboarding (MPI 126) reflect Grosse Pointe Park's proximity to water and interest in water recreation.

Commercial Recreation Activity

- Residents are 22% more likely than the US average to make high-value (over \$250) purchases of sports/recreation equipment. This indicates strong discretionary income and preference for premium or specialized equipment.

Movie Activity

- Movie attendance is above average, with strong interest in genres like biography (MPI 133) and drama (MPI 115).





PARKS, FACILITIES, AND PROGRAMS

Grosse Pointe Park is committed to providing year-round, memorable recreation experiences that contribute to a high quality of life for all residents. Their park system includes a variety of indoor and outdoor spaces, ranging in size and character, that offer opportunities to relax, play, and enjoy the outdoors.

Currently, Grosse Pointe Park oversees a 2-park system totaling approximately 32 acres. The parks are managed, maintained, and programmed under the leadership of the Director of Parks & Recreation. Four other full time year-round employees are responsible for managing specific aspects of the department and ensuring the long term success of the parks. Approximately 75 part time and seasonal employees support the delivery of recreation programming and maintenance of the system each year. Part time and seasonal employees worked roughly 310 hours, primarily during the summer months.

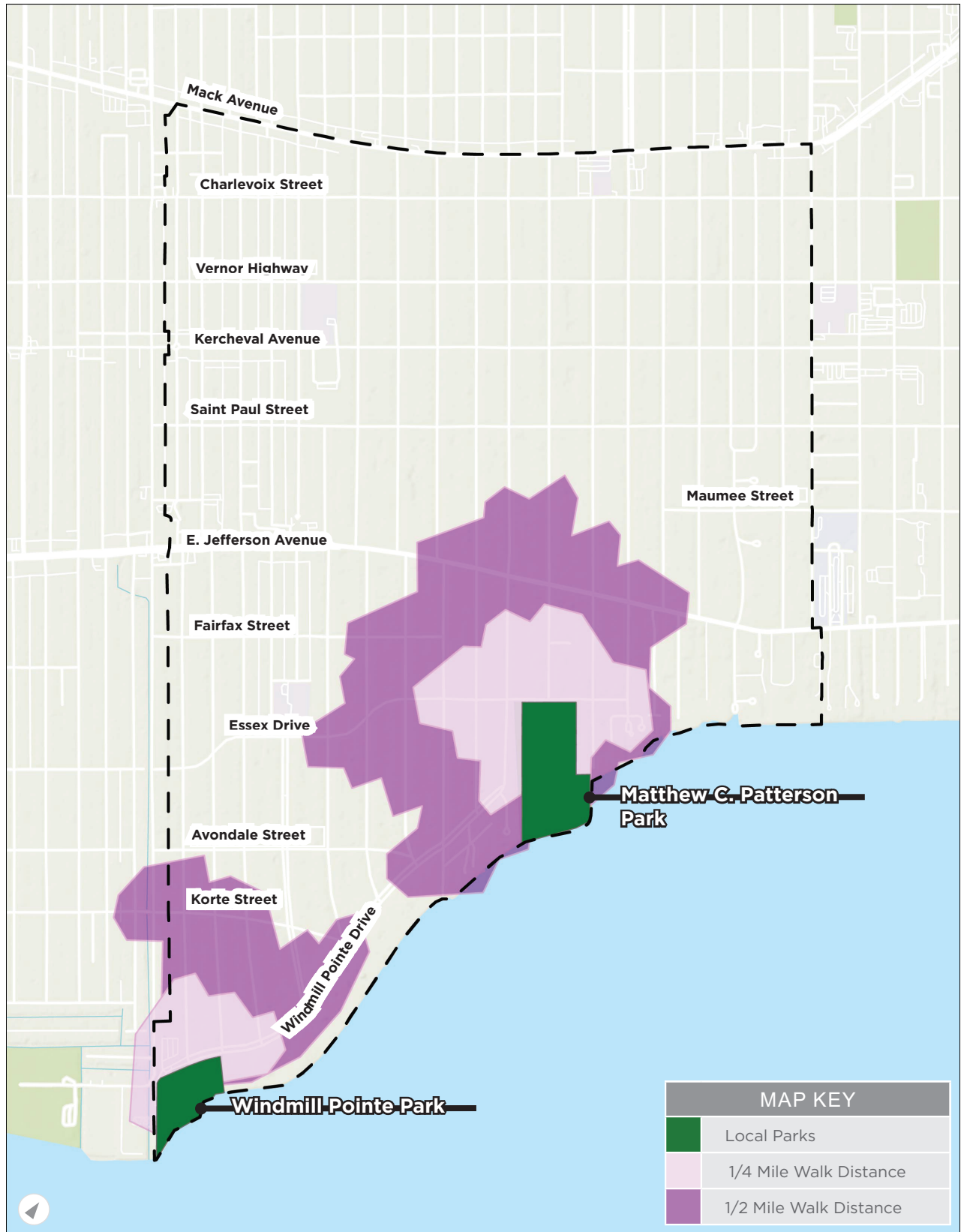
PARK ACCESS AND WALKABILITY

Parks and recreation access is considered through multiple lenses, including:

- » The distance between Grosse Pointe Park residents and their parks and recreation assets
- » Walkability, or the ability of users with differing physical abilities to safely and comfortably reach parks and recreation facilities
- » The quality and universal design of spaces and activities to be welcoming and usable for all, regardless of age or physical ability.

Many parks and recreation systems set access goals informed by the Trust for Public Land's nationwide 10-Minute Walk program, which advocates that everyone should have access to a quality park within a 10-minute walk of their home. Figure 1-5 shows the 10-minute walkshed of parks in Grosse Pointe Park, generated using the ArcGIS Pro Spatial Analyst tool, which accounts for pedestrian barriers and park entrances. Grosse Pointe Park has a park walkability (43%) lower than the national median (55%).

FIGURE 1-5: Park Access and Walkability Map





RECREATION PROGRAMS

Grosse Pointe Park provides and facilitates recreation programs and services for residents year-round through their variety of specialized facilities, including the pool, ice rink, putting green, athletic courts, and indoor gymnasium. Programming serves residents from “tiny tot” age through older adults, with core athletic programs such as youth karate and adult pickleball leagues providing consistent facility foot traffic.

The following series of tables summarize the programming and event schedule January - December.

JANUARY - FEBRUARY

PROGRAMMING	AGE GROUP SERVED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Karate Classes	Youth							
Tiny Tot Development	Youth							
Pipsqueak PE	Youth							
Cornhole League	Adult							
Men’s Basketball (Drop-In)	Adult							
Fitness Classes	Adult							
Volleyball League	Adult							
Pickleball Ladder League	Adult							
Ice Skating Classes	Adult							

Additional Events and Programming

- » Adult mental wellness-related program held once per month
- » Valentine’s Day Adult Sip N Paint (Friday before Valentine’s Day)
- » Animal Show Presentation (youth, one day)
- » Chilly Fest (all ages, one day)



MARCH

PROGRAMMING	AGE GROUP SERVED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Karate Classes	Youth							
Cornhole League	Adult							
Men's Basketball (Drop-In)	Adult							
Fitness Classes	Adult							
Volleyball League	Adult							
Pickleball Ladder League	Adult							

APRIL

PROGRAMMING	AGE GROUP SERVED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Karate Classes	Youth							
Tiny Tot Development	Youth							
Pipsqueak PE	Youth							
Men's Basketball (Drop-In)	Adult							
Fitness Classes	Adult							
Pickleball Ladder League	Adult							

Additional Events and Programming

- » Easter Egg Drop Event (Saturday, one day, dependent on whether Easter falls in March or April of that particular year)
- » Adult mental wellness-related program held once per month

MAY

PROGRAMMING	AGE GROUP SERVED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Karate Classes	Youth							
Tiny Tot Development	Youth							
Pipsqueak PE	Youth							
Grosse Pointe Park Mutants Swim Team	Ages 5 - 17							
Men's Basketball (Drop-In)	Adult							
Pickleball Ladder League	Adult							

Additional Events and Programming

- » Adult mental wellness-related program held once per month



JUNE - AUGUST

PROGRAMMING	AGE GROUP SERVED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Swim Lessons	Youth							
Golf Lessons	Youth							
Beginner & Advanced Tennis Lessons	Youth							
Knapsackers Camp	Youth							
Grosse Pointe Park Mutants Swim Team	Ages 5 - 17							
Karate Camp	Youth							
Morning Lap Swim	Adult							
Outdoor Volleyball League	Adult							
Outdoor Pickleball League	Adult							

Additional Events and Programming

- » After 6 on Kercheval (every 3rd or 4th Saturday, special event)
- » Adult mental wellness-related program held once per month

SEPTEMBER

PROGRAMMING	AGE GROUP SERVED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Swim Lessons	Youth							
Karate Classes	Youth							
Morning Lap Swim	Adult							
Indoor Volleyball League	Adult							
Men’s Basketball (Drop-In)	Adult							
Cornhole League	Adult							
Fitness Classes	Adult							
Indoor Pickleball League	Adult							

Additional Events and Programming

- » Swim activities held until after Labor Day weekend
- » Charlevoix Street (special event)



OCTOBER - DECEMBER

PROGRAMMING	AGE GROUP SERVED	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Tiny Tot Development	Youth							
Karate Classes	Youth							
Pipsqueak PE	Youth							
Indoor Volleyball League	Adult							
Men's Basketball (Drop-In)	Adult							
Cornhole League	Adult							
Fitness Classes	Adult							
Indoor Pickleball League	Adult							

Additional Events and Programming

- » Halloween-themed adult activity such as Halloween Sip N Paint (held the Friday closest to Halloween)
- » Halloween in the Park (special event held the 3rd Saturday of October)
- » Brunch with Santa (special event held 1st Saturday of December)
- » Youth holiday-themed art class (Tuesday or Thursday)

Level of Service

'Level of service' (LOS) refers to the amount and quality of public parks and recreation facilities relative to population size, expressed through metrics such as acres of parkland per 1,000 residents or facilities per capita. LOS comparisons help assess whether a community has adequate resources to meet current and projected demand.

Grosse Pointe Park's LOS was evaluated in three key areas: park system, outdoor and indoor facilities, and recreation programming. These were compared to national benchmarks and peer communities to identify gaps and opportunities.

Key Takeaways

- » Grosse Pointe Park residents rely heavily on a relatively small number of parks and facilities, increasing pressure and maintenance needs for those sites.
- » Schools may supplement missing athletic offerings (e.g., ball diamonds) that create opportunities for youth sports, casual play, and community events.
- » The multi-use court in the Lavins Activity Center is heavily programmed year-round.
- » The system is costly to operate relative to its size. Grosse Pointe Park significantly exceeds national averages in several areas: 1) operating expenditures per capita, 2) operating expenditures per acre, and 3) total operating budget.
- » At the same time, full-time equivalent (FTE) staffing (17) exceeds the national median (13.8), though this figure is elevated by a large number of part-time and seasonal employees. Grosse Pointe Park maintains a high-expectation, high-amenity park system with staffing levels structured to meet those demands.
- » Facilities have aging mechanical, electrical, and structural systems, some 30 - 100 years old. The current capital budget is not sufficient to maintain aging assets.





TABLE 1-11: Park System Level of Service Summary

INDICATOR	NATIONAL AVERAGE (CITIES WITH POPULATION UNDER 20K)	GROSSE POINTE PARK
Number of residents per park	1,001	5,697
Acres of parkland per 1,000 residents	12.9	2.5
Number of programs offered annually	45	17
Percent of programs that are fee-based	83%	95%
Full-time equivalent (FTE) staffing	13.8	17
Operating expenses	\$1,452,000	\$5,350,773
Operating expenditures per capita	\$139.87	\$454.03
Operating expenditures per acre of park and non-park sites	\$9,512	\$165,454
Revenue per capita	\$49.67	\$234.50
Cost recovery	31%	50%
Five-year capital budget spending	\$2,212,000	\$766,500

TABLE 1-12: Outdoor Facilities Level of Service (LOS)

FACILITY TYPE	NUMBER OF GROSSE POINTE PARK FACILITIES	GROSSE POINTE PARK RESIDENTS PER FACILITY	NATIONAL AVERAGE RESIDENTS PER FACILITY (CITIES WITH POPULATION UNDER 20K)	CURRENT FACILITY GAP BASED ON NATIONAL METRICS
Playgrounds	2	3,928	2,000	4
Basketball courts*	0	--	4,479	3
Diamond fields	0	--	1,958	6
Rectangular fields	0	--	2,578	5
Tennis courts*	4	2,946	3,500	0
Dog parks	1	11,785	10,188	0
Swimming pools	2	11,785	9,745	0
Pickleball courts*	3	3,928	3,483	0
Volleyball courts*	2	5,893	7,057	0
Fitness zones+	1	11,785	8,274	0
Multi-use courts^	0	--	3,900	3
Splash pads	1	5,893	13,391	0
Ice rinks	1	11,785	8,338	0
Racquetball/ handball/squash courts	0	--	14,000	1

* Dedicated to a single sport (not multi-use)

+ Fitness zones/exercise stations

^ Multi-use courts: Basketball, volleyball, tennis, pickleball, etc.



TABLE 1-13: Indoor Facilities Level of Service (LOS)

FACILITY TYPE	NUMBER OF GROSSE POINTE PARK FACILITIES	GROSSE POINTE PARK RESIDENTS PER FACILITY	NATIONAL AVERAGE RESIDENTS PER FACILITY (CITIES WITH POPULATION UNDER 20K)	CURRENT FACILITY GAP BASED ON NATIONAL METRICS
Multi-Use Courts [^]	1	11,785	5,250	1
Basketball courts [*]	0	--	5,188	2
Pickleball courts [*]	0	--	4,625	2
Recreation centers	1	11,785	9,875	0
Community centers	1	11,785	10,000	0
Performance amphitheaters	0	--	10,686	1
Teen centers	0	--	15,475	1

* Dedicated to a single sport (not multi-use)

+ Fitness zones/exercise stations

[^] Multi-use courts: Basketball, volleyball, tennis, pickleball, etc.

TABLE 1-14: Programming Offered by Parks and Recreation Agencies

PROGRAM TYPE	PERCENT OF AGENCIES OFFERING	GROSSE POINTE PARK OFFERING
Themed special events	91%	✓
Social recreation events	88%	✓
Team sports	86%	✓
Health and wellness education	82%	✓
Fitness enhancement classes	82%	✓
Individual sports	76%	✓
Safety training	76%	
Natural and cultural history activities	71%	
Aquatics	70%	✓
Cultural crafts	67%	✓
Visual arts	65%	✓
Performing arts	64%	✓
Trips and tours	63%	
Martial arts	57%	✓
Running/cycling races	55%	
Golf	50%	✓
E-sports/E-gaming	27%	



TABLE 1-15: Other Responsibilities of Parks and Recreation Agencies

RESPONSIBILITY TYPE	PERCENT OF AGENCIES	GROSSE POINTE PARK
Park sites	98%	✓
Recreation programming and services	93%	✓
Indoor facilities	93%	✓
Trails, greenways, and/or blueways	88%	✓
Jurisdiction-wide special events	82%	✓
Non-park sites (courtyards, flood management areas, & other open spaces)	70%	
Outdoor swim facilities/water parks	67%	✓
Indoor performing arts centers	19%	✓
Marinas	13%	✓

ADMINISTRATIVE OVERVIEW

The following section describes how recreational activities and resources are governed and administrated within Grosse Pointe Park. The function of the various boards and departments with recreation responsibilities is summarized on the following pages.

Public Act 156 of 1917 (Section 123.51 Public recreation system; powers of municipality) authorizes cities, villages, counties, townships, and school districts to operate systems of public recreation and playgrounds. The act states:

“Any city, village, county or township may operate a system of public recreation and playgrounds; acquire, equip and maintain land, buildings or other recreational facilities; employ a superintendent of recreation and assistants; vote and expend funds for the operation of such system.”

City Council

As the highest level of authority in Grosse Pointe Park, the City Council plays a key role in the provision of recreation. City Council serves as the policy, governance, and fiduciary authority guiding the overall direction of parks and recreation in Grosse Pointe Park. While the Parks and Recreation Department manages operations and the Recreation Commission provides community-informed recommendations, Council is ultimately responsible for ensuring that the park system is aligned with community priorities and sustainably funded.

Parks and Recreation Department

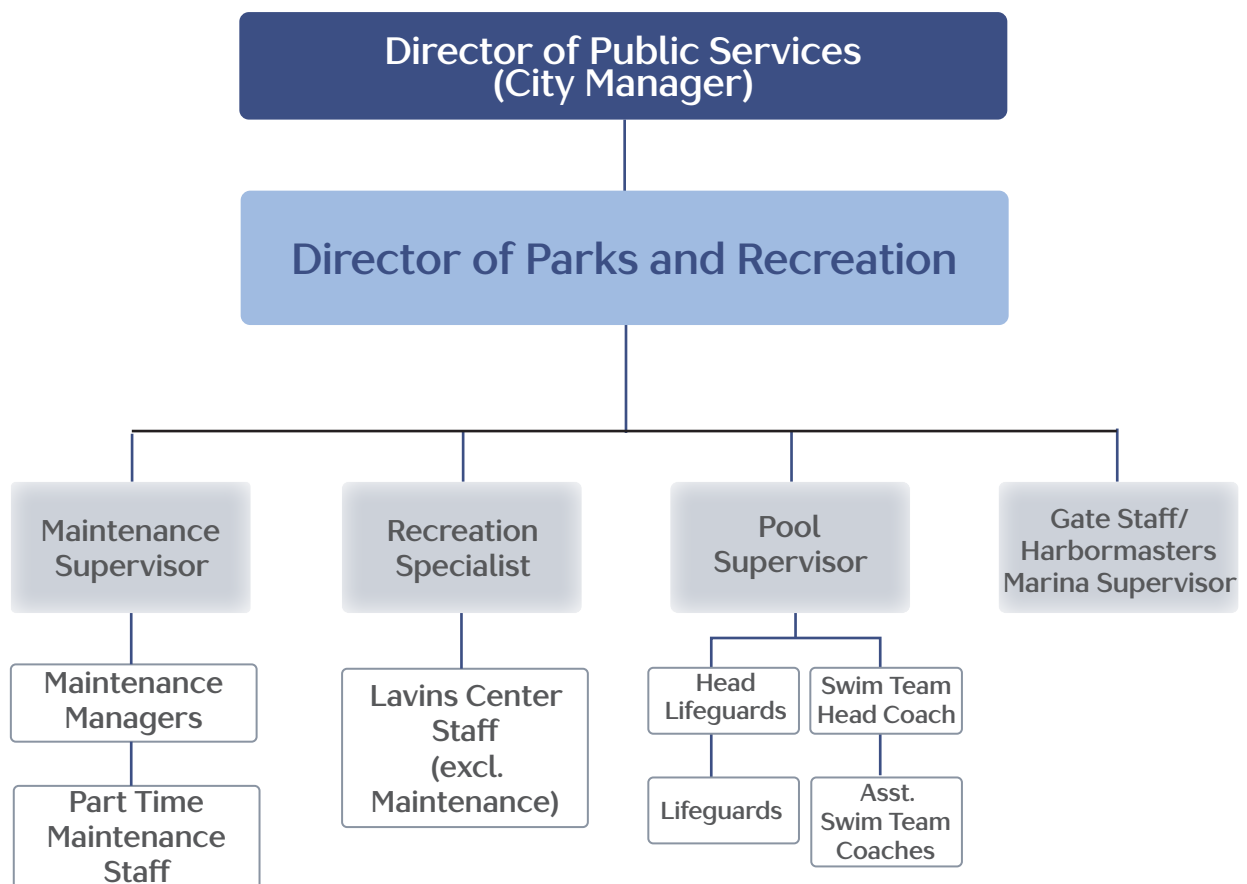
The Parks & Recreation Department is responsible for the daily operation, management, and programming of Grosse Pointe Park’s parks, facilities, and recreation services. The department provides the essential staffing, expertise, and on-the-ground coordination required to maintain high-quality public spaces and deliver year-round recreation opportunities for residents of all ages. Currently, there are five year round full-time employees, including the director, one administrative team member, a facilities manager, a maintenance manager, and a grounds and gardening team member. Approximately 40 part-time employees and roughly 70 seasonal employees support the department through the year.

Recreation Commission

The Recreation Commission serves as a community advisory body that supports the development, enhancement, and evaluation of the City’s recreation services. While not responsible for daily operations, the Commission provides critical guidance that reflects resident perspectives, emerging needs, and community values. Their work helps ensure that programs and facilities are relevant, equitable, and aligned with local priorities. The commission consists of ten members, a Council Liaison, and the Parks and Recreation Director.



FIGURE 1-6: Organizational Structure for Grosse Pointe Park Parks and Recreation Department



03

ASSET EVALUATION

03

Asset Evaluation

PARKS AND RECREATION FACILITIES INVENTORY AND ASSESSMENT

An inventory and condition assessment of Grosse Pointe Park’s existing parks and recreation facilities was conducted in the fall of 2025. Each park was inventoried with the following three key objectives:



Evaluate the viability of existing site and structural improvements



Assess site and amenity accessibility for compliance with State and Federal requirements.



Document the quantity and types of amenities at each location

Each park was evaluated using a standardized set of criteria to assess its overall condition, functionality, and user experience. The following five categories were reviewed and scored on a scale from 1 (low) to 3 (high):

- » **Accessibility** – Is there signed and striped ADA parking, with accessible routes to park features?
- » **Facility Conditions** – Are park features in good condition?
- » **Park Amenities** – Does the park include support features for park facilities, such as restrooms, concessions, and seating?
- » **Usage and maintenance** – Are there signs of heavy use and does the park meet the community’s standard of care?
- » **Environmental Features** – Does the park take advantage of unique landscape features?

This evaluation helped identify common strengths, gaps, and opportunities across the system and will inform both the near- and long-term recommendations for park improvements.



Matthew C. Patterson Park





Quick Facts:

Location: 16006 Essex Drive
 Acreage: 25.06
 10-Minute Walkshed Population: 1,677

Condition Assessments:

Accessibility ● ● ○
 Facility Conditions ● ○ ○
 Park Amenities ● ● ●
 Usage and Maintenance ● ○ ○
 Environmental Features ● ● ○

Park Amenities:

MAP LEGEND			
	Park Entrance		Pump Station
	Ice Skating Rink		Restrooms
	Lindell Lodge		Kayak Launch
	Carriage House		Splash Pad
	Pickleball Courts		Playground
	Dog Park		Picnic Shelter
	Parking Lot		Pavilion
	Putting Green		Boardwalk

Observations:

- » Planned: expand pickleball courts from 3 to 6 total.
- » Boardwalk accessibility improvements and repairs are needed.
- » Playground equipment investment is needed.
- » Another rentable picnic shelter closer to the water is desirable and would perform well.
- » Desire to revitalize or repurpose white pavilion near the boardwalk.

Facilities Needs Assessment

A tour of both Windmill Pointe Park and Patterson Park was completed in December 2025, to conduct a cursory review of building conditions. During the walkthrough, City staff provided insight into the history of the facilities, including approximate construction dates and when known repair or replacement work had been completed. The purpose of the tour was to identify systems approaching or beyond typical service life to inform capital planning, not to evaluate system performance and or code compliance.

General categories of building systems have been compiled for each building, identifying the specific systems that are at or beyond industry standard estimated life expectancy. Estimated service life for the systems were also compiled. This helps staff better understand the typical length of time a building system or component is expected to function as intended under normal operating conditions before replacement is typically needed. Surpassing the estimated service life doesn't imply failure but identifies systems that warrant monitoring and planning for reinvestment.

MAINTENANCE GARAGE

The maintenance garage was constructed around 1917 as the original carriage house for the property. It currently houses the parks and recreation staff offices, a work area on the second floor, and storage on the first floor. Additionally, the ice rink equipment is located within and adjacent to the building. Due to the historic nature of the building, systems beyond typical service life should be maintained and evaluated periodically rather than replaced solely based on age.





LINDELL LODGE

The lodge was constructed in 2005 and supports the ice rink located next to it as well as general purpose room for community activities. In 2018, a new split unit HVAC was installed to provide air conditioning in the space.



RESTROOM BUILDING

The restroom building was built in the late 1980's. The year-round facility provides both men's and women's separate restrooms, as well as a storage/mechanical room which houses the pumps for the splash pad. The building is heated but is not cooled.



GATEHOUSE AT MATTHEW C. PATTERSON PARK

The gatehouse was constructed in the mid 1990's and consists of all original equipment. The building contains a single-use toilet room. Heating is provided by radiant heat in each of the rooms. The gatehouse has a wall mounted cooling unit.



PAVILION

One pavilion is located within the park. Specific construction dates are not known. The pavilion is not past its useful life and no major improvements are needed.



WILLEKE GAZEBO

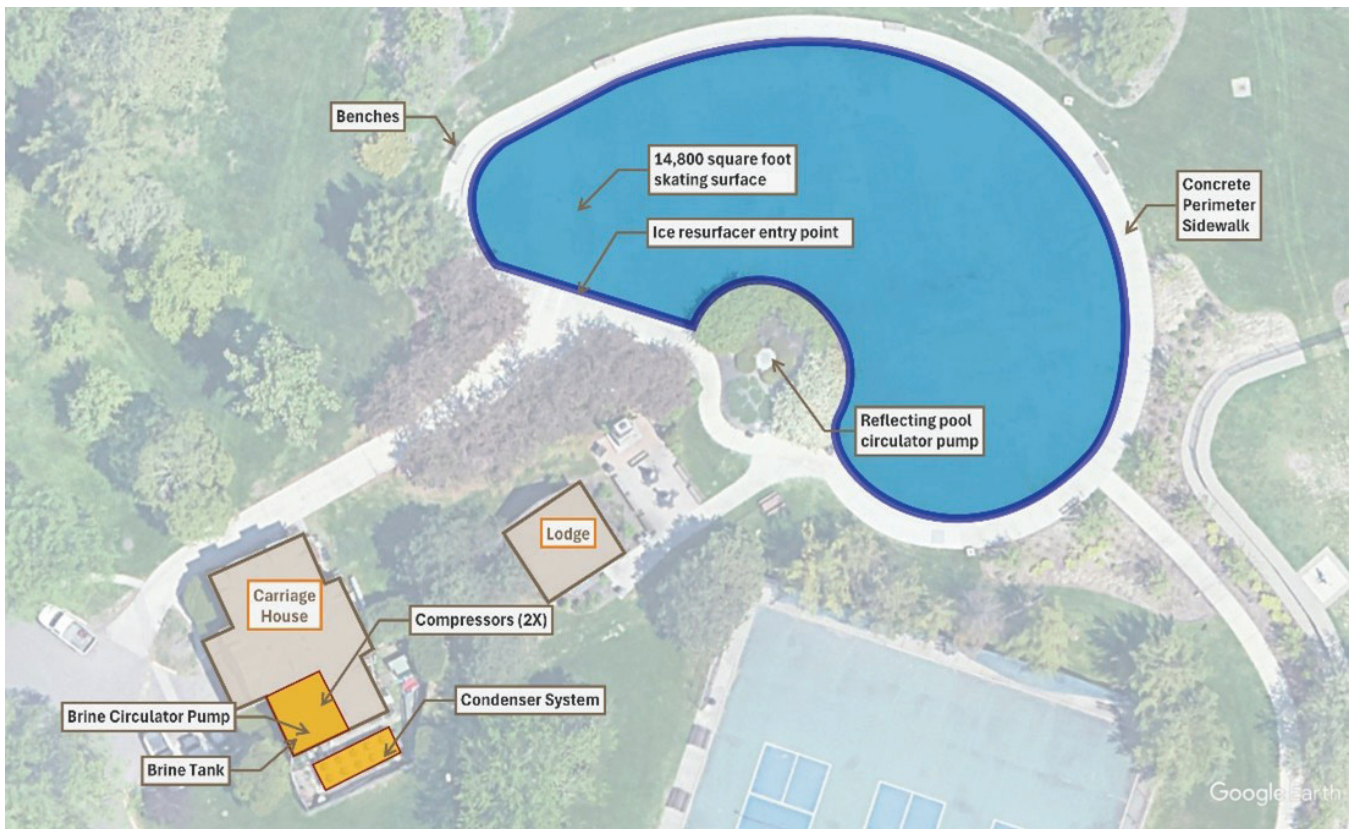
The Willeke Gazebo is the only gazebo located in Patterson Park and is in need of repair. Quotes to reconstruct it range between \$10,500 and \$56,000 depending on the level of reconstruction. The three quotes received from contractors to repair or replace the Willeke Gazebo can be found in the Appendix.



ICE RINK EXISTING CONDITIONS

The Patterson Park outdoor ice rink was constructed in 1997. The rink itself is a 14,800 square foot, concrete surface which is poured over top of refrigerant piping. The skating surface is set below grade by approximately 12" and is surrounded by a concrete containment curb which serves to control the water surface. During the winter months, this surface is carefully monitored to ensure that ice does not exceed the height of drains to mitigate risks of heaving. During the summer months, this depressed area is filled with additional water and converted to a reflecting pond. The rink is surrounded by a concrete sidewalk with benches and lighting.

FIGURE 1-1: Patterson Park Ice Rink



ICE RINK REFRIGERATION SYSTEM

The ice surface for the outdoor rink is managed by a refrigeration system. The majority of the system is housed within the southern bay of the carriage house building. This includes the electrical components and municipal water connections. The system is comprised of 2 compressors, an outdoor chiller and a brine circulation system used to cool the concrete slab beneath the skating surface. The system utilizes R-22 refrigerant which is no longer commonly available.



Brine Circulation System within Carriage House.

TABLE 1-1: Ice Rink Circulation System

COMPONENT	APPROXIMATE INSTALLATION DATE	NOTES
Brine Circulation Pump	1997	70 HP
Compressor No. 1	1997	100 HP VMC 350 ES
Compressor No. 2	1997	100 HP VMC 350 ES
Chiller/Condenser	Pre 1997	System utilizes R-22. Staff indicates unit was salvaged from “City” Arena in Detroit.
Refrigerant	As Needed	R-22 ¹

¹ R-22, or chlorodifluoromethane, is a widely used HCFC refrigerant for air conditioners and heat pumps, existing as a colorless gas at room temperature. Due to its high ozone depletion, its production and import were banned by the EPA in the U.S. as of January 1, 2020, with supply now limited to recycled or reclaimed, increasingly expensive stock.



WINTER OPERATION - SKATING RINK

The rink is operated typically during the winter season with ice formation initiated in December after the majority of leaves have fallen from surrounding trees. The ice surface is generally around 1 inch thick and is maintained by park staff. During periods of operation, this maintenance includes initial flooding of the rink, painting of the ice surface (to enhance reflectivity and reduce the impact of sun) and periodic resurfacing to remove snow, ice shavings and debris and flood the surface to fill ruts. In 2025-2026, the City elected to forego the refrigeration system and utilize ambient air temperature to attain ice. This resulted in the use of hose applied water for resurfacing. The City has also utilized one of its 2 resurfacers (commonly known as a Zamboni) on a few occasions to smooth irregularities. After winter operations, the ice rink surface is melted and discharged to the sanitary sewer (due to the white paint applied to the ice surface).



Ice surface looking south. Image Source: City of Grosse Pointe Park.

SUMMER OPERATING - REFLECTION POND

During the spring and summer season, the rink water has been removed, the surface is cleaned of debris. The area is then filled with water from the municipal water supply source. The pool water is kept clear through use of spray heads and a pumped system. Dye is added to the water as well to provide blue color. Additional water is added to the system as needed from the municipal water supply.



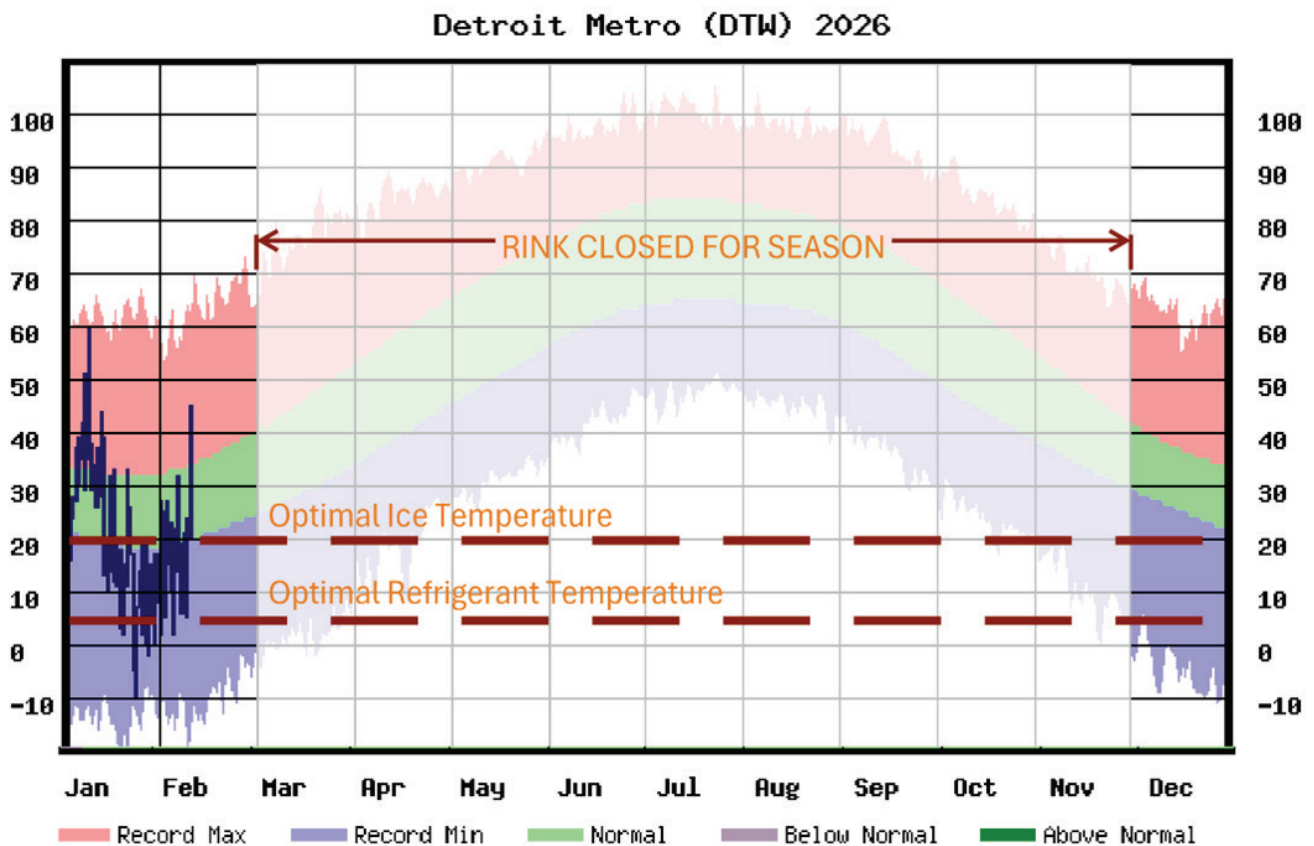
Reflecting Pond. Image Source: City of Grosse Pointe Park.



ICE RINK FINDINGS AND RECOMMENDATIONS

City staff has estimated that in a typical winter season, the City spends upwards of \$40,000 for the electrical power necessary to maintain the ice-skating surface at Patterson Park. This is highly dependent on the weather for a given season. For optimum outdoor ice conditions, the refrigerant system works to maintain a temperature of approximately 5 degrees Fahrenheit. This typically means that the refrigerant system must operate throughout most of the winter months – particularly during sunny days and when air temperatures rise above 32F. Once temperatures exceed the upper 40s, ice making is typically suspended due to the inability to cool the surface to sub-freezing temperatures.

As noted earlier, given the rising costs to maintain and operate the refrigeration system, the City elected to forego mechanical cooling for the 2025-2026 season. To date, the City has benefited from a cooler than normal winter with long periods of sub-freezing temperatures as shown in Figure 1-7. The City staff has worked to maintain the skating surface through hot water floods and mechanical sweeping but has reported that usage has generally been light. In an effort to improve ice quality, the City on occasion has utilized an ice resurfacer.



2026 actual air and typical/record temperature averages.

ICE RINK FINDINGS AND RECOMMENDATIONS

Given the significant costs to maintain this system, the City, working with an ice rink maintenance contractor, has reviewed several options aimed at lowering operational costs. The options include:

Option 1: Decommission Refrigeration System

This alternative would elect to suspend the use of the refrigeration system. Efforts would be made to remove the old equipment and recover costs through municipal resale. This alternative would likely require some costs for decommissioning as well as minor asbestos abatement for existing vintage piping. Under this alternative, the existing rink will remain, but operation will be limited to cold weather.

Option 2: New Refrigeration System

As part of this effort, the City would replace the existing refrigeration system with a fully new refrigeration utilizing ammonia gas in lieu of freon (note that the existing condenser can likely remain). As a result of the gas, the unit would need to be located outdoors and would likely be placed on the south side of the carriage house. Based on the anticipated noise from the unit, a building of structure capable of dampening and shrouding sound would be necessary. The estimated cost of a new system (excluding structure) is \$800,000.

Option 3: New or Refurbished Compressors

This alternative includes the replacement of the existing condensers with more modern units. These would be either new Vilter 456XLD compressors and motor or rebuilt VMC 450 ES units. These units would extend the life of the existing system and reduce operating costs through more efficient operation. Viable and rebuilt portions of the existing 350 ES compressors would be salvaged and sold for parts. The cost to install new compressors is roughly \$300,000, while refurbished compressors would cost about \$200,000.

Other Considerations

During an on-site meeting between Serv-Ice, OHM, Staff, it was discussed that operational costs – both in refrigeration and surface maintenance, could be reduced greatly with the addition of a roof or shade structure covering the ice surface. However, it was noted that this is unlikely to be a feasible solution due to the anticipated cost of such a structure. The cost of such a structure is further exacerbated by the abnormal shape of the skating surface which creates the need for a more complex structural system.



Above: External condenser unit.
Below: Condenser no. 2 to be replaced.



PATTERSON PARK BOARDWALK

The Patterson Park Boardwalk is showing some signs of aging and deterioration, with areas that require ongoing safety and maintenance improvements. Exposure to the lake, harsh winter conditions, and consistent pedestrian use have contributed to normal surface wear and hardware corrosion. While the boardwalk remains entirely functional, the overall condition suggests that a proactive, phased maintenance strategy is necessary to extend its service life.

In the Short Term (0–5 years), targeted maintenance efforts can address the most immediate concerns and improve the accessibility for users. Recommended actions include pressure washing to remove buildup and improve surface conditions, hardware replacement to address corrosion, application of anti-slip treatments to reduce fall risks, and addressing areas where heaving has impacted the boardwalk. Structural probing of post bases is also advised to assess hidden deterioration and determine where reinforcement may be needed. These steps would help mitigate hazards and slow further degradation.

Over the Mid Term (5–10 years), more substantial structural interventions may be required. This could include selective post replacement and reinforcement of compromised structural components. Establishing a budget for phased rehabilitation during this period would allow the City to address the most critical sections first while spreading costs over multiple fiscal cycles. Continued monitoring and periodic reassessment will be important to ensure that repairs remain effective.

Long Term (10+ years) a full reconstruction or replacement of the boardwalk may be necessary. A future rebuild could incorporate alternative materials such as composite decking or steel foundations to improve durability and reduce long-term maintenance demands. A completely new design, such as a paved pathway, may also be necessary to meet current construction regulations and accessibility standards.

Preliminary estimates suggest that a full replacement project could cost up to \$2 million, underscoring the importance of long-range financial planning around the boardwalk's future.

PATTERSON PARK PUTTING GREEN

The Putting Green at Patterson Park will continue to need ongoing maintenance due to regular wear and tear on the greens and chipping areas. A menu of improvement options was procured that focus on both maintaining the existing surface and upgrade the turf to a new surface. Costs range from less than \$1,000 to nearly \$59,000 depending on the improvement specified.

- » Refresh Existing Turf: \$2,351.22
- » Patch Damaged Putting Turf: \$855.00
- » Resurface South Putting Green: \$7,495.80
- » Resurface Middle Putting Green: \$10,483.40
- » Resurface Chipping Green: \$15,829.15
- » Resurface Chipping Stations: \$2,836.00
- » Resurface Landscape Turf: \$58,805.38

The full quote with details for each improvement is attached in the Appendix.

KAYAK LAUNCH

Patterson Park offers access to Lake St. Clair for non-motorized watercraft, including kayaks and windsurfers. Residents are able to rent a kayak storage rack for the season for easier accessibility. However, the current kayak launch is not ADA accessible and limits the ability of some residents to utilize this amenity.

Installing an ADA accessible kayak launch would require the construction of a floating dock and connection point to the existing seawall. The floating dock is specially designed to facilitate easy boarding and disembarking from kayaks and other non-motorized watercraft.

A cost estimate was procured for the installation of an ADA accessible kayak launch in April 2024. The total cost was estimated at roughly \$60,350. The full quote with the details for the install can be found in the appendix.



PATTERSON PARK PLAYSCAPE

The wooden playscape at Patterson Park has been well cared for over the years but is showing its age. The equipment has some maintenance and safety non-compliance issues and multiple posts are rotting at the tops. Most of the wood is still in good shape but will start to increasingly deteriorate if left unmaintained.

The playscape has lasted 11 more years than projected. However, over the past decade there have been significant changes to the safety and accessibility standards of playgrounds. The existing playscape does not meet all of the current ADA requirements or safety standards and would need to be addressed in a new structure.

Based on the factors identified through an assessment by Leather and Associates, a renovation of the playscape is recommended. However, the structure will need to be replaced in the near future.

ASSOCIATED COSTS

A minor renovation would include design, project management, construction consultation, and all materials is estimated at around \$150,000. It's anticipated that the work can be completed in five days using the community build model.

A major renovation is estimated to cost around \$210,000 and could be completed in five days using the community build model.

A complete replacement the playscape would require a new design utilizing all of today's latest materials and no wood. Today's playgrounds are expected to last minimally 30 years with minimal maintenance needs. A custom designed community-build replacement of the same size is estimated to cost between \$650,000 and \$850,000. This cost estimate is based on using a community-build model and could be completed in six days.

PICKLEBALL COURTS

The current pickleball courts are in need of repair due to issues with the playing surface. Both the court surface and the underlying concrete has cracked and buckled in recent years, resulting in inconsistent results for players. The estimate to repair both the concrete base and court surface is roughly \$95,000. At the time of writing this report, the repairs and improvements have been approved by City Council.

DOG PARK

The Dog Park at Patterson Park functions appropriately, but is in need of additional amenities to improve the experience for both dog and their owners. Improvements could include additional benches, shade structures, dog training items, and more. The estimate for a selection of these new amenities would cost roughly \$30,000.

SPLASH PAD

The splash pad at Patterson Park will need to be upgraded in the coming years given the current age of the amenity. Depending on the type of splash pad specified, the cost and long term maintenance needs can vary. A standard splash pad, consistent with the current model, would cost about \$120,000 to replace. A modular system, which would allow easy switching of the fountains as they age, is expected to cost about \$160,000.

Windmill Pointe Park





Quick Facts:

Location: 14920 Windmill Pointe Drive
 Acreage: 7.28
 10-Minute Walkshed Population: 713

Condition Assessments:



Park Amenities:

MAP LEGEND	
	Park Entrance
	Lavins Activity Center
	Olympic Size Swimming Pool
	Wading Pool
	Playground
	Horseshoe Pits
	Tennis Courts, Lighted
	Concessions Stand/Restroom Building
	Marina/Fishing Pier
	Gazebo
	Volleyball Courts
	Tompkins Community Center
	Parking Lot

Observations:

- » Could benefit from a tree health assessment.
- » One movie theater's seating recently replaced.
- » Tennis court surfacing issues.
- » Accessible play area, new play equipment for tot lot.
- » Inconsistent light pole styles.
- » Abundance of picnic tables and trash cans will have high replacement and maintenance costs.



Windmill Pointe Park Marina

The Marina at Windmill Pointe Park is a popular asset within the parks system and an important amenity to many residents within Grosse Pointe Park. While the Marina is park of Windmill Pointe Park, it is not included in the 5-Year Parks and Recreation Plan. It is being studied as part of a different project and recommended improvements would ultimately be funded by a specific funding source.

Facilities Needs Assessment

LAVINS ACTIVITY CENTER

The Lavins Activity Center was constructed in 2003. The original building program space includes a gym, lounge, movie theaters, locker rooms, workout room, and support spaces for the facility. Connected to the building is the pool equipment room, which houses the filters and pumps. An addition was constructed in 2015, adding an additional movie theater.

The building is constructed as masonry load bearing walls with a brick veneer. Steel roof joists support the roof, which is a low sloped membrane roof system with perimeter mansard roofs (asphalt shingled).

The first floor consists of the two movie theaters, gym, locker rooms, and support space. The second floor consists of office, support spaces, workout room, and conference room. An elevator is available and the building contains an automatic fire suppression system and fire alarm system. The mechanical systems consist of a combination of central roof top HVAC Units and localized radiant heaters to supplement spaces. Performance testing or system sizing evaluations were not included in this Study.

Several recent capital projects were completed to replace failed systems, including:

- » Replacement of HVAC control system and unit (2026)
- » Replacement of boilers for locker rooms (2019)
- » HVAC replacement in one of the theaters
- » New membrane roof (3 years ago)
- » Updated A/V equipment in the workout area
- » New Projector in Schaap Theater
- » Main drive pool pump replacement (5 years ago)
- » Pool heater replacement (2 years ago)

The Okulski Family Theater includes an older movie projector that is 12 years old and includes a one-year extended warranty which expires in February 2027. A replacement projector is expected to cost between \$45,000 and \$55,000.

The remaining building systems (Mechanical, Plumbing, and Electrical) are original to the building construction. The HVAC control system serving the gym is a known issue; the original controls contractor (Airwise) is no longer in business, limiting service and upgrading options.

As the building is 30 years old, several building component systems have reached their estimated life expectancy and should be monitored regularly and planned for future reinvestment or replacement.



TOMPKINS COMMUNITY CENTER

The Tompkins Community Center was originally constructed in the late 1930s and has had multiple renovations over the years. The last major renovation was completed in 2018 which included the addition of a lake facing sunroom and renovations to the restrooms. The sunroom faces some challenges with cooling due to its design and location; however, no other operational issues have been reported. The current HVAC system is up to date and the electrical service equipment is aging but currently functional.

Due to the historic nature of this building, several systems are beyond their estimated life expectancy but remain in good or fair condition. The slate roof, windows, masonry, and flooring replacement and repairs are priority projects for the near term. The aging systems should be evaluated regularly and provided with maintenance repairs when needed.





HARBOR MASTER BOOTH

The Harbor Master Booth is a seasonal building constructed in the 1960's and was remodeled in 2003 with a new pitched roof and attic storage. It is largely original construction and is cooled by a window air conditioning unit and is winterized every year in the offseason.



THE RESTROOMS BUILDING AND CONCESSION STAND

The restroom building and concession stand is a seasonal building that was constructed in the late 1970s to early 1980s and retains mostly original systems. It includes men's and women's restrooms, a concession area (not accessible during the site visit), and a central pump room serving the adjacent fountain. Fountain equipment was replaced within the past year.



GATEHOUSE AT WINDMILL POINTE PARK

The Gatehouse was constructed in the mid 1990's and consists of all original equipment. The building contains a single-use toilet room. Heating is provided by radiant heat in each of the rooms.



GAZEBOS

Two gazebos are located on the property and constructed in mid 90s. One of the gazebos was sanded and repainted last year and is in acceptable shape. Some concrete work is still required.





WINDMILL POINTE PARK POOL

The assessment of the main pool at Windmill Pointe Park found that much of the facility’s core mechanical systems date back to the pool’s original construction. Major mechanical systems, including the filtration equipment and piping, are approximately 45 years old and have not undergone major upgrades. The existing system operates below current State code standards in several areas, including recirculation rates, surge tank capacity, and mechanical room sizing. In addition, the discharge from the filtration system is not currently connected to the sanitary sewer system.

It is recommended that the pool’s circulation and filtration systems are brought into compliance through a few key improvement. Recommendations include the construction of a new code-compliant surge tank beneath the pool deck, replacement of the high-rate sand filtration system and recirculation pump, installation of new Schedule 80 PVC piping, and a modern chemical control system. Additional work would include new sidewall main drains, replacement of leaking cast iron piping, new gutter and return lines connected to the surge tank, and a new discharge line to Windmill Pointe Drive. In total, these are estimated at approximately \$800,000 to implement.

The assessment also included quote for a new plaster finish to the pool, which is needed to replace the current finish that is badly deteriorating. The cost to replace refinish the pool would cost roughly \$450,000 and is a high priority project.

The assessment identified several other improvements that could be incorporated into a broader pool renovation project to enhance the user experience. These ancillary upgrades include new starting blocks, diving boards, railings, shade structures, pool deck chairs, and joint sealant. A new concrete pool deck was also identified as a future project given its current condition.

If completed alongside the required mechanical improvements, these enhancements are estimated at approximately \$855,000, bringing the potential total investment for comprehensive upgrades to roughly \$1.65 million. Together, these improvements would modernize the pool’s mechanical systems, improve reliability and safety, and extend the long-term lifespan of this key recreational amenity for the community.

TABLE 1-2: Windmill Pointe Park Pool Project Estimates

PROJECT	ESTIMATED COST
New Main Drain Line & Surge Tank	\$263,000
New Mechanical Room, Equipment & Piping	\$238,000
New Discharge Line to Windmill Point Drive	\$300,000
New Plaster Finish	\$450,000
Concrete Pool Deck Replacement	\$120,000
New Starting Blocks	\$80,000
Shade Structures	\$75,000
New Diving Boards	\$70,000
Concrete and Gutter Joint Sealant	\$35,000
Pool Deck Chairs	\$15,000
New Railings	\$10,000
Total	\$1,656,000

04

PUBLIC ENGAGEMENT

04

Public Engagement

ENGAGEMENT APPROACH

Public engagement is an important part of every planning project to ensure that the needs and desires of residents are reasonably met. As the main purpose this plan is to determine capital improvement investments for Grosse Pointe Park's parks, it was essential to understand which current amenities are most important to current residents. Feedback from the community was collected via three main tools; meetings with the City's Recreation Commission, an online survey distributed to residents, and a public open house.

PHASE 1

Gather community input and understand priorities



VISION

Propose improvements that reflect community input and priorities



NEXT STEPS

Finalize recommendations, determine costs, and develop capital plan



RECREATION COMMISSION MEETINGS

Coordination meetings with the City's Recreation Commission were incorporated into the planning process to ensure alignment with community representatives who are responsible for making decisions about the parks system. Commission members were kept up to date on the project process, asked to provide feedback on the goals of the plan, and helped prioritize projects based on the findings of the technical analysis.

The project team met with the Recreation Commission three times during the study on the following dates:

- » January 14, 2026
- » March 11, 2026
- » May 13, 2026

During the January meeting, the Commission was asked to provide their insights on the City's park system and what makes the parks special. The exercise was important to for determining where future investments should be strategically targeted to achieve the greatest impact. In addition, it helped identify early, short-term priorities that can guide immediate improvements. The following themes that resulted from the visioning session:

- » The future parks system includes well-maintained facilities and high-quality programming
- » Safety, comfort, and maintenance excellence should guide the Parks department
- » Aging facilities and funding availability are key challenges to the parks system
- » Marina upgrades and additional staffing are the top improvements identified for next 2 years
- » Longer term improvements should focus on the boardwalk, playgrounds, and sport courts

COMMUNITY SURVEY

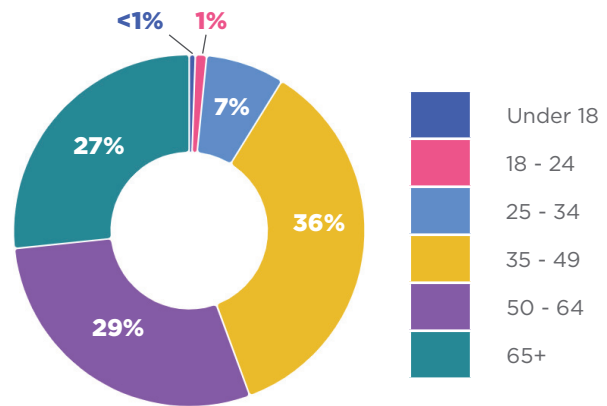
As part of the 5-Year Parks and Recreation Plan, a community survey was distributed to residents to capture input related to the community’s priorities for the parks, receiving over 1,000 responses. The survey was primarily online and distributed via the City through social media, email, and the Recreation Commission. A mix of structured (multiple-choice) questions and open-ended feedback questions were provided.

0.6%

The survey consisted of nine questions related to the condition and interest of the amenities in the two parks. Two of the nine questions were related to demographics and the location of the respondent’s residence. Additionally, those respondents who provided their email address and home address were entered into a drawing to receive one of three prizes from the Parks and Recreation Department. This was intended to drive participation to the survey. A summary of the responses to the survey questions (both multiple choice and open-ended ‘other’ responses) is below.

What age group do you belong to?

The majority of respondents are part of the 35-49 and 50-64 age groups, which align with the demographics of the City. Seniors (aged 65+) make up the third largest group with a small portion of respondents under 34 years old.



How often do you visit Windmill Pointe Park or Patterson Park?

Survey results indicate high usage of the parks system both at Windmill Pointe Park and Patterson Park. A majority of respondents reported visiting parks weekly or multiple times per week, demonstrating that parks are an essential part of daily and weekly routines.

The responses from this question indicate that the parks system is heavily used and highly valued, reinforcing the importance of maintaining quality and capacity.

Do you think there is enough park space within the City?

This question was tied to the recent City Master Plan to see if additional parks are needed in Grosse Pointe Park. Most respondents indicated that there is enough park space within the City.

USAGE

61% visit the parks at least once per week or more

- 40% visit multiple times per week
- 21% visit at least once per week

14% visit the parks every other week

11% visit the parks once per month

70% think the City has the right amount of park space



Which of the following goals are most important for the parks and recreation department to adhere to?

Respondents were asked to select the most important items for them to make for a great parks system. There is strong consensus that the City should focus on reinvestment, upkeep, and quality improvements over alterations to accessibility and sustainability.

GOALS PRIORITY RANK

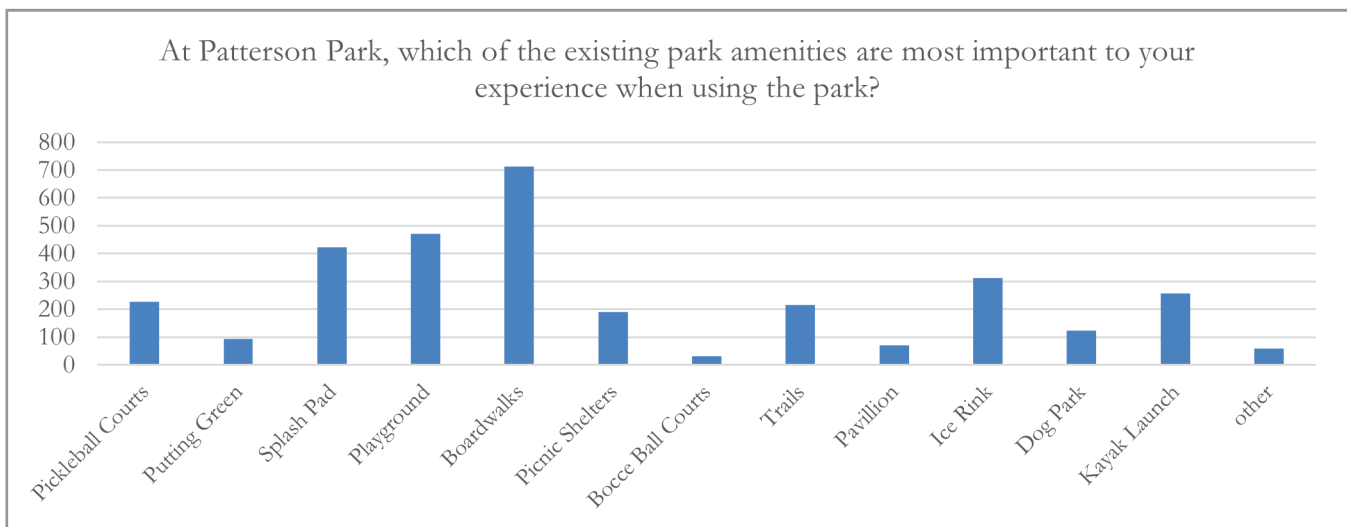
- 1** *Maintenance Excellence*
(50% of responses)
- 2** *Safety and Comfort*
(25% of responses)
- 3** *Environmental Stewardship*
(8% of responses)
- 4** *Accessibility and Inclusivity*
(8% of responses)
- 5** *Financial Sustainability*
(6% of responses)

At Patterson Park, which of the existing park amenities are most important to your experience when using the park?

Responses for Patterson Park highlight the amenities residents value most and want improved:

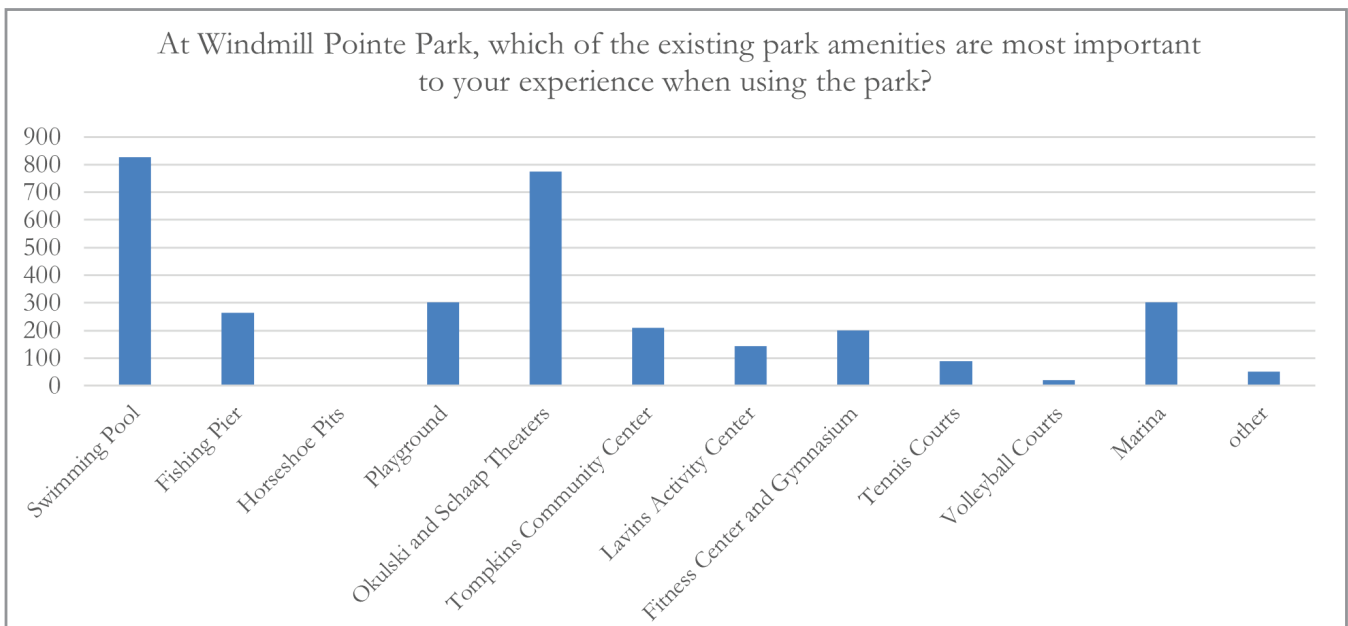
- » Boardwalk along the lake
- » Wooden playscape
- » Splashpad

While the kayak launch was not in the top number of responses about resident’s current experience while using Patterson Park, it was consistently cited as an area that needs an upgrade to facilitate safer launching of kayaks. Responses to the Other option indicate that some respondents are also interested in the tennis courts at Patterson Park.



At Windmill Pointe Park, which of the existing park amenities are most important to your experience when using the park?

The two amenities that residents are most interested in at Windmill Pointe Park are the swimming pool and the two theaters. Both of these responses garnered about 800 responses each or 500 more than the next highest priority amenities (Marina and Playground). Responses to the Other option indicate that respondents are also interested in the picnic areas, walking trails, and green spaces.



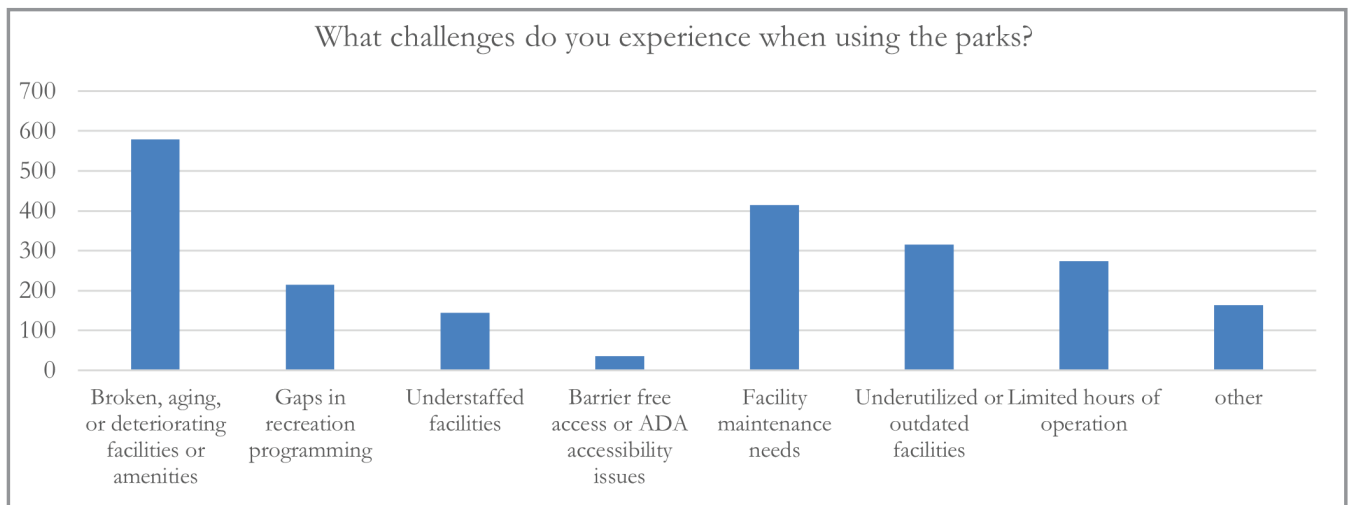


What challenges do you experience when using the parks?

While many respondents reported no significant challenges in the 'Other' response option, the vast majority indicated a few issues primarily related to:

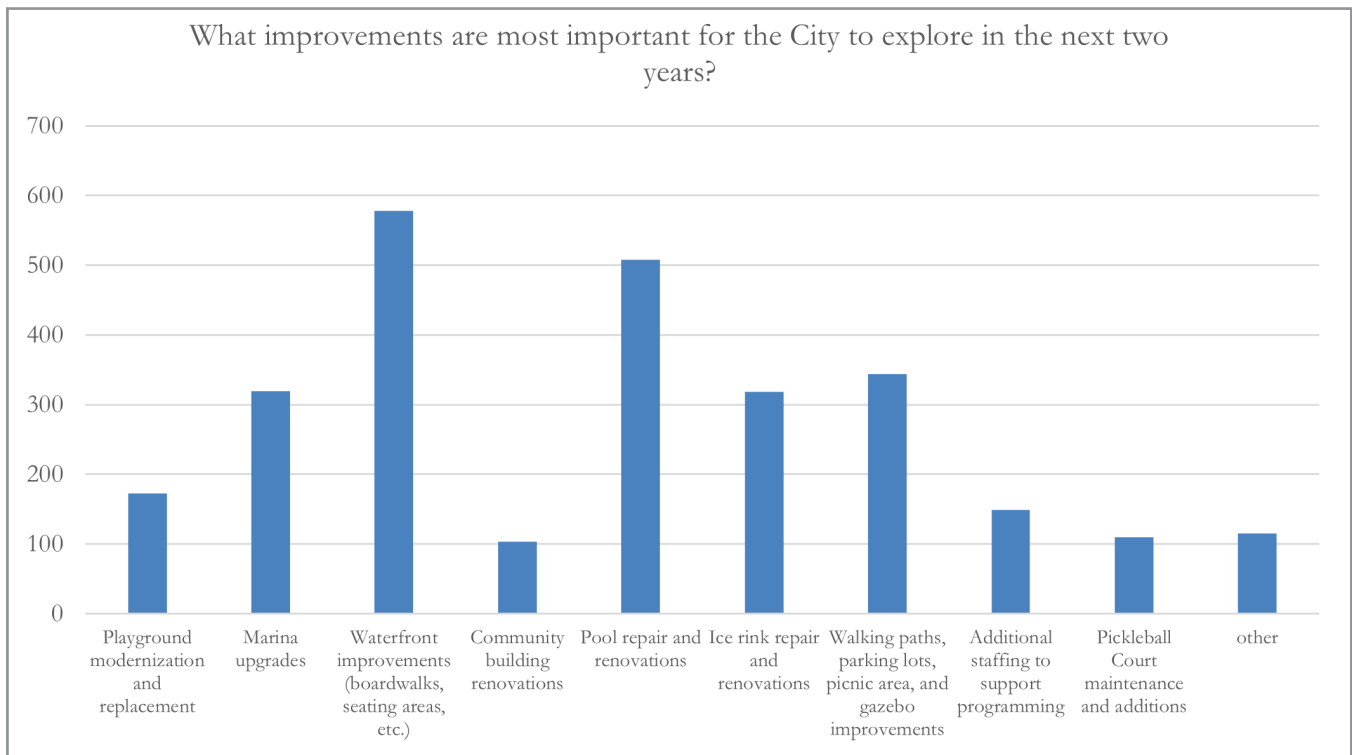
- » Facility condition and broken or deteriorating amenities
- » Outdated facilities
- » Limited hours of operation

The majority of the challenges are generally operational and maintenance-related, rather than systemic or access-to-space issues. Of the additional responses submitted through the 'Other' response, respondents indicated general cleanliness of facilities and grounds (including the Pool), limited hours of pool operation, and issues related to the tennis and pickleball court surfaces.



What improvements are most important for the City to explore in the next two years?

When asked about the most important improvements, respondents indicated that their highest priority is to see renovations to the pool at Windmill Pointe Park and improvements to the waterfront, specifically the boardwalk. Repairs and renovations to the ice rink and maintenance on the walking paths, parking lots, and gazebo are in the second tier of priority. Overall, there is strong alignment with earlier responses: investment in existing assets is the top priority.





OVERALL THEMES FROM OPEN-ENDED RESPONSES

While not the primary focus, open-ended responses reinforce and add specificity to the structured survey findings. The following themes are most relevant to investment prioritization:

- » **Strong Demand for Facility Reinvestment:**
Specifically the ice rink, tennis and pickleball courts, and swimming pool and amenities
- » **Cost and Access Friction:**
Residents expressed concerns about program and rental costs, guest access limitations, and complicated registration or entry systems. These concerns may suggest the need to review pricing and access policies.
- » **Maintenance and Operations of Parks:**
Residents notice and are affected by the overall cleanliness of facilities and grounds, landscaping and tree health, and scheduling conflicts and communication gaps between programming and community use of facilities (specifically the swim team).

CONCLUSION

The survey results indicate that there are amenities in the park that are more important to the overall parks and recreation experience than others. Of those listed in the multiple-choice answers, the Windmill Pointe Pool and Movie Theaters, and the Patterson Park splash pad, boardwalk, and playground are the highest priority for residents. The overall volume of responses demonstrate that residents of Grosse Pointe Park highly value their parks system and are passionate about the facilities meeting high quality standards. Many of the open ended responses consistently point to a need for reinvestment, maintenance, and improved user experience, rather than expansion of facilities. By focusing on maintaining and enhancing existing assets, while addressing operational and access challenges, the City can ensure that its parks system continues to serve as a defining feature of community life.

PUBLIC OPEN HOUSE

On Wednesday, April 8th, a public meeting was held at the Tompkins Community Center to gather additional feedback from residents about the future of the City’s Parks and Recreation assets. The meeting was held in an open house format to allow participants the opportunity to review the project details at their own speed, ask questions about the specifics of the plan, and interact with their neighbors. The main activity of the public open house was a participatory budgeting exercise where attendees were asked to fund the improvements to the park amenities that were most important to them. Roughly 70 individuals attended the meeting to provide their feedback on the project.

Amenity Improvement Budgeting

The main purpose of the open house was to determine the most important projects for the Parks and Recreation Department to fund in the coming years based on the results of the amenity assessments, cost estimates, and a constrained budget.

Participants were each given \$100 to spend on the improvements they were most interested in and could spend the money any way they wanted. Participants were required to fund at least the minimum cost of the project if they wanted to support it. However, each person was able to overfund a project if they desired. \$100 represented a capital budget of roughly \$2 million, or enough to fund a replacement of the boardwalk. Projects ranged in cost from \$2 to \$100 and were proportionate to the actual estimated costs (shown in Table 4-1).

TABLE 4-1: Amenity Improvement Budgeting Activity Key

PROJECT	BUDGETING ACTIVITY COST
Ice Rink	
Refurbished Compressor	\$15
New Compressor	\$40
Boardwalk	
Full Reconstruction	\$100
Windmill Pointe Pool	
Mechanical Updates	\$50
Plaster Finish and Deck Replacement	\$30
Pool Amenities	\$15
Wooden Playscape	
Minor Renovation	\$5
Major Renovation	\$10
Full Replacement	\$50
Kayak Launch	
New ADA Compliant Dock	\$3
Pickleball Courts	
Court Resurfacing	\$5
Putting Green	
Full Resurfacing	\$5
Willeke Gazebo	
Structural Repairs	\$3
Dog Park	
New Amenities	\$2
Splash Pad	
Replacement System	\$10



Key Takeaways

The total amount of funds collected from each project was calculated following the open house. While those projects that received the most total money are important to note, it is more important to review the total amount of funds compared to the overall project cost. The more costly projects will likely see higher total funds collected, but may not represent the most important improvement to the community.

To determine overall project priority, the total collected funds was divided by the project cost. The full breakdown of projects is shown in Table 4-2.

The three most important improvements for the Parks and Recreation Department to make, based on this exercise, are for relatively small budget items. This includes the resurfacing of the pickleball courts, new amenities at the dog park, and the installation of a new ADA compliant kayak launch. Of the more costly projects, improvements to the pool finish, deck, and mechanicals, a major renovation of the wooden playscape, and a refurbished ice rink compressor were the highest priority. A replacement of the wooden playscape was not voted for at all.

TABLE 4-2: Amenity Improvement Budgeting Results

PROJECT	BUDGETING ACTIVITY COST	TOTAL FUNDS COLLECTED	PRIORITY SCORE
Pickleball Court Resurfacing	\$5	\$937	187.4
New Dog Park Amenities	\$2	\$134	67.0
New ADA Compliant Kayak Launch	\$3	\$115	38.3
Putting Green Resurfacing	\$5	\$150	30.0
Pool Plaster Finish and Deck Replacement	\$30	\$855	28.5
Replacement Splash Pad System	\$10	\$252	25.2
Wooden Playscape Major Renovation	\$10	\$240	24.0
Pool Mechanical Updates	\$50	\$1,201	24.0
Refurbished Ice Rink Compressor	\$15	\$340	22.7
Pool Amenities	\$15	\$242	16.1
Willeke Gazebo Structural Repairs	\$3	\$42	14.0
Wooden Playscape Minor Renovation	\$5	\$44	8.8
Full Boardwalk Reconstruction	\$100	\$741	7.4
New Ice Rink Compressor	\$40	\$285	7.1
Wooden Playscape Full Replacement	\$50	\$0	0.0

05

RECOMMENDATIONS

05

Recommendations

OVERVIEW

The results of the park asset evaluation give a clearer picture of the needs the parks system faces in the coming years. Many of the assets that define the parks system have undergone years of deferred maintenance and need substantial work to bring back up to a high standard of operation. Additionally, the feedback received through the community engagement process indicated that residents are happy with the current amenities and most interested in well-maintained and easy to access facilities.

The recommendations detailed in the 5-Year Parks and Recreation Plan are focused on a program of improvements over the coming years to re-establish the high level of quality that residents expect in their parks system.

SUMMARY OF ASSET EVALUATION

The results of the park asset evaluations show there are a myriad of projects that are in need of improvement and which range in cost and complexity. Patterson Park has a higher cost split due to the number of amenities in the park that are in need on improvements in the coming years. Patterson Park is home to the ice rink, putting green, boardwalk, playscape, Willeke Gazebo, and kayak launch, while Windmill Pointe Park is where the pool is located.

Overall the largest potential project costs are the refurbishment of the pool, the eventual replacement of the boardwalk, a new play structure in Patterson Park, and a new ice rink cooling system. It is important to note that the marina in Windmill Pointe Park is not included in this Parks and Recreation Plan as it is being evaluated as part of another study. Total estimated costs for the projects identified in this study are shown on the following page.



FACILITY	PROJECT	COST	TIMING RECOMMENDATION
Pool	Drain Line & Surge Tank	\$263,000	High Priority
	Mechanical Room & Equipment	\$238,000	High Priority
	Discharge Line	\$300,000	High Priority
	Plaster Finish	\$450,000	High Priority
	Other Improvements	\$405,000	Medium Priority
Ice Rink	Decommission Cooling System	Minimal	Medium Priority
	New Cooling System	\$800,000	Medium Priority
	Refurbish Cooling System	\$200,000-\$300,000	Medium Priority
Putting Green	Maintenance	\$3,000	High Priority
	Full Resurface	\$95,000	Medium Priority
Boardwalk	Full Reconstruction	\$2,000,000	Low Priority
Playscape	Playscape Renovation	\$150,000-\$650,000	Medium Priority
	New Playscape	\$650,000-\$850,000	Medium Priority
Gazebo	Reconstruction	\$10,000-\$56,000	High Priority
Kayak Launch	Install	\$60,000	Low Priority
Pickleball Court	Court Resurfacing	\$93,000	Medium Priority
Splashpad	Replacement System	\$120,000 - \$160,000	Low Priority
Dog Park	New Amenities	\$30,000	Low Priority
Total		\$6,313,000	

PRIORITY INITIATIVES

The results of the public engagement and Recreation Commission sessions were essential to understanding what makes the Grosse Pointe Park parks unique, what residents value most about the parks, and which amenities are a priority to invest in. As the City has a limited capital improvement budget, the prioritization exercise was a helpful in establishing a program of improvements over the next five years that will improve the condition of the parks and ensure they remain a valuable asset to the community.

Recreation Commission Priorities

The Recreation Commission provided their feedback during their regularly scheduled meetings to help guide the project in a way that would be beneficial to the City. Through the visioning session, Commissioners indicated that providing upgrades to aging facilities, ensuring a high standard of maintenance, and additional staffing are the key priorities for the near future. Specifically, the City should focus first on the pool in Windmill Pointe Park and a kayak launch in the near term. Longer term improvements should focus on the boardwalk, playground, and sport courts.

Community Priorities

Similarly to the Recreation Commission, Grosse Pointe Park residents are also highly interested in the maintenance excellence of the City's parks assets. Respondents to the survey want the Parks and Recreation Department to ensure safe conditions at the parks. There were few comments about the need for new park amenities or expanded park facilities. Residents appear content with the offerings but want to make sure they are preserved into the future.

The amenities at Patterson Park that are most important residents include the Boardwalk, the wooden playscape, and the splashpad. At Windmill Pointe Park, the amenities that are most important to residents are the swimming pool and the Okulski and Schaap Theaters, followed by the playground and fishing pier.

When asked about the projects that the City should focus on over the next two years, two projects rose to the top: improvements to the waterfront (including the boardwalk and seating areas) and pool repairs and renovations. Improved walking paths, picnic areas, and gazebos, repairs to the ice rink, and marina upgrades were also listed as important, but were much less popular than the top two.

The community and Recreation Commission both cite the swimming pool at Windmill Pointe as a high priority, followed by improvements to the waterfront, which would include boardwalk maintenance and a kayak launch.



When asked to prioritize the improvement of park amenities while constrained by a budget, the overall priority shifts slightly. As detailed in the Public Engagement section of the report, participants who attended the public meeting were most interested in funding some of the less costly improvements first, including the pickleball courts, dog park, and kayak launch.

However, the most popular of the large investment projects was the refurbishment of the pool at Windmill Pointe Park. Followed by the replacement of the splash pad, a major renovation of the wooden playscape, and a refurbished ice rink compressor.

PROJECT PRIORITIZATION

The overall goal of the 5-Year Parks and Recreation Plan is to propose a program of improvements to the City's parks system that can be implemented in a sustainable way. The prioritized list of projects on a year by year basis takes into account the criticality of the improvement (which need fixing first), the community's priority, the City's budget, and the preferences of the Recreation Commission.

Based on the results of the community feedback, several initially identified projects were removed from the prioritization exercise as multiple options were presented that would address the same goal. For example, three options for the ice rink were presented and only one needs to be implemented to address the maintenance needs of the facility.

DEPARTMENT CAPITAL BUDGET

Currently the Parks and Recreation Department has an average annual capital improvement and maintenance budget of \$148,000, not including contracted landscaping maintenance. These funds are generally used for facility maintenance, the installation of smaller new amenities, and addressing deferred maintenance in the parks. Over the past three years, the Parks and Recreation Department spent \$177,402 in FY2024, \$216,692 in FY2025, \$169,043 so far in FY2026. The anticipated five year project list for the department averages roughly \$600,000 per year in additional capital improvements.

Many of the recent larger improvements to the parks system have come through the Capital Improvement Plan (CIP) process, however there is no set budget for this funding and must be spread throughout the City based on need.

TABLE 5-1: Recommended Capital Improvement Program

FACILITY	PROJECT	COST
Year 1		
Pool	Drain Line & Surge Tank	\$263,000
	Mechanical Room & Equipment	\$238,000
	Discharge Line	\$300,000
Annual Cost		\$801,000
Year 2		
Pool	Plaster Finish and Deck Repair	\$450,000
Kayak Launch	Install	\$60,000
Annual Cost		\$510,000
Year 3		
Pool	Other Improvements	\$405,000
Putting Green	Full Resurfacing	\$95,000
Dog Park	New Amenities	\$30,000
Willeke Gazebo	Reconstruction	\$56,000
Annual Cost		\$586,000
Year 4		
Playscape	Major Playscape Renovation	\$650,000
Annual Cost		\$650,000
Year 5		
Ice Rink	Refurbish Cooling System	\$300,000
Splashpad	Replacement System	\$160,000
Annual Cost		\$460,000
Total 5 Year Capital Cost		\$3,007,000
Year 6+		
Boardwalk	Full Reconstruction	\$2,000,000
Total 6+ Year Capital Cost		\$5,007,000



Patterson Park Boardwalk

The Boardwalk at Patterson Park is a unique project for the City because a large capital improvement and maintenance are not needed in the next five years. Much of the cost associated with the boardwalk will be standard ongoing maintenance items, which can be accounted for in the maintenance budget of the department. These ongoing maintenance items will help extend the life of the boardwalk for as long as possible.

However, at some point in the next 10-20 years, the boardwalk will need to be replaced. Given the length and complexity of the structure, it is likely that this will be a high cost capital project and is estimated to cost roughly \$2,000,000 in 2026 dollars. The City should begin planning for the replacement of the boardwalk now to reduce the likelihood of a financial emergency when replacement is necessary.

Pickleball Courts

The pickleball courts, which were a popular improvement from the community, were removed from the five year plan recommendations as the needed improvements were funded by the City during the development of this plan. The result of this is that the kayak launch was moved up in the priority list.

COST ANALYSIS

The recommended projects for the next five years for the Grosse Pointe Parks and Recreation department to focus on are expected to cost roughly \$3M total. Spread evenly across five years, this would result in an annual expenditure of about \$600,000. However, the needed improvement projects are such that they cannot be evenly spread across multiple years.

The Windmill Pointe Park pool improvements represent the greatest need and the largest cost of the projects identified. The individual projects recommended for Year 1 should be completed together to maximize the efficiency of the project. Year 1 results in the largest capital expenditure of the Five Year Plan because of the complexity and size of the pool projects.

The following two years are below the 600,000 mark and address many of the other projects outside of the pool. Year 4 is comprised of one large project - a major renovation of the playscape. Year 5 is the lowest cost year at \$460,000 and includes fixes to the Patterson Park ice rink and a new splash pad.

Future Budgeting

Over the past five years, the Parks and Recreation Department has spent roughly \$185,000 per year on maintenance of buildings and grounds at Windmill Pointe and Patterson Park. The department is expected to keep this level of anticipated budget consistent through the coming years, while accounting for inflation.

Most of the major parks and recreation projects that have recently been completed have been funded through the CIP. Funding availability, however, ranges depending on the needs of other departments in the City. The most recent CIP includes annual allocations that range from \$77,000 to \$460,000 in 2025, 2026, and 2027. Based on this and taking a conservative approach, it is likely that the Parks and Recreation Department could expect an average CIP allocation of \$200,000 per year for capital projects.

FUNDING RECOMMENDATIONS

The Grosse Pointe Park Parks and Recreation Department, like many parks departments around the country, does not have a dedicated funding source to support capital improvements, long term maintenance, and recreation programming. Instead they rely on funding from both the City's general fund and philanthropic donations.

To support both the needed maintenance and capital improvement projects identified in the five-year plan, supplemental funding will be needed to bridge the gap between the available City funding. Accounting for the anticipated annual CIP allocation for the Parks and Recreation Department, there is a gap of roughly \$400,000 per year. The City should explore using the following funding sources to ensure funding is available to support both the ongoing maintenance of recreation facilities and the implementation of new amenities.

Philanthropic Sources

Many of the recreation facilities in the City of Grosse Pointe Park have been funded through the generous donations of residents, including the Tompkins Center, Lavins Activity Center, Okulski and Schaap Theaters, and the Willeke Gazebo. Local donors may be interested in supporting future investments in new recreation amenities to leave their legacy upon the City.

The Grosse Pointe Park Foundation has historically been the organization responsible for coordinating donations for specific projects within the City. Many of the projects the Foundation has supported have been within the Windmill Pointe and Patterson Park. Although this approach has successfully supported the development and implementation of new facilities, it is increasingly likely that available donor funding could decline in the coming years, requiring the city to explore alternative ways to finance the long-term maintenance of these donated projects.

General Fund

The Parks and Recreation Department can continue to rely on the City's General Fund for a variety of items, including operations, recreation programming, and ongoing maintenance at the level they are currently operating. The Parks Department can continue to use the General Fund allocation for small maintenance needs, smaller improvement projects, and staffing.

The General Fund is robust enough to ensure a high standard of operations for the department but is missing the extra needed to address the long term deferred maintenance at many of the larger park facilities. Larger allocations of the general fund could be made to the Parks Department, however, this would have to come at the expense of other departments which are in need of funding.



Dedicated Parks Funding Source

A dedicated funding source dedicated to the Parks and Recreation department could be enacted as a way to ensure a consistent and longer term set of funds to support the vibrancy of the parks system. Because the City's parks are private and only available for residents, state and federal funding is unavailable. This means that the burden of funding operations, maintenance, and capital improvements is placed solely on the City and its residents.

A dedicated, property tax based funding source could help bridge the gap in funding that currently exists. Funds collected would be dedicated entirely to the parks system and could be used to address deferred maintenance, complete new capital projects, and increase recreation programming. The city has had successful dedicated recreation related funding initiatives in the past, including a \$570,000 Recreation Improvement Bond passed in 1984 and Marina Improvement Bonds passed in 1969 (\$150,000) and 1979 (\$170,000). Today's value of those bonds would be approximately \$1.8 million, \$1.3 million and \$775,000 respectively.

Utilizing 2025 property value information, a range of annual revenue generation expectations can be calculated to understand the impact to both the Parks Department and the property owners within the City.

Depending on the level of the assessment to property owners, the Parks and Recreation Department could collect between \$416,000 and \$625,000 annually. This would result in an anticipated cost to the average homeowner of between \$240 and \$360 per year (or between \$20 and \$30 per month).

It is important to note that the dedicated parks funding source does not need to remain in effect in perpetuity. The property tax rates listed in Table 5-1 are intended to illustrate how the City could cover projects identified in this plan. There are three options

- » Collect 0.5 - 0.75 mil assessment with no end date
- » Sunset 0.5 - 0.75 mil assessment after six years with no additional tax after six years.
- » Collect 0.5 - 0.75 mil assessment for six years, then reduce assessment to 0.10 - 0.25 to collect revenue to support long term maintenance of parks system.

TABLE 5-2: Potential Parks Revenue Through Property Tax Assessment

PROPERTY TAX RATE	0.75 Mils	0.70 Mils	0.65 Mils	0.60 Mils	0.55 Mils	0.50 Mils
ANNUAL REVENUE	\$625,254	\$583,570	\$541,887	\$500,203	\$458,519	\$416,836
ANNUAL COST FOR \$475K HOME	\$356.25	\$332.50	\$308.75	\$285.00	\$261.25	\$237.50
MONTHLY COST FOR \$475K HOME	\$29.69	\$27.71	\$25.73	\$23.75	\$21.77	\$19.79

Revenue and impact calculated based on 2025 Equalize Valuations for Grosse Pointe Park (\$833,672,397)



RECREATION COMMISSION MEETING

DATE: May 13, 2026

SUBJECT: Approval of Phase II of Marina Project

SUMMARY: The City of Grosse Pointe Park contacted three consultants to provide the City with proposals for Phase II of the Marina Upgrade Project. The bid proposals were for final design engineering, bidding, and construction administration. The City received bids from Abomarche, Fleis and Vandenbrink, and Edgewater Resources respectfully declined to submit a bid.

FINANCIAL IMPACT: Abomarche:

Geotechnical Engineering Investigation Coordination: \$2,500.00

Dive Investigation Coordination: \$2,500.00

Final Design, Bid Documents, & Bid Assistance: \$155,000.00

Geotechnical: Agreement is estimated between \$8,000 - \$12,000.00 (The final amount is subject to the terms, conditions, fees and timelines of each geotechnical engineering proposal.)

Dive Investigation: \$15,000 - \$20,000.00 (Investigation could be more for the scope of work. The final amount is subject to the terms, conditions, fees and timelines of dive consultant proposal.)

Construction Administration \$225,000.00

Total = \$417,000.00 approximately (subject to change due to geotechnical and dive investigations)

Fleis & Vandenbrink:

Pre-Design & Due Diligence: \$19,600.00

Geotechnical: City would be responsible for geotechnical agreement and fees. Estimate per F&V: \$40,000.00

Underwater Inspection & Structural Assessment (Piers 3-5): \$27,200.00

Topographic & Hydrographic Survey: \$2,000.00

Final Design Plans & Bidding Documents: \$190,000.00

Construction Services: \$250,000.00 (approximately)

Total = \$528,800.00 approximately (subject to change dependent upon part-time construction services total)

RECOMMENDATION: The City of Grosse Pointe Park recommends that we accept the proposal from Abonmarche for Phase II of the Marina Upgrade and for the Recreation Commission to give their blessing for the proposed recommendation to go before City Council at their June meeting.

PREPARED BY: Chad Craig, Parks & Recreation Director



March 19, 2026

Mr. Nick Sizeland, City Manager
City of Grosse Pointe Park
15115 East Jefferson Avenue
Grosse Pointe Park, MI 48230
sizelandn@grossepointepark.org

**Re: Proposal for Final Design, Bidding, & Construction Administration (Rev. 01)
City of Grosse Pointe Park – Windmill Pointe Park Marina**

Dear Mr. Sizeland:

Abonmarche is pleased to present this proposal for final design engineering, bidding, and for upgrades to the City of Grosse Pointe Park (GPP) Windmill Pointe Park (WPP) marina project. This revised proposal supplements our preliminary engineering proposal dated September 26, 2024, for the proposed upgrades and supersedes the August 25, 2025, proposal.

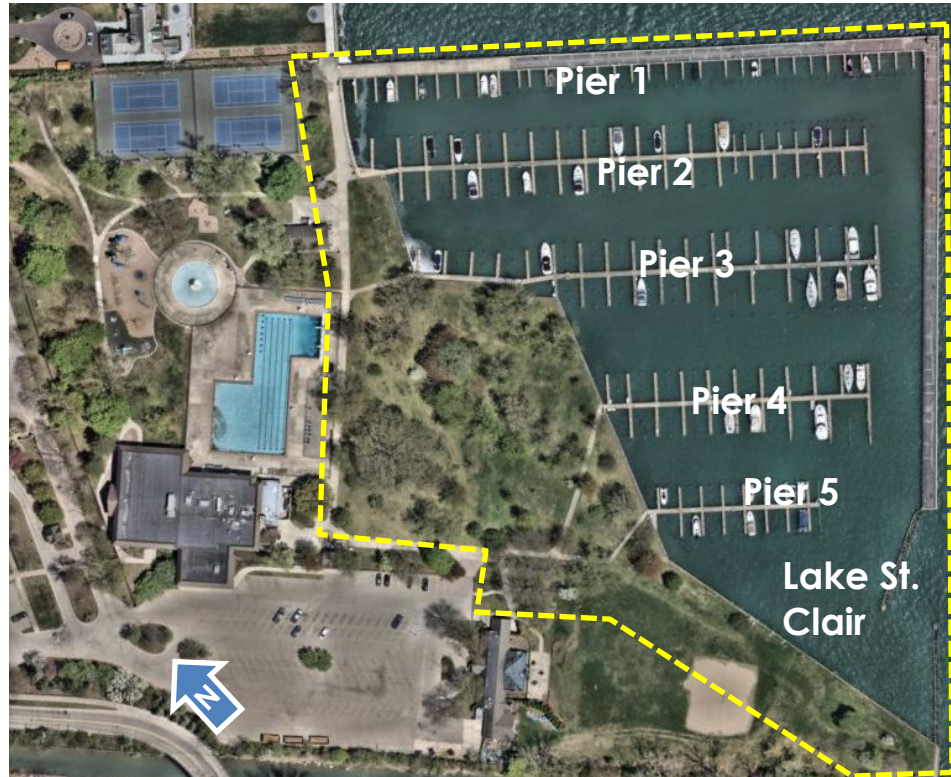


Figure 1: Nearmap aerial image (4/30/2025) of GPP WPP Marina

PROJECT UNDERSTANDING:

We understand the City of Grosse Pointe Park (GPP) is preparing to move forward with construction improvements for the Windmill Pointe Park (WPP) marina, and Abonmarche is positioned to initiate next steps now that state/federal regulatory permits have been issued. The state of Michigan Department of Environment, Great Lakes, & Energy-Water Resources Division (EGLE-WRD) issued permit: WRP047337 v. 1 on December 11, 2025, which expires on December 11, 2030. The U.S. Army Corps of Engineers (USACE) Detroit District issued Nationwide Permit (NWP) #3 – Maintenance, as published in the Federal Register under file number: LRE-1988-102914-N25, which has an effective date of February 25, 2022; all of the existing Nationwide Permits are scheduled to be modified, reissued, or revoked prior to March 14, 2026.

The scope herein includes replacing Piers 1 through 5—either all at once or through phased construction—along with associated upland utility and land-side improvements. We understand that your priority is to reconstruct the west entry breakwater in the short term, with reconstruction of the east entry breakwater planned for the long term; both elements were originally beyond the project's original scope. The scope excludes final design and bidding of breakwater improvements although the issued permits cover this scope of work; We understand your desire to seek bids independently for this scope of work.

This proposal reflects Abonmarche's continued alignment with the City's long-term Concept 3 marina vision from 2023. This proposal includes tasks for obtaining geotechnical data for final seawall design, coordination of further dive investigation of existing piles (Piers 3–5), and completing in-house design efforts (civil, structural, coastal/waterfront, and electrical), including bid documents and bidding support. Construction administration during phased construction is included as a future task herein.

Phase I Construction Priorities

The following is our understanding of the Phase I general scope of work but may be adjusted to suit your needs and budget accordingly.

- Utility upgrades, sidewalk replacement, and earthwork for Piers 1–5
- Upland grading to be above floodplain to account for future high-water cycles
- Installation of a new cantilever steel sheet pile (SSP) seawall between Piers 1–5, with riprap toe stone, weep holes, and compacted fill
- Replacement of Pier 1 finger pier superstructures, including new access steps
- Complete superstructure replacement of Pier 2 to meet ADA compliance



- New potable water utilities for Piers 1 and 2, including a dock-mounted dry fire standpipe suppression system per municipal fire safety recommendations
- New electrical utilities for Piers 1 and 2 per 2023 NEC code requirements

Future Phase II Work

The following is our understanding of the future Phase II general scope of work, which is subject to change, but may be adjusted to suit your needs and budget accordingly.

- Superstructure replacement of Piers 3–5, and new sanitary pump out at south seawall location.

Project Work Completed to Date

The following summarizes the latest project status as of writing this proposal.

- Project initiation, structural evaluation, surveys (topographic, hydrographic), partial dive investigation, and preliminary engineering were completed between October 2024 and December 2025
- A joint permit application (JPA) was submitted in June 2025. Since then, the USACE issued NWP 3, and EGLE issued permit number WRP047337 on December 11, 2025.

Preliminary Engineering Design Highlights

The following summarizes the design conclusions per our preliminary engineering efforts.

- Combined topographic and bathymetric data for design referenced to NAD83 Michigan state plane coordinates in International Foot (IFT) units, South Zone
- Vertical datum conversions between NAVD88, IGLD85, and NGVD29 and inclusion of submerged critical features from dive reports
- Quantity takeoffs and structural steel detailing for main/finger pier replacements
- Value-engineering applied to pier geometry and layout to optimize costs
- Preliminary design of SSP seawall and breakwater improvements
- Electrical one-line diagram designs, load calculations, and electrical datum plane (EDP) established for high-water resilience per 2023 NEC guidance
- Upland grading to raise sidewalks and piers above 100-yr 1% annual chance floodplain elevation (579.00' NAVD88) for high-water resilience
- Preliminary utility layouts for potable water
- Fire protection plan recommends dry standpipe hydrants on all fixed docks per municipal fire safety recommendations
- Updated construction cost estimates provided with 24"x36" preliminary engineering drawings



SCOPE OF SERVICES:

We propose the following Scope of Services:

Tasks 1 – 8 [COMPLETE]

Task 9a – Geotechnical Engineering Investigation (Abonmarche coordination only)

With respect to the proposed cantilever steel sheet pile (SSP) seawall improvements as described in the issued EGLE/USACE permits, soil boring data and professional geotechnical engineering recommendations will be pertinent to determine the optimal design solution economically to satisfy the service loads, in addition to understanding the site-specific soil conditions and groundwater table fluctuations.

Abonmarche is familiar with several geotechnical engineering consultants and is willing to coordinate and solicit up to three (3) proposals on your behalf to determine an appropriate scope of work and timeline. The geotechnical engineering firm will be tasked with providing final recommendations for the cantilever SSP seawall at minimum and the scope of work is intended to outline up to five (5) 40-ft – 60-ft deep soil borings to capture the local soil profile for determining the length of sheeting and recommended section modulus.

We assume that the City will make a direct agreement with the selected geotechnical engineering firm as opposed to said firm being a subconsultant to Abonmarche, which will include a 15% markup otherwise. It is assumed that Abonmarche will be your main point of contact during this task.

This task excludes environmental soil testing measures of any type. The permit process did not warrant any further soil investigation prior to issuance because dredging within the marina basin and significant upland cut is excluded. Environmental soil testing relates to analyzing the presence of toxic heavy metals, organic/inorganic contaminants, micro/nano-plastics, pesticides/herbicides, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and per/poly/fluoroalkyl substances (PFAs).

This task will begin as soon as you execute our PSA, but the timeline for deliverables may vary based on the schedule to complete the soil borings in the field (weather-dependent), analyze the soil borings in the laboratory, and write a PE-stamped geotechnical report.

Task 9a Deliverables

- PE-stamped geotechnical engineering report with soil boring logs by others (Geotechnical contract will be direct between Owner & Geotechnical Engineer)



- Implementation of geotechnical recommendations into Final Design and Bid Plans

Task 9b – Dive Investigation Coordination (Abonmarche coordination only)

Per the September 2024 proposal, a dive investigation was completed between April 30 through May 2, 2024, under a direct agreement between Underwater Construction Company (UCC) and the City. The scope of work for this task included inspection of the following: 1.) Piers 1 and 2, 2.) east and south breakwater walls, 3.) seawall from Pier 1 to the west entry wall, and 4.) east and west entry walls. Following this analysis, UCC provided a dive investigation report dated May 3, 2024.

This task is intended to seek additional dive investigations into the structures of Piers 3, 4, and 5. Abonmarche will seek proposals from others to conduct an underwater dive investigation. The scope of work may vary based upon the City's budget and priorities. Therefore, Abonmarche will coordinate with at least two (2) dive specialty consultants to provide options to the City. The Task 9b scope of work herein is limited to Abonmarche's coordination efforts and review of the reports generated. The task budget is based upon Abonmarche's experience with other similar dive scopes.

Task 9b Deliverables

- Dive investigation report by others
- Implementation of dive investigation recommendations into Final Design and Bid Plans

Task 9c – Final Design, Bid Documents, & Bid Assistance

Abonmarche will address comments from the City, regulatory agencies, and the preliminary design process in the development of a final design package for bidding. The package will include Pier 1–5 removals, extension and re-use of the existing piles, new pilings as necessary, new fixed main/finger pier steel superstructure improvements, new marina appurtenances (cleats, fenders, timber decking), new SSP seawall with riprap toe stone, dry fire standpipe suppression system per municipal recommendations (no new wet hydrants proposed), and marina utility design (electric/potable water). The west and east entry breakwater replacements in the issued permit drawings are not included within the Abonmarche design or this scope. Per Owner discretion, the scope may be phased, consisting of one or more construction contracts. Final plans will detail the fixed dock layouts, utility systems, and concrete promenade sections adjacent to main Piers 1–5. Bid specifications will be developed to detail material, performance, and execution



requirements. Standard municipal contract documents or conditions will be included in the bid package.

Abonmarche will also prepare an updated opinion of probable cost. We will default using standard contract documents per the Engineer's Joint Construction Documents Committee (EJCDC), unless specified otherwise. A draft final design bid package will be submitted to the City for review. Abonmarche will then meet with the project team to discuss the bid package and address comments, if any. A final design package will then be prepared for use in bidding. When ready, Abonmarche will distribute project advertisements to the local newspaper of your choice, upload them to the City's online bid portal (if any), and send them to qualified contractors. The digital bid package will be available free of charge on Abonmarche's online bidding portal website. On an as-needed basis, we will address bidder questions and issue addenda or revisions.

This task assumes all advertising fees shall be paid for by the City. This task includes attendance at a non-mandatory pre-bid conference including a bid opening where public bids are read aloud. Abonmarche will tabulate bids, bid bonds, review bidder references/qualifications, and submit a contract award recommendation to the City for review. This proposal has been prepared with the following design task assumptions:

- Abonmarche will provide professional engineering services in the disciplines of civil, structural, coastal/waterfront, and electrical engineering
- One set of construction drawings will be provided for bidding including specifications and bid documents (to be phased per Owner directive)
- SESC permit and SESC measures shall be the responsibility of the Contractor(s)

Task 9c Deliverables

- Bid package (final engineering drawings & specifications)
- Bid assistance and PE-consultation
- One (1) Engineer's opinion of probable construction cost estimate

FUTURE SCOPE – CONSTRUCTION SERVICES

Future Task - Construction Administration (CA)

This task and budget are separated into in-office and out-of-office CA services. At minimum, Abonmarche recommends in-office CA services throughout the length of construction, but ideally, our efforts would also include out-of-office CA services as described herein. Per your request, this task and scope may be revised.



In-office CA services: Abonmarche will administer construction, including processing pay estimates, requests for information (RFIs), submittals, transmittals, show drawing reviews, change orders, punch list, and related construction administration duties. The length of construction is subject to change, but this task for CA services includes an estimated twelve (12) months of construction that may be separated into two (2) phases. However, no full-time inspector will be on site for observations including daily fair-weather monitor tracking. We recommend that the Contractor is responsible for completing concrete and density testing during the placement of proposed hardscape features (concrete promenade), including vibration monitoring for SSP seawall activities (if needed).

Out-of-office CA services: This scope will include part-time construction inspection with anticipated site visits to occur approximately every other week during the twelve (12) month construction timeline. If additional inspection or full-time inspection is required, Abonmarche may provide a proposal to provide these services. Abonmarche will attend and conduct construction progress meetings for the administration of the construction contract. We anticipate a maximum of twenty-four (24) site visits to note and discuss the progress of construction. At the close of construction, we will conduct a final walk-through to develop a punch list of items to address before contract close-out. This is anticipated to include one (1) pre-construction meeting, up to twenty-one (21) bi-weekly progress meetings per phase, one (1) punch list walk-through, and one (1) site visit for verification of completion and final acceptance. We will administer the construction phase for a construction duration of approximately twelve (12) months. Construction progress meeting agendas and summaries shall be provided for every field investigation to be retained for the project record. However, no full-time inspector will be on site for observations including daily fair-weather monitor tracking. We recommend that the Contractor is responsible for completing concrete and density testing during the placement of proposed hardscape features (concrete promenade), including vibration monitoring for SSP seawall activities (if needed).

Future Task Deliverables

- Construction administration documentation (in-office CA services)
- Construction administration documentation (out-of-office CA services)

Future Task – Construction Staking

This proposal assumes construction staking will be contracted directly by the Client with a local surveyor consultant.

Future Task – As-Built Survey and Plans

This task includes the preparation of a post-construction as-built survey and record drawings for the Windmill Pointe Park Marina improvements, as required by EGLE and for



the City's permanent records. The purpose of this task is to document the final constructed condition of the project and to demonstrate conformance with the approved permit plans and design intent. Per the issued EGLE permit, the authorized work is subject to several conditions, including submission of as-built plans within 60 days of project completion sealed by a Michigan-licensed design professional, certifying that the project—including any required compensating cut and fill—was completed in accordance with the permit.

Post-Construction Survey: This scope will include a field survey of the completed marina improvements. This will document fixed docks, finger piers, access structures, seawalls and bulkheads, associated utilities, foundations, and sidewalks. The survey will reflect observable and accessible features at the time of survey.

As-Built Record Drawings: This scope will include the preparation of as-built plans based on post-construction survey data, contractor redlines (if provided), and field observations. As-built drawings will identify deviations from the bid documents, including changes in alignment, elevations, dimensions, and utility locations where applicable. Plans will be sealed by a Professional Engineer licensed in the State of Michigan, as required.

Regulatory Documentation: This scope includes submission of the final as-built survey and sealed drawings to regulatory agencies, including EGLE and USACE, as required by the issued permits.

Future Task Deliverables

- As-Built Topographic Survey (digital format)
- As-Built Record Drawings (PDF and CAD, if requested)
- Regulatory as-built exhibits suitable for EGLE and USACE compliance

Assumptions and Limitations

- Construction staking is excluded and assumed to be provided by others.
- Subsurface utilities not visible at the surface will be shown based on available record information and surveyable features only.
- This task assumes one post-construction survey visit following completion of the work. Additional site visits or re-survey due to site access limitations or changes after the survey will require a scope amendment.
- As-built plans will be prepared as record drawings and do not represent a certification of contractor means and methods.



SCHEDULE & MEETINGS:

If this proposal is approved in April 2026, Abonmarche will begin the scope of work immediately. We will work with you to identify an appropriate schedule for each task herein, pending the City's desired timeframes and weather conditions. The bidding schedule is contingent upon final design efforts. When final design is completed, and upon your approval, Abonmarche intends to proceed with bidding of the project. This may be as early as August or September 2026 but will be dependent upon timely approval of this proposal and completion of geotechnical engineering and dive investigation. A full schedule will be agreed upon at the beginning of final design.

The scope for Task 9c (Final Design, Bid Documents, & Bid Assistance) includes Abonmarche's attendance at up to two (2) site meetings. This includes a site visit and meeting at the commencement of Final Design and attendance at a pre-bid conference. Abonmarche anticipates virtual progress meeting with the Owner every other week through the design and bidding process, including a final design review meeting and a virtual bid opening.

If additional site investigations and/or in-person/virtual meetings are required, including Abonmarche representation at future city commission meetings, Abonmarche will invoice for these meetings on a time and materials basis at our standard hourly rates.

Please note that lead times for project materials (steel, timber, riprap stone, marina electrical equipment, etc.) may vary based on supplier, manufacturer, and existing backlog at time of bidding and construction. Abonmarche will do our best to meet the City's project goals/expectations, but please note that these lead times are difficult to predict and may impact the proposed completion schedule. Please advise that cost impacts resulting from recent tariffs, supply chain logistics, and other unforeseen market impacts may not be predictable, and cost estimate/bid pricing will be based upon the best information available at the time.

EXCLUSIONS

The following services are specifically excluded from this proposal. If a need is identified, Abonmarche is available to provide a proposal or scope modification at your request.

- Professional landscape architecture (LA) design
- Parcel acquisition, boundary survey, and/or riparian interest area survey
- Post-dredge bathymetric/hydrographic surveys including drone flyover survey
- Hydraulic/hydrologic & coastal engineering sediment transportation modeling
- Local permitting (municipal and/or County)



- Full-time inspection and materials testing
- Special studies, if required by agencies such as:
 - Environmental soil borings with laboratory testing
 - Wetland delineation & invasive species mitigation
 - Threatened/endangered species analysis or Michigan SHPO/DNR review
- Geotechnical engineering (Abonmarche coordination only included)
- Dive investigation (Abonmarche coordination only included)
- Construction Administration and Inspection (to be coordinated in future agreement)
- Construction Staking

FEES

Completed tasks to date (Tasks 1–8) per our previous proposal are included herein along with their associated costs for reference. Our fees to complete the above scope of services, including direct costs, are proposed for the following lump sum fees, except where noted otherwise:

Task 1 – Initiation Meeting	\$ 1,350
Task 2 – Structural Evaluation	\$ 9,500
Task 3 – Topographic Survey	\$ 5,500
Task 4 – Hydrographic Survey (direct agreement with Seaworks)	\$ 14,125
Task 5a – Dive Investigation Coord. (Abonmarche scope only)	\$ 2,500
Task 6 – Preliminary Engineering	\$ 57,300
Task 7 – Joint Permit Application	\$ 7,600
Task 8 – Permit Processing Budget (Time and Materials)	\$ 14,947.50
Task 9a – Geotechnical Engineering Investigation ⁽¹⁾	\$ 2,500
Task 9b – Dive Investigation Coord. ⁽²⁾	\$ 2,500
Task 9c – Final Design, Bid Documents, & Bid Assistance	\$ 155,000

Total Fee (Task 9): \$ 160,000



1. The \$2,500 fee budget provided includes reaching out to qualified local geotechnical engineering firms to seek proposals for soil borings and recommendations, including follow-up meetings, phone calls, discussions, and other administrative duties. The budget for a direct agreement between geotechnical firm and City is anticipated to be between \$8,000-\$12,000 for the scope of work, but note the final amount is subject to the terms, conditions, fees, and timelines of each respective geotechnical engineering proposal.
2. The \$2,500 fee budget provided includes reaching out to qualified dive specialty consultants to seek proposals for the dive investigation of Piers 3–5, including follow-up meetings, phone calls, discussions, and other administrative duties. The budget for a direct agreement between dive consultant and City is anticipated to be at least \$15,000 to \$20,000 if not more for the scope of work, but note the final amount is subject to the terms, conditions, fees, and timelines of each respective dive consultant proposal.

FUTURE ENGINEERING FEES:

Construction Administration	\$205,000
As-Built Survey and Plans	\$ 20,000


This task may be adjusted to suit your needs. The total budget for in-office and out-of-office CA services is provided as \$205,000 for a twelve (12) month construction duration.

We hope this proposal suits your needs and expectations, but if there are questions, suggestions or edits, you'd like us to include, please advise. We require a signed copy of our attached standard professional services agreement (PSA) and subsequent completion of the attached Notice of Professional Services Agreement. Upon receipt of the above proposal, Abonmarche will commence the work outlined herein. We look forward to working with the City of Grosse Pointe Park for the Windmill Pointe Park Marina improvements project.

Sincerely,
Abonmarche Consultants, Inc.



Scott Leblang, PE
Structural Engineering Director – Indiana



Alex Newman
Chief Operating Officer

cc: Chad Craig, Parks & Recreation Director
Tom Fraser, Harbormaster
Martin Rivas, PE, Coastal Project Engineer (Abonmarche)
Corey Kandow, PE, Waterfront Group Director (Abonmarche)



Attachments: Professional Services Agreement & Abonmarche Standard Rates



Abonmarche Project Number: _____

AGREEMENT between (Client name), _____ (Date) _____

(Client address) _____ (Phone) _____

(Cell) _____ (Fax) _____ (Email) _____ hereinafter referred

to as the Client, and Abonmarche Consultants, Inc., referred to as Abonmarche, located at: _____

The Client contracts with Abonmarche to perform professional services regarding the Client's project generally referred to as:

(Project Name) _____ (Location) _____

The professional services to be provided by Abonmarche, collectively referred to as the Work Plan, are as follows:

(Scope of work) _____

(Project schedule) _____

(Special Provisions) _____

Abonmarche's proposal/work plan, dated _____ is incorporated into this Agreement by reference, and is limited to the services described therein. Abonmarche's Terms and Conditions for Professional Services are incorporated by client's Authorization signature below.

The Client agrees to promptly pay for services provided by Abonmarche for the Scope of Work according to the following:

(Fee/Type) _____

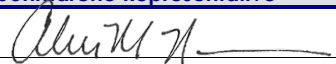
Prior to commencement of services, the Client will specify any and all documentation that the Client requires for submission with the invoice for services provided by Abonmarche. Absent any special request from the Client, Abonmarche will send its standard form of invoice.

If, after receipt of an invoice from Abonmarche, the Client has any questions, objections, or if there are any discrepancies in the invoice, the Client shall identify the issue in writing within ten (10) days of its receipt. If no written objection is made within the ten (10) day period, any such objection shall be deemed waived.

Abonmarche invoices are due upon receipt and shall be considered past due if not paid within 30 calendar days of the invoice date. The parties agree that interest of 1.5% per month will be added to any unpaid balance after 30 days. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

The Client has designated _____ as its Representative. The Representative shall have the authority to execute any documents pertaining to this Agreement or amendments thereto, and for the approval of all change orders, addenda, and additional services to be performed by Abonmarche. The representative shall be the contact person for submission of all documents, invoices or communications.

Authorization to Proceed and Guarantee of Payment: By signing this Agreement, the Client authorizes Abonmarche to provide services described above, and that the Client is the responsible party for making payment to Abonmarche. *By signing below, I acknowledge that I have received and agree to the Terms and Conditions on Pages 2-4 of this Agreement, and I understand that the Terms and Conditions take precedence over all prior oral and written understandings.* These Terms and Conditions can only be amended, supplemented, modified, or canceled by a written instrument signed by both parties. Any notice or other communications shall be in writing and shall be considered to have been duly given when personally delivered or upon the third day after being deposited into first class certified mail, postage prepaid, return receipt requested.

Authorized Client Representative	If Individual	Authorized Abonmarche Representative
Client: _____	Signature: _____	Signature: 
Signature: _____	Printed Name: _____	Printed Name: _____
Printed Name: _____	Date of Birth: _____	Title: _____
Date Signed: _____	Driver's License #: _____	Originating Office: Abonmarche Consultants, Inc.
Federal Tax ID: _____	Employed by: _____	_____
	Address: _____	_____
	City/State _____	Date Signed: _____
	Date Signed: _____	

TERMS AND CONDITIONS OF PROFESSIONAL SERVICES AGREEMENT

1. **Agreement.** These Terms and Conditions shall be incorporated by reference and shall prevail as the basis of the Client's Agreement to Abonmarche. Any Client document or communication in addition to or in conflict with these Terms and Conditions shall be subordinate and subject to these provisions.
2. **Execution.** Abonmarche has the option to render this Agreement null and void, if it is not executed within thirty (30) days of delivery.
3. **Client Responsibilities.** The Client will provide all criteria and information concerning the requirements of the Project. Abonmarche shall be entitled to rely on the accuracy and completeness of services and information furnished by the Client, including services and information provided by design professionals or consultants directly to the Client. These services and information include, but are not limited to, surveys, tests, reports, diagrams, drawings, and legal information. The Client will assume responsibility for interpretation of contract documents and for construction observation and will waive all claims against Abonmarche that may be in any way connected, unless Abonmarche's services under this Agreement include full-time construction observation or review of contractor's performance. The Client shall designate in writing a person with authority to act on Client's behalf on all matters related to Abonmarche's services.
4. **Performance.** The standard of care for services performed by or provided by Abonmarche will be the care and skill ordinarily used by Abonmarche's profession practicing under similar circumstances at the same time and in the same locality. Abonmarche makes no warranty, expressed or implied, with respect to any services provided by Abonmarche. Abonmarche may be liable for claims, damages, cost, loss or expense (including reasonable attorney's fees) to the extent caused by the negligent acts, errors, or omissions of Abonmarche.
5. **Billing and Payment.** The client shall make an initial payment of \$_____ (retainer) upon execution of this Agreement. The retainer shall be held by Abonmarche and applied against the final invoice. If the Client fails to make payments when due and Abonmarche incurs any costs in order to collect overdue sums from the Client, the Client agrees that all such collection costs incurred shall immediately become due and payable to Abonmarche. Collection costs shall include, without limitation, legal fees, collection agency fees and expenses, court costs, collection bonds and reasonable Abonmarche staff costs at standard billing rates for Abonmarche's time spent in efforts to collect. This obligation of the Client to pay Abonmarche's collection costs shall survive the term of this Agreement or any earlier termination by either party.
6. **Hourly Billing Rates.** If payment is on an hourly rate, Client will pay Abonmarche at the current hourly billing rates. The hourly rates are adjusted annually or as deemed appropriate.
7. **Reimbursable Expenses.** Reimbursable expenses, the actual costs incurred directly or indirectly for the Client's Project, will be charged at Abonmarche's current rates. Examples of reimbursable expenses include, but are not limited to: mileage, tests and analyses, special equipment services, postage and delivery charges, telephone and telefax charges, copying, printing, and binding charges, commercial transportation, meals, lodging, special fees, licenses, and permits. Subconsultant and outside technical or professional services will be charged on the basis of the actual costs times a factor of 1.15.
8. **Additional Services.** Additional services that may be provided pursuant to the Agreement or any subsequent modification of the Agreement will be authorized by written amendment signed on behalf of the Client and Abonmarche. Additional services performed by

Abonmarche are subject to all Terms and Conditions and the Client will be responsible for payment. Should the Client, regulatory agency, or any public body or inspector direct modification or addition to services covered by this Agreement, including costs relating to the relationship between the Client and a third party i.e. punch lists, change orders, and disputes, the cost will be added to the agreed price. Requests for extra services should be made in writing via a change order, but nonetheless, Abonmarche is entitled to be paid for extra services provided whether or not it is in writing.

9. **Underground Structures or Buried Utilities.** The Client is responsible for identification and location of all public and private buried structures on the Client's property and the Project site, such as, but not limited to, storage tanks and lines, or gas, water, sewer, electrical, phone, cable, or any other public or private utilities. It is agreed that Abonmarche is not responsible for accidental damage to utilities or underground structures, whether known, unknown or improperly located. The client shall be responsible for design fees if changes are necessary. Utility locating or marking services provided by Abonmarche are not substitutes for complying with the utility owner notification requirements or the locating services (811 systems) required prior to an excavation. Utilities shown as located by ground penetrating radar are approximate only. No excavation took place to verify the positions shown or to verify the type of utility (except as noted). Careful excavation is required for verification of the buried utility. The owner or customer assumes the risk of error and the actual location of the underground utility. Abonmarche is not providing any certification or guarantee regarding the exact location of any underground utility.
10. **Hazardous or Contaminated Materials/Conditions.** Abonmarche does not provide environmental services. As such, Client will advise Abonmarche, in writing and prior to the commencement of services, of all known or suspected hazardous or contaminated materials/conditions present at the site(s). Abonmarche and the Client agree that the discovery of unknown or unconfirmed hazardous or contaminated materials/conditions constitutes a changed condition that may require Abonmarche to renegotiate the scope of work or terminate its services. Abonmarche and Client also agree that the discovery of said materials/conditions may make it necessary for Abonmarche to take immediate measures to protect health, safety, and welfare of those performing services. Client agrees to compensate Abonmarche for any costs incident to the discovery of said materials/conditions. Client acknowledges that Abonmarche cannot guarantee that contaminants do not exist at a project site. Similarly, a site which is in fact unaffected by contaminants at the time of Abonmarche's surface or subsurface exploration may later, due to natural phenomenon or human intervention, become contaminated. Client waives any claim against Abonmarche, and agrees to defend, indemnify and hold Abonmarche harmless from any claims or liability for injury or loss in the event that Abonmarche does not detect the presence of contaminants through techniques commonly applied in the provision of their services.
11. **Underground Conditions.** Abonmarche shall have no responsibility for the identification of existing or unforeseen/differing underground conditions. The Contractor shall have sole responsibility for determining the nature of underground conditions and the means and methods of dealing with those conditions. Abonmarche is entitled to rely upon the information provided by geotechnical consultants and shall have no responsibility for the accuracy or correctness of the data contained in the geotechnical reports.
12. **Site Access and Security.** With the exception of access rights that land surveyors are afforded by law, the Client will provide Abonmarche access to the Project site and the Client will be responsible for obtaining any necessary

permission from any affected third-party property owners for use of their lands. The Client is solely responsible for site security.

13. **Consultants.** Abonmarche may engage Consultants at the request of the Client to perform services which are typically the Client's responsibility, such as surveys, geotechnical and environmental assessments. The Client agrees that Abonmarche will not be responsible for, or in any manner guarantee, the performance of services by the Consultants. The Client further agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless Abonmarche, its officers, directors, employees and subconsultants (collectively, Abonmarche) against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising or allegedly arising from subsurface penetrations in locations authorized by the Client or from the inaccuracy or incompleteness of information provided to Abonmarche by the Client, except for damages caused by the sole negligence or willful misconduct of Abonmarche.
14. **Opinions of Cost.** Any opinions of probable construction cost and/or total project cost provided by Abonmarche will be on the basis of experience and judgment, but these are only estimates. Abonmarche has no control over market or contracting conditions and does not warrant that bids or ultimate construction or total project costs will not vary from such estimates.
15. **Ownership of Instruments of Service.** Abonmarche will remain the owner of all original drawings, reports, and other materials provided to the Client, whether in hard copy or electronic media form. The Client is authorized to use the copies provided by Abonmarche only in connection with the Project. Any other use or reuse by the Client for any purposes whatever will be at the Client's risk and full legal responsibility, without liability to Abonmarche and the Client will defend, indemnify, and hold Abonmarche harmless from all claims, damages, losses, and expenses, including attorney fees arising out of or resulting there from.
16. **Electronic Media.** Copies of data, reports, drawings, specifications, and other materials furnished by Abonmarche that may be relied upon by the Client are limited to the printed copies (also known as hard copies) that are delivered to the Client pursuant to the services under this Agreement. Computer files of text, data, graphics, or of other types of electronic media are the sole possession of Abonmarche, unless specifically stated otherwise in an amendment to this Agreement. Any electronic media provided under this Agreement to the Client are only for the convenience of the Client. Any conclusions or information obtained or derived from such electronic files will be at the user's sole risk.
17. **Bonds and Permits.** The Client will be responsible for the adoption of any site access or right of way bonds that may be initiated on their behalf. At completion of Abonmarche's services, the Client will take responsibility and pay any ongoing bond or permit costs for any bonded or permitted services.
18. **Insurance.** The Client will cause Abonmarche and Abonmarche's employees to be listed as additional insured on the general liability policies carried by the Client that are applicable to the Project. Upon request, the Client and Abonmarche will each deliver to the other certificates of insurance evidencing their coverage. The Client will require the Contractor to purchase and maintain general liability, automobile liability, workers compensation and other insurance as specified in the Contract Documents and to cause Abonmarche and Abonmarche's employees to be listed as additional insured with on a primary and non-contributory basis under the general liability and automobile insurance policies as respect to such liability and other insurance purchased and maintained by the Contractor for the Project. A certificate of insurance evidencing the additional insured and primary coverage status of Abonmarche under the General and Automobile liability from the Contractor shall be provided to Abonmarche.
19. **Third Party Invoicing.** If the Client directs Abonmarche to invoice third party payers, Abonmarche will do so, but the Client agrees to be ultimately responsible for Abonmarche's compensation until the Client provides Abonmarche with the third party's written acceptance of all terms of this Agreement and until Abonmarche agrees to the substitution.
20. **Third Party Beneficiaries.** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or Abonmarche. Abonmarche's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against Abonmarche because of this Agreement or performance or nonperformance of services hereunder. The Client and Abonmarche agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.
21. **Suspension of Services.** In the event of non-payment or other breach by Client, Abonmarche will have the absolute right and without any liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Upon payment in full by the Client, Abonmarche shall resume services under this Agreement, and the schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for Abonmarche to resume performance.
22. **Contractor's Work.** Abonmarche shall have no authority to direct or control the Work of the Contractor or to stop the Work of the Contractor. Abonmarche shall not be liable to any party for the failure of the Contractor to perform the Work consistent with the Plans and Specifications and applicable Codes and Regulations. Neither the performance of the services by Abonmarche, nor the presence of Abonmarche at a project construction site, shall impose any duty on Abonmarche, nor relieve the construction contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the construction work in accordance with the plans and specifications and any health or safety precautions required by any regulatory agencies or applicable law. Abonmarche and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the construction contractor shall be solely responsible for jobsite and worker safety.
23. **ADA and Code Compliance.** The Americans with Disabilities Act (ADA) provides that alterations to a facility must be made in such a manner that, to the maximum extent feasible, the altered portions of the facility are accessible to persons with disabilities. The Client acknowledges that the requirements of ADA will be subject to various and possibly contradictory interpretations. To the extent applicable, Abonmarche will use its reasonable professional efforts and judgement to interpret ADA requirements and other federal, state, and local laws, rules, codes, ordinances, and regulations as they may apply on the Project. Abonmarche does not warrant or guarantee that the Project will comply with all interpretations of the ADA requirements and/or the requirements of other federal, state and local codes, rules, laws, ordinances, and regulations as they may apply to the Project. Client shall pay Abonmarche its customary hourly fees plus reimbursable expenses for any design changes made necessary by newly enacted laws, codes and regulations, or changes to existing laws, codes, or regulations after the date that this Agreement is executed.
24. **Notice of Lien Rights.** Abonmarche hereby notifies, and the Client acknowledges that Abonmarche has lien rights on the Client's land and property when Abonmarche provides labor and materials for Projects on the Client's land and the Client

does not pay for those services except when the Client is a governmental agency and lien rights do not apply.

25. **Legal Expenses.** If Abonmarche brings a lawsuit against the Client to collect invoiced fees and expenses, the Client shall be legally liable to pay Abonmarche's expenses, including its actual attorney fees and costs.
26. **Liability Limitation.** In recognition of the relative risks and benefits of the Project to both the Client and Abonmarche, the risks have been allocated such that Client agrees, to the fullest extent permitted by law, and not withstanding any other provision of this Agreement, to limit the total liability, in the aggregate, of Abonmarche and Abonmarche's officers, directors, partners, employees, shareholders, owners and subconsultants, for any and all claims, losses, costs, or damages of any nature whatsoever, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims and expenses resulting from or in any way related to the Project or the Agreement from any cause or causes shall not exceed the total compensation received by Abonmarche under this Agreement, or the total amount of \$50,000, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall Abonmarche's liability exceed the amount of available insurance proceeds. Client acknowledges that Abonmarche is a corporation and agrees that any claim made by Client arising out of any act or omission of any director, officer, or employee of Abonmarche, in execution or performance of this Agreement, shall be made against Abonmarche and not against such director, officer, or employee.
27. **Contractor and Subcontractor Claims** The Client further agrees, to the fullest extent permitted by law, to limit the liability of Abonmarche and Abonmarche's officers, directors, partners, employees, shareholders, owners and subconsultants to all construction contractors and subcontractors on the Project for any and all claims, losses, costs, damages of any nature whatsoever or claims and expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of Abonmarche and Abonmarche's subconsultants to all those named shall not exceed \$50,000, or Abonmarche's total fee for services rendered on this project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising unless otherwise prohibited by law.
28. **Consequential Damages.** The Client and Abonmarche waive consequential damages for claims, disputes, or other matters in question relating to services provided as a part of this Agreement, including for example, but not limited to, loss of business.
29. **Governing Law.** This Agreement will be deemed to have been made in the location where the services are performed, and shall be governed by and construed in accordance with the laws of that state.
30. **Exclusive Choice of Forum.** Each party irrevocably and unconditionally agrees that it will not bring any action, litigation, or proceeding against any other party in any way arising from or relating to this Agreement in any forum other than the courts of the state and county where the work is performed. Each party irrevocably and unconditionally submits to the exclusive jurisdiction of those courts and agrees to bring any such action, litigation, or proceeding only in those courts. Each party agrees that a final judgment in any such action, litigation, or proceeding is conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.
31. **Considerations.** The successors, executors, administrators, and legal representatives of the Client and Abonmarche are hereby bound onto the other with respect to the covenants, Agreements, and obligations of this Agreement.
32. **Acts of God.** Neither the Client nor Abonmarche will have any liability for nonperformance caused in whole or in part by causes beyond Abonmarche's reasonable control. Such causes include, but are not limited to, Acts of God, civil unrest and war, labor unrest and strikes, acts of authorities, and events that could not be reasonably anticipated.
33. **Termination.** Either the Client or Abonmarche may terminate this Agreement by giving ten (10) days written notice to the other party. In such an event, the Client will pay Abonmarche in full for all services previously authorized and performed prior to the effective date of the termination, plus (at the discretion of Abonmarche) a termination charge to cover finalization of services necessary to bring ongoing services to a logical conclusion. Such charge will not exceed thirty (30) percent of all charges previously incurred. Upon receipt of such payment, Abonmarche will return to the Client all documents and information that are the property of the Client. If the Client fails to make payment to Abonmarche in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by Abonmarche.
34. **Severability.** In the event that one or more provisions contained in this Agreement are declared invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions of the Agreement shall not be affected or impaired.
35. **Dispute Resolution.** Any claims or disputes made during design, construction or post-construction between the Client and Abonmarche shall be submitted to non-binding mediation. The Client and Abonmarche agree to include a similar mediation agreement with all contractors, sub-contractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties. The mediation shall be governed by the then current Construction Industry Mediation Rules of the American Arbitration Association ("AAA"). Mediation shall be a condition precedent to the initiation of any other dispute resolution process, including court actions.
36. **Entire Agreement.** This Agreement contains the entire agreement between the parties and there are no agreements, representations, statements, or understandings which have been relied on by the parties which are not stated in this Agreement.

End of Agreement

March 30, 2026

Via Email: craigc@grossepointepark.org

Chad Craig
City of Grosse Pointe Park
14920 Windmill Pointe Drive
Grosse Pointe Park, MI 48320

RE: Windmill Pointe Park Marina Design Engineering

Dear Chad:

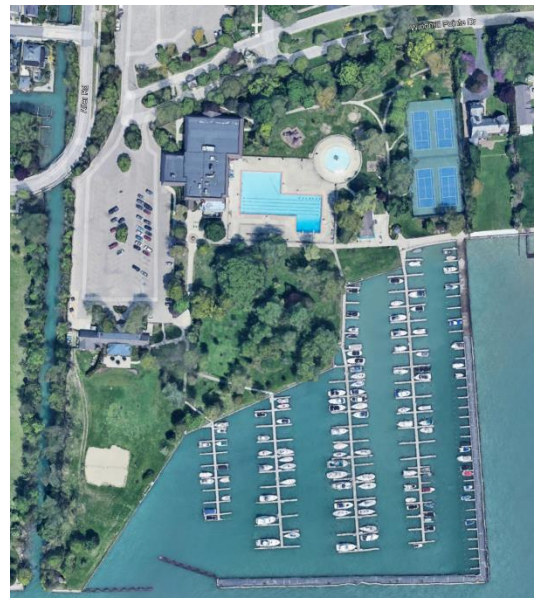
Thank you for taking the time to meet with us and discuss the needs of Windmill Pointe Park Marina. Since its construction in the 1960s, the marina has served the community well for several generations, but it has reached the end of its useful life. With the improvements currently considered, the marina will continue to be a popular destination for several generations.

This proposal outlines our understanding of the project objectives and defines the services we will provide to support the planning, design, and implementation of a functional, safe, and efficient marina facility. Our team has extensive experience in marina design and looks forward to collaborating with the City to deliver a solution that meets project goals, regulatory requirements, and long-term operational needs. We are partnering with Barr Engineering to provide us with additional peer review and experience in the area of permitting and future dredging.

PROJECT UNDERSTANDING

Based on our conversations with you, as well as the documents provided by the City, we understand that the project scope of improvements will include the following:

- Limited pile replacement for each pier, where warranted.
- Pier/finger pier superstructure replacement which utilize lighter materials.
- Expanded slip widths along pier 1.
- Standardizing finger pier lengths.
- Electrical shore power pedestals, main power distribution, and potable water upgrades to all piers.
- Replacing the existing boat pump out station.
- Dock-mounted dry standpipe fire suppression systems per International Fire Code (IFC).
- Improvements to the cantilever bulkhead seawall along the shoreline.
- Construct new sidewalk along the shoreline bulkhead.
- Upland grading above floodplain to account for future high-water cycles.



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Farmington Hills, MI 48334

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www.fveng.com

- New marina appurtenances (cleats, fenders, decking).
- Regulatory coordination with EGLE.
- Coordination with utilities.
- Improved overall accessibility.

Based on our review of the documentation that you provided, the following work has been completed by a previous consultant team:

- Underwater inspection and structural assessment of piers 1 and 2.
- Structural assessment of piers 1-5 (above water only).
- Topographic and hydrographic surveys.
- EGLE Joint Permit issued on 12.15.25 for seawall replacement, west & east entry breakwater improvements, removing all the existing docks and pilings and re-installing the main piers and finger docks.
- Engineer's Opinion of Probable Costs at 30% design stage.

With the basis of this past work as a starting point, work plan will focus on the following:

- Underwater inspection of piers 3-5.
- Structural assessment of piers 3-5 based on underwater results.
- Peer review of initial structural assessment.
- Review of topographic and hydrographic survey data.
- Obtaining soil borings and geotechnical report.
- Design engineering.
- Preparation of Final design engineering/Bidding documents/Specifications.

SCOPE OF SERVICES

A. Pre-Design & Due Diligence

Our team believes that clear and consistent communication is widely recognized as the foundation of successful project management, as it ensures all stakeholders, team members, and leaders are aligned on goals, roles, and timelines. It serves as the primary method to prevent confusion, misunderstandings, and aid in the project's overall success. To accomplish this, we will:

- Perform an initial site visit to visually assess the marina and docking area conditions. Your staff and key stakeholders are encouraged to participate in this walk-through.
- Hold an initial in-person meeting with City staff and key stakeholders for project start-up. At this kick-off meeting, we will receive City input, establish communication procedures, review the project requirements, work scope, schedule, and project budget.
- We will hold virtual bi-weekly meetings and one in-person meeting every 6-8 weeks to discuss the progress of the project.
- Review previous inspection materials, construction and repair drawings, and other pertinent information made available by the City.
- Review alternatives for pier/finger pier superstructure, cantilever bulkhead along shoreline, boat pump out station, utilities, stormwater management, and other scope elements as identified in the EGLE permit documents.
- Review any additional available as-built information, aerial photography, and boundary description information from the City.
- Finalize the scope of improvements and material selections with input from the City staff and stakeholders.

B. Underwater Inspection & Structural Assessment (Piers 3-5)

- We assume that the City will be responsible for providing our dive team with permission to enter the site.
- Review previous underwater inspection reports and structural assessments performed by previous firms.
- Utilize a dive team of 4-5 consisting of a Dive Team Supervisor, Engineer Diver, Standby Diver, and Dive Tender to provide the following inspections:

- Visual swim-by inspection of all pier docks within piers 3-5.
- Tactile inspection consisting of sounding and cleaning of 10% of piles within piers 3-5.
 - Collect remaining thickness measurements of steel piles in critical areas.
- Develop an underwater inspection report detailing the underwater inspection findings, along with a plan view map outlining the locations of observations.

C. Topographic & Hydrographic Survey

We assume that the topographic and hydrographic survey CAD files will be made available for our use. To properly prepare the construction documents, the topographical survey will be needed for the areas where all marina improvements are proposed.

- We will review the topographic and hydrographic surveys for accuracy and obtain additional survey where necessary.

D. Final Design Plans & Bidding Documents

We will utilize input gathered from meetings with City staff to incorporate into the design engineering plans for the project area. As mentioned earlier, our team will hold virtual bi-weekly meetings and one in-person meeting every 6-8 weeks to discuss the progress of the project.

- Complete an initial dock/marina layout design based on the kick-off meeting input, review with City staff and key stakeholders prior to starting the final design and construction documents.
- Complete design and prepare final drawings including layout plan, grading plan, utility plans, structural plan, cross sections, details, landscape plan, and specifications for the piles, pier/finger pier substructure and superstructure, cantilever bulkhead along shoreline, boat pump out station, stormwater management, and other elements shown in the EGLE permit documents.
- Assistance with local permitting requirements for water and electrical.
- Prepare specifications, list of bid items, and estimated quantities.
- Prepare updated estimate of probable construction cost.
- Meet with the City staff to review final plans and specifications.
- Submit plans and specifications for City review. Revise per comments received.

PROFESSIONAL FEES

We propose to deliver the services outlined above for the following lump sum fees:

Task	Scope Item	Lump Sum Fee
A	Pre-Design & Due Diligence	\$19,600
B	Underwater Inspection & Structural Assessment (Piers 3-5)	\$27,200
C	Topographic & Hydrographic Survey	\$2,000
D	Final Design Plans & Bidding Documents	\$190,000
	TOTAL:	\$238,800

Based on the 30% cost estimate and our understanding of the current project scope, we've provided two placeholder ranges for the City to consider as part of your budgeting process for bidding and construction services.

- Bidding and part-time construction services (which would include construction administration, materials testing, and an average of 20 hours per week, typically 3%-4% of the total construction estimate) would range from \$200,000 to \$250,000.
- Bidding and full-time construction services (which would include construction administration, materials testing, and an average of 40-45 hours per week, typically 6.5%-7.5% of the total construction estimate) would range from \$370,000 to \$420,000.

Based on information provided by the City, we understand dredging at piers 1 and 2 may need to be included in this scope of work. We've provided a placeholder range for the City to consider as part of



your budgeting process for sediment sampling and testing, the completion of an EGLE joint permit application, dredging design, and construction services costs associated with dredging operations.

- Sediment sampling and testing services (including phase I and phase II sampling, sample analysis, data evaluation and reporting) would range from \$10,000 to \$12,000.
- EGLE Joint permit application (including the efforts needed to complete the dredging cross-sections and associated dredging calculations) would range from \$2,000 to \$4,000**.
- Design and construction documents (including calculations, details, cross-sections, and specifications required for dredging operations) would range from \$20,000 to \$40,000.
- Construction services (including construction administration, spoils disposal coordination, part-time observation of dredging activities and monitoring dredging depths) would range from \$10,000 to \$20,000.

**If dredging is included as part of the scope of work, an EGLE/USACE joint permit will be required. Our recent experience with the EGLE permitting process is that this process may take as long as 120 to 180 days in recent applications over the past two years. We will work with the City to adjust the schedule for construction, if necessary, due to the EGLE permitting process impacts to the schedule.

SCHEDULE

The project schedule is generalized below. We anticipate 1 meeting at the City Council meeting in June to review the final schematic design prior to commencing with preparation of construction drawings.

PHASE / TASK / MILESTONE	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
Pre-Design & Due Diligence	→							
Dive/Structural Assessment	→	→						
Topographic/Hydrographic Survey	→	→						
Schematic Design		→						
City Review			◆					
Construction Drawing Preparation			→	→	→			
Bidding						→		
Bid Opening						◆		

Construction documents are proposed to be completed by the end of September 2026, assuming that this scope of work is approved by April 13, 2026. It's our understanding that the marina is to be constructed in two phases during boating off-season as to not impact the regular season.

Prior to bidding the project, the City may want to consider a designer-led Construction Management (CM) Approach. The project would be broken down into multiple trade packages under the direction of our CM group that provides open book bidding process to give our clients a complete view of the costs associated with their project.

A second option is a Bid-Build (Design-Bid-Build) approach, that is the traditional linear, low-bid approach where design is finished and as part of a bidding process, general contractors submit bids based on the finalized design. The owner awards the contract, with our input, to the lowest qualified bidder, who is responsible for entering into a contract with the City to construct the project.

We can review the merits of both above delivery options with the City once we reach the 90% design level and will provide a separate proposal for bidding and construction phase services once the City's preferred method has been determined and the construction schedule has been developed.

ADDITIONAL SERVICES

We can provide a written scope with an associated fee, if requested by the City, for the following items:

- We will provide a separate proposal for bidding and construction phase services once the City's preferred delivery method has been determined and the construction schedule has been developed.
- If bidding results in a construction cost beyond the allowable funding amount, and value engineering cannot achieve an adequate cost reduction, rebidding would be additional scope.
- Specialized, in-depth Non-Destructive testing (NDT), ultrasonic or sonar scans of the bottomland.
- Existing pile bearing capacity calculations.

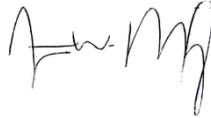
If this proposal is acceptable, we will prepare a Professional Services Agreement to be executed as authorization to proceed. We are prepared to begin work upon authorization. Should you have any questions, please feel free to contact me at (616) 588-1905.

Sincerely,

FLEIS & VANDENBRINK



Kayla Palmer, LEED
Green Associate
Project Manager



Jon Moxey, PE
Principal



Dave DeLind, PE
Regional Manager

THE TEAM

Our team brings together a diverse group of professionals who are passionate about collaboration, problem-solving, and delivering results that matter. With a wide range of experience and expertise, we work closely together to provide thoughtful, reliable solutions and build strong relationships with the communities and clients we serve. What truly sets our team apart is a shared commitment to quality, integrity, and doing the work the right way—every time.



KAYLA PALMER, LEED GREEN ASSOCIATE // PROJECT MANAGER

Kayla has over four years of experience in landscape design, contributing to projects involving waterway recreation, parks, trails, public gathering spaces, public safety, and downtown enhancements. She has developed master plan concepts, site plan designs, prepared preliminary and final construction cost opinions, plans and specifications, and completed several successful grant applications through MDOT TAP, MEDC CDBG and RAP, and MDNR programs including MNRTF, Waterways, and LWCF. Kayla has also managed the design and construction of various site and infrastructure projects, including permitting, and has provided construction observation throughout project implementation.



RICK STOUT, LLA, LEED AP BD+C // LANDSCAPE ARCHITECT CONSULTANT

Rick has been involved in the design, preparation of plans and specifications, and construction of site development projects for over 30 years. He serves as landscape designer, lead landscape architect, and project manager for the study, design and construction of streetscapes, parks, trailways, and site improvements. He has prepared successful grant applications for MDOT TEA-21, MEDC CDBG and MDNR MNRTF and LWCF funding programs. Rick also brings the unique insight from serving five terms as city council member in his community as well as two terms on the zoning board of appeals, two past terms on the zoning board, and three terms on the park and recreation advisory board.



DON DEVRIES, PE // QA/QC

Don is involved in the study, design, and construction engineering of parks, streets, and underground utilities. He has nearly 30 years of experience as a Project Engineer and Manager in various civil engineering projects. He has assisted in the design, permitting, and construction of various site design and infrastructure systems, as well as construction inspection, compaction testing, and surveying.



DAVE DELIND, PE // REGIONAL MANAGER

Dave has more than 16 years of experience in contract management, engineering supervision, city government, sales/marketing operations, and project management across diverse teams and industries. He has worked on many high-profile projects and coordinating complex workflow and logistics. His diverse experience in public and private sector provides him with the ability to work cross functionally on complex projects delivering clients actionable project recommendations and substantial value.



JACOB KONING // PROJECT ENGINEER

Jacob has three years of experience working on the design of trail and recreational use facilities, parks, and safe routes to school projects. He has assisted various communities in grant applications for improvement projects by being involved in research, narrative writing, concept development, and documentation.



JON MOXEY, PE // STRUCTURAL ENGINEER

With more than 20 years of experience, Jon is a structural engineer specializing in the inspection, analysis, and design of transportation structures. His background includes extensive work on bridge inspection, scoping, rehabilitation, and design, supported by his NHI certification and two decades of hands-on construction engineering experience. Jon has also performed dam inspection and structural analysis and provided construction engineering services for complex civil infrastructure projects, applying sound structural judgment from condition assessment through construction.



SHANE PETERSON, PE // UNDERWATER DIVE INSPECTOR

Shane brings over 10 years of expertise in municipal and water resources engineering, with a focus on studying, designing, and managing construction projects encompassing streets, sewer systems, culverts, and more. Shane holds FHWA-NHI certifications as a Qualified Team Lead for In-Service Bridges and Underwater Bridge Inspections. He has extensive experience in conducting underwater dive inspections for bridge substructures and endangered species surveys.



JON ROBISON, PS // SURVEYOR

Jon is a survey project manager with 10 years of experience in surveying. He has the responsibility of managing survey projects and the day-to-day survey calendar. Jon has managed the various types of survey projects and the survey effort for numerous roadways and utility projects.



TREVOR WOOLLATT // ENVIRONMENTAL SPECIALIST

Trevor has more than 25 years' experience in the environmental consulting industry, with a strong background in all aspects of due diligence including Phase I and Phase II Environmental Site Assessments, due care investigations, remediation, and Brownfield redevelopment projects.



BEN KLADDER, PE // HYDRAULICS AND DREDGING ENGINEER

Ben has been providing project management and engineering services for over 20 years for roadway construction and rehabilitation, multi-use pathways, storm sewer, sanitary sewer, sewage pump stations, and water main projects. Ben specializes in completing hydrology, hydraulic calculations, and scour analysis for various drainage, dredging, and bridge projects, as well as developing computerized hydraulic models.



RECREATION COMMISSION MEETING

DATE: May 13, 2026

SUBJECT: Next Meeting

SUMMARY: Members will decide on the next meeting date.

FINANCIAL IMPACT: N/A

RECOMMENDATION: N/A

PREPARED BY: Chad Craig, Parks & Recreation Director