



## AGENDA - Recreation Commission

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DATE: May 27, 2026 7:00 PM City Council Chambers

- I. Roll Call
- II. Approval of Meeting Minutes
  - I. Approval of May 13 Meeting Minutes
- III. Public Comment
- IV. 5-Year Parks and Recreation Plan
  - I. Final Draft Approval
- V. Unfinished Business
  - I. Next Meeting Date
- VI. New Business
- VII. 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, May 13 2026**

Meeting called to order by Chairman Mike Hindelang at 7:00pm

### **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 April 8<sup>th</sup> meeting minutes:**

Meeting minutes Approved with corrections. Corrections: Spelling change of amenities, 4156 remove and bullet point, remove resident name. -

### **Public Comment**

- None

### **Directors Report**

- 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.
- Lifeguard: We are still obtaining and turning in employment paperwork for lifeguards and other seasonal staff positions.
- Gardening and Grounds team have been working diligently on the grounds. 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 flowerpots 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 Swim Team have a parent meeting on 5/11 and tryouts on 5/17.
- Lavins Center locker rooms will receive a deep clean to start off the season. The movie selection for the spring/summer should be excellent.
- Tompkins Center rentals are also filling up for the summer as well.

**OHM 5Year Plan**– Eric Dryer –

Update and recommendations presented by OHM Eric Dryer

- OHM estimated that around 60 people showed up to the meeting with 40 people signing up. There were around 55 people who participated in the \$100 survey (where would you spend your money on parks amenities)
- It was stated that the demographic of the participants trended on the older crowd side,
- Requested made that we look at the Patterson Park Playscape and Splashpad as a system instead of looking at this in separate years. (page 82 of OHM presentation)
- OHM to circulate an update and have a review before next meeting.
- We would like to get this completed by the June city council meeting.
- The total \$6.3 million that had been presented previously was a number assuming the most expensive options, this number will be revised by OHM.
- Boardwalk moving out to 6-10 year plan, as the current condition does not warrant sooner planning.
- Boardwalk moving out to 6-10 year plan, as the current condition does not warrant sooner planning.
- We have requested that OHM review the presentation and distribute to the team so that we can review and discuss. Chad to get something on the calendar.

- Vote Passes to have another review meeting based on updated OHM presentation
- OHM shared several sheets that had not been distributed to the team, it was requested that we receive a copy of all material shared in the meeting.

#### **Marina**

- Approval of Phase II of Marina Project: Abonmarch – Vote is approved unanimously.

#### **Unfinished Business**

- Chad will have some dates to us on Friday.

#### **New Business**

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#### **Adjournment**

- Meeting adjourned at 9:14pm



## RECREATION COMMISSION MEETING

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DATE: May 27, 2026

**SUBJECT:** Final Draft Approval

**SUMMARY:** The commission will review the updated draft submitted by OHM.

**FINANCIAL IMPACT:** N/A

**RECOMMENDATION:** I would request that the commission approve the final draft of the 5-Year Parks and Recreation Plan if no other changes or revisions are needed.

**PREPARED BY:** Chad Craig, Parks & Recreation Director



2026

# PARKS AND RECREATION

FIVE YEAR MASTER PLAN

## ACKNOWLEDGMENTS

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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.

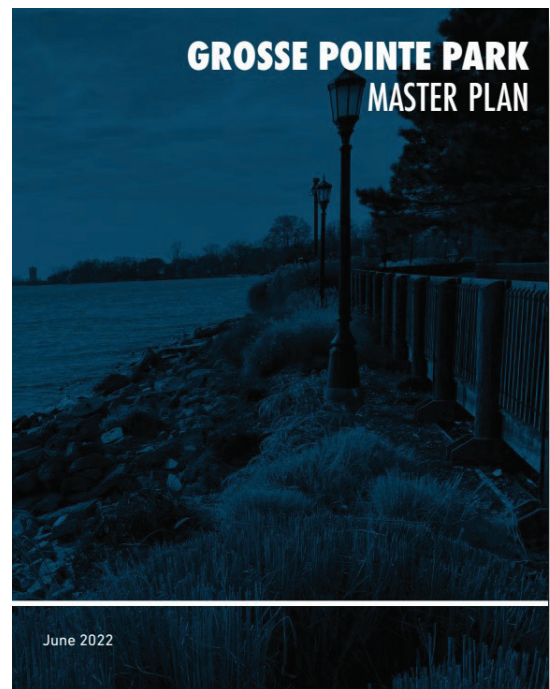
The plan will provide a foundation for decision-making by:

- 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

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## EXISTING CONDITIONS

# 02

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## 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.<sup>1</sup> 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.

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<sup>1</sup>The 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



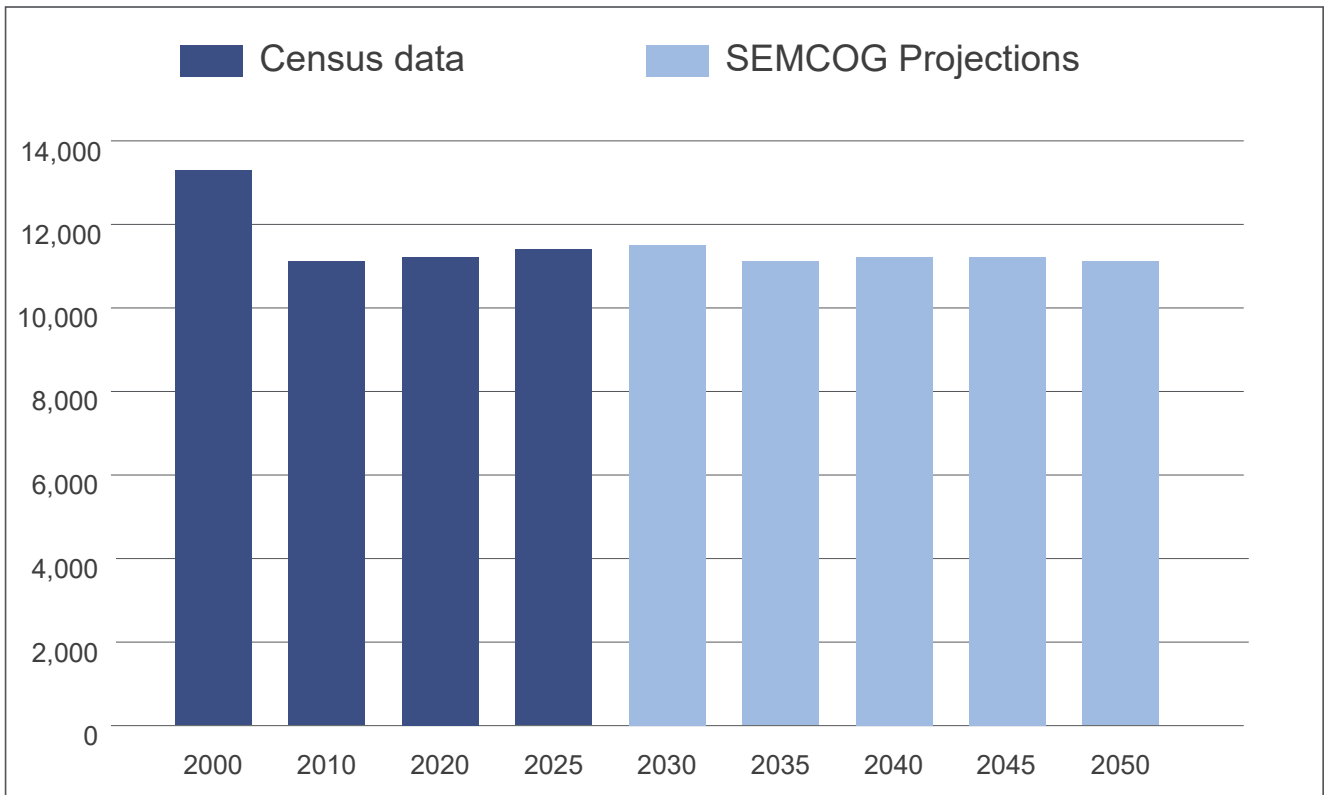
## COMMUNITY TRENDS ANALYSIS

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

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

TABLE 1-2: Households Snapshot

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

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

<b>With Children</b>	-24.8%
<b>Without Children</b>	13.1%
<b>With Older Adults (65+)</b>	27.7%
<b>With One Person Only</b>	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)

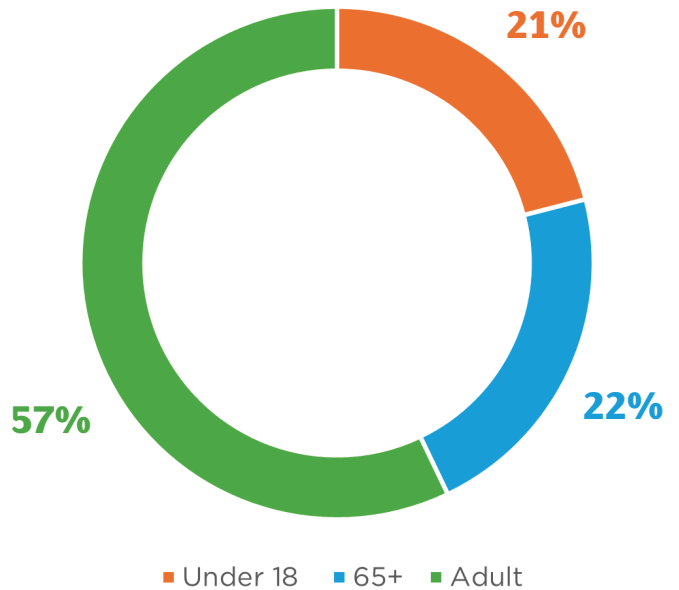
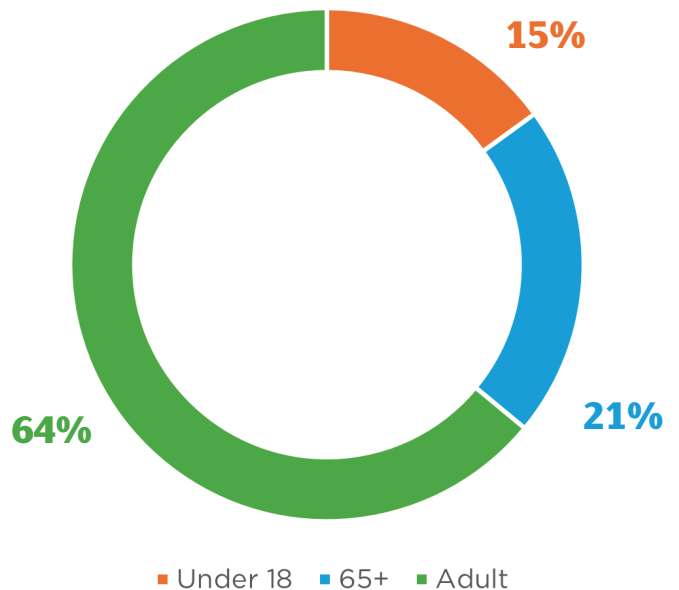


TABLE 1-4: Age Groups Change (2020 - 2050)

<b>0 - 4 Years</b>	-21.8%
<b>5 - 17 Years</b>	-33.4%
<b>18 - 24 Years</b>	8.4%
<b>25 - 64 Years</b>	1.6%
<b>65 - 84 Years</b>	19.6%
<b>85+ Years</b>	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.

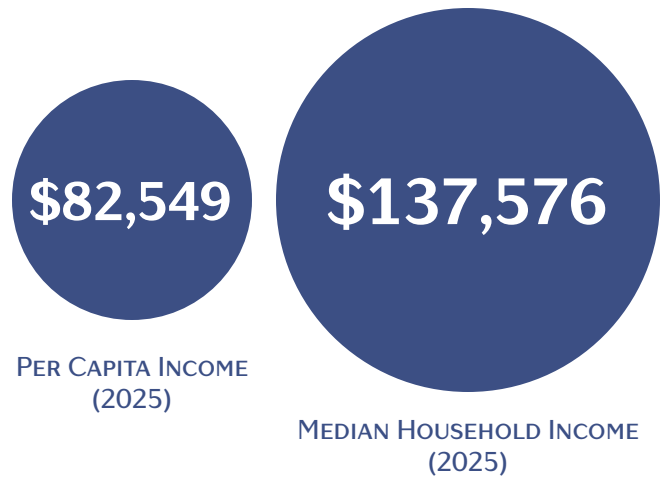


TABLE 1-5: Income Summary

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. Pickleball (MPI 131) and tennis (MPI 126) stand out among court sports mirroring 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. Given the administrative needs of the department, an additional administrative staff member should be considered to assist with scheduling, marketing, and other operational needs that can be overlooked at times.

Approximately 97 part time and seasonal employees support the delivery of recreation programming and maintenance of the system each year. The following staffing levels are expected for 2026:

- » **Aquatics Staff** - 50 employees
- » **Maintenance & Grounds** - 15 employees
- » **Lavins Center** - 14 employees
- » **Marina & Gate Staff** - 18 employees

Part time and seasonal employees worked an average of 310 hours each, primarily during the summer months.

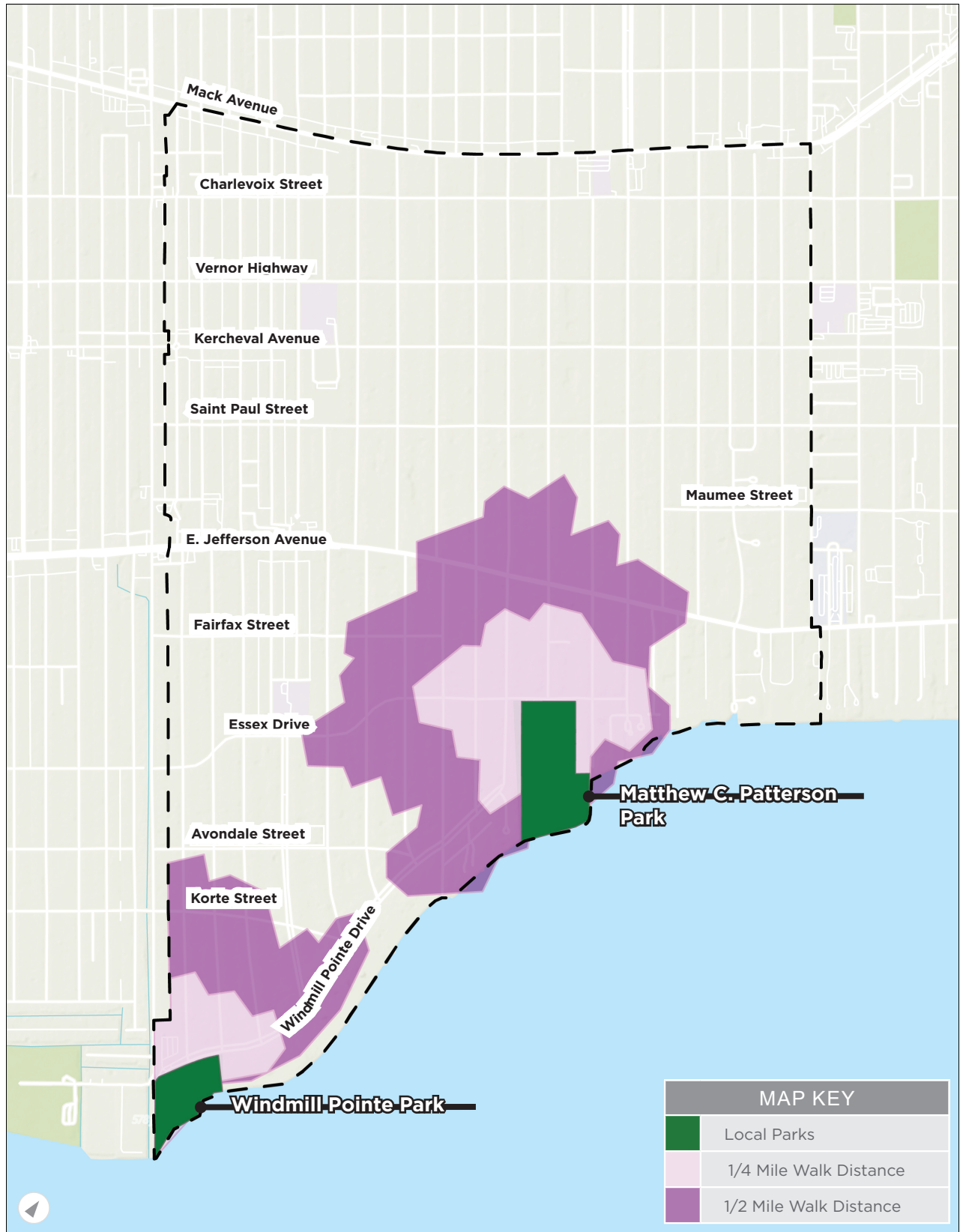
## PARK ACCESS AND WALKABILITY

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	5,893	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 <sup>^</sup>	1	11,785	5,250	1
Basketball courts <sup>*</sup>	0	--	5,188	2
Pickleball courts <sup>*</sup>	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

<sup>^</sup> 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

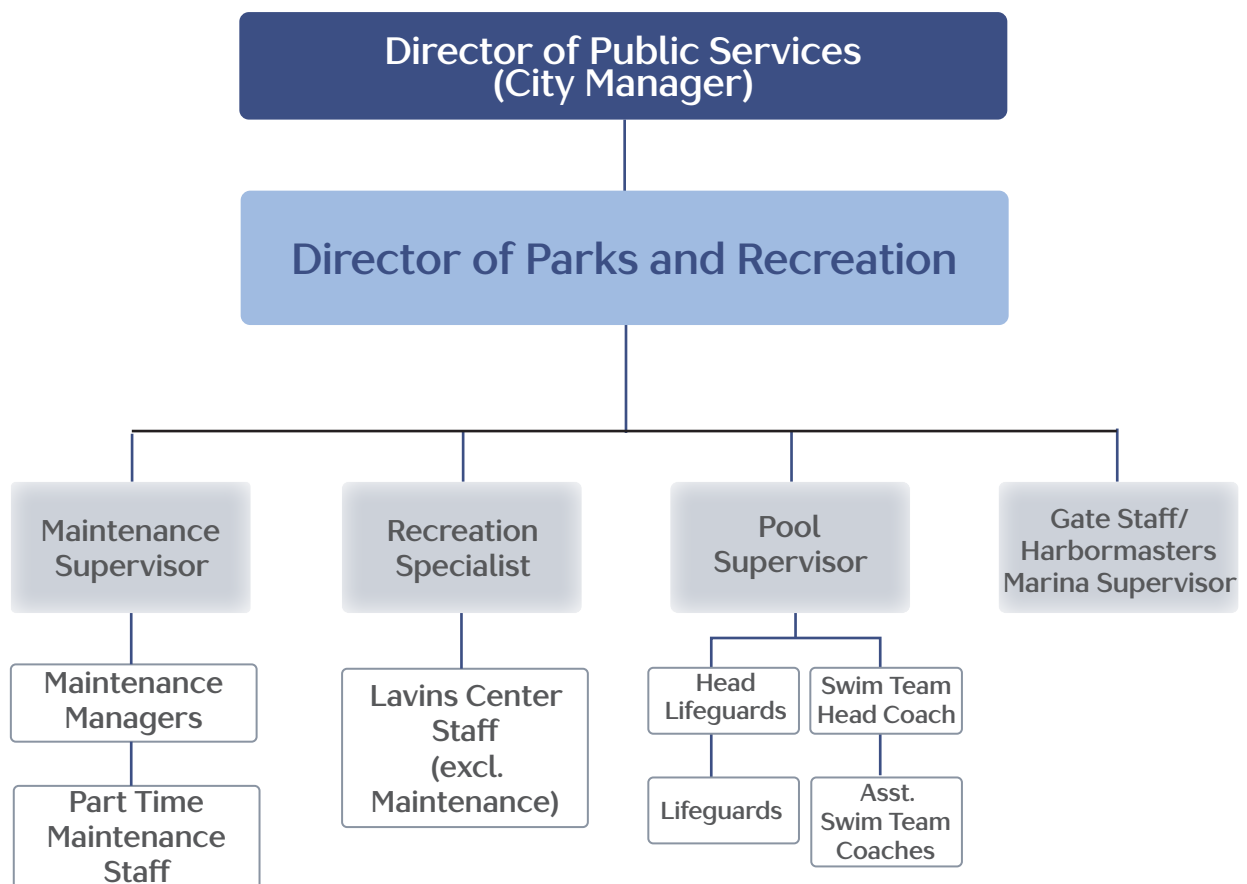
The Parks & Recreation Department is responsible for the daily operation, management, and programming of Grosse Pointe Park’s parks, facilities, and recreation services. The department provides the essential staffing, expertise, and on-the-ground coordination required to maintain high-quality public 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



**Part Time Staffing Breakdown**

- » **Aquatics Staff** - 50 employees
- » **Maintenance & Grounds** - 15 employees
- » **Lavins Center** - 14 employees
- » **Marina & Gate Staff** - 18 employees



# 03

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## 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.

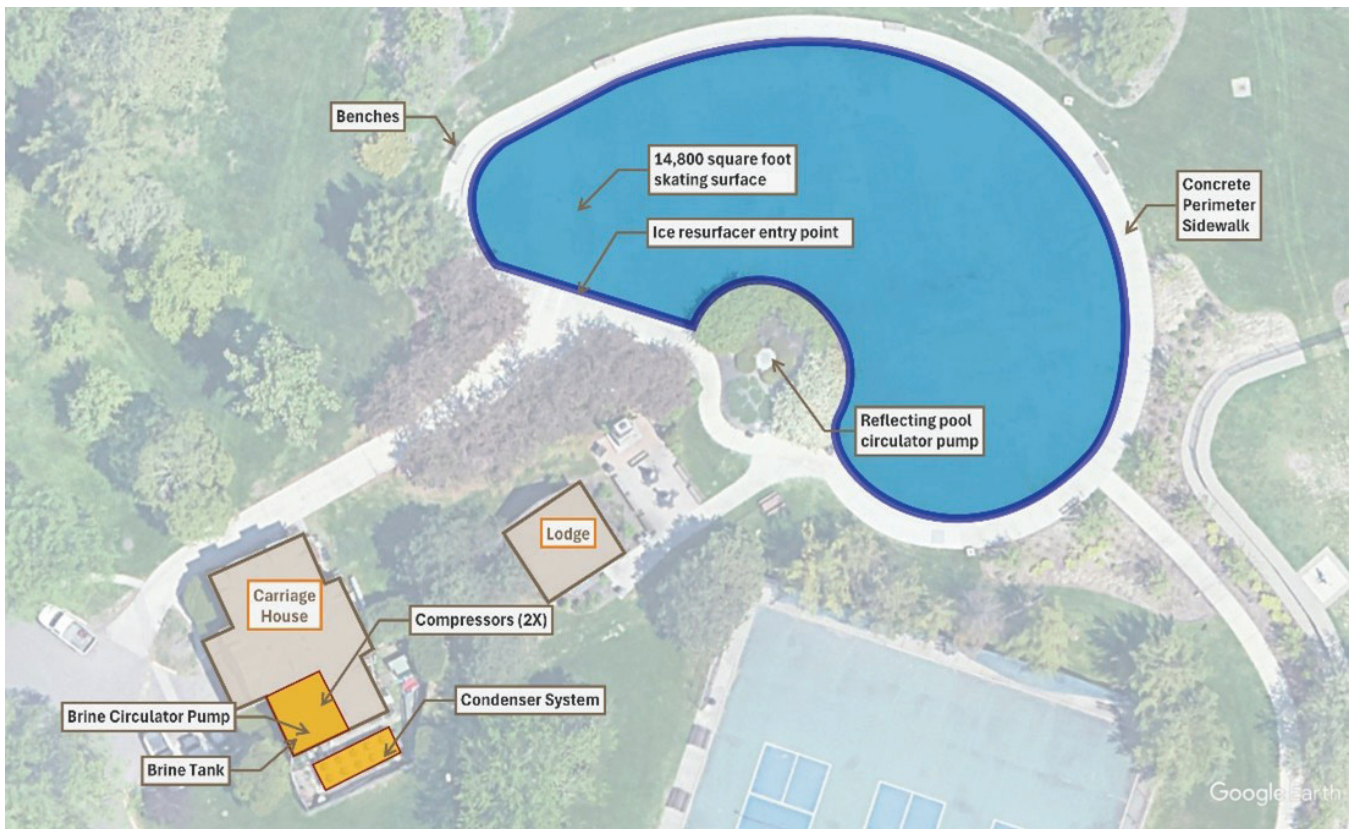
The three quotes received from contractors to repair or replace the Willeke Gazebo can be found in the Appendix.



### 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 <sup>1</sup>

<sup>1</sup> 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.



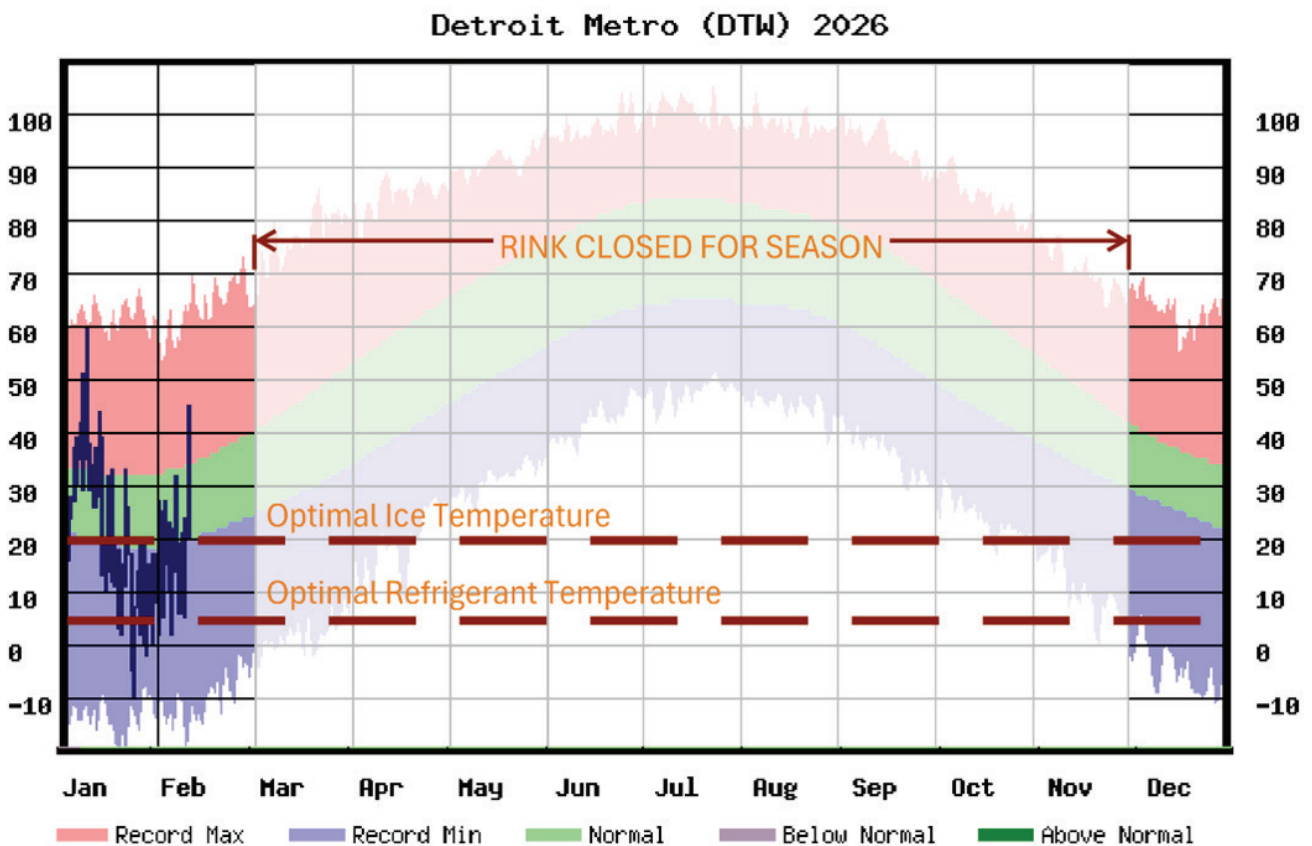
*Reflecting Pond. Image Source: City of Grosse Pointe Park.*



### 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:

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

### 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 part 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

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## 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

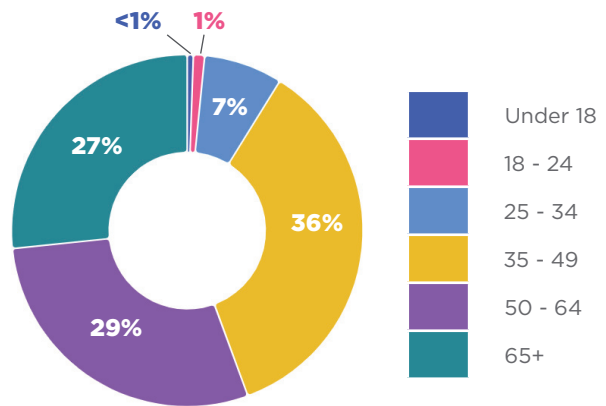
As part of the 5-Year Parks and Recreation Plan, a community survey was distributed to residents to capture input related to the community’s priorities for the parks, receiving over 1,000 responses. The survey was primarily online and distributed via the City through social media, email, and the Recreation 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

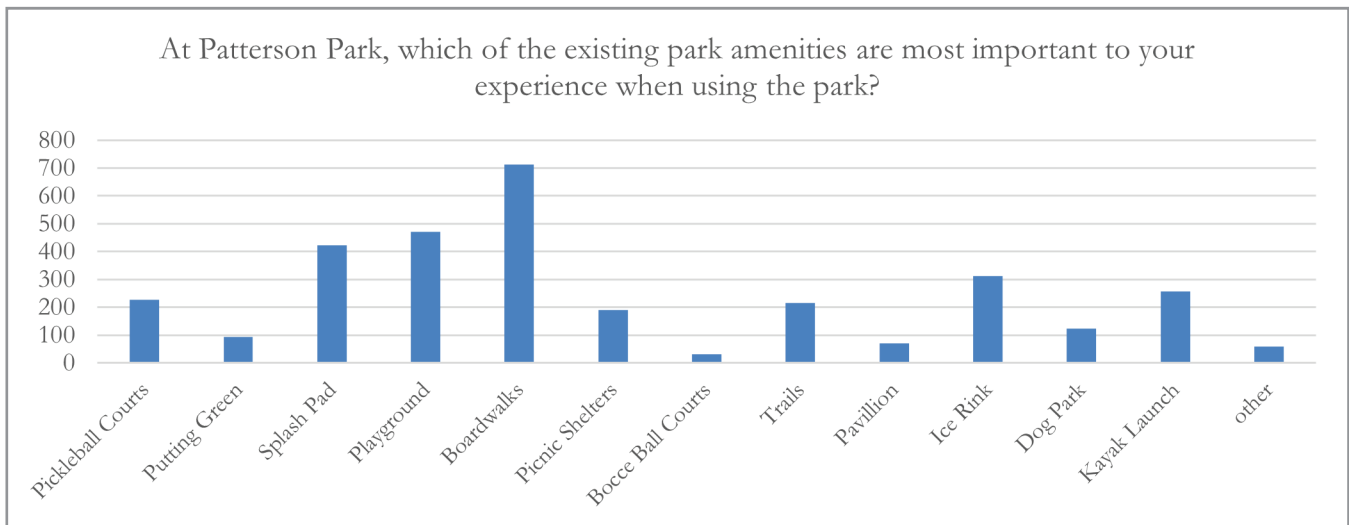
- 1** *Maintenance Excellence*  
(50% of responses)
- 2** *Safety and Comfort*  
(25% of responses)
- 3** *Environmental Stewardship*  
(8% of responses)
- 4** *Accessibility and Inclusivity*  
(8% of responses)
- 5** *Financial Sustainability*  
(6% of responses)

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:

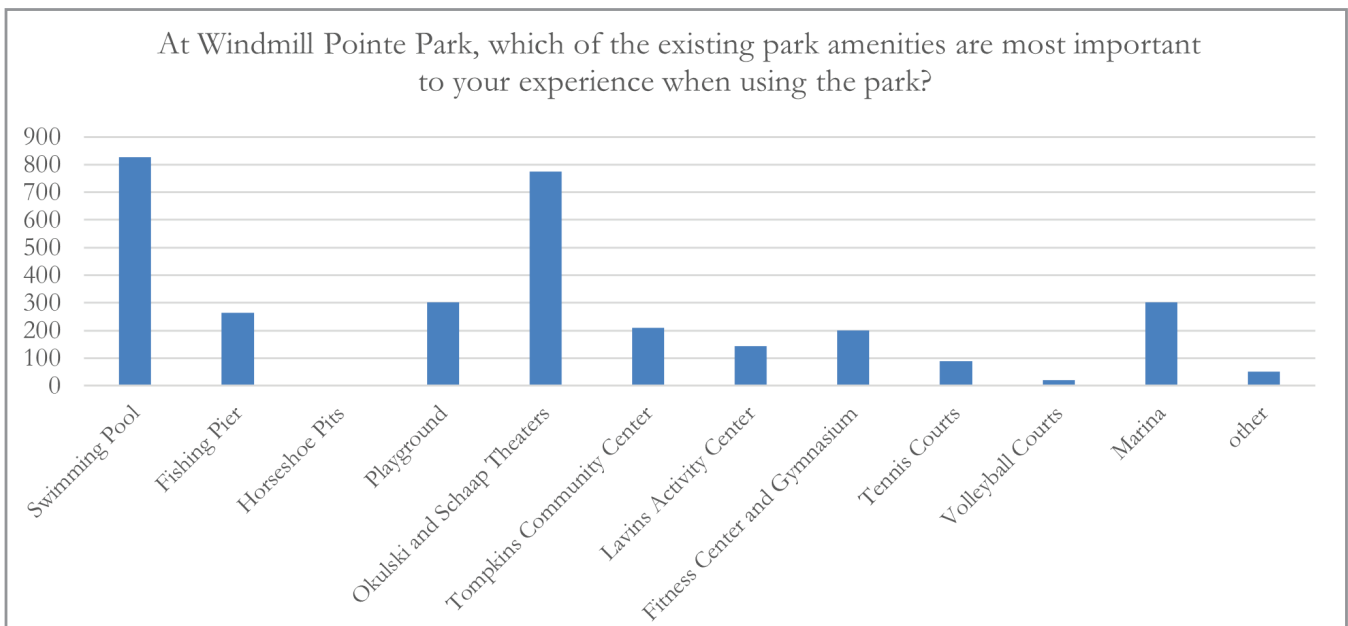
- » Boardwalk along the lake
- » Wooden playscape
- » Splashpad

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.



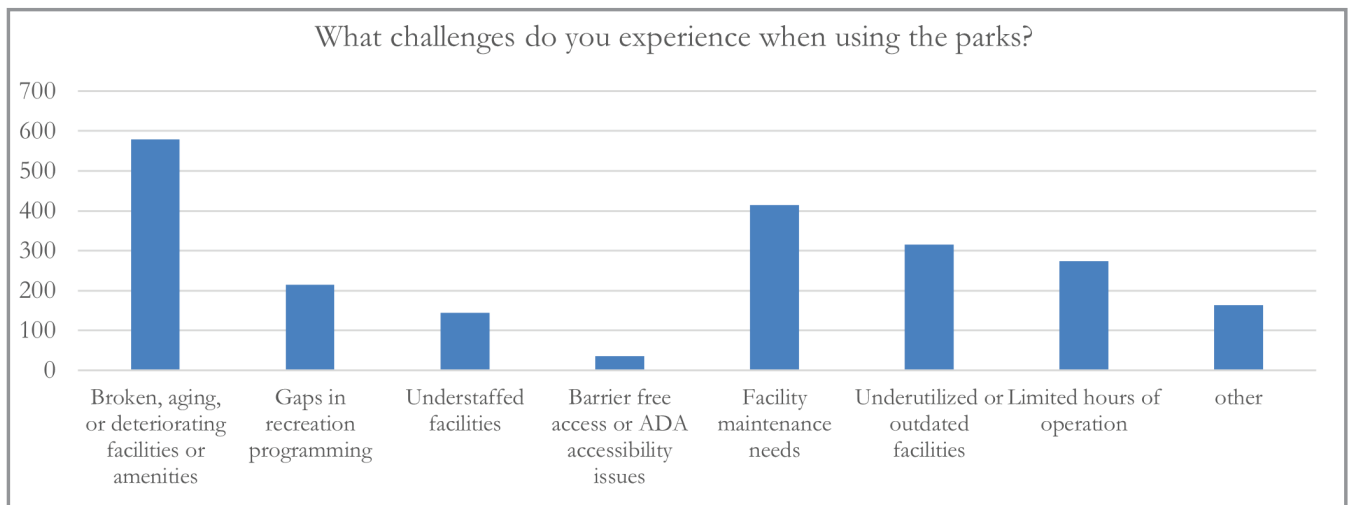


What challenges do you experience when using the parks?

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

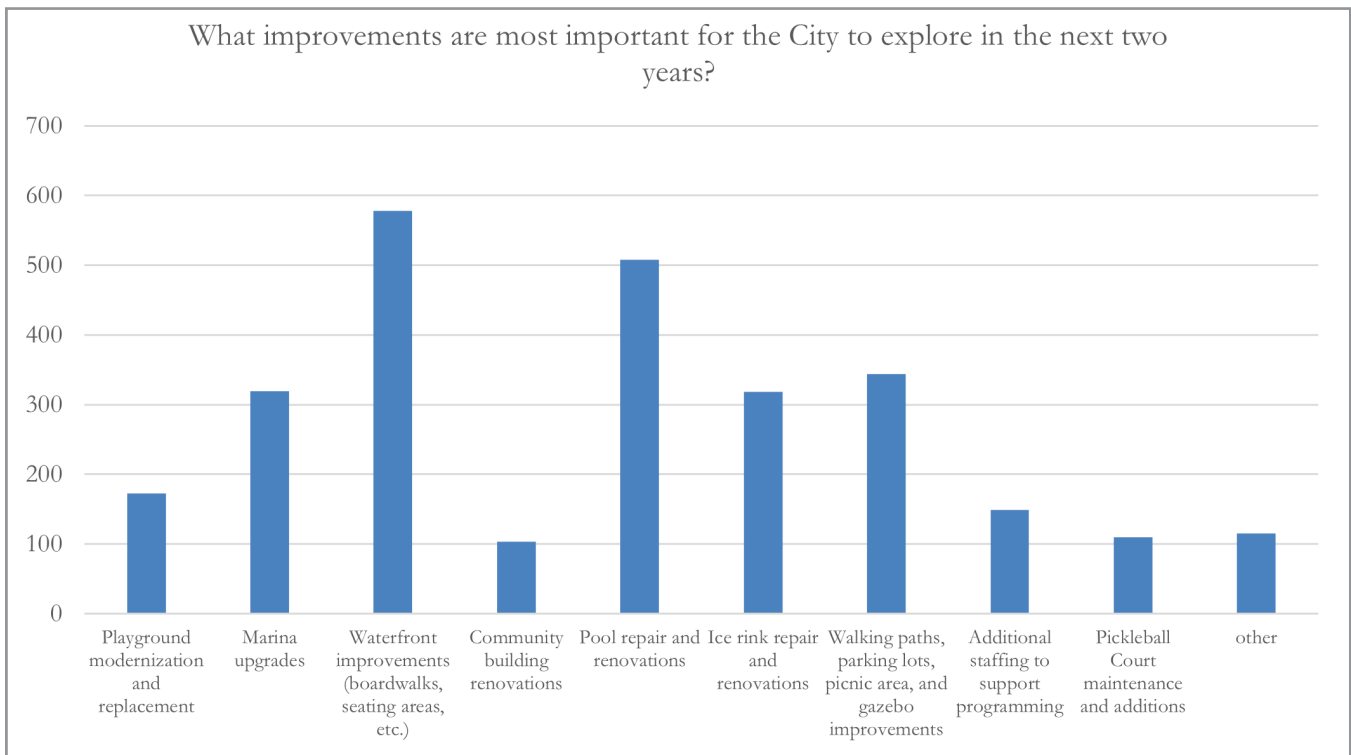
- » Facility condition and broken or deteriorating amenities
- » Outdated facilities
- » Limited hours of operation

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

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## RECOMMENDATIONS

# 05

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## 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
<b>Total</b>		<b>\$6,313,000*</b>	

\*2026 dollars

## 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.

## 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.

TABLE 5-1: Recommended Capital Improvement Program

FACILITY	PROJECT	COST
<b>Year 1</b>		
Pool	Drain Line & Surge Tank	\$263,000
	Mechanical Room & Equipment	\$238,000
	Discharge Line	\$300,000
Annual Cost		\$801,000
<b>Year 2</b>		
Pool	Plaster Finish and Deck Repair	\$450,000
Kayak Launch	Install	\$60,000
Annual Cost		\$510,000
<b>Year 3</b>		
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
<b>Year 4</b>		
Ice Rink	Refurbish Cooling System	\$300,000
Splashpad	Replacement System*	\$160,000
Annual Cost		\$460,000
<b>Year 5</b>		
Wooden Playscape	Major Playscape Renovation*	\$650,000
Annual Cost		\$650,000
<b>Total 5 Year Capital Cost</b>		<b>\$3,007,000</b>
<b>Year 6+</b>		
Boardwalk	Full Reconstruction	\$2,000,000
<b>Total 6+ Year Capital Cost</b>		<b>\$5,007,000</b>

All costs in 2026 dollars

\*Consider a joint project that considers how both a new splashpad and the refurbished wooden playscape in Patterson Park can be designed to work as an interconnected amenity.



## COST ANALYSIS

The recommended capital 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 cost efficiency of the project. Year 1 results in the largest capital expenditure of the Five Year Plan due to 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.

## MAINTENANCE OF CURRENT FACILITIES

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 minor deferred maintenance in the parks. Parks and Recreation staff are primarily responsible for standard facilities and grounds maintenance, including cleaning, painting, minor repairs, and other small, but ongoing jobs. 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 on daily ongoing maintenance tasks.

These expenditures average out to 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.

Additionally, the facilities assessment completed as part of this plan provides a high level understanding of the scope of the maintenance and repairs that will be needed to keep the facilities in good working order. It is estimated that approximately \$150,000 per year will be needed to address the deferred maintenance on the existing park facilities that are not included in the Recommended Capital Improvement Program.

## FUTURE BUDGETING

In order to ensure a more feasible and sensible approach to addressing the capital needs of the department, a consistent spending approach is recommended for the Capital Improvement Plan. To address the \$3,000,000 total cost estimate in five years, the department will have capital expenditures of roughly \$600,000 per year (in 2026 dollars).

Additionally, non-capital improvement projects, which include roofing, painting, sidewalk repairs, HVAC systems, movie projectors, and other improvements that are integral to the function of the facility, also must be accounted for in a future budgeting plan. These projects are expected to average approximately \$150,000 per year and would be completed by outside contractors.

Finally, the Parks and Recreation Department already budgets for an average of \$185,000 per year to account for small grounds and facilities maintenance projects that can be handled by staff.

To address the recommended five year Capital Improvement Program, major anticipated maintenance projects to recreation facilities, and standard ongoing maintenance, the Parks and Recreation Department will need approximately \$935,000 for a five year period. This represents a \$750,000 increase in the current maintenance funding currently allocated to the Department.

## 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. The Parks Department is further limited in funding because the City's parks are private and only accessible to Grosse Pointe Park residents, making the City ineligible for Michigan DNR Trust Fund grants, Federal Land and Water Conservation Fund grants, and other public funding sources. 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. There is a gap of roughly \$750,000 per year to address the recommended capital improvements to the parks, as well as the ongoing facilities maintenance that is required. 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. Recently some of the larger improvements to the parks system have come through the Citywide Capital Improvement Planning (CIP) process, however there is no set budget for this funding and must be spread throughout the City based on need.

Funding availability, however, ranges depending on the needs of other departments in the City. Historically, the CIP has been a tool to plan for future capital improvements within Grosse Pointe Park, but allocations to the Parks have been limited. Investments from the CIP are not set in stone and may be reallocated based on community need.



### 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 other funding sources allocated to the Parks and Recreation Department, a property tax assessment could collect \$750,000 annually using a 0.9 mil rate. This would result in an anticipated cost to the average homeowner in the City of about \$427 per year (or \$36 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 0.8 - 1.0 mil assessment after six years with no additional tax after six years.
- » Collect 0.8 - 1.0 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	1.0 Mils	0.9 Mils	0.8 Mils	0.70 Mils	0.60 Mils	0.50 Mils
ANNUAL REVENUE	\$833,672	\$750,305	\$666,937	\$583,570	\$500,203	\$416,836
ANNUAL COST FOR \$475K HOME	\$475.00	\$427.50	\$380.00	\$332.50	\$285.00	\$237.50
MONTHLY COST FOR \$475K HOME	\$39.58	\$35.63	\$31.67	\$27.71	\$23.75	\$19.79

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

# APPENDIX

FACILITIES ASSESSMENTS AND PROJECT  
QUOTES

## memorandum

**Date:** February 13, 2026

**To:** Chad Craig  
**cc:** Cindy Paparelli  
**From:** OHM Advisors

**Re:** Parks Facilities Assessment

### Parks Facilities 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.

### Windmill Pointe Park

Windmill Pointe Park is a 14.3 acre park that includes the following building structures and approximate sizes:

- Lavins Activity Center (20,000 SF)
- Tompkins Community Center (5,000 SF)
- Harbor Master Booth (200 SF)
- Restroom Building/Concession Stand (1,500 SF)
- Park Entrance Building (250 SF)
- Two Gazebo Structures (75 SF)

An assessment of these facilities was completed as part of the Parks and Recreation Plan.



### 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 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 boilers for locker rooms (2019 years ago)
- 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.

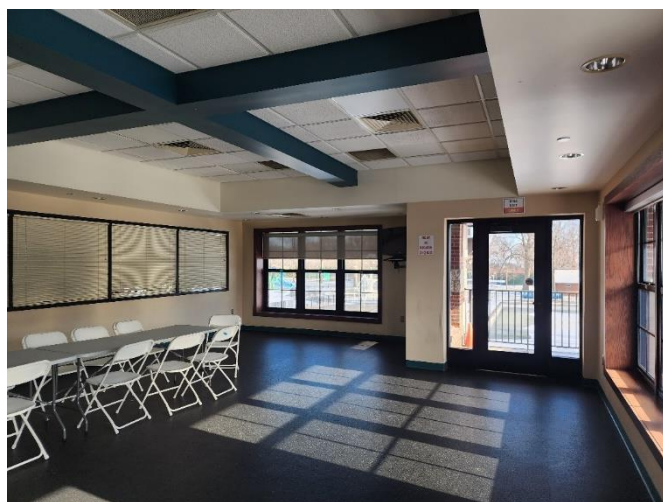
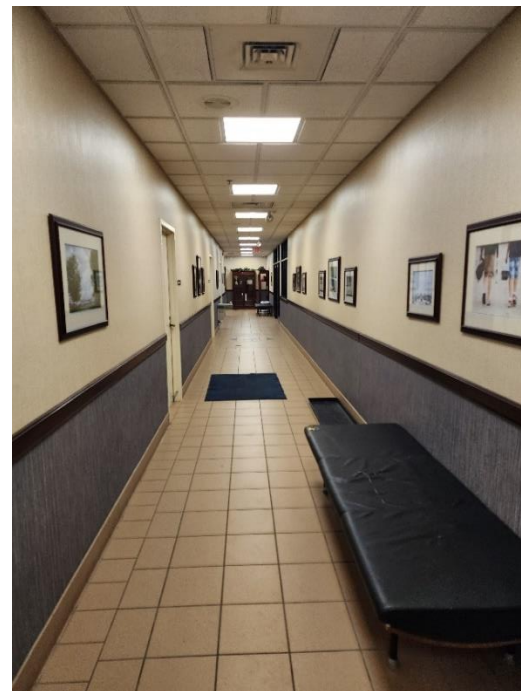
The remaining building systems (Mechanical, Plumbing, and Electrical) are original to the building construction. The HVAC control system serving the gym is a known issue; the original controls contractor (Airwise) is no longer in business, limiting service and upgrading options.

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.

Building Component	Beyond Estimated Life Expectancy (Yes/No)
<b>Building Structure</b>	No
<b>Building Wall Cladding</b>	No
<b>Roof Systems</b>	Membrane Roof (No) Shingled (Yes)
<b>Doors</b>	No
<b>Windows</b>	No



<b>Interior Finishes</b>	Carpeting – Yes Lay-in Ceiling Tiles - Yes
<b>Elevator</b>	Yes
<b>Life Safety – Fire Suppression</b>	No
<b>Life Safety – Fire Alarms</b>	Yes
<b>HVAC – Roof Top</b>	Other than newly replaced - Yes
<b>HVAC – Boilers</b>	Other than newly replaced - Yes
<b>HVAC – Mini Splits</b>	Yes
<b>HVAC – Radiant Heaters</b>	Yes
<b>Controls</b>	Yes
<b>Electrical - Equipment</b>	No
<b>Lighting</b>	Yes









### Tompkins Community Center

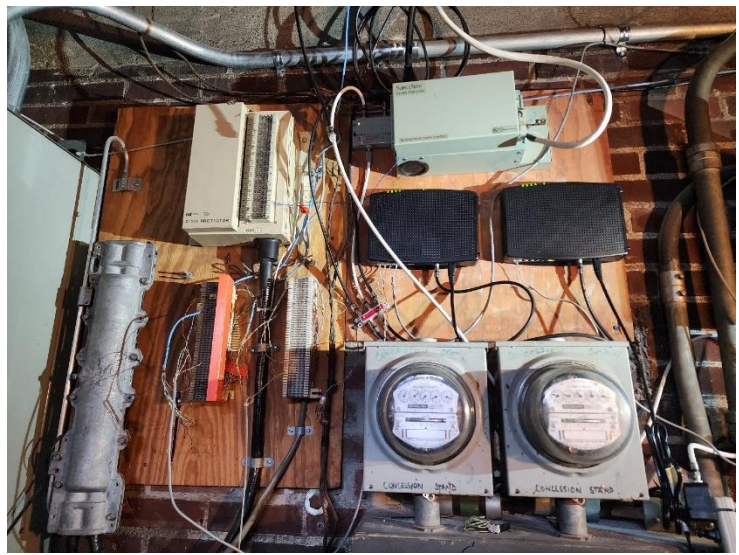
The Tompkins Community Center was originally constructed in the late 1930s and has had multiple renovations over the years. The last major renovation was completed in 2018 which included the addition of a lake facing sunroom and renovations to the restrooms. The sunroom faces some challenges with cooling 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.

Building Component	Beyond Estimated Life Expectancy (Yes/No)
Building Structure	No
Building Wall Cladding	Yes – appears in good condition.
Roof Systems - Slate	Yes
Doors	Yes – appears in fair condition
Windows	Yes
Interior Finishes	No
HVAC	No
HVAC – Radiant Heaters	Yes
Controls	Yes
Electrical - Equipment	Yes
Lighting	Yes

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.





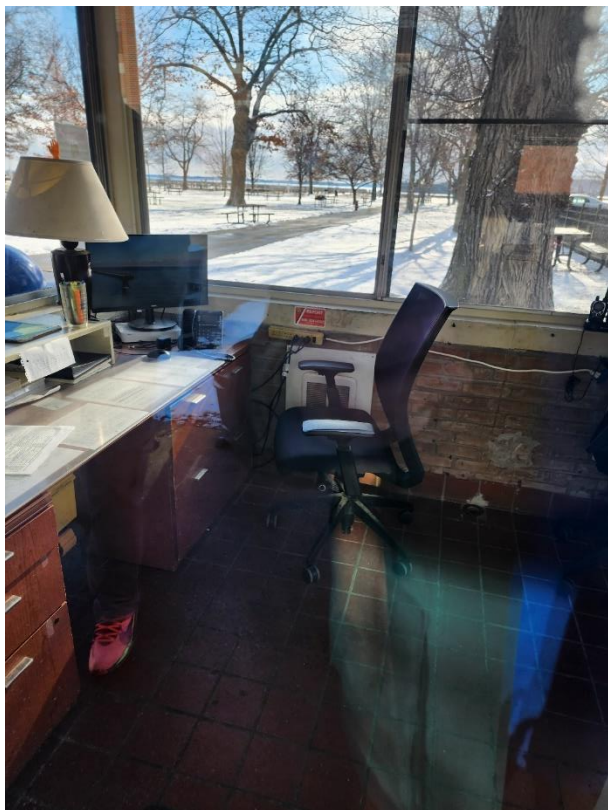




### Harbor Master Booth

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

Building Component	Beyond Estimated Life Expectancy (Yes/No)
Building Structure	No
Building Wall Cladding	Yes
Roof Systems (asphalt)	Yes
Doors	Yes
Windows	Yes
Interior Finishes	Yes
Cooling - Window Unit	Yes
Electrical - Equipment	Yes
Lighting	Yes

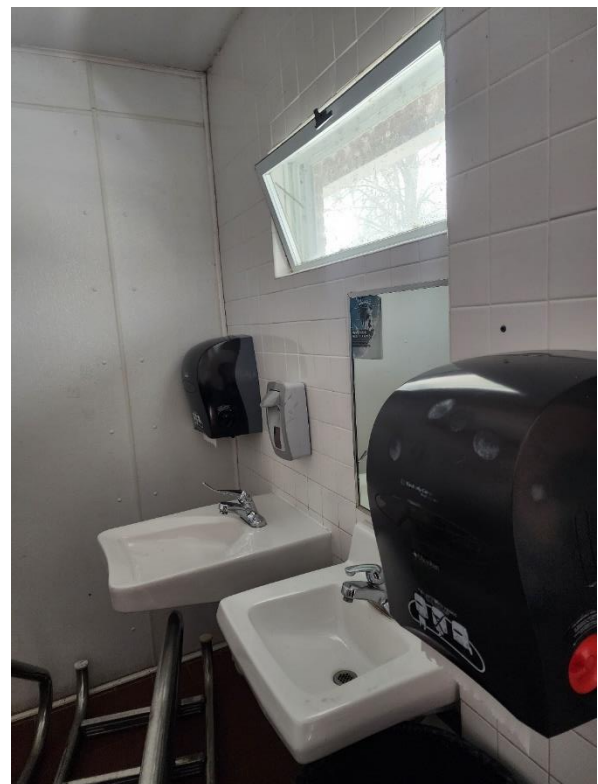




### The Restrooms Building and Concession Stand

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.

Building Component	Beyond Estimated Life Expectancy (Yes/No)
Building Structure	No
Building Wall Cladding	Yes
Roof Systems (asphalt)	Yes
Doors	Yes
Windows	Yes
Interior Finishes	Yes
Electrical - Equipment	Yes
Lighting	Yes







### Gatehouse at Windmill Pointe Park

The Gatehouse was constructed in the early 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.

Building Component	Beyond Estimated Life Expectancy (Yes/No)
Building Structure	No
Building Wall Cladding	No
Roof Systems (asphalt)	Yes
Doors	No
Windows	No
Interior Finishes	Yes
Mechanical – Radiant Heat	Yes
Electrical - Equipment	Yes
Lighting	Yes





## Gazebos

Two gazebos are located on the property and constructed in mid 1990s. One of the gazebos was sanded and repainted last year and is in acceptable shape. Some concrete work is still required.





## Matthew C. Patterson Park

Matthew C. Patterson Park is a 22 acre which consists of the building structures listed below. These facilities were analyzed as part of the Parks and Recreation Plan process.

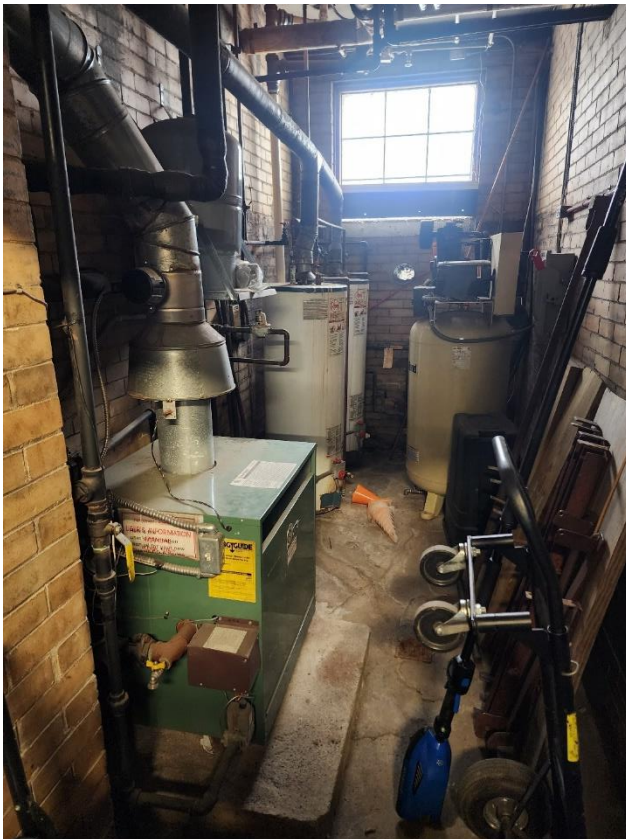
- Maintenance Garage (2,000 SF)
- Warming Lodge (700 SF)
- Bathrooms (1,500 SF)
- Lift Station Building (4,000 SF)
- Gatehouse (350 SF)
- 2 Pavilions (500 SF and 300 SF)

Additional amenities within the park include a splashpad, ice rink, tennis course, golf chipping course, playscape area, and boardwalk w/ kayak launch.

### Maintenance Garage

The maintenance garage was constructed around 1917, it was the original carriage house for the property, and the design and layout of the building was intended for that function. 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.

Building Component	Beyond Estimated Life Expectancy (Yes/No)
Building Structure	No
Building Wall Cladding	Yes – appears in fair condition
Roof Systems (asphalt)	Yes
Doors	Yes
Windows	Yes
Interior Finishes	Yes
Mechanical – Radiant Heat	Yes
Electrical - Equipment	Yes
Lighting	Yes









### Warming Lodge

The warming lodge was constructed in 2008 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.

Building Component	Beyond Estimated Life Expectancy (Yes/No)
Building Structure	No
Building Wall Cladding	No
Roof Systems (asphalt)	No
Doors	No
Windows	No
Interior Finishes	No
Mechanical – Split Unit	No
Electrical - Equipment	No
Lighting	No





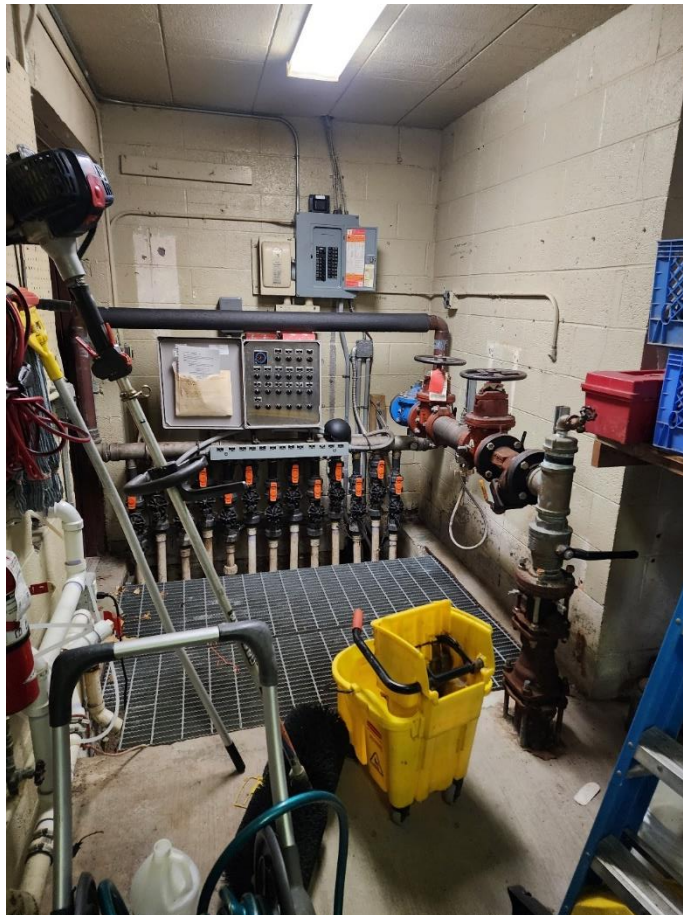


### Restroom Building

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

Building Component	Beyond Estimated Life Expectancy (Yes/No)
Building Structure	No
Building Wall Cladding - Brick	No
Building Wall Cladding – Siding/Soffit	Yes
Roof Systems (asphalt)	Yes
Doors	Yes
Windows	Yes
Interior Finishes	No
HVAC	Yes
Electrical - Equipment	Yes
Lighting	Yes







### 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. A newer wall mounted cooling unit is also located in the Gatehouse.

Building Component	Beyond Estimated Life Expectancy (Yes/No)
Building Structure	No
Building Wall Cladding	No
Roof Systems (asphalt)	Yes
Doors	No
Windows	No
Interior Finishes	Yes
Mechanical – Radiant Heat, Air Conditioning	Yes
Electrical - Equipment	Yes
Lighting	Yes







### *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 this Appendix.



### *Lift station*

The lift station was not reviewed as part of this site visit.

## Conclusion

The estimated service life benchmarks referenced in this report/memorandum are based on commonly accepted industry standards for commercial building systems and components. These benchmarks are used for high-level capital planning purposes only and are not intended to represent precise remaining useful life or replacement schedules.

# memorandum

**Date:** February 12, 2026

**To:** Chad Craig  
**cc:** Cindy Paparelli  
**From:** OHM

**Re:** Patterson Park Ice Rink Condition Assessment

## 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 overtop 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.

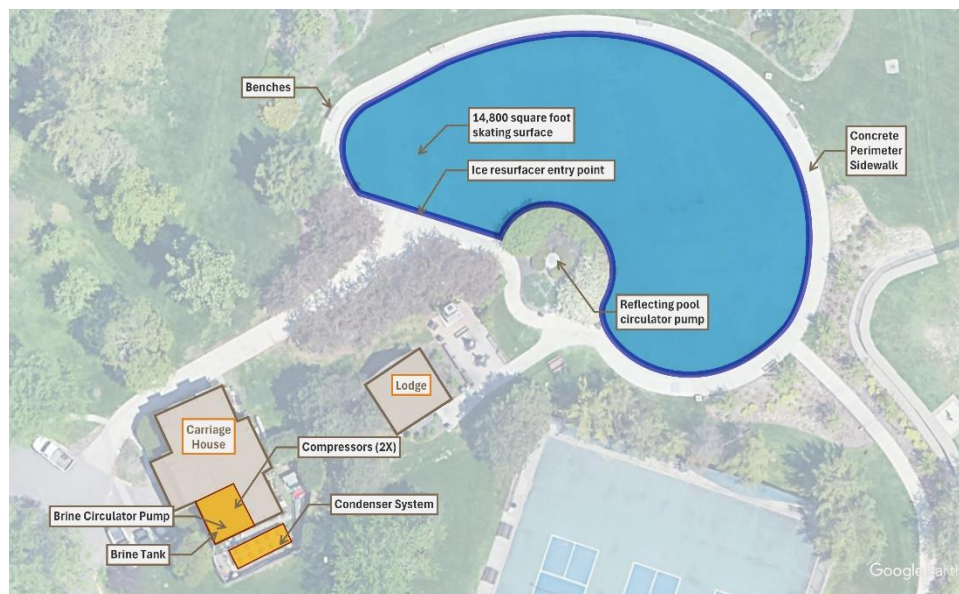


Figure 1 - Patterson Park Rink



### 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.

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 <sup>1</sup>

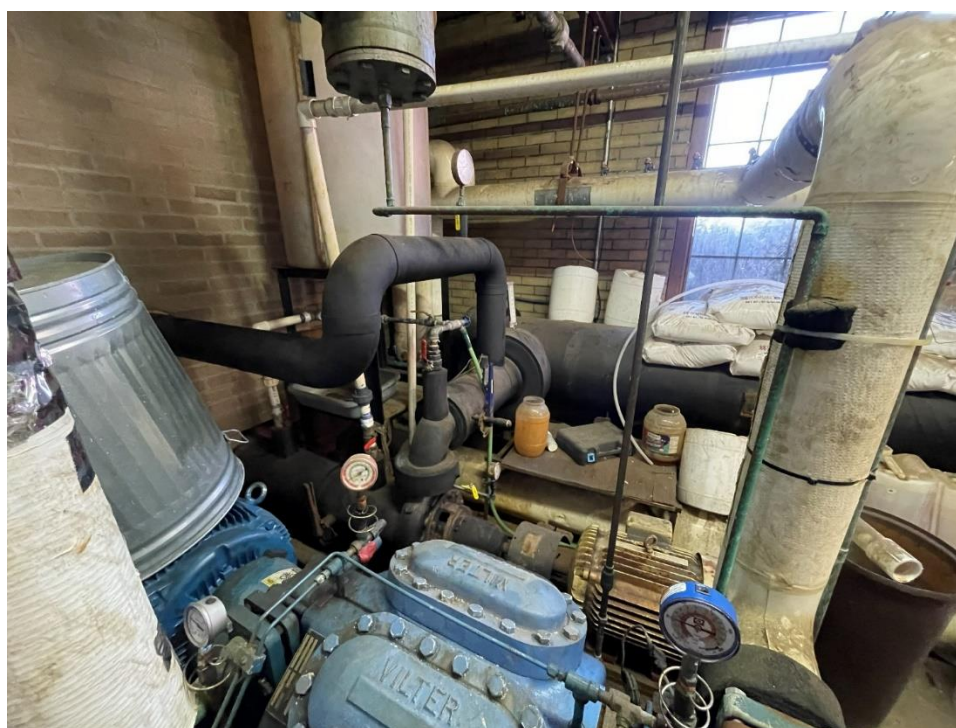


Figure 2 - Brine Circulation System within Carriage House

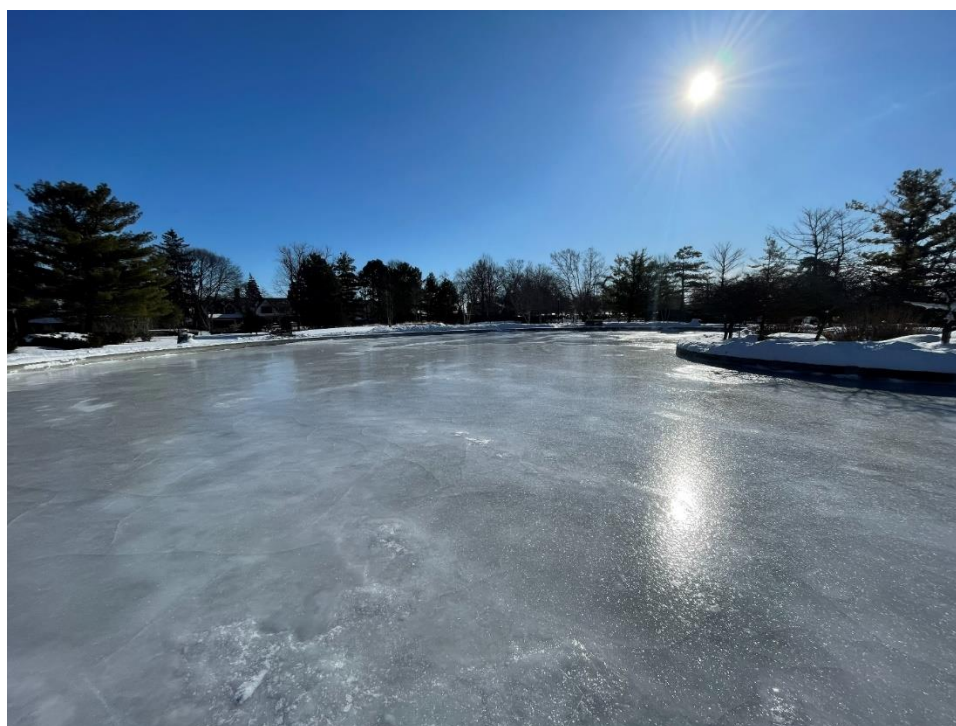
<sup>1</sup> R-22, or chlorodifluoromethane, is a widely used HCFC refrigerant for air conditioners and heat pumps, existing as a colorless gas at room temperature. Due to its high ozone depletion, its production and import were banned by the EPA in the U.S. as of January 1, 2020, with supply now limited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



## Operation

### *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).



*Figure 3 - Ice Surface looking south*

### *Reflecting 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. The water supply for this pond as well as the rest of Patterson Park is currently unmetered.



*Figure 4 - Reflecting Pond (Image from the City of Grosse Pointe Park)*



## 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 X. 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 the resurfer that had been loaned to Grosse Pointe Farms. It is important to note that the second resurfer is inoperable and is currently parked in the Patterson Park parking lot and used for spare parts.

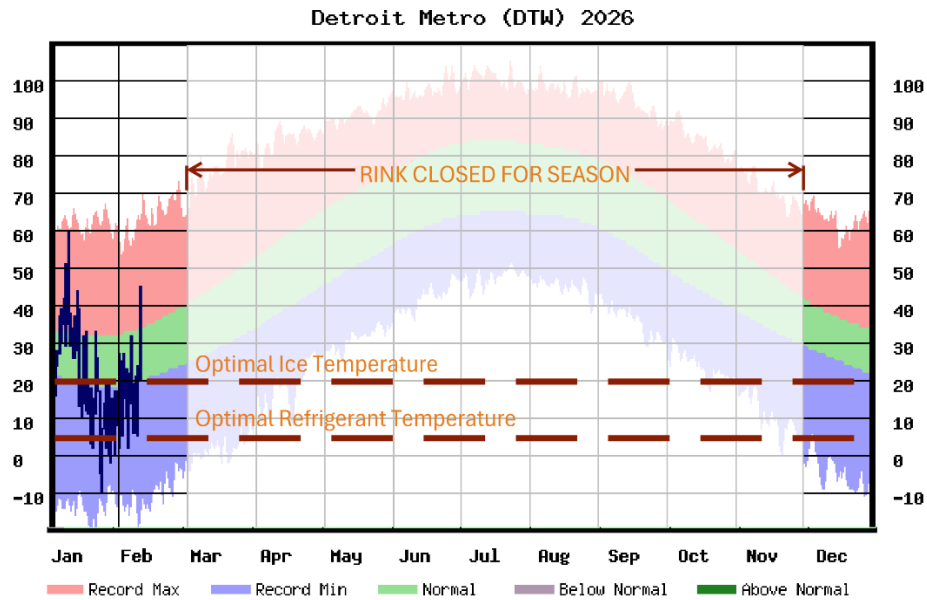


Figure 5 - 2026 actual air and typical/record temperature averages.



### Recommendations

Given the significant costs to maintain this system – the City, working with its 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) \$800,000. This improvement is anticipated to reduce operational costs by X%.



Figure 6 – External Condenser Unit

#### *Option 3: Refurbished Compressors*

This alternative includes the replacement of the existing condensers with 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 perform the rehabilitation is \$3XX,000.



*Figure 7 - Condenser No. 2 to be replaced*

### *Other Ideas considered but not recommended*

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.



February 20, 2026

Grosse Point Park  
Patterson Park Ice Arena  
15115 Jefferson  
Grosse Pointe Park, MI 48230

Attention: Chad Craig  
Subject: Compressor Replacement

Dear Chad,

We are pleased to provide this proposal to replace the existing compressors with new or used Vilter compressors.

**New Compressors**

- Reclaim refrigerant
- Disconnect existing compressors and motors
- Supply and install new compressors and motors; Vilter 456XLD
- Connect suction line, discharge line, oil return line and water-cooled heads
- 7 gallons of POE oil and 10 gallons Vilter D oil
- Electrical and wiring
- Pipe insulation
- Check, test and start up

**Total Installed Price: \$296,300.00**  
Two-year warranty from date of delivery

Exclusions: new refrigerant

**Used Compressors**

- Procure, deliver and install (2) used Vilter compressors
- Reclaim refrigerant
- Disconnect existing compressors and motors
- Connect suction line, discharge line, oil return line and water-cooled heads
- 7 gallons of POE oil and 10 gallons Vilter D oil
- Electrical and wiring
- Pipe insulation
- Check, test and start up

**Total Installed Price Used: \$198,600.00**

Exclusions: new refrigerant, used compressors will be furnished in as-is condition. Equipment is believed to be operational at time of removal.



Thank you for the opportunity to supply this pricing.

Sincerely,

Robert Bishop  
313-600-8655  
[Rbishop@serv-iceinc.com](mailto:Rbishop@serv-iceinc.com)

Used Belt Driven Vilter:





Example New Vilter direct drive compressor:





190 Summit St., Brighton, MI 48116 • phone 248.366.0606 • fax 248.366.0605  
www.aquaticsource.com

March 10, 2026

OHM Advisors  
Patrick Droze, PE- Principal  
Cc: Chad Craig- Parks & Recreation Director  
City of Grosse Pointe Park

Re: Windmill Pointe Park Main Pool Renovation Considerations

Patrick,

After review of the FOIA information pertaining to the main pool at Windmill Pointe and the upcoming renovations being proposed, we do have some comments to offer that we do not believe have been in consideration up to this point.

I will start with a summary of existing conditions, followed by very short, proposed scopes of work and subsequent budgets.

### **Existing Pool & Design Data:**

Based on our review of the FOIA information available, we have the following information about the pool.

- Swimming pool was constructed from 1979 to 1981 when it was opened to the public
- No major renovation of the mechanical equipment or mechanical space has taken place since this time; the filters and piping systems are original to construction, putting them at 45 years old this season
- Existing system discharge point for the high rate sand filtration system is not hooked up to the sanitary sewer system

### **Main Pool Data:**

Volume:	411,200	UG GALLONS	
Area:	12,067	SQFT	
Perimeter:	568	LF	
Re-circulation Rate:	900	GPM	(code min. @ 6.0 hours is 1,143 GPM)
Turn Over Rate:	8.0	HRS	(code min is 6.0 hours)
Filtration Rate:	18.67	GPM/SQFT	(code <i>min</i> is 20.0 GPM/SQFT)
Surge Tank Volume:	4,406	UG GALLONS	(code min for this pool is 12,067 gallons)
Mechanical Room Size:	+/-748	SQFT	(code min is 784 SQFT for the room size)



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www.aquaticsource.com

### **Firm Scope:**

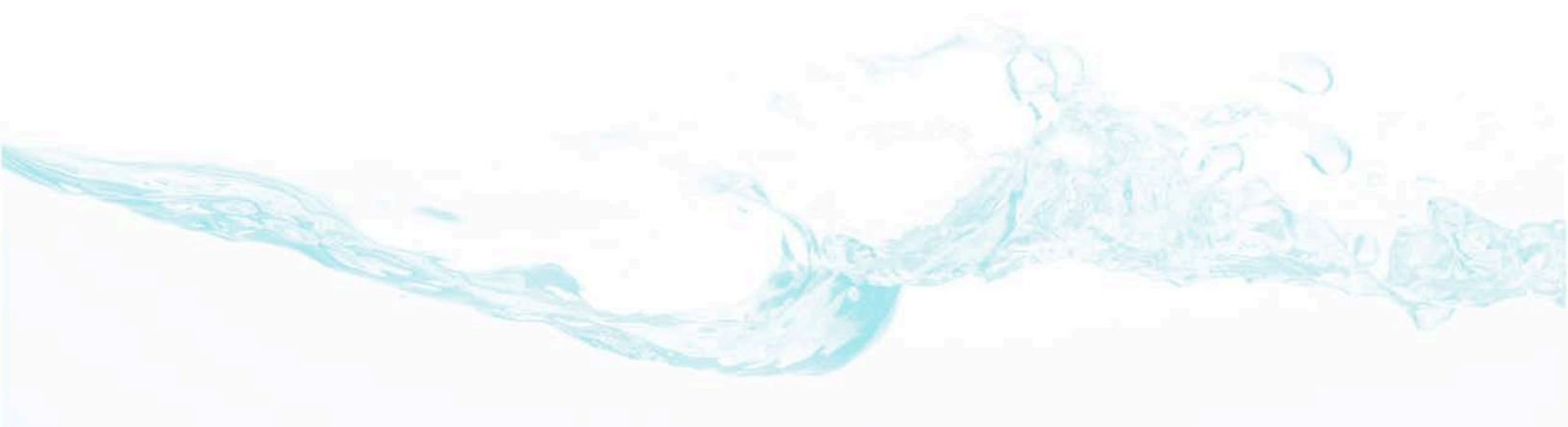
Based on the above information and the additional information collected at the walk through, we believe EGLE will **mandate** the following scope in any major system upgrade:

- Provision of a code compliant surge tank (12,067 gallons), cast in place and poured underneath the existing pool deck
- Replacement of the filtration system, bringing the system up to a 6 hour turnover rate:
  - o New high rate fiberglass sand filters with a much more robust (and appropriate) filtration rate of between 10-12 GPM/SQFT
  - o New re-circulation pump
  - o New schedule 80 PVC plumbing
  - o New chemical control system
- New sidewall main drains and 12" main drain line from the pool to the new surge tank. Existing line is cast iron and is leaking
- New gutter piping from existing converter(s) back to the surge tank
- New return line piping from mechanical system back to return convertor @ existing gutter
- While we have listed the mechanical room space being too small, we do not anticipate EGLE forcing you to build a new mechanical room. We included that to illustrate the shortfall of space we have in the existing room to accommodate the larger sand filters

### **Ancillary Scope:**

This is scope that we talked about that would not be mandated, but could/should be considered in the scope of the renovation being proposed:

- New starting blocks
- New diving boards
- New rail goods
- New plaster finish





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## **Budget Summary**

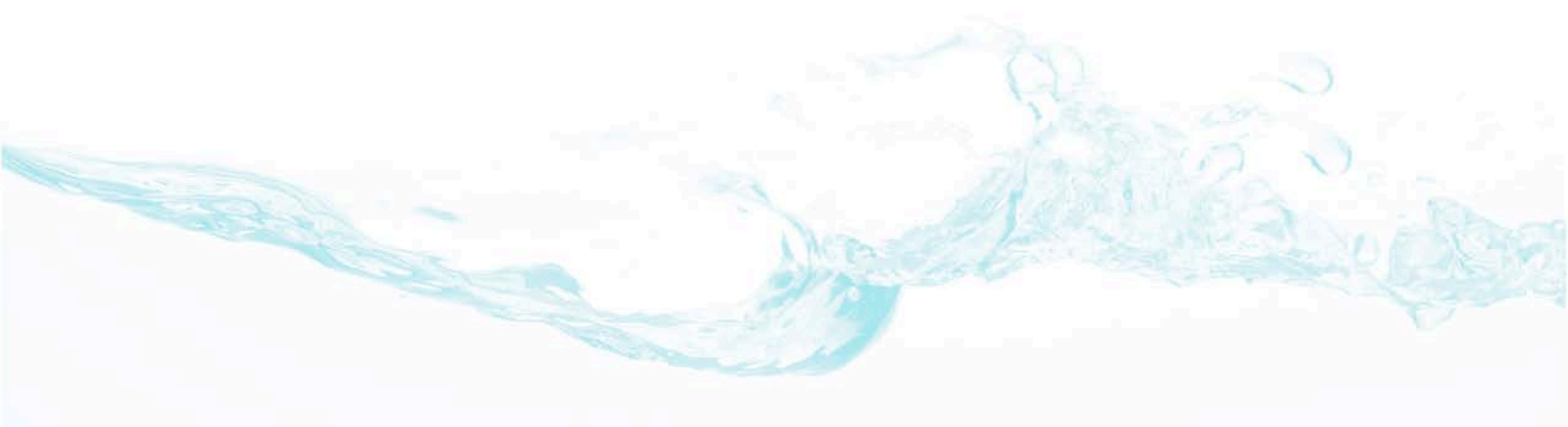
Estimates identified in **RED** would be provided by other trade contractors and all pricing should be verified:

### **New Main Drain Line & Surge Tank:**

- +/- 4,000 SQFT of concrete deck removal....	\$ 30,000
- Excavate trench box 12'-0" deep adjacent to pool for new sidewall cores....	\$ 15,000
- New sidewall drains, cores & piping...	\$ 80,000
- New concrete deck placed w/ expansion...	\$ 50,000
- New excavated, formed and poured surge tank....	\$ 30,000
- Surge tank components and piping....	\$ 20,000
- New gutter piping....	\$ 15,000
- New return piping....	\$ 10,000
- Sanitary piping to new surge tank overflow...	\$ 8,000
- Freshwater piping to new tank....	<u>\$ 5,000</u>
	<b>\$263,000- budget</b>

### **New Mechanical Room, Equipment & Piping:**

- New high rate sand filtration system....	\$ 98,000
- New filtration pump & strainer...	\$ 18,000
- New chemical controller...	\$ 13,000
- Piping....	\$ 18,000
- Valves...	\$ 11,000
- Hardware....	\$ 10,000
- Accessories, gauges, meters, etc...	\$ 5,000
- <b>MEP Support....</b>	<b>\$ 20,000</b>
- Labor...	<u>\$ 45,000</u>
	<b>\$238,000- budget</b>





aquatic source

190 Summit St., Brighton, MI 48116 • phone 248.366.0606 • fax 248.366.0605  
www.aquaticsource.com

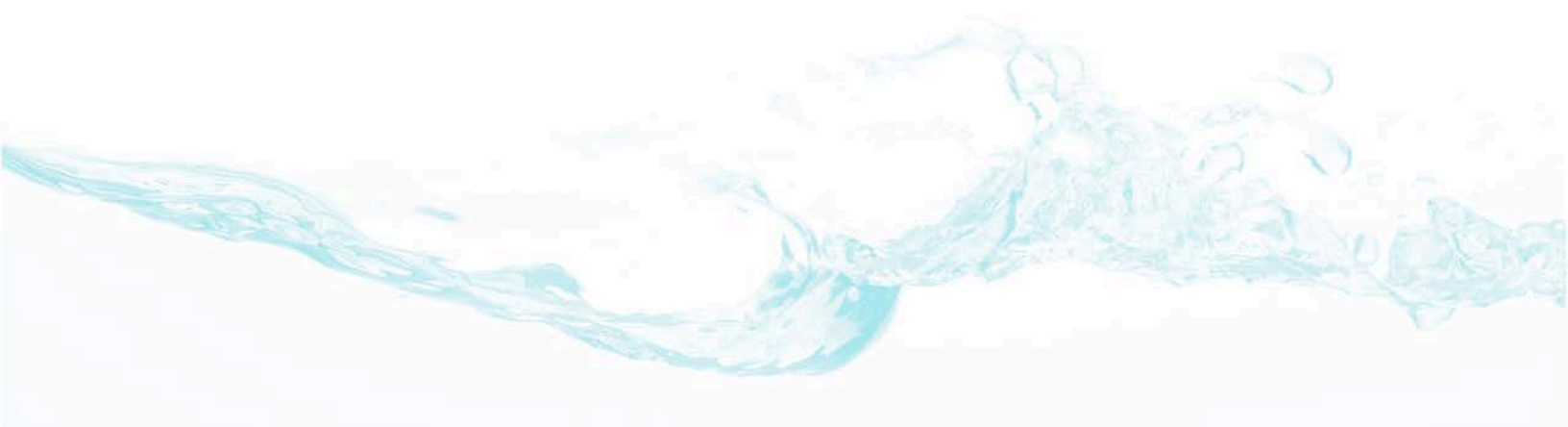
**Ancillary Items:**

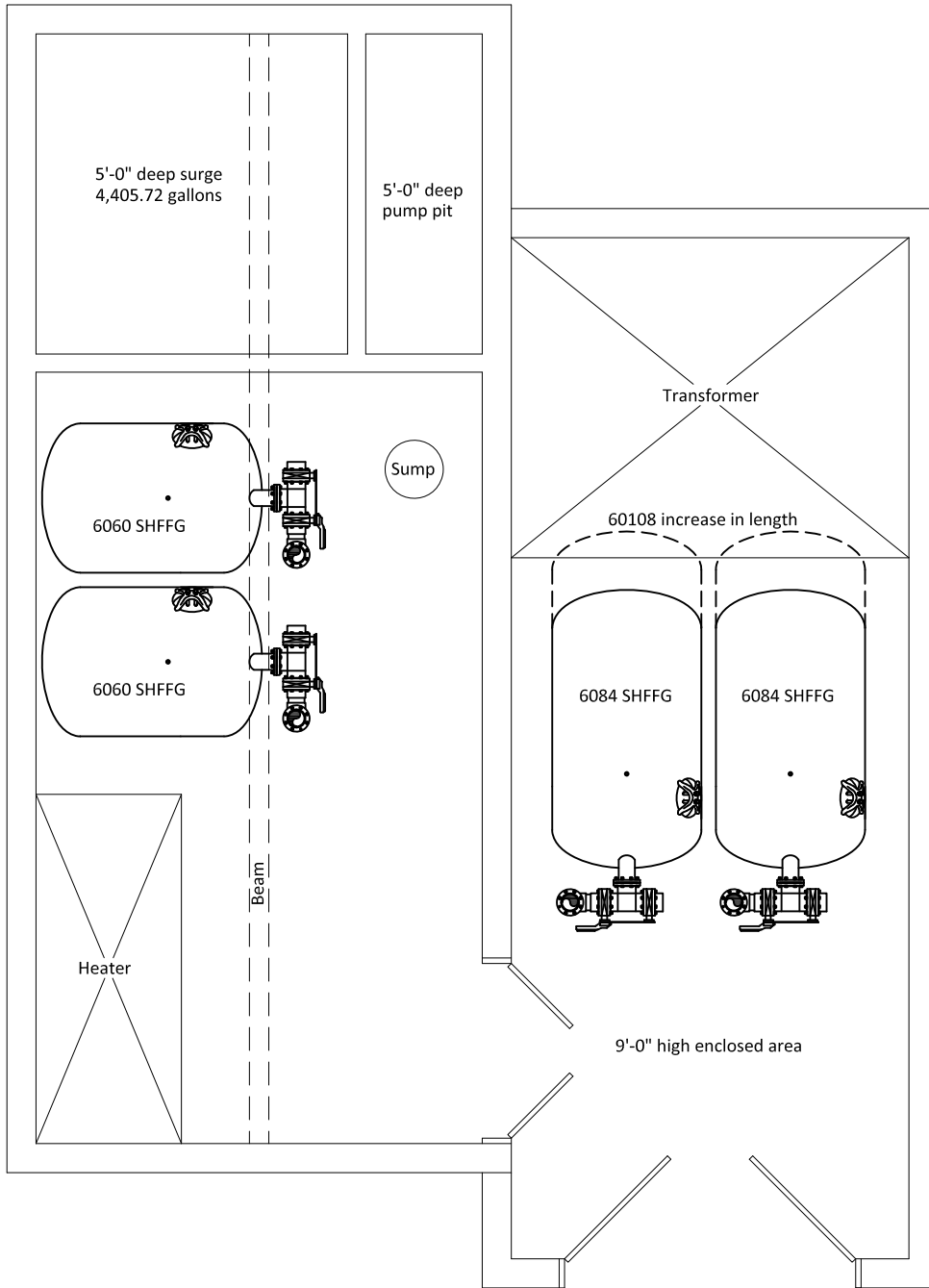
- New starting blocks.....	\$ 80,000
- New diving boards.....	\$ 70,000
- New rail goods.....	\$ 10,000
- New plaster finish.....	<u>\$450,000</u>
	<b>\$610,000- budget</b>

Please let me know if you need anything further.

Sincerely,

Nick Shelton  
General Manager  
Aquatic Source, LLC





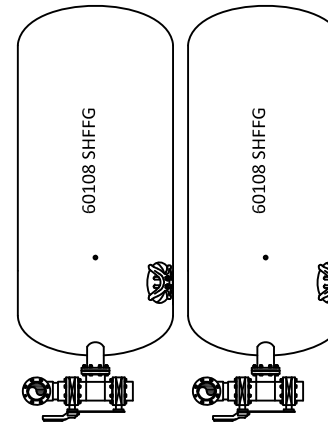
# Windmill Pointe Park Pool Filtration Data SP#: 00-0000-01

Pool Gallons:	411,200 GAL- existing
Turnover:	7620 HR- existing
Turnover Rate:	900 GPM- existing
Filtration Area:	47.70 SQFT- existing
Filtration Rate:	18.87 GPM/SQFT- existing
Perimeter:	568-0"- existing
Surface Area:	12,067 SQFT- existing

12" CI main drain line  
 Gutter not viewable  
 8" sch 40 return line  
 6,033.5 gallons of surge allowed if pool has 24 weirs. If not, 12,067 gallons of surge required

6084 solution stacked is 11'-3" tall  
 9.83 gpm/sqft @ 900 GPM & 12.48 gpm / sqft @ 1,143 GPM

6060 inside is 12.57 gpm/sqft @ 900 GPM



60108 solution stacked is 10.24 gpm/sqft @ 1,143 GPM



190 Summit Street  
 Brighton, MI 48116  
 248-366-0606

Site: WINDMILL POINTE PARK COMP POOL RENOVATION		
Title: SCHEMATICS #1		
Date: 3-6-26	Scale: none	SK-1 sheet
Drawn by: NJS	Rev.:	

## memorandum

**Date:** February 24, 2026

**To:** Chad Craig

**cc:** File

**From:** Patrick Droze, P.E.

**Re:** Condition Assessment Report - Patterson Park Boardwalk

### 1. Executive Summary

The Patterson Park Boardwalk is an approximately 850-foot long, 10-foot wide timber structure constructed in 1993 and located along the shoreline of Lake Saint Clair. The structure remains largely serviceable with a level and continuous walking surface, intact railings, and functioning public amenities.

Observed deficiencies are generally minor and localized, consisting of surface slipperiness in shaded areas, potential moisture-related deterioration risks at structural posts, and safety concerns along the shoreline riprap zone due to exposed debris and scrap materials. The boardwalk is built atop a FEMA regulated earthen levee structure which will impact major maintenance, repair or replacement work.

Overall Condition: **Fair to Good (Serviceable with Preventative Maintenance Required)**

### 2. Facility Description

- **Length:** 850 linear feet
- **Width:** 10 feet
- **Elevation:** Approximately 5–6 feet above lake water surface. The entire structure is located within the FEMA designated flood plain.
- **Construction Year:** 1993
- **Structure:** 12-inch round treated timber posts spaced at 8' on center. Ledger boards are mounted on each side of the posts with stringers attached to support boardwalk decking.
- **Railings:** 42-inch high timber railings with vertical balusters spaced approximately 6 inches on center (5-inch clear openings)
- **Decking:** 1x4 pressure-treated lumber, mechanically fastened to joists and stringers.
- **Amenities:**
  - Scenic overlook widening areas with integrated timber benches



- Trash receptacles
- Security cameras
- Decorative lake-side lighting
- Accessible ramp connection on east end
- **Shoreline Protection:** Boulders, crushed concrete debris and riprap stone

## 3. Assessment by Component

### 3.1 Walking Surface

**Condition:** Good with localized concerns

- Decking is generally level, secure, and free of major tripping hazards.
- Minimal holes, ridges, or abrupt surface changes observed.
- Western section beneath overhanging trees exhibits:
  - Surface moss/algae buildup
  - Increased slip potential
  - Minor gradual heaving (functions more as a ramp than a vertical hazard)

**Risk Level:** Low to Moderate (localized slip hazard)

### 3.2 Railings

**Condition:** Good

- Continuous along entire boardwalk length
- Railings present at stairway and ramp transitions
- 42-inch height appears appropriate for fall protection
- Baluster spacing (~5-inch openings) does not appear compliant with ADA standards
- No major deformation or failure observed

**Risk Level:** Low

### 3.3 Structural System

**Condition:** Fair (limited visibility)

- 12-inch round timber posts appear intact where visible
- Joists and stringers connected via carriage bolts
- Structural members appear near existing grade
- Moisture exposure from soil and lake environment presents risk of:
  - Ground rot
  - Post base deterioration
  - Fastener corrosion

Given the structure's age (40 years), hidden deterioration at post bases and below-grade embedment is a primary long-term concern.

**Risk Level:** Moderate (age and environment-related deterioration potential)

### 3.4 Amenities

**Benches:**



- Constructed of pressure-treated lumber
- Appear serviceable

**Lighting:**

- Decorative lake-side fixtures
- Operational status unknown

**Security Cameras:**

- Midpoint camera observed
- Functionality not verified

**Risk Level:** Low

### 3.5 Landscape & Shoreline Interface

**Park Side:**

- Grass and trees typical of municipal park setting

**Lake Side:**

- Shrubs and ornamental grasses between boardwalk and shoreline protection
- Shoreline protection consists of recycled concrete, masonry fragments, riprap stone
- Visible scrap metal, exposed rebar, and debris
- Jagged and unsafe conditions prevent water access

**Risk Level:** Moderate (public safety hazard if accessed)

## Flood Plain Interface

OHM reviewed floodplain mapping for the area as part of a desktop analysis. Currently, the boardwalk is located atop an area that has been designated as a floodplain levee. This levee separates the coastal floodplain Zone VE from Zone AO<sup>1</sup>. While the boardwalk is likely a permissible structure, it is not clear whether the installation was permitted. The boardwalk structure's position atop the high-point poses several concerns related to the city levee:

1. The boardwalk is positioning atop the levee inhibits the City's ability to perform a full inspection of the earthen levee structure.
2. The presence of posts every 8-feet within the earthen levee creates the opportunity to amplify the impacts from surface anomalies. During high water events, these could result in localized scouring and heighten risk for breaching

## 4. Preventative Maintenance Recommendations

### Walking Surface

- Annual pressure washing of shaded sections to remove moss/algae
- Application of anti-slip treatment in high-shade areas
- Seasonal inspection for fastener loosening or board splitting
- Trim or elevate overhanging western tree canopy

---

<sup>1</sup> FEMA Zones VE and AO are both High-Risk Special Flood Hazard Areas (SFHAs) requiring mandatory insurance, but they differ fundamentally in hazard type: Zone VE indicates coastal high-hazard areas with velocity wave action (waves 3 ft), while Zone AO signifies shallow sheet flow flooding (1–3 ft deep)



- Replace loose, misaligned, cupped or cracked deck boards.

### *Structural System*

- During deck board replacement work, conduct detailed structural inspection including:
  - Probe testing of post bases
  - Randomized below-grade investigation of select posts
  - Perform inspection of the stringers as part of deck maintenance.
  - Perform as-needed replacement or strengthening of stringers and pier headers experiencing cracking or material decay.
- Replace corroded carriage bolts and hardware as needed
- Establish 2–3 year structural inspection cycle

### *Railings*

- Inspect annually for loosened balusters
- Spot replacement of cracked members

### *Amenities*

- Test lighting system functionality
- Verify security camera operation
- Re-anchor or replace benches as needed

### *Shoreline*

- Remove visible scrap metal and exposed rebar
- Conduct shoreline debris cleanup for hazard mitigation

## 5. Replacement & Capital Planning

Given the 1993 construction date, the structure is approaching the upper service life range for pressure-treated timber in a high-moisture lakefront environment

### *Short-Term (0–5 Years)*

- Isolated decking replacement as needed
- Hardware replacement program
- Structural condition testing

### *Mid-Term (5–10 Years)*

- Anticipate partial post replacement program
- Consider reinforcement of structural framing
- Budget for phased structural rehabilitation

### *Long-Term (10–15 Years)*

- Plan for full boardwalk replacement or major reconstruction
- Consider alternative materials:
  - Composite or pre-cast concrete slab decking
  - Steel or helical pile foundation system
  - Aluminum or composite railing systems



- Evaluate raising structure elevation if lake level variability increases



## 6. Opportunities for Improvement

### 6.1 Safety Enhancements

- Add slip-resistant surfacing in shaded areas
- Improve shoreline hazard containment or formalize restricted access
- Install signage identifying slippery conditions

### 6.2 Accessibility Improvements

- Consider additional ADA ramp transitions to park space along western end of the boardwalk.
- Evaluate addition of tactile warning strips at overlooks if openings are added

### 6.3 Aesthetic & User Experience

- Upgrade decorative lighting to energy-efficient LED fixtures
- Add interpretive signage about Lake Saint Clair ecology
- Introduce railing openings within the boardwalk at improved shoreline areas to increase viewshed from the park and encourage interaction with the water.

### 6.4 Resilience & Sustainability

- Replace timber with longer-life materials during phased reconstruction
- Improve shoreline stabilization with engineered riprap and debris removal
- Incorporate native plant restoration along lake interface

## 7. Overall Conclusion

At the time of the inspection the Patterson Park Boardwalk remained structurally serviceable and safe for continued public use with routine maintenance. The primary concerns relate to age-related structural risk, localized slip hazards, and shoreline debris conditions.

With proactive maintenance and phased capital planning, the boardwalk can remain operational in the near term while preparing for eventual major rehabilitation or replacement within the next 10–15 years. Prior to replacement, the City should consult FEMA and the Army Corp of Engineer's to confirm whether replacement atop a designated levee will be permissible.



## Maps and Figures

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*Figure 1 - Typical view of boardwalk structure - looking southeast*



*Figure 2 - Typical Railing*



*Figure 3 - Typical boardwalk structure*



*Figure 4 - Typical Shoreline Stabilization*



*Figure 5 - Location along boardwalk with slipping hazards and low clearance (6'-8'')*



*Figure 6 - Heaved Boardwalk at existing tree*



*Figure 7 - Example of typical decking defects*



*Figure 8 - Typical shore-side lighting and garbage cans*

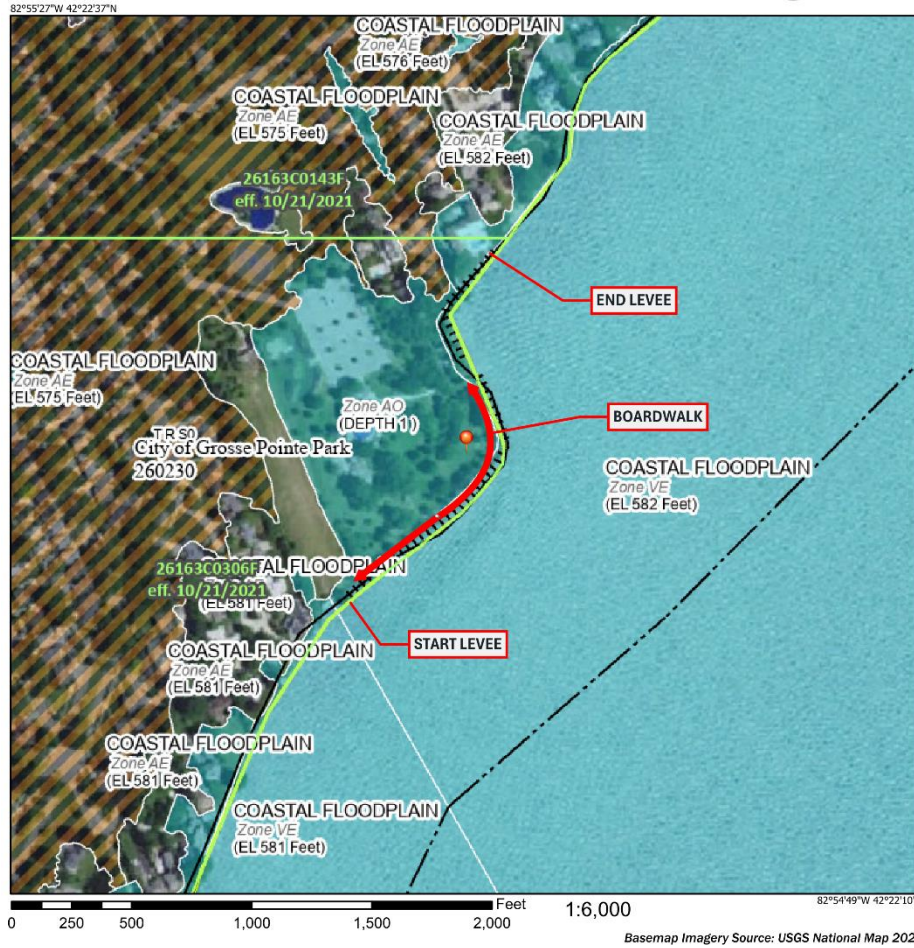


*Figure 9 - Typical bench seating*





# National Flood Hazard Layer FIRMette



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, X, AE9
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Roadway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/23/2026 at 5:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 12 - FEMA Mapping: Levee and Boardwalk



*Authorized Dealers: Synthetic Turf International, Swisstrax, VersaCourt, Ultra Base Systems*

[www.synthetic-turf.com](http://www.synthetic-turf.com), [syntheticurf@yahoo.com](mailto:syntheticurf@yahoo.com)

(419) 376-8525

# Estimate

To: Chad Craig

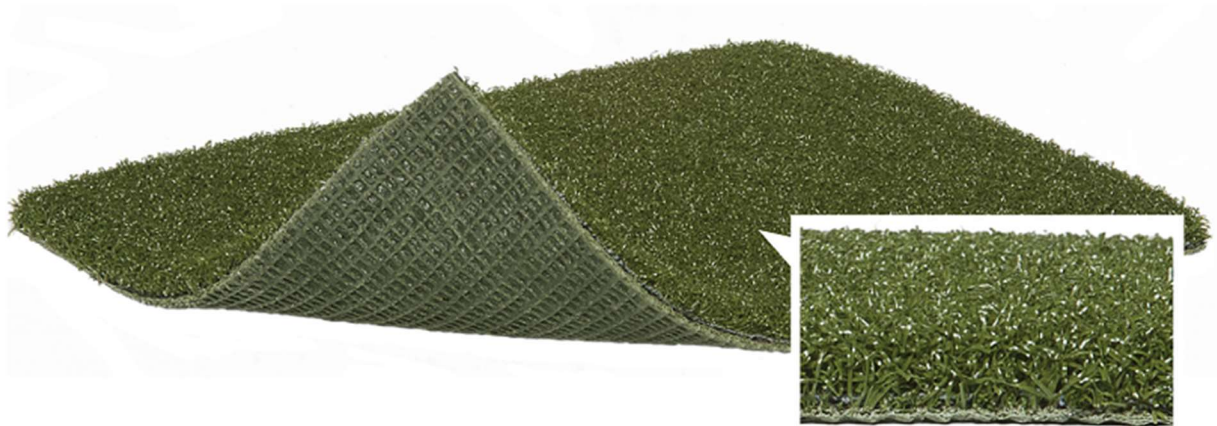
From: Dante Petrarca

Dated: August 11, 2025

*STI Great Lakes proposes to furnish the following materials and labor for the refurbishment of:*

## **Putting Green Practice Facility at Matthew C. Patterson Park**

## Putting Green Surface – NP50



The NP50 is the premier texturized nylon putting surface available in the industry. There is no comparison to the natural ball roll and realistic speeds. The key to the unmatched performance characteristics offered by the NP50 are attributed to the dense, non-directional cross-stitched construction. This synthetic putting surface is preferred by numerous teaching professionals, top rated golf facilities, tour players and avid golfers alike. If you are looking for the highest quality synthetic turf putting surface on the market, then you want to choose NP50. This turf performs best with the high-end infill offered by Synthetic Turf International, but this product can also be used without infill, which makes it an ideal indoor/portable putting surface.

- 
- **Yarn Type:** Cross-Stitched Nylon
  - **Total Weight:** 83 oz per square yard
  - **Secondary Backing:** Greenback
  - **Pile Height:** 1/2"
  - **Roll Width:** 15'
  - **Perforated:** No
  - **Color:** Turf
-

## Landscape Surface –SoftLawn® Bermuda Blend



SoftLawn® Bermuda Blend is a signature product with a thatch layer for added body. The two-color blend of this surface provides an authentic look and feel that resembles a natural lawn. SoftLawn® Bermuda Blend is perfect for high traffic areas. It is ideal for playgrounds and passes ADA standards. This product can also be used for landscapes, pet facilities and golf fringes.

- 
- **Yarn Type:** Polyethylene/ChargeGuard PP
  - **Total Weight:** 87 oz per square yard
  - **Secondary Backing:** SilverBack™ Polyurethane
  - **Pile Height:** 1 1/4"
  - **Roll Width:** 15'
  - **Perforated:** Optional
  - **Color:** Field/Olive with Forest/Olive Thatch
-

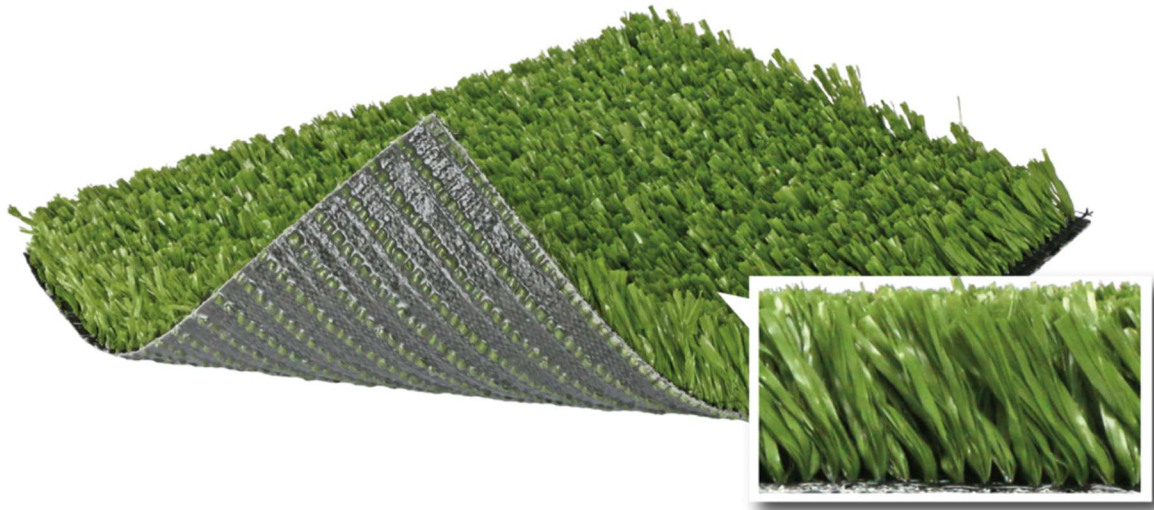
## Chipping Station Surface – EZTee® Poly



The EZTee® Poly features a non-infilled high grade polypropylene yarn system designed for heavy traffic tee lines, hitting mats, and extended use golf ranges. This product holds a real tee and allows players to hit all clubs, from a wedge to a driver and is used by many of the top golf courses around the world. It allows for a true natural swing and provides a divot feel with no club bounce.

- 
- **Yarn Type:** Polyethylene
  - **Total Weight:** 147 oz per square yard
  - **Secondary Backing:** Urethane
  - **Pile Height:** 1 1/8"
  - **Roll Width:** 12'
  - **Perforated:** No
  - **Color:** Pine
-

## Chipping Green Surface – Par 3 Platinum



Par 3 Platinum is a versatile putting product in our line. Designed to take up to eight pounds of infill, this product works best as a shot receptor from longer distances. Our Silverback Polyurethane backing provides excellent drainage for outdoor installation.

- 
- **Yarn Type:** Polypropylene
  - **Total Weight:** 63 oz per square yard
  - **Secondary Backing:** SilverBack™ Polyurethane
  - **Pile Height:** 1"
  - **Roll Width:** 15'
  - **Perforated:** Yes
  - **Color:** Golf Green
-

## Estimate 1 – Refresh Existing Turf

**Summary of work:** Remove all cups and sleeves, repair subbase materials around cups, install new cups and sleeves, install new flags for all cups, clean/treat discolored turf areas, repair any seams that do not necessitate additional turf, power broom all turf surfaces to reduce matting, secure any loose turf edges.

10 6” regulation cups with sleeves & 30” practice poles	\$448.50
3 6” regulation cups with sleeves & extended chipping poles	\$154.80
Labor and other materials	\$1,747.92
<b>TOTAL</b>	<b>\$2,351.22</b>
	<b>plus tax &amp; freight</b>

## Estimate 2 – Patch Damaged Putting Turf

**Summary of work:** Cut out damaged seam and surrounding turf in middle putting green, seam in landscape turf that looks similar to existing landscape turf in aesthetically cohesive shape, infill with excess existing rubber fill for cohesion.

SoftLawn® Bermuda Blend turf	\$175.00
Labor and other materials	\$680.00
<b>TOTAL</b>	<b>\$855.00</b>
	<b>plus tax &amp; freight</b>

### Estimate 3 – Resurface South Putting Green

**Summary of work:** Cut seams between putting turf and landscape turf, remove old putting turf, repair subbase materials, install & secure new putting turf, cut in holes for existing cups.

*Note: this estimate assumes that the cup repairs were completed as part of Estimate 1 above. If Estimate 1 is not done beforehand, there will be additional labor and material costs for the cup replacement*

NP50 Putting turf	\$5,545.80
Labor and other materials	\$1,950.00
<b>TOTAL</b>	<b>\$7,495.80</b>
	<b>plus tax &amp; freight</b>

### Estimate 4 – Resurface Middle Putting Green

**Summary of work:** Cut seams between putting turf and landscape turf, remove old putting turf, repair subbase materials, install & secure new putting turf, cut in holes for existing cups.

*Note: this estimate assumes that the cup repairs were completed as part of Estimate 1 above. If Estimate 1 is not done beforehand, there will be additional labor and material costs for the cup replacement*

NP50 Putting turf	\$8,213.40
Labor and other materials	\$2,270.00
<b>TOTAL</b>	<b>\$10,483.40</b>
	<b>plus tax &amp; freight</b>

## Estimate 5 – Resurface Chipping Green

**Summary of work:** Remove sand from chipping green turf, cut seams between chipping green turf and landscape turf, remove old chipping green turf, repair subbase materials, install & secure new chipping green turf, cut in holes for existing cups, install infill of silica sand topcoated with Envirofill.

*Note: this estimate assumes that the cup repairs were completed as part of Estimate 1 above. If Estimate 1 is not done beforehand, there will be additional labor and material costs for the cup replacement*

Par 3 Platinum turf	\$6,429.15
Silica Sand & Envirofill 16/30 or 30/50 infill – 7 lbs/ft <sup>2</sup>	\$5,150.00
Labor and other materials	\$4,250.00
<b>TOTAL</b>	<b>\$15,829.15</b>
	<b>plus tax &amp; freight</b>

## Estimate 6 – Resurface Chipping Stations

**Summary of work:** Cut seams between chipping station turf and landscape turf, remove old chipping station turf, repair subbase materials, install & secure new chipping station turf.

EZTee Poly turf	\$2,016.00
Labor and other materials	\$820.00
<b>TOTAL</b>	<b>\$2,836.00</b>
	<b>plus tax &amp; freight</b>

## Estimate 7 – Resurface Landscape Turf

**Summary of work:** Remove infill as needed from landscape turf, cut seams between landscape turf and other turf, remove old landscape turf, repair subbase materials, install & secure new landscape turf, install Envirofill infill.

SoftLawn® Bermuda Blend turf	\$45,832.80
Envirofill 16/30 infill – 2 lbs/ft <sup>2</sup>	\$7,637.58
Labor and other materials	\$5,335.00
<b>TOTAL</b>	<b>\$58,805.38</b>
	<b>plus tax &amp; freight</b>

Waters Edge Dock & Hoist INC.  
 P.O. Box 2190  
 Howell, MI 48844 US  
 (517) 5172947476  
 info@waters edgedockandhoist.com  
 www.waters edgedockandhoist.com



## Estimate

**ADDRESS**  
 Chad Craig  
 City of Grosse Pointe Park  
 Grosse Pointe Park, MI 48230

**SHIP TO**  
 Chad Craig  
 City of Grosse Pointe Park  
 16006 Essex Dr  
 Grosse Pointe Park, MI  
 48230

**ESTIMATE #** 9168  
**DATE** 04/09/2024  
**EXPIRATION DATE** 04/17/2024

**SHIP VIA**  
 Waters Edge

ACTIVITY	QTY	RATE	AMOUNT
ADA Kayak Launch			
<b>ez 5'x20' heavy duty gangway - thru-flow decking</b>	1	8,970.00	8,970.00T
5' x 20' heavy duty gangway - thru-flow decking --- GL-6020-HD (Upgraded to 6' Wide)			
<b>ez heavy duty seawall attachment bracket</b>	2	481.00	962.00T
heavy duty seawall attachment bracket --- GL-0119 (Upgraded to 6' wide)			
<b>ez 5' gangway to shore abutment hinge up to 12'</b>	1	440.00	440.00T
5' gangway to shore abutment hinge up to 12' --- - GL-60-SSD (Upgraded to 6' wide)			
<b>ez stiff arm assem (hvy duty) 6 hardware</b>	2	1,266.00	2,532.00T
stiff arm assem (hvy duty) 6 hardware ---- 800099			
<b>ez heavy duty 5' gangway to float hinge 80" (4 pocket)</b>	1	1,055.00	1,055.00T
5' heavy duty gangway to float hinge 80" (4 pocket) --- GL-80-FHD (Upgraded to 6')			
<b>ez 80"x10' dock section - beige</b>	4	2,979.00	11,916.00T
80"x10' dock section - beige ---- 208010			
<b>ez coupler set w/comp rod</b>	20	82.00	1,640.00T
ez coupler set w/comp rod ----- 301100			
<b>ez supplemental float pod 200 lbs - beige</b>	4	351.00	1,404.00T
Supplemental float pod 200 lbs - beige -- 208110			
<b>ez attachment bracket, float pods to 5' gangway</b>	1	472.00	472.00T
attachment bracket, float pods to 5' gangway --- - GL-FPB-5			

ACTIVITY	QTY	RATE	AMOUNT
<b>ez coupler, drive tool 15/16" socket adapter for composite</b>	2	12.00	24.00T
ez coupler, drive tool 15/16" socket adapter for composite ----- 900005			
<b>ez in water coupler installation tool - stainless steel</b>	1	181.00	181.00T
in water coupler installation tool stainless steal -- 9000010SS			
<b>ez launch accessible transfer w/ support grab rail &amp; sign (EzDock)</b>	1	4,284.00	4,284.00T
ez launch accessible transfer w/ support grab rail & sign - 5008900 - EzDock			
<b>ez launch extension railing one-way (no ports)</b>	1	2,540.00	2,540.00T
ez launch extension railing one-way (no ports) -- --- 500901			
<b>ez launch single entry railing left</b>	1	2,950.00	2,950.00T
ez launch single entry railing left ---- 500900I			
<b>ez port max entry - beige</b>	1	2,413.00	2,413.00T
ez port max entry - beige --- 206030PW-ez			
<b>ez port max extension - beige</b>	1	2,351.00	2,351.00T
ez port max extension - beige ----- 206031PW			
<b>ex port coupler set 2 pair, port to port</b>	1	343.00	343.00T
ex port coupler set 2 pair, port to port --- 301208			
<b>ez launch adjustable adapter kit dock to ez launch vertical pin (1 pr) stainless steel</b>	1	914.00	914.00T
ez launch adjustable adapter kit dock to ez launch vertical pin (1 pr) stainless steel --- 100757SS			
<b>ez drill charge for 100757ss kit</b>	1	60.00	60.00T
ez drill charge for 100757ss kit --- 100757SSDR			
<b>ez security curbing</b>	8	260.00	2,080.00T
security curbing - black ---- 35116			
<b>ez 3" flat head curbing screws</b>	42	3.70	155.40T
3" flat head curbing screws ss			
<b>ez 2" id post sleeve for stiff arm</b>	1	356.00	356.00T
2" id post sleeve for stiff arm ----- 800095-15			
<b>ez dead weight bracket</b>	1	475.00	475.00T
ez dead weight bracket --- 100700			
<b>ez galvanized steel pipe cap for 2-3/8" pipe</b>	1	14.00	14.00T
galvanized steel pipe cap for 2-3/8" pipe ---- 100026			
<b>ez 10' 2-3/8" od 10 gauge galvanized pipe</b>	1	150.00	150.00T
10' 2-3/8" od 10 gauge galvanized pipe ---- 110025			
<b>ez auger kit for 2-1/2" od pipe</b>	1	55.00	55.00T
ez auger kit for 2-1/2" od pipe ---- 100255			

ACTIVITY	QTY	RATE	AMOUNT
<b>ez 2 1/2" id post sleeve for stiff arm</b> 2 1/2" id post sleeve for stiff arm --- 800095-20	1	233.00	233.00T
<b>cable connection tab - angled galv. 2" x 4"</b> cable connection tab - angled galv. 2" x 4" - gl-tab-2x4	2	29.00	58.00T
<b>ez marker buoy</b> marker buoy	3	70.00	210.00T
<b>ez turnbuckle galv</b> galvanized turnbuckle	3	65.00	195.00T
<b>ez stainless steel shackle - bouy</b> stainless steel marine shackle	3	48.00	144.00T
<b>Services</b> Labor to deliver, assemble and install kayak launch system as quoted.	1	7,800.00	7,800.00
<b>Payment Terms</b> Payment terms as follows: 50% down to place order, balance due upon completion.	1	0.00	0.00
<b>Credit card</b> A 3% processing fee will be added to credit card transactions over \$1000.00	1	0.00	0.00T

Here is the estimate that you have requested. Pricing is subject to change upon site visit or until additional information is received. Please feel free to contact us with any questions that you may have!

SUBTOTAL	57,376.40
TAX	2,974.58
<b>TOTAL</b>	<b>\$60,350.98</b>

Dillon Connor

517-294-7476

Accepted By

Accepted Date



## Assessment Report

<b>Inspection Date</b> 07/20/22	<b>Playground Name</b> Grosse Point Park Playground Grosse Point, MI	<b>Report Date</b> 8/16/22
<b>Inspector</b> Bill Hugill	<b>Year Playground was built</b> 1991	<b>Report submitted by</b> Marc Leathers

### OVERVIEW

This assessment is based on a site visit meeting with the client. The playground is 31 years old. The playground should be expected to last around 20 years with proper maintenance. The original materials used in the playground were pressure treated wood posts and framing. The original wood was treated with CCA. It is apparent from its condition that this playground is a well-used attraction in the area. There is a strong emotional connection with the community and the playground.

## General Observations Photos



## MAIN SUPPORT POSTS

### Support post materials

Pressure treated wood

### Support post size

Average 8" Dia.

### Support post treatment

CCA

### Support post condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Support post ranking

2. Needs corrective action.

### Support post comments

Posts are sound though a few have rotted from the top

### Support post minor renovation

Repair/replace poles

### Support post major renovation

Repair/replace poles

Support post picture #1



Support post picture #2



## FRAMING

### Framing materials

Pressure treated wood

### Framing size

2x6

### Framing treatment

CCA

### Framing condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Framing ranking

3. No corrective actions required at this time.

### Framing Comments

The framing is in pretty good condition. Minimal checking or splitting at the beam ends.

### Framing minor renovation

Repair/replace damage framing with similar materials.

### Framing major renovation

Repair/replace damage framing with similar materials.

Framing picture #1



Framing picture #2



## DECKING

### Decking materials

Pressure treated wood.

### Decking size

2x6

### Decking treatment

CCA

### Decking ranking

2. Needs corrective action.

### Decking comments

Much of the wooden decking is showing its age. Splintering is common throughout the playground.

### Decking minor renovation

Replace damaged decking boards with similar materials.

### Decking major renovation

Replace damaged decking with new plastic lumber.

Decking picture #1



Decking picture #2



## HANDRAILS

### Handrail materials

Pressure treated wood

### Handrail height for 2-5 Area

38"

### Handrail height for 5-12 Area

38"

### Handrail size

2x6

### Handrail treatment

CCA

### Handrail condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Handrail ranking

2. Needs corrective action.

### Handrail comments

Some of the handrail is showing signs of splintering.

### Handrail minor renovation

Replace handrails with similar materials.

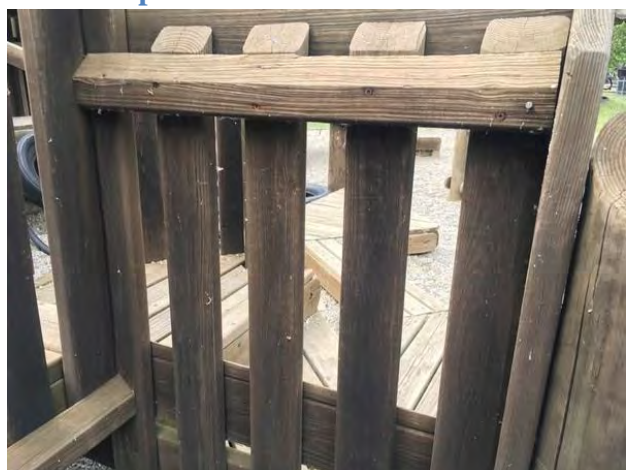
### Handrail major renovation

Replacing the handrails with new plastic lumber.

Handrail picture #1



Handrail picture #2



## HANDRAIL POSTS

### Handrail posts materials

Pressure treated wood

### Handrail posts size

2x4

### Handrail post treatment

CCA

### Handrail post ranking

2. Needs corrective action.

### Handrail post comments

Although sturdy many of the handrails are showing signs of aging. Checking at the end grain and some splintering.

### Handrail post minor renovation

Replace handrail posts with similar materials.

### Handrail post major renovation

Replace handrail post with new plastic lumber.

Handrail post picture #1



Handrail post picture #2



## BALUSTERS

### Baluster materials and size

Pressure treated 2x4's

### Baluster condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Baluster ranking

2. Needs corrective action.

### Baluster comments

The balusters are made of pressure-treated wood. They're showing their age and some have begun splintering.

### Baluster minor renovation

Replace balusters with similar materials.

### Baluster major renovation

Replace balusters with new 2x2 plastic lumber for improved visibility.

Baluster picture #1



Baluster picture #2



## **MAZE CUBES**

### **Maze cube materials**

Pressure treated wood framing and decking.

### **Maze cube size**

25.5" outside length

### **Maze cube condition**

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Maze cube ranking**

2. Needs corrective action.

### **Maze cube comments**

The cubes are in good condition, but the decking is old and splintering.

### **Maze cube minor renovation**

Replace decking on maze cubes with similar materials.

### **Maze cube major renovation**

Replace decking on maze cubes with new plastic lumber.

**Maze cube Picture #1**



**Maze cube picture #2**



## ACCESSIBLE RAMPS

### Accessible ramps condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Accessible ramps ranking

2. Needs corrective action.

### Accessible ramps comments

There is one ramp that leads into the playground. It doesn't have ADA style ramp rails but is intact.

### Accessible ramps minor renovation

Replace decking with similar materials. and add new ADA ramp rails.

### Accessible ramps major renovation

Replace decking with new plastic lumber and add new ADA ramp rails.

### Accessible picture #1



## LOW PERIMETER

### Low perimeter materials

Pressure treated 8x8's (single layer)

### Is the perimeter secure and firmly fastened?

Yes

### Are there any trip hazards?

Yes

### Is perimeter outside of necessary use zones?

In most place yes. On the ends of the swings, it's not complaint.

### Low perimeter condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Low perimeter ranking

2. Needs corrective action.

### Low perimeter comments

Perimeter is in medium condition.

### Low Perimeter minor renovation

Make sure it's even and no trips hazards. Fix areas that are non-complaint like the ends of the swings.

### Low Perimeter major renovation

Make sure it's even and no trips hazards. Fix areas that are non-complaint like the ends of the swings.

Low perimeter picture #1



Low perimeter picture #2



## **SAFETY SURFACING**

### **Safety surfacing type**

Pea gravel

### **Safety surfacing condition**

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Safety surfacing ranking**

2. Needs corrective action.

### **Loose fill deficiency.**

4" to 6" Deficient throughout

### **Safety surfacing comments**

Safety surfacing is in poor condition several areas need more surfacing added. Pea gravel is not considered an accessible surfacing making it non-complaint for ADA requirements.

### **Are there marks to show proper safety surfacing depth?**

Yes

### **Safety surfacing minor renovation**

Add additional Pea gravel to a total depth of 10" throughout.

### **Safety surfacing major renovation**

Replace the pea gravel with engineered wood fiber.

**Safety surfacing picture #1**



**Safety surfacing picture #2**



## SLIDES

### Left Turn Tube Slide

#### Left Turn Tube Slide condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### Left Turn Tube Slide ranking

2. Needs corrective action.

#### What is the height of the deck from the safety surfacing?

61"

#### Does the slide have any gaps, cracks or entanglements?

Yes

#### What is the height of the exit region from bottom of safety surfacing?

15"

#### Does the slide have proper use zones?

Yes

#### Left Turn Tube Slide minor renovation

Replace with new manufactured slide.

#### Left Turn Tube Slide major renovation

Replace with new manufactured slide.

Left Turn Tube Slide picture #1



Left Turn Tube Slide picture #2



## Circular Slide

### Circular Slide condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Circular Slide ranking

2. Needs corrective action.

### What is the height of the deck from the safety surfacing?

84"

### Does the slide have any gaps, cracks or entanglements?

Yes

### What is the height of the exit region from bottom of safety surfacing?

13"

### Does the slide have proper use zones?

Yes

### Circular Slide minor renovation

Replace with new manufactured slide.

### Circular Slide major renovation

Replace with new manufactured slide.

Circular Slide picture #1



Circular Slide picture #2



## Tot Slide

### Tot Slide condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Tot Slide ranking

2. Needs corrective action.

### What is the height of the deck from the safety surfacing?

The original deck height for the slide is 32 inches. There's been a replacement slide put in and the lower deck added to accommodate the smaller slide. That deck is 24 inches.

### Does the slide have any gaps, cracks or entanglements?

Yes

### What is the height of the exit region from bottom of safety surfacing?

6"

### Does the slide have proper use zones?

Yes

### Tot Slide comments

The slide exit into a sandbox that is low of sand. This piece has been replaced and modified from its original design.

### Tot Slide minor renovation

Replace with new manufactured slide.

### Tot Slide major renovation

Replace with new manufactured slide.

Tot Slide picture #1



Tot Slide picture #2



## Dragon Bumpy Slide

### Dragon Bumpy Slide condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Dragon Bumpy Slide ranking

2. Needs corrective action.

### What is the height of the deck from the safety surfacing?

71"

### Does the slide have any gaps, cracks or entanglements?

Yes

### What is the height of the exit region from bottom of safety surfacing?

11"

### Does the slide have proper use zones?

Yes

### Dragon Bumpy Slide comments

Although intact this slide gets hot in the summertime. There are entanglement on the side rails and some piece are missing.

### Dragon Bumpy Slide minor renovation

Replace with new manufactured slide.

### Dragon Bumpy Slide major renovation

Replace with new manufactured slide.

Dragon Bumpy Slide picture #1



Dragon Bumpy Slide picture #2



## **SWINGS**

### **5-12 area swings**

#### **Do they have proper use zones?**

Yes

#### **Maximum 2 seats per bay?**

No

#### **Condition of the hardware?**

This hardware is in bad condition.

#### **Condition of seats?**

The seats are old, or home made.

#### **Condition of the support frame?**

Sturdy but showing its age.

### **5-12 area swings condition**

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **5-12 area swings ranking**

2. Needs corrective action.

### **Comments**

The hardware and seats are in bad condition.

### **Swings 5-12 minor renovation**

Replace all hardware and seats. Remove seats so there is only 2 seats per bay.

### **Swings 5-12 major renovation**

Replace with new manufactured swing set with 2 seats per bay.

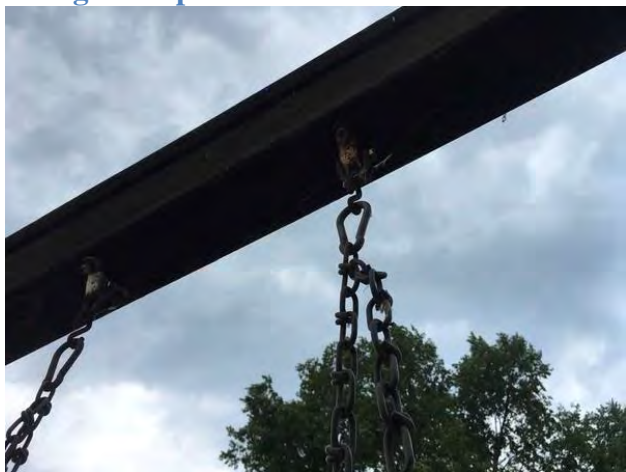
Swings 5-12 picture #1



Swings 5-12 picture #2



Swings 5-12 picture #3



## **2-5 area swings**

### **Do they have proper use zones?**

Yes

### **Maximum 2 seats per bay?**

No

### **Condition of the hardware?**

The hardware is old and worn. There are S hooks that haven't been close to the proper gap.

### **Condition of seats?**

The seats are old but intact.

### **Condition of the support frame?**

The support frame is sturdy.

### **2-5 area swings condition**

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **2-5 area swings ranking**

2. Needs corrective action.

### **Comments**

There are bird nests on the top of the beam, under the cap.

### **Swings 2-5 minor renovation**

Replace all hardware and seats. Remove seats so there is only 2 seats per bay.

### **Swings 2-5 major renovation**

Replace with new manufactured swing set with 2 seats per bay.

Swings 2-5 picture #1



Swings 2-5 picture #2



Swings 2-5 picture #3



## OVERHEAD EQUIPMENT

### Track Rides

**Hand grip is between 64" - 78" to the safety surfacing.**

Yes

### Track ride condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Track ride ranking

2. Needs corrective action.

### Comments

The hand grip is way more than 15 inches from the pivot point making this a hazard. The S-hook is not closed properly.

### Track ride minor renovation

Replace with new manufactured version.

### Track ride major renovation

Replace with new manufactured version.

Track ride picture #1



Track ride picture #2



## Horizontal Ladder

Maximum of 15" center to center of rungs?

Yes

Maximum height of hand grip is 84"?

Yes

### Horizontal Ladder condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at

### Horizontal Ladder ranking

2. Needs corrective action.

### Comments

Although some of the lumber on this item is splintering it is in relatively good condition.

### Horizontal Ladder minor renovation

Replace with similar materials.

### Horizontal Ladder major renovation

Replace with new manufactured Overhead Ladder.

Horizontal Ladder picture #1



Horizontal Ladder picture #2



## Rings / Ring Bridge

Maximum of 15" from pivot point and bottom of handgrip

Yes

Maximum height of hand grip is 84"?

Yes

### Rings / Ring Bridge condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Rings / Ring Bridge ranking

2. Needs corrective action.

### Comments

This item is showing signs of wear.

### Rings / Ring Bridge minor renovation

Replace with similar materials.

### Rings / Ring Bridge major renovation

Replace with new manufactured Ring Bridge.

Rings / Ring Bridge picture #1



Rings / Ring Bridge picture #2



## Chin Up Pipe

**Is there 80" clear from pipe to adequate safety surfacing?**

No

**Actual distance clear?**

50"

**Chin Up Pipe condition**

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

**Chin Up Pipe ranking**

2. Needs corrective action.

**Comments**

This Chin Up Pipe is very low.

**Chin Up Pipe minor renovation**

Remove this item.

**Chin Up Pipe major renovation**

Remove this item.

**Chin Up Pipe picture #1**



**Chin Up Pipe picture #2**



## CHAIN & HOSE & TIRE EQUIPMENT

### Chain Bridge

#### Condition of chain & hose?

Poor.

#### Condition of hardware?

Medium

#### Proper openings?

Yes

#### Chain Bridge condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### Chain Bridge ranking

2. Needs corrective action.

#### Comments

The chain and hoses are sagging, and the lower chain is on the ground.

#### Chain Bridge minor renovation

Replace with new chain and hose.

#### Chain Bridge major renovation

Replace with new cable version.

Chain bridge picture #1



Chain bridge picture #2



## Chain Climbing Wall

### Condition of chain & hose?

Poor

### Condition of hardware?

Poor

### Proper openings?

No. The opening at the deck is as wide as the deck

### Chain Climbing Wall condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Chain Climbing Wall ranking

2. Needs corrective action.

### Comments

The chain has detached at the bottom. The hose is been removed. The opening at the deck is greater than 15 inches.

### Chain Climbing Wall minor renovation

Replace with new chain and hose. Narrow down opening of deck with similar materials.

### Chain Climbing Wall major renovation

Replace with new cable version. Narrow down opening of deck with new plastic lumber.

Chain Climbing Wall picture #1



Chain Climbing Wall picture #2



## Chain Cradle Bridge

### Condition of chain & hose?

Medium

### Condition of hardware?

Medium

### Proper openings?

Yes

### Chain Cradle Bridge condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Chain Cradle Bridge ranking

2. Needs corrective action.

### Comments

This item needs repair or replacement

### Chain Cradle Bridge minor renovation

Replace with new chain and hose and updated design.

### Chain Cradle Bridge major renovation

Replace with new cable version.

### Chain Cradle Bridge picture #1



## Vertical Tire Tunnel

### Condition of chain & hose?

Fair

### Condition of Tires?

Good

### Condition of hardware?

Fair

### Vertical Tire Tunnel condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Vertical Tire Tunnel ranking

3. No corrective actions required at this time.

### Comments

There was talk about maintenance issues with this item. It isn't in bad condition and is still functioning.

### Vertical Tire Tunnel minor renovation

Leave as is.

### Vertical Tire Tunnel major renovation

Leave as is.

Vertical Tire Tunnel picture #1



Vertical Tire Tunnel picture #2



## Chain Soft Climber

### Condition of chain & hose?

Medium

### Condition of hardware?

Medium

### Proper openings?

No. The openings at the deck are both greater than 15 inches

### Chain Soft Climber condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Chain Soft Climber ranking

2. Needs corrective action.

### Chain Soft Climber minor renovation

Replace with new chain and hose. Reduce the openings at the upper deck with similar materials.

### Chain Soft Climber major renovation

Remove & replace with cable version. Reduce the openings at the upper deck with new plastic lumber.

Chain Soft Climber picture #1



Chain Soft Climber picture #2



## ROOFS/TOWERS/SEATING/BENCHES

### Roofs/Towers

#### Roofs/Towers condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### Roofs/Towers ranking

2. Needs corrective action.

#### Roof/Tower comments

Some boards have become loose, and many are splintering

#### Roofs/Towers minor renovation

Replace/replace loose or rotted boards with similar materials.

#### Roofs/Towers major renovation

Replace with new plastic lumber.

Roofs/towers pictures #1



Roofs/towers pictures #2



Roofs/towers pictures #3



## Seating/Benches

### Condition of Seating Area

Fair. Everything is intact however the decking is all made of wood and has begun splintering

### Seating area condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Seating area ranking

2. Needs corrective action.

### Seating area minor renovation

Replace decking with similar materials. Repair/Replace any badly damaged framing with similar materials.

### Seating area major renovation

Replace decking with new plastic lumber. Repair/Replace any badly damaged framing with similar materials.

Seating area pictures #1



Seating area pictures #2



## MISCELLANEOUS EQUIPMENT 5-12 area

### Fire Pole

#### Maximum of 15" between bollards

No

#### 18"-20" between pole and platform

No

#### Minimum of 60" vertical above the platform

Yes

#### Fire Pole condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### Fire Pole ranking

2. Needs corrective action.

#### Comments Fire pole

The opening at the deck is greater than 15 inches. The fire pole is closer to the deck than 18 inches.

#### Fire Pole minor renovation

Replace with new fire pole. Narrow down the opening of the deck with similar materials.

#### Fire Pole major renovation

Replace with new fire pole. Narrow down the opening of the deck with new plastic lumber.

Fire pole picture #1



Fire pole picture #2



## Suspension bridge

**Are there any non compliant gaps greater than 1/2"?**

Yes

**Is the safety bridge in good condition?**

No

### Suspension bridge condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Suspension bridge ranking

2. Needs corrective action.

### Comments

This bridge is sagging and resting on the safety bridge.

### Suspension bridge minor renovation

Make this item a fixed bridge with similar materials.

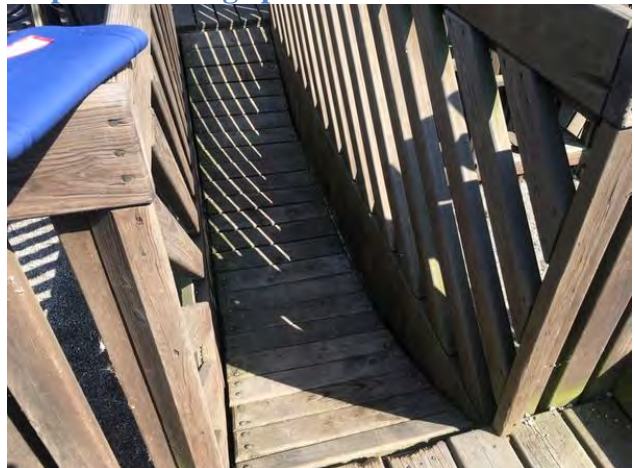
### Suspension bridge major renovation

Make this item a fixed bridge with similar materials.

Suspension bridge picture #1



Suspension bridge picture #2



## Vertical Ladder

### Vertical Ladder condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Vertical Ladder ranking

2. Needs corrective action.

### Vertical Ladder comments

The opening between the upright is greater than 15 inches. There's no blocking behind the rungs.

### Vertical Ladder minor renovation

Narrow down opening with similar materials. Add blocking behind each rung using similar materials.

### Vertical Ladder major renovation

Rebuild Vertical Ladder with new plastic lumber.

Vertical Ladder picture #1



Vertical Ladder picture #2



Vertical Ladder picture #3



Vertical Ladder picture #4



## MISCELLANEOUS EQUIPMENT 2-5 area

### Sandboxes

#### Sandboxes condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### Sandboxes ranking

2. Needs corrective action.

#### Sandboxes Comments

The tot slide exits into the sandbox. There is very little sand in the sandbox. The boards on the side Make it non-complaint.

#### Sandbox minor renovation

Add play sand to appropriate level. Build higher walls around the sandbox to help keep sand in. Replace the slide without the board on the side.

#### Sandbox major renovation

Add play sand to appropriate level. Build higher walls around the sandbox to help keep sand in. Replace the slide without the board on the side.

Sandboxes picture #1



Sandboxes picture #2



## Low Accessible Ladder

**Hand gripping device is a maximum 54" to the surfacing.**

Yes

### Low Accessible Ladder condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Low Accessible Ladder ranking

2. Needs corrective action.

### Low Accessible Ladder Comments

One of the beams is splintered badly

### Low Accessible Ladder minor renovation

Rebuild with similar materials.

### Low Accessible Ladder major renovation

Rebuild with similar materials.

Low Accessible Ladder picture #1



Low Accessible Ladder picture #2



## Low Accessible Rings

**Hand gripping device is a maximum 54" to the surfacing.**

Yes

### Low Accessible Rings condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Low Accessible Rings ranking

2. Needs corrective action.

### Low Accessible Rings Comments

The beam is showing some wear. The S hooks are closed in properly and the chains are Rusty's

### Low Accessible Rings minor renovation

Rebuild with similar materials.

### Low Accessible Rings major renovation

Rebuild with similar materials.

Low Accessible Rings picture #1



Low Accessible Rings picture #2



## Rubber bridge 5-12 area

### Rubber bridge 5-12 area condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Rubber bridge 5-12 area ranking

2. Needs corrective action.

### Rubber bridge 5-12 area Comments

There is splintering that has occurred on the handrails, the rubber is old and dried out.

### Rubber bridge 5-12 area minor renovation

Replace the handrails with similar materials. Replace the rubber and the 2x8s on both ends with similar materials.

### Rubber bridge 5-12 area major renovation

Rebuild with new plastic lumber with new conveyer belt.

Rubber bridge 5-12 area picture #1



Rubber bridge 5-12 area picture #2



## Crawl Tunnel

### Crawl Tunnel condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Crawl Tunnel ranking

3. No corrective actions required at this time.

### Crawl Tunnel minor renovation

Leave as is.

### Crawl Tunnel major renovation

Leave as is.

Crawl Tunnel picture #1



Crawl Tunnel picture #2



## Balance Beam on Chains 5-12

Top of balance beam is a maximum of 16" above the surfacing?

Yes

### Balance Beam on Chains 5-12 condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Balance Beam on Chains 5-12 ranking

2. Needs corrective action.

### Balance Beam on Chains 5-12 Comments

The beam isn't properly centered and poses a hazard on one end.

### Balance Beam on Chains 5-12 minor renovation

Replace with stationary balance beam using similar materials.

### Balance Beam on Chains 5-12 major renovation

Replace with new spring version.

Balance Beam on Chains 5-12 picture #1



Balance Beam on Chains 5-12 picture #2



## Phones

### Phones condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Phones ranking

3. No corrective actions required at this time.

### Phone Comments

The phones are functioning, and the boxes are cute. Replace the mouthpiece with a non-wood material is recommended.

### Phone minor renovation

Leave as is.

### Phone major renovation

Rebuild with new plastic lumber.

Phone picture #1



Phone picture #2



## MISCELLANEOUS EQUIPMENT

### Swinging Tire Pyramid

#### Swinging Tire Pyramid condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### Swinging Tire Pyramid ranking

2. Needs corrective action.

#### Swinging Tire Pyramid Comments

The tires are low and the chain is rusty. There's significant amount of chain exposed

#### Swinging Tire Pyramid minor renovation

Replace with new manufactured Team Swing.

#### Swinging Tire Pyramid major renovation

Replace with new manufactured Team Swing.

Swinging Tire Pyramid picture #1



Swinging Tire Pyramid picture #2



## Swinging Floor Pyramid

### Swinging Floor Pyramid condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Swinging Floor Pyramid ranking

2. Needs corrective action.

### Swinging Floor Pyramid Comments

Platform is low. There's significant amount of chain exposed.

### Swinging Floor Pyramid minor renovation

Replace with new manufactured Team Swing.

### Swinging Floor Pyramid major renovation

Replace with new manufactured Team Swing.

Swinging Floor Pyramid picture #1



Swinging Floor Pyramid picture #2



## Tire Trench

### Tire Trench condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Tire Trench ranking

3. No corrective actions required at this time.

### Tire Trench Comments

The Tire Trench is in good condition.

### Tire Trench minor renovation

Leave as is.

### Tire Trench major renovation

Repurpose this area with new play equipment.

Tire Trench picture #1



Tire Trench picture #2



## Rabbit Bouncer

### Rabbit Bouncer condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Rabbit Bouncer ranking

2. Needs corrective action.

### Rabbit Bouncer Comments

This item doesn't function anymore, and the tires are no longer suspended to come from the adjoining decks.

### Rabbit Bouncer minor renovation

Repurpose this area with new play equipment.

### Rabbit Bouncer major renovation

Repurpose this area with new play equipment.

Rabbit Bouncer picture #1



Rabbit Bouncer picture #2



## Tire Ladder

### Tire Ladder condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Tire Ladder ranking

2. Needs corrective action.

### Tire Ladder Comments

Although intact this item has some head entrapments built into it.

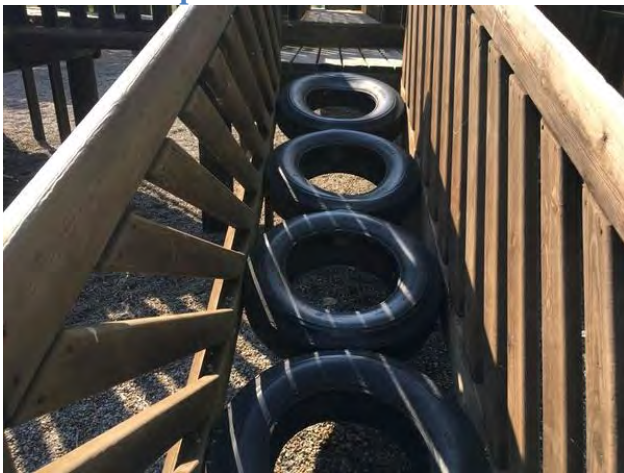
### Tire Ladder minor renovation

Replace with cable version.

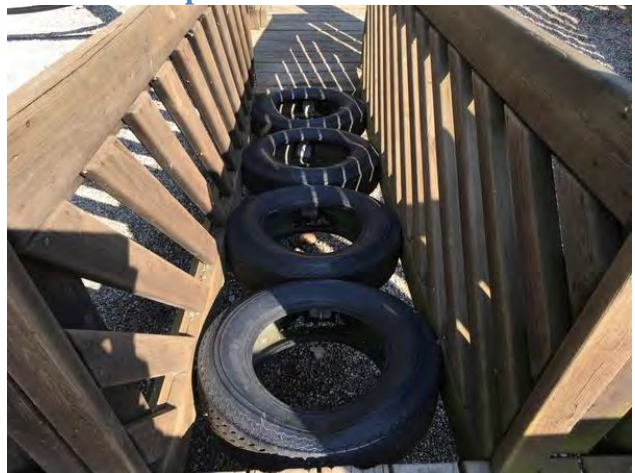
### Tire Ladder major renovation

Replace with Posts Steppers using new plastic lumber.

Tire Ladder picture #1



Tire Ladder picture #2



## Cargo Tire Bridge

### Cargo Tire Bridge condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Cargo Tire Bridge ranking

2. Needs corrective action.

### Cargo Tire Bridge Comments

This item is no longer suspended and rests on the ground. The openings at the upper deck are greater than 15 inches.

### Cargo Tire Bridge minor renovation

Replace with new cable version. Narrow down opening of deck using similar materials.

### Cargo Tire Bridge minor renovation

Replace with new cable version. Narrow down opening of deck using new plastic lumber.

Cargo Tire Bridge picture #1



Cargo Tire Bridge picture #2



## Moving Floor

### Moving Floor condition

Medium: Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Moving Floor ranking

2. Needs corrective action.

### Moving Floor Comments

We no longer install tis component.

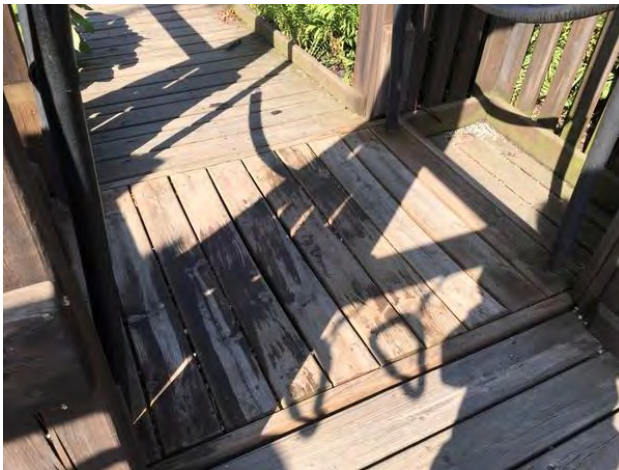
### Moving Floor minor renovation

Remove and make a fixed deck.

### Moving Floor major renovation

Remove and make a fixed deck.

Moving Floor picture #1



Moving Floor picture #2



## **GENERAL ACCESSIBILITY**

### **Accessibility condition**

Poor

### **Accessibility Comments**

The playground was designed prior to the current accessibility requirements. The current design does not comply with the current requirements. Reaching full ADA compliance would require an extensive renovation. There are some things that can be done to improve general accessibility, but the playground can't be renovated to meet 100% compliance. The conclusion of this assessment should be taken into consideration.

## CONCLUSION

This report is based on the current versions of ADA, ASTM F1487 and CPSC Pub.325.

The playground has been well cared for over the years but is showing its age. The equipment has some maintenance and safety non-compliance issues. Quite a few posts have rot in the tops. The wood is still in decent shape but will start to increasingly deteriorate. Staining will help with longevity. The playground has lasted 11 more years than projected. Over those years there has been change in the safety standards as well accessibility.

Public playgrounds need to meet current ADA requirements as well as current safety standards. Based on these factors and the condition in the report its our professional recommendation that the playground could be renovated. However, the play will need to be replace in the near future.

If you decide you still want to pursue a renovation this assessment has minor and major renovation options. The playground is 31 years old so weighing the cost of any renovation Vs replacement should be strongly considered.

## ASSOCIATED COSTS

A minor renovation as described above including L&A fees (design, project management and construction consultation) and all materials is estimated at around \$130,000. It's anticipated that the work can be completed in five days using the community build model.

A major renovation as described above including L&A fees (design, project management and construction consultation) and all materials is estimated to cost around \$180,000. It's anticipated that the work can be completed in five days using the community build model.

As a reminder these are just estimates until we define the final scope of work and get actual quotes for the materials.

Due to the structures age and condition, we have provided an estimated cost to replace the playground with a new design utilizing all of today's latest materials (no wood). Today's playgrounds are expected to last minimally 30 years with minimal maintenance needs. A custom designed community-build replacement estimate is around \$395,000 for a playground with similar square footage as your existing playground. This cost estimate is based on utilizing our community-build model. It's anticipated that the work can be completed in six days.

We can also design a playground around a specific budget and construction choice.

## **CONSTRUCTION OPTIONS**

The majority of our projects are constructed through community volunteers. This process is L&A's heart and soul. The community build method not only saves money but empowers communities with limitless potential and benefits. At the same time, we understand that the community build model is not always an option or the best choice. In those situations, we also can work with contractors, city workers, volunteers and a variety of combinations. In many cases L&A can also be the contractor for the project. Our goal is to find the right solution for your community and situations.

## **NEXT STEPS**

Work with L&A to develop a final scope of work based on your budget and our recommendations. Review when you would want the work completed by and develop a timeline from there. Please contact us if you have any questions. We truly appreciate the opportunity to work with your community again.

**Brosnan Builders**

15117 Charlevoix St  
Grosse Pointe Park, MI 48230  
+13137786176  
Brosnanbuilders@gmail.com  
www.brosnanbuilders.com



**Estimate**

ADDRESS  
City of Grosse Pointe Park  
Patterson Park Gazebo  
16006 Essex  
Grosse Pointe Park, Mi

ESTIMATE 2054  
DATE 04/08/2025

DATE	DESCRIPTION	AMOUNT
Labor	Remove all vines and treated 2x6 and 2x2 lumber and dispose. Save "hip roof" lumber wrapped in copper.	2,500.00
Carpentry	Rebuild roof of gazebo using new treated 2x6 rafters on all four sides and new 2x2 partition wood for vines to grow threw.	8,000.00
TOTAL		<b>\$10,500.00</b>

Accepted By

Accepted Date



23<sup>rd</sup> January, 2025

**Estimate:**

Chad Craig  
 15115 E. Jefferson  
 Grosse Pointe Park  
 Michigan 48230  
 (313) 822-2812 x-200  
 (269) 491-7365 c  
[craigc@grossepointepark.org](mailto:craigc@grossepointepark.org)

Thank you for the opportunity to assist you with the renovation of the property.  
 If you have any questions, please do not hesitate to contact me.

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The project is to repair the roof structure of the Gazebo in Patterson Park.

Set up scaffolding.

**Carpentry:**

Remove existing lattice structure at four hip roof sections. Leave the hip ridges in place,  
 Rebuild and replace four hip roof lattice sections with treated lumber.

**SEE NOTE:**

**Total : \$ 19,170.00**

**This estimate is valid for thirty (30) days from date of proposal**

**Notes:**

- 1) **Permits if required have not been priced or included into this estimate**
- 2) **During demolition if the hip ridges are found to be rotten and need to be replaced and or repaired this would be additional. It has not been priced or included in the estimate.**

Removal of all rubbish and construction debris. Clean jobsite and renovation area on completion of project.

**Additional items and change orders will be billed and are due upon receipt.**

**Payment Schedule:**

A deposit of ten thousand one hundred & seventy dollars (\$10,170.00) is required to prior to any work starting. Balance of nine thousand dollars (\$9,000.00) due upon job completion.

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Aaron Whittaker  
President  
G.P.H. Services  
15003 Charlevoix Street  
Grosse Pointe Park, MI. 48230  
Ph: 313 757 1969  
C: 248 361 3637

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Client

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Date

**Please make checks payable to G.P.H. Services.**



**We are fully licensed and insured. Builders Licenses # 2101189591, 2102214048**

**Leonard B. Willeke Gazebo:**

Concrete removal and installation	\$21,975.00
Repair/replace roof structure	\$19,170
Tile replacement/repair and installation	\$7,500
Power wash, paint, caulk, sealer, and prep	\$2,500
New benches and tables	\$5,000
\$56,145	total



## RECREATION COMMISSION MEETING

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DATE: May 27, 2026

**SUBJECT:** Next Meeting Date

**SUMMARY:** The commission will discuss and decide if they would like to meet on the next originally scheduled meeting date of Wednesday, July 8.

**FINANCIAL IMPACT:** N/A

**RECOMMENDATION:** Pick or confirm the next meeting date.

**PREPARED BY:** Chad Craig, Parks & Recreation Director