



City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

**Special City Commission Meeting
September 28, 2016
Agenda**

Honorable Mayor, City Commissioners and Residents: This shall serve as your official notification of the Special City Commission Meeting to be held Wednesday, September 28, 2016, immediately following the Pleasant Ridge Recreation Commission Meeting, at 4 Ridge Road, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

SPECIAL CITY COMMISSION MEETING – 7:30 P.M.

1. Meeting Called to Order.
2. Roll Call.
3. PUBLIC DISCUSSION – items not on the Agenda.
4. Consideration of Gainsboro Park equipment donation.
5. Adjournment.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: City Commission
Date: July 7, 2016
Re: Re-Use of Gainsboro Park Play Structure

Overview

Commissioner Krzysiak has requested that the City Commission consider the reinstallation of the old 5-12 year play structure from Gainsboro Park at the park behind the Community Center.

Process To-Date and Summary of Decisions

Through the Gainsboro Park design process it was decided that the old 5-12 year old play structure would be removed and replaced with a new, larger 5-12 year old playground. The primary reasons for arriving at this decision were:

1. The old play structure is 15 years old. Play structures generally have a 20-25 year life span. The old structure has life left in it, but it is closer to the end than the beginning.
2. The layout and design of the new park generated out of the 5-day charrette last summer required removal of the old structure to accommodate the walking path system. The layout could have been redesigned to preserve the old structure, but through discussions with the recreation and City Commission in the fall and winter of 2015 it was decided to remove the old structure to preserve the layout of the park as designed, and also to create a harmonious design with all-new, coordinating play equipment.

The process for making Gainsboro Park design decisions was as follows:

1. 5-day charrette – July 2015
2. City Commission review – August 2015
3. Recreation Commission prioritization – August 2015 (recommendations on phasing and layout)
4. City Commission prioritization – September 2015
5. City Commission prioritization workshop #2 – December 2015
6. City Commission prioritization workshop #3 – December 2015 (playground decision)
7. 60% Construction Drawings City Commission Update – February 2016
8. Approval to Let for Bids – April 2016
9. Approval of Bid – May 2016

Is There a Community Recreation Deficit?

The first consideration in locating a site to re-use the Gainsboro Park structure is: do we have a recreation deficit in Pleasant Ridge that the old Gainsboro structure will fill? In order to provide some context around this question, consider the following comparisons between Pleasant Ridge and benchmarks reported by the National Recreation and Park Association for small cities (under 20,000 population):

Measure	Pleasant Ridge	Benchmark
Playgrounds	1 per 842 residents	1 per 3,560 residents
Acres of Park	5.8 per 1,000 residents	10.6 acres per 1,000 residents
Operating Expenditures per Capita	\$221.30	\$100.63

Note that the playgrounds per resident figure reported for Pleasant Ridge includes Gainsboro, the Community Center park, and the Roosevelt School playgrounds. It does not include the Coolidge school playground, which is accessible to Pleasant Ridge residents, but is not located in Pleasant Ridge.

The data indicates that Pleasant Ridge is currently well-served by parks facilities, so whether or not we re-use the old Gainsboro play structure is not one of need. Rather, we must determine if we want or prefer to re-use the old Gainsboro structure in the City. This may seem an obvious statement, but it is important to establish as a baseline understanding.

Can the Community Center Park Accommodate the Old Gainsboro Structure?

Physically, yes. The old Gainsboro structure can be fit in the existing green space between the volleyball court and the existing play structure at the Community Center. However, there is an opportunity cost to this, as it would eliminate all of the open green space that is most accessible to the building within the Community Center Park. Refer to the attached images that show how the Gainsboro Structure would fit in the space.

The open green space is used frequently – nearly daily – during PR summer camp, and it provides unstructured play space within the park.

Based on the use of the space, and the need for open green space in a park and specifically at the Community Center for summer camp and other activities, staff is opposed to consuming the open green space to add the Gainsboro structure to the equipment we already have at the Community Center park.

Future Community Center Project

A further consideration is that the old Gainsboro play structure is 15 years old and the existing Community Center park structure is 17 years old. Adding the Gainsboro structure would create a situation where the City will have a very large area dedicated to two play structures that will have to be removed and replaced at essentially the same time in the next 5-10 years. This will create a larger future cost to the City.

There is also the consideration of the future of the community center park space. A project that is contemplated in the Parks and Recreation Master Plan and which has been discussed to some extent since is a reworking of the large room at the Community Center and improvements to the park space. The improvements may include opening up the west wall of the large room to make it more permeable and to connect to a new outdoor gathering space adjacent to the building. The outdoor gathering space would encroach into the existing play area, so a new play area would need to be provided, while also preserving open green space.

Staff recommends that a preliminary concept plan be drawn up for the park space showing these improvements before any new play equipment is installed to ensure that relocation of the Gainsboro structure does not encroach or conflict with any future plans.

Recreation Equipment Portfolio

Another consideration is the recreation equipment portfolio in town. The three major playgrounds are Gainsboro, Community Center Park, and Roosevelt School. When assessing the equipment that exists at each playground, the old Gainsboro structure is very similar to the Roosevelt School play structure (the older one). In considering the design and equipment for the Community Center Park, I would suggest that we consider including play equipment that fits in a smaller footprint, and is different than what already exists at Roosevelt School. From a portfolio perspective, this will provide a more diverse set of play options in the City.

Cost

While we already own the Gainsboro Structure, relocating it to the Community Center Park will not be free, even with volunteer labor to install it. The City will incur costs to prepare the space, to purchase new woodchips for the safety surface, and to contract for professional oversight of the installation. Professional oversight is necessary to protect the City's liability position by ensuring that the old structure is installed properly and meets all current safety requirements. There will also be costs for new wood borders for the play space, and excavation of the site to provide the necessary depth for the woodchips.

Based on a quote that we secured from GameTime (the manufacturer and original installer of the Gainsboro structure in question), we estimate that costs for woodchips and professional oversight of the installation would likely be in the neighborhood of \$10,000.

This money would have to be re-programmed in the City's budget, or raised through other methods. The City Commission should consider if it is interested in funding all or part of this project from the City's budget. Staff would suggest that the Commission consider if this project is more of a priority than some of the phase 2 projects awaiting funding at Gainsboro Park, or if the money could be used for other recreation purposes now or in the future.

Use of Existing Community Center Play Structure

Staff believes that re-installation of the Gainsboro structure at the Community Center will require the removal of the existing play equipment at that park to ensure that we retain a suitable amount of open green space. It will be our continuous and strong recommendation that simply adding the Gainsboro structure to the Community Center park will crowd the park and eliminate important open play area.

This raises the question of what happens to the existing Community Center play structure?

If the existing Community Center play structure is to be reused, it may merit discussion about what it's future use should be. It is just 2 years older than the Gainsboro structure that is proposed to be relocated, and it also has existing life left in it. Is the Commission comfortable with scrapping that structure? Or will we look to donate or relocate that structure?

Donation Option

Based on all of the above considerations and analysis, the City Commission should weigh our benefit/need from reinstalling the Gainsboro play structure vs. trying to find a location for it in another community where there may be a greater need for a structure. The time and effort to donate and re-install the structure may have a greater overall benefit in an underserved area than here in Pleasant Ridge.

Recommended Action

Staff recommends that the City Commission consider whether it would support an effort to relocate the old Gainsboro 5-12 year old play structure at the Community Center park. Further, staff would recommend that any effort to do so be predicated on the following:

1. Preparation of a concept plan to guide the location of the old Gainsboro structure to ensure a coherent future use of the space. Staff recommends that the Recreation Commission should either approve the concept plan, or recommend approval to the City Commission, as the City Commission desires.
2. Any reinstallation plan should maintain equal or nearly equal green space between the building and the volleyball court as exists today.
3. Installation will be in accordance with all safety codes and requirements for the equipment, surfacing, safety zones, etc. Further, that there will be professional oversight of the re-installation of the play equipment to ensure the City's liability position is protected.
4. Determination of how the project will be funded, either through City funds, donated funds, or a combination of both. Staff recommends that adequate funding be secured prior to the commencement of any work.



Google

Imagery ©2016

[Terms of Use](#)

[Report a map error](#)



GameTime c/o Sinclair Recreation
PO Box 1409
Holland, MI 49422-1409
Ph: 800-444-4954
Fax: 616-392-8634

QUOTE
#66017

06/14/2016

Playground relocation

CITY OF PLEASANT RIDGE
Attn: Scott Pietrzak
23925 WOODWARD AVE
PLEASANT RIDGE, MI 48069-1199
Phone: 248-542-7322

Project #: P55942
Ship To Zip: 48069

Quantity	Part #	Description	Unit Price	Amount
1	INSTALL	Game Time - Remove existing playground unit	\$4,500.00	\$4,500.00
1	INSTALL	Game Time - Excavation w/removal of spoils for new location	\$6,000.00	\$6,000.00
1	INSTALL	Game Time - Remove and reinstall wood timber borders	\$1,250.00	\$1,250.00
1	INSTALL	Game Time - Reinstall existing playground	\$7,000.00	\$7,000.00
1	EWf	GT-Impax - Blown In EWf for new area	\$6,400.00	\$6,400.00
1	INSTALL	Game Time - Site restoration of new area	\$2,000.00	\$2,000.00

No restoration at old site

SubTotal: \$27,150.00
Total Amount: \$27,150.00

THIS QUOTATION IS SUBJECT TO POLICES IN THE CURRENT GAMETIME PARK AND PLAYGROUND CATALOG AND THE FOLLOWING TERMS AND CONDITIONS. OUR QUOTATION IS BASED ON SHIPMENT OF ALL ITEMS AT ONE TIME TO A SINGLE DESTINATION, UNLESS NOTED, AND CHANGES ARE SUBJECT TO PRICE ADJUSTMENT. PURCHASES IN EXCESS OF \$1,000.00 TO BE SUPPORTED BY YOUR WRITTEN PURCHASE ORDER MADE OUT TO GAMETIME, C/O SINCLAIR RECREATION.

Pricing: f.o.b. factory, firm for 30 days from date of quotation.

Sales Tax will be added at time of invoicing unless a tax exempt certificate is provided at the time of order entry.

Payment terms: Payment in full, net 30 days subject to approval by GameTime Credit Manager. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Exclusions: Unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.



GameTime c/o Sinclair Recreation
PO Box 1409
Holland, MI 49422-1409
Ph: 800-444-4954
Fax: 616-392-8634

QUOTE
#66017

06/14/2016

Playground relocation

Acceptance of quotation:

Accepted By (printed): _____

Signature: _____

Title: _____

Facsimilie: _____

Email: _____

P.O. No: _____

Date: _____

Phone: _____

Purchase Amount: **\$27,150.00**

REQUIRED ORDER INFORMATION:

Bill To: _____

Contact: _____

Address: _____

Address: _____

City, State, Zip: _____

Tel: _____
(For Accounts Payable)

Email: _____

Ship To: _____

Contact: _____

Address: _____

Address: _____

City, State, Zip: _____

Tel: _____
(To call before delivery)

Email: _____

COLOR SELECTIONS: _____

SALES TAX EXEMPTION CERTIFICATE #: _____ (PLEASE PROVIDE A COPY OF CERTIFICATE)



City of Pleasant Ridge

23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

Regular City Commission Meeting July 12, 2016 Excerpt

Having been duly publicized, Mayor Metzger called the meeting to order at 7:34 p.m.

Present: Commissioners Foreman (telephonically), Krzysiak, Perry, Scott, Mayor Metzger.
Also Present: City Manager Breuckman, City Attorney Greg Need, Assistant City Manager Scott Pietrzak.

Gainsboro Park Play Structure Relocation

City Manager Breuckman explained why Commissioner Foreman is participating in the meeting via the iPad and approved as part of the Open Meetings Act.

Breuckman reported that the old Gainsboro play structure is no longer onsite and the options now are to reuse it somewhere else in town, donate for reuse somewhere else, or scrap/recycle. This structure is 15 years old, the Community Center structure is 17 years old, and their average lifespan is 25 years. A possible relocation is the park at the Community Center, but will take up majority of the available green space. Or, this play structure can replace the older existing one at the Community Center. A long-term concept plan should be considered for the Community Center and the park area. An estimated cost of the structure with community build, replacing woodchips, and other expenses could be about \$10,000.00. Decision points to be discussed are to prepare a concept plan for the Community Center park; preserve equal or greater open green space; professional oversight for installation; compliant safety surfacing; and funding. Mayor Metzger recommends having a long-term concept plan for the Community Center before deciding what to do with the equipment. Commissioner Foreman questioned the age range for the structure and Pietrzak responded it is 5-12. Commissioner Foreman questioned how long feasibly before enough monies would be available to follow through on a concept plan. Breuckman responded it depends on what the overall concept plan is, whether you add a paver patio, extend out the building, etcetera. It is up to the City Commission on how it wants to spend money on what projects. Breuckman suggested idea conversations should start first, and then develop a concept drawing from the discussions. Pietrzak added that the existing play structure at the Community Center is showing signs of aging in that it has been there 17 years. Commissioner Perry mentioned that some residents have concerns whether the need for playground space is actually necessary, and that maybe an expansion for meeting space would be a better option. Commissioner Krzysiak mentioned that many residents came together to remove the existing structure and it should be preserved for the children in Pleasant Ridge. Breuckman added that funds would be available to develop a concept plan. Commissioner Scott mentioned that the Commission should take into consideration whether it would be better to eventually purchase new equipment instead of reusing the existing structure that may have a shorter lifespan. Pietrzak mentioned that he had contacted a company to see if it would be possible to remove the structure in order for it to be donated, but that company's schedule prevented them from even making a proposal. Commissioner Scott inquired the cost to extend the life of the existing equipment versus replacing it with the structure that was removed from Gainsboro. Lengthy discussion held. Foreman mentioned that the two structures are different in size and style. Mayor Metzger added that a plan for funding and voluntarism needs to be clearly laid out as part of this concept plan.

Mr. Tom Treuter, 11 Oakland Park, mentioned that a plan is needed with a consultant's opinion in order to go forward and be better organized. If the structure cannot be used in the City, then it should be donated.

Ms. Betty Howe, 31 Cambridge, recommended that the Recreation Commission should be in attendance at the Commission meeting to be a part of these discussions.

Commissioner Scott would like the Recreation Commission to make recommendations to the City Commission as to whether to reuse or donate the play structure that has been removed from Gainsboro Park.

Commissioner Foreman suggested a joint workshop with the Recreation Commission to discuss this further.

16-3271

Motion by Commissioner Foreman, second by Commissioner Scott, that the City Commission and Recreation Commission have a joint workshop to discussion various options of the old Gainsboro Park play structure, and that City staff move forward on developing concept plan options based upon recommendations from the Recreation Commission.

Adopted: Yeas: Commissioner Foreman, Scott, Krzysiak, Perry, Mayor Metzger
 Nays: None.