



Rochester Hills Minutes City Council

1000 Rochester Hills
Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

*John L. Dalton, Bryan K. Barnett, Jim Duistermars, Melinda Hill,
Barbara L. Holder, Linda Raschke, Gerald Robbins*

Wednesday, July 28, 2004

7:30 PM

1000 Rochester Hills Drive

2004-0585

Request for Purchase Authorization - PARKS: Construction Services for Spencer Park Beach House (Concession/Restroom), contract/blanket purchase order not-to-exceed \$337,500.00; Bernco, Inc., St. Clair Shores, MI

Attachments: 20040728 Agenda Summary.pdf; 20040714 Agenda Summary.pdf; Spencer Bid Tab.pdf; Spencer THA letter.pdf; Spencer - CDBG.pdf; Leisure Activities Res 20040719.pdf; 0585 Resolution.pdf

Mr. Mike Hartner, Director of Parks & Forestry, briefly outlined the history of the Spencer Park Beach House, noting that Spencer Park was the City's first "active use" park. The Beach House was built by City employees during the winter of 1980 and 1981. It is estimated that three million visitors have passed through this building since it opened. Mr. Hartner contended that this structure is the "heart and soul" of Spencer Park.

Ms. Jackie Hoist, THA Architects, 817 East Kearsley Street, Flint, described some of the reasons a new building is necessary:

** Light framing, such as for a residential home, was used to build the original beach house, resulting in issues of durability.*

** There is severe water damage under the slab.*

** There needs to be an overall upgrade to the bathrooms including handicapped accessibility.*

** Public bathrooms require masonry construction that can stand up to excessive public use.*

With regard to the cost to rebuild the building, Ms. Hoist made the following points:

** Because the building is small, the City will not benefit from "economies of scale."*

** The contract includes a clause requiring that the contractor provide portable toilets if they are unable to complete the project by Memorial Day, thus increasing the price.*

** The original budget did not include demolition of the building.*

Ms. Hoist stressed that it would be extremely difficult to reduce the budget of the project without "lopping off part of the building."

Mr. Alan Buckenmeyer, Park Operations Manager, explained that he and Mr. Hartner had identified a project with regard to beach access ADA compliance that could be postponed and those funds could be used to compensate for the overage of the Spencer Park Beach House project.

PUBLIC COMMENT:

Ms. Suzanne White, 1598 Parke, described her usage of Spencer Park and its Beach

House and encouraged Council to approve the project.

Mr. Lee Zendel, 1575 Dutton Road, noted that including the \$40,000 architectural fees raises the cost of the project to over \$400,000. He suggested using vending machines instead of having a concession stand at the park.

Council, Staff and Ms. Hoist discussed the following issues:

** Typically depreciation dollars are set aside for such projects, however, the depreciation system has not been in place long enough for this project to benefit.*

** The deterioration of this building is extensive, and it is unknown to what extent it has deteriorated beneath the building.*

** The Health Department has made allowances for various health code violations with the understanding that they will be addressed when the building is rebuilt.*

** The concession stand provides not only food, but a park representative to answer questions as well as a level of casual "security" to the area.*

** The cost of residential construction cannot be compared to commercial construction and the intendant requirements.*

** The new building will provide the same functions that are provided now, with the exception of the family restroom.*

** Concrete construction does not seem necessary for a building that only serves a function three to six months of the year.*

** Examine the possibility of increasing park entrance fees to pay for park improvements.*

** Often when entrance fees are raised, there is a reduction in attendance.*

A motion was made by Robbins, seconded by Raschke, that this matter be Adopted by Resolution.

Resolved that the Rochester Hills City Council hereby approves construction services for the Spencer Park Beach House to Bernco, Inc., St. Clair Shores, Michigan, in the amount not-to-exceed \$337,500.00 as the lowest, responsive, responsible bidder and authorizes the Mayor to entered into a contract on behalf of the City.

Be It Further Resolved that the Rochester Hills City Council does hereby direct the Leisure Activities Committee to review the daily vehicle entry fees currently charged for all City Parks and recommend whether or not those fees could be slightly increased in order to help offset future Park improvements. The Leisure Activities Committee shall provide recommendations to City Council no later than December 31, 2004.

The motion carried by the following vote:

Aye: Barnett, Duistermars, Hill, Holder, Raschke and Robbins

Nay: Dalton

Enactment No: RES0246-2004