



**City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS**

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Legislative File No: 2006-0070

TO: Mayor and City Council Members

FROM: Pat McKay, Supervisor of Interpretive Services
Alan Buckenmeyer, Parks Operations Manager

DATE: February 7, 2006

SUBJECT: Architectural Services for Parks Projects

Request:

City Council is requested to authorize a blanket purchase order to THA Architects-Engineers, Flint, Michigan for architectural services for Outdoor ADA Compliance (\$19,130) and the creation of a Master Plan for the Rochester Hills Museum at Van Hoosen Farm (\$22,300) and authorize the Mayor to sign contracts on behalf of the City.

Reason for Purchase:

At the February 1, 2006 Meeting City Council asked several questions and requested that the Parks Department provide a presentation. The following is in response to City Council's inquiries:

In January 2005, a request for proposal was solicited for On-Call Architectural services. Sixteen proposals were received and evaluated by a committee consisting of Bob Srogi, Alan Buckenmeyer, Patrick McKay, Scott Cope, and Jean Farris. THA Architects-Engineers was selected with an 11-point span between THA and the next highest-ranking firm. THA was found to be the best value, providing cost effectiveness and responsiveness for many of the smaller City projects. The Parks and Forestry Department requests authorization to contract with THA Architects-Engineers for the following projects:

Outdoor ADA Site Compliance

The Parks and Forestry Department has an ongoing capital improvement project to provide handicap accessibility to various park facilities and features. These have included improvements to the Stone Shelter and Brick Building in Bloomer Park, pathways to shelters, playground areas and the Velodrome at Bloomer Park, and pathways to the soccer field at Borden Park.

Parks is seeking authorization to utilize the services of THA Architects-Engineers to provide design services to address access needs at Spencer Park. This includes a handicap accessible boat livery system for the rowboat and pedal boat rentals, accessible tent pads, access routes to rental tents and an accessible route to the swim area. THA Architects-Engineers will provide design services including construction drawings, bid specifications and construction administration for the sum of \$19,130.

Funds for this project are in the Facilities budget, line item 631.974000 Land Improvements, PK-18 Outdoor ADA Site Compliance. The remainder of the \$100,000 budget will be used for construction.

Master Plan for the Rochester Hills Museum at Van Hoosen Farm

In 1984, the City completed a Master Renovation and Use Plan for the 1840 Van Hoosen Farmhouse, which served as the Rochester Hills Museum. This plan guided the City in obtaining grants and systematically completing all renovations to the Van Hoosen Farmhouse by 1991.

In 1989, the City acquired 9 acres and all buildings comprising the Van Hoosen Farm and completed a Master Renovation and Use Plan for this facility. By 2001, the City had completed all renovations identified in this plan including the \$1.2 million adaptive reuse of the Van Hoosen Dairy Barn.

In the 2006 budget, the CIP program is providing funds for engineering and design services for three projects at the Museum site – the Calf Barn (PK-O3E), Romeo Road Closing (PK-O3D), and the Equipment Barn (PK-O3F). Instead of pursuing these projects, the staff is seeking approval to create a new Master Plan that incorporates these projects as well as future needs relating to archival and equipment storage, multi-purpose and exhibit space, office space, ADA site compliance, drainage, parking, walkways, etc. to ensure that all CIP projects are addressing the highest priority needs for this site.

This issue of creating a Master Plan for the Museum Site was brought before City Council on February 1, 2006 and the answers here are in response to the questions raised at that meeting.

Is it cheaper for the City to break up this request and will THA Architects- Engineers lower their price if only a portion of this request is approved?

THA has provided the City with specific costs for each project identified by the staff. There is no cost savings to break up these projects. THA is very capable of creating Master Plans and we have found their previous cost estimates to be accurate.

Are there grant funds to pay for the Master Plan?

Yes. The City has Community Development Block Grant funds available to cover some or all of the costs of the Master Plan for the Museum. This could free up CIP funds to be used to implement priorities identified in the Master Plan.

Are there any grants pending for Museum proposed projects?

Yes. The Museum has been contacted about accepting a major donation of artifacts and archival material as well as a significant gift of cash, however we can not accepted this gift until we are sure that we have the space and resources capable of properly storing it. We want a Master Plan to help ensure that we have the space capable of accepting this gift and other gifts for years to come.

Other grants and donations will be sought once we clearly identify projects so we can match our funding needs with various grant opportunities.

What will be the cost of construction when the design work is done?

The Master Plan will identify all the factors to improve the Museum site – the possible addition of buildings, the renovation of others, site drainage, walkways, parking, utilities, etc. as well as a cost estimate for each component. The staff will be charged with identifying funding sources and implementing components of the plan when funds are available.

What is the total cost for the Calf Barn Renovation?

The calf barn is only one component of this proposed Master Plan. Renovation costs are dependent on the use of this building. One estimate of turning this building into a climate controlled archival storage building is nearly \$ 500,000. We are not seeking approval for construction drawings for this building until we can clearly identify its potential use to benefit our site.

Can the Calf Barn remain as it is?

The roof on the calf barn collapsed in 1989 – just months after the City acquired it. We do not feel that this Nationally Registered historic building will last without remedial efforts to preserve it.

Is it time sensitive to have the Master Plan project done now?

The sooner we are able to finalize a Master Plan to identify the priorities relating to the buildings at this site, and the storage and operational needs for the Museum, the sooner we can pursue funding and implement construction projects identified in the CIP.

What is the potential for raising funds?

The Museum has had success in raising funds to implement priorities identified in previous Master Plans for the Museum site. These include:

Van Hoosen Farmhouse

Michigan Equity Grant (exterior)	\$ 125,000
Michigan Equity Grant (interior)	\$ 76,000
MeadowBrook Women's Fund	\$ 5,000

Van Hoosen Dairy Barn

Michigan Equity Grant	\$ 250,000
Clean Michigan Initiative	\$ 500,000
Comcast	\$ 10,000
Pulte Homes	10,000
Chrysler Fund	10,000
Woman's National Farm and Garden	12,000
Private donors	40,000

Bull Barn

Community Found. of Greater Rochester	\$ 5,000
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Milk House

Questers International	\$ 5,000
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Broomfield Exhibit (summer 2004)	\$ 5,000
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Day in the Life Exhibit (fall 2004)	\$ 15,000
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Veteran's Exhibit (fall 2005)	\$ 2,000
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The Museum has been resourceful at building community collaborations to help raise the funds, however the need has to be clearly identified and we must have a vision for the future as part of our fundraising ethic.

Do we have definitive proof that we are turning away business?

It is difficult to put this question into a business model. We feel that many potential customers see the capacity of our buildings on the web site or at onsite visits and consider other venues without contacting us due to our size limitations. For many of our events, we must dismantle our exhibits so we can host evening programs, and then reconstruct the exhibits the next day. For this reason, we are unable to aggressively market our facility to large groups.

For every lecture held at the Museum, we are required to have a sign up sheet and we turn away visitors after 50 have signed up.

Our attendance has increased from 13,000 guests in 1999 to over 22,000 in 2005. In addition, the number of archival and artifact donations has increased too, and we now have very limited capacity to accept donations that require the environmental controls for archival and artifact collections.

Will the expense for the Master Plan justify the revenue we could make? Is there an economic benefit to our City?

The Master Plan will help to ensure that we are not wasting funds by poorly locating facilities on our site and it will ensure that we are addressing the highest priorities when improving our site. Recognizing the uniqueness of our cultural opportunities - not just in Rochester Hills, but also in the southeast Michigan regional community - we feel that there is certainly room for growth in our attendance and revenues. The justification for development of our site will be determined as we seek approval to implement the various components of the Master Plan. Some of the components will drive revenue – such as meeting and exhibit space, while other components will address needs such as archival and collections storage space that do not generate revenue.

Are we trying to turn the Museum into a tourist attraction?

The goal at the Museum is to provide educational, cultural, and recreational opportunities to our residents and visitors. Our story is similar to stories played out in communities throughout the Midwest. We feel that our story is strong, our location is authentic and that we are a viable tourist destination. We have a great site, great staff, and great educational materials. We interpret this as another opportunity to generate revenue.

Summary

The \$22,300 covers the costs to have THA Architects Engineers to create a Master Plan for the Museum site.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA
