



2022 OAKLAND COUNTY PARKS

AMERICAN RESCUE PLAN ACT (ARPA)
PARKS IMPROVEMENT PLANNING

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*Thank you to the Oakland County staff,
community stakeholders and Oakland County
Parks visitors who generously shared their
time and ideas with us.*

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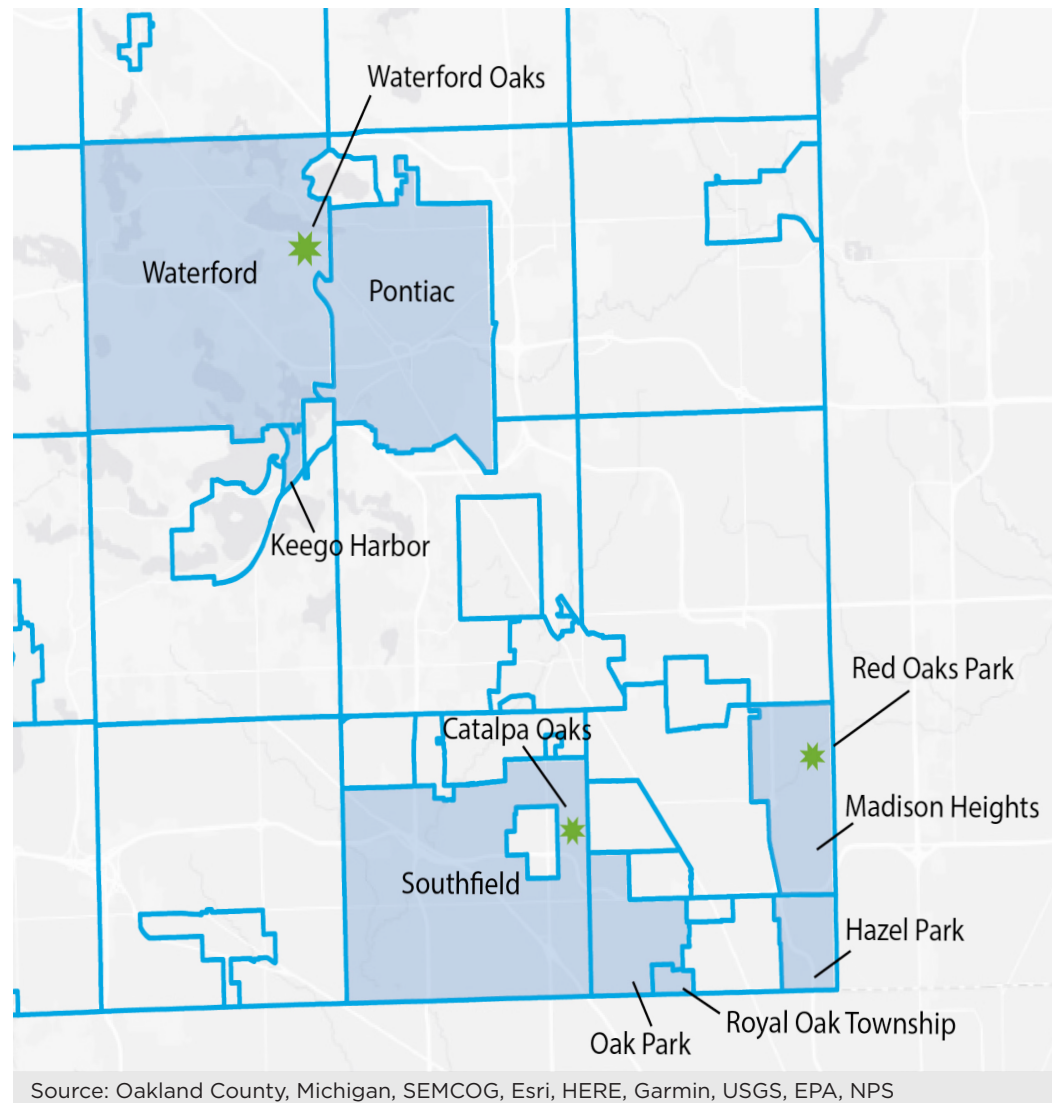
PROJECT PURPOSE

The Oakland County Parks and Recreation Commission (OCPRC) is considering parks and recreation updates to most directly serve eight communities across the southeastern quadrant of the County. These eight communities are associated with three County parks: Waterford Oaks, Catalpa Oaks, and Red Oaks.

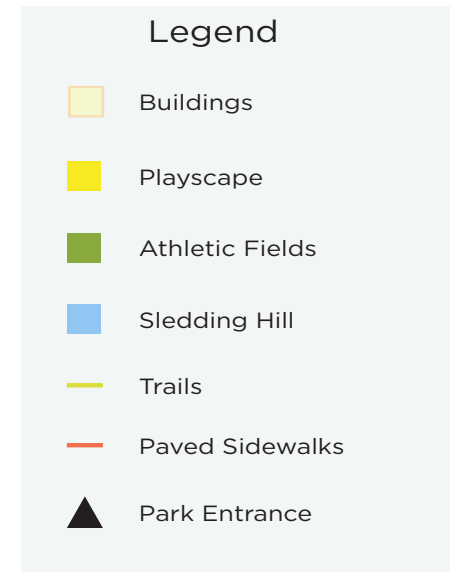
To receive the Local Fiscal Recovery Funds (ARPA funding), Oakland County identified communities where households are disproportionately impacted by COVID-19 due to pre-existing health disparities (qualifying Census tracts). Catalpa Oaks, Red Oaks, and Waterford Oaks were selected for improvements because they service communities with low or moderate median income (AMI) or contain qualifying Census tracts (QCTs).

Further, the Oakland County Park Equity Strategy establishes guidelines to create high-quality public spaces that support health and wellness in areas that have had less access than others to Oakland County parkland. Oakland County recognizes the historically uneven distribution of park land throughout the County, and acknowledges that “proximity and time are often the deciding factors” for whether people recreate outdoors or not. To address park access inequity, OCPRC is focusing efforts on the needs and wants of the following communities:

- Pontiac
- Keego Harbor
- Waterford Township
- Southfield
- Oak Park
- Royal Oak Township
- Hazel Park
- Madison Heights



EXISTING CONDITIONS



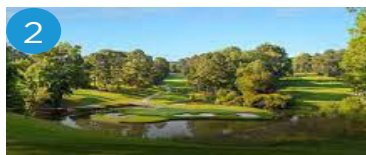
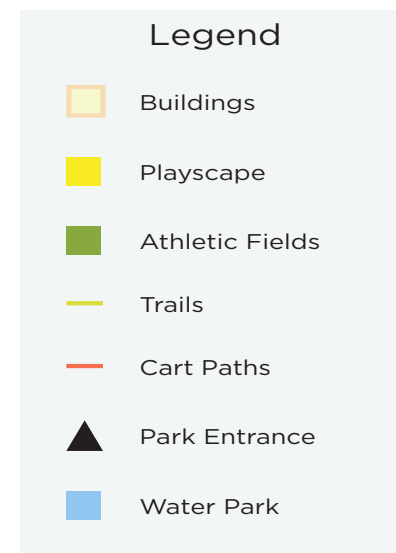
CATALPA OAKS PARK

Catalpa Oaks is a 24-acre park located within the City of Southfield at the intersection of Greenfield Rd. and Catalpa Dr. The park currently offers five soccer fields, two baseball diamonds, a sledding hill and play structures. There is a 0.6-mile aggregate trail loop that circles the park, providing a walking and running track. Parking is currently located along Catalpa Dr. with overflow parking at the Oakland County Health Center, directly adjacent to the park.

EXISTING AMENITIES

- Soccer and baseball fields
- Walking and running loop
- Two universally accessible playscapes for 2-5 years old and 5+ years old
- Pavilion and modern bathrooms
- Sledding hill

EXISTING CONDITIONS



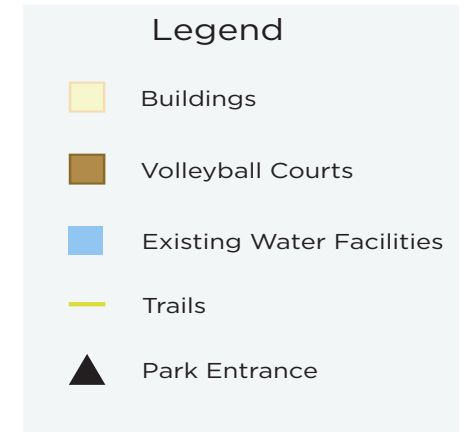
RED OAKS PARK & GOLF COURSE

Located within the City of Madison Heights is Red Oaks County Park and neighboring Ambassador Park. The 163-acre Red Oaks complex offers visitors a 9-hole golf course (64 acres), a waterpark, a dog park, a youth soccer complex and playscape, the Red Oaks Nature Center, and hiking trails through Friendship Woods (37 acres). Ambassador Park is a Madison Heights municipal park adjacent to Red Oaks, containing an additional soccer field, walking path, tennis courts, and playscape.

EXISTING AMENITIES

- 1.3-mile paved trail at Friendship Woods
- Waterpark
- Dog park
- 9-hole golf course
- Youth soccer complex
- Playscape

EXISTING CONDITIONS



WATERFORD OAKS PARK

Waterford Oaks, located within Waterford Township, is a 199-acre park that boasts a variety of recreation and natural amenities. Visitors can enjoy a waterpark, a BMX course, and sledding hill. More than 3 miles of trails weave throughout the park and surrounding wooded areas.

EXISTING AMENITIES

- Universally accessible Paradise Peninsula playscape
- Tennis courts
- Sand volleyball courts
- Winter family sledding hill
- Outdoor fitness equipment

PREVIOUS PLANNING EFFORTS

To better understand community parks and recreation needs, a review of the eight municipalities' existing parks and recreation master plans is summarized in this plan. Serviced by Catalpa Oaks, Royal Oak Township is the only municipality without a published parks and recreation master plan available online. At the time of this writing, the City of Oak Park (serviced by Catalpa Oaks) is in the process of updating their master plan, so a draft has been reviewed. The City of Keego Harbor (serviced by Waterford Oaks) has not updated their parks and recreation master plan since 2015, but this document was reviewed. In total, seven parks and recreation master plans were compared to the scope of work identified by OCPRC for their associated park system.

CATALPA OAKS PARK

OAK PARK

The City of Oak Park is currently in the process of updating their Parks and Recreation Master Plan that is due to lapse at the end of 2022. The City of Oak Park's website includes a link to this draft plan, however the link takes you to what appears to be a draft version of their most recent plan that was published in 2018. This is the plan that has been reviewed for this section.

Community engagement efforts for this Plan included five community meetings in 2016 and 2017, a survey that could be taken online or in-person that was open for about two months from November 2017 to January 2018, a review period of the Plan in early 2018, and a final public hearing in February of 2018. Community responses that correlate to the scope of work identified by OCPR include, gathering spaces for parents near play equipment, picnic facilities, a splash pad, passive recreation areas, and trail additions to create a continuous pathway. An additional strategy identified in the Oak Park Plan states there is need for improved coordination between the City of Oak Park and neighboring municipalities, as well as coordination between the City of Oak Park and Oakland County Parks and Recreation.

SOUTHFIELD

The City of Southfield recently updated and published their Parks and Recreation Master Plan in 2022. The Plan identifies eleven goals, some of which align with the scope of work identified by OCPR, including: bridging gaps between the city's non-motorized trail system; developing space for public events and gathering; preservation of native species and the removal of invasive species within natural areas as well as improving educational programming around natural resources within the community; and promoting health and wellness center.

The Plan collected community feedback via survey as well as a two-day open house. Survey responses indicate that the most important parks improvements are walking paths, an indoor pool, a nature center, outdoor pool improvements, outdoor fitness equipment, and a splash pad. Additional improvements identified from the survey include a community dog park, roller skating infrastructure, outdoor movies, additional picnic shelters that can be rented, and more special events. A variety of improvements were identified by residents during the open house. The improvements that align with the scope of work identified by OCPR include walking and biking trails, improved natural areas, outdoor yoga and exercise classes, and the addition of a nature center.

PREVIOUS PLANNING EFFORTS

RED OAKS PARK & GOLF COURSE

HAZEL PARK

The City of Hazel Park published their most recent Parks and Recreation Plan update in 2020. The Plan identified eight goals with multiple objectives for each. Objectives that correlate with the scope of work identified by OCPR include creating community gathering spaces, developing both passive and active recreation opportunities, increasing non-motorized transportation between parks, creating exercise areas within underutilized areas of existing parks, and restoring native and natural habitats as well as increasing community involvement in an effort to foster an appreciation for nature.

To assemble this Plan, the City engaged residents via survey and a series of charette workshops. The survey was open for 45 days, was available online and in-person, and received 56 responses. Among other things, residents expressed a need for better walking and biking paths, an increase of aquatic programs and desire for more swimming locations, an increase in nature activities and education, and adult fitness opportunities.

MADISON HEIGHTS

The City of Madison Heights updated and published their most recent Parks and Recreation Master plan in 2021. The Madison Heights Parks and Recreation Department, along with assistance from their advisory board and a planning consultant, identified six goals for their parks system. Goals and objectives that overlap with the goals of OCPR include: incorporating passive recreation into the design and function of city facilities by providing trails, benches, and picnic facilities; identifying, managing, and protecting natural features and open spaces; and implementing the city's proposed bike trailways study to prioritize construction, provide continuous routes with minimal gaps, and minimize the environmental impact of the trails system.

Additionally, the City of Madison Heights identified the acquisition of land to expand their parks facilities and services. OCPR is currently exploring the opportunity to expand Red Oaks through a lease agreement to acquire and maintain Ambassador Park, which would create greater capacity for the Madison Heights Parks and Recreation Department to expand their services and facilities in other areas of the city.

The Plan utilized two community engagement opportunities: an open house held in December of 2019 with approximately 20 resident participants and an online survey that received 439 responses. At the open house, residents participated in a budgeting activity, where they received \$40 to invest in their parks system. Most of the hypothetical budget was invested in their community center, followed by new playgrounds, then adult outdoor fitness equipment, programming, and parks maintenance. Residents used 10% or less of their budget on a splash pad, active adult center, and their nature center. The survey indicated that the five most used amenities include running and walking trails (complete with restrooms), the nature center, picnic tables, and play structures.

PREVIOUS PLANNING EFFORTS

WATERFORD OAKS PARK

KEEGO HARBOR

The City of Keego Harbor has not updated their Parks and Recreation Master Plan since 2015. This is the Plan that has been reviewed for this purpose. The strategies identified in the Plan relate to programming and events, administration and organization, park facilities, and green infrastructure. These strategies include objectives that align with the scope of work identified by OCPR, such as exercise equipment, wilding areas with an increase in tree planting and focus on wetlands, allocating open space for gathering, and developing a partnership with West Bloomfield School District to enhance the natural amenities and trails throughout adjacent parks.

The Plan describes community engagement efforts, which included two public hearings and an in-person survey. The Plan stated that attendance was low at the public meetings, however the survey engaged 50 families. The survey results indicate that residents feel there is a need for more community events, as well as implementing a pop-up or regularly scheduled farmers market/ maker's market. This aligns with the scope of work identified by OCPR for Waterford Oaks, as OCPR also indicates desire for more community gathering spaced and open space flexible to accommodate pop-up events, food truck parking, etc. The survey results also show that walking is a major form of recreation for residents, and improvements could be made to trails and the natural environment adjacent to trails. Further, the Keego Harbor survey indicated desire for a splash pad, which has been identified by OCPR as a desire for Waterford Oaks.

PONTIAC

The City of Pontiac's most recent Parks and Recreation Master Plan update intends to implement projects between 2021-2024. Much of their community engagement for this plan took place during 2018 across twelve community meetings, an open house meeting, and six months of community surveys, which received 345 responses.

Through community engagement and research, Pontiac's Parks and Recreation Master Plan update established five goals for maintenance and operations, park and facility development, partnership and funding, awareness and communication, and connectivity and accessibility. The goals include objectives related to improving connectivity within and between parks, identifying preferred parks for future winter recreation facilities, and selecting parks for dog run areas. The objectives also refer to the maintenance and improvements of existing green infrastructure, wetlands, mature trees, and wildlife habitats. Across all goals, the Plan strives to create programming that encourages "active and healthy lifestyles regardless of age and ability", as well as offer barrier-free and age-friendly spaces including universally accessible playgrounds, courts, and fields. The Plan also includes an item for engaging more deeply with Oakland County Parks to provide services and programming within the city, which aligns with the scope of work of this project.

PREVIOUS PLANNING EFFORTS

WATERFORD OAKS PARK

WATERFORD TOWNSHIP

Waterford Township's most recent Parks and Recreation Plan update was published in 2019. The bulk of their community engagement appears to be a community survey that collected 732 responses over seven weeks during 2018.

Key takeaways from the survey are that walking paths and trails improvements/additions, outdoor fitness courts and fitness equipment, additional nature programs, and a splash pad are all desired by residents of Waterford Township. These improvements are also identified by OCPR as desires for Waterford Oaks.

Through engagement, research, and the assistance of a consulting firm, the Waterford Oaks Planning Department came up with seven goals. Each of these seven goals had 2-5 objectives. A number of these objectives included improvements that were also identified by OCPR, including: implementing recreation opportunities with a focus on improving health and fitness, continuing the development of non-motorized pathways and park connections, maintaining, and improving public access to rivers within the township as well as preserving and protecting other natural features.

STAKEHOLDER ENGAGEMENT STRATEGY

SUMMARY

ASSEMBLY

Local stakeholders identified by Oakland County Parks were invited to attend a series of two focus group meetings to guide the park improvement plans. Across the three parks, nearly 30 stakeholders were invited to participate in the discussions.

MEETING #1

Existing conditions maps for each of the parks were prepared and distributed to meeting attendees, in addition to a second map showing the proposed park improvements and potential uses. The discussions and outcomes of each meeting are described further on page 18. Taken together, the first focus group meeting engaged 26 stakeholders.

PUBLIC SURVEY PERIOD: JULY 25 - AUGUST 5

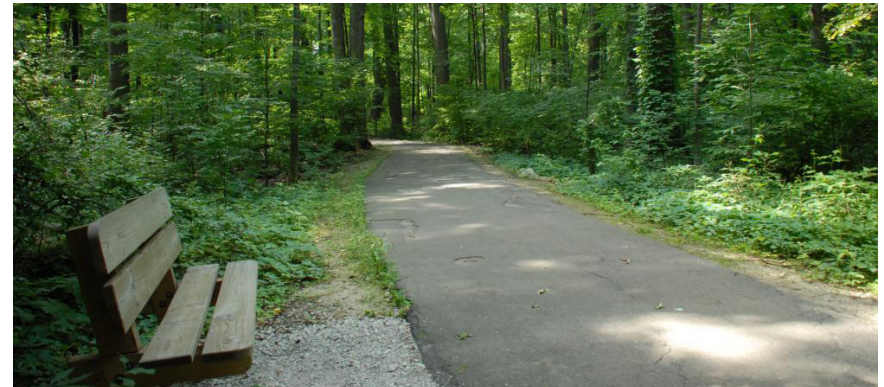
See pages 19-21 for detailed summaries of the survey for each park.

MEETING #2

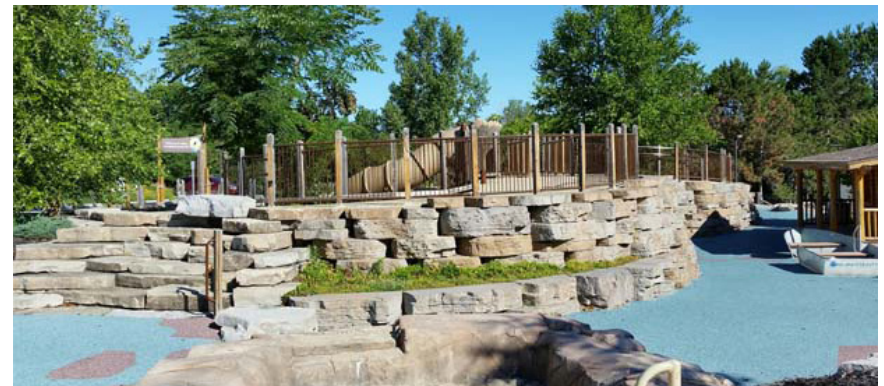
The second focus group meetings followed this structure: review the key takeaways from focus group meeting #1, present and discuss the survey data (pages 19-21), display the draft conceptual plans, and mark them up with changes proposed by the group. Taken together, the second focus group meeting engaged 17 stakeholders. The final conceptual plans, incorporating the feedback from these groups, are found on pages 22-24.



Pavilion and playscape at Catalpa Oaks Park.



Paved walking path in Friendship Woods at Red Oaks Park.



Universally-accessible Paradise Peninsula Playscape at Waterford Oaks Park.

STAKEHOLDER ENGAGEMENT STRATEGY

FOCUS GROUP MEETING #1

CATALPA OAKS PARK

DATE: July 26, 2022

4 community stakeholders attended, representing City of Oak Park Parks and Recreation, Oak Park Recreation Board, and Berkley School District

The group indicated that they would like to see Catalpa Oaks as a place where ages can find something to do and enjoy. There was conversation about maintaining the park as a fitness hub with the addition of exercise equipment and converting some sports fields to appeal to more audiences with other sports facilities. Increased park activation, through programming and shaded seating areas, were suggested to draw the community into the park and meet the demand for more outdoor gathering spaces. The design of Catalpa Oaks poses some visibility and accessibility issues because it is nearly completely surrounded by a berm. Addressing these barriers and increasing non-motorized connections to the park were also recommended.

RED OAKS PARK & GOLF COURSE

DATE: July 21, 2022

10 community stakeholders attended, representing Hazel Park Recreation Board, the City of Hazel Park, the City of Madison Heights, and Lamphere High School

The conversation centered on the group's ideas and concerns with respect to converting the Red Oaks Golf Course into open park space. Converting the golf course into park space has endless potential for year-round programming and would add miles of off-road walking paths to a dense community that currently lacks a large community park. The group asked for more information about golf course visitation, operating costs, school program attendance, and showed interest in exploring what a dual-purpose golf course and park space could look like. The group was supportive of incorporating native plantings and pollinator gardens into Red Oaks, expanding parking for the sports complex and water park, and moving the dog park to an area with better drainage, shade, and connection to the potential walking paths. Representatives from the City of Madison Heights were interested in exploring an agreement with OCPR to lease Ambassador Park to the County and connecting Ambassador Park with the rest of Red Oaks.

WATERFORD OAKS PARK

DATE: July 28, 2022

12 community stakeholders attended, representing Waterford, Waterford Township, Pontiac, Keego Harbor, and Centro Multicultural La Familia

The dialogue about operating Waterford Oaks as a year-round recreation hub suggests that winter recreation activities could be implemented and improved. This includes an ice ribbon, sledding hill improvements, and seasonal concessions, such as hot chocolate and s'mores. Additional conversation conveyed that Waterford Oaks needs amenities that all users can enjoy and positions the park as a destination visitors will want to return to, or would be willing to travel more distance to visit. Further conversation touched on park logistics, specifically multi-lingual signage and improved connectivity for non-motorized transportation. Overall, the most popular park improvements with this group include the spray park, pickleball courts and soccer fields, flexible recreation space, year-round programming and uses, and disc golf.

STAKEHOLDER ENGAGEMENT STRATEGY

PUBLIC SURVEY

Community input is imperative to ensure equity and align recommendations with the needs of residents. For two weeks (July 25 – August 5), a public survey collected community feedback on the proposed amenities for each park. Each survey received responses from non-Oakland County residents, but their responses were not weighted in a different manner than Oakland County residents. Across all three parks, 2,438 survey responses were received and reviewed by the planning team.

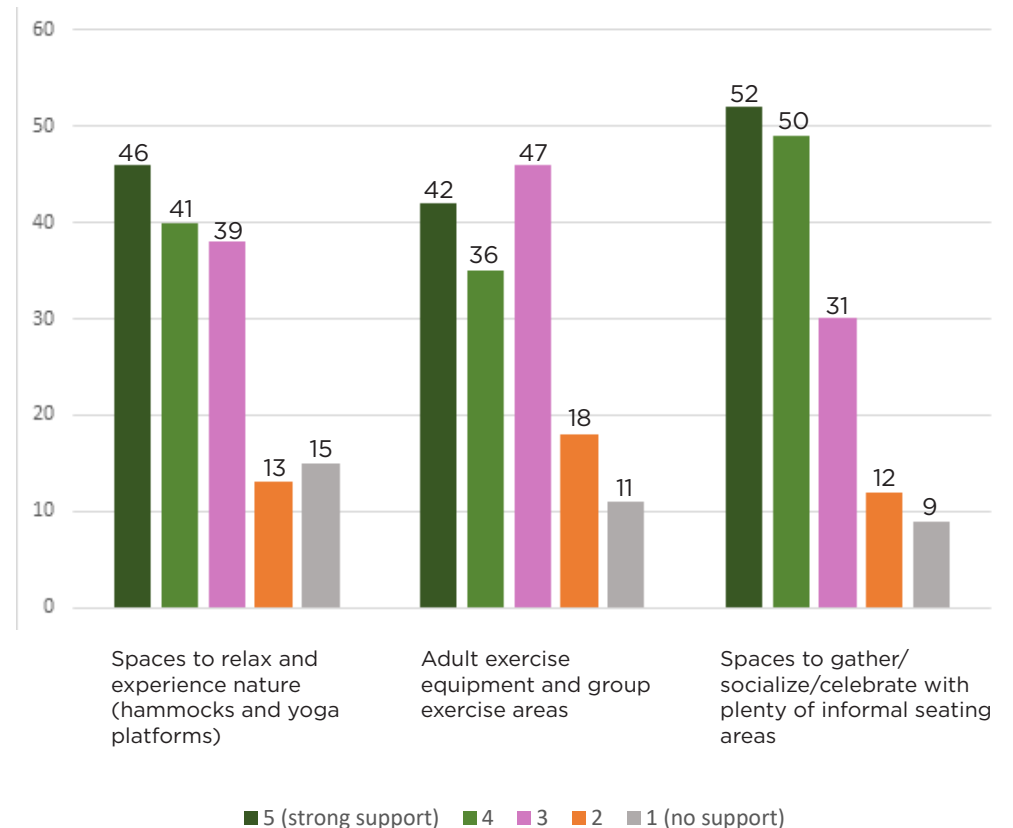
CATALPA OAKS PARKS SURVEY SUMMARY

- Received 154 responses
- Top communities in which respondents live:
 - Royal Oak – 29
 - Southfield* – 18
 - Madison Heights* – 16
 - Waterford* – 14
 - Oak Park* – 7
 - No responses received from Royal Oak Township*
- * indicates a focus community eligible for ARPA funds
- The majority of respondents indicated that they visit Catalpa Oaks “A couple times a year” or “Rarely” (53.2%). Additionally, almost a quarter of the respondents (23.4%) indicated they have never visited Catalpa Oaks.

OTHER RECOMMENDATIONS

- Increased landscaping with additional trees and more native plantings
- Playground improvements
- Basketball and pickleball courts
- Additional shade structures, electricity hook-ups, and added seating

PARK IMPROVEMENT PRIORITY RANKING



STAKEHOLDER ENGAGEMENT STRATEGY

RED OAKS PARK SURVEY SUMMARY

- Received 1,719 responses**
 - 794 responses from Madison Heights and Hazel Park residents
- Top communities in which respondents live:
 - Madison Heights* (869)
 - Royal Oak (216)
 - Troy (70)
 - Ferndale (40)
 - Clawson (40)
 - Hazel Park* (39)
 - Berkley (31)

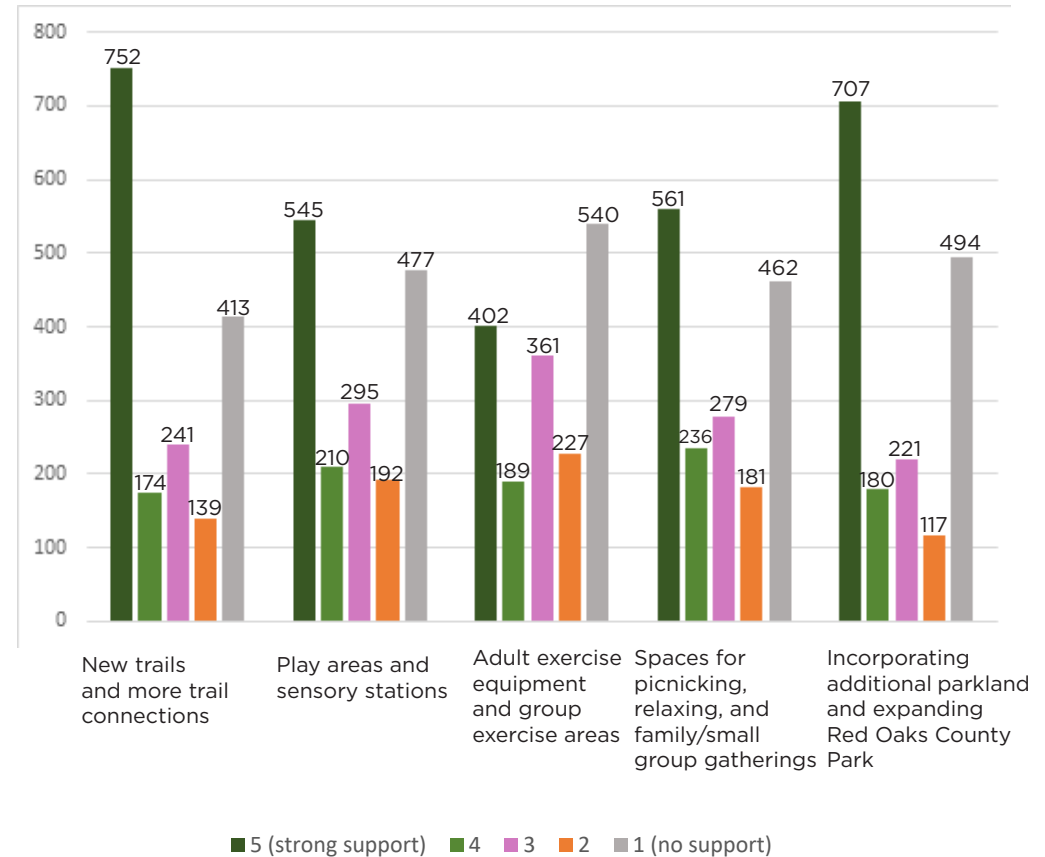
* indicates a focus community eligible for ARPA funds

- Over one-third of respondents have never visited the Red Oaks Golf Course (35.7%), a similar number (36.5%) visit the Golf Course at least monthly, and less than one-third (27.6%) visit rarely or a couple times per year.
- Over one-third (33.1%) of respondents visit the Red Oaks Nature Center/Friendship Woods at least monthly. More (45.7%) visit rarely or a couple times per year, and 21% have never visited.

OTHER RECOMMENDATIONS

- More trees and natural areas
- Nature trails
- Native landscaping
- Pollinator gardens
- Accessibility
- Splash pad
- Disc golf
- Neighborhood connections
- Dog park improvements
- Pickleball

PARK IMPROVEMENT PRIORITY RANKING



**Respondents were able to submit an unlimited number of survey submissions, which resulted in many duplicate responses showing low support for park improvements and parkland expansion at Red Oaks. Because of this, OCPR intends to conduct a random household survey within a 10-minute drive radius of Red Oaks to evaluate the local response to potentially convert the golf course into park space.

STAKEHOLDER ENGAGEMENT STRATEGY

WATERFORD OAKS SURVEY SUMMARY

- Received 565 responses
- Top communities in which respondents live:
 - Waterford*, Waterford Township* (315)
 - Clarkston, Independence Township (37)
 - White Lake, White Lake Township (31)
 - Pontiac* (8)
 - Keego Harbor* (7)

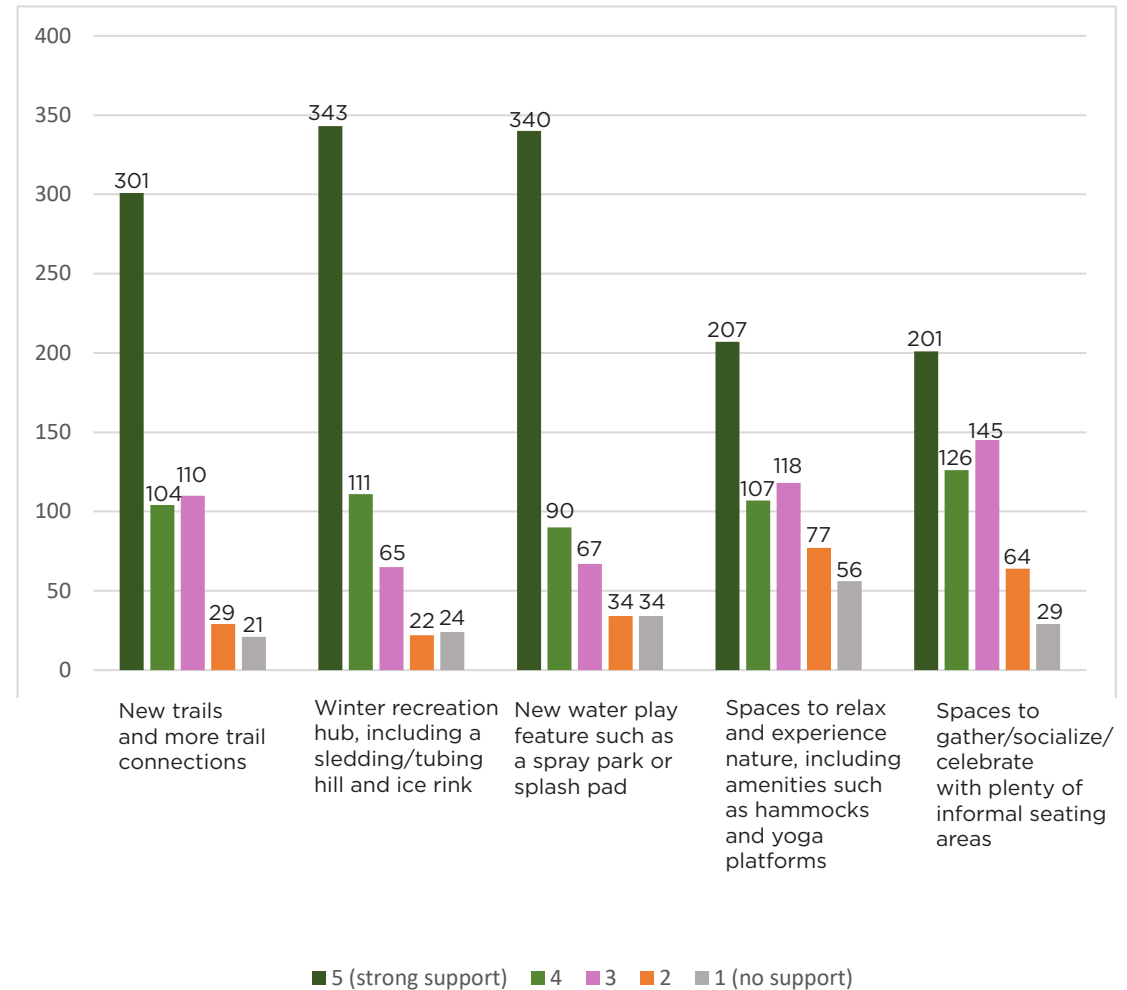
* indicates a focus community eligible for ARPA funds

- Few (3.7%) have never visited Waterford Oaks. Over half (54%) of respondents visit at least a couple times per year, almost 20% visit at least monthly, and 22% visit at least weekly.

OTHER RECOMMENDATIONS

- More features at the waterpark
- Pump track and skate park to coincide with the BMX track
- Bathroom updates, more garbage cans
- More native plant beds/pollinator meadows, no-mow sections, natural preservation
- Fenced dog runs, fencing/safety gate at Paradise Peninsula playground
- Appreciate the inclusive Paradise Peninsula playground, any improvements/new amenities should be accessible to all
- Pickleball courts, disc golf course
- More seating with umbrellas/shade, pavilion, concessions or food options
- Better signage for trails and wayfinding
- Make Waterford Oaks a place for winter activities again

PARK IMPROVEMENT PRIORITY RANKING



The planning team designed and revised park concepts to accomplish several things: to visualize which unique features are possible for each space, to present the proposed improvements to the focus group attendees, and to assist in cost estimates to apply for ARPA funding. The following pages provide the final park design concepts, precedent images, and planning context.



PROPOSED PARK IMPROVEMENT CONCEPTS



The proposed park improvements will update the feel and amenities offered at Catalpa Oaks to better serve the surrounding communities on a daily basis. The new basketball court and pickleball court will activate the park daily during the warmer months, and the enhanced sledding hill will attract park users for winter activities. Additional seating and shade structures will encourage more passive use and regular visitation of the park. There is a variety of opportunities to utilize the accessible plaza for programming and events, particularly in collaboration with the neighboring South Oakland Health Center. This design concept also considers opportunities to phase in amenities over time, through grant funding and collaboration with other County Departments, such as a new park sign at the intersection of Catalpa Drive and Greenfield Road, and crosswalks to improve connections from the surrounding neighborhoods and support pedestrian safety.

The reconfiguration of parking at Catalpa Oaks reclaims park space and adds trees and new green stormwater infrastructure (GSI). Further, the pollinator gardens and GSI provide potential for an environmental education component (interpretive signage or programming) at an otherwise modern sports park.



CATALPA OAKS PARK ELEMENTS

Top left: Pickleball court; vibrant basketball court with mural and courtside seating.

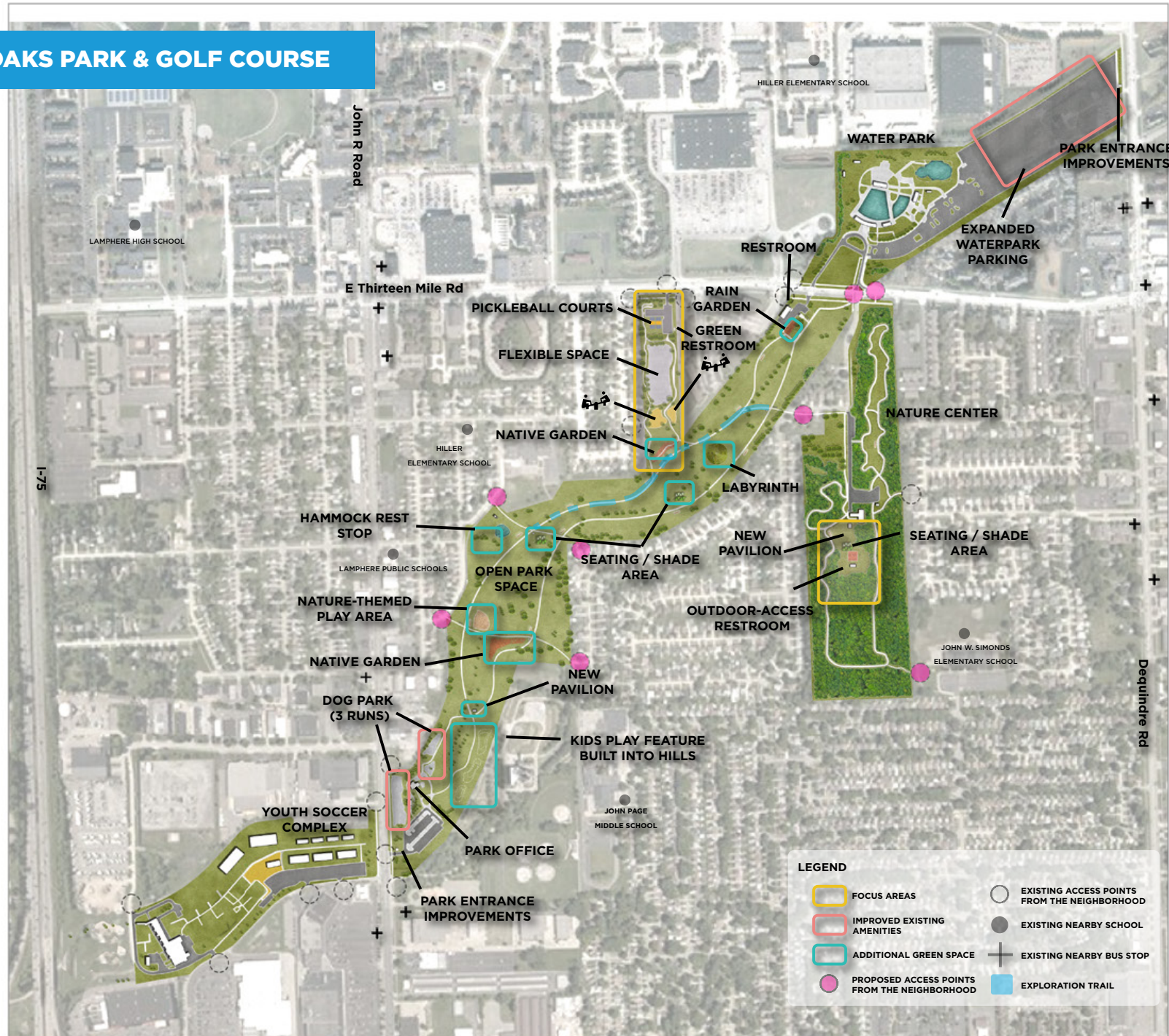
Below: Examples of plazas that serve as accessible gathering and event spaces.

Bottom left: Bioswale; structural seating elements.



PROPOSED PARK IMPROVEMENT CONCEPTS

RED OAKS PARK & GOLF COURSE



PROPOSED PARK IMPROVEMENT CONCEPTS

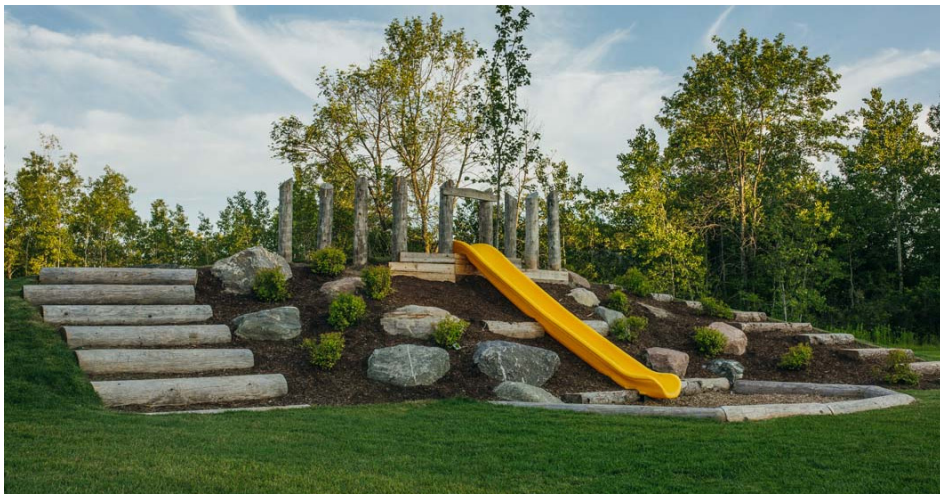
A majority of the proposed park improvements are contingent on the unique opportunity to convert the 9-hole Red Oaks Golf Course into open park space. O CPR proposes adding a number of direct access points from the neighborhood into the park, allowing nearby residents to traverse a portion of Madison Heights using completely non-motorized paths. Further, at least 4 schools nearby would have access to Red Oaks Park and its expanded amenities and programming. The proposed pavilion added to Friendship Woods would ideally be suitable for outdoor classroom activities. The park conversion also has an economic development component to it: creating an opportunity to draw more businesses to locate near the park compared to when it was a golf course, and supporting entrepreneurs through events like a farmer's market, fall festivals, and other themed events. Also unique to Red Oaks is its proximity to SMART bus stops, an opportunity to connect other communities to this park via public transit.

RED OAKS PARK ELEMENTS

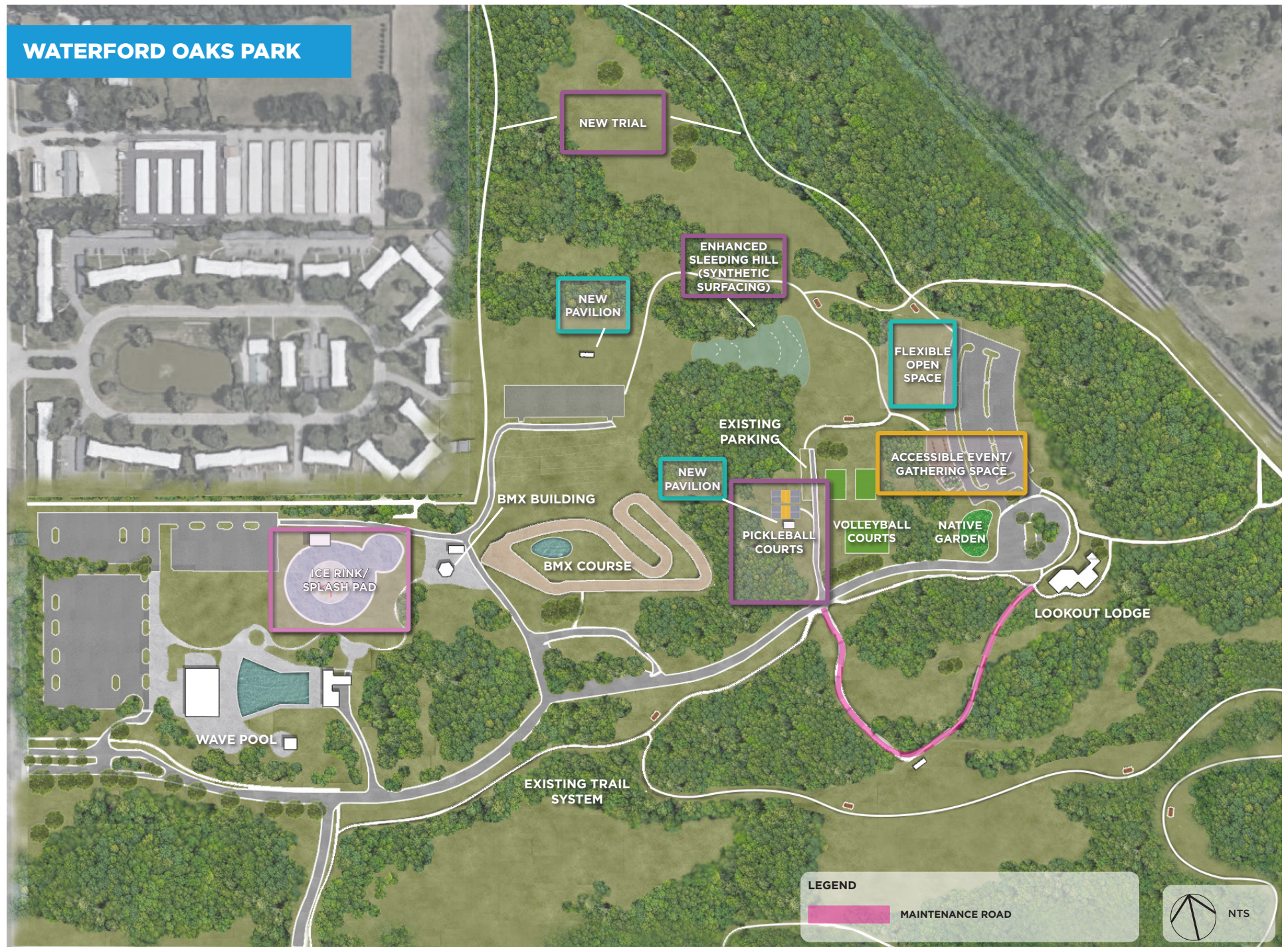
Top row: Interpretive playscape and shady dog run.

Center: Shade and seating area.

Bottom row: Demonstration of golf course coverstions into open space with paths; hillside playscape.



PROPOSED PARK IMPROVEMENT CONCEPTS



PROPOSED PARK IMPROVEMENT CONCEPTS



The proposed park improvements will reestablish Waterford Oaks as a winter destination and diversify its year-round offerings. An enhanced sledding hill with synthetic surfacing and combination ice rink and splash pad creates two distinct locations for winter-themed activities, hot drinks, and more. The dedicated bus lane for food truck parking near the Lookout Lodge doubles as an accessible event/gathering space. Pickleball courts are highly sought after in this part of Oakland County, and will likely attract new and recurrent park users to experience all that Waterford Oaks has to offer. Other park improvements relate to connectivity. Expanding the current trails system will expand the natural spaces available for visitors to explore. Adding a new non-motorized access point from Scott Lake Road creates a pathway for residents in the adjacent neighborhood to walk into the park, instead of driving. The maintenance road will provide operations vehicles with another route that avoids traffic congestion at the roundabout near Lookout Lodge.



WATERFORD OAKS PARK ELEMENTS

Top left: New trail extension, year-round synthetic sledding hill.

Right: Rain garden; flexible, accessible event and gathering space with food truck parking; combination ice ribbon and splash pad.

Bottom left: Pickleball courts.



COST ESTIMATES FOR IMPLEMENTATION

OHM Advisors developed the following high-level cost estimates for implementing the projects depicted in the conceptual plans for Catalpa Oaks, Red Oaks, and Waterford Oaks. These estimates are based on 2022 development costs, and do not include costs for the operation of any of the proposed new amenities. The consultant team assumes that these projects will be phased based on funding availability, and that Oakland County Parks will determine the priorities for initial implementation.

CATALPA OAKS PARK

Focus communities: Oak Park & Southfield

DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST	NOTES
(1) Basketball Court	AL	1	\$120,000.00	\$120,000.00	No fencing included
(1) Pickleball Court	AL	1	\$50,000.00	\$50,000	Fencing included
Park Entrances					
NW Connection	SF	720	\$5.00	\$3,600.00	6' Wd. Aggregate Path, 720 SF
SE Connection	SF	720	\$5.00	\$3,600.00	6' Wd. Aggregate Path, 720 SF
N Extended Path	SF	5400	\$5.00	\$27,000.00	6' Wd. Aggregate Path, 5400 SF
Pollinator Garden	AL	1	\$50,000.00	\$50,000	5700 SF
Bioswale	AL	1	\$90,000.00	\$90,000	Provided by OCP
Open Exercise Area	AL	1	\$25,000.00	\$25,000	Remove nets and turf improvements
Accessible Event/Gathering Plaza					
Decorative Pavement	SF	5200	\$20.00	\$104,000.00	Stamped concrete, 5200 SF
Permeable Pavement	SF	9400	\$30.00	\$282,000.00	Permeable concrete, 9400 SF
Overhead Structure	EA	2	\$75,000.00	\$150,000.00	
Site Furnishings	AL	1	\$35,000.00	\$35,000.00	
Parkwide Site Furnishings					
Benches with pads and trash receptacle	EA	12	\$5,000.00	\$60,000.00	
Shade structure with seating	AL	1	\$75,000.00	\$75,000.00	
Interpark Connectivity					
Maintenance Route	SF	3600	\$5.00	\$18,000.00	6' Wd, Aggregate Path, 3600 SF
Soccer Ped Route	SF	2160	\$10.00	\$21,600.00	6' Wd, Concrete Path, 2160 SF
Park Sign	EA	1	\$15,000.00	\$15,000.00	
Parking Lot Improvements	AL	1	\$75,000.00	\$75,000.00	Misc paving repair
Landscaping and Beautification	AL	1	\$80,000.00	\$80,000.00	Provided by OCP
CONSTRUCTION TOTAL				\$1,284,800.00	
Contingency (25%)				\$321,000	
GRAND TOTAL				\$1,600,000.00	

COST ESTIMATES FOR IMPLEMENTATION

RED OAKS PARK & GOLF COURSE

Focus communities: Hazel Park & Madison Heights

	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST	NOTES
	Pickleball Court	EA	2	\$50,000.00	\$100,000	Fencing included
	Native Garden	AL	1	\$100,000.00	\$100,000	Provided by OCP
	Turf Restoration	AL	1	\$950,000.00	\$950,000	Provided by OCP
	Tree Planting	AL	1	\$90,000.00	\$90,000	Provided by OCP
	Nature Center Site Furnishings					
	Benches with pads and trash receptacle	EA	13	\$5,000.00	\$65,000.00	
	Shade structure with seating	AL	1	\$100,000.00	\$100,000.00	(1) Shelter \$75000, site furnishing \$15000
	Open Flexible Area	AL	1			78511.4 SF
	Golfcourse Site Furnishings					
	Benches with pads and trash receptacle	EA	35	\$5,000.00	\$175,000	
	Shade structure with seating	AL	1	\$170,000.00	\$170,000	(2) Shade structures with seating
	Interpark Trail					
	Golf Course Route	SF	43200	\$8.00	\$345,600	6' Wd. Asphalt Path, 43200 SF
	Golf Cart Path Removal	SF	43200	\$8.00	\$345,600	6' Wd. Asphalt Path, 43200 SF
	SE Route	SF	32000	\$8.00	\$256,000	6' Wd. Asphalt Path, 32000 SF
	Dog Park					
	Fencing	LF	1250	\$100.00	\$125,000	
	Turf Restoration	AL	1	\$50,000.00	\$50,000	
	Walks	AL	1	\$35,000.00	\$35,000	
	Misc Site Furnishings	AL	3	\$15,000.00	\$45,000	
	Park Magnet Sites					
	Outdoor-access Restroom	AL	1	\$150,000.00	\$150,000	
	Hammock Stop	AL	1	\$25,000.00	\$25,000	
	Kids Play Feature Built Into Hills	AL	1	\$200,000.00	\$200,000	
	Pavilion	EA	2	\$75,000.00	\$150,000	(2) Pavilions
	Nature-themed Play Area	AL	1	\$1,000,000.00	\$1,000,000	
	Green Restroom	AL	1	\$100,000.00	\$100,000	50000 for utility

Continues on the following page

COST ESTIMATES FOR IMPLEMENTATION

RED OAKS PARK & GOLF COURSE

Focus communities: Hazel Park & Madison Heights

	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST	NOTES
	Extended Parking Lot	SF	1	\$500,000.00	\$500,000	5000/parking space, 100 parking space, does not included lighting
	Labyrinth	AL	1	\$10,000.00	\$10,000	
CONSTRUCTION TOTAL					\$5,087,200.00	
Contingency (25%)					\$1,272,000	
GRAND TOTAL					\$6,400,000.00	

COST ESTIMATES FOR IMPLEMENTATION

WATERFORD OAKS PARK

Focus communities: Keego Harbor, Pontiac, and Waterford Township

	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST	NOTES
	(2) Pickleball Court	AL	1	\$50,000.00	\$50,000	Fencing included
	Native Garden	AL	1	\$20,000.00	\$20,000	Provided by OCP
	Invasive Species Removal	AL	1	\$200,000.00	\$200,000	Provided by OCP
	Parking Resurfacing	AL	1	\$600,000.00	\$600,000	Aggregate Parking
	Open Flexible Area	AL	1	\$50,000.00	\$50,000	Remove nets and turf improvements
	Accessible Event/Gathering Plaza					
	Decorative Pavement	SF	1300	\$20.00	\$26,000	Stamped concrete, 1300 SF
	Permeable Pavement	SF	2900	\$30.00	\$87,000	Permeable concrete, 2900 SF
	Overhead Structure	EA	2	\$75,000.00	\$150,000	
	Site Furnishings	AL	1	\$50,000.00	\$50,000	
	Parkwide Site Furnishings					
	Benches with pads and trash receptacle	EA	30	\$5,000.00	\$150,000	Spaced 300' O.C.
	Shade structure with seating	EA	2	\$75,000.00	\$150,000	(2) Shade structure with seatings
	Interpark Trail					
	S Route	SF	3100	\$5.00	\$15,500	6' Wd. Aggregate Path, 3100 SF
	E Route	SF	2200	\$5.00	\$11,000	6' Wd. Aggregate Path, 2200 SF
	N Route	SF	4000	\$5.00	\$20,000	6' Wd. Aggregate Path, 4000 SF
	Ice Rink/Splash Pad		1	\$2,500,000.00	\$2,500,000	
	Enhanced Sledding Hill	SF	10000	\$15.00	\$150,000	Synthetic Surfacing
	Parking Lot Improvements	AL	1	\$50,000.00	\$50,000.00	Mis paving repairs
	Landscaping and Beautification	AL	1	\$80,000.00	\$80,000.00	Provided by OCP
CONSTRUCTION TOTAL					\$4,359,500.00	
Contingency (25%)					\$1,090,000	
GRAND TOTAL					\$5,500,000	