



**CITY OF NOVI CITY COUNCIL
JULY 31, 2023**

SUBJECT: Consideration of approval to award engineering design services to Spalding DeDecker for the design of Wildlife Woods Park improvements in the amount of \$17,780.53 (Option 1) or \$35,931.33 (Option 2) and amend the budget.

SUBMITTING DEPARTMENT: Parks, Recreation and Cultural Services
Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	\$ 17,780.53 (Option 1) OR \$ 35,931.33 (Option 2)
AMOUNT BUDGETED	\$ 0.00
APPROPRIATION REQUIRED	\$ 25,000.00 (Option 1) OR \$ 50,000.00 (Option 2)
LINE ITEM NUMBER	208-752.00-977.112

BACKGROUND INFORMATION:

Wildlife Woods Park, located at Wixom Road and Stonebrook Dr, has had significant improvements made to it over the last five years. Improvements include construction of an access drive off Wixom Road via Stonebrook Drive, the addition of a parking lot, four (4) pickleball courts, adult exercise stations, a gravel pathway to the ball field, and a pathway connection to the ITC Trail. Pulte Homes of Michigan, LLC, constructed the driveway and parking improvements in Wildlife Woods Park as part of the Villas at Stonebrook residential development.

The park sees frequent usage of its facilities, with only twelve striped parking spaces available in the existing lot (one space is ADA accessible). At the June 26, 2023, City Council meeting, Council directed staff to bring forward cost estimates to expand the parking lot at Wildlife Woods Park to accommodate the additional usage from the new amenities. Expansion of the parking lot and addition of four pickleball courts

is currently in the FY 2026-27 CIP budget for \$600,200. PRCS submitted a state grant for the project in 2022 but it was not selected for funding. Staff obtained estimates from City engineering consultant, Spalding DeDecker, for two options:

Option 1 - Expand the parking lot (approximately 40 spaces) and add stairs from the parking lot to the pavilion. The addition of stairs would replace an eroded dirt path and offer visitors an alternate path to the pavilion. The ADA accessible ramp to the pavilion would remain intact.

Estimated design fee - \$17,780.53 (10% of the estimated construction cost \$177,805.33)

Estimated total project cost - \$274,505.64 (includes all anticipated costs plus contingency)

Option 2 - Expand the parking lot (approximately 40 spaces), add stairs from the parking lot to the pavilion, and add four (4) additional pickleball courts adjacent to the existing courts. PRCS continues to receive communications from residents requesting more courts to be added at Wildlife Woods Park and in the city. It is common on most days from 9 am to 12 pm for all four courts to be full and have people waiting to play. Additional courts would assist with meeting demand and lead to additional programming for youth and adults. An additional four courts at Wildlife Woods would also help facilitate the development and scheduling of tournaments.

Estimated design fee - \$35,931.33 (9.25% of the estimated construction cost of \$388,446.83)

Estimated total project cost - \$574,895.97 (includes all anticipated costs plus contingency)

Staff recommends City Council consider Option 2 to address the immediate need for additional parking and continued demand for more pickleball courts in the city. Overall costs would likely be reduced by bidding with the Meadowbrook Commons Pickleball project (currently in design). Combining both projects will provide economy of scale, minimize mobilization, and increase the number of bids on a larger scope, versus two smaller efforts.

Engineering design services is to be funded out of the Parks Fund fund balance. A transfer in from General Fund into the Parks Fund is recommended to cover any remaining project costs including construction expenditures, etc.

Design of the project would begin following City Council's approval.

RECOMMENDED ACTION: Approval to award engineering design services to Spalding DeDecker for the design of Wildlife Woods Park improvements in the amount of **\$17,780.53 (Option 1) or \$35,931.33 (Option 2)** and amend the budget.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following
Budget Amendment for Design Engineering Services for Wildlife Woods
Addition (Option 1) is authorized:

	INCREASE (DECREASE)
PARKS, RECREATION, & CULTURAL SERVICES FUND	
APPROPRIATIONS	
752 Capital Outlay	25,000
TOTAL APPROPRIATIONS	\$ 25,000
Net Increase (Decrease) to Fund Balance	\$ (25,000)

I hereby certify that the foregoing is a true and complete copy of a
resolution adopted by the City Council of the City of Novi
at a regular meeting held on July 31, 2023

Cortney Hanson
City Clerk

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following
Budget Amendment for Design Engineering Services for Wildlife Woods
Addition (Option 2) is authorized:

	INCREASE (DECREASE)
PARKS, RECREATION, & CULTURAL SERVICES FUND	
APPROPRIATIONS	
752 Capital Outlay	50,000
TOTAL APPROPRIATIONS	\$ 50,000
Net Increase (Decrease) to Fund Balance	\$ (50,000)

I hereby certify that the foregoing is a true and complete copy of a
resolution adopted by the City Council of the City of Novi
at a regular meeting held on July 31, 2023

Cortney Hanson
City Clerk

July 17, 2023

Rebecca Runkle, PE
Engineering
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

**Re: Wildlife Woods Addition
Proposal for Design Engineering Services
Job No. PR23-411**

Dear Rebecca Runkle:

Spalding DeDecker (SD) is pleased to provide the following proposal for engineering design services to expand the parking lot, install stairs, and construct additional pickleball courts at Wildlife Woods Park.

Project Understanding

The park use at Wildlife Woods has increased greatly since the installation of the pickleball courts and outdoor exercise equipment. Parking and court use has been in increased demand. The City desires to expand the parking area, install stairs to provide another pedestrian route to the pavilion and pickleball court areas, and construct additional pickleball courts.

For budget considerations, SDA offers two options of proposed improvements:

- Option 1: Expansion of Parking Lot and Construction of Stairs
 - This will include the parking expansion with sidewalk adjacent to the parking lot leading to the sidewalk connector stairs.
- Option 2: Expansion of Parking Lot, Construction of Stairs, and Additional Pickleball Courts.
 - This will include the same as Option 1, with the addition of Pickleball Courts and additional sidewalk north of the courts.

Proposed Scope of Services

Our scope of services will include the following:

- Meet with City staff to finalize detailed scope of the project.
- Prepare a topographic survey of the area.
- Prepare preliminary plans for review.

- Prepare engineering drawings and specifications for permitting, bidding and construction. The plan sets will include at a minimum:
 - Cover Sheet
 - Notes and Details
 - Topographic Survey/Demo Plan
 - Site Plan
 - Site Grading Plan/Stormwater Control
 - City Standard Details, as needed
- Assist with the bidding process
 - Publish bid documents to electronic plan rooms
 - Prepare bid tabulation
 - Make Recommendation for Award

Proposed Fees

Based on our pre-qualification status with the City, engineering design fees are typically based on a pre-determined percentage of the pre-design construction cost estimate. Preliminary cost estimates for the project options have been generated with estimated costs of Option 1 \$177,805.33 and Option 2 \$388,446.83. Based on these estimated costs, the fees for this project are:

- Option 1 (Expansion of Parking Lot, and Construction of Stairs) Design Phase Services
(10.00% of estimated cost)

\$17,781.00
- Option 2 (Expansion of Parking Lot, Construction of Stairs, and Additional Pickleball Courts)
Design Phase Services
(9.25% of estimated cost)

\$35,932.00

The above fees do not include construction engineering or inspection. These fees will be determined upon recommendation for award.


Project Schedule

The following summarizes the anticipated schedule for the project:

<u>Milestone</u>	<u>Completed By</u>
Council Award	7/31/2023
Topographic Survey	8/29/2023
30% Plans	9/15/2023
90% Plans and Specifications	10/13/2023
100% Bid Package and Advertising	1/10/2024
Bid Opening	1/31/2024
Construction Contract Award by Council	2/12/2024
Construction Start, estimated	4/29/2024
Construction Complete, estimated	6/7/2024

Thank you for the opportunity to provide this proposal for Engineering Services. Please do not hesitate to contact me if you have any questions or comments regarding this submittal.

SPALDING DEDECKER ASSOCIATES, INC.



Taylor E Reynolds, PE
Project Manager

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME: Wildlife Woods Expansion - Pickleball Courts, Stairs, Parking Lot
 CLIENT NAME: City of Novi
 PREPARED BY: AC/TER

PROJECT NO: NV21003
 DATE: 07/17/23

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
Sidewalk Stairs Connector					
1	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 2,100.00	\$ 2,100.00
2	Pre-Construction Audio-Visual	1	LS	\$ 1,050.00	\$ 1,050.00
3	Soil Erosion Control Measures	1	LS	\$ 1,050.00	\$ 1,050.00
4	Sidewalk, Conc, 4 inch	175	Sft	\$ 7.60	\$ 1,330.00
5	Concrete Stairs	1	EA	\$ 12,600.00	\$ 12,600.00
6	Restoration	1	LS	\$ 3,100.00	\$ 3,100.00
Subtotal Sidewalk Stairs Connector:					\$ 21,230.00
Parking Lot Expansion					
7	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 15,600.00	\$ 15,600.00
8	Pre-Construction Audio-Visual	1	LS	\$ 3,150.00	\$ 3,150.00
9	Soil Erosion Control Measures	1	LS	\$ 3,150.00	\$ 3,150.00
10	Sidewalk, Rem	33	Syd	\$ 3.70	\$ 123.33
11	Subbase, CIP	22	Cyd	\$ 11.00	\$ 242.00
12	Subgrade Undercut, As Needed	30	CY	\$ 47.00	\$ 1,410.00
13	Underdrain, 6-inch w/Geowrap	500	LF	\$ 29.00	\$ 14,500.00
14	Agg Base, 4-inch, Limestone	1,787	SY	\$ 15.00	\$ 26,800.00
15	HMA	395	TON	\$ 200.00	\$ 79,000.00
16	Pavement Marking	1	LS	\$ 6,300.00	\$ 6,300.00
17	Restoration	1	LS	\$ 6,300.00	\$ 6,300.00
Subtotal Parking Lot Expansion:					\$ 156,575.33
Estimated Construction Cost Subtotal					\$ 177,805.33
ENGINEERING FEES (10%):					\$ 17,781.00
ROW ACQUISITION (\$2700/PERMANENT EASEMENT):					\$ -
GEOTECHNICAL (2.5%):					\$ 4,446.00
DESIGN CONTINGENCY (20%):					\$ 4,446.00
CONSTRUCTION ADMINISTRATION (8%):					\$ 14,225.00
Crew Days: 25 DAYS @ \$ 800.00					\$ 20,000.00
CONSTRUCTION MATERIAL TESTING (2.5%):					\$ 4,446.00
CONSTRUCTION CONTINGENCY (15%):					\$ 32,472.00
OPINION OF PROBABLE CONSTRUCTION COST					Total Estimated Construction Cost: \$ 275,621.33

In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME: Wildlife Woods Expansion - Pickleball Courts, Stairs, Parking Lot
CLIENT NAME: City of Novi
PREPARED BY: AC/TER

PROJECT NO: NV21003
DATE: 07/17/23

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
Pickleball Court Expansion					
1	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 20,800.00	\$ 20,800.00
2	Pre-Construction Audio-Visual	1	LS	\$ 1,600.00	\$ 1,600.00
3	Soil Erosion Control Measures	1	LS	\$ 3,700.00	\$ 3,700.00
4	Tree Protection	50	LF	\$ 4.75	\$ 237.50
5	Excavation, Earth	300	CY	\$ 34.00	\$ 10,200.00
6	Subgrade Undercut, As Needed	30	CY	\$ 47.00	\$ 1,410.00
7	Underdrain, 3-inch w/Geowrap	417	LF	\$ 27.00	\$ 11,259.00
8	Underdrain, 6-inch w/Geowrap	115	LF	\$ 29.00	\$ 3,335.00
9	Agg Base, 4-inch, Limestone	916	SY	\$ 15.00	\$ 13,740.00
10	Agg Base, 8-inch, Limestone	380	SY	\$ 19.00	\$ 7,220.00
11	Reinforced Court Pavement	7,200	SF	\$ 13.00	\$ 93,600.00
12	Acrylic Resurfacer, As Needed	50	GAL	\$ 68.00	\$ 3,400.00
13	Liquid Acrylic Surface	7,200	SF	\$ 1.90	\$ 13,680.00
14	Court Line Paint	800	LF	\$ 3.10	\$ 2,480.00
15	Pickleball Net, Complete	4	EA	\$ 3,750.00	\$ 15,000.00
16	8-Foot Chain Link Fence	300	LF	\$ 11.00	\$ 3,300.00
17	Chain Link Gates	4	EA	\$ 370.00	\$ 1,480.00
18	Restoration	1	LS	\$ 4,200.00	\$ 4,200.00
Subtotal Pickleball Court Expansion:					\$ 210,641.50
Sidewalk Stairs Connector					
19	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 2,100.00	\$ 2,100.00
20	Pre-Construction Audio-Visual	1	LS	\$ 1,050.00	\$ 1,050.00
21	Soil Erosion Control Measures	1	LS	\$ 1,050.00	\$ 1,050.00
22	Sidewalk, Conc, 4 inch	175	Sft	\$ 7.60	\$ 1,330.00
23	Concrete Stairs	1	EA	\$ 12,600.00	\$ 12,600.00
24	Restoration	1	LS	\$ 3,100.00	\$ 3,100.00
Subtotal Sidewalk Stairs Connector:					\$ 21,230.00
Parking Lot Expansion					
25	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 15,600.00	\$ 15,600.00
26	Pre-Construction Audio-Visual	1	LS	\$ 3,150.00	\$ 3,150.00
27	Soil Erosion Control Measures	1	LS	\$ 3,150.00	\$ 3,150.00
28	Sidewalk, Rem	33	Syd	\$ 3.70	\$ 123.33
29	Subbase, CIP	22	Cyd	\$ 11.00	\$ 242.00
30	Subgrade Undercut, As Needed	30	CY	\$ 47.00	\$ 1,410.00
31	Underdrain, 6-inch w/Geowrap	500	LF	\$ 29.00	\$ 14,500.00
32	Agg Base, 4-inch, Limestone	1,787	SY	\$ 15.00	\$ 26,800.00
33	HMA	395	TON	\$ 200.00	\$ 79,000.00
34	Pavement Marking	1	LS	\$ 6,300.00	\$ 6,300.00
35	Restoration	1	LS	\$ 6,300.00	\$ 6,300.00
Subtotal Parking Lot Expansion:					\$ 156,575.33
Estimated Construction Cost Subtotal					\$ 388,446.83

ENGINEERING FEES (9.25%):	\$	35,932.00
ROW ACQUISITION (\$2700/PERMANENT EASEMENT):	\$	-
GEOTECHNICAL (2.5%):	\$	9,712.00
DESIGN CONTINGENCY (20%):	\$	9,129.00
CONSTRUCTION ADMINISTRATION (7.5%):	\$	29,134.00
Crew Days: 40 DAYS @ \$ 800.00	\$	32,000.00
CONSTRUCTION MATERIAL TESTING (2.5%):	\$	9,712.00
CONSTRUCTION CONTINGENCY (15%):	\$	68,894.00

OPINION OF PROBABLE CONSTRUCTION COST	Total Estimated Construction Cost:	\$ 582,959.83
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In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

"OUT-THE-DOOR" PUBLIC PROJECT BUDGETING

7/16/2023

PROJECT NAME: Wildlife Woods Park Expansion Project # _____

OPTION 1 - Parking lot, stairs and 4 additional pickleball courts

<u>DESIGN</u>	<u>Estimated Cost</u>	<u>Notes</u>	<u>DESIGN</u>
Design Engineering	\$35,931.33	Estimated	
ROW Acquisition	\$0.00	Estimated	
Geotechnical 1%	\$4,855.59	Estimated	
Other	\$0.00	Estimated	
Contingency 20%	\$8,157.38	Estimated	
Sub-Total	\$48,944.30		

<u>CONSTRUCTION</u>	<u>Estimated Cost</u>	<u>Notes</u>	<u>CONSTRUCTION</u>
Construction Contractor	\$388,446.83	Estimated	
Construction Engineering	\$29,133.51	Estimated	
Crew Days 40	\$32,000.00	Estimated	
Material Testing 2%	\$7,768.94	Estimated	
Other	\$0.00	Estimated	
Contingency 15%	\$68,602.39	Estimated	
Sub-Total	\$525,951.67		

Grand Total **\$574,895.97**

Preliminary Estimate from Consultant to Justify Design Services Percentage

Design Services Percentage from Engineering Fee Curve

CE Services Percentage from Engineering Fee Curve

MDOT Share amount @ Percentage

Revised Grand Total (If an MDOT Administered Contract/Project)

Current CIP Budget

OVER BUDGET

Date	Notes
4/1/2019	Write notes here

Purchase Order #	Amount	Description	Vendor
95675	\$ 9,800.00	Design Services	AECOM

Wildlife Woods

Stairs for sidewalk
connector Additional Parking

Legend

Wildlife Woods Park

PROPOSED STAIRS

PROPOSED PARKING EXPANSION 46 SPACES

EXIST WALK

EXIST ACTIVITY PAD

EXISTING PATH TO ITC TRAIL

