City of Petoskey, Michigan
Parks and Recreation

2021 Capital Needs Assessment

MCSA GROUP, Inc.
Landscape Architects and Architects
EAST GRAND RAPIDS · MICHIGAN

City of Petoskey - Parks and Recreation
2021 Capital Needs Assessment
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2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Parks & Recreation 2021 Capital Needs Assessment
City of Petoskey, Michigan

INTRODUCTION

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2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Parks & Recreation 2021 Capital Needs Assessment
City of Petoskey, Michigan

Introduction

FACILITY ASSESSMENT TEAM:

City of Petoskey Parks & Recreation:
Kendall Klingelsmith, Director
Joe Conti, Building & Grounds

MCSA Group, Inc.:
Tiffany Smith, President
Jolanta Stecka, Principle
Emaley Brusveen Senior Staff Landscape Architect

FACILITY ASSESSMENT OBJECTIVE:

The purpose of the report is to ascertain the physical conditions of the existing facilities, and to identify and recommend physical improvements to be completed over the next ten years.

PROJECT LOCATION:

FACILITY ASSESSMENT PROCESS:

The report commenced with a kick-off meeting attended by all parties, providing input as to what the assessment would include and how it would be accomplished. The kick-off meeting was followed by intensive inspections of all of the 22 City Parks and Trails; and City Buildings by MCSA Group, Inc.

Parks & Recreation 2021 Capital Needs Assessment
City of Petoskey, Michigan

Introduction

PARKS:

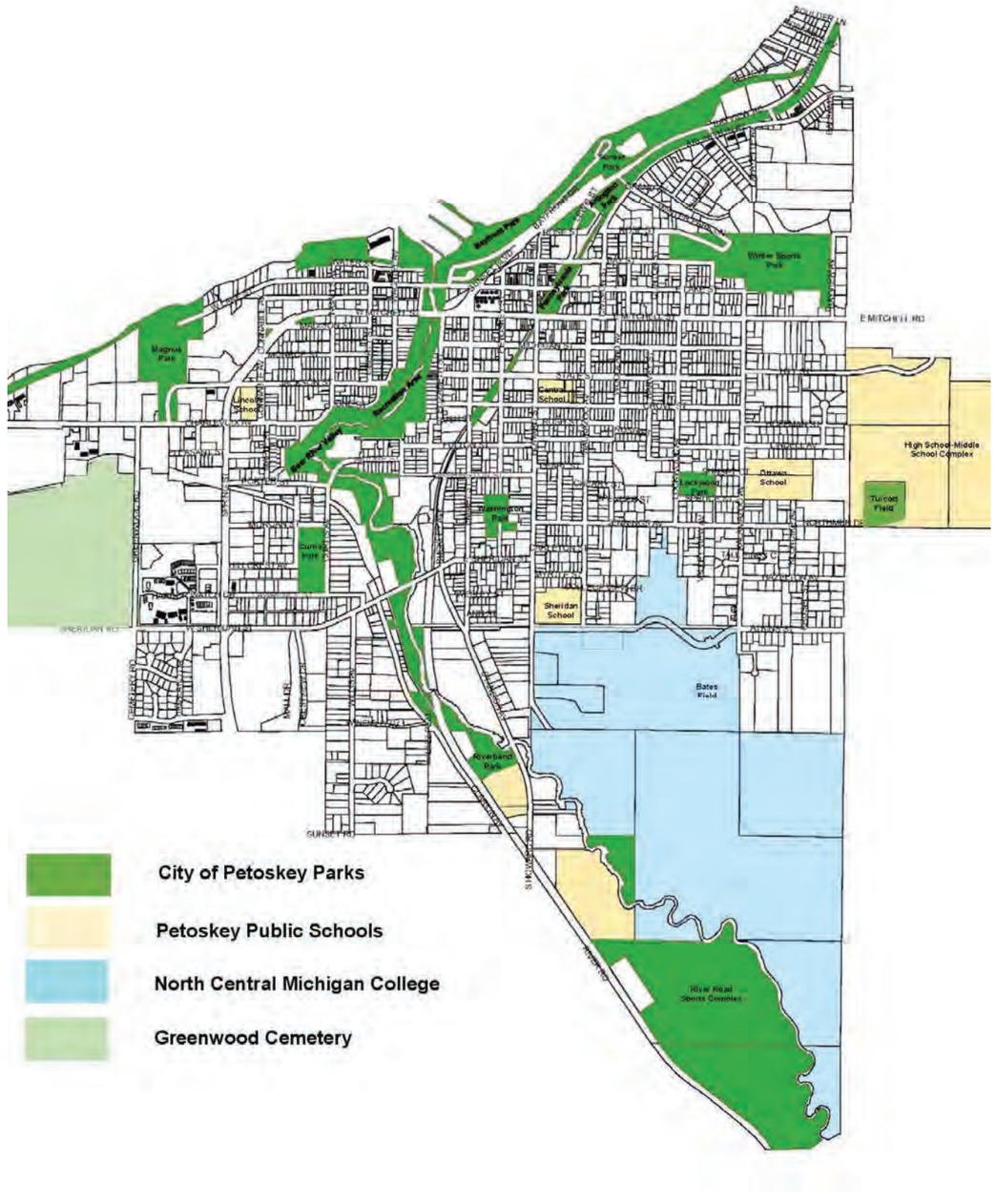
The Parks that were assessed are as follows:

1. Arlington Park - (2.5 acres) 106 Arlington Ave.
2. Bates Park - (7 acres) 1519 Howard St.
3. Bayfront Park - (25 acres) 800 Bayfront Rd.
4. Bayfront Park West - (4 acres) 400 Water St.
5. Bear River Valley Recreation Area - (36 acres) 306 Ione St.
6. Curtis Park - (7.8 acres) Curtis Ave. & Morgan St.
7. Downtown Greenway Corridor - (.61 acres, 1 mile)
8. Festival Area Park - (3 acres) Quinlan Ct.
9. Little Traverse Wheelway - (8 acres 28 miles)
10. Lockwood Park - (2.8 acres) Lockwood Ave. & Spruce St.
11. Memorial Park - (.5 acre) 101 Wachtel Ave.
12. Mineral Well Park - (1.5 acres) 136 E. Lake St.
13. Pennsylvania Park - (2.7 acres) 401 E. Mitchell St.
14. Quarry Park - (2.5 acres) 800 Bay View Rd.
15. River Road Sports Complex - (91 acres) 2221 River Rd.
16. Riverbend Park - (2.5 acres) 1600 Standish Ave.
17. Skyline Municipal Forest - (865 acres) 3484 Krause Rd.
18. Solanus Mission Beach - (1 acre) 430 W. Lake St.
19. Sunset Park - (1 acre) 800 Bay View Rd.
20. Veterans Park - (.25 acre) 425 Madison St.
21. Washington Park - (5 acres) Between Washington St & E. Sheridan St.
22. Winter Sports Park - (30 acres) 1100 Winter Park Lane

BUILDINGS AND STRUCTURES:

The Buildings that were assessed are as follows:

1. City Hall - 101 E. Lake St.
2. Fire Station 45-1 - 100 W. Lake St.
3. Fire Station West -



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2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Parks & Recreation 2021 Capital Needs Assessment
City of Petoskey, Michigan

NARRATIVE

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2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Parks & Recreation 2021 Capital Needs Assessment
City of Petoskey, Michigan

Narrative:

PURPOSE:

The City of Petoskey contracted with M. C. Smith Associates and Architectural Group, Inc to complete a Capital Needs Assessment of the Park System. The Assessment reviewed 22 City Parks and Trails: and City Buildings. The report describes the existing conditions and proposed improvements that are recommended to be completed over the next ten years.

PROFESSIONAL CONSULTANT TEAM:

MCSA Group, Inc. provided all Architectural and Landscape Architectural consulting services.

PROGRAM / SERVICES

The Park Facilitates were compiled into the following basic categories:

1. Site Amenities / Signage
2. Accessibility / Trails
3. Buildings / Structures
4. Sports Facilities
5. Playgrounds
6. Opportunities / Potentials

ASSESSMENT REPORT:

The Capital Needs Assessment addresses all of the existing conditions and makes recommendations regarding improvements to the parks for the future in order of priority. Recommendations were made to reflect items that need immediate attention due to safety and code issues. Other amenities were listed as items that will require improvements in the next 1-5 years and 6-10 years.
The Capital Needs Assessment also includes cost projection for each park. The City of Petoskey & Recreation Department will use this report in the budgetary process.

Parks & Recreation 2021 Capital Needs Assessment
City of Petoskey, Michigan

EXECUTIVE SUMMARY

MCSA GROUP, Inc.
Landscape Architects and Architects
DES: DESIGN.SERVICE.SOLUTION

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Parks & Recreation 2021 Capital Needs Assessment
City of Petoskey, Michigan

Parks Executive Summary:

Following is a summary of each park. Overall items observed that need to be addressed include ADA Accessibility, Parking and Drive Maintenance, Site Furniture Replacement and Uniform Standards, Site Lighting, Landscape and Forestry Maintenance Standards.

ADA Accessibility:

Few of the parks are accessible. Improvements should aim for Universal Accessibility. At a minimum, parking spaces, access to the park amenities (benches, drinking fountains, tables, bleachers) and all walkways should be made accessible. In addition, playgrounds, shelter, and sports facilities (softball, baseball and soccer) should also be made accessible. Finally, any experience that is currently accessed with a stairway should provide an equal opportunity nearby that is accessible.

Parking and Drive Maintenance:

Overall, the park drives and parking lots are in fair condition. A maintenance plan to seal-coat and stripe; or micro-surfacing all drives and parking lots should be implemented. When the parking lots begin to show signs of potholes and rutting, mill and overlay should be done. At the end of the life cycle, complete removal and replacement should be completed.

Landscape and Forestry Maintenance Standards:

The planting and removal of trees is a large ongoing expense at most of the parks. Adequate funding should be allocated toward the removal of hazard trees prior to, and after, storm events. Additionally, perennial plantings should be evaluated annually to determine if they have reached the end of their life cycle and should be replaced. Finally, there are large expanses of mowed lawn areas that are rarely used by the public. This is either because they are sloped, hard to access, or serve no general purpose. Considerations should be made for the installation of native or adapted plant varieties to increase biodiversity and wildlife habitat. Removal of turf grass will eliminate the need for excess fertilizer, watering, and mowing. Native plantings may include native wildflower/ grass mixes that require little or no maintenance after the three-year establishment period

Site Furniture and Uniform Standards:

Some of the newer parks have new site furniture (waste and recycle receptacles, benches, picnic tables are green (Downtown District) and black (City). The older parks have site furniture that either needs to be replaced or has been discontinued and are painted annually by Parks Staff. Uniform Site Furniture should be considered.

Architectural Executive Summary:

The assessment includes existing buildings present at several parks locations and stand-alone buildings such as: City Hall, Fire Station (45-1) and Fire Station/Public Safety – West.

Park Restroom Buildings:

Restroom building updates include interior finishes, deteriorating toilet partitions, lavatory counters, and grab bars to meet current ADA standards. Out of warranty roofing shall be replaced with metal standing seam roofing to be a continuation of roofing type used at the newest park restrooms. The lighting shall be changed to LED type. The Resource Center and Lodge require ADA compliance associated changes at Concessions. Lodge needs energy efficient windows.

City Hall and Fire Stations:

Plans shall be made to include mechanical / plumbing equipment replacement toward the end of 10 yrs. Other items in need of updating include: windows replaced with energy efficient types, ADA compliance improvements at restrooms, lighting changes to LED, replacement of carpeting, repairs to damaged interior finishes

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Historical Markers / Artifacts

B1. Walkways
B2. Parking Improvements /Accessibility

C1. Gazebo

D1. Landscaping

Synopsis
Site Amenities

Arlington Park is ideally situated to serve as the gateway park to downtown Petoskey. The small, 2.5 acre park, is close to historic buildings and is a favorite spot for picnics, walkers, and access to the Downtown Greenway Corridor. The park has dated and deteriorating benches that do not provide ADA access. The picnic tables are in fair condition but also do not have an accessible option. Consideration should be made upon replacement to provide accessible routes to each style of seating with companion spaces. A historical marker on a stone boulder is located on site as is a cannon.

A1. Benches / Seating

A2. Picnic Tables (and Cannon)

A3. Historical Marker

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ARLINGTON PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Historical Markers / Artifacts

B1. Walkways
B2. Parking Improvements /Accessibility

C1. Gazebo

D1. Landscaping

Synopsis
Paths & Trails / Accessibility

The garden space within the park was once used for educational gardens but is now just lawn. The brick paver on the paths are in poor condition. Consideration to remove and replace the paver should be made when considering the future use of the site. To access the lawn from the parking lot, a set of narrow concrete steps is provided. There are no accessible routes from the southern end of the park, through the parking lot, and to the gazebo at the northern end of the park. The ADA parking space is appropriately striped and marked but does not meet the required slope to comply with ADA requirements.

B1. Brick Paver Paths

B1. Concrete Stairs to Gazebo

B2. ADA Parking Space Lacks ADA Requirements

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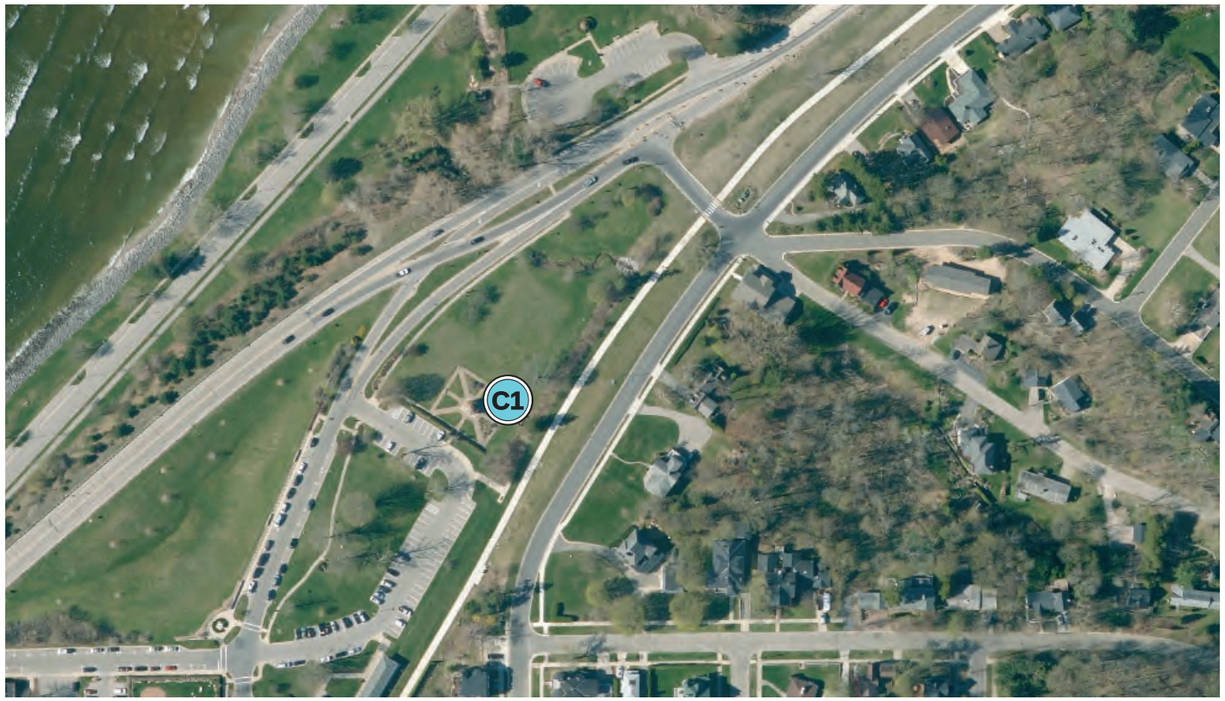
ARLINGTON PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Structures



Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Historical Markers / Artifacts

B1. Walkways
B2. Parking Improvements /Accessibility

C1. Gazebo

D1. Landscaping

Synopsis

Structures

The wooden gazebo, located at the center of the paver paths, has interesting architectural character and details. The roof is in need of replacement and the entire structure should be powerwashed. Continued maintenance should be provided to ensure the longevity of the structure.

C1. Wooden Gazebo

C1. Roof Condition on Gazebo

C1. Dedication Plaque on Gazebo

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ARLINGTON PARK
STRUCTURES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape

Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Historical Markers / Artifacts

B1. Walkways
B2. Parking Improvements /Accessibility

C1. Gazebo

D1. Landscaping

Synopsis
Landscape

The 2.5 acre park currently consists of lawn areas and a few mature shade trees. Once, educational gardens surrounded the gazebo, but now the spaces are patchy lawn. A stone retaining wall includes built-in stone planters that are empty except for weeds. The wall is in fair condition and the plantings are over grown and outdated. Much of the park is open lawn spaces that provide visitors space for recreation as well as future park planning development. Any new plantings should be native, low maintenance plant species that beautify the existing surroundings.

D1. Garden Plot Now Patchy Lawn

D1. Stone Planter

D1. Open Lawn Areas

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ARLINGTON PARK
LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

ARLINGTON PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
Arlington Park	A1. Benches - The existing benches are old with peeling paint and cracked concrete. No ADA seating options are provided.	A1. Replace all existing benches with high quality, low maintenance models on concrete pads.		$9,000	
	A2. Picnic Tables - The existing picnic tables are in good condition, however, no ADA seating options are provided.	A2. Add ADA picnic tables on concrete pads to existing picnic table area.		$4,000	
	A3. Historical Markers / Artifacts - The cannon and historical marker are simply located in the lawn in close proximity to one another.				
	B1. Walkways - The concrete sidewalks are in good condition with slight cracking. Brick pavers near the gazebo are heaving and have weeds/grass growing in the cracks and should be removed.	B1. Reset pavers as necessary to allow for barrier free access. Replace existing concrete sidewalks.		$21,225	$10,000
	B2. Parking Improvements / Accessibility - The bituminous parking lot, striping, and curbs are in good condition. Lot will need seal-coating. Provided ADA parking space does not meet ADA requirements despite being marked as accessible. No accessible route from parking to gazebo.	B1. Remove and replace existing barrier free parking space with surfacing that meets ADA requirements.		$2,150	
	C1. Gazebo - Ornate wooden gazebo donated by area garden club needs to be power washed and have roof replaced.	B1. Replace existing roof with like style. Power wash and stain gazebo.		$5,000	$6,000
	D1. Landscaping - The park is mostly open lawn space with mature trees and a small stream. The brick retaining wall needs to be power washed and existing landscape plants should be refreshed or receive continued maintenance.	D1. Power wash brick retaining wall. Any new plantings should be native, low maintenance species. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Repair irrigation as necessary.	$15,000	$30,000	$30,000
	Total Cost of Physical Improvements within Time Periods:		**$15,000**	**$71,375**	**$46,000**
	Total Cost of Physical Improvements for Program:				**$132,375**

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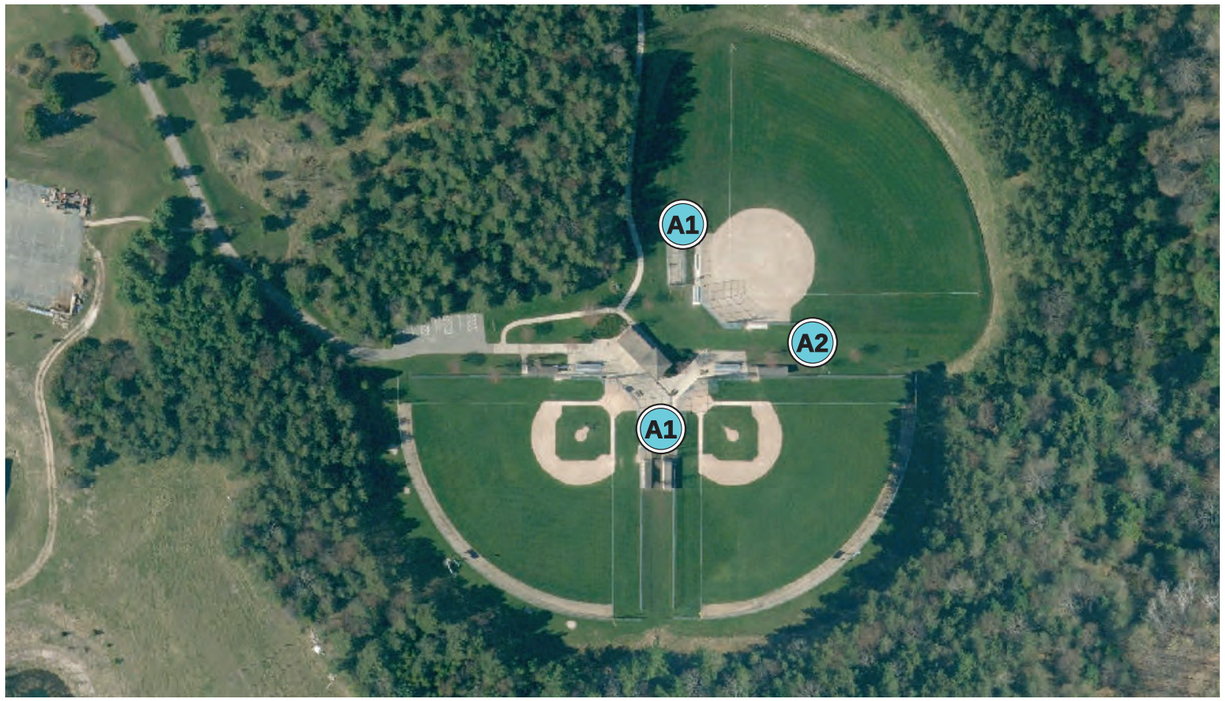
ARLINGTON PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities



Scale: NTS

NORTH

A1. Bleachers
A2. Picnic Tables
A3. Benches
A4. Waste Receptacles
A5. Lighting

B1. Sidewalks
B2. Parking
B3. Accessibility

C1. Softball Fields
C2. Fencing
C3. Ball Control Netting
C4. Dug-Out Structures

D1. Restroom Building

E1. Landscape
E2. Irrigation

Synopsis
Site Amenities

Bates Park is 7 acres, consisting of 2 little league and 1 softball fields, a restroom and concession building, and practice areas. Currently, the park is in high-demand for games and tournaments for players of all ages. The existing field facilities are in fair condition. The spectator bleachers are in good condition, but may not be universally accessible to all visitors. The park does not feature any benches or permanently mounted waste receptacles. Due to its high level of usage, these items should be added to provide more seating options throughout the park and to maintain a clean environment. A few movable picnic tables can be found on the hill between ball fields. This is not an ideal location for users and makes the tables highly inaccessible. Field lights are not present, limiting the hours of use.

A1. Bleachers - Inaccessible

A1. Bleachers - Accessible

A2. Picnic Table

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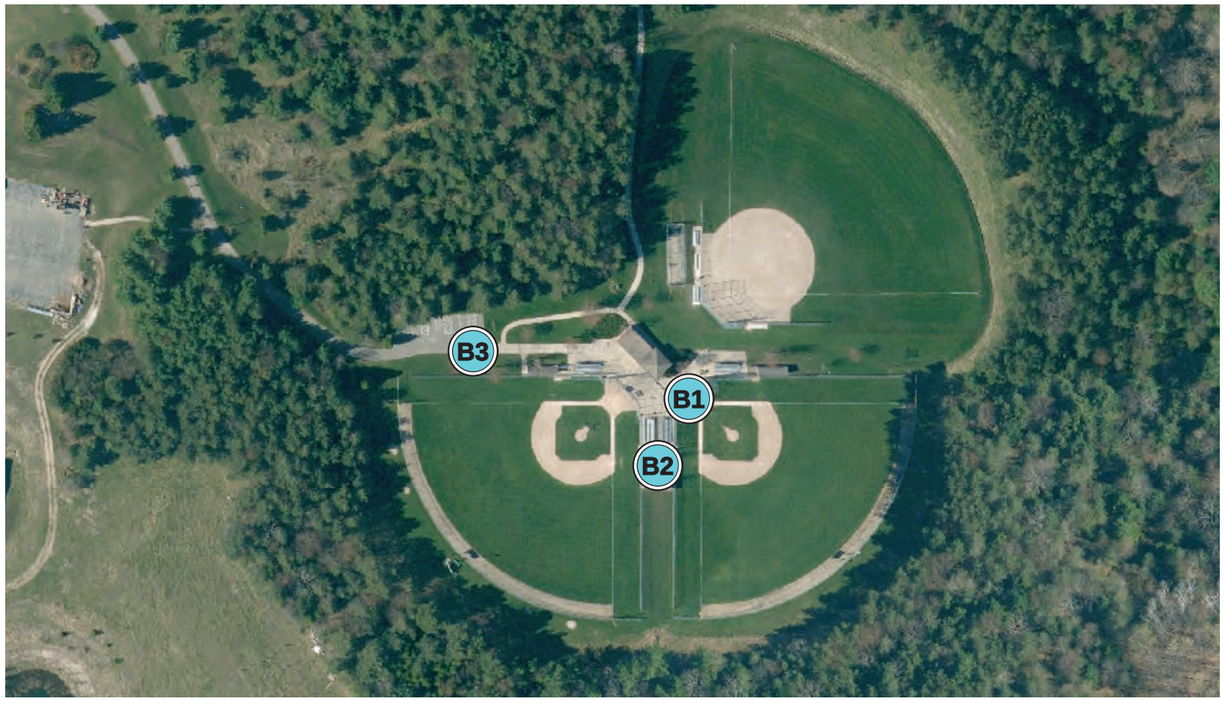
BATES PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Walkways, Parking & Accessibility



Scale: NTS

NORTH

A1. Bleachers
A2. Picnic Tables
A3. Benches
A4. Waste Receptacles
A5. Lighting

B1. Sidewalks
B2. Parking
B3. Accessibility

C1. Softball Fields
C2. Fencing
C3. Ball Control Netting
C4. Dug-Out Structures

D1. Restroom Building

E1. Landscape
E2. Irrigation

Synopsis
Walkways, Parking & Accessibility

The concrete sidewalks are heavily cracked and chipping. Many locations are low in elevation, are poorly drained, and experience standing water. These issues should be addressed immediately. The only parking available are ADA parking spots. Additional parking spaces are located in the North Central Michigan College's parking lot located approximately .15 miles away from the ball fields. There is a non-motorized pathway that links the larger parking lot with the park. This path also serves as the vehicular access route to the ADA parking spaces near the ball fields. It is not optimal to have a shared route and an alternative path dedicated to pedestrian traffic only should be added. There is a sidewalk connecting the park to the sidewalk network off of Atkins St. to the north. This sidewalk connects to neighboring residential areas.

B1. Concrete Sidewalk - Large Chips

B1. Cracking/Chipping Concrete

B2.Yard Drain Near Sidewalk

B3. Only ADA Parking Available

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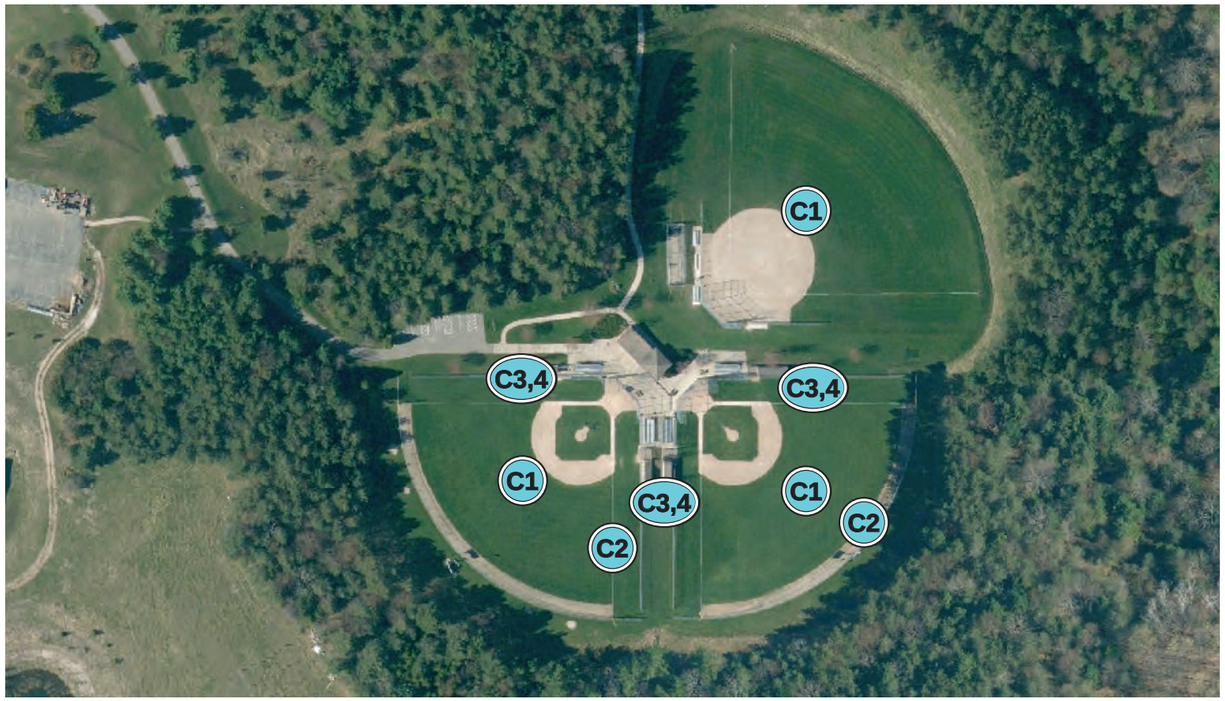
BATES PARK

WALKWAYS, PARKING & ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Sports & Recreation



Scale: NTS

NORTH

A1. Bleachers
A2. Picnic Tables
A3. Benches
A4. Waste Receptacles
A5. Lighting

B1. Sidewalks
B2. Parking
B3. Accessibility

C1. Softball Fields
C2. Fencing
C3. Ball Control Netting
C4. Dug-Out Structures

D1. Restroom Building

E1. Landscape
E2. Irrigation

C4. Damaged Foundation at Brick Dug-Out

C4 Damaged Foundation at Brick Dug-Out

Synopsis
Sports & Recreation

The three fields are in good condition, but because of heavy use, require a fair amount of maintenance and restoration of the fields. Care should be taken to ensure the level of maintenance is continued to ensure future site success. Most of fence is in excellent to good condition. Some areas of fence netting are dented and loose; these areas should be replaced. Ball control netting in between the fields should be replaced with a permanent cover such as a cantilevered shade sail that can both protect spectators from stray balls as well as offer more shade. The various dug-out structures are in poor condition. Most have foundation and wall damage due to poor soil conditions that also result poor drainage. When the dug-outs are removed and replaced, a geo-grid should be utilized to help stabilize the soils.

C1. Typical In-Field Condition

C1. Condition of Stone Dust around Bases

C2. Newer Fencing around North Field

C3. Damaged Fence along Southwest Field

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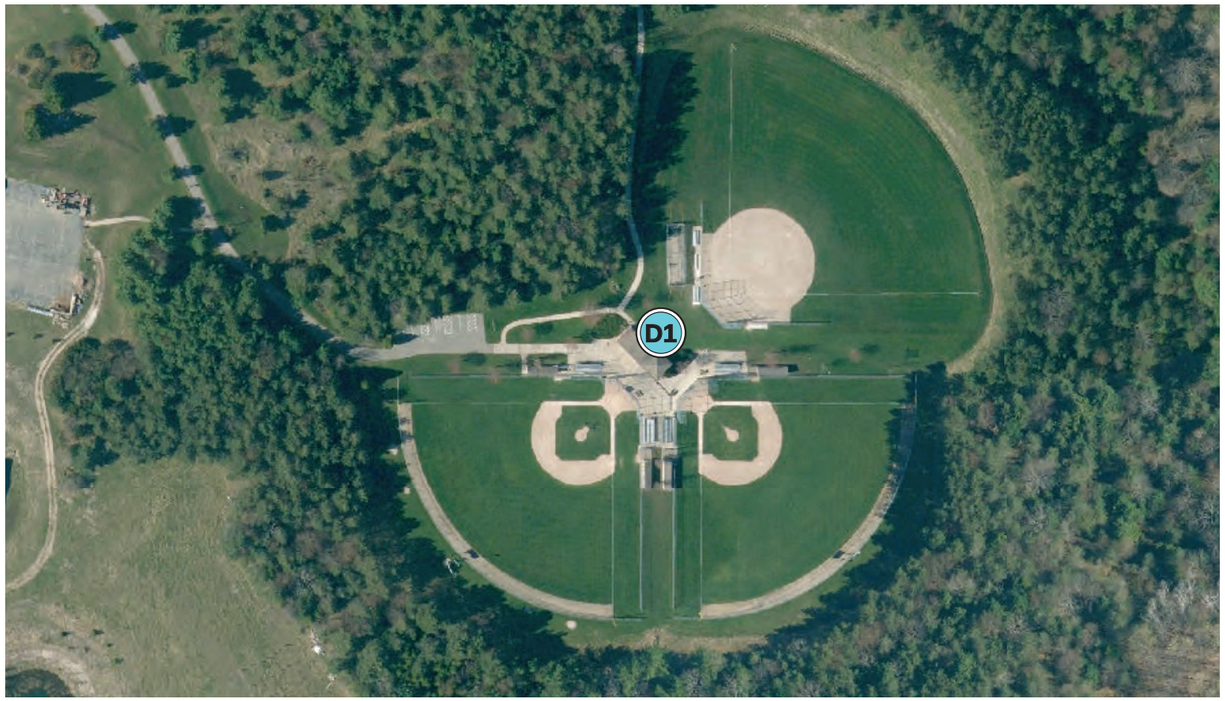
BATES PARK
SPORTS & RECREATION

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Buildings



Scale: NTS

NORTH

A1. Bleachers
A2. Picnic Tables
A3. Benches
A4. Waste Receptacles
A5. Lighting

B1. Sidewalks
B2. Parking
B3. Accessibility

C1. Softball Fields
C2. Fencing
C3. Ball Control Netting
C4. Dug-Out Structures

D1. Restroom Building

E1. Landscape
E2. Irrigation

The building contains restrooms, storage areas and a garage, concessions, and a score booth. The eastern wall is built into a hill side that experiences a large amount of erosion during rain events. The building may need revised eaves and downspouts to help alleviate this issue. Please see the following pages for the full architectural summary and further recommendations for the restroom building.

D1. Restroom Building

D1. Errosion along Building Side

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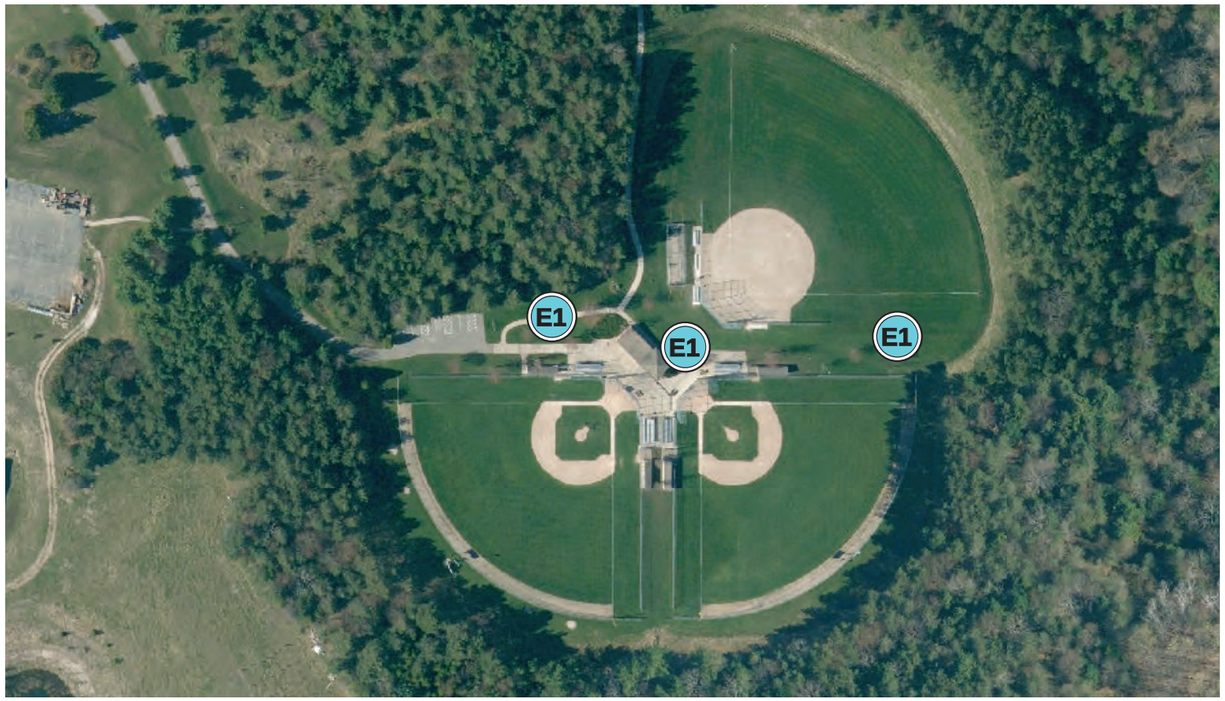
BATES PARK
BUILDINGS

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape



Scale: NTS

NORTH

A1. Bleachers
A2. Picnic Tables
A3. Benches
A4. Waste Receptacles
A5. Lighting

B1. Sidewalks
B2. Parking
B3. Accessibility

C1. Softball Fields
C2. Fencing
C3. Ball Control Netting
C4. Dug-Out Structures

D1. Restroom Building

E1. Landscape
E2. Irrigation

Synopsis
Landscape

The ball field lawns are in excellent condition and continued care should be given to insure the turf lawn management remains successful. A landscape bed around the restroom building experiences erosion due to runoff from the ball field located at the top of the hill and also from rain fall from the roof of the building.

E1. Landscape Bed on Steep Slope

E1. Lawn Area

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BATES PARK
LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

BATES PARK

BATES PARK

Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
		Immediate Attention	Year 1-5	Year 6-10
A1. Bleachers - Bleachers at all 3 ball fields are newer and in good condition. Some bleachers are located in non-ADA accessible locations.	A1. Maintain good condition of existing bleachers. Add accessible routes to bleachers that are inaccessible.		$5,000	
A2. Picnic Tables - Picnic tables are located in the lawn between two fields. They are on a steep slope and are not accessible.	A2. Relocate picnic tables to accessible location and provide an accessible picnic table option.		$5,000	
A3. Benches - There are no benches or other seating options provided besides bleachers at each ball field.	A3. Provide high-quality, low-maintenance bench models throughout the park in accessible locations, to offer more seating options.		$5,000	
A4. Waste Receptacles - Limited waste receptacles on site.	A4. Provide high-quality, low-maintenance waste receptacle models throughout the park in accessible locations.		$5,000	
A5. Lighting - There is currently no lighting at the ball fields.	A5. Provide high-quality, low-maintenance field lights to increase site usability and safety.		$400,000	$100,000
B1. Sidewalks - Existing sidewalks are heavily cracked and chipped in many places throughout the park.	B1. Add concrete filler in large cracks and chips. Remove and replace sidewalks as they continue to age. Make improvements and additions to the paths connecting field C (north field).	$5,000	$40,000	$15,000
B2. Parking - Current parking lot offers ADA parking spots only. Additional parking located .15 miles down drive in North Central Michigan College's parking lot. No pedestrian route is provided from this lot to the park.	B2. Add sidewalk route (ADA accessible) from North Central Michigan College's parking lot to the park.		$50,000	
B3. Accessibility - Updates to park amenities and layout will increase the level of accessibility.	B3. Accessibility issues are addressed in the other categories.			
C1. Softball Fields - The three ball fields are in good condition. Stone dust is showing signs of wear.	C1. Replace stone dust with Turface in each infield.	$50,000	$50,000	$50,000
C2. Fencing - Backstop fencing is in good condition overall. Some areas of outfield fence is dented and the fence fabric is loose.	C2. Maintain good condition of existing fence. Replace sections of fence that are dented, loose, or missing.		$25,000	
C3. Ball Control Netting - Existing netting is loose and sags between dug-outs. It provides no shade value.	C3. Remove and replace ball control netting with adequate shade cloth. Cover bleacher areas completely as needed for safety and shade. (3 units)		$80,000	
C4. Dug-Out Structures - The dug-outs are in poor condition. Soil conditions have created structural damage to the foundations, resulting in shifting, settling, and cracking of the brick walls. Standing water is also a condition during wet periods.	C4. Replace dug-out structures with similar style. Add geo-grid product to help stabilize poor soils. Ensure each is ADA accessible in all aspects.		$360,000	
D1. Restroom Building - Erosion is taking place along the eastern wall. Please see the following pages for the complete architectural summary.	D1. Ensure that proper rain gutters and down spouts direct water flow away from building to reduce landscape erosion.		$10,000	
E1. Landscape - The lawns are well maintained. Minimal ornamental landscape around the building is overgrown and outdated. Hill along restroom building experiences erosion.	E1. Continue with high level of landscape and forestry maintenance practices. Remove and replace landscape bed and boulders around building to reduce water runoff and erosion issues.	$30,000	$25,000	$25,000
E2. Irrigation - Irrigation system is currently preforming as to be expected	E2. Repair and replace irrigation as needed.	$25,000	$25,000	$25,000
Total Cost of Physical Improvements within Time Periods:		**$110,000**	**$1,085,000**	**$215,000**
Total Cost of Physical Improvements for Program:				**$1,410,000**

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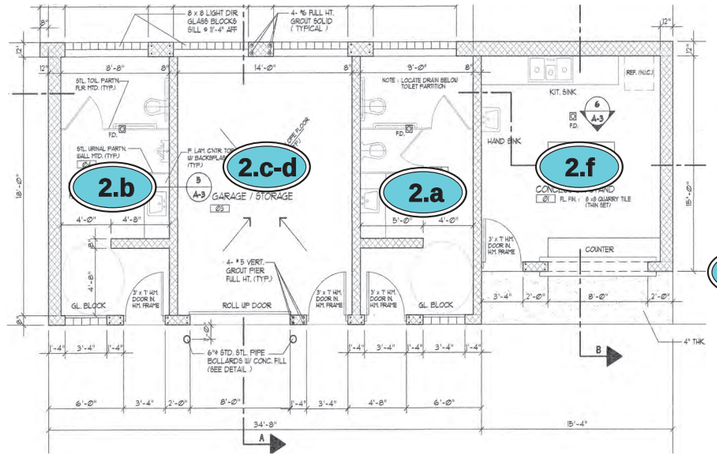
BATES PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Restroom / Concession/ Scorer's Building



2.k
SCORERS BOOTH,
ABOVE CONCESSION

1.

NORTH
Scale: NTS

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Concession
   g. Offices
   h. Multi-purpose Room/Conference Room
   i. Common Area
   j. Kitchen / Break Room
   k. Other

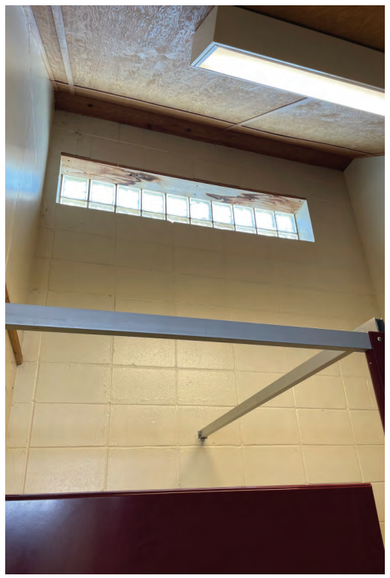
Synopsis - Building Assessment

The Restroom/Concession/Scorers Building situated at Bates Park (Little League Area) serves the needs of 3 very popular softball fields. The building was constructed in 1998. It contains Men's and Women's Restrooms with Barrier Free stalls in each. The Garage is shared with janitorial, mechanical/electrical functions, and allows for access to the restroom's plumbing. The Concession building is furnished with typical basic amenities. The Scorers Booth, located a floor above the Concession, is accessible via inclined sidewalk at the rear side of the building. The exterior envelope is concrete masonry block with hollow metal doors/ frames and aluminum framed windows. Asphalt shingles on roof are due for replacement. The exterior electrical light fixtures should be replaced with LED lighting and T8 lamps retrofitted with LED lamps. The lavatory counters and metal partitions shall be replaced. Vertical grab bars shall be provided in Barrier Free stalls.

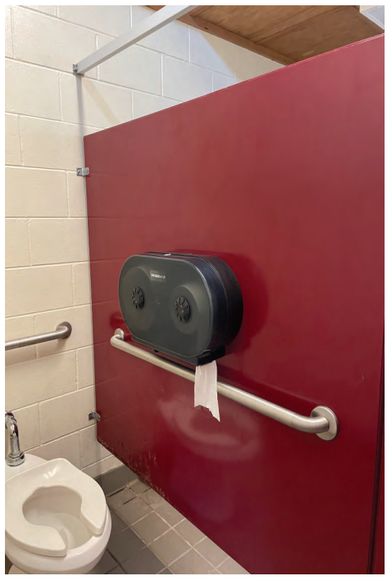
1. Reroof building with new metal roof. Provide replacement for soffit vents and new gutters and downspouts.

2. Replace existing exterior light fixtures with LED type and connect to photocell.

3. Replace existing counter top, provide new lavatory and faucet at each restroom.



4. Replace existing light fixtures with LED type. Install painted wood trim at glass block head.



5. Replace toilet partitions. Provide vertical grab bars at BF stalls.

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Dust Devils Since 1983

BATES PARK

RESTROOM / CONCESSION / SCORERS BUILDING

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

BATES PARK (LITTLE LEAUGE)

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
RESTROOM BUILDING - EXTERIOR & INTERIOR	1. Existing asphalt shingles roof is due for replacement.	1. Replace existing asphalt roofing with new standing seam metal roof over new self-adhered underlayment applied to entire roof area. Include new metal fascia, soffit vent replacement. New gutters and downspouts.		50,000.00	
	2. Existing exterior light fixtures are old wallpack flouresent type.	2. Recommended replacing exterior light fixtures with new LED type and connecting to photocell sensor.		1,000.00	
	3. Exisitng interior light fixtures are 1x4 flourescent (restrooms) and old T8 lamp flourescent fixtures at Concession, Geage ans Scorers booth.	3.Recommended replacing interior light fixtures with LED type. Connect the public accessible restrooms to new OS sensors.		1,600.00	
	4. Existing metal toilet partitions/ screen are rusted and deteriorated. Vertical grab bars need for ADA compliance.	4. Recommended new phenolic toilet partitions/ screen. Provide vertical grab bars at ADA stalls in each restroom.		6,000.00	
	5. Exisitng plastic laminated lavatory countertops are worn, delaminated and shall be replaced including replacing old porcelain bowls and faucets.	5. Recommended new solid surfacing countertops with integral bowls and new faucets in each restroom.		6,000.00	
	6. Repairs are needed at the head of glass block (high wall at Men's restroom). Temporary plywood trim is deteriorated.	6. Replace plywood with painted wood trim (cedar). Consider using the same approach at all other glass block openings head.		1,000.00	
	7. Concession - exisitng counters, cabinets and appliances are worn and due for replacement.	7. Replace cabinets , countertops with solid surfacing material, include plumbing fixtures and Enegy Star appliances.		30,000.00	
	8. Building exterior siding needs repairs and refinishing.	8. Repair exisiting cedar siding and refinish.		5,000.00	6,000.00
	Total Cost of Physical Improvements within Time Periods:		**$ -**	**100,600.00**	**6,000.00**
	Total Cost of Physical Improvements for Program:				**106,600.00**

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BATES PARK

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Picnic Tables
A2. Waste Receptacles
A3. Lighting

B1. Walkways
B2. Parking Improvements
B3. Accessibility

C1. Landscaping
C2. Beach

Synopsis
Site Amenities

Bayfront West Park offers a wide expanse of sunny grass lawn where picnickers and beach-goers enjoy views of Little Traverse Bay. Located along the Little Traverse Wheelway, the park has 3-5 picnic tables set around the large grass lawn. There are no universally accessible options for tables, nor any ADA routes to get visitors from the parking lot or Wheelway to the table areas. Other park amenities are present along the main sidewalks and Wheelway. Lighting is abundant throughout the park, but may not be LED. Information signage is available to direct visitors and welcome them to the park.

A1. Picnic Tables

A2. Waste Receptacles

A3. Lighting-Park

A3. Lighting-Parking Lot

A4. Signage

A4. Signage

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BAYFRONT PARK WEST

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Picnic Tables
A2. Waste Receptacles
A3. Lighting
A4. Signage

B1. Walkways
B2. Parking Improvements
B3. Accessibility

C1. Landscaping
C2. Beach

Synopsis
Paths & Trails / Accessibility

The asphalt walkway is a part of the Little Traverse Wheelway. It is in good condition; see the Little Traverse Wheelway assessment for further improvement details. The sidewalks around the parking lot are in good condition with minimal cracking and chipping. The parking lot is in fair condition. The asphalt is cracked and patched in many locations. The concrete curbs are chipped and crumbling in some locations. The park includes accessible spaces but they do not face the main area of activity at the park. There is also no accessible route to the beach from the parking lot.

B1. Walking Trail

B2. Parking Lot

B3. Accessible Parking Does not Face Park

B3. No Accessible Route to the Beach

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BAYFRONT PARK WEST

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape & Natural Site Features

Scale: NTS

NORTH

A1. Picnic Tables
A2. Waste Receptacles
A3. Lighting
A4. Signage

B1. Walkways
B2. Parking Improvements
B3. Accessibility

C1. Landscaping
C2. Beach

Synopsis

Landscape & Natural Site Features

The large grass lawn is well maintained and a pleasant spot for picnics. No other ornamental landscape beds are found at the park. Few shade tree and evergreen plantings exist. The rocky beach is a continuation of the beach at Solanus Beach Park. It offers approximately 140’ of water access.

C1. Grass Lawn

C2. Rocky Beach

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BAYFRONT PARK WEST

LANDSCAPE & NATURAL SITE FEATURES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

BAYFRONT PARK WEST

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
BAYFRONT PARK WEST	A1. Picnic Tables - Picnic tables are located in the lawn between parking lot and beach area. These tables do not provide an accessible option.	A1. Relocate picnic tables to accessible location on a smooth, level concrete pad, and provide an accessible picnic table option.		$10,000	
	A2. Waste Receptacles - Existing receptacles are in good condition.	A2. Maintain good condition of receptacles throughout the park. Paint and repair as necessary.		$10,000	
	A3. Lighting - The park is well lit with light poles throughout the parking lot and park area.	A3. Replace light fixtures with high-efficiency LED where necessary.			$100,000
	A4. Signage - Park entry sign is in good condition and is the City standard. Additional wayfinding signage highlights the park's location on the Little Traverse Wheel Way.	A4. Maintain the condition of the signs as necessary.			
	B1. Walkways - The asphalt walkway is apart of the Little Traverse Wheelway. It is in good condition; see the Little Traverse Wheelway assessment for further improvement details. The sidewalks around the parking lot are in good condition with minimal cracking and chipping.	B1. Repair chipping and cracking in concrete sidewalks around the parking lot.		$60,000	
	B2. Parking Improvements - The parking lot is in fair condition. The asphalt is cracked and patched in many locations. The concrete curbs are chipped and crumbling in some locations.	B2. Seal coat and restripe immediately. Future needs include roto mill top layer and add additional lifts of asphalt. Concrete curbs should also be replaced at this time.	$78,340	$250,680	
	B3. Accessibility - The park includes accessible spaces but they do not face the main area of activity at the park. There are also no accessible routes from the parking lot to the beach.	B3. Redesignate the ADA parking space closer to the park lawn, sidewalk and beach. Add an accessible route from the parking area to the beach.	$15,000		
	C1. Landscaping - The large grass lawn is well maintained and a pleasant spot for picnics. No other ornamental landscape beds are found at the park. Few shade tree and evergreen plantings exist.	C1. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Repair irrigation as necessary.	$10,000	$50,000	$50,000
	C2. Beach - The rocky beach is a continuation of the beach at Solanus Beach Park. It offers approximately 140' of water access.	C2. Maintain the cleanliness and safety of the beach with regular clean-ups.	$5,000	$5,000	$5,000
	Total Cost of Physical Improvements within Time Periods:		**$108,340**	**$385,680**	**$155,000**
	Total Cost of Physical Improvements for Program:				**$649,020**

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BAYFRONT PARK WEST

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

A1. Benches
A2. Waste Receptacles
A3. Lighting

B1. Walkways / Trails / Boardwalk
B2. Parking Lots
B3. Accessibility

C1. Concessions Building
C2. Clock Tower
C3. Pavilion & Restroom

D1. Playgrounds
D2. Ball Field
D3. Bleachers & Fencing
D4. Ball Field Lighting

E1. Landscape

Scale: NTS

NORTH

Synopsis
Site Amenities

Bayfront park is a large, 25 acre, water front park that links the shores of Little Traverse Bay to downtown Petoskey via a pedestrian tunnel. The park receives a high volume of visitors, yet the existing benches, waste receptacles, and light poles are in good condition. Site benches are a unique design and no longer in manufacture. Site amenities are maintained annually, cleaned and painted, to insure continued good condition.

A1. Benches

A2. Waste Receptacles

A3. Lighting-Park

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BAYFRONT PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles
A3. Lighting

B1. Walkways / Trails / Boardwalk
B2. Parking Lots
B3. Accessibility

C1. Concessions Building
C2. Clock Tower
C3. Pavilion & Restroom

D1. Playgrounds
D2. Ball Field
D3. Bleachers & Fencing
D4. Ball Field Lighting

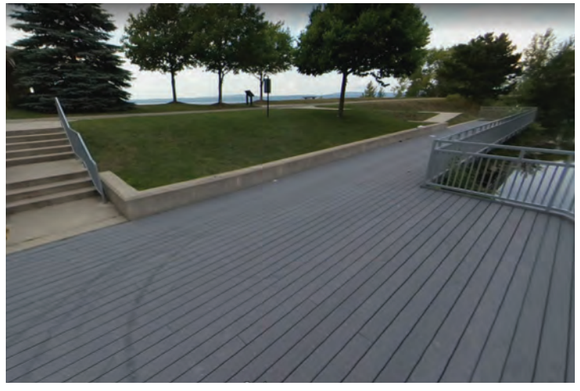
E1. Landscape

B3. Accessible Playground Entrance

Synopsis
Paths & Trails / Accessibility

Ornate brick paver patterns enhance the central pedestrian promenade. Brick and concrete sidewalks are in good condition with minor cracking and some moss growing in the cracks between the pavers. The boardwalk and fishing platform are also in good condition. The railing and boardwalk need power washing. The asphalt trail is in good condition with minor cracking and some unevenness caused by tree roots. Directional information is stenciled on the trail and in some areas is worn and needs to be repainted. The parking lots are in good condition and offer ADA accessible spaces. The lots will need to be top-sealed soon to maintain their integrity. Bayfront park features many accessible features already. Any new additions or upgrades should take care to adhere to this standard of universal accessibility for all.

B1. Brick Paver in Promenade



B1. Boardwalk / Fishing Platform

B1. Pedestrian Trail

B2. Parking Lot

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BAYFRONT PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Structures

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles
A3. Lighting

B1. Walkways / Trails / Boardwalk
B2. Parking Lots
B3. Accessibility

C1. Concessions Building
C2. Clock Tower
C3. Pavilion & Restroom

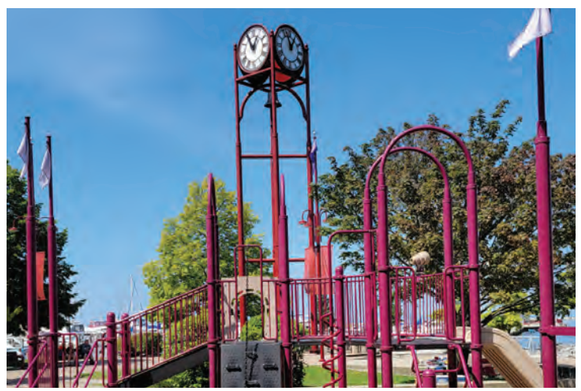
D1. Playgrounds
D2. Ball Field
D3. Bleachers & Fencing
D4. Ball Field Lighting

E1. Landscape

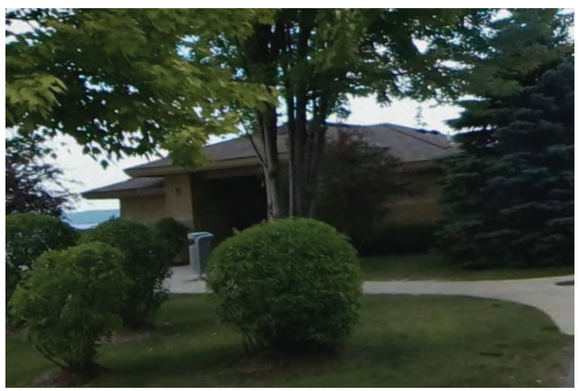
Synopsis
Structures

The concession building and restroom building provide convenient amenities to park visitors at each end of Bayfront Park. Please see the following pages of architectural review for a detailed analysis of each of these buildings. The clock tower is a unique structure and is an icon of the park. It is in good condition.

C1. Concessions Building



C2. Clock Tower



C3. Restroom Building

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BAYFRONT PARK
STRUCTURES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Sports Fields & Playgrounds

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles
A3. Lighting

B1. Walkways / Trails / Boardwalk
B2. Parking Lots
B3. Accessibility

C1. Concessions Building
C2. Clock Tower
C3. Pavilion & Restroom

D1. Playgrounds
D2. Ball Field
D3. Bleachers & Fencing
D4. Ball Field Lighting

E1. Landscape

Synopsis
Sports Fields & Playgrounds

Two play areas for ages 2-5 and 5-12 are in good condition. Flags on top of structures are worn. Benches are dated and showing signs of wear. Wood fiber surfacing levels is low in some locations. The ball field is in good condition. Spectator seating is in good condition and ADA accessible. Wooden player's benches are in poor condition. Some fencing fabric is dented and loose from the fence frame and posts.

D3. Ball Field - Outfield & Fencing

D1. Playground 5-12 year olds

D1. Playground 2-5 year olds

D2. Ball Field - Infield

D3. Ball Field - Bleacher Seating

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BAYFRONT PARK

SPORTS FIELDS & PLAYGROUNDS

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles
A3. Lighting

B1. Walkways / Trails / Boardwalk
B2. Parking Lots
B3. Accessibility

C1. Concessions Building
C2. Clock Tower
C3. Pavilion & Restroom

D1. Playgrounds
D2. Ball Field
D3. Bleachers & Fencing
D4. Ball Field Lighting

E1. Landscape

Synopsis
Landscape

Bayfront Park features beautiful open lawns and paths lined with shade trees. Most of the landscape is in good condition, but some is nearing the end of the plant's lifetime. Plantings around the Resource Center and Cafe are becoming overgrown for the space they are planted in. The numerous trees will continue to need proper maintenance and pruning.

E1. Landscape

E1. Landscape

E1. Landscape

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Landscape Architects and Architects

BAYFRONT PARK
LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

BAYFRONT PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
BAYFRONT PARK	A1. Benches - Bleachers at all 3 ball fields are newer and in good condition. Some bleachers are located in non-ADA accessible locations.	A1. Maintain good condition of existing benches. Annual repairs and new paint.	$2,500	$12,500	$12,500
	A2. Waste Receptacles - Picnic tables are located in the lawn between two fields. They are on a steep slope and are not accessible.	A2. Maintain good condition of existing receptacles. Annual repairs and new paint.	$2,500	$12,500	$12,500
	A3. Lighting - There are no benches or other seating options provided besides bleachers at each ball field.	A3. Maintain good condition of existing lights and fixtures. Annual repairs and new paint. Convert to high efficiency LED bulbs where necessary.	$2,500	$12,500	$12,500
	B1. Walkways / Trails / Boardwalks - Well developed system of trails and sidewalks. Concrete is in good condition with minor cracking. Brick pavers are uneven in some locations and sand-lock is no longer present.	B1. Fill cracks in concrete sidewalks. Relevel uneven brick pavers and add more sand-lock between joints. Power wash boardwalk and fishing platform. Reapply directional stencils along the asphalt trail.	$5,000	$5,000	$15,000
	B2. Parking Lots - Existing parking areas are adequate for the size of the park and its usage; on street parking is also an option. Signs of chipping and cracking are present, the curbs are in fair condition.	B2. Seal coat and restripe immediately. Future needs include roto mill top layer and add additional lifts of asphalt.	$116,150	$371,680	
	B3. Accessibility - Overall, the park provides good access for visitors of all abilities.	B3. Wherever possible, improvements should be made to enhance the overall accessibility of the park elements.	$15,000	$10,000	$10,000
	C1. Concessions Building - Please see the following pages for the detailed architectural assessment of the building.				
	C2. Clock Tower - The clock tower is a distinguishing feature of the park and in good condition.	C2. Maintain good condition of existing clock tower. Annual repairs and new paint.	$2,500	$12,500	$12,500
	C3. Pavilion & Restroom - Please see the following pages for the detailed architectural assessment of the building.				
	D1. Playgrounds - Two play areas for ages 2-5 and 5-12 are in good condition. Flags on top of structures are worn. Benches are dated and showing signs of wear. Wood fiber surfacing levels is low in some locations.	D1. Replace flags. Replace benches with low-maintenance, high quality ADA compliant benches in accessible spaces. Repair and replace play equipment when nearing end of lifespan. Replenish level of wood fiber surfacing to maintain regulation standards.	$4,000	$12,500	$500,000
	D2. Ball Field - Fields are in good condition.	D2. Continue with best management practices to insure success of ball fields. New stone dust and herbicide should be applied as necessary.	$10,000	$5,000	$5,000
	D3. Bleachers & Fencing - Spectator seating is in good condition and ADA accessible. Wooden player's benches are in poor condition. Some fencing fabric is dented and loose from the fence frame and posts.	D3. Remove and replace players benches with low-maintenance, high quality ADA compliant benches in accessible spaces. Repair damaged fencing.	$10,000	$30,000	
	D4. Ball Field Lighting - The lighting is dated.	D4. Update field lights to high-efficiency LED lamps on high appropriate poles.		$280,000	$100,000
	E1. Landscape - The landscape is well maintained throughout the park.	E1. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required.	$45,000	$60,000	$60,000
	Total Cost of Physical Improvements within Time Periods:		**$215,150**	**$824,180**	**$740,000**
	Total Cost of Physical Improvements for Program:				**$1,779,330**

MCSA GROUP, Inc.
Landscape Architects and Architects

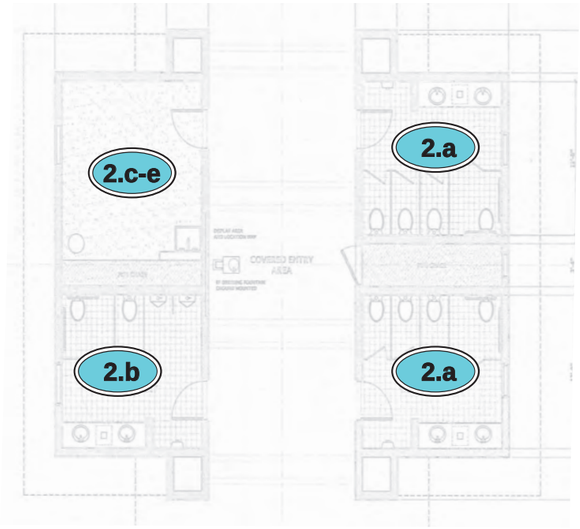
BAYFRONT PARK

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Restroom Building



NORTH
Scale: NTS

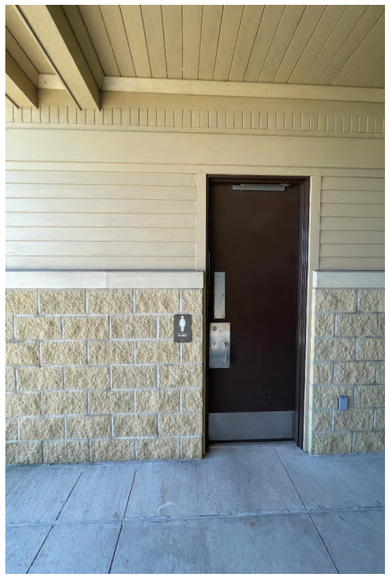
BUILDING ASSESSMENT LEGEND:
1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Offices
   h. Multi-purpose Room/Conference Room
   i. Kitchen/ Break Room
   j. Others

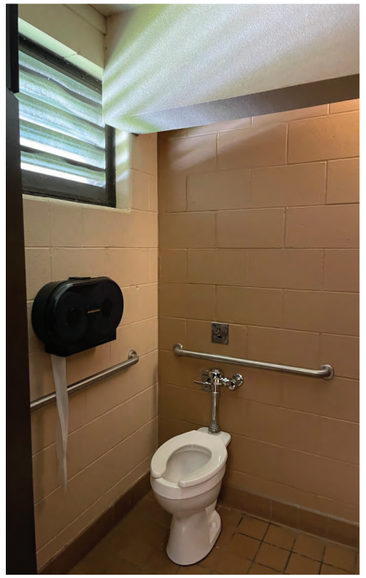
Synopsis - Building Assessment

Restroom Building is situated along the lake shore at Bayfront Park. Constructed in 2001, the building contains 2 Women's restrooms, a Men's restroom, and an utility room for janitorial, mechanical/ electrical functions. The plumbing is easily accessible via a plumbing chase and within the utility room. Each Men's and Women's Restrooms has ADA stalls. The exterior envelope is a framed construction with split-face concrete masonry block base and painted wood siding. The building has hollow metal doors / frames and fixed / louvered aluminum framed windows. Original asphalt shingles roof is being serviced as needed to repair weather event damage and it is due for replacement. Overall the building is in good condition and showing only typically expected wear and tear. Few items shall be corrected and LED fixtures or lamps replacement shall be

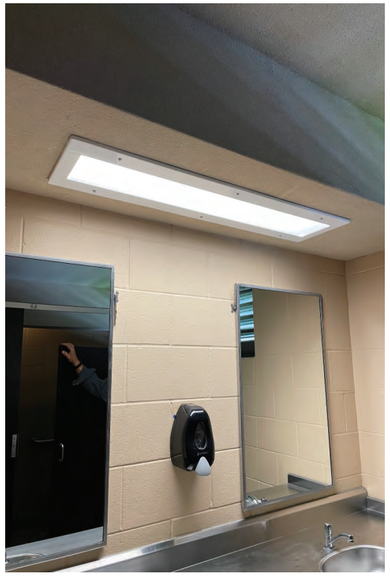
1. Clean masonry and apply sealant. Replace exterior light fixtures with LED type.



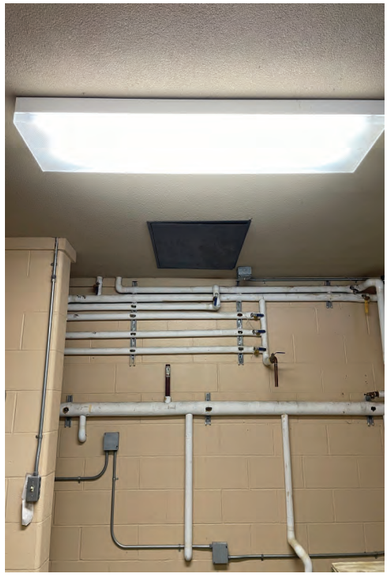
2. Reinstall signage at compliant height.



3. Reinstall toilet paper dispenser at compliant location. Provide vertical grab bars.



4. Replace light fixture with LED type. Reinstall soap dispenser at compliant height.



5. Replace lamps or fixture with LED type.

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BAYFRONT PARK (ARBORETUM)
RESTROOM BUILDING

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

BAYFRONT PARK (Arboretum)

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
RESTROOM BUILDING - EXTERIOR & INTERIOR	1. Exisitng asphalt shingles roofing (2001) is currently in servicable conditon, no active leasks reported but continues repairs for weather events damages. The roofing warranty expired.	1. Replace existing asphalt shingles roofing with new standing seam metal roof over new self-adhered underlayment applied over entire area. Include new metal clad fascia.		63,000.00	
	2. Exisitng solid stained wood siding and soffit are currently in good condition.	2. Recommended re-freshing stain coverage in 3-5 years.		10,000.00	
	3. Exisitng exterior windows are in good condition.	3. Windows / louvers are recommended for an deep cleaning and caulking replacement. Periodical repeated task.		2,000.00	2,000.00
	4. Exterior light fixtures are old fluorescent and old HID recessed type.	4. Replace old fixtures with new LED type.		4,000.00	
	5. Exterior masonry is currently in good condition needing cleaning and sealer application.	5. Recommended general cleaning, repoiting mortar joints if voids present and applying clear sealer coating. Periodically repeated task.		4,000.00	4,000.00
	6. Interior light fixtures are old flourescent type.	6. Replace fixtures with LED type.		4,000.00	
	7. Interior - restroom accessoriess: missing vertical grab bars, soap dispenser instaled out of ADA forward reach height range.	7. Provide additional veritcal grab bars at barrier free stalls. Lower soap dispensers to the height within the ADA forward reach range.	1,200.00		
	8. Exterior (Passage area) - exisitng barrier free signs are installed at non-compliant height and are missing Braille tactile room idetification.	8. Replace barrier free accessibility signs with ADA compliant type and at ADA compliant height. New signs to have an off-set mounting to accommodate any protrusion in exisitng wall surface.	600.00		
	9. Exterior (Passage area) - exisitng free-standing dringing fountain will be replaced with wall mounted unit which includes bottle filler. There is no alcove to protect vision impared visitors from protruding unit.	9. Recommended to provide a protective railing at sides of drinking fountain to alert vision imapared visitors about protruding unit.	2,000.00		
	Total Cost of Physical Improvements within Time Periods:		**$ 3,800.00**	**87,000.00**	**6,000.00**
	Total Cost of Physical Improvements for Program:				**96,800.00**

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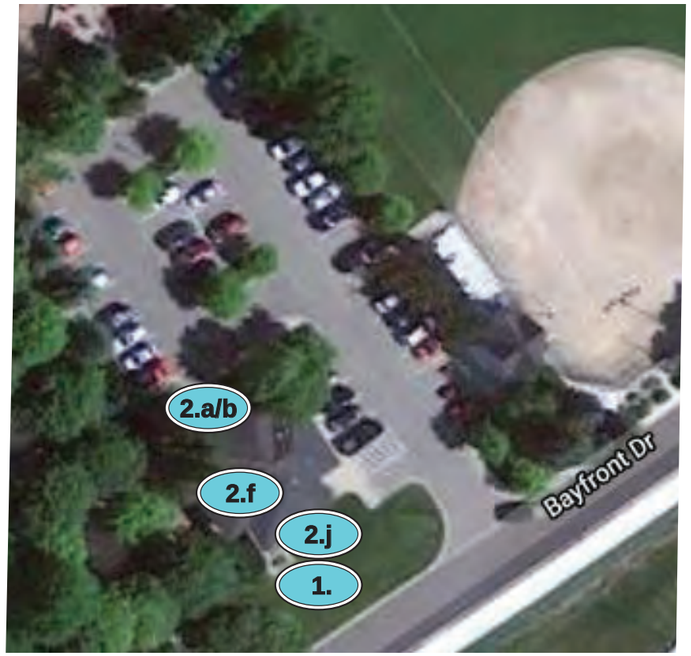
BAYFRONT PARK (ARBORETUM)

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Resource Center Building



NORTH
Scale: NTS

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Offices
   h. Multi-purpose Room/Conference Room
   i. Kitchen/ Break Room
   j. Others

Synopsis - Building Assessment

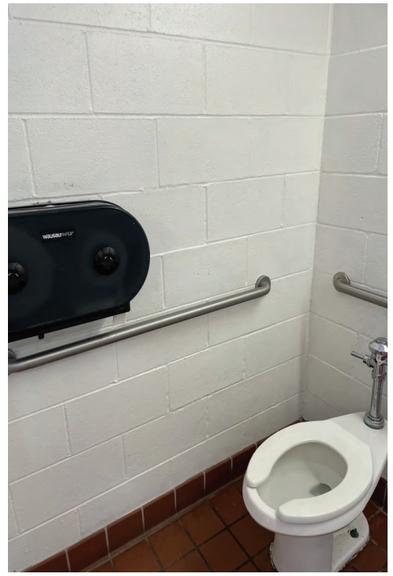
Resource Center/Concession building is located at 401 Bayfront Dr. and was build in 1985. Approximately 1,540 S.F. of Concession with supporting Storage, Visitors Resource (Display Room), small Meeting room, public Restrooms, and mechanical/ electrical room. The building exterior walls have painted wood siding (reportedly there is no air barrier present at the plywood sheathing) which is at present in good condition, however; paint is peeling from wood fascia and columns. The lighting shall be replaced with new LED fixtures even though some LED lamps have replaced fluorescent lamps. The small damage to the drywall ceiling at Men's restroom shall be repaired. Vertical grab bars shall be provided in each Barrier Free stall. The toilet paper dispensers shall be installed at compliant locations. The counter in Concession is worn, de-laminating and in need of replacement. The asphalt shingle roof was replaced in Feb. 2015 and is currently under 30 yrs warranty.

1. Repair and repaint all wood fascia , trim and columns.

2. Replace existing exterior light fixtures with LED type.

3. Replace plastic laminated counter top. Replace light fixture with LED type.

4. Replace existing fluorescent fixtures with LED type. Repair damaged ceiling.



5. Provide vertical grab bar and re-install toilet paper dispenser to compliant location.

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BAYFRONT PARK
RESOURCE CENTER
RESOURCE CTR./ CONCESSION / RESTROOMS BUILDING

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Ed White Field Pressbox Building

NORTH
Scale: NTS

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows
2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Offices
   h. Multi-purpose Room/Conference Room
   i. Kitchen/ Break Room
   j. Others

Synopsis - Building Assessment

The Ed White Field has wood framed Press-box Building with the storage room at ground level. The structure was build in 1969 and was remodeled in 1985. The exterior walls have painted wood siding and trim. Asphalt shingle roof was replaced in 2015 and has 30 yrs warranty. All existing light fixtures were changed over to have LED lamps. The building currently has no reported deficiencies.
The regular maintenance of re-painting the exterior siding and trim would most likely occur at the end of this CNA last period.

1. Wood sising and trim in good condition.

2. Interior light fixtures all have LED lamps.

3. Exterior light fixtures all have LED lamps.

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BAYFRONT PARK
ED WHITE FIELD BLDG.
PRESS-BOX BUILDING

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

BAYFRONT PARK (Resource Center and Ed White Field Press Box)

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
RESOURCE CTR. & PRESSBOX BLDGS. - EXTERIOR & INTERIOR	1. Resource Center/ Concession/ Restrooms bldg.: Exisitng wood fascia, trim and columns -paint is peeling.	1. Made repairs to wood fascia, trim and columns before repainting.	2,000.00		
	2. Concession: exisitng countertop/ shelving and appliances are worn out. Service counter is not ADA compliant. Old vinyl composition floor tiles are deteriorated.	2. Replace cabinets/ shelving and provide solid surfacing material counter top. Provide service window compliant with ADA accessibility. Replace appliances with Energy Star units.Provide seamless epoxy flooring with integral cove base.		40,000.00	
	3. Exterior light fixtures are old (long can surface mtd.) fluorescent type.	3. Replace old fixtures with new LED type.		2,000.00	
	4. Interior light fixtures in main (Display Room) and in meeting room have old flourescent bulbs.	4. Replace with LED lamps.		1,000.00	
	5.Display Room: exisitng carpet is worned and due for replacement.	5. Replace floor with direct glue-down vinyl plank flooring		3,500.00	
	6.Damadged drywall ceiling at Men's restroom.	6. Repair ceiling and repaint.	1,000.00		
	7. Public restrooms: missing vertical grab bars, toilet paper dispenser installed at non-compliant location.	7. Provide additional veritcal grab bars at barrier free stalls. Re-install toilet paper dispensers at compliant locations.	1,500.00		
	8. Public restrooms: counter tops/ lavatories, toilet partitions are worned out and deteriorating. Existing grout in tiled floor is deteriorating.	8. Replace toilet partitions and accessories. Provide solid surfacing counter tops with integral bowls, include new faucets. Seam glean grout, repoint and reseal.		40,000.00	
	9. Press Box Bldg.: exisitng wood siding is deteriorating and building has no air barrier.	9. Replace siding with cementitious type , include installation of air barrier.		66,000.00	
	10. Press Box Bldg.: (2) single doors are worn out.	10. Replace doors/ frame and hardware.		8,000.00	
	11. Press Box Bldg.: exisitng floor is unprotected plywood and is deteriorated.	11. Replace damadged plywood subfloor and install rubber tile flooring and treads.		4,500.00	
	12. Resource Center Bldg.: exisitng furnace will be due for replacement a the 6-10 yrs. period.	12. Replace furnace unit.			10,000.00
	Total Cost of Physical Improvements within Time Periods:		**$ 4,500.00**	**165,000.00**	**10,000.00**
	Total Cost of Physical Improvements for Program:				**179,500.00**

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BAYFRONT PARK
RESOURCE CENTER
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

NORTH
Scale: NTS

A1. Benches
A2. Waste Receptacles
A3. Signage
A4. Lighting

B1. Paved Trails / Sidewalks
B2. Natural Trails (Dirt, Stone)
B3. Wooden Boardwalk
B4. Bridges
B5. Overlook Tower & Spiral Stairs
B6. Stairs

C1. Accessibility
C2. Parking Lots

D1. Picnic Shelter
D2. Restroom

E1. Landscape
E2. River Banks

Synopsis
Site Amenities

Bear River Valley Recreation Area is a 36 acre park that stretches 1.5 miles along the winding Bear River. The park features trails of various types for non-motorized activities such as hiking and cross-country skiing. The site amenities are appropriately spaced throughout the trail system and near nodes of activity (restroom building and pavilion) to provide visitors places to rest and dispose of trash. Various styles of benches are found throughout the park, the most common is a simple wooden bench with no accessible route. The benches provide scenic views of the river valley or landscape. Due to the undeveloped, rustic nature of the park, this bench style is acceptable, but some ADA accessible options should be provided where possible. The waste receptacles and signage are in good condition and are in accordance with other City of Petoskey park standards. Regular maintenance and updates to way-finding signage should be made as necessary to keep the information current. Parking Lot and pedestrian lights are in good condition and adhere to the city standards for park spaces. They are not high efficiency LED.

A1. Non- Accessible Wooden Bench

A2. Waste Receptacle

A3. Park Signage

A3. Way-finding Signage

A4. Typical Parking Lot Light-Non LED

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BEAR RIVER VALLEY RECREATION AREA
SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Trails, Paths, Bridges, and Boardwalks

NORTH
Scale: NTS

A1. Benches
A2. Waste Receptacles
A3. Signage
A4. Lighting

B1. Paved Trails / Sidewalks
B2. Natural Trails (Dirt, Stone)
B3. Wooden Boardwalk
B4. Bridges
B5. Overlook Tower & Spiral Stairs
B6. Stairs

C1. Accessibility
C2. Parking Lots

D1. Picnic Shelter
D2. Restroom

E1. Landscape
E2. River Banks

Synopsis
Walkways

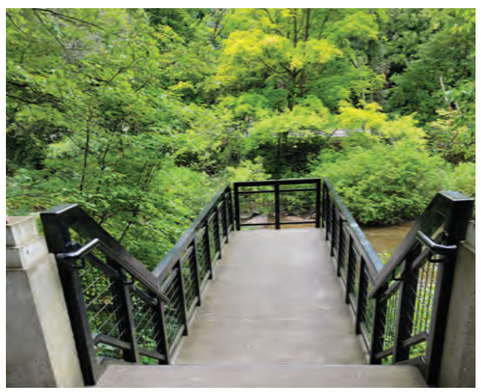
The Bear River Valley features steep bluffs, unpaved trails, concrete path, boardwalks, whitewater rapids, and forested areas all in the heart of the City of Petoskey. The wide concrete walk provides an accessible route from the picnic pavilion to the DPW building. Several areas of concrete are cracked and chipped. Much of the trail system in the park consists of simple dirt or gravel trail. These paths are in good condition with the exception of rutting and erosion on areas of steeper grade. They should be filled in and regraded. In areas of low, wet land, a wooden boardwalk is in place. The boardwalk is in good condition and should be continued to be maintained. The boardwalk along the southern end of the trail is in need of replacement with a wider, more stable structure. Bridges across the river are in good condition and regular maintenance should be continued. A spiral staircase links the eastern bank of the river from Michigan St. down into the valley. The stairs also provide an overlook into the park. The structure is in good condition and should be maintained regularly. The western side of the river is connected to surrounding neighborhoods with several sets of stairs. Some of the wooden staircases are showing signs of age and should be closely monitored for additional wear and tear.

B1. Cracks in Concrete Walkway

B2. Transition to Natural Dirt Trail

B3. Transition to Wooden Boardwalk

B4. Bridge


B5. Top of Overlook Tower

B6. Typical Wooden Stairs to Neighborhood

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BEAR RIVER VALLEY
RECREATION AREA
TRAILS, PATHS, BRIDGES, AND BOARDWALKS

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Parking & Accessibility

NORTH
Scale: NTS

A1. Benches
A2. Waste Receptacles
A3. Signage
A4. Lighting

B1. Paved Trails / Sidewalks
B2. Natural Trails (Dirt, Stone)
B3. Wooden Boardwalk
B4. Bridges
B5. Overlook Tower & Spiral Stairs
B6. Stairs

C1. Accessibility
C2. Parking Lots

D1. Picnic Shelter
D2. Restroom

E1. Landscape
E2. River Banks

C1. Accessible Parking Space

C1. Accessible Trailhead

C2. Condition of Bituminous Parking Lot

C2. COndition of Concrete Curbs

Synopsis
Parking & Accessibility

Several parking areas serve the large park. At the northern end of the park there is on-street parking along Quaintance Ave., several small lots, and a larger lot at the southern trail head at Sheridan St. The lots feature ADA parking spots and accessible access to sidewalks and trail heads. The bituminous paving of lots are showing signs of wear and age, as are concrete curbs. Pitting, cracking and chipping should be addressed. Overall accessibility of the site is good considering the rustic, naturalized nature of the park. A wide paved path along the western edge of the river is provided as an accessible route, showcasing much of the scenic value the park has to offer. Accessible benches should be placed along this route in particular to further add to the universal accessibility of this part of the park.

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BEAR RIVER VALLEY RECREATION AREA
PARKING AND ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Structures

NORTH
Scale: NTS

A1. Benches
A2. Waste Receptacles
A3. Signage
A4. Lighting

B1. Paved Trails / Sidewalks
B2. Natural Trails (Dirt, Stone)
B3. Wooden Boardwalk
B4. Bridges
B5. Overlook Tower & Spiral Stairs
B6. Stairs

C1. Accessibility
C2. Parking Lots

D1. Picnic Shelter
D2. Restroom

E1. Landscape
E2. River Banks

Synopsis
Structures

Two picnic shelters are located on both the eastern and western banks of the river. The shelters are in good condition with the need for general maintenance. All electrical elements should be converted to high-efficiency LED. The metal roof is in excellent condition, however the wood soffit should be resealed. Cracking and chipping is occurring at the base of the columns. These cracks should be filled to limit future damage to the concrete. A grill is provided at the shelter and is in good condition.
The restroom building is located near the northern trail-head and is surrounded by adequate amount of parking. For a more detailed analysis of this restroom, please see the following pages for the architectural report.

D1. Picnic Shelter

D1. Wood Soffit and Lighting at Shelter

D1. Secondary Shelter

D1. Cracked Concrete at Column

D1. Grill at Picnic Shelter

D2. Restroom Building Exterior

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BEAR RIVER VALLEY RECREATION AREA
STRUCTURES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape & Natural Features

NORTH
Scale: NTS

A1. Benches
A2. Waste Receptacles
A3. Signage
A4. Lighting

B1. Paved Trails / Sidewalks
B2. Natural Trails (Dirt, Stone)
B3. Wooden Boardwalk
B4. Bridges
B5. Overlook Tower & Spiral Stairs
B6. Stairs

C1. Accessibility
C2. Parking Lots

D1. Picnic Shelter
D2. Restroom

E1. Landscape
E2. River Banks

Synopsis
Landscape & Natural Features

The Bear River Valley Recreation Area offers a unique natural experience. In 2010, the river was restored with natural rapids and improved whitewater kayak course featuring the most vertical fall of any river in Michigan's lower peninsula. The natural topography of the river banks leads to areas of erosion and wash-out sections of the dirt/gravel trail and damages vegetation. Trail maintenance and clearing of downed vegetation is essential to the success of the park's functionality and appeal. Also of high importance is the removal of invasive species from the naturalized areas of the park. An assessment should be made several times per year to ensure that undesirable plant species are not growing and if they are found a removal strategy is in place for prompt eradication. South of the DPW building the trail and river come out of the steep valley to the north. Several locations feature large, unused grassy lots owned by the city of Petoskey. These spaces are taking up valuable resources to preform the necessary lawn maintenance requirements for turf grass. A more desirable solution for these spaces would be to eliminate much of the lawn grass in favor of a wildflower and native grass mix. This would increase the ecological resiliency and sustainability of the space as well as providing habitat for desirable animal and insect species. Limiting the percentage of unused lawn space will also greatly reduce the maintenance inputs to the park overall.

E1. Area of Erosion

E1. Area of Erosion and Invasive Species

E1. Typical Landscape Bed

E1. Unused Lawn Space

E2. River Bank Condition

E2. River Bank Condition

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BEAR RIVER VALLEY RECREATION AREA
LANDSCAPE AND NATURAL FEATURES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

BEAR RIVER VALLEY RECREATION AREA

BEAR RIVER VALLEY RECREATION AREA

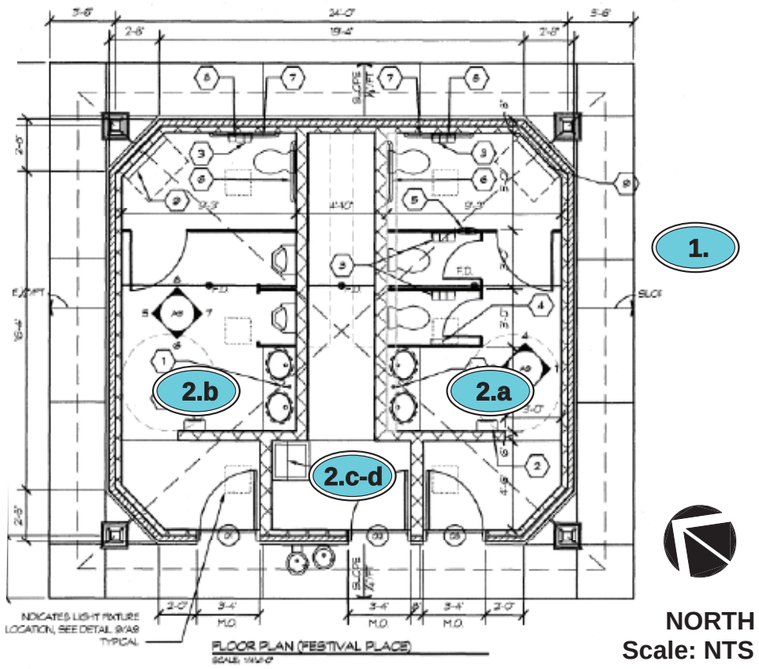
Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
		Immediate Attention	Year 1-5	Year 6-10
A1. Benches - Various styles of benches are found throughout the park, the most common is a simple wooden bench with no accessible route.	A1. Remove and replace the wooden benches with low-maintenance, high durability models that feature ADA compliant style on a smooth, level pad with accessible route from sidewalks.	$35,000	$7,000	$7,000
A2. Waste Receptacles - Most are in good condition and located in appropriate, accessible spaces.	A2. Continue annual maintenance on receptacles and replace as needed.	$2,000	$10,000	$10,000
A3. Signage - The park has many entrances and is well marked with signage consistent with the City standard. Wayfinding signage is also at trailheads.	A3. Continue annual maintenance on park signs. Update wayfinding signage as becomes necessary with any changes to the park.	$5,000	$25,000	$25,000
A4. Lighting - Parking lot & pedestrian lights are the standard but not LED.	A4. Upgrade lights to high-efficiency LED.			$100,000
B1. Paved Trails/Sidewalks - Wide concrete walk provides an accessible route from the picnic pavilion to the DPW building. Many areas are cracking or chipping.	B1. Repair and replace damaged sections of concrete walkway.	$16,667	$16,667	$16,666
B2. Natural Trails - Dirt or crushed stone trails are in good condition with some areas heavily eroded and uneven.	B2. Regraded and level out eroded sections of natural trail to provide a safe surface.	$25,000	$30,000	$30,000
B3. Wooden Boardwalks - Most sections of boardwalks are in good condition. South of DPW/Sheridan St Trailhead, wooden boardwalk is narrow, uneven, and unstable boards through wetlands.	B3. Continue annual maintenance on wooden boardwalks. Remove and replace inferior section of boardwalk south of DPW/Sheridan St. Trailhead with wide and stable boardwalk.	$25,000	$25,000	$25,000
B4. Bridges - Metal & wood bridges are newer construction and are in excellent condition.	B4. Continue annual maintenance on all bridges. Replace wood decking and paint rails as necessary in the future.		$20,000	$20,000
B5. Overlook Tower & Spiral Stairs - Structure is newer construction and in good condition.	B5. Continue annual maintenance on structure. Repaint rails as necessary in the future.		$10,000	$10,000
B6. Stairs - Wooden, metal, and concrete staircases lead from neighborhoods into park. Wood structures are showing some signs of age.	B6. Continue annual maintenance on all staircases. Repaint/stain rails and replace worn components as necessary in the future.	$10,000	$50,000	$50,000
C1. Accessibility - Accessible trails and parking spaces exist. Many benches are not accessible.	C1. Remove and replace inaccessible benches with ADA compliant models on level pads. Make other ADA improvements as possible.	$15,000		
C2. Parking Lots - Bituminous parking areas are in fair condition with many cracks and oil spots causing soft patches. Concrete curbs are chipped and cracked.	C2. Seal coat and restripe immediately. Future needs include rot mill top layer and add additional lifts of asphalt. Concrete curbs should be replaced at this time.		$400,000	
D1. Picnic Shelters - Overall good condition. Interior lighting is not LED, soffit is in need of new coat of stain and sealant. Cracking in concrete at the base of the columns.	D1. Remove and replace interior lighting with LED. Stain and sealcoat wood soffit. Fill cracks in concrete at base of columns. Maintain general level of maintenance.	$10,000	$30,000	$30,000
D2. Restroom - See the architectural analysis of the restroom building.				
E1. Landscape - Vegetation is encroaching on trails and some invasive species are present. Many trees are in need of pruning or removal. Large areas of unused grass lawn adjacent to naturalized landscapes are in opposition to the parks natural, rustic aesthetic.	E1. Continue with high level of landscape & forestry maintenance. Emphasis on erosion control, invasive species removal, & clearing over grown & fallen trees. Annual tree maintenance including planting, trimming, & removal. Conversion of grass lawn into no-mow with native wildflower mixes. Other landscape maintenance as required.	$50,000	$25,000	$25,000
E2. River Banks - Steep banks cause areas of erosion & washout trails.	E2. Continued landscape maintenance with emphasis on erosion control.	$25,000	$50,000	$50,000
Total Cost of Physical Improvements within Time Periods:		**$218,667**	**$698,667**	**$398,666**
Total Cost of Physical Improvements for Program:				**$1,316,000**

MCSA GROUP, Inc.
Landscape Architects and Architects

BEAR RIVER VALLEY RECREATION AREA
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Restroom Building



BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Offices
   h. Multi-purpose Room/Conference Room
   i. Kitchen/ Break Room
   j. Others

Synopsis - Building Assessment

Restroom Building is situated at the Bear River Valley Recreation Area and ideally situated to serve as the gateway to the very popular trails. The building was constructed in 2010. The building contains Men's and Women's Restrooms with ADA stalls and accommodations in each. The janitorial closet is part of the space also shared with mechanical/ electrical and plumbing chase. The exterior envelope is face brick with aluminum doors/ frames and aluminum framed fixed windows. Standing seam metal roof is an exemplary material that City of Petoskey would like to continue on using where roofing replacements are planned for all others parks buildings (restrooms, gazebos or pavilions). Overall the building is in good condition and only few items will be needing attention as part of the building maintenance.

1. Re-stain/ reseal exterior wood soffit. Remove rust from steel framing and repaint.

2. Replace existing exterior fluorescent light fixtures with LED type.

3. Replace existing fluorescent light fixtures with LED type.

4. Replace existing fluorescent light fixtures with LED type.

5. Clean exterior precast concrete at the perimeter and recoat with sealer.

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BEAR RIVER VALLEY PARK
RESTROOM BUILDING

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

BEAR RIVER VALLEY PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
RESTROOM BUILDING - EXTERIOR & INTERIOR	1. Exisitng standing seam metal roofing (2010) is currently in good conditon, no active leasks reported. The roofing warranty will expire within next 6-10 years.	1. Replace existing metal roofing with new similar system which shall include self-adhered underlayment over the entire roof area.			40,000.00
	2. Exisitng stained wood soffit lost top sealer coat and has areas where bare wood is discolored showing damadge from weather elements.	2. Recommended restaining entire soffit area for a uniform look and re-sealing it.	$ 3,500.00		
	3. Exisitng exterior precast concrete base is discolored and needs cleaning to remove algee.	3.Precast base perimeter is recommended for a powerwash throughout cleaning, algee preventative sealer application and any caulking repairs.		1,500.00	
	4. Exterior steel frame elements have some rust patches.	4. Remove rust to bare metal, repaint with high quality exterior coating system compatible with exisitng finish system.		1,200.00	
	5. Exterior (2) light fixtures are old fluorescent surface mounted type.	5. Replace old fixtures with new LED type.		1,000.00	
	6. Interior light fixtures at chase area are old flourescent type.	4. Replace old fixtures with new LED type.		1,000.00	
	7. Interior light fixtures at Men's and Women's restrooms have old flourescent lamps.	7. Provide LED replacement for light fixtures.		1,000.00	
	8. Exisitng wall mounted drinking fountain is protruding from face of the building without being in the alcove or other means of alerting vision impared visitors to the obstacle.	8. Provide stainless steel railing with leading bottom edge allowing for easy detection.		2,000.00	
	Total Cost of Physical Improvements within Time Periods:		**$ 3,500.00**	**7,700.00**	**40,000.00**
	Total Cost of Physical Improvements for Program:				**51,200.00**

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BEAR RIVER VALLEY RESTROOM

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape

A1. Landscape
A2. Accessibility
A3. Amenities & Trails

Scale: NTS

NORTH

Synopsis
Landscape

Curtis Park is a large neighborhood park consisting mostly of open grassy areas with stands of mature shade and evergreen trees. The park lacks any kind of formal amenities and is used mostly as a picnic location for area residents or occasionally as an informal sports field. There are no accessible routes in or through the park. A paved, accessible bituminous trail and curb cuts should be added that connects park visitors of all abilities from the park perimeter to the interior.

A1. Mature Trees and Grass Lawn

A2. Mature Trees and Grass Lawn

A2. Accessibility

MCSA GROUP, Inc.
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CURTIS PARK
LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

CURTIS PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
CURTIS PARK	A1. Landscape - Large open areas of grass and stands of mature trees make up the entirety of the park.	A1. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required.	$5,000	$25,000	$25,000
	A2. Accessibility- There are no accessible routes in or through the park.	A2. Add accessible routes throughout the park. Make curb cuts where needed.	$25,000		
	A3. Amenities Trails- Currently, there are no trails or park amenities - a trail should be added for increased accessibility. A shelter, benches, and other amenities should also be added.	A3. Add a paved bituminous trail system throughout the park. Trail shall be accessible in all aspects and to all park users. Accessible shelter, benches, and other park amenities should be added.			$250,000
	Total Cost of Physical Improvements within Time Periods:		**$30,000**	**$25,000**	**$275,000**
	Total Cost of Physical Improvements for Program:				**$330,000**

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CURTIS PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

NORTH
Scale: NTS

Synopsis
Site Amenities

The Downtown Greenway Corridor is well appointed with the full array of necessary site amenities for a popular non-motorized trail. Benches, bike racks, waste and recycling receptacles, lighting fixtures, and way finding signage are all in the standard style of the City of Petoskey parks. As the area is within the limits of 'downtown' the amenities are painted green to aid in place-making efforts. At the southern end of the corridor, a large gateway sign announces the entrance to the district. Custom signage and large stone columns are in good condition and add a unique element to the site.

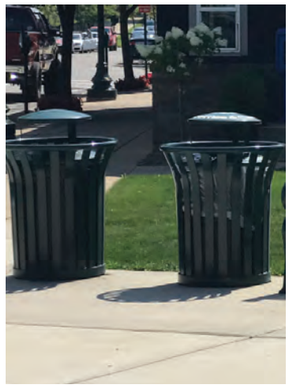
A1. Benches
A2. Bike Racks
A3. Waste Receptacles
A4. Signage / Way Finding
A5. Lighting
A6. Entry Gateway

B1. Sidewalks
B2. Accessibility

C1. Landscape
C2. Irrigation

A1. Bench

A2. Bike Racks


A3. Waste Receptacle

A4. Signage and Way Finding

A5. Lighting

A6. Entry Gateway

MCSA GROUP, Inc.
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DOWNTOWN GREENWAY CORRIDOR
SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Sidewalks and Accessibility

NORTH
Scale: NTS

A1. Benches
A2. Bike Racks
A3. Waste Receptacles
A4. Signage / Way Finding
A5. Lighting
A6. Entry Gateway

B1. Sidewalks
B2. Accessibility

C1. Landscape
C2. Irrigation

Synopsis
Sidewalks and Accessibility

The 1 mile of completed Downtown Greenway Corridor connects businesses, community neighborhood residents, visitors, and the Little Traverse Wheelway with the cultural assets of downtown Petoskey. The concrete sidewalks are 10' wide and in overall good condition. Minor cracking and chipping is occurring in some locations. The site has excellent accessibility features and complies with the principles of universal design. Parking is available in adjacent City and retail lots.

B1. Typical Sidewalk

B1 Cracks in Concrete Walk

B2. Accessible Walkway Route

MCSA GROUP, Inc.
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DOWNTOWN GREENWAY CORRIDOR
SIDEWALKS AND ACCESSIBILITY
2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape

NORTH
Scale: NTS

Synopsis
Landscape

The Corridor runs north and south of downtown proper and is adjacent to many retail businesses. A row of evergreen shrubs serves to provide privacy and delineate the separation of spaces. Ornamental planting beds and raised planters are in excellent condition. Interpretative signage is provided at a rain and pollinator garden. Some shade trees have been damaged or completely removed. They should be replaced as soon as possible to maintain the overall effect of the landscape plan along the Corridor. The irrigation system is failing in some locations resulting in patchy turf grass.

A1. Benches
A2. Bike Racks
A3. Waste Receptacles
A4. Signage / Way Finding
A5. Lighting
A6. Entry Gateway

B1. Sidewalks
B2. Accessibility

C1. Landscape
C2. Irrigation

C1. Evergreen Screen

C1. Raised Plant Bed & Trees

C1. Missing Tree

C1. Rain and Pollinator Garden Signage

C1. Rain and Pollinator Garden

C2. Poor Irrigation Coverage

MCSA GROUP, Inc.
Landscape Architects and Architects
DOWNTOWN GREENWAY CORRIDOR
LANDSCAPE
2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

DOWNTOWN GREENWAY CORRIDOR

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
DOWNTOWN GREENWAY CORRIDOR	A1. Benches - Numerous benches are provided and are in good condition, match the City standard, and are accessible.	A1. Continue proper maintenance of benches and repair or replace as necessary.	$2,000	$10,000	$10,000
	A2. Bike Racks - Bike racks are provided and are in good condition, match the City standard, and are accessible.	A2. Continue proper maintenance of racks and repair or replace as necessary.	$500	$2,500	$2,500
	A3. Waste Receptacles - Trash and Recycling Receptacles are provided and are in good condition, match the City standard, and are accessible.	A3. Continue proper maintenance of trash and recycling receptacles and repair or replace as necessary.	$2,000	$10,000	$10,000
	A4. Signage/Way Finding - Site signage is provided and are in good condition, match the City standard, and are accessible.	A4. Continue proper maintenance of signage and update, repair, or replace as necessary.	$500	$2,500	$2,500
	A5. Lighting - Existing site lighting is in good condition, matches the City standard, and are LED.	A5. Continue proper maintenance of lights and repair or replace as necessary.	$2,000	$10,000	$10,000
	A6. Entry Gateway - At the southern end of the corridor, a large gateway sign announces the entrance to the district. Custom signage 'Downtown Greenway' and large stone columns are in good condition and add a unique element to the site.	A6. Continue proper maintenance of gateway feature and repair or replace as necessary.	$1,000	$5,000	$5,000
	B1. Sidewalks - 1 mile of concrete sidewalk is in overall good condition. Minor cracks and chips to concrete.	B1. Continue proper maintenance of sidewalks and repair or replace as necessary.	$5,000	$25,000	$25,000
	B2. Accessibility - The corridor features accessible walkways, curb cuts, and amenities.	B2. Insure that any updates adhere to the high standard of current designs.			
	C1. Landscape - The landscape plantings provide shade, privacy and screening, educational opportunities, and beautifies the downtown district.	C1. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Replace missing and dead trees for a continuous and cohesive aesthetic.	$5,000	$25,000	$25,000
	C2. Irrigation - The existing irrigation system in fair condition with a few broken heads and patchy growth of turf grass suggesting improper zone coverage/spray.	C2. Repair and replace existing irrigation as needed along the corridor.	$7,500	$37,500	$37,500
	Total Cost of Physical Improvements within Time Periods:		**$25,500**	**$127,500**	**$127,500**
	Total Cost of Physical Improvements for Program:				**$280,500**

MCSA GROUP, Inc.
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DOWNTOWN GREENWAY CORRIDOR
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Picnic Shelter
A2. Picnic Tables
A3. Waste Receptacles
A4. Grills
A5. Signage

B1. Walkways
B2. Parking Improvements
B3. Accessibility
B4. Pedestrian Bridge

C1. Landscaping
C2. Beach

Synopsis
Site Amenities

Festival Park features a large grassy lawn and a picnic shelter. The shelter is dated and showing signs of age. The roof is in poor condition and the shelter interior needs to be repainted and upgraded to high-efficiency LED lighting. Electrical outlets are available. Several wooden picnic tables are located under the shelter, but there are no ADA models. Waste receptacles are provided and are in good condition. The charcoal grill located under the shelter is in good condition. If the shelter is removed and replaced, all site amenities should be replaced with proper accessibility in mind. The park signage is in good condition and of the City standard for park signs.

A4. Signage

A1. Picnic Shelter

A2. Picnic Tables in Shelter

A3. Waste Receptacles

A4. Grills at Shelter

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FESTIVAL AREA PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Picnic Shelter
A2. Picnic Tables
A3. Waste Receptacles
A4. Grills
A5. Signage

B1. Walkways
B2. Parking Improvements
B3. Accessibility
B4. Pedestrian Bridge

C1. Landscaping
C2. Beach

Synopsis
Paths & Trails / Accessibility

The sidewalks around the parking lot and to the shelter are in good condition with minimal cracking and chipping. The parking lot is in fair condition. The asphalt is cracked, patched, and stained in many locations. The concrete curbs are chipped and crumbling in some locations. An ADA parking space is provided near the shelter and open lawn. The pedestrian bridge, which is apart of the Little Traverse Wheelway, links Festival Area Park to the Petoskey City Hall and Bayfront Park. The bridge is in fair condition. The wooden boards, railings, and benches are worn and need replacing.

B1. Sidewalk to Picnic Shelter

B2. Parking Lot & Curbs

B2. Condition of Curbs

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FESTIVAL AREA PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape & Natural Site Features

Scale: NTS

NORTH

A1. Picnic Shelter
A2. Picnic Tables
A3. Waste Receptacles
A4. Grills
A5. Signage

B1. Walkways
B2. Parking Improvements
B3. Accessibility
B4. Pedestrian Bridge

C1. Landscaping
C2. Beach

Synopsis

Landscape & Natural Site Features

The large grass lawn is well maintained and a pleasant spot for picnics. Other ornamental landscape beds are found around the shelter and along the waterfront. Some shade tree and evergreen plantings exist. It offers approximately 400’ of water access.

C1. Grass Lawn

C2. Beach

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FESTIVAL AREA PARK

LANDSCAPE & NATURAL SITE FEATURES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

FESTIVAL AREA PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
FESTIVAL AREA PARK	A1. Picnic Shelter - Picnic shelter structure is dated and showing signs of age. Outdated lighting is in the ceiling of the shelter. Electrical outlets are available.	A1. Remove and replace picnic shelter with one more concurrent with the City standard found in other parks. Include LED lights and electrical outlets.		$100,000	
	A2. Picnic Tables - Picnic tables are located under the shelter. There are no ADA accessible tables.	A2. Maintain good condition of existing tables. Provide ADA compliant picnic table option. Replace with City wide standard.		$10,000	
	A3. Waste Receptacles - Existing receptacles are in good condition.	A3. Maintain good condition of receptacles throughout the park. Paint and repair as necessary. Replace with City wide standard.		$10,000	
	A4. Grills - There is one charcoal grill located near the seating area under the shelter.	A4. Replace grill when new shelter is built. Insure that grill is positioned in an accessible location on a concrete pad.		$2,500	
	A5. Signage - Park entry sign is in good condition and is the City standard.	A5. Maintain the condition of the signs as necessary.			
	B1. Walkways - The sidewalks around the parking lot and to the shelter are in good condition with minimal cracking and chipping.	B1. Remove and replace chipping and cracking in concrete sidewalks around the parking lot.		$60,000	
	B2. Parking Improvements - The parking lot is in fair condition. The asphalt is cracked and patched in many locations. The concrete curbs are chipped and crumbling in some locations.	B2. Seal coat and restripe immediately. Future needs include roto mill top layer and add additional lifts of asphalt. Concrete curbs should also be replaced at this time.	$35,125	$112,400	
	B3. Accessibility - The park includes accessible parking spaces. There are also no accessible routes from the parking lot to the beach.	B3. Add an accessible route from the parking area to the beach.	$15,000		
	B4. Pedestrian Bridge - The wooden bridge connects Festival Area Park to Petoskey City Hall. The bridge is in fair condition.	B4. Repair wooden boards, railings, and benches on and at the bridge.	$2,500	$45,000	
	C1. Landscaping - The large grass lawn is well maintained and a pleasant spot for picnics. Minimal other ornamental landscape beds are found at the park. Few shade tree and evergreen plantings exist.	C1. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. New irrigation as necessary.	$5,000	$25,000	$25,000
	C2. Irrigation - Irrigation system needs updating.	C2. Repair and replace irrigation system as needed.	$5,000	$25,000	$25,000
	C3. Beach - The rocky beach connects to the Petoskey Harbor break wall. It offers approximately 320' of water access.	C3. Maintain the cleanliness and safety of the beach with regular clean-ups.	$5,000	$5,000	$5,000
	Total Cost of Physical Improvements within Time Periods:		**$67,625**	**$394,900**	**$55,000**
	Total Cost of Physical Improvements for Program:				**$517,525**

MCSA GROUP, Inc.
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FESTIVAL AREA PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

NORTH
Scale: NTS

A1. Benches
A2. Signage
A3. Bike Racks
A4. Lighting

B1. Paved Bike Trail
B2. Trail-Head Parking
B3. Tunnel
B4. Accessibility

C1. Landscape

Synopsis
Site Amenities

The Little Traverse Wheelway (LTW) is a multi-jurisdictional, paved, non-motorized trail that spans the three largest communities along the shoreline of Little Traverse Bay. Within the City of Petoskey, 8 miles of trail offers residents and visitors the opportunities to participate in activities such as biking, walking/jogging, roller blading and in the winter, snowshoeing and cross-country skiing. The trail is extremely popular and receives very high use. Amenities within the wheelway are somewhat limited. Benches are placed sporadically, are worn, and not in accessible locations. These benches should be removed and replaced with accessible models placed on flat, accessible pads that allow users of all mobilities to have a place to rest. There should also be more benches placed consistently along the wheelway path. Way Finding signage is provided at the trail heads and in City parks where the Wheelway passes through. Signs are in good condition with some exceptions. Wood fence is provided along some property lines. Other amenities such as waste receptacles, bike racks, and site lighting are not consistently found along the pathway. Additional site amenities such as these items will greatly enhance the already desirable features of the LTW.

A1. Typical Bench Condition

A2. Way Finding Signage

A2. Signage

MCSA GROUP, Inc.
Landscape Architects and Architects
LITTLE TRAVERSE WHEELWAY
SITE AMENITIES
2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN
PAGE 51

Capital Needs Assessment
City of Petoskey - Trail and Parking

NORTH
Scale: NTS

A1. Benches
A2. Signage
A3. Bike Racks
A4. Lighting

B1. Paved Bike Trail
B2. Trail-Head Parking
B3. Tunnel
B4. Accessibility

C1. Landscape

Synopsis
Trail and Parking

8 miles of bituminous and concrete trail make up the wheelway. The bituminous sections are in fair to poor condition with many cracks and root damage. Likewise, the concrete pathways are cracked and chipped in some areas. There is often water across the trail at low areas. Remove and replace bituminous path where large cracks and holes are present. Add a root barrier and sulfur on base material. Seal coat trail in all other areas. Wherever possible, widen the trail to 10’ standard width. The Little Traverse Wheelway is closed between Magnus Park Campground and East Park due to a slope failure (washout) and subsequent damage to other portions of the trail in this stretch. Recommendations for this section of trail is beyond the scope of work for this capital needs assessment.

B1. Chipping & Cracking in Bituminous Path

B1. Low Spot in Bituminous Path

B2. Trail Head Parking Area

B3. Tunnel & Steep Banks on Either Side

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LITTLE TRAVERSE WHEELWAY
TRAIL AND PARKING

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape

NORTH
Scale: NTS

A1. Benches
A2. Signage
A3. Bike Racks
A4. Lighting

B1. Paved Bike Trail
B2. Trail-Head Parking
B3. Tunnel
B4. Accessibility

C1. Landscape

Synopsis
Landscape

Sections of the Wheelway run through natural woodland, open fields, City Parks, and along the downtown Petoskey corridor. The native vegetation sections of the trail are often overgrown with tree branches and shrubs crowding the edges of the trail. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Begin succession planting of native shade tree species to ensure proper forestry management practices. Overall, continue with high level of landscape and forestry maintenance practices found in other City parks.

C1 Vegetation Growing Close to Trail

C1. Mowed Strip along Trail

C1. Scenic Views from Trail

MCSA GROUP, Inc.
Landscape Architects and Architects
LITTLE TRAVERSE WHEELWAY
LANDSCAPE
2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

LITTLE TRAVERSE WHEELWAY

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
LITTLE TRAVERSE WHEELWAY	A1. Benches - Wood slat benches are placed sporadically along the Wheelway. They are in poor condition and not accessible from the Wheelway trail.	A1. Old wood benches should be removed and replaced with high quality, low maintenance ADA compliant models on flat pads that provide universal access to and from the Wheelway.	$25,000	$5,000	$5,000
	A2. Signage - Way finding signage is provided at trailheads and within other City parks where the Wheelway crosses their perimeters. They are in good condition overall. Some need immediate repairs.	A2. Remove and replace damaged signage and mile marker posts as needed. Continue to update signage as changes and additions are made to the Wheelway route.	$5,000	$5,000	$5,000
	A3. Bike Racks - Racks are found sporadically along the Wheelway.	A3. Add more bike racks at consistent intervals along the path and at trailheads and within parks that border the Wheelway.	$5,000	$10,000	$10,000
	A4. Site Lighting - No site lighting is found within the wooded sections of the Wheelway.	A4. Add site lighting along wooded section of Wheelway. (3.5 miles.)	$250,000	$250,000	$250,000
	B1. Paved Bike Trail - 8 miles of bituminous and concrete trail make up the Wheelway. 4-5 miles are in disrepair and need to be replaced. The bituminous sections are in fair to poor condition with many cracks and root damage. Likewise, the concrete pathways are cracked and chipped in some areas. There is often water across the trail at low areas.	B1. Remove and replace bituminous path where large cracks and holes are present. Add a root barrier and Sulphur on base material. Seal coat trail in all other areas. Wherever possible, widen the trail to 10' standard width. Regrade some areas to provide ADA slope requirements and limit sand/soil run off settling onto Wheelway.	$700,000	$600,000	$600,000
	B2. Trail Head Parking - The trail head parking area off Townline Rd. is a small gravel lot. Other trail heads are found in Bayfront, Bayfront West,	B2. Regrade gravel lot to provide a smooth parking surface. In the future, pave area and provide an ADA accessible parking space.	$25,000		
	B3. Tunnel - The Wheelway runs under a hill in a culvert tunnel. The tunnel is lit with celling lamps. There is some bank erosion at both entrances held back with a wooden fence.	B3. Replace lights with high efficiency LED lamps to provide more illumination within the tunnel. Regrade the slopes near the tunnel entrances to reduce soil erosion.	$35,000		
	B4. Accessibility - Sections of the trail do not meet ADA requirements for accessibility and universal design.	B4. Wherever possible when removing and replacing sections of the Wheelway, site work should be done to regrade areas to make them ADA compliant.	$5,000	$25,000	$25,000
	C1. Landscape - Sections of the Wheelway run through natural woodland, open fields, City Parks, and along the downtown Petoskey corridor. The native vegetation sections of the trail are often overgrown with tree branches and shrubs crowding the edges of the trail.	C1. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Begin succession planting of native shade tree species to ensure proper forestry management practices. Overall, continue with high level of landscape and forestry maintenance practices found in other City parks.	$25,000	$75,000	$75,000
	Total Cost of Physical Improvements within Time Periods:		**$1,075,000**	**$970,000**	**$970,000**
	Total Cost of Physical Improvements for Program:				**$3,015,000**

MCSA GROUP, Inc.
Landscape Architects and Architects

LITTLE TRAVERSE WHEELWAY
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Bleachers
A2. Benches
A3. Picnic Tables
A4. Waste Receptacles
A5. Park Signage
A6. Storage Shed
A7. Porta-Potty

B1. Walkways
B2. Parking
B3. Accessibility

C1. 1/2 Court Basketball
C2. Softball Field
C3. Open Lawn / Soccer Fields (Landscapin
C4. Sledding Hill

A7. Porta-Potty

A6. Storage Shed

Synopsis
Site Amenities

Lockwood Park is a neighborhood park focusing on active and passive recreation. The amenities servicing the ball field area are dated and showing signs of wear. The breachers are currently in good condition. The player's benches, waste receptacles, and storage shed need to be replaced with high quality, low maintenance models that are located on an ADA compliant concrete pad for proper universal access. Picnic tables are provided along the western edge of the park under shade trees. These tables are not accessible and should be replaced in accordance with ADA principles. The park sign is not consistent with other City park signs; it should be replaced to match City standards. The storage shed needs replacement. The porta-potty is an accessible model, but no ADA route is provided from the sidewalk.

A1. Bleachers

A2. Player's Bench

A3. Picnic Table

A4. Waste Receptacle

A5. Park Signage

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LOCKWOOD PARK
SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Bleachers
A2. Benches
A3. Picnic Tables
A4. Waste Receptacles
A5. Park Signage
A6. Storage Shed
A7. Porta-Potty

B1. Walkways
B2. Parking
B3. Accessibility

C1. 1/2 Court Basketball
C2. Softball Field
C3. Open Lawn / Soccer Fields (Landscaping)
C4. Sledding Hill

Synopsis
Paths & Trails / Accessibility

The concrete sidewalk along Spruce St. is in fair condition with some cracking. There are no accessible routes from the on-street parking to the ball field, basketball court, open space/soccer fields, or sledding hill. The existing parking space is inadequate in size as well as configuration and needs to be removed and replaced.

B1. Concrete Sidewalk

B1. Concrete Steps to Sledding Hill

B2. Asphalt Parking Space

B3. Inaccessible Route from On-Street Parking To Park

MCSA GROUP, Inc.
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LOCKWOOD PARK
PATHS & TRAILS / ACCESSIBILITY
2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Sports & Recreation

Scale: NTS

NORTH

A1. Bleachers
A2. Benches
A3. Picnic Tables
A4. Waste Receptacles
A5. Park Signage
A6. Storage Shed
A7. Porta-Potty

B1. Walkways
B2. Parking
B3. Accessibility

C1. 1/2 Court Basketball
C2. Softball Field
C3. Open Lawn / Soccer Fields (Landscaping)
C4. Sledding Hill

Synopsis
Sports & Recreation

The 1/2 basketball court is in poor condition with cracking asphalt and no accessible route to the space. The court needs to be removed and replaced with a new basketball/ multi-use sport court and universal access routes. The softball field is showing signs of age and needs herbicide put on the stone dust to remove moss and weeds growing in the infield. New backstop fence fabric is needed. There are no field markers or outfield fences to contain balls from entering the open lawn/ soccer field area. The area of open lawn is used by area residents for passive and active recreational activities. The sledding hill is a popular neighborhood winter activity. The hilltop contains a City-owned underground water-storage reservoir that may affect future development. Several mature evergreen and shade trees line the east edge of the park and provide a shaded picnic area.

C1. 1/2 Court Basketball

C2. Ball Field

C3. Open Lawn / Soccer Field & Sledding HIll

C4 Water Reservoir Equipment

C4. Sledding Hill & Ball Field

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LOCKWOOD PARK
SPORTS & RECREATION

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

LOCKWOOD PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
LOCKWOOD PARK	A1. Bleachers - In good condition. Any renovations to the ball field area should ensure to maintain proper ADA access around the bleachers.				
	A2. Benches - The player's benches are inadequate and not accessible.	A2. Remove and replace with high-quality, low-maintenance model benches on ADA accessible pad and route. Add benches to other areas of the park-basketball and sledding hill.		$30,000	
	A3. Picnic Tables - A few movable picnic tables located on the grassy lawn are in poor condition and not accessible.	A3. Remove and replace with high-quality, low-maintenance model tables on ADA accessible pad and route.		$10,000	
	A4. Waste Receptacle -Does not match the City standard in other parks and is placed in the lawn next to the sidewalk which makes circulation around the player's bench and bleachers difficult.	A4. Remove and replace with high-quality, low-maintenance model waste receptacles that match the City standard, on ADA accessible pad and route.		$10,000	
	A5. Park Signage - The existing sign is dated and showing signs of peeling paint. It does not match the City standard for park signage.	A5. Remove and replace with the City standard park signage.		$5,000	
	A6. Storage Shed - The shed is showing signs of rotting wood and peeling paint. It may be an inadequate size if improvements are made to the park and recreational programming increases.	A6. Remove and replace with new storage shed.		$10,000	
	A7. Porta-Potty - The portable restroom is handicap accessible, but no ADA route is provided to the facility.	A7. Provide a paved, accessible route to the porta-potty from the sidewalk.		$1,000	
	B1. Walkways - Concrete sidewalk is in fair condition with some cracking. No routes, accessible or otherwise, are provided within the park space.	B1. Add accessible routes where possible throughout the park to connect the areas of activity.		$10,000	
	B2. Parking - Inadequate parking area with poor configuration. Asphalt is in poor condition.	B2. Remove and replace asphalt parking. Provide ADA spot and improve configuration for better vehicular and pedestrian circulation.		$20,000	
	B3. Accessibility - Overall, the park is highly inaccessible.	B3. Make upgrades as much as possible to increase accessibility, entire site.	$45,000		
	C1. 1/2 Court Basketball - The court is in poor condition with cracking asphalt and no accessible route.	C1. Remove and replace the 1/2 court, add new striping, goals/nets - make the court available for mulit-use sports , and add accessible routes.		$250,000	
	C2. Softball Field - The back stop fence fabric is dented and loose. Many weeds and moss are growing in the stone dust of the infield. There are no outfield fences.	C2. Remove and replace backstop fencing. Add herbicide to infield stone dust. Add outfield fences between ball field and open space.		$25,000	
	C3. Open Lawn /Soccer Fields - The lawn is a pleasant space for picnics and informal recreation.	C3. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Begin succession planting of native shade tree species to ensure proper forestry management practices.	$5,000	$25,000	$25,000
	C4. Sledding Hill - The hilltop contains an underground water storage reservoir. The stairs up to the hilltop are in poor condition and there is no ADA	C4. Provide an accessible route to hilltop. Remove and replace concrete stairs.		$10,000	
	Total Cost of Physical Improvements within Time Periods:		**$50,000**	**$406,000**	**$25,000**
	Total Cost of Physical Improvements for Program:				**$481,000**

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LOCKWOOD PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Amenities & Landscape

A1. Amenities
A2. Accessibility
A3. Landscape & Irrigation

Scale: NTS

NORTH

Synopsis
Amenities & Landscape

Memorial Park is a .5 acre parcel of land that fronts US-31 and serves as a scenic gateway entrance into the downtown district. A small, minimally, landscaped area includes 3 flag poles and boulder plaque that are in good condition. The flag poles are not lit in accordance with US flag code or etiquette. A new concrete sidewalk runs through the space connecting pedestrians to East Lake and Bay View Rd. Way-finding signage is available to direct visitors to downtown attractions. Mature trees backdrop the lot.

A1. Landscaping, Trees, and Flag Poles

A2. Way-Finding Signage & Accessible Cross Walk

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MEMORIAL PARK

AMENITIES & LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

MEMORIAL PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
MEMORIAL PARK	A1. Amenities - Three flag poles, boulder and plaque are in good condition. The flag poles are not lit.	A1. Add lighting to flagpoles, maintain poles and flags for a fresh appearance.	$25,000	$2,500	$2,500
	A2. Accessibility - Accessible crosswalk from E. Mitchell St.	A2. The park features accessible amenities.			
	A3. Landscape & Irrigation - Large, mature shrubs are planted around the base of the flag poles. The lawn is mowed and looks well maintained. The mature trees backdropping the park are in good condition.	A3. Replace over grown shrubs with low maintenance, native plantings. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Repair and replace irrigation system as needed.	$10,000	$25,000	$25,000
	Total Cost of Physical Improvements within Time Periods:		**$35,000**	**$27,500**	**$27,500**
	Total Cost of Physical Improvements for Program:				**$90,000**

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Lighting
A2. Benches
A3. Picnic Tables
A4. Waste Receptacles
A5. Hammock Posts
A6. Mineral Well Fountain

B1. Walkways / Trails

C1. Pavilion
C2. Pavilion Lights

D1. Raised Planter Bed
D2. River Banks
D3. Landscape

Synopsis
Site Amenities

Most of the existing site amenities at Mineral Well Park are in good condition. The lighting is consistent with other City parks, lamps should be updated to high-efficiency LED bulbs as necessary. The two benches are dated and in fair condition. They should be replaced with a high quality, low maintenance model on an ADA accessible concrete pad with a companion space. The picnic tables in the pavilion are in good shape and should be sanded and stained as needed. The waste receptacle is utilitarian and does not match the models located in other City parks. The receptacle should be replaced with a high quality, low maintenance model on an ADA accessible concrete pad. The hammock posts are a unique addition to the park. Gravel could be added below to limit the wear of the lawn grass. The historic mineral well fountain is not ADA accessible and should be updated to allow for universal access. The grills are in good condition and are accessible.

A6. Mineral Well Fountain

A1. Lighting

A2. Bench

A3. Picnic Table

A4. Waste Receptacle

A5. Hammock Posts

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MINERAL WELL PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Lighting
A2. Benches
A3. Picnic Tables
A4. Waste Receptacles
A5. Hammock Posts
A6. Mineral Well Fountain

B1. Walkways / Trails

C1. Pavilion
C2. Pavilion Lights

D1. Raised Planter Bed
D2. River Banks
D3. Landscape

Synopsis
Paths & Trails / Accessibility

The concrete sidewalk is in good condition and connects the park from on street parking to neighboring Bear River Valley Recreation Area trails. Decorative brick pavers are in good condition with a small amount of heaving and settling that should be fixed for safety. East Lake Street provides on street parking. ADA access is provided from the street to the sidewalk.

B1. Cracks in Sidewalk

B1. Decorative Paver Pattern

B1. Sidewalk Turns to Dirt Trail

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MINERAL WELL PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Structures

Scale: NTS

NORTH

A1. Lighting
A2. Benches
A3. Picnic Tables
A4. Waste Receptacles
A5. Hammock Posts
A6. Mineral Well Fountain

B1. Walkways / Trails

C1. Pavilion
C2. Pavilion Lights

D1. Raised Planter Bed
D2. River Banks
D3. Landscape

Synopsis
Structures

The historic shelter pavilion, built in 1917, is in good condition. Attractive architectural features and a large covered space provide visitors with scenic picnic spots. The interior of the pavilion in good condition. The recessed lights could be upgraded to provide more light and be converted to high-efficiency LED bulbs. The entire pavilion should be power-washed and repainted.

C1. Pavilion and Park Sign

C1. Pavilion Exterior Paint

C2. Pavilion and Interior Lights

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MINERAL WELL PARK
STRUCTURES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape Features

Scale: NTS

NORTH

A1. Lighting
A2. Benches
A3. Picnic Tables
A4. Waste Receptacles
A5. Hammock Posts
A6. Mineral Well Fountain

B1. Walkways / Trails

C1. Pavilion
C2. Pavilion Lights

D1. Raised Planter Bed
D2. River Banks
D3. Landscape

Synopsis

Landscape Features

The raised planter bed with peace pole is an interesting feature, but would benefit from some informational signage or enhanced landscape plantings. The overgrown vegetation along the banks of the Bear River blocks much of the views from the park and should be selectively thinned. Overall the landscape is well maintained and creates a pleasant park environment. Proper landscape maintenance and forestry practices should be continued. Any new landscape plants should be low maintenance, native or adapted species to increase habitat and biodiversity.

D1. Raised Planter with Peace Pole

D2. Vegetation along the Bear River

D3. Landscaping

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MINERAL WELL PARK

LANDSCAPE FEATURES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

MINERAL WELL PARK

MINERAL WELL PARK

Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
		Immediate Attention	Year 1-5	Year 6-10
A1. Lighting - The lighting is consistent with other City parks. Existing Lighting is not high-efficiency LED.	A1. All lighting should be converted to high-efficiency LED bulbs.		$1,500	
A2. Benches - The two benches are dated designs and showing signs of age.	A2. All benches should be replaced with high quality, low maintenance models with concrete pads and at least one companion space.		$6,000	
A3. Picnic Tables - The wooden picnic tables under the pavilion are in good condition. The tables require periodic sanding, staining, and sealing.	A3. All picnic tables should be sanded, stained, and sealed as needed.		$2,500	
A4. Waste Receptacles - The one waste receptacle is unsightly and does not match the models located in other City parks. It is close to the pavilion entrance and should be relocated to avoid unpleasant smells and insects.	A4. Update waste receptacle with a high quality, low maintenance model on an ADA accessible concrete pad away from the pavilion entrance.		$2,500	
A5. Hammock Posts - The posts arranged for hammocks is a unique addition. The grass lawn below the area is worn and muddy.	A5. The addition of gravel below the hammock area will help mitigate the erosion of the lawn and limit ponding during rainy periods.		$8,000	$2,000
A6. Mineral Well Fountain - No accessible route is provided to access the water flowing from the fountain. The stone work around the fountain is dirty.	A6. The stone work around the fountain should be power washed. A universally accessible access point should be added.		$10,000	
B1. Walkways/Trails - The concrete sidewalks throughout the park are in good condition, with minor cracking.	B1. Replace concrete sidewalk where cracks are present.		$20,000	
C1. Pavilion - The historic pavilion is in poor condition. See architectural summary for full analysis.	C1. The pavilion should be power washed and painted as needed in the future; usual annual maintenance.		$4,000	$6,000
C2. Pavilion Lights - The lights on the interior celling are small and non-LED.	C1. The lights should be replaced with brighter, larger high-efficiency LED bulbs.		$1,000	
D1. Raised Planter Bed / Peace Pole - The large raised bed is out of scale for the size of the peace pole at its center. The feature lacks context within the site overall.	D1. The addition of signage would inform visitors what the peace pole is about and the addition of landscape plants would tie the pole to the rest of the planter and provide better sense of scale.		$3,000	
D2. River Banks - The vegetation along the banks of the Bear River is over grown and makes viewing the river from the park sidewalks difficult.	D2. Selectively trimming back the vegetation and cleaning up the river banks will enhance the view of the river from the park. Additionally removing hazard trees as necessary, annually.	$8,000	$8,000	$8,000
D3. Landscape - Large green lawns and simple perennial beds make up the park.	D3. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Begin succession planting of native shade tree species to ensure proper forestry management practices.	$5,000	$25,000	$25,000
Total Cost of Physical Improvements within Time Periods:		**$13,000**	**$91,500**	**$41,000**
Total Cost of Physical Improvements for Program:				**$145,500**

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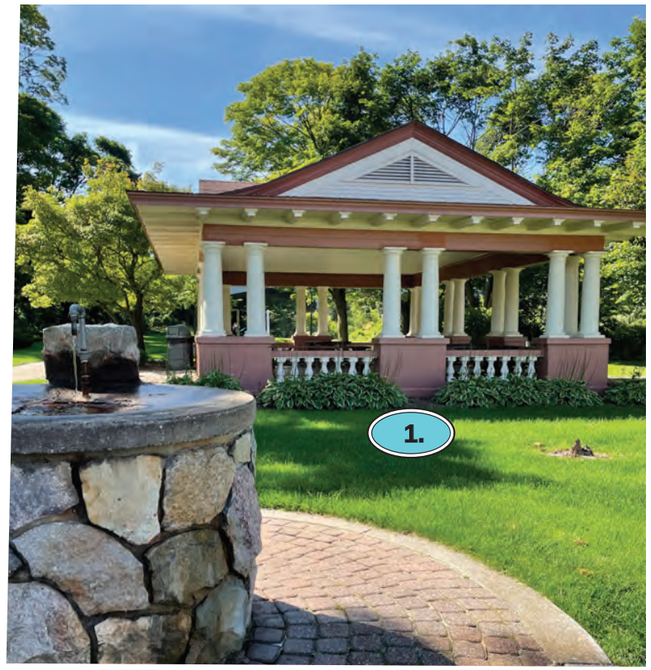
MINERAL WELL PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Mineral Well Park - Pavilion



BUILDING ASSESSMENT LEGEND:
1. Building Exterior:
   a. Roof
   b. Support Structure / Columns
   c. Masonry Perimeter Base
   d. Soffit / Fascia

Synopsis - Building Assessment

The Mineral Well Pavilion was built in the 1920's. It is currently on the historic buildings preservation list. Existing roofing condition is very bad. Especially noticeable are damages to the wood at perimeter of the roof overhangs. Several sections of fascia have fallen out and exposed deterioration of edges of the wood roof deck material. The build-up beams at roof overhang are also coming apart. While the beaded wood sofft shows signs of wear it can be repaired. The down-lights are obsolete and need replacement. The original circular soffit vents are old, painted over and no longer serve their intended purpose. The recommended immediate repairs and roofing replacement shall include repairs or replacement of louvers at gables. The potential for more structural deterioration/ rot can not be determined without opening roof deck for examination. The supporting concrete columns and perimeter low walls are in good condition and need fresh paint. In all the replacement / repair efforts shall be taken to preserve the pavilion character, i.e. paying attention to the original wood work details / profiles. Although current roofing material is asphalt shingles, the addition of a new metal roof would be acceptable with the careful selection of profile and finish reminiscent of old tin / lead-coated or copper roofing.

1. Existing roof perimeter fascia, trim, wood build-up overhang beam are severely deteriorated/ rotten.

2. Perimeter roof overhang wood elements are falling apart, missing wood trim exposes rotten wood.

3. Wood build-up overhang beams /trim is disintegrating.

4. Existing beaded soffit has some repairable damaged sections. Existing recessed lighting is obsolete.

5. Existing roofing is long overdue for replacement which shall include re-doing louvered gables.

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MINERAL WELL PARK
PAVILION
HISTORIC PAVILION STRUCTURE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

MINERAL WELL PARK - PAVILLION

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
PAVILLION STRUCTURE - EXTERIOR	1. Exisitng asphalt shingles roofing is in very bad condition.	1. Replace: roofing with metal roofing of selected profile and finish that will be historically compatibale with structure. Replace sections of rotten roof deck (estimated 20% of area). Repair/ replace louveres at gable ends (4).		60,000.00	
	2. Exisitng wood fascia, build-up beams, wood trim at overhang is in bad condition.	2. Replace / repair perimeter fascia, wood trim at beams and other trim profiles at overhang perimeter. Replace wood louvers in kind at (4) gables.		14,000.00	
	3. Exisitng wood beaded soffit is damadged in several sections and due for repairs.	3. Repair wood beaded soffit. Provide soffit vents replacement.		4,800.00	
	4. Recessed lights at pavillion's main area soffit are old.	4. Replace old fixtures with carefully selected style new LED type. Possibility of re-working wiring.		1,600.00	
	5. Paint is peeling from both wood and concrete elements of the pavillion.	5.Paint all exposed surfaces: wood and concrete materials. Provide all new caulking and sealants. * Verify if old paint contains lead.		10,000.00	
	6. Exisitng concrete slab is grimy.	6.Power wash concrete slab and nearby sidewalk.	1,000.00	1,000.00	1,000.00
	Total Cost of Physical Improvements within Time Periods:		**$ 1,000.00**	**91,400.00**	**1,000.00**
	Total Cost of Physical Improvements for Program:				**93,400.00**

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MINERAL WELL PARK
PAVILION

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Lighting
A4. Waste Receptacles

B1. Walkways
B2. Accessibility

C1. Monuments / Memorials

D1. Gazebo
D2. Public Restrooms in Chamber of Commerce Building

E1. Landscaping

Synopsis
Site Amenities

Located in the heart of downtown Petoskey, Pennsylvania Park is a 2.7 acre linear green-space in a former railroad corridor. The central downtown location of the park, as well as the scenic setting means that this park receives a high number of visitors. The existing benches and picnic tables are outdated and showing signs of age. They should be replaced with accessible options that include a companion space on concrete pads. While being new and in good condition, waste and recycling receptacles should also be placed in accessible locations on concrete pads. Several lighting styles are present throughout the park. One style should be selected and as light poles are updated to adhere to the uniform City standard style. Lights should also be updated to be high-efficiency LED bulbs.

A1. Benches / Seating

A2. Picnic Tables

A3. Lighting Style

A4. Waste Receptacles

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PENNSYLVANIA PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Lighting
A4. Waste Receptacles

B1. Walkways
B2. Accessibility

C1. Monuments / Memorials

D1. Gazebo
D2. Public Restrooms in Chamber of Commerce Building

E1. Landscaping

Synopsis
Paths & Trails / Accessibility

Pennsylvania Park is a highly used and well maintained park located in the heart of downtown Petoskey. The wide, but linear park, features several paved concrete sidewalks that connect pedestrians to various parts of the central business district. The walkways are well maintained and the concrete appears to be in good condition with minor cracking. The park lacks many key features of universal accessibility. Site amenities such as benches, picnic tables, waste receptacles are not ADA compliant and should be updated to achieve universal accessibility. The beautiful wooden gazebo is only accessible by a single set of steps. Several memorials and monuments are scattered throughout the park. Most are located in accessible locations and provide space for visitors of all abilities to move close enough to plaques and carvings to clearly read the inscriptions.

B1. Concrete Sidewalk

B2. Inaccessible Bench

B2. Stairs to Gazebo

B2. Accessible Route to Monument

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DBE/MBE/SBE/SDB/VBE/WBE

PENNSYLVANIA PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Monuments & Memorials

Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Lighting
A4. Waste Receptacles

B1. Walkways
B2. Accessibility

C1. Monuments / Memorials

D1. Gazebo
D2. Public Restrooms in Chamber of Commerce Building

E1. Landscaping

Synopsis
Monuments & Memorials

The formal and well maintained memorial and monument spaces located within Pennsylvania Park add to the historic charm and character of the urban park setting. The Civil and Vietnam War memorials are well laid out and provide ample space for groups, but the often crowded popularity of the park may present a challenge for those wishing for personal reflection. Consideration for moving the monuments/memorials to another park with adequate space and appropriate atmosphere should be made. Any changes made to the monuments' current or future location should be ADA compliant and continue to provide universal access to the structures and the surrounding park amenities.

C1. Monument Plaza and Flag Poles

C1. Memorial

C1. Historic Cannon

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PENNSYLVANIA PARK

MONUMENTS & MEMORIALS

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Structures

Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Lighting
A4. Waste Receptacles

B1. Walkways
B2. Accessibility

C1. Monuments / Memorials

D1. Gazebo
D2. Public Restrooms in Chamber of Commerce Building

E1. Landscaping

Synopsis
Structures

The wooden gazebo, located near the park entrance along East Lake street provides a picturesque setting for visitors to enjoy the park and downtown attractions. The metal roof is in good condition, however; the wooden posts and framing should receive regular coats of new paint to ensure the structure remains in good condition. The Chamber of Commerce building includes newly renovated (2019) men's and womens' restrooms and a family style toilet room. The roof of the building was replaced in 2010 and is still in very good condition.

D1. Wooden Gazebo

D1. Flaking Paint on Gazebo

D2. Restroom Building

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PENNSYLVANIA PARK
STRUCTURES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape

Scale: NTS

NORTH

A1. Benches
A2. Picnic Tables
A3. Lighting
A4. Waste Receptacles

B1. Walkways
B2. Accessibility

C1. Monuments / Memorials

D1. Gazebo
D2. Public Restrooms in Chamber of Commerce Building

E1. Landscaping

Synopsis
Landscape

The nearly 3 acres of sprawling green lawn and stands of mature shade trees make Pennsylvania Park a favorite of Petoskey residents and visitors alike. The various site amenities, memorials, and gazebo all feature well cared for ornamental landscape beds. The quality of plant material and attention to landscape design details adds to the urban park setting. Future maintenance is essential to the continued success of the park landscape.

E1. Landscape Beds around Gazebo

E1. Landscape Beds Around Monuments

E1. Lawn & Landscape Lined Sidewalks

E1. Large Lawn Area & Mature Trees

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PENNSYLVANIA PARK
LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

PENNSYLVANIA PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
PENNSYLVANIA PARK	A1. Benches - The existing benches are old with splintering and warped wood. No ADA seating options are provided.	A1. Replace benches with high-quality, low maintenance models with concrete pad and accessible route.	$30,000		
	A2. Picnic Tables - The existing picnic tables are old with splintering and warped wood. No ADA seating options are provided.	A2. Replace picnic tables high-quality, low maintenance models with concrete pad and accessible route.	$30,000		
	A3. Lighting - Several styles of light poles are present in the park. Any new lighting element should be updated to be high-efficiency LED lights.	A3. Replace poles that differ from the City downtown standard style. Use high-efficiency LED lights.	$100,000		
	A4. Waste Receptacles - The existing waste and recycling receptacles are new and in good condition, however; ADA access is not provided.	A4. Relocate all receptacles to proper locations and place on accessible concrete pads.	$10,000		
	B1. Walkways - The concrete sidewalks are in good condition with minor cracking.	B1. Maintain good condition of sidewalks.		$5,000	$5,000
	B2. Accessibility - The park lacks most features of universal accessibility to site amenities such as benches, tables, and waste receptacles. The gazebo is not accessible.	B2. Accessibility improvements including walkways, should be implemented to allow for park use by all.		$100,000	
	C1. Monuments / Memorials - The several memorials are in excellent condition. The cannon is lacking adequate signage and may be better suited in another park setting more applicable to its historical context.	C1. Maintain good condition of monuments. Relocation of monuments, memorials, historical cannon, etc., to other parks with a more appropriate atmosphere suited for war and veteran memorials.		$10,000	$10,000
	D1. Gazebo - The wooden gazebo is a popular attraction and in good condition. The paint is beginning to peel in some areas and there is no ADA access route provided.	D1. Power wash and paint on a regular basis.	$2,000	$10,000	$10,000
	D1. Restroom - Completely renovated in 2017, restroom is in very good condition & will not require improvements within the next 1-10 period.				
	E1. Landscaping - The park consists of formal landscape beds, lawn spaces, and mature trees. All landscape and trees are in good condition. Trees are mature.	E1. Begin succession planting of native shade tree species to ensure proper forestry management practices. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional annual and perennial plantings as required.	$10,000	$50,000	$50,000
	E1.1. Irrigation - Existing irrigation system needs to be maintained to continue providing reliable watering.	E1.1. Repair/replace irrigation system as needed.	$7,500	$37,500	$37,500
	Total Cost of Physical Improvements within Time Periods:		**$189,500**	**$212,500**	**$112,500**
	Total Cost of Physical Improvements for Program:				**$514,500**

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Lighting
A2. Benches

B1. Walkways
B2. Parking & Accessibility

C1. Statue
C2. Fence
C3. Landscaping

Synopsis

Site Amenities

The existing light poles present in the park are consistent with the lighting style in the surrounding area and elsewhere in Petoskey city parks. Photometrics should be appropriate for the site conditions. Two stone benches are present on site around the statue. They are in good condition and match the building materials for the statue monument base.

A1. Lighting

A2. Stone Bench

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QUARRY PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Lighting
A2. Benches

B1. Walkways
B2. Parking & Accessibility

C1. Statue
C2. Fence
C3. Landscaping

Synopsis
Paths & Trails / Accessibility

The concrete sidewalk is in good condition and connects the small park from on street parking to neighboring Arlington Park. There are no walks or trails that extend down the slope toward Bay View Road. The park, in its simplicity, is highly accessible to visitors of all abilities. An information plaque is at ground level at the base of the statue, benches are provided, and level sidewalk extends around the statue. Future improvements could include a platform deck extended past the current fence the to increase usable space and provide an area for better viewing of Little Traverse Bay.

B1. Sidewalk

B2. On Street Parking

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QUARRY PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape Features

Scale: NTS

NORTH

A1. Lighting
A2. Benches

B1. Walkways
B2. Parking & Accessibility

C1. Statue
C2. Fence
C3. Landscaping

Synopsis
Landscape Features

The small park features a historical statue surrounded by minimalistic landscape plantings of evergreen shrubs and ornamental trees, natural stone statue base, and, a green wrought iron fence. All landscape features are in good condition and regular care and maintenance should continue. The large open lawn in the depression below the statue area has potential for future park development.

C1. Statue

C2. Fence

C3. Landscaping

C3. Landscaping

MCSA GROUP, Inc.
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QUARRY PARK

LANDSCAPE FEATURES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

QUARRY PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
QUARRY PARK	A1. Lighting - The existing lighting is in good condition.	A1. Maintain lighting condition.		$1,000	$5,000
	A2. Benches - The existing benches are in good condition.	A2. Maintain bench condition.		$1,000	$5,000
	B1. Walkways - The existing concrete sidewalks are in good condition.	B1. There is no development in the open lawn area below the statue plaza. Future development of paths or other park features could be placed here.		$10,000	$10,000
	B2. Parking & Accessibility - On street parking is available. There are no designated ADA parking spaces. Existing parking may not meet ADA parking requirements.				
	C1. Statue - Historical statue is in excellent condition and provides unique focal point.	C1. Maintain statue condition.		$1,000	$5,000
	C2. Fence - The existing metal fence is in excellent condition.	C2. Repair, repaint, or replace fence as needed.			$10,000
	C3. Landscaping - The existing landscaping is minimalistic and suits the needs of the park.	C3. Regular landscape maintenance should be continued to provide healthy evergreen bushes and ornamental trees. Any new landscape additions should include low maintenance, native plant species for increased habitat and biodiversity. Future development of the open lawn area would increase the usability of the space. Begin succession planting of native shade tree species to ensure proper forestry management practices.	$6,000	$30,000	$30,000
	Total Cost of Physical Improvements within Time Periods:		**$6,000**	**$43,000**	**$65,000**
	Total Cost of Physical Improvements for Program:				**$114,000**

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QUARRY PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Bleachers
A2. Benches
A3. Waste Receptacles
A4. Signage

B1. Parking
B2. Porta-Potty
B3. Accessibility

C1. Athletic Fields
C2. Fencing
C3.Soccer Fields
C4. Disc-Golf Course
C5. Hiking / Skiing Trails

D1. Landscape

Synopsis
Site Amenities

River Road Sports Complex consists of 91 acres of flat grassy lawns and sports fields. Despite the complex's popularity with sporting events and tournaments, there are limited site amenities. The bleachers at the ball and soccer fields are in good condition but are not in accessible locations with no accessible routes provided. Few receptacles scattered around the park are aged but in good condition. The wooden park entry sign is showing some signs of age, fading paint and wood. The design does not match the newer sign style seen at other City of Petoskey parks.

A1-3. Inaccessible Amenities at Ball Field

A1-3. Inaccessible Amenities at Ball Field

A1-3. Site Amenities in Soccer Field

A3. Waste Receptacle

A4. Park Signage

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RIVER ROAD SPORTS COMPLEX
SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Parking & Accessibility

Scale: NTS

NORTH

A1. Bleachers
A2. Benches
A3. Waste Receptacles
A4. Signage

B1. Parking
B2. Porta-Potty
B3. Accessibility

C1. Athletic Fields
C2. Fencing
C3.Soccer Fields
C4. Disc-Golf Course
C5. Hiking / Skiing Trails

D1. Landscape

Synopsis
Parking & Accessibility

The large parking lot is dirt and gravel. There are no designated ADA parking spaces. Two porta-pottys exists near the gravel/dirt parking lot. Much of the park is considered non-accessible. There are is no accessible route from the parking areas to playing fields or to the disc-golf/hiking trails. Whenever possible, renovations and updates should be made to include ADA standards and universal access principles.

B1. Gravel Parking Lot

B1. Parking Area and Porta-Potty

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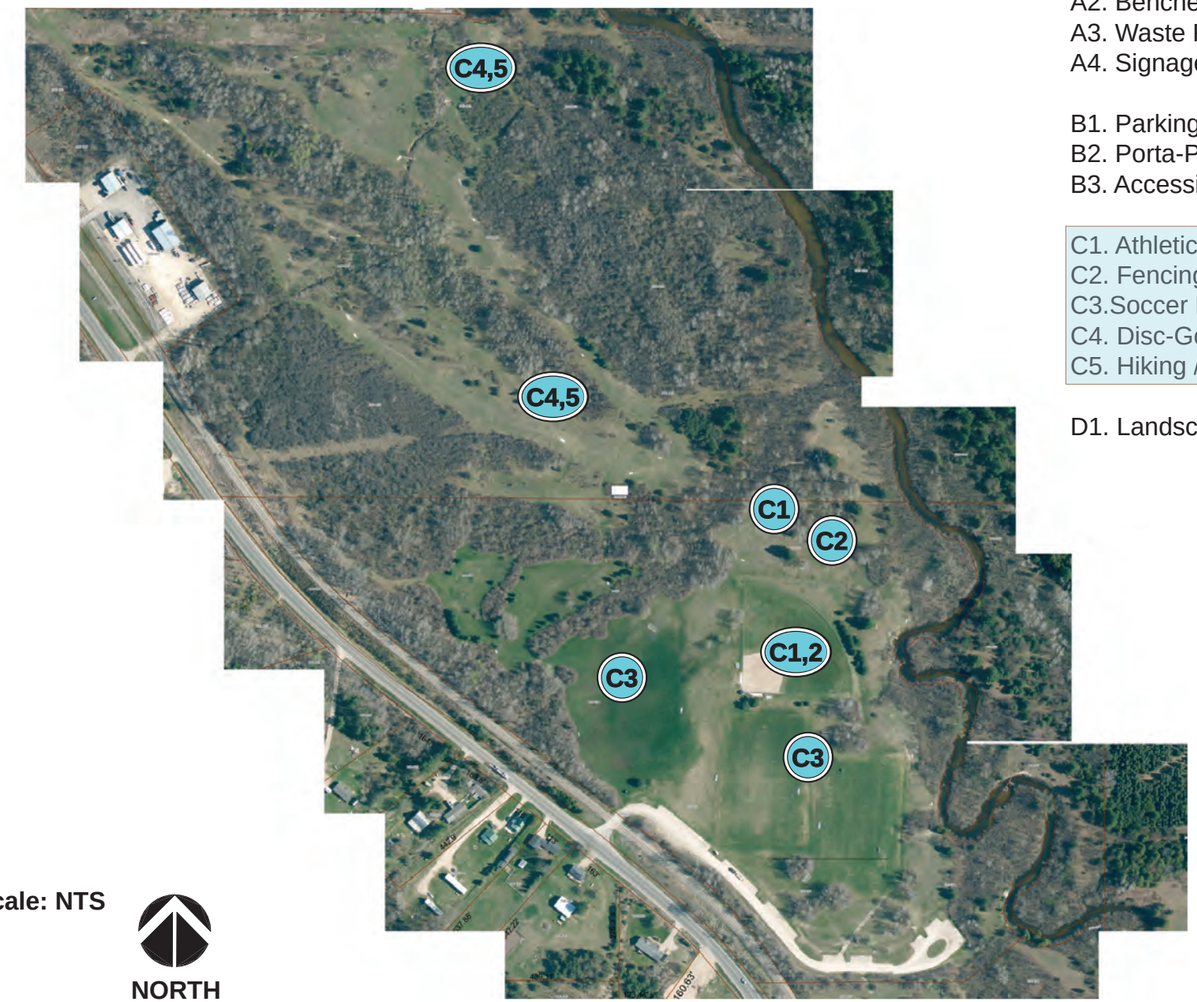
RIVER ROAD
SPORTS COMPLEX

PARKING &
ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY,
MICHIGAN

Capital Needs Assessment
City of Petoskey - Sports & Recreation



Scale: NTS

NORTH

A1. Bleachers
A2. Benches
A3. Waste Receptacles
A4. Signage

B1. Parking
B2. Porta-Potty
B3. Accessibility

C1. Athletic Fields
C2. Fencing
C3.Soccer Fields
C4. Disc-Golf Course
C5. Hiking / Skiing Trails

D1. Landscape

Synopsis

Parking & Accessibility

The softball field is in good condition, best management practices should be followed to maintain the field's quality. The ball field fencing is showing signs of aging and should be replaced, as should any of the ball safety netting. The soccer fields receive high volumes of use during the year. They are in good condition, but continued high level of lawn management practices should be implemented to insure the future success of the fields. All athletic fields should be regraded to maintain shape and a safe playing surface. The disc-golf course is very popular and well maintained. Metal goal posts are set on concrete pads and hold up to frequent use. The course has become overgrown in some locations and trees and vegetation block the intended route making some holes overly difficult. The hiking and nature trails run through the park along the Bear River and offer scenic views as well as connections to the North Country Trail and North Central Michigan College Natural Area Trails.

C1-2. Softball Field and Fencing

C3. Soccer Fields

C4-5. Disc Golf Course and Nature Trails

C4. Disc Golf Hole Information Signage

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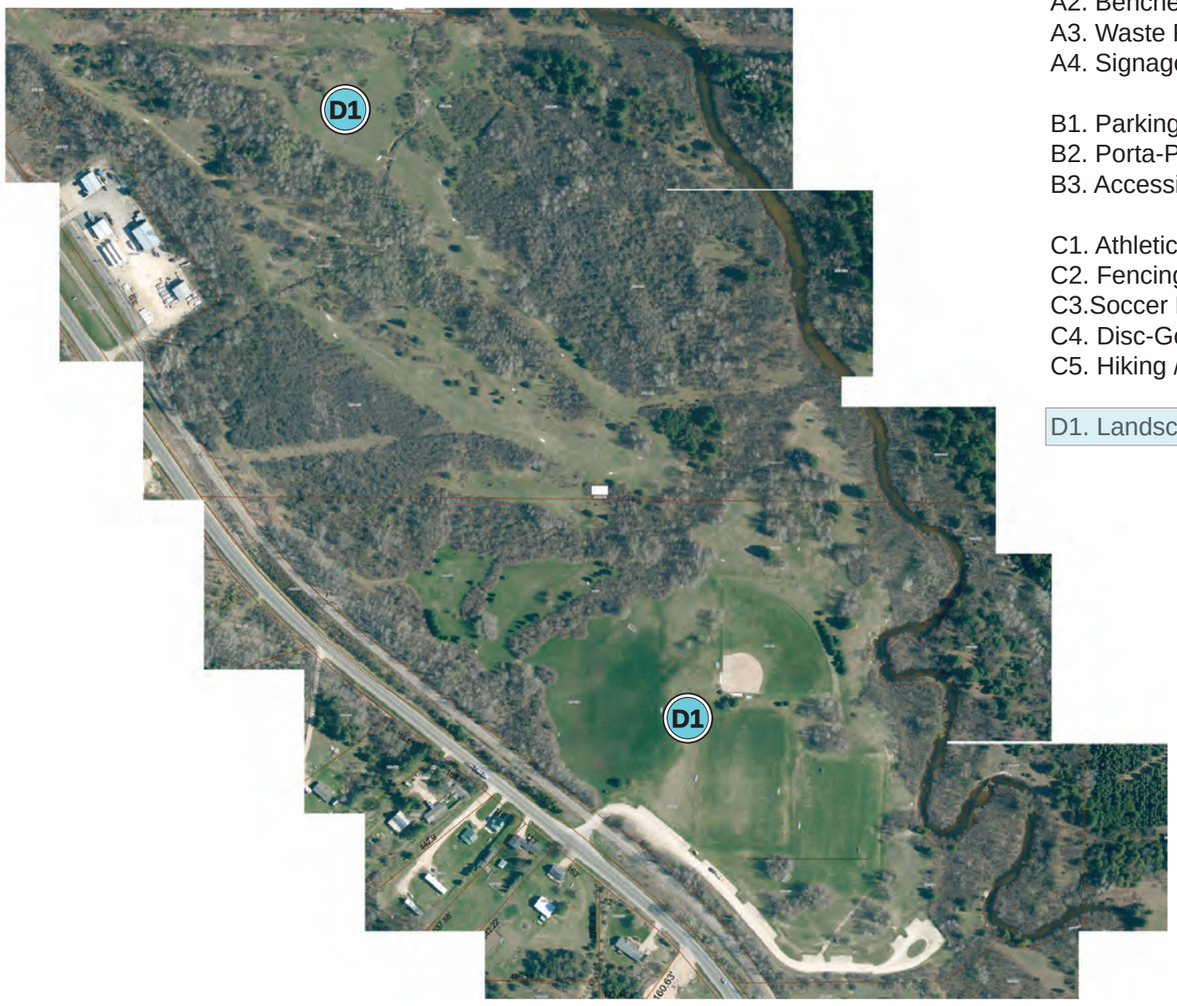
RIVER ROAD
SPORTS COMPLEX
SPORTS & RECREATION

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape



A1. Bleachers
A2. Benches
A3. Waste Receptacles
A4. Signage

B1. Parking
B2. Porta-Potty
B3. Accessibility

C1. Athletic Fields
C2. Fencing
C3.Soccer Fields
C4. Disc-Golf Course
C5. Hiking / Skiing Trails

D1. Landscape

Synopsis
Landscape

The River Road Sports Complex is a large, flat, grassy area that features the Bear River, which runs adjacent to the eastern edge of the site. Much of the landscape is maintained for sports and recreation. The other half of the complex is set aside for natural areas, woods with nature trails as well as disc-golf holes.

D1. Open Lawns

D1. Forests & Open Naturalized Areas

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RIVER ROAD
SPORTS COMPLEX
LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

RIVER RD. SPORTS COMPLEX

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
RIVER RD. SPORTS COMPLEX	A1. Bleachers - The bleachers at the ball and soccer fields are in good condition but are not in accessible locations with no accessible routes provided.	A1. Provide an accessible route to the bleachers.	$30,000		
	A2. Benches - The player benches around the ball field are in poor condition. There is also no shade provided	A2. Remove and replace benches with high-quality, low-maintenance models that are placed in an accessible location.		$10,000	
	A3. Waste Receptacles - Few receptacles scattered around the park are aged but in good condition.	A3. Replace aging receptacles with high-quality, low-maintenance models that are placed in an accessible locations.		$10,000	
	A4. Signage - The wooden park entry sign is showing some signs of age, fading paint and wood. The design does not match the newer sign style seen at other City of Petoskey parks.	A4. Replace sign with new design consistent with other City parks. Add wayfinding signage for park elements and year round use.		$60,000	$25,000
	B1. Parking - The large parking lot is dirt and gravel. There are no designated ADA parking spaces.	B1. Regrade parking lot to limit rutting and pot-holes. Add designated ADA parking spaces.	$5,000	$40,000	$40,000
	B2. Porta-Potty - One porta potty exists near the gravel/dirt parking lot.	B2. Replace the porta potty with restroom facilities.		$400,000	$25,000
	B3. Accessibility- Much of the park is considered non-accessible. There are is no accessible route from the parking areas to playing fields or to the disc-golf/hiking trails.	B3. Whenever possible, renovations and updates should be made to include ADA standards and universal access principles.	$50,000		
	C1. Athletic Fields - The fields are in good condition.	C1. Continue best management practices to ensure future success of the ball field. Regrade softball & soccer fields to maintain shape and surface.	$5,000	$20,000	$20,000
	C2. Ball Field Fencing - The fencing is in fair to poor condition. There are places of wear and tear on the fence, rust, and loose or missing pieces.	C2. Replace the ball field fence and ball netting.		$60,000	
	C3. Soccer Fields - Two regulation size and one practice size fields are in good condition and receive high levels of use. There are no universally accessible routes from the parking area to any of the fields.	C3. Add accessible routes from the parking to the soccer fields.		$40,000	
	C4. Disc-Golf Course - The 24-hole course features a variety of shots at different difficulty levels. Metal goals on concrete pads. The topography is low and often results in wet conditions. Course is through both wooded and open terrain, some trees are over grown and block the course's intended route.	C4. Maintain tree trimming and removal to ensure that the course's intended route remains clear of overgrown vegetation and trees. Maintain course signage at each tee and repair metal goals as required.	$5,000	$25,000	$25,000
	C5. Hiking / Cross Country Skiing Trails - Nature trails follow the disc-golf course and lead into a wooded natural area. The North Country Trail and North Central Michigan College Natural Area Trails border to the north of the park.	C5. Maintain tree trimming and over vegetation removal to ensure nature trail safety and preserve scenic views.	$5,000	$25,000	$25,000
	D1. Landscape - The park consists of grassy, flat lawns used for sporting events and other recreation. Wooded and open natural areas are less maintained.	D1. Regular landscape maintenance should be continued to provide healthy evergreen bushes and ornamental trees. Any new landscape additions should include low maintenance, native plant species for increased habitat and biodiversity. Future development of the open lawn area would increase the usability of the space.	$5,000	$25,000	$25,000
	Total Cost of Physical Improvements within Time Periods:		**$105,000**	**$715,000**	**$185,000**
	Total Cost of Physical Improvements for Program:				**$1,005,000**

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RIVER ROAD SPORTS COMPLEX
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Benches
A2. Lighting
A3. Picnic Tables
A4. Waste Receptacles
A5. Park Sign

B1. Walkways
B2. Parking
B3. Accessibility

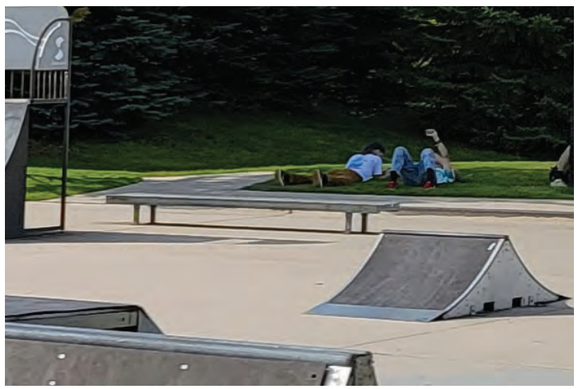
C1. Sand Volleyball
C2. Skate Park
C3. Pickleball Courts

D1. Shelter / Restrooms

E1. Landscape Management

Synopsis
Site Amenities

The 2.5 acre Riverbend Park is a destination park with numerous activities available. Two metal benches are available next to the skate park and 4 picnic tables are available at the shelter. Site lighting is provided around the parking area and at the shelter. Waste receptacles at the shelter and pickleball courts do not match those in other City parks or near the parking lot. Future updates should see a unified selection of waste receptacle present in the park. The park entry sign is in good condition and matches the City standard for park signage.



A1. Benches

A2. Parking Lot Lighting

A3. Picnic Tables & Waste Receptacles

A3. Parking Lot Waste Receptacle

A5. Park Signage

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RIVERBEND PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Parking / Accessibility

Scale: NTS

NORTH

A1. Benches
A2. Lighting
A3. Picnic Tables
A4. Waste Receptacles
A5. Park Sign

B1. Walkways
B2. Parking
B3. Accessibility

C1. Sand Volleyball
C2. Skate Park
C3. Pickleball Courts

D1. Shelter / Restrooms

E1. Landscape Management

Synopsis
Paths & Parking / Accessibility

The sidewalk and asphalt parking lot within Riverbend Park are newer construction and meet ADA standards. There is some cracking present in the concrete. The park sidewalks connect pedestrian traffic to and from the Bear River Valley Trails / North Country Trail, and City sidewalks. The parking area is ample size and features ADA parking spaces and access to park sidewalks.

B1. Concrete Sidewalk in Moderate Condition

B2. New Asphalt Parking Lot

B3. Accessible Rolled Curb into Skate Park

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RIVERBEND PARK

PATHS & PARKING / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Sports & Recreation

Scale: NTS

NORTH

A1. Benches
A2. Lighting
A3. Picnic Tables
A4. Waste Receptacles
A5. Park Sign

B1. Walkways
B2. Parking
B3. Accessibility

C1. Sand Volleyball
C2. Skate Park
C3. Pickleball Courts

D1. Shelter / Restrooms

E1. Landscape Management

Synopsis
Sports & Recreation

Four sand volleyball courts are surrounded by fencing on three sides. There is no ADA access to the court area from the parking lot or shelter. The courts are also in need of additional sand for adequate playing conditions. The posts and nets are in fair condition and will need to be replaced soon. The skate park equipment is in fair condition. Some rusting and peeling of protective paneling is occurring. Replacing failing equipment for safety is a priority. Two new pickleball courts with asphalt surfacing are in good condition. Future needs will include touching up court paint, re-coating asphalt surfacing, and nets and fencing. Repairs and replacements should be made as equipment ages.

C1. Sand Volleyball Courts

C2. Skate Park - Peeling Protective Panels

C2. Skate Park - Rusting & Peeling Equipment

C3. Pickleball Courts

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RIVERBEND PARK

SPORTS & RECREATION

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Structures

Scale: NTS

NORTH

A1. Benches
A2. Lighting
A3. Picnic Tables
A4. Waste Receptacles
A5. Park Sign

B1. Walkways
B2. Parking
B3. Accessibility

C1. Sand Volleyball
C2. Skate Park
C3. Pickleball Courts

D1. Shelter / Restrooms

E1. Landscape Management

Synopsis
Structures

The restroom and picnic shelter structure is newer construction. For a detailed analysis and synopsis of the structure's condition, please see the following architectural review.

D1. Restroom Building & Picnic Shelter

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RIVERBEND PARK
STRUCTURES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape Management

Scale: NTS

NORTH

A1. Benches
A2. Lighting
A3. Picnic Tables
A4. Waste Receptacles
A5. Park Sign

B1. Walkways
B2. Parking
B3. Accessibility

C1. Sand Volleyball
C2. Skate Park
C3. Pickleball Courts

D1. Shelter / Restrooms

E1. Landscape Management

Synopsis
Landscape Management

The large open grass area on the north end of the park is often wet and under used. The turf grass requires frequent mowing and resources to maintain. The lawn space would be better suited converted to a native habitat with low maintenance plant species that do not require weekly mowing and increase habitat and biodiversity. The mature trees on site will reach the end of their lifespan and need replacing to maintain the character of the park. A succession planting program should be implemented in the near future.

E1. Open Lawn Prone to Standing Water

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RIVERBEND PARK
LANDSCAPE MANAGEMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

RIVERBEND PARK

RIVERBEND PARK

Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
		Immediate Attention	Year 1-5	Year 6-10
A1. Benches - Metal benches at the skate park are in good condition.	A1. The only benches are near the far side of the skate park. Additional benches should be added near the other areas of activity. Any new bench should conform to ADA standards and placed in an accessible location.		$1,200	
A2. Lighting - The parking lot lights are in good condition. The may not be LED.	A2. Convert all parking lot and site lights to high-efficiency LED lights as necessary.		$10,000	
A3. Picnic Tables - The picnic tables at the shelter are in good condition.	A3. Replace with high quality, low maintenance models as needed. Ensure that ADA models are provided.		$500	$500
A4. Waste Receptacles - Receptacles are located throughout the park. There are two styles, one matches the standard City trash can.	A4. As updates to the park are made, replace nonconforming trash cans with the City standard receptacle.		$10,000	
A5. Park Sign - The sign is in good condition and matches the City standard for park signage.				
B1. Walkways- Some cracking is present in the concrete sidewalks. Most of the walkways are in good condition.	B1. Repair cracked sections of concrete.	$4,000	$4,000	$4,000
B2. Parking - The asphalt parking lot is in good condition.	B2. Top-coat and restripe parking lot as needed.		$65,500	$209,600
B3. Accessibility - The park does a good job of meeting ADA standards with few exceptions.				
C1. Sand Volleyball - Low sand levels in all 4 courts, signs of age and wear on nets and posts. There is no ADA access provided to the court area.	C1. Replace sand and raise to suitable level within play area. Remove and replace nets and pots. Provide an accessible route from sidewalk to play areas.	$2,000	$10,000	$10,000
C2. Skate Park - Equipment is showing signs of wear and tear, rust, and peeling panels.	C2. Remove and replace skate park equipment with similar, durable forms.		$150,000	
C3. Pickleball Courts - New construction and in good condition.	C3. Proper maintenance for future longevity and use. Recoat and stripe asphalt courts. Replace nets and fencing.		$10,000	$10,000
D1. Shelter / Restrooms - Please see following architectural assessment for a full report.				
E1. Landscape Management - Large open spaces of lawn are seldom used and are prone to standing water.	E1. Regular landscape maintenance should be continued to provide healthy evergreen bushes and ornamental trees. Any new landscape additions should include low maintenance, native plant species for increased habitat and biodiversity. Begin succession planting of native shade tree species to ensure proper forestry management practices.	$25,000	$25,000	$25,000
E1.1. Landscape Management-Irrigation - Existing irrigation system needs to be maintained to continue providing reliable watering.	E1.1. Repair/replace irrigation system as needed.	$10,000	$10,000	$10,000
Total Cost of Physical Improvements within Time Periods:		**$41,000**	**$296,200**	**$269,100**
Total Cost of Physical Improvements for Program:				**$606,300**

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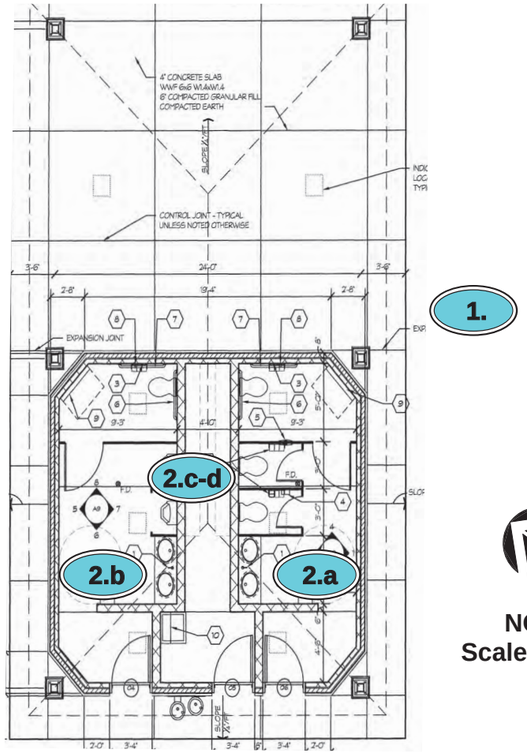
RIVERBEND PARK

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Restroom /Shelter Building



NORTH
Scale: NTS

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Offices
   h. Multi-purpose Room/Conference Room
   i. Kitchen/ Break Room
   j. Others

Synopsis - Building Assessment

Restroom/ Shelter Building is situated at Riverbend Park a destination park to enjoy numerous recreational activities. The building was constructed in 2010. It contains Men's and Women's Restrooms with ADA stalls accommodations in each. The janitorial closet part of the space is also shared with mechanical/ electrical and plumbing chase. The exterior envelope is face brick with aluminum doors/ frames and aluminum framed fixed windows. Standing seam metal roof is an exemplary material that City of Petoskey would like to continue on using where roofing replacements are planned for all others parks buildings (restrooms, gazebos or pavilions). Overall the building is in good condition and only few items will be needing attention as part of the building maintenance.

1. Exterior Masonry, prec-ast concrete base and steel frame are in good condition.

2. Re-stain / reseal exterior wood soffit.

3. Replace existing light fixtures with new LED type.

4. Replace existing fluo rescent lamps with LED type.

5. Replace existing exterior light fixtures with new LED type.

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RIVERBEND PARK

RESTROOM / SHELTER BUILDING

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

RIVERBEND PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
RESTROOM / SHELTER BUILDING - EXTERIOR & INTERIOR	1. Exisitng standing seam metal roofing (2010) is currently in good conditon, no active leasks reported. The roofing warranty will expire within next 6-10 years.	1. Replace existing metal roofing with new similar system which shall include self-adhered underlayment over the entire roof area.			50,000.00
	2. Exisitng stained wood soffit lost top sealer coat and has areas where bare wood is discolored showing damadge from weather elements.	2. Recommended restaining entire soffit area for a uniform look and re-sealing it.		10,000.00	
	3. Exisitng exterior precast concrete base looks good presently.	3.Recommended for a powerwash cleaning of precast concrete base, sealer application and any caulking repairs.		500.00	
	4. Exterior steel frame elements have some rust patches.	4. Remove rust to bare metal, repaint with high quality exterior coating system compatible with exisitng finish system.		1,200.00	
	5. Exterior (4)light fixtures are old fluorescent surface mounted type.	5. Replace old fixtures with new LED type.		1,200.00	
	6. Interior light fixtures at chase area are old flourescent type.	6. Replace old fixtures with new LED type.		1,000.00	
	7. Interior light fixtures at Men's and Women's restrooms have old flourescent lamps.	7. Provide LED replacement for light fixtures.		1,000.00	
	8. Exisitng wall mounted drinking fountain is protruding from face of the building without being in the alcove or other means of alerting vision impared visitors to the obstacle.	8. Provide stainless steel railing with leading bottom edge allowing for easy detection.		2,000.00	
	Total Cost of Physical Improvements within Time Periods:		**$ -**	**16,900.00**	**50,000.00**
	Total Cost of Physical Improvements for Program:				**66,900.00**

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RIVERBEND PARK

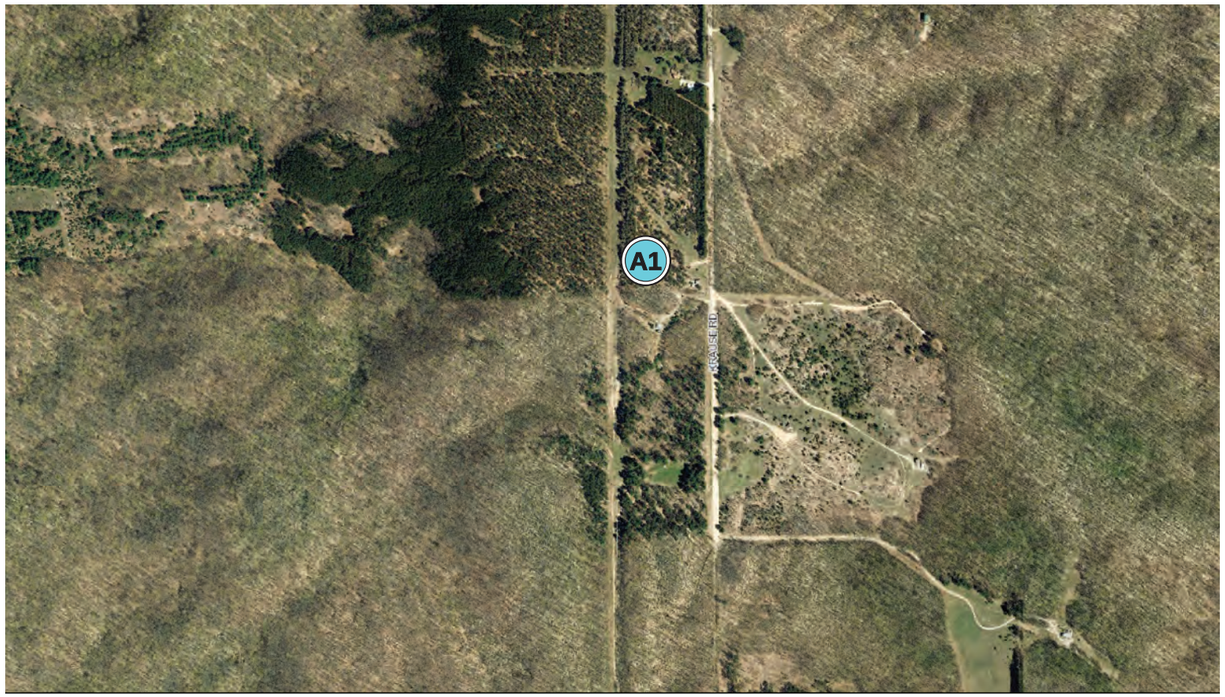
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Trails & Landscape

A1. Trails
A2. Landscape



Scale: NTS

NORTH

Synopsis
Trails & Landscape

Skyline Municipal Forest is a large and remote 800 acre property consisting of mature Beech-Maple forests and open grassland habitat. A primitive trail system runs through the property over varied topography and along the ridge line that gives excellent scenic views of the Petoskey area. Several other State of Michigan owned properties are located adjacent to the forest creating the potential for future programming or connectivity. A segment of the North Country Trail transverses the property, but is maintained by the National Parks Service. There is also a firearms range run by the City of Petoskey DPS, but is available to the general public.

A1. View from Trails

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DBA: dekleva/sincic...mcsa/arch

SKYLINE MUNICIPAL FOREST
TRAILS & LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

SKYLINE MUNICIPAL FOREST

SKYLINE MUNICIPAL FORE	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
	A1. Trails - Primitive trails.	A1. Continued trail systems maintenance for safety.	$5,000	$25,000	$25,000
	A2. Landscape - Large area of natural forest and grass lands with primitive trails.	A2. Begin succession planting of native shade tree species to ensure proper forestry management practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance tasks as required. Selective harvesting of trees would help cover cost of maintenance.	$5,000	$25,000	$25,000
	Total Cost of Physical Improvements within Time Periods:		**$10,000**	**$50,000**	**$50,000**
	Total Cost of Physical Improvements for Program:				**$110,000**

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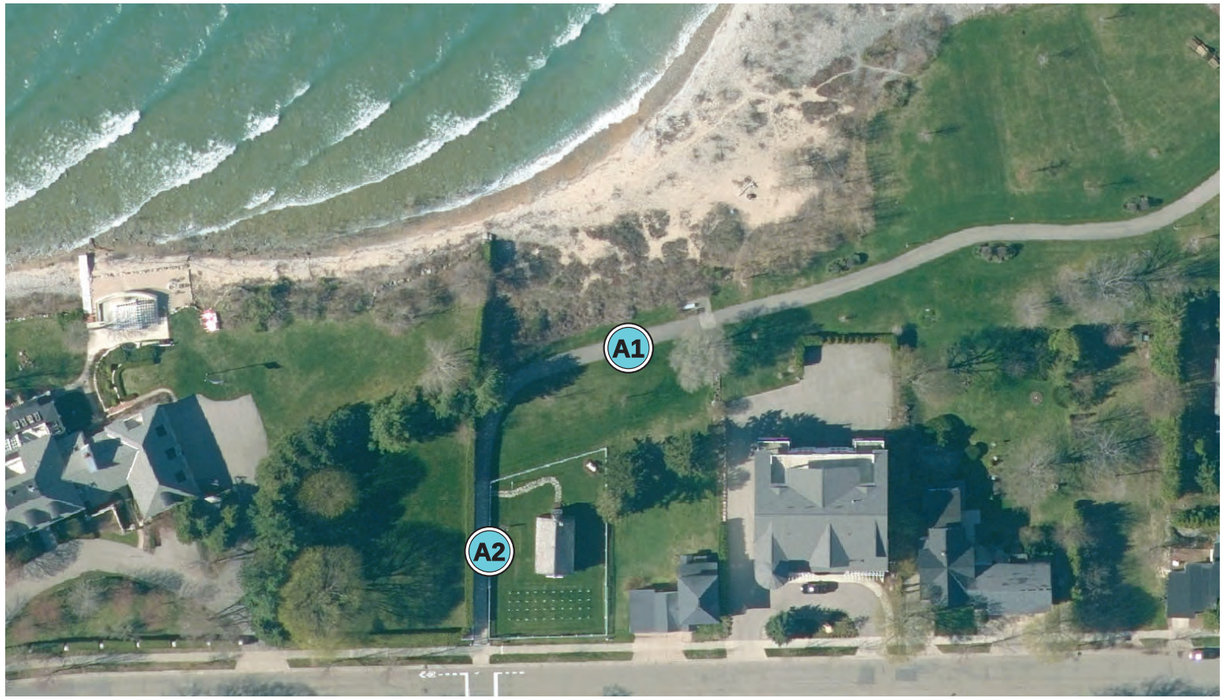
SKYLINE MUNICIPAL FOREST

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility



Scale: NTS

NORTH

A1. Paths / Trails
A2. Accessibility

B1. Beach
B2. Landscape

Synopsis
Paths & Trails / Accessibility

The only access to the beach area is from the bituminous path off W. Lake St. The trail from the road to the beach is not ADA compliant; the slope exceeds ADA requirements for accessibility. This path is apart of the Little Traverse Wheelway non-motorized trail. There is limited on-street parking. ADA parking spaces should be added to Bayfront West Park and an accessible connection made from that parking area to the Wheelway.

A1. Bituminous Path

A2. Trail to Beach

A2. Trail Slope Exceeds ADA Requirements for Accessibility

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SOLANUS MISSION BEACH PARK

PATHS & TRAILS / ACCESSIBILITY

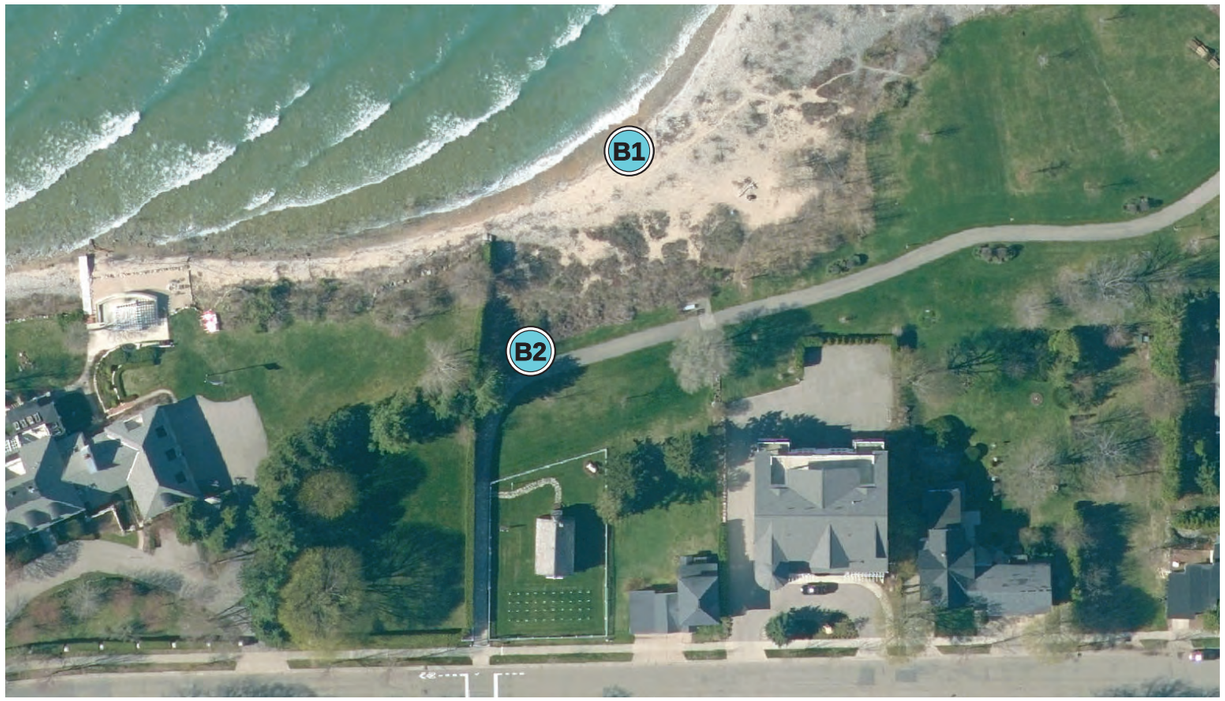
2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Natural Features

A1. Paths / Trails
A2. Accessibility

B1. Beach
B2. Landscape



Scale: NTS

NORTH

Synopsis

Natural Features

The beach area is approximately 1 acre of stony, dune-like vegetation and water frontage. The beach is popular but offers no amenities and has no universal access routes to the beach or water.

B1. Beach

B2. Landscape

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SOLANUS MISSION BEACH PARK

NATURAL FEATURES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

SOLANUS MISSION BEACH

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
SOLANUS MISSION BEACH	A1. Walkways/Trail- The beach is accessible only from the path along West Lake Drive. This path is apart of the Little Traverse Wheelway. There is limited on -street parking.	A1. Remove and replace existing route from road. New trail to be accessible.		$185,000	$100,000
	A2. Accessibility- The only access to the beach area is from the bituminous path off W. Lake St. The trail from the road to the beach is not ADA compliant; the slope exceeds ADA requirements for accessibility.	A2. Provide an accessible pathway on a hard surface, include all necessary ADA requirements and access ramps. Provide handicap parking spaces at Bayfront West Park with accessible path connection to the Wheelway.		$250,000	$5,000
	B1. Beach- The beach area is approximately 1 acre of dune-like vegetation and stony water frontage. The beach is popular but offers no amenities and has no universal access routes to the beach or water.	B1. Add accessible benches, tables, and waste receptacles. All site amenities should be high quality, low maintenance models on concrete pads.		$15,600	
	B2. Landscape - Small width of turf grass exists between the path and the beach vegetation. Few small trees on the western edge of the beach. Mostly rock and sand beach.	B2. Replace turf grass with low maintenance native plants appropriate for the site location. Repair/replace irrigation system. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required.	$25,000	$25,000	$25,000
	B2.1. Irrigation - Existing irrigation system needs to be maintained to continue providing reliable watering.	B2.1. Repair/replace irrigation system.	$5,000	$25,000	$25,000
	Total Cost of Physical Improvements within Time Periods:		**$30,000**	**$500,600**	**$155,000**
	Total Cost of Physical Improvements for Program:				**$685,600**

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SOLANUS MISSION BEACH PARK

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles
A3. Lighting
A4. Drinking Fountain

B1. Walkways
B2. Parking Improvements /Accessibility
B3. Metal Stairs

C1. Gazebo

D1. Landscaping
D2. Fence

Synopsis
Site Amenities

Sunset Park, located high on a bluff overlooking Bayfront Park and the Little Traverse Bay, focuses amenities on providing areas for viewing. The roadside park has dated amenities such as benches, waste receptacles and drinking fountains. When these elements are replaced ADA compliant options should be installed to provide access to visitors of all abilities. The existing lighting in the park is in good condition and is in the same style as other parks of Petoskey. If necessary, all lamps should be replaced with high-efficiency LED options.

A1. Benches

A2. Waste Receptacles

A3. Lighting

A4. Drinking Fountain

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SUNSET PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles
A3. Lighting
A4. Drinking Fountain

B1. Walkways
B2. Parking Improvements /Accessibility
B3. Metal Stairs

C1. Gazebo

D1. Landscaping
D2. Fence

Synopsis
Paths & Trails / Accessibility

The existing concrete sidewalks and paths are in good condition and should continue to be maintained regularly. The parking lot is in good condition and should be seal-coated in the next 5 years. An accessible route is provided from the parking lot to the sidewalk, but no designated ADA parking space is marked. The metal stairs are in good condition but there is no universally accessible route provided to offer access to Bayfront park below the bluff.

B1. Concrete Sidewalk

B2. Accessible Route from Parking Lot

B2. Metal Stairs Lack ADA Route to Bottom of Bluff

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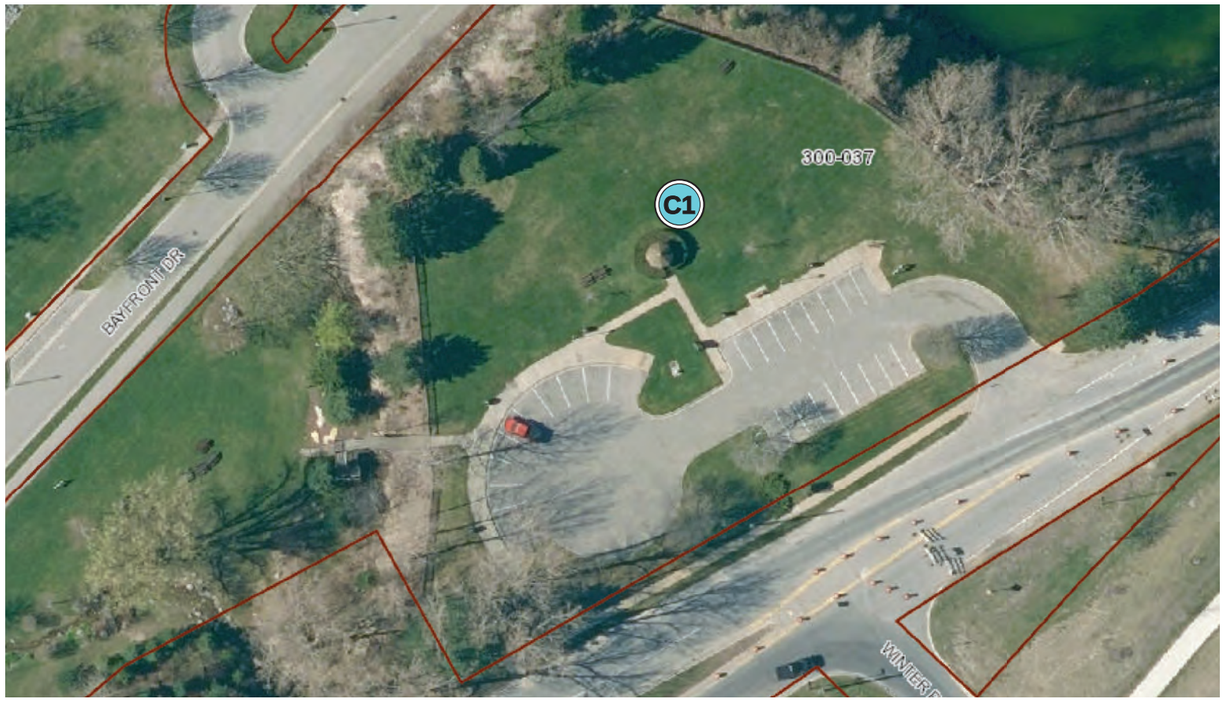
SUNSET PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Structures



Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles
A3. Lighting
A4. Drinking Fountain

B1. Walkways
B2. Parking Improvements /Accessibility
B3. Metal Stairs

C1. Gazebo

D1. Landscaping
D2. Fence

Synopsis

Structures

The wooden gazebo is in fair condition; the wood shingles need to be replaced and the entire structure needs power washing. Binoculars are in good condition and should receive regular maintenance as needed.

C1. Wooden Gazebo

C1. Telescopes

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SUNSET PARK
STRUCTURES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles
A3. Lighting
A4. Drinking Fountain

B1. Walkways
B2. Parking Improvements /Accessibility
B3. Metal Stairs

C1. Gazebo

D1. Landscaping
D2. Fence

Synopsis
Landscape

Sunset Park is a roadside park ideally situated for visitors to experience the beautiful vista overlooking the Little Traverse Bay and Bayfront Park. The primary landscape feature is a large open lawn for passive recreation purposes. The existing landscape plants are minimal, yet overgrown. It is recommended that the hedge around the gazebo be replaced with plantings that will not grow to obstruct views out of the gazebo. Large shade trees along the edge of the bluff may need to be pruned or removed to maintain scenic views. The existing wooden fence is in fair condition and will need to be replaced. Additional, ornamental landscaping could be considered to add to the interest and beauty of the park. Any new plantings should prioritize the use of native and adaptive plants to provide habitat and encourage a low-maintenance landscape.

D1. Overgrown Shrubs around Gazebo

D1. Open Lawn and Mature Trees

D2. Fence

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SUNSET PARK
LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

SUNSET PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
SUNSET PARK	A1. Benches - The existing benches are of a dated design and showing signs of wear. ADA requirements should be adhered to when replacing any bench, companion spaces should be provided for at benches as well.	A1. The existing Benches should be replaced with ADA requirements being met at all locations.		$10,000	
	A2. Waste Receptacles - The existing receptacles are of a dated design and should be replaced. ADA requirements should be adhered to and any waste receptacle should be placed on a concrete pad.	A2. The existing Waste Receptacles should be replaced with ADA requirements being met at all locations.		$5,000	
	A3. Lighting - The existing parking lot lights are in good condition and are the same style as other Petoskey parks.	A3. High-efficiency LED lamps should be installed where needed.		$100,000	
	A4. Drinking Fountain - The existing drinking fountain is very dated and should be replaced.	A4. An accessible route should be added to the new fountain.		$25,000	
	B1. Walkways - The existing sidewalks are in good condition and provide ADA access from the parking lot to the gazebo and metal stairs.	B1. Maintain sidewalk condition.		$5,000	$5,000
	B2. Parking Improvements / Accessibility- The parking lot surfacing and curbs are in good condition.	B2. Seal-coating will be needed in the future.	$35,700	$114,240	
	B3. Metal Stairs - Stairs connecting Sunset Park to Bayfront Park are new and in excellent condition. There is no pedestrian ADA route provided.	B3. Maintain stairs.		$5,000	$5,000
	C1. Gazebo - Wooden gazebo is in fair condition. It needs a new roof and power washing. New wood stain and sealer should also be added in the future. The binoculars are in good condition and should be painted as needed.	C1. The wood shingle roof should be replaced and the existing wooden structure should be restrained and sealed. The binoculars should be painted as needed.	$1,040	$5,000	$6,000
	D1. Landscaping - The large open field of turf grass is in good condition. The minimal landscape plantings are over grown and outdated, sometimes blocking the views of the bay.	D1. Future complete removal and replacement of existing landscape materials would update the park's appearance as well as provide better views. Continue with high level of landscape and forestry maintenance practices. Any new landscape additions should include low maintenance, native plant species for increased habitat and biodiversity. Begin succession planting of native shade tree species to ensure proper forestry management practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required. Repair/replace irrigation system as needed.	$25,000	$50,000	$750,000
	D2. Fence - The existing wooden fence is in fair condition.	D2. The fence should be power washed and re-stained/sealed or replaced.	$5,000	$35,000	
	Total Cost of Physical Improvements within Time Periods:		**$66,740**	**$354,240**	**$766,000**
	Total Cost of Physical Improvements for Program:				**$1,186,980**

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SUNSET PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Signage
A2. Lighting
A3. Sidewalks / Accessibility

B1. Landscape

Synopsis
Site Amenities

The small .25 acre peninsula of mostly green space includes a wooden welcome sign displaying the logos of several service clubs. The sign is in poor condition, with peeling paint, and the font of the ‘Petoskey Welcomes You’ is too small to be effectively noticed by passing motorists driving along busy W. Mitchell St. The lighting is consistent with other on-street lighting. If future site development is preformed, additional lighting should be consistent with the overall site design needs. The site is accessible by sidewalks on both street sides.

A1. Signage

A2. Lighting

A3. Sidewalks / Accessibility

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VETERANS’ PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape

Scale: NTS

NORTH

A1. Signage
A2. Lighting
A3. Sidewalks / Accessibility

B1. Landscape

Synopsis
Landscape

The small .25 acre peninsula of mostly green space and a few mature trees.

B1. Landscape

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VETERANS' PARK

LANDSCAPE

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

VETERANS PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
VETERANS PARK	A1. Signage - The existing signage is in poor condition. Peeling paint and inadequately sized lettering makes the sign inefficient as a true 'Welcome' sign. The amount and size of the service club logos are distracting from the signage.	A1. The existing sign should be removed and replaced.	$10,000	$1,000	$1,000
	A2. Lighting - The lighting around the park's perimeter is consistent with other on-street lighting. If future development is preformed, site lighting should be added that is consistent with the site design.				
	A3. Sidewalks / Accessibility - The existing sidewalks are in good condition and provide access to the park from all sides. Any new site development should employ ADA standards when adding new paths or amenities.	A3. Add picnicking areas with accessible walkways in the interior of the park.	$50,000		
	B1. Landscape - Existing landscape is lawn with mature trees.	B1. Begin succession planting of native shade tree species to ensure proper forestry management practices. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required.	$5,000	$25,000	$25,000
	B1.1. Irrigation - Existing irrigation system needs to be maintained to continue providing reliable watering.	B1.1. Repair/replace irrigation system as needed.	$5,000	$15,000	$15,000
	Total Cost of Physical Improvements within Time Periods:		**$70,000**	**$41,000**	**$41,000**
	Total Cost of Physical Improvements for Program:				**$152,000**

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VETERANS' PARK

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles

B1. Walkways
B2. Parking
B3. Vehicular Gate & Wood Fence
B3. Accessibility

C1. Playground
C2. Softball Field
C3. Open Lawn

Synopsis
Site Amenities

Washington Park is located at the end of two dead end streets. A large neighborhood park, the 5 acres is mostly open space with few programmed areas. The only site amenities are two low benches at the playground and the players benches at the ball field. The playground benches are showing signs of age and should be replaced when the playground is updated. The players benches are in good condition but are not located in an accessible location. They should be relocated and placed on a concrete pad with appropriate accessible routes to and from the parking area and ball field. One waste receptacles is located at the ball field but does not match the city standard seen in other parks. Additional receptacles should be added near the playground. In general, more site amenities such as site lighting, picnic tables, additional benches, and waste receptacles should be added when the park is updated. All new amenities should conform to ADA standards for accessibility.

A1. Benches

A2. Player's Bench & Waste Receptacle

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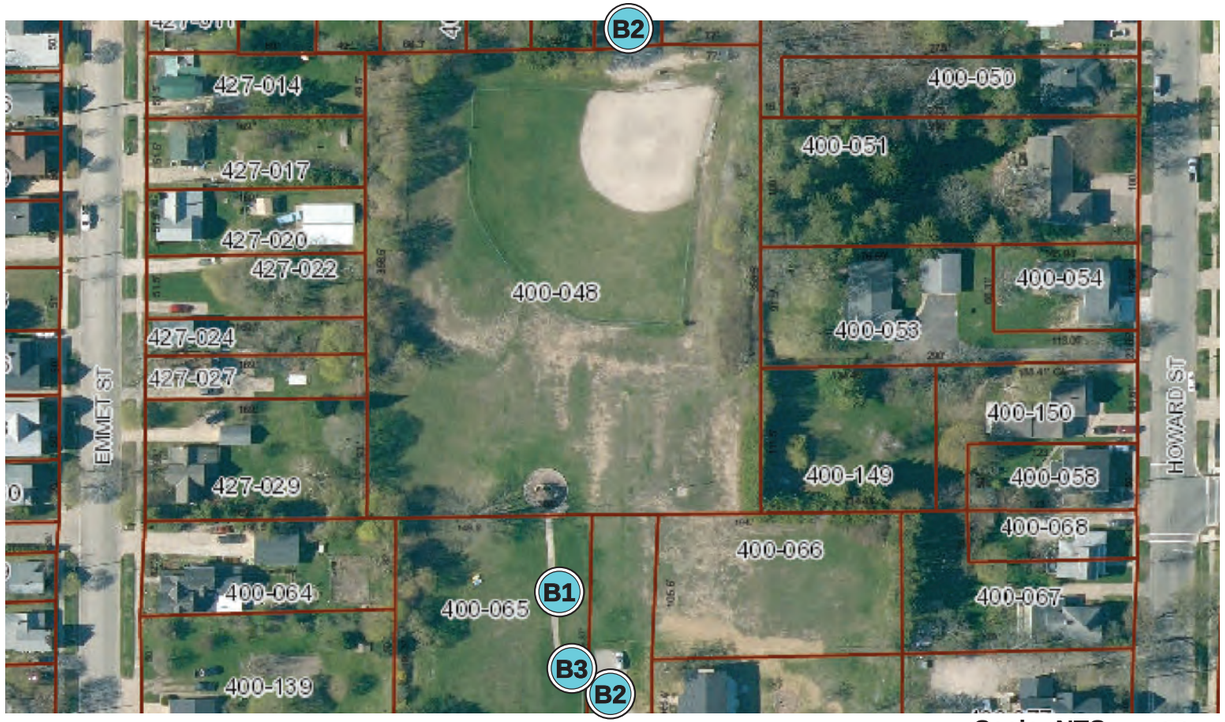
WASHINGTON PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility



Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles

B1. Walkways
B2. Parking
B3. Vehicular Gate & Wood Fence
B3. Accessibility

C1. Playground
C2. Softball Field
C3. Open Lawn

Synopsis
Paths & Trails / Accessibility

A single concrete walkway leads from the single parking space at the end of Petoskey St. the concrete sidewalk is cracked and uneven. There are no other walkways throughout the park. Additional paths should be added to increase the accessibility of park features. The street end of Petoskey St. serves as a small, awkward parking space that encroaches on a neighboring property's driveway. The parking area on the north end of the park is also a street end and used for the ball field. The gravel area is also inadequately sized and makes maneuvering difficult. Since this is a popular neighborhood park, a dedicated area for bike parking would be an added bonus. At the south end of the park, a split rail wooden fence separates the end of Petoskey St. from the park. The wood fence is in fair condition. The fence should be sanded and repainted or stained. An existing metal gate allows access for maintenance equipment. The gate is rusted with peeling paint and should be removed and replaced if future replacement of the wood fence takes place.

B1. Heaving in Concrete Sidewalk

B2. Gravel Parking area at Ball Field

B2. South Parking Area

B3. Vehicular Gate

B3. Wooden Fence

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WASHINGTON PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Sports & Recreation

Scale: NTS

NORTH

A1. Benches
A2. Waste Receptacles

B1. Walkways
B2. Parking
B3. Vehicular Gate & Wood Fence
B3. Accessibility

C1. Playground
C2. Softball Field
C3. Open Lawn

Synopsis
Sports & Recreation

The existing playground is an older model designed for the 2-5 year old age group. The single play structure has an accessible access route and some accessible play features. More play features would greatly enhance the usability of the park and serve a greater population of the surrounding neighborhoods. A Land & Water Conservancy Fund plaque is next to the playground. The softball field also serves area little league teams but is in poor condition. New backstop fencing is needed and herbicide should be applied to infield stone. The majority of the park is currently open lawn area and used for passive and active recreation opportunities.

C3 Open Lawn

C1. Playground

C1. Land & Water Conservancy Fund Plaque

C2. Softball Field Fencing

C2. Softball Field

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WASHINGTON PARK

SPORTS & RECREATION

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

WASHINGTON PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
WASHINGTON PARK	A1. Benches-Playground - Two backless benches are located near the playground. They are showing signs of age but are in good condition.	A1. The benches should be replaced when the playground area is updated.		$15,000	
	A1. Benches-Softball Field - The player's benches are in good condition but are not accessible.	A1. Add concrete pad with ADA access to and from parking lot and field.		$15,000	
	A2. Waste Receptacles - There is only one trash can at the ball field. It does not match the city standard seen in other parks.	A2. Add additional receptacles near the ball field and playground. Each on concrete pads with ADA access.		$10,000	
	B1. Walkway - A single sidewalk connects the parking area to the playground. The concrete is cracked and uneven.	B1. New walkway connecting both parking areas as well as playground and accessible picnic table pads. As additional elements are added, walkways should be added to connect.	$50,000	$25,000	$25,000
	B2. Parking - Parking available on-street at the dead ends on the north and south end of the park. Space is limited and makes maneuvering the car difficult. In some instances neighboring driveways may be blocked.	B2. Reconfigure both parking lots to increase parking capacity and inprove safety around neighbors and private driveways. All parking updates to adhere to ADA requirements.		$100,000	
	B3. Vehicular Gate & Wood Fence - The wooden fence and metal maintenance gate at the south end of the park are in fair condition.	B3. The fence and gate should be replaced with a vegetative buffer.		$25,000	
	B4. Accessibility - The playground features some accessibility components, but overall the park lacks many items that would make it more universally accessible.	B4. Playground is at the end of its lifecycle and should be replaced with a playground that supports the 2-12 age group. See C1.			
	C1. Playground- A stand alone post & platform structure for the 2-5 year old age group. The structure is dated, but does provide ADA accessible play features. Wood chip surfacing is eroded & rubber mats are uneven.	C1. Remove and replace existing structure. Provide play elements for ages 2-12. Ensure entire play area is ADA compliant.	$300,000		
	C2. Softball Field- Backstop fencing is dented. The infield stone has grass growing through it.	C2. Remove and replace fencing along entire field. Apply herbicide to infield stone. Replace entire field in the future as existing features continues to age.		$15,000	$10,000
	C3. Landscape Management- Much of the park is open lawn space.	C3. The potential to add new park features and programmed elements should be developed to maximize the available usable space. Begin succession planting of native shade tree species to ensure proper forestry management practices. Continue with high level of landscape and forestry maintenance practices. Annual tree maintenance including planting, trimming, & removal. Other landscape maintenance including lawn care & mowing, weeding, and additional plantings as required.	$5,000	$25,000	$25,000
	Total Cost of Physical Improvements within Time Periods:		**$355,000**	**$230,000**	**$60,000**
	Total Cost of Physical Improvements for Program:				**$645,000**

Capital Needs Assessment
City of Petoskey - Site Amenities

Scale: NTS

NORTH

A1. Benches & Bleacher Seating
A2. Waste Receptacles
A3. Lighting

B1. Parking Improvements
B2. Sidewalks
B3. Wood Deck

C1. Hockey Rink
C2. Basketball
C3. Sledding Hill

D1. Restrooms
D2. Warming House

E1. Landscape
E2. Utilities

Synopsis
Site Amenities

Located at the end of a residential road in north Petoskey, the Winter Sports Park offers area residents several recreational opportunities. In the winter months the park has designated sledding hill. In summer, the park is utilized for camps, t-ball, lacrosse, and flag football. There are also three basketball hoops located in the parking lot for informal play opportunities. Winter Sports Park is a heavily used recreation area and the site amenities are showing age and wear. Seating options around the buildings and sport fields limit site usage. Adding a consistent style of benches, bleachers, waste receptacles with a consideration for universal accessibility, durability, and maintenance should be explored when these amenities are replaced. Amenities should be permanently placed on pavement with accessible routes provided to each element. The site lighting is dated and should be replaced with high-efficiency LED lighting to provide a safe, year round, environment. There currently is little site signage and any future signage should be large, easy to read, and in the typical style of Petoskey signs.

A1. Benches & Bleacher Seating

A2. Waste Receptacles

A3. Lighting - Skating Rink

A3. Lighting - Parking Lot

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WINTER SPORTS PARK

SITE AMENITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Paths & Trails / Accessibility

Scale: NTS

NORTH

A1. Benches & Bleacher Seating
A2. Waste Receptacles
A3. Lighting

B1. Parking Improvements
B2. Sidewalks
B3. Wood Deck

C1. Hockey Rink
C2. Basketball
C3. Sledding Hill

D1. Restrooms
D2. Warming House

E1. Landscape
E2. Utilities

Synopsis
Paths & Trails / Accessibility

The large bituminous parking lot is in adequate condition, but should be seal-coated and re-striped to provide lasting durability and increased pedestrian safety. The site lacks accessible pathways to all activity areas as well as designated ADA parking spaces. The wooden ramp and boardwalk around the building is showing signs of age and should be replaced. When this is done, the wooden walkways should be made wider to allow for better pedestrian circulation and to accommodate visitors with winter sports gear. Also needing replacement throughout the site is the protective rubber mat material. Any future renovations should prioritize universal design principles, making the entire site accessible to all visitors.

B1. Parking Lot Condition

B2. Typical Sidewalk

B3. Wooden Ramp, Boardwalk, and Rubber Mats

B3. Wooden Ramp/Boardwalk

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WINTER SPORTS PARK

PATHS & TRAILS / ACCESSIBILITY

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Athletic Fields & Recreational Opportunities

Scale: NTS

NORTH

A1. Benches & Bleacher Seating
A2. Waste Receptacles
A3. Lighting

B1. Parking Improvements
B2. Sidewalks
B3. Wood Deck

C1. Hockey Rink
C2. Basketball
C3. Sledding Hill

D1. Restrooms
D2. Warming House

E1. Landscape
E2. Utilities

Synopsis
Athletic Fields & Recreational Opportunities

In the winter months, the park has designated areas for ice skating, hockey, and a hill for sledding. In summer, the park is utilized for camps, t-ball, lacrosse, and flag football. There are also three basketball hoops located in the parking lot for informal play opportunities. The surfacing of the hockey rink is cracked and uneven. Upon replacement, consideration for multiple year-round uses should be made. There is ample room within the rink to add pickleball and basketball courts. When this is done, proper drainage should be taken into account so the new rink does not experience ponding or poor drainage after it is flooded for ice skating. A new rink perimeter fence is need and the players benches are outdated. The existing 3 basketball goals are located along the perimeter of the parking lot for informal play. Re-striping the half courts should be done when the parking lot is updated. An old tow rope system should be removed and the hill area regraded so as to not direct sledders toward the stand of trees.

C1. Hockey Rink, Fence, & Player's Benches

C2. Basketball Courts

C3. Sledding Hill Area

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WINTER SPORTS PARK

ATHLETIC FIELDS & RECREATIONAL OPPORTUNITIES

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Buildings/Structures Assessment

Scale: NTS

NORTH

A1. Benches & Bleacher Seating
A2. Waste Receptacles
A3. Lighting

B1. Parking Improvements
B2. Sidewalks
B3. Wood Deck

C1. Hockey Rink
C2. Basketball
C3. Sledding Hill

D1. Restrooms
D2. Warming House

E1. Landscape
E2. Utilities

Synopsis
Buildings/Structures Assessment

Winter Sports Park has a large warming house complete with a fireplace, concession stand, restrooms, and other amenities such as drinking fountains, free wireless Internet access, a large screen HDTV. For a detailed report on the condition of the buildings and suggested upgrades, please see the following pages.

C1. Restroom Building & Warming House

C2. Warming House

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WINTER SPORTS PARK

BUILDINGS / STRUCTURES ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Landscape & Utilities

Scale: NTS

NORTH

A1. Benches & Bleacher Seating
A2. Waste Receptacles
A3. Lighting

B1. Parking Improvements
B2. Sidewalks
B3. Wood Deck

C1. Hockey Rink
C2. Basketball
C3. Sledding Hill

D1. Restrooms
D2. Warming House

E1. Landscape
E2. Utilities

Synopsis
Landscaping & Utilities

The area in front of the building has some landscape plants, lawn grass, and small trees. Much of the rest of the site is open lawn space and stands of large shade trees. Efforts should be made to continue with high level of landscape and forestry maintenance practices. Any new landscape material shall be native or adapted plant varieties to increase biodiversity and habitat. The existing utility infrastructure present on site is in need of upgrades. Electrical and water utilities should be upgraded to insure the usability of the park.

E1. Lawn and Trees

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WINTER SPORTS PARK
LANDSCAPE & UTILITIES

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

WINTER SPORTS PARK

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
WINTER SPORTS PARK	A1. Benches & Bleacher Seating - The existing benches are old with splintering and warped wood. No ADA seating options are provided.	A1. Replace benches with high-quality, low maintenance models with concrete pad and accessible route. Provide accessible route to existing bleacher and picnic seating.		$30,000	
	A2. Waste Receptacles - The existing waste receptacles are in fair condition but not consistent with other parks. No ADA access is provided.	A2. Replace receptacles with high-quality, low maintenance models with concrete pad and accessible route that match the City standard modles.		$10,000	
	A3. Lighting - The existing lights around the hockey rink are old and inefficient. The lights around the parking lot are in good condition. There are little to no lights on the sledding hills.	A3. Replace hockey rink lights with LED flood lights. Add lighting to sledding hill.		$300,000	
	B1. Parking Improvements - The existing parking area is adequate for the size of the park and its usage. Signs of cracking and chipping are present, the curbs are in good condition.	B1. Sealcoat and restripe immediately. Future mill top layer, add lift of bituminous paving, and restripe.	$140,000	$450,000	
	B2. Walkways - The paved sidewalks are in good condition.	B2. Replace sidewalks with new, wider width, concrete sidewalks. Provide accessible routes to all locations.		$30,000	
	B3. Wooden Deck & Rubber Mats - The wooden ramp and boardwalk around the building is showing signs of age. The wood is warping and the paint is peeling. The boardwalk is narrow and not adequate for the volume of visitors the site receives.	B3. Replace wooden deck and rolled rubber mats.		$150,000	
	C1. Hockey Rink - The rink surfacing is aging and drains poorly. The fencing shows signs of wear and tear, and the players benches are outdated.	C1. Replace rink surfacing with proper subgrade drainage. Replace rink fencing and players benches.		$350,000	
	C2. Basketball - The existing 3 basketball goals located along the parking lot perimeter are in fair condition. There is no court striping.	C2. Restripe courts and replace goals		$15,000	
	C3. Sledding Hills - The tow rope system is no longer in use and needs to be removed. The topography of the hill causes users to slide into a stand of trees and needs to be regraded to improve the usable area.	C3. Remove tow rope equipment and regrade hill as needed to allow for intended use.		$75,000	
	D1-D2. Restroom/Warming House - Please see the following pages for the architectural assessment for these structures.				
	E1. Landscape - The area in front of the building has some landscape plants, lawn grass, and small trees. Much of the rest of the site is open lawn space and stands of large shade trees.	E1. Continue with high level of landscape and forestry maintenance practices. Any new landscape material shall be native or adapted plant varieties to increase biodiversity and habitat.	$10,000	$25,000	$25,000
	E2. Utilities - Utilities need upgrading.	E2. Upgrade electrical and water service utilities.	$80,000		
	Total Cost of Physical Improvements within Time Periods:		**$230,000**	**$1,435,000**	**$25,000**
	Total Cost of Physical Improvements for Program:				**$1,690,000**

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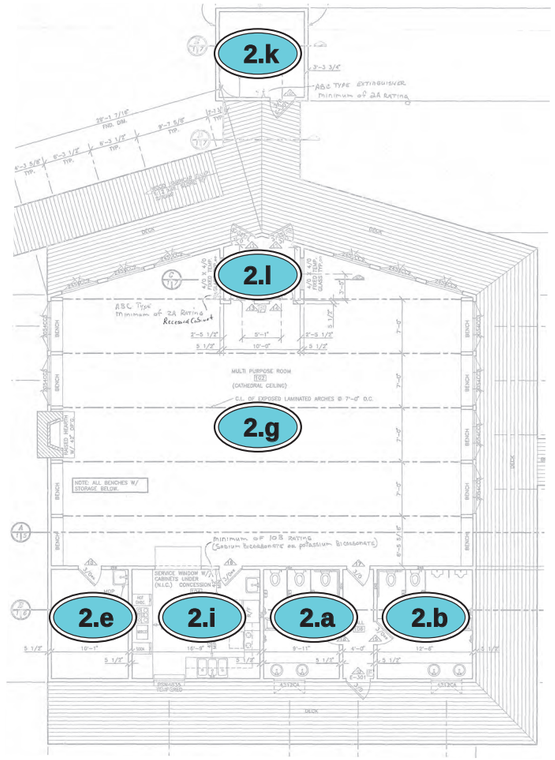
WINTER SPORTS PARK
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Lodge Building



NORTH
Scale: NTS

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Multi-purpose Room/ Meeting Room
   i. Kitchen/ Break Room
   j. Locker Room
   k. Rentals
   l. Other

Synopsis - Building Assessment

The Lodge building and Tower were build in 1992 and are located at very popular Winter Sports Park. The building shows signs of wear and several major components are due for replacement: roof, windows, outdoor decking, exterior lighting. The interior improvements at Lodge shall include updating finishes at airlock, updating main floor restrooms to provide fully compliant ADA accommodations, providing accessible counter at concession service window and updating lighting to LED type. The Tower flooring shall be replaced and compact heating unit provided. The Lodge lower level shall have light fixtures updated to LED and the vertical grab bars shall be added in toilet rooms for full ADA compliance.

1. Replace exisitng windows at Tower.

2. Replace existing windows. Repair and refinish wd. siding / trim.Replace exterior light fixtures.

3. Replace exisiting concession window and shutter.

4. Repair exisitng wood siding and provide missing trim.

5. Replace airlock doors, wall finish within area and flooring in-kind.

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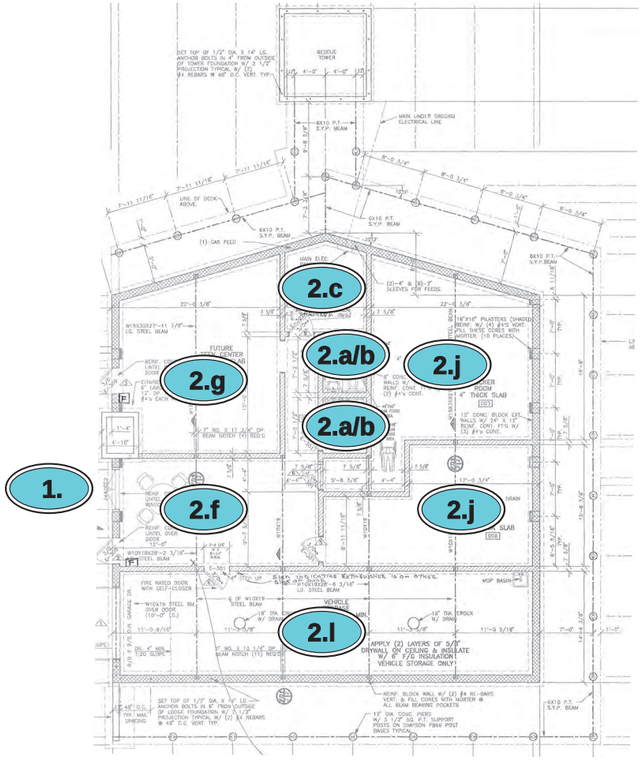
WINTER SPORTS PARK
LODGE BUILDING

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Lodge Building (lower floor)



NORTH
Scale: NTS

1. Repair EIFS wall finish.

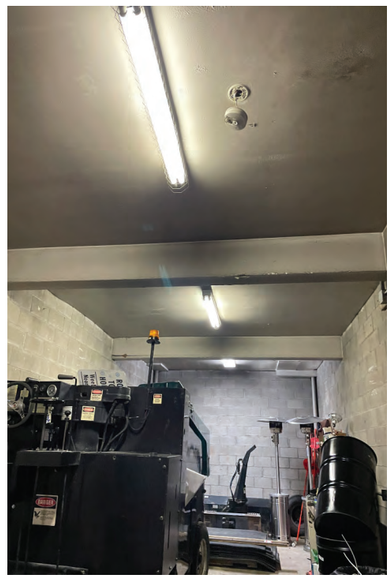
2. Repair EIFS wall finish. Replace garage door trim and seals.

BUILDING ASSESSMENT LEGEND:

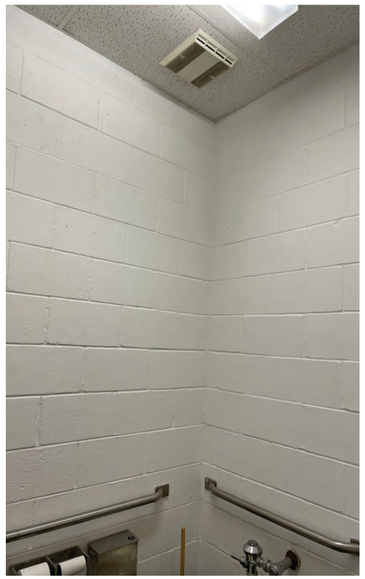
1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Multi-purpose Room/ Meeting Room
   i. Kitchen/ Break Room
   j. Locker Room
   k. Rentals
   l. Other

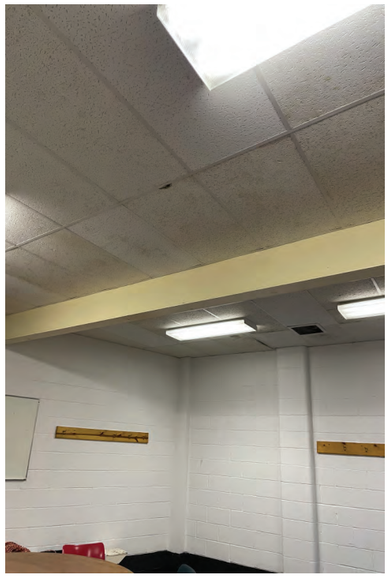
3. Replace exterior light fixtures to LED type.



4. Replace light fixtures to LED type.



5. Add vertical grab bar for ADA compliance. Replace light fixture to LED type.



6. Replace light fixtures to LED type.

7. Replace light fixtures to LED type.

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WINTER SPORTS PARK

LODGE BUILDING (LOWER FLOOR)

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Lodge Building and Tower

1. Replace deteriorated flooring at all levels of Tower. Replace wall mounted heating unit.

2. Replace windows.

3. Replace roof, include new trim gutters and downspouts.

4.Refinish interior of airlock. Replace door, frames and hardware.

5. Replace concession service counter-top to provide ADA compatible access.

6. Replace light fixtures with LED type.

7. Replace existing with solid surfacing counter with integral bowls, faucets. Update toilet room accessories. Replace light fixtures with LED type.

8. Reconfigure plumbing/ toilet compartments to provide ADA compliant stall.

9. Reconfigure plumbing/ toilet compartments to provide ADA compliant stall.

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   - a. Roof
   - b. Walls
   - c. Doors/ Windows

2. Building Interior:
   - a. Woman's Restroom/ Toilet Room
   - b. Men's Restroom/Toilet Room
   - c. Mechanical/Electrical Room
   - d. Janitorial Room
   - e. Storage Room
   - f. Common Area
   - g. Multi-purpose Room/ Meeting Room
   - i. Kitchen/ Break Room
   - j. Locker Room
   - k. Rentals
   - l. Other

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Landscape Architects and Architects
Civil Engineering Interiors

WINTER SPORTS PARK
LODGE BUILDING AND TOWER

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

WINTER SPORTS PARK (Lodge Building and Tower)

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
LODGE BUILDING AND TOWER - EXTERIOR & INTERIOR	1. Tower - exisitng windows are in bad condition.	1. Replace windows with new units.		4,000.00	
	2. Tower - exisiting carpet / plywood sub-floor is deteriorated.	2. Replace deteriorated sub-floor and install new rubberized flooring at both levels.		5,000.00	
	3. Tower - exisitng lighting uses fluorescent lamps.	3. Replace old fixtures with new LED type.		400.00	
	4. Tower - exisitng wall mounted heating unit is not preforming.	4. Replace old fixtures with new LED type.		2,000.00	
	5. Lodge and Tower - exisitng asphalt shingles roof is out of warranty.	5. Recommended replacement with new metal roofing including metal clad fascias, gutters, downspout and ice guards.		98,000.00	
	6.Lodge - exisitng windows are worned-out and not performing. Lack of sun controlling shades at east facing exposure.	6. Replace windows with new operable energy efficient units. Sun control system (motorized blinds at upper sections).		58,000.00	
	7. Lodge - exisitng exterior concession window and shutter is in bad condition.	7. Replace exterior concession window, shutter and replace countertop with stainless steel clad unit.		9,000.00	
	8. Lodge - exisitng wood siding is missing sections and is deteriorated in several places. At lower floor exterior EIFS finish is damadged in couple places. Garage door trim and seals are damadged.	8. Repair wood siding and refinish to complement exisitng finish. Repair EIFS wall finish. Replace garage door trim and seals. Periodical repairs and refinish to exterior wood siding and trim.	6,800.00		7,500.00
	9. Lodge - exisitng exterior light fixtures are dated.	9. Replace exterior light fixtures with LED type.		4,000.00	
	10. Lodge - exisitng interior of airlock is worn-out and is detriorated at lower sections. Doors / frames & hardaware are old, not ADA compliant.	10. Renovate Airlock: replace all doors/ frames, hardware. Replace damadged wall finish. Replace flooring in-kind. Provide ADA operatiors at doors.		40,000.00	
	11. Lodge - exisitng concession needs update to cabinets, counters and appliances. Service counter is not ADA compliant.	11. Replace concession cabinets/ counter with configuration allowing ADA compliance. New appliances to be Energy Star.		60,000.00	
	12. Lodge - exisitng Men and Women restroom have worn-out lavatory counters and dated accessories. There are no ADA complaiant stalls (only ambulatory type).	12. Replace counter with solid surfacing with integral bowls type. Replace faucets. Replace all toilet room accessories. Reconfigure plumbing and new partitions to accommodate ADA stall, typ. at Men and Women.		70,000.00	
	13. Lodge - exisitng interior light fixtures (except metal halide at Great Room) are fluorescent type (T8 or T12).	13. Replace interior fixtures with LED type.		6,000.00	
	14. Lodge - exisitng toilet rooms don't have fully compliant ADA accessibility. The Laodge lacks toilet facility that has Family style set-up for assisted use.	14. Provide new Family style toilet room adjacent to Men's restroom (sharing plumbing connections). Provide all new plumbing fictures, accessories, solid surfacing counter with integral bowl. Baby changing station.		30,000.00	
	15. Lodge - exisitng (3) funaces will be out of warranty within next 6-10 yrs. And in need of replacement.	15. Replace (3) furnaces with energy efficient units . Include installation of A/C to handle Main floor areas.		35,000.00	
	Total Cost of Physical Improvements within Time Periods:		**$ 6,800.00**	**421,400.00**	**7,500.00**
	Total Cost of Physical Improvements for Program:				**435,700.00**

MCSA GROUP, Inc.
Landscape Architects and Architects

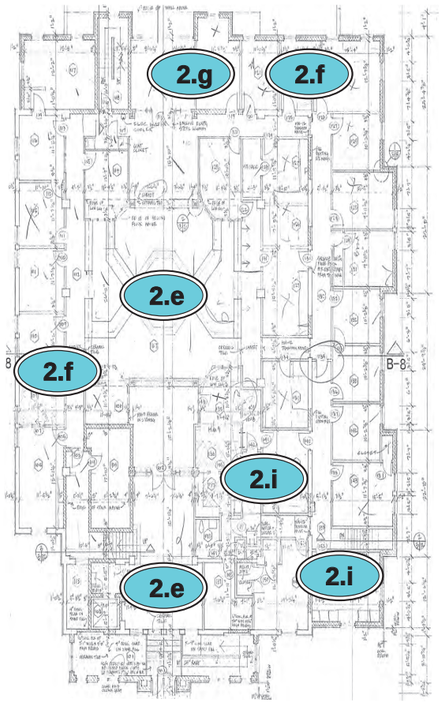
WINTER SPORTS PARK

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - City Hall (main floor)



NORTH
Scale: NTS

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

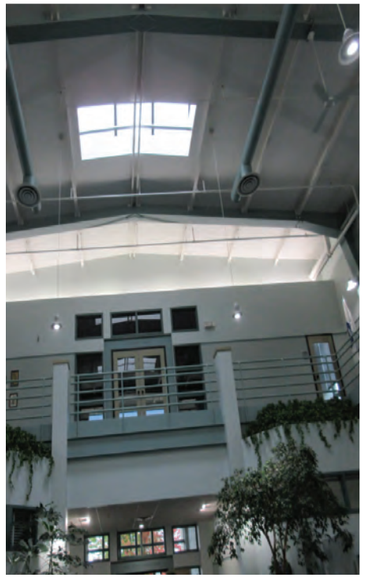
2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. StorageRoom
   e. Common Area
   f. Offices
   g. Multi-purpose Room/Conference Room
   h. Kitchen/ Break Room
   i. Police Dept. Area
   j. Others

Synopsis - Building Assessment

City Hall Building is situated at 101 E Lake Street. Originally build in 1925 as Power Plant. It was remodeled in 1989 to current layout.The building's all levels are Barrier Free accessible by elevator. The building main floor contains mostly offices of city administration and support staff, and the Police Department's dispatch, squad room and toilet. The communinty meeting chamber, multi-purpose room, and meeting room and public restrooms are all located at 2nd floor. The public restroom have an ambulatory stall at Men's and Women's, no space for fully ADA compliant accommodation without reducing number of plumbing fixtures. Lower level contains various Police Dept. functions: processing, armory, evidence, training, lockers shooting range and adjoins police garage. Remaining lover level space has utility functions, kitchenette with break room, toilets, storage. Building has EPDM roof (under current warranty) and recently installed solar panels. Persistent problem with leaks occuring at the window heads/ wall flashing which lead to severe damadge at the interior and to the wood framed windows. Light fixtures are switched to LED type with only few rooms (Armory, Evidence) having T12 lamps.

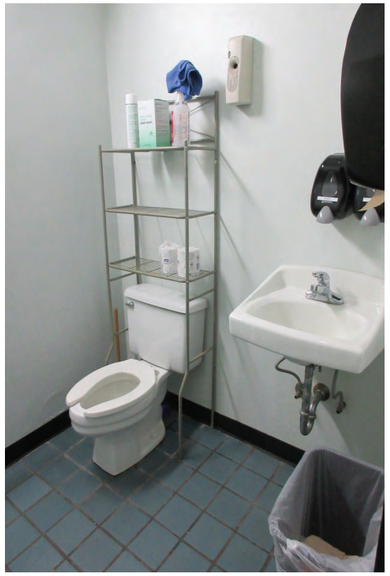
1. Exisitng lights are LED type.

2. Exisitng lights are LED type.



3. Exisitng lights are LED type.

4. Exisitng lights are LED type.



5. Police Dept. (main floor) - toilet flooring shall be cleaned, grout repointed and resealed.

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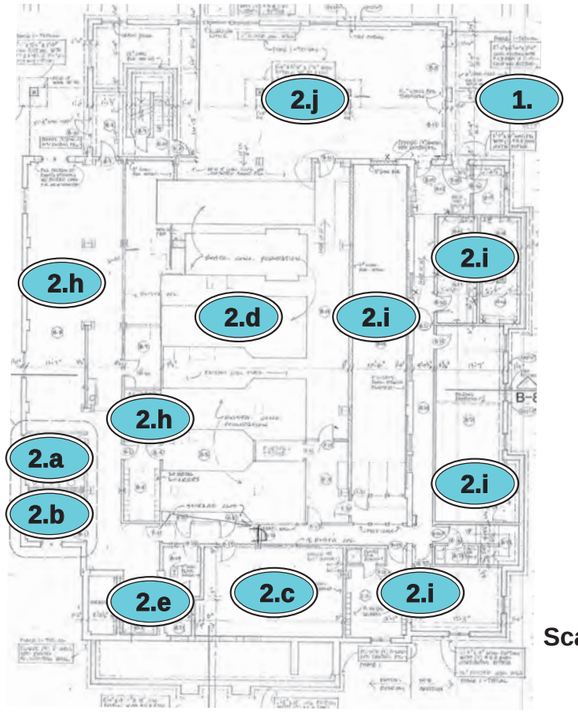
CITY HALL

CITY HALL BUILDING (MAIN FLOOR)

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - City Hall (lower level floor)



NORTH
Scale: NTS

1. Elevator provide access to all 3 floors of City Hall. Replace old smoke detector.

BUILDING ASSESSMENT LEGEND:

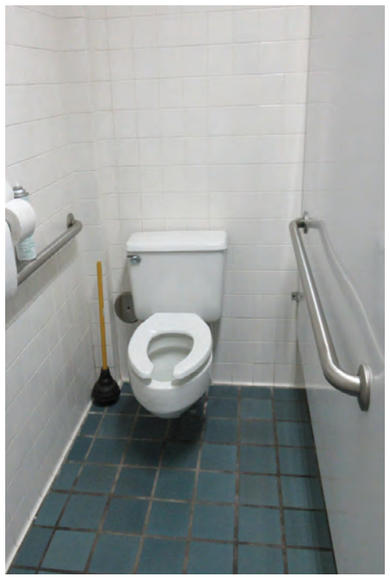
1. Building Exterior:
   - a. Roof
   - b. Walls
   - c. Doors/ Windows

2. Building Interior:
   - a. Woman's Restroom/ Toilet Room
   - b. Men's Restroom/Toilet Room
   - c. Mechanical/Electrical Room
   - d. Storage Room
   - e. Common Area
   - f. Offices
   - g. Multi-purpose Room/ Meeting Room
   - h. Kitchen/ Break Room
   - i. Police Dept. Area
   - j. Other

2. Update emergency lights, typ. in entire building.2

3. Replace damaged hollow metal door/ frame at Police area exit door. Add new hardware.

4.Repair damaged concrete sill, typ. at garage doors.



5. Clean, re-point and reseal grout, typ. at all lower level restrooms.

6.Worn out counter. Replace with solid surfacing material with integral bowl and new faucet.

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Landscape Architects and Architects

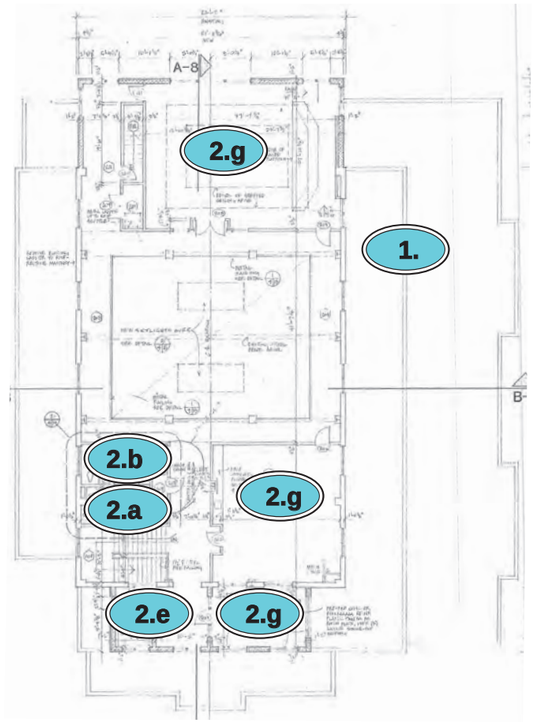
CITY HALL

CITY HALL BUILDING (LOWER LEVEL)

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - City Hall (2nd floor)



NORTH
Scale: NTS

1. Solar panels installed in 2021. Roof is under current warranty.

2. Wood framed windows are deteriorating.

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Storage Room
   e. Common Area
   f. Offices
   g. Multi-purpose Room/ Meeting Room
   h. Kitchen/ Break Room
   i. Police Dept. Area
   j. Other

3. Damages to interior finishes due to persistent rain/moisture penetration above windows head areas.

4. Damages to interior drywall and vinyl wall covering.

5.Damages to interior finishes and windows due to rain/ moisture penetrations.

6. Clean, re-point and reseal grout, typ. at all public restrooms.

7.Worn out counter. Replace with solid surfacing material with integral bowl(s) and new faucet(s).

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Landscape Architects and Architects

CITY HALL

CITY HALL BUILDING (2ND FLOOR)

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

CITY HALL BUILDING

CITY HALL BUILDING - EXTERIOR & INTERIOR

Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
		Immediate Attention	Year 1-5	Year 6-10
1. Lower level: existing smoke detector at elevator is dated. Few remaining fixtures at Armory, Evidence have T12 lamps. Entire building emergency lights are dated.	1. Replace: smoke detector at elevator, replace Armory, Evidence rooms fixtures with LED type. Replace all emergency lights with LED type.		2,000.00	
2. Existing concrete sills at Police garage doors are deteriorated.	2. Repair concrete, apply sealer.		1,000.00	
3. Existing exterior door/ frame at lower level Police Dept. exit are very deteriorated.	3. Replace hollow metal door / frame. Provide new hardware.	6,000.00		
4. Lower level: Men & Women restrooms have dated plumbing fixtures, counters. Grout at floor tiles is in bad condition.	4. Replace plumbing fixtures, install new solid surfacing material counter with integral bowl, provide new faucet. Clean, repoint and seal grout. All work typ. at each restroom.		6,000.00	
5.Exisitng windows are in bad condition. Unknown condition of flashing at the window's head.	5. Replace windows with energy efficient units. Replace head flashing per destructive demolition survey results.		92,000.00	
6. Interior finishes at windows openings are damaged in most locations.	6. Replace damaged drywall and install new wall covering complementary with remaining wall finishes.		20,000.00	
7. Main floor - Police Dept.: toilet room floor grout is in bad condition. Ceiling drywal needs repairs.	7. Clean, repoint and reseal grout at floor tiles. Repair and re-paing drywall at ceiling.		2,000.00	
8. 2nd floor: Men & Women restrooms have dated counters/ lavatories. Grout at floor tiles is in bad condition.	8. Replace counter(s) with solid surfacing material with integral bowl, include new faucet. Clean, repoint and seal grout.		6,000.00	
9. Exisitng metal toilet partitions at lower level and 2nd floor restrooms are currently in servicable condition.	9. Recommended to replace toilet partitions with solid phenolic type.			6,800.00
10. None of the exisitng public restrooms have ADA compliant accommodations.	10. Recommended to reconfigure 2nd floor restrooms to provide ADA compliant stall. If space constrain procludes the 2nd floor renovation it is proposed to capture room at main floor directly below and convert it to ADA single occupancy toilet.		20,000.00	
11. Exisitng carpet is worned out and needs repalcement.	11. Replace currently carpeted areas with carpet tiles.		86,000.00	
12. Exisitng boiler (serving heated sidewalks system) is currently in servicable condition and will be out of warranty in next 6-10 yrs.	12. Replace boiler unit.			15,000.00
Total Cost of Physical Improvements within Time Periods:		**$ 6,000.00**	**235,000.00**	**21,800.00**
Total Cost of Physical Improvements for Program:				**262,800.00**

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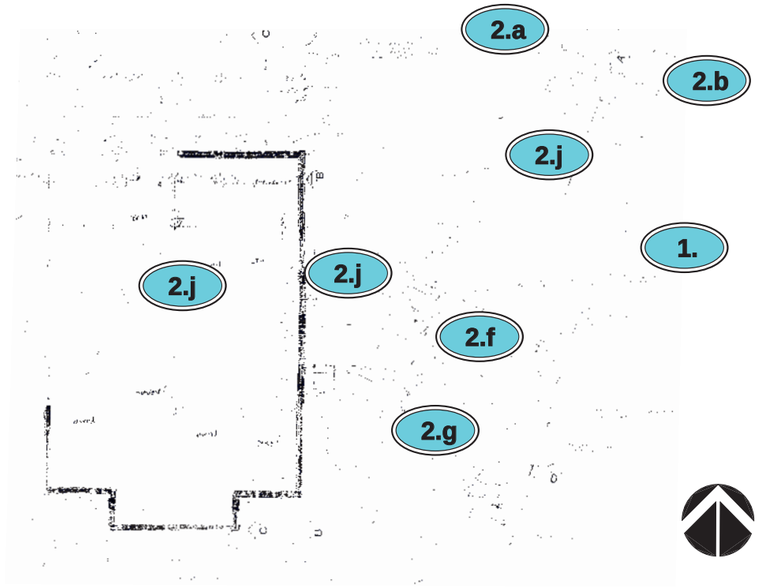
CITY HALL

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Fire Station (45-1)



NORTH
Scale: NTS

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Offices
   h. Multi-purpose Room/Conference Room
   i. Kitchen/ Break Room
   j. Others

Synopsis - Building Assessment

Fire Station (45-1) building is located at 100 West Lake Street and the original structure (east wing) was build in 1935. The west wing was added later as part of subsequent renovation and conected to the original (east wing) building. The public restrooms were added to the north side of original building.The fire station aparatus and hose tower is contained within west wing with the office, fireman's dayroom, training room, kitchen, toilets/ showers and weight room located at the 2nd floor of east wing. The basement level under original building is unoccupied. The public access Men and Women restrooms are of minimal size providing ambulatory stall in each. There is no possibility to provide ADA compliant access unless these will be changed to a Family style occupancy. The restrooms are in need of total renovation including exterior doors/ frames and hardware replacement.The roof is under current 20 yrs warranty(installed 2014).The windows are due for replacement. The lighting was changed over to LED type.in 2019 (except Park's garage). Some concrete columns in basement of original building show deterioration.

1. Replace joint. Clean and recoat exterior walls. Clean concrete base perimeter and apply sealer coat, typ.

2. Clean peeling paint finish and recoat exterior walls.

3. Replace patches at concrete. Clean stained masonry.

4. Replace missing door trim / seals, typical at all glazed garage doors.

5. Clean exterior concrete base at perimeter. Replace slab section at entry to provide ADA access.

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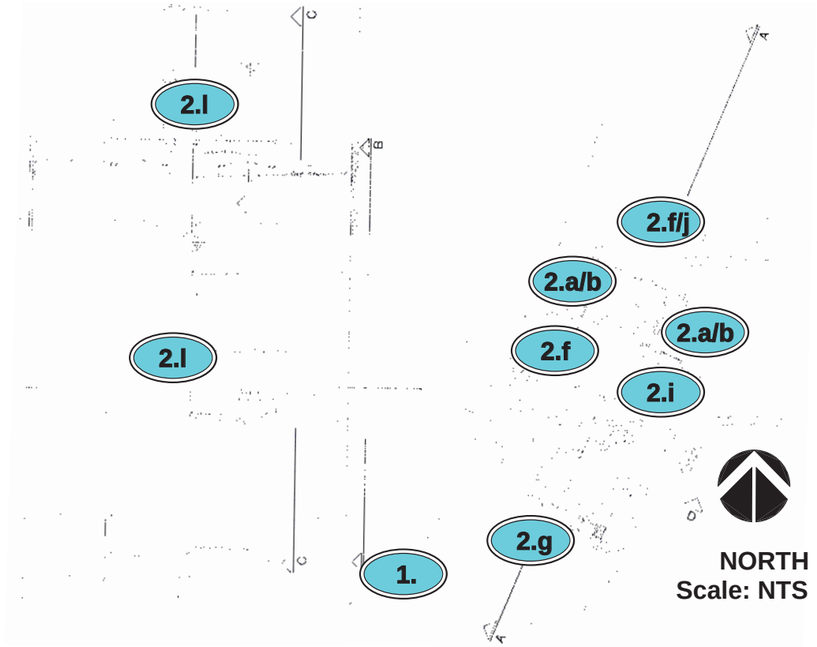
FIRE STATION 45-1

FIRE STATION / RESTROOMS BUILDING

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Fire Station (45-1) - 2nd floor



1. Replace kichen cabinets and countertop. Replace sink and faucet.

BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   - a. Roof
   - b. Walls
   - c. Doors/ Windows

2. Building Interior:
   - a. Woman's Restroom/ Toilet Room
   - b. Men's Restroom/Toilet Room
   - c. Mechanical/Electrical Room
   - d. Janitorial Room
   - e. Storage Room
   - f. Common Area
   - g. Multi-purpose Room/ Meeting Room
   - i. Kitchen/ Break Room
   - j. Locker Room
   - k. Rentals
   - l. Other

2. Replace kitchen cabinets and countertop.

3. Replace countertop, include integral bowl and new faucet.

4. Clean and repoint grout.

5. Clean and repoint grout.

6. Replace countertop, include integral bowl and faucet.

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FIRE STATION (45-1)

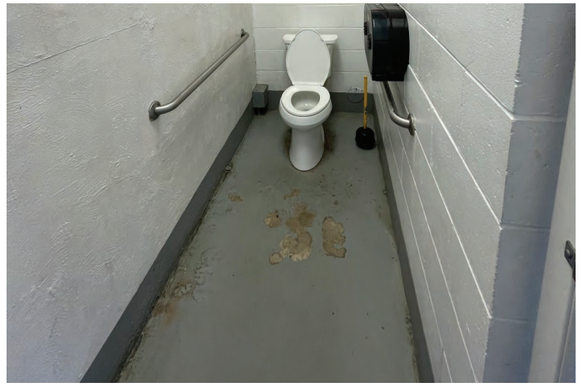
FIRE STATION (2ND FLOOR)

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Fire Station (45-1) - public restroom

1. Clean brick. Replace exisitng doors/ frames including hardware and toilet rooms signage.



2. Resurface floor with epoxy seamless flooring with integral cove base. Paint all walls, typ.

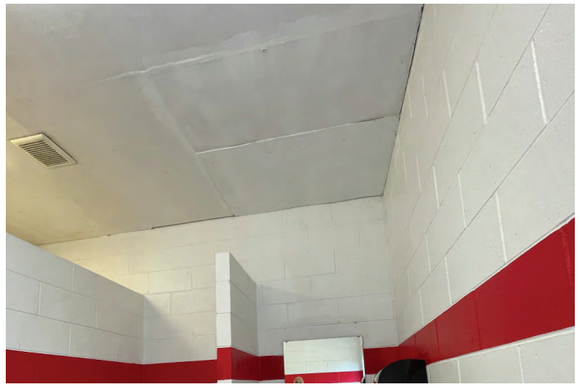
3. Repair drywall ceiling, paint. Seal perimeter transition joint wall/ceiling.

BUILDING ASSESSMENT LEGEND:

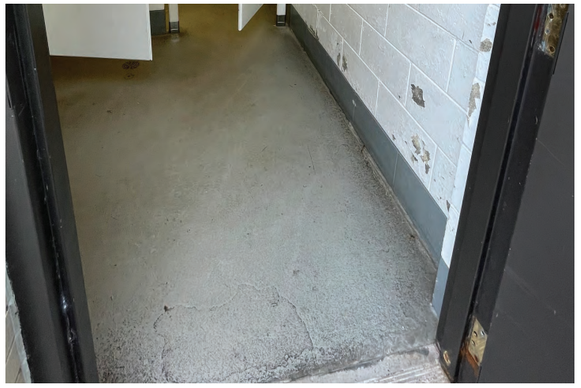
1. Building Exterior:
   - a. Roof
   - b. Walls
   - c. Doors/ Windows

2. Building Interior:
   - a. Woman's Restroom/ Toilet Room
   - b. Men's Restroom/Toilet Room
   - c. Mechanical/Electrical Room
   - d. Janitorial Room
   - e. Storage Room
   - f. Common Area
   - g. Multi-purpose Room/ Meeting Room
   - i. Kitchen/ Break Room
   - j. Locker Room
   - k. Rentals
   - l. Other

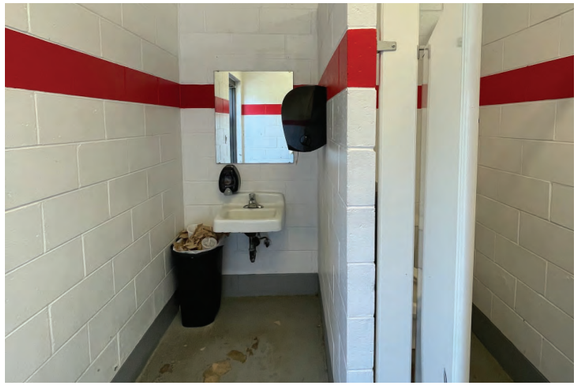
4.Resurface floor with epoxy seamless flooring with integral cove base. Paint walls, typ.



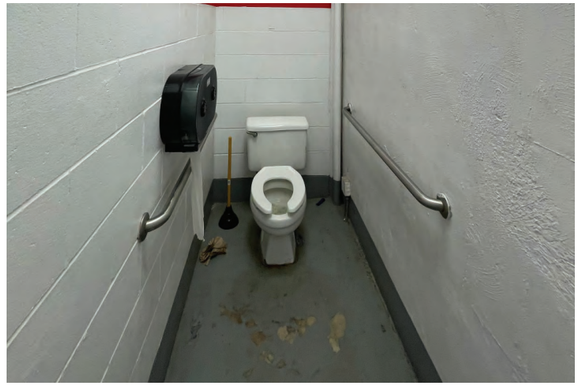
5. Repair or replace drywall ceiling, paint. Seal perimeter transitional joint wall/ ceiling.



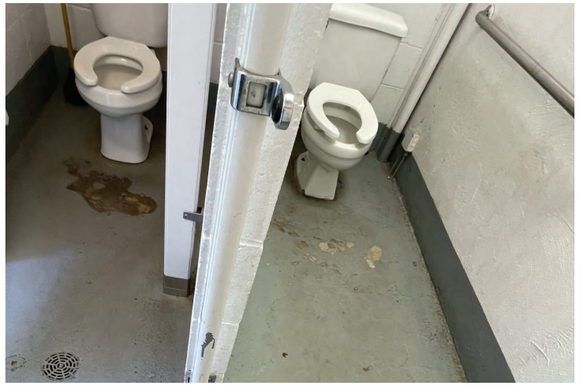
6. Replace doors/ frames, hardware, typ. at both toilet rooms.



7. Replace toilet partition with solid phenolic type. Replace toilet room accessories, typ. at each toilet room.



8. Resurface floor with epoxy seamless flooring with integral cove base.



9. Resurface floor with epoxy seamless flooring with integral cove base. Replace toilet partitions with solid phenolic type.

10. Basement (1935): deteriorated concrete pilaster.

11. Basement (1935): deteriorated concrete pilaster.

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Landscape Architects and Architects
Grand Rapids - Petoskey

FIRE STATION (45-1)

PUBLIC RESTROOMS

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

FIRE STATION (45-1) / PUBLIC RESTROOMS

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
FIRE STATION (45-1)/ PUBLIC RESTROOMS- EXTERIOR & INTERIOR	1. Building concrete perimeter base has old patches/ repairs and needs stains removed. Two major vertical joints repair look bad. Other vertical joints shall be checked for voids.	1. Repair concrete base, remove stains, clean and apply sealer coat. Replace filler/ sealant materials at major vertical joints selants. Re-seal other joints.	10,000.00		
	2. Exterior walls peeling paint (east wing) and stains on the brick.	2. Refinish painted walls . Clean stains of brick walls.		20,000.00	
	3. Trim and seals at glass garage doors is missing / damagded.	3. Replace missing trim and seals.	4,000.00		
	4. Exisitng windows are in bad condition.	4.Replace exisitng windows with enery efficent units.		80,000.00	
	5. Exisitng concrete slab at main entrance (east wing street side) doesn't comply with ADA.	5. Replace concrete slab to allow for ADA entry to the building.	2,000.00		
	6. Public Restrooms: exisitng h.m. frames are rusted. The doors were replaced.	6. Replace exterior frames/ doors and hardware.		6,000.00	
	7. Public Restrooms interior needs remodeling: painted concrete floors are in bad condition, drywall ceilings show repairs patches, walls need re-painting. There are only ambulatory stalls available. Toilet partitions will need replacement soon. Some of light fixtures have T12 lamps.	7. Remodel restrooms: replace drywall ceiling/paint, paint walls, install epoxy seamless flooring with integral cove base, install solid phenolic partitions, install new toilet room accessories.Provide new LED lights. Consider new plumbing fixtures. Convert restroom to two ADA compliant Family style toilet rooms that include a urinal in each.		72,000.00	
	8.Fireman accomodations (2nd fl east wing): exisitng kitchen countertop, cabinets, sink / faucet and flooring are worn out and damadged.	8. Replace kitchen cabinets, provide new solid surfacing countertop. Replace sink and faucet. Provide Energy Star efficient appliances. Provide new flooring.		30,000.00	
	9. Fireman accommodations: countertops and lavatories are worn out.	9. Replace contertop with solid surfacing material with integral bowl, replace faucet, typ. at 2 locations.		4,800.00	
	10. Fireman accommodations: shower stalls floor and wall tiles are showing signs of wear.	10. Deep clean, repoint grout, seal.		3,000.00	
	11. Current HVAC Roof top Unit is from 2004 and in servicable condition, but will be out of warranty within next 6-10yrs.	11. Replace exsitng 11 Ton Btu unit with new.			20,000.00
	12. Basement (original 1935 section): few concrete pilars have eroded.	12. Recommended City consults with the structural engineer for structural integrity evaluation that includes more detailed testing and establishing comprehensive repairs scope of work.	15,000.00		
	Total Cost of Physical Improvements within Time Periods:		**$ 31,000.00**	**215,800.00**	**20,000.00**
	Total Cost of Physical Improvements for Program:				**266,800.00**

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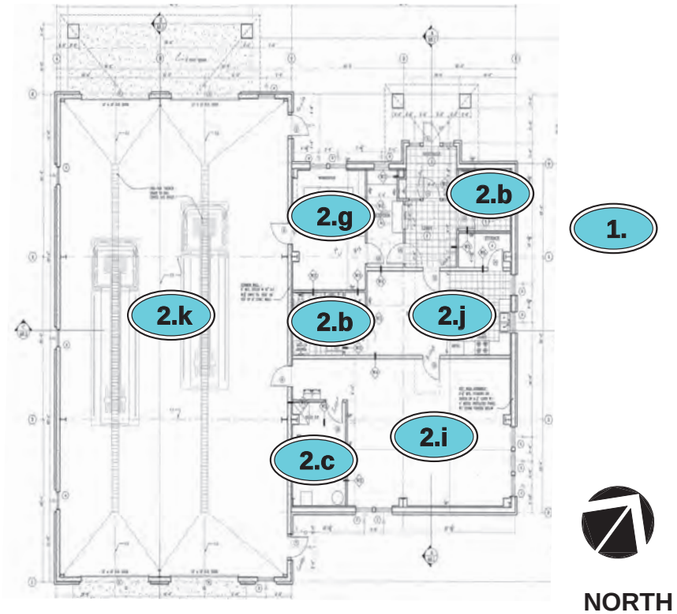
FIRE STATION (45-1)/ PUBLIC RESTROOMS
EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

Capital Needs Assessment
City of Petoskey - Public Safety / Fire Station - West Building



NORTH
Scale: NTS

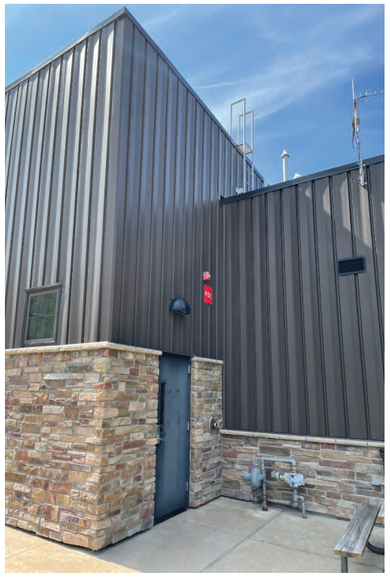
BUILDING ASSESSMENT LEGEND:

1. Building Exterior:
   a. Roof
   b. Walls
   c. Doors/ Windows

2. Building Interior:
   a. Woman's Restroom/ Toilet Room
   b. Men's Restroom/Toilet Room
   c. Mechanical/Electrical Room
   d. Janitorial Room
   e. Storage Room
   f. Common Area
   g. Offices
   h. Multi-purpose Room/Conference Room
   i. Kitchen/ Break Room
   j. Others

Synopsis - Building Assessment

Public Safety / Fire Station - West building was build in 2012 and is located at 3625 US 31 South. The building is 5,740 S.F. The building contains Aparatus Garage, Office, Reception, Lobby, Day room with Kitchen, Weight room, BF Toilet rooms and Mechanical/ Electrical Room. The Sleeping room (for fireman) was build in May of 2020 within Weight room. The mechanical equipment, boilers are alloriginal and in good working condition. The air-mover at the ceiling area in Aparatus garage is currently disconnected due to freezing in winter season. The change over to LED lighting is completed. Exisitng EPDM roofing is in good condition. The snow drift build-up at roof transition area are reported, but no roof leaks occur to date. Rutine maintenance checks are performed. Recommended to address air infiltration arounf garage doors during high winds.



1. Exisiting building exterior envelope is in good condition.Snow drifts build-up at roof transition reported.

2. Existing mechancial/ electrical systems equipment is in good condition.

3. Exisiting interior rooms are in good condition.

4. Exisitng interior lighting is LED type.

5. In aparatus garage reported excessive air infiltration during high winds at garage doors jambs.

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PUBLIC SAFETY/ FIRE STATION - WEST
BUILDING

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

PUBLIC SAFETY / FIRE STATION - WEST

PUBLIC SAFETY/FIRE STATION- WEST BLDG. - EXTERIOR & INTERIOR

	Existing Conditions Assessment	Proposed Improvements	Estimated Cost of Improvements		
			Immediate Attention	Year 1-5	Year 6-10
	1. Exisitng EPDM roofing is currently in good condition and under warranty. Providing the system warranty is 20 yrs there is no projected replacement needed within the CNA scope of work estimate.	1. Providing the original roof installation has 20yrs warranty the potential replacement cost is beyond this CNA longest period.			
	2. Air infiltration around garage doors perimeter occurs during the high winds (exposure to prevailing winds).	2. Recommended installation of protective seals / gaskets to lessen air infiltration.		2,000.00	
	3. Existing (4) garage door openners are currently in servicable conditions, but will be due for replacement within next 6-10 yrs.	3. Replace (4) garage doors openners.			10,000.00
	4. Existing boiler unit and other mechanical equipment are currently in servicable condition, but will be out of warranty within next 6-10 yrs.	4. Replace mechanical , boiler and the like equipment.			60,000.00
	5. Existing high ceiling exhaust louver / air mover is malfunctioning and freezes in the winter. Possible replacement or amendment to installation shall be made.	5. Replace / reconfigure exhust functionality at high bay area.		10,000.00	
	Total Cost of Physical Improvements within Time Periods:		**$ -**	**12,000.00**	**70,000.00**
	Total Cost of Physical Improvements for Program:				**82,000.00**

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PUBLLIC SAFETY/FIRE STATION - WEST

EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ASSESSMENT

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN

TOTAL COST SUMMARY

COST SUMMARY

PARK / STRUCTURE NAME	Estimated Cost of Improvements		
	Immediate Attention	Year 1-5	Year 6-10
Arlington Park	$15,000	$71,375	$46,000
Bates Park	$110,000	$1,085,000	$215,000
Bates Park - Restroom/Concession/Scorer's Building		$100,600	$6,000
Bayfront Park	$215,150	$824,180	$740,000
Bayfront Park -Restroom Building (Arboretum)	$3,800	$87,000	$6,000
Bayfront Park -Resource Center/Concession/Restroom Building &	$4,500	$165,000	$10,000
Bayfront Park -Ed. White Field Press-Box Building	$2,900	$7,400	
Bayfront West Park	$108,340	$385,680	$155,000
Bear River Recreation Area	$218,667	$698,667	$398,666
Bear River Recreation Area - Restroom Building	$3,500	$7,700	$40,000
Curtis Park	$30,000	$25,000	$275,000
Downtown Greenway Corridor	$25,500	$127,500	$127,500
Festival Area Park	$67,625	$394,900	$55,000
Little Traverse Wheelway	$1,075,000	$970,000	$970,000
Lockwood Park	$50,000	$406,000	$25,000
Memorial Park	$35,000	$27,500	$27,500
Mineral Well Park	$13,000	$91,500	$41,000
Mineral Well Park - Historic Pavillion	$1,000	$91,400	$1,000
Pennsylvania Park	$189,500	$212,500	$112,500
Quarry Park	$6,000	$43,000	$65,000
River Road Sports Complex	$105,000	$715,000	$185,000
Riverbend Park	$41,000	$296,200	$269,100
Riverbend Park - Restroom / Shelter Building		$16,900	$50,000
Skyline Park	$10,000	$50,000	$50,000
Solanus Park	$30,000	$500,600	$155,000
Sunset Park	$66,740	$354,240	$766,000
Veterans Park	$70,000	$41,000	$41,000
Washington Park	$355,000	$230,000	$60,000
Winter Sports Park	$230,000	$1,435,000	$25,000

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TOTAL COST SUMMARY
Estimated Costs of Improvements for All Parks and Buildings

2021 CAPITAL NEEDS ASSESSMENT
CITY OF PETOSKEY, MICHIGAN

TOTAL COST SUMMARY

	PARK / STRUCTURE NAME	Estimated Cost of Improvements		
		Immediate Attention	Year 1-5	Year 6-10
	Winter Sports Park - Lodge Building & Tower	$6,800	$421,400	$7,500
	City Hall	$6,000	$235,000	$21,800
	Fire Station (45-1)	$31,000	$215,800	$20,000
	Fire Station (West)		$12,000	$70,000
	Total Cost of Physical Improvements within Time Periods:	**$3,126,022**	**$10,345,042**	**$5,036,566**
	Total Cost of Physical Improvements for Program:			**$18,507,630**

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TOTAL COST SUMMARY

Estimated Costs of Improvements for All Parks and Buildings

2021 CAPITAL NEEDS ASSESSMENT

CITY OF PETOSKEY, MICHIGAN