



CITY OF NOVI CITY COUNCIL
JULY 31, 2023

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

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

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

BACKGROUND INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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