



**City of Ypsilanti
Park Restroom Evaluation Study**

OHM # 0094-18-0110
October 10, 2018

Purpose

The purpose of this report is to evaluate the existing conditions at several park facilities, provide recommendations to make operational again, and provide an opinion of probable cost of the work required to correct the condition for the City’s use in future planning efforts.

At the invitation of the City, representatives from OHM Advisors visited the City Park’s restroom facilities, on various dates in August and September 2018, to observe the existing conditions; no architectural or structural drawings were available for these structures.

The following report includes the observations of the existing conditions, recommendations for improvements, and an estimate for these improvements. An estimate for each facility is provided, and the overall cost for all facilities is included at the end. Photos and video were taken at each site, however, for the purposes of this study, only a few photos at each location are included. An overall aerial map is provided below, with a blow up of each park included in the individual report of each restroom inspected. Upon request, the photos and videos documenting the conditions at the time of inspection are available.

Opinion of Probable Costs

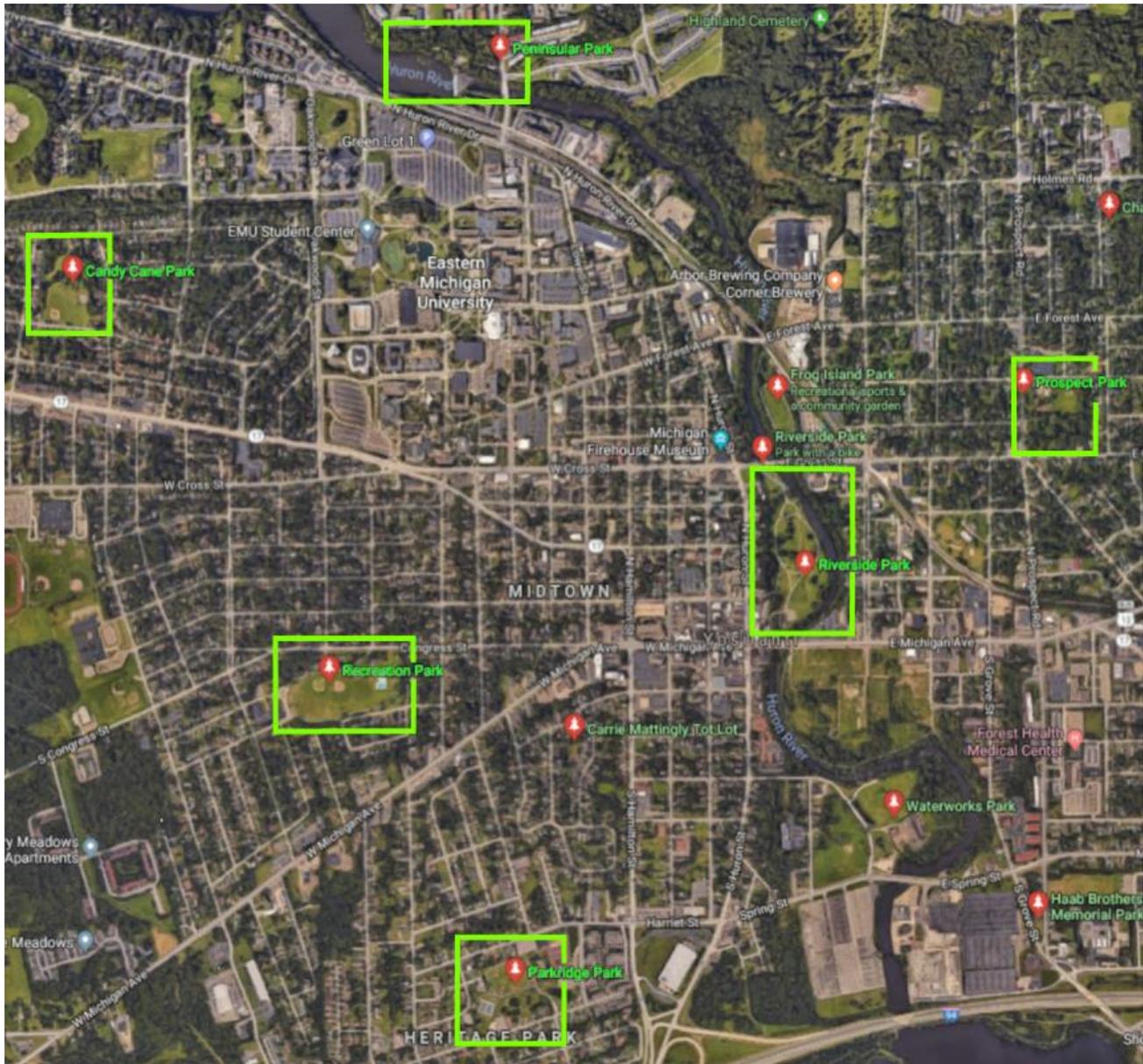
The opinion of probable costs represent reasonable expectations of the cost of the work based upon OHM Advisors’ experience as a design professional involved with similar work. The cost does not reflect detailed quantity take-offs or actual bids from suppliers or contractors. The line item approach is used to more accurately determine the total cost. Each option also includes a contingency for unanticipated conditions and new information that may surface between now and the actual bidding.

City of Ypsilanti - Park Restroom Evaluation Study - Total Estimated Probable Construction Cost

SITE	TOTAL ESTIMATE
Prospect Park	\$86,400.00
Candy Cane Park	\$116,500.00
Parkridge Park	\$114,800.00
Riverside Park	\$111,000.00
Peninsular Park	\$83,300.00
Recreation Park	\$133,900.00
Total	\$645,900.00



Map of Parks Inspected by OHM Advisors



Parks Inspected by OHM Advisors

- Prospect Park – Inspected on August 9, 2018
- Candy Cane Park – Inspected on September 25, 2018
- Parkridge Park – Inspected on September 25, 2018
- Riverside Park – Inspected on September 26, 2018
- Peninsular Park – Inspected on September 27, 2018
- Recreation Park – Inspected on September 27, 2018

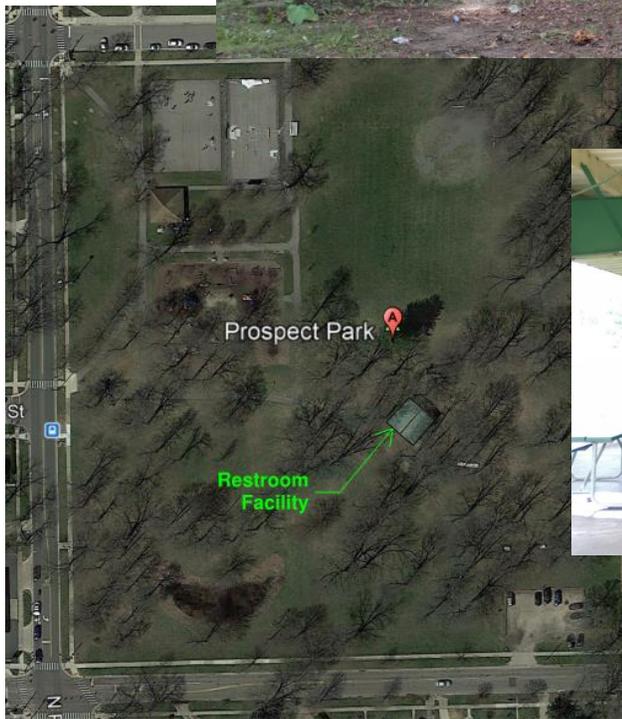


City of Ypsilanti Prospect Park Restroom Evaluation

August 31, 2018

Background

The Prospect Park restroom building is constructed of single-wythe masonry walls, concrete floor slab, and metal roof. The roof extends from the building to cover a concrete slab on grade picnic area adjacent to the building. The building itself consists of two single occupant toilet rooms on either side of a storage area. Each restroom has a louvered opening to allow natural ventilation, and a glass block window for natural light. Restroom fixtures are stainless steel.





Existing Conditions and Recommendations

The masonry walls are structurally in good condition but they need to be repainted and coated with a graffiti resistant material. The underside of the roof needs to be repainted also. The paint on the purlins supporting the roof is deteriorating and causing the purlins to rust. The rust needs to be removed from the steel and the purlins need to be repainted. The concrete pad at the picnic area is in acceptable shape. Exterior lighting should be replaced with LED fixtures.

All the hollow metal doors are in poor condition and need to be replaced. The ventilation louvers are bent and damaged and need to be replaced. The glass block windows are missing much of the glazing due to vandalism and should be replaced with a more vandle resistant glazing option.

All restroom fixtures are damaged and need to be replaced, however, the plumbing and electrical infrastructure is in good condition. Interior lighting should be replaced with LED fixtures. The interior plaster walls are in in good condition but need to be repainted and coated with a graffitti resistant material. The concrete floor slab in both of the bathrooms and storage room is in good condition but should be sealed. The plaster ceiling in the bathrooms needs to be repainted.





Opinion of Probable Costs

City of Ypsilanti - Prospect Park Restroom Evaluation - Estimated Probable Construction Cost

ITEM	QTY	UNIT	ESTIMATED COST	TOTAL ITEM
Construction staging and security	1	Allowance	\$2,000.00	2,000
Replace hollow metal doors and frames (16 ga)	3	EA	\$4,000.00	12,000
Replace metal Louver	2	EA	\$500.00	1,000
Replace glass block w/ impact resistant glazed window	2	EA	\$3,000.00	6,000
Exterior Masonry Paint w/ graffiti resistant coating		960	\$4.00	3,900
Exterior steel paint w/ graffiti resistant coating (columns)		500	\$4.00	2,000
Exterior Steel Paint (underside of roof)		1600	\$3.00	4,800
Interior Plaster Paint w/ graffiti resistant coating		700	\$4.00	2,800
Interior Concrete Sealant		250	\$1.50	400
Restroom Fixtures	2	EA	\$4,500.00	9,000
Exterior Lighting	6	EA	\$600.00	3,600
Interior Lighting	4	EA	\$500.00	2,000
Site Restoration and clean up	1	Allowance	\$5,000.00	5,000
Subtotal				54,500
Design Fees				6,500
General Conditions (5%)				2,800
OH & P (12%)				6,600
Bond (3%)				1,700
Permits	1	Allowance	\$3,000.00	3,000
Contingency (15%)				11,300
Total				86,400



City of Ypsilanti Candy Cane Park - Restroom Evaluation

September 25, 2018

Background

The Candy Cane Park restroom building is constructed of single-wythe masonry walls, concrete floor slab, wood roof trusses, and an asphalt shingle roof. The roof extends from the building to cover a concrete slab on grade in the covered picnic area adjacent to the building. The building itself consists of two single occupant toilet rooms on the far side (west) of the L-shaped storage area that abuts the pavilion.

It is known from the City Road program in 2003 that a new 1" service is in Roosevelt Street onto the Property in the SW corner of the park where a new curb stop and box was placed and connected to the 1" steel service that then changed to plastic. It is also known from that same City program that 30 feet of the Orangeburg sewer lead was replaced in the Right Of Way to the property line in the SW corner of the park. It is anticipated that the sanitary lead is Orangeburg through the park based on the history of the College Heights Subdivision.





Existing Conditions and Recommendations

The masonry walls show signs of foundation settlement along the south wall and the south slab in the pavillion area. There are diagonal cracks on the East wall inside the pavillion starting at the top in the Southeast corner extending downward to the North and in the Southwest corner along the south wall. The slab in the pavillion did not have contraction joints when it was poured, and has now formed contraction cracks with the Southeast slab settling on the south edge, thereby lifting up its north edge creating a one inch trip hazard. The masonry wall on the inside of the pavillion (East wall) needs the two diagonal cracks pointed up with mortar and needs to be repainted and coated with a graffiti resistant material. The concrete pad in the picnic area is in marginal shape. If the slab is not removed and replaced, it is recommended to have the trip hazard ground down (15 ft of grinding) and the cracks routed and sealed (65 ft). The masonry around the building has cracks on all sides that need to be routed and pointed, then needs to be repainted and coated with a graffiti resistant material.



The underside of the roof in the pavillion needs to be repainted. The paint on the steel posts supporting the roof are in good condition, however, could use repainting as part of its regular maintenance. The column in the NE corner of the pavillion has been bent. It either needs to be replaced or repaired. The plywood underside of the roof in the pavillion has two holes for light fixtures that are boarded up. Exterior lighting should be added under the pavillion and on the outside of the structure on four sides with LED fixtures. The West and East side lighting could be added at the top of the roof peak to provide better coverage and to deter vandalism.



The West side has a hole in the masonry where a drinking fountain was mounted that needs to be patched. It also has a drain coming out through the wall that needs to be cut back and capped before patching. The new free standing drinking fountain appears to be in good condition. As there is no water meter installed, it is not anticipated that it is in working order.

All the hollow wood doors are in poor condition and need to be replaced, as well as the hinges and frames. The four windows are boarded up and need to be replaced with glass block windows that are vandal resistant.

The pavilion has a boarded up window into the storage area and a wood hollow core door. Each restroom has a boarded over opening that used to allow natural light and ventilation. One restroom is boarded up and we did not have access. The storage room was locked and we were not provided access. Restroom fixtures (toilet, sink, and urinal) in the north restroom are ceramic.

All restroom fixtures are damaged and need to be replaced, however, the plumbing and electrical infrastructure appears to be in good condition. The shut off gate valve on the water service coming through the floor in the North bathroom needs to be replaced (1" L copper coming through the floor). It is recommended that a ball valve be installed and a security box be put over the water meter. We could not access the electric panel on the inside of the storage room. Interior lights (2) in the bathrooms should be replaced with LED fixtures as well as any lights located in the storage room. All lights should be put on countdown timers. The interior masonry walls are in good condition but need to be pointed up and repainted and coated with a graffiti resistant material. The concrete floor slab in both of the bathrooms is in good condition but should have the cracks routed and sealed and a floor paint applied. The ceilings in the bathrooms need to be repainted.

The weather head for the electric needs to have the wires entering from a vertical angle so as to ensure water is not traveling into the weatherhead. The drains (floor, toilet, urinal, and sink) should be augered and televised to insure they are open and functional. Televising could verify if Orangeburg was in the first 90 feet outside the building to determine if sewer replacement needs to occur through the park. The storage room will likely need many of the same things, however, without access that is unclear.



Opinion of Probable Costs

City of Ypsilanti – Candy Cane Park – Restroom Evaluation Study - Estimated Probable Construction Cost

ITEM	QTY	QTY (SF)	PRICE (/SF)	TOTAL ITEM
Construction staging and security	1	Allowance	\$2,000.00	2,000
Replace wood doors and frames (heavy ga)	3	EA	\$4,000.00	12,000
Replace glass block w/ impact resistant glazed window	4	EA	\$2,000.00	8,000
Point up masonry	1	Lump Sum	\$2,000.00	2,000
Exterior masonry paint w/ graffiti resistant coating		700	\$4.00	2,800
Exterior steel paint w/ graffiti resistant coating (posts)		50	\$4.00	200
Exterior wood paint		1000	3	3,000
Interior wood paint w/ graffiti resistant coating		400	\$4.00	1,600
Concrete slab crack route and seal	165	LFT	\$15.00	2,475
Concrete trip hazard grinding	20	LFT	\$30.00	600
Interior concrete sealant		400	\$1.50	600
Clean and televise drains	1	Lump Sum	\$700.00	700
Replace sanitary lead - 4" PVC	386	LFT	\$35.00	13,510
Restroom Fixtures	2	EA	\$4,500.00	9,000
Security box for water meter	1	EA	\$500.00	500
Exterior Lighting	6	EA	\$600.00	3,600
Interior Lighting	4	EA	\$500.00	2,000
Electrical upgrades	1	Lump Sum	\$400.00	400
Site Restoration and clean up	1	Allowance	\$5,000.00	5,000
Subtotal				69,990
Design Fees				5,000
General Conditions (5%)				3,500
OH & P (5%)				3,500
Bond (3%)				2,100
Permits	1	Allowance	\$3,000.00	3,000
Contingency (15%)				10,460

Total

97,550



City of Ypsilanti Parkridge Park - Restroom Evaluation

September 25, 2018

Background

The Parkridge Park restroom building is constructed of CMU walls with brick facade, concrete floor slab, wood roof trusses, and an asphalt shingle roof. The supporting columns have been capped in a brick façade before the column connects to the engineered beams. The roof extends from the building to cover a concrete slab on grade in the covered picnic area adjacent to the building. The building consists of two toilet rooms in the Southeast and Southwest corner of the building and a storage room. There is a utility cavity between the two bathrooms. The two bathrooms and the storage room have 36" steel doors. Each restroom has a glass block window with vent to allow natural light and ventilation. Restroom fixtures are steel. One bathroom consists of a toilet with a partition, sink, paper towel dispenser/garbage container, and urinal. The other bathroom has a sink, a toilet with partition, a plated appurtenance, and paper dispenser/garbage container. The pavilion has a fireplace at the far end.





Existing Conditions and Recommendations

The masonry walls are in good condition when viewed from the inside. There is a gap opening up between the inside CMU, that has a maintenance cavity between the bathrooms for sewer and water, and the outside masonry wall (south). The brick façade is in excellent condition. There is a brick repair needed inside the pavilion on the building wall.

Although the fireplace will require some brick work on the face above the opening, generally the fireplace brick is in good condition outside and inside starting at the corbel working its way up to chimney. In the body of the firebox, below the corbel, pointing up needs to occur. The flue appears to have at least one cracked liner piece, however, its joint is tight. Not all of the flue is accessible for inspection and will need to be carefully televised to determine the repairs necessary. The fireplace should be inspected by an expert for recommended repairs. The fireplace flue should have a cap installed.



The roof appears to have new sheathing and new shingles. It is anticipated that they are from the 2007 renovation. The fascia board needs to be sheathed or painted. It is beginning to show signs of deterioration. Mold and staining is present along the outside and the bottom edge where it is exposed to water. The truss cavity has a plywood block installed between the sheathing and the top of the CMU walls on the outside and under the pavilion. In many places it has shifted or fallen. The wood blocking appears to have prevented birds and other animals from sheltering in the bathroom, storage room, or the plumbing cavity.

The concrete on grade around the building needs to be removed and replaced. It has heaved or settled in some locations, and the remaining is heavily broken up. At one point by the NW corner of the building, between settlement and heaving, there is a five inch lip at the building (See pic above). Expansion should be installed between the building and the slab on grade, then ripped down and sealed with polyurethane upon completion of the work.



The underside of the roof in the pavillon has two lights that are abandoned. Exterior lighting should be added under the pavillion and on the outside of the structure on four sides with LED fixtures. The North and South side lights could be added at the top of the gable peak to provide better coverage and to deter vandalism. The Southeast column supporting the truss header has some damage to the brick façade at its base. That should be routed and tuck pointed along with the other work – some routing and tuck pointing on the brick façade above the mens bathroom door, the repair inside the pavillion on the building wall, and the brick work on the fireplace. The brick façade has graffiti that has been painted over in many locations. It is recommended that the paint be removed and a brick sealer installed that is graffiti resistant.

All the metal doors are in poor condition and need to be replaced as well as the hinges and frame. The two windows are damaged and need to be replaced with glass block windows that are vandle resistant.

All restroom fixtures need to be assessed as they may be salvagable with new piping and appurtanances (sloan valve, faucet, etc). The stall walls need to be replaced with something more heavy duty as the old ones are loose and are coming out of the wall and floor. The mirrors (one of which is the access to the plumbing and electrical piping cavity), the paper towel holders/garbage cans, and urinal all need replacement. In the East bathroom, there appears to be a plated spot where a urinal used to be, with a push button above the plate.

The plumbing and electrical infrastructure appears to be in decent condition. The shut off gate valve on the 2" plastic water service coming through the floor in the service cavity needs to be replaced. It is recommended that all the galvanized piping be removed before and after the meter horn, replaced with copper, and new ball valves be installed. There appears to be Studer type vents on the plumbing inside the wall cavity that have had the tops removed. These need to be assessed more closely and possibly repaired. The electric panel on the inside of the storage room needs assessment by an electrician, however, it appears to be in working order. Some of it's wiring may need tidying up and a new face put on it that can be locked. There is a large feed to an external stage/entertainment area by the baseball diamond, per the DPW.

Interior lights (3) in the bathrooms and storage should be replaced with LED fixtures. All lights should be put on countdown timers. The interior masonry walls are in good condition, but need to be repainted and coated with a graffiti resistant material. The concrete floor slab in both of the bathrooms and storage room is in good condition but should be sealed with a floor paint. The plywood ceilings in the bathrooms need to be repainted. The floor drains, the toilet, urinal, and sink should be augered and televised to insure they are open and functional. Televising could verify if the sanitary outside the building is in good conditon. YCUA should be coordinated with to establish if the sewer lead in the ROW is in usable condition.





Opinion of Probable Costs

City of Ypsilanti - Parkridge Park Evaluation Study - Estimated Probable Construction Cost

ITEM	QTY	UNIT	ESTIMATED COST	TOTAL ITEM
Construction staging and security	1	Allowance	\$2,000.00	2,000
Replace hollow metal doors and frames (16 ga)	3	EA	\$4,000.00	12,000
Replace metal louver in bathroom ceiling into roof trusses	2	EA	\$500.00	1,000
Replace glass block w/ impact resistant glazed window	2	EA	\$3,000.00	6,000
Exterior paint removal from brick	250	SFT	\$8.00	2,000
Exterior brick sealer w/ graffiti resistant coating	1800	SFT	\$4.00	7,200
Exterior steel paint w/ graffiti resistant coating	200	SFT	\$4.00	800
Exterior paint (fascia and trusses)	350	SFT	3	1,050
Interior wood paint w/ graffiti resistant coating	250	SFT	\$4.00	1,000
Interior masonry wall paint w/ graffiti resistant coating	1100	SFT	\$4.00	4,400
Interior concrete sealant	275	SFT	\$3.00	850
Brick work	1	Allowance	\$2,000.00	2,000
4" concrete removal and replacement	2100	SFT	\$5.00	10,500
General electrical	1	Allowance	\$500.00	500
Fireplace repairs	1	Allowance	\$4,000.00	4,000
Clean and televise sanitary	1	Allowance	\$700.00	700
Restroom Fixtures	2	EA	\$4,500.00	9,000
Exterior Lighting	6	EA	\$600.00	3,600
Interior Lighting	3	EA	\$500.00	1,500
Site Restoration and clean up	1	Allowance	\$5,000.00	5,000
Subtotal				75,100
Design Fees				6,500
General Conditions (5%)				3,800
OH & P (12%)				9,100
Bond (3%)				2,300
Permits	1	Allowance	\$3,000.00	3,000
Contingency (15%)				15,000
Total				114,800



City of Ypsilanti Riverside Park Restroom Evaluation

September 26, 2018

Background

The Riverside Park restroom building is constructed of single-wythe masonry walls, concrete floor slab, and metal roof. The roof extends from the building to cover a concrete slab on grade picnic area adjacent to the building. The building itself consists of two toilet rooms on the north side of a storage area. Each restroom has a louvered opening to allow natural ventilation. Restroom fixtures were likely ceramic.





Existing Conditions and Recommendations

The masonry walls are structurally in good condition but they need to be repainted and coated with a graffiti resistant material. The underside of the roof needs to be repainted also. In some areas the paint on the metal posts supporting the roof is deteriorating and causing rust. The rust needs to be removed from the steel and the posts need to be spot painted, at a minimum.

The concrete pad at the picnic area is in acceptable shape. It is recommended that the joints be blown out and sealed, and the cracks routed and sealed. There is a 3' wide concrete perimeter slab around the building and pavillion that has settled and shifted in places. It could be removed and not replaced or removed and replaced. There needs to be a hard surface installed from the bike path to the pavillion. Exterior lighting should be replaced with LED fixtures. There is a block missing on the north wall for the photo-eye sensor which is located inside the storage room. This could be moved outside and blocked up, or insect screen installed over the opening.

All the hollow metal doors, hinges, and frames are in poor condition and need to be replaced. The bathroom doors are not 3' wide and need to be opened up for ADA access. The ventilation louvers are either damaged or missing, and need to be replaced. The insect screening in many places is damaged and needs to be replaced in the following places – the louvered ventilation, steel beams for access to ventilation above the bathroom ceilings, inside the storage room to the outside, and to the ventilation cavity above the bathroom ceilings. Glass block windows for natural light would be a valuable addition to the bathrooms.



All restroom fixtures are damaged and need to be replaced. ADA accessible fixtures and toilet rooms will provide only one accessible fixture per existing room. The plumbing and electrical infrastructure appears to be in good condition. Interior lighting should be replaced with LED fixtures. The interior masonry walls are in good condition, but need to be repainted and coated with a graffiti resistant material. The concrete floor in both of the bathrooms and storage room is in good condition, but should be sealed. The ceiling in the bathrooms needs to be repainted.



There are two pinholes in the metal roof that show in the storage room. The metal roof was unable to be viewed from the ground, it should be assessed from above for any other repairs.

The water service for the building comes in from Cross street. DPW states that it is plastic pipe in the road and is shallow. It is stated that the service has broken twice in recent years in the road and had to be repaired when it froze and broke. The curb stop at the Cross Street property line is old style and DPW reports YCUA has had difficulty finding and operating it. There is a new curb stop box located outside the north wall. DPW reports that when that is turned off and the building side is drained, the line from Cross street to the new curb stop (between building and ROW) freezes and breaks because it is shallow. The DPW has YCUA turn off the box that is out by the road (ROW), they pull the water meter each fall, and gravity drains the service through the park. It is recommended that the City work with YCUA to renew the service in Cross Street to the property line, then install a new service to the building below the frost depth.

The water service leaves the building and feeds a network of fountains within the park. It is unclear the condition of this service or the fountains.

The electric service appears to come in underground, go up the north side of the building, leave the conduit in a weather head, then enter a conduit at the peak. The conduit entering the peak to the panel appears to need a weather head installed to keep water out and prevent it from entering the panel.

It is assumed that the sewer leaves the building and ties into the YCUA interceptor that passes through the park. The drains (floor, toilet, urinal, and sink) should be augered and televised to insure they are open and functional. Televising could verify if the sanitary outside the building to the interceptor (assumed) is in good condition. This work should be coordinated with YCUA for the televising within the YCUA easement through the park.



Opinion of Probable Costs

City of Ypsilanti - Prospect Park Restroom Evaluation Study - Estimated Probable Construction Cost

ITEM	QTY	UNITS	ESTIMATED COSTS	TOTAL ITEM
Construction staging and security	1	Allowance	\$2,000	2,000
Replace hollow metal doors and frames (heavy ga), widen door for 3'-0" opening	3	EA	\$5,500	16,500
Replace metal Louver	3	EA	\$500	1,500
Add glass block w/ impact resistant glazed window	2	EA	\$3,000	6,000
Exterior Masonry Paint w/ graffiti resistant coating	1000	SFT	\$4.00	4,000
Exterior steel paint w/ graffiti resistant coating (columns and beams)	600	SFT	\$4.00	2,400
Exterior Steel Paint spot treat (underside of roof)	400	SFT	3	1,200
Interior Concrete wall Paint w/ graffiti resistant coating	550	SFT	\$4.00	2,200
Interior Concrete floor Sealant - bath and storage	225	SFT	\$1.50	300
Restroom Fixtures - Replace with 2 ADA Toilet Rooms	2	EA	\$5,000.00	10,000
Exterior Lighting	6	EA	\$600.00	3,600
Interior Lighting	4	EA	\$500.00	2,000
Electrical upgrades - three countdown timers, repair weather head	1	Lump sum	\$400.00	1,000
Concrete crack route and seal	165	LFT	\$15.00	2,500
Concrete 4" removal and replacement - new connection to bike path	600	SFT	\$5.00	3,000
Seal expansion between old concrete and new three foot sidewalk	150	LFT	\$10.00	1,500
Water service replacement	1	EA	\$7,000.00	7,000
Clean and televise sanitary	1	Allowance	\$700.00	700
Site Restoration and clean up	1	Allowance	5,000	5,000
Subtotal				72,400
Design Fees				6,500
General Conditions (5%)				3,700
OH & P (12%)				8,700
Bond (3%)				2,200
Permits	1	Allowance	3,000.00	3,000
Contingency (15%)				14,500

Total

111,000



City of Ypsilanti Peninsular Park Restroom Evaluation

September 27, 2018

Background

The Peninsular Park restroom building is constructed of single-wythe masonry walls, concrete floor slab, steel frame supports and steel beams, and a tongue and groove roof with asphalt shingles. The roof extends from the building to cover a concrete slab on grade picnic area adjacent to the building. The roof appears to have been redone in the last couple of years and a patch completed in the tongue and groove sheathing. The building itself consists of two single occupant toilet rooms. Each restroom has a louvered opening on two sides to allow natural ventilation. Restroom fixtures are ceramic. The fixtures have been carefully winterized with the traps blown out and the sloan valves disassembled.



Existing Conditions and Recommendations

The masonry walls are structurally in good condition but need to be repainted with a graffiti resistant material. The underside of the roof in the pavillion needs to be repainted. The paint on the steel frame supports is deteriorating in a few areas, causing the supports to rust. The spot rust needs to be removed from the steel and repainted with a graffiti resistant paint. The concrete pad at the picnic area is in acceptable shape. The joints should be sealed with a polyurethane sealer. Exterior lighting should be replaced with LED fixtures. The plastic coated steel picnic tables are in decent conditon, however, rust removal and painting is required. The interior floor in both bathrooms needs to be sealed.

Both hollow metal doors are in poor condition and need to be replaced along with the hinges and frame. The wooden ventilation louvers need to be sanded and painted, or replaced. The insect screens are intact, however, to address the louvers, they will need to be removed and thus should be replaced. Glass block



windows should be added to the walls for natural light. The stall dividers either need to be replaced or painted with graffiti resistant paint.

All restroom fixtures are antiquated, however, the plumbing and electrical infrastructure appears to be in good condition. The sloan valves, water supply lines, and fixtures should be replaced. It's possible that the ceramic fixtures could be reused and replumbed. The interior masonry walls are in in good condition, but need to be repainted and coated with a graffiti resistant material. The concrete floor slab in both of the bathrooms and storage room is in good condition but should be sealed. The original wood tongue and groove ceiling in the bathrooms needs to be painted.

Interior lighting should be replaced with LED fixtures. The electrical wiring needs to be assessed by an electrician, and the switches updated. The electrical panels need to be locking boxes.





Opinion of Probable Costs

City of Ypsilanti - Peninsular Park Restroom Evaluation Study - Estimated Probable Construction Cost

ITEM	QTY	UNIT	ESTIMATED COST	TOTAL ITEM
Construction staging and security	1	Allowance	\$2,000.00	2,000
Replace hollow metal doors and frames (16 ga)	2	EA	\$4,000.00	8,000
Repair hole in external masonry wall	1	Allowance	\$200.00	200
Paint wood louvers	4	EA	\$500.00	2,000
install glass block w/ impact resistant glazed window	2	EA	\$3,000.00	6,000
Exterior Masonry Paint w/ graffiti resistant coating	575	SFT	\$4.00	2,300
Exterior steel paint w/ graffiti resistant coating	300	SFT	\$4.00	1,200
Exterior wood Paint	650	SFT	3	1,950
Interior masonry Paint w/ graffiti resistant coating	700	SFT	\$4.00	2,800
Interior wood Paint	300	SFT	3	900
Interior floor Concrete Sealant	300	SFT	\$1.50	450
Seal concrete joints with polyurethane	400	LFT	\$8.00	3,200
Restroom Fixtures	2	EA	\$4,500.00	9,000
Exterior Lighting	6	EA	\$600.00	3,600
Interior Lighting	4	EA	\$500.00	2,000
General electrical	1	Allowance	\$1,000.00	1,000
Clean and televise sanitary	1	Allowance	\$700.00	700
Site Restoration and clean up	1	Allowance	\$5,000.00	5,000
Subtotal				52,300
Design Fees				6,500
General Conditions (5%)				2,700
OH & P (12%)				6,300
Bond (3%)				1,600
Permits	1	Allowance	\$3,000.00	3,000
Contingency (15%)				10,900
Total				83,300



City of Ypsilanti Recreation Park Restroom Evaluation

September 25, 2018

Background

Recreation Park does not currently have a restroom building. The existing covered picnic area is constructed of a concrete floor slab, metal columns and beams, and a metal roof. The roof has been damaged, likely by a tree. The roof covers a concrete slab on grade with picnic tables. It appears there used to be a building, based on evidence on the concrete slab. There are signs of walls that were removed, and utilities coming up through the floor. It looks as if there were two single occupant toilet rooms on either side of a storage or utility area. At this time all that remains are the floor drains (3), the toilet drops (4), the sink drops inside walls (2), and what is likely a sanitary clean out headed for Congress Street.



Existing Conditions and Recommendations

The paint on the roof (top and bottom), columns, and beams is flaking and rust is beginning to damage the steel. There are holes caused by rust at the base of the columns. The roof appears to have been damaged by a tree. Two roof support beams, four roof panels, and one angle support have been damaged. The rust needs to be removed from the steel, the holes will have to be soldered with plates, and the structure needs to be repainted. Those areas that are reachable need to have graffiti resistant paint. There are two cross members that are loose and need to be tightened or likely replaced if rusted through. One half of the



structure does not have cross member support, which will need to be installed. One angle brace is bent and should be repaired and reinforced. The concrete pad within the picnic area is in acceptable shape and will need the joints sealed. It appears the bathrooms were removed before the steel roof was put up as the roof does not have a ventilation port.

It is recommended that this site have a prefabricated bathroom unit installed. It will need the sanitary line cleaned and televised, and the sanitary relocated to the new building pad. The water service will need to be located and installed into the building pad, and ADA access provided. The prefabricated building could be located next to the existing structure, as it likely could not be installed within the structure. The drains in the current structure should be abandoned or removed if a new slab is poured in those areas.





Opinion of Probable Costs

City of Ypsilanti - Recreation Park Restroom Evaluation Study - Estimated Probable Construction Cost

ITEM	QTY	UNIT	ESTIMATED COST	TOTAL ITEM
Construction staging and security	1	Allowance	\$2,000.00	2,000
Curb remove and replace with ramp drop	20	LFT	\$40.00	800
Remove asphalt, replace with concrete ADA ramp	450	SFT	\$8.00	3,600
Metal paint removal	1	Allowance	\$5,000.00	5,000
Metal repairs	2	EA	\$2,000.00	4,000
Paint columns with graffiti resistant paint	1	Allowance	\$2,000.00	2,000
Paint underside of roof, beams, and roof support beams	1	Allowance	\$4,000.00	4,000
Paint top of roof	1	Allowance	\$2,000.00	2,000
Seal joints with polyurethane	500	LFT	\$8.00	4,000
*Prefabricated bathroom structure	1	Allowance	\$50,000.00	50,000
Clean and televise sanitary	1	Allowance	\$1,000.00	1,000
Site work for prefab bathroom	1	Allowance	\$5,000.00	5,000
Site Restoration and clean up	1	Allowance	\$5,000.00	5,000
Subtotal				88,400
Design Fees				7,100
General Conditions (5%)				4,500
OH & P (12%)				10,700
Bond (3%)				2,700
Permits	1	Allowance	\$3,000.00	3,000
Contingency (15%)				17,500
Total				133,900

*Please note that the estimate for a prefabricated bathroom structure was information received provided by Stan Kirton. Further research will be required to determine appropriate structure size and cost.