



NOTICE OF MEETING

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION

Date: August 12, 2025

Time: 2:00 p.m.

Location: Parks Administration Building, 2230 Platt Road, Ann Arbor, MI 48104

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of the Minutes

- a. June 10, 2025 Meeting (attached, pp. 1-4/action item)

4. Public Comment

5. Communications, Activities and Recreation Reports

(attached, pp. 5-17/action item)

6. Consent Agenda

- a. Rolling Hills – Main Pool Mechanical Room Contract Award (attached, p. 18/action item)
- b. B2B – Barton-Bandemer Tunnel Contract Change Order (attached, pp. 19-28/action item)
- c. NAPP – MDARD P.A. 116 Update (attached, pp. 29-35/informational)

7. Finance

- a. Claims Reports (attached, pp. 36-37/action item)
- b. Financial Reports (attached, pp. 38-49/action item)

8. Old Business

- a. Staebler Farm – Blackbird Lodge AV System Award (attached, pp. 50-51/action item)
- b. Other Old Business

9. New Business

- a. Director's Comments & Project Updates (attached, pp. 52-54/action item)
- b. NAPP – Garrett's Space Donation Agreement (attached, pp. 55-58/action item)
- c. NAPP – Brooks Donation Agreement (attached, pp. 59-63/action item)
- d. NAPP – Maier Partnership Agreement (attached, pp. 64-67/action item)
- e. Preventative Pavement Maintenance Contract Award (attached, pp. 68-69/action item)
- f. Independence Lake – Trails Repaving Contract Award (attached, pp. 70-75 /action item)
- g. Other New Business

10. Commissioners Comments

11. Adjournment

Washtenaw County will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon 7-day notice to Washtenaw County. Individuals requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling the following: Human Resources, 734-994-2410, TTD# 734/994-1733.



MINUTES OF MEETING

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION

Date: June 10, 2025

Time: 2:00 p.m.

Location: Sharon Mills County Park, 5701 Sharon Hollow Rd., Manchester, MI 48158

Members Present

Patricia Scribner, WCPARC President; Janis Bobrin WCPARC Vice President; Dan Ezekiel, WCPARC Secretary; Gretchen Driskell, Robert Joerg, Robert Marans, Yousef Rabhi and Katie Scott.

Members Absent

JoAnn McCollum, Brenda McKinney

Staff Present

Meghan Bonfiglio, Deputy Director; Rhonda Bouma, Deputy Director of Operations; Ginny Leikam, Superintendent of Park Planning and Natural Areas; Thomas Power, Superintendent of Maintenance; Jason Brooks, Manager of Finance and Administration; Ann Ziolkowski, Communications Manager; Peter Sanderson, Project Manager; William Cook, Maintenance Supervisor; Matthew Bertrand and Kira Macyda, Park Planners; Kyle Jasper, Communications Specialist

1. Call to Order

Ms. Scribner called the meeting to order at 2:00 p.m.

2. Pledge of Allegiance

3. Approval of the Minutes

A. May 13, 2025 Minutes

The minutes of the May 13, 2025 regular meeting were included with the packet materials.

It was moved by Mr. Rabhi, seconded by Mr. Marans, to approve the minutes of the May 13, 2025 regular meeting, as attached. All ayes, the motion was approved.

4. Public Comment

Janice Kessler, Manchester Township, stated that she would still like to see a playground and benches across the street from Sharon Mills. Ms. Kessler added that a Friends Group has been started for Watkins Lake and reported that the group is looking for interested individuals to participate.

Barbara Fuller stated that she wanted to congratulate Coy Vaughn on his retirement. She wanted to refresh the memory of the Commission regarding the canoe livery and mentioned that there is a master plan for Sharon Mills Park and stated that she hopes the Commission revisits it. She added that she is interested in plans for the property where the house burned down across the street. Ms. Fuller reported that Manchester Township is working on a PDR Ordinance and Megan DeLeeuw has been appointed chair of the committee. She added that for

those interested in the property on Sharon Valley Road, the property adjacent is now for sale. Ms. Fuller also asked that local officials be notified when WCPARC meetings are occurring in local districts around the County.

Barry Lonik, Dexter Township, stated that he is speaking in support of the Esch property on Dexter-Pinckney Road. He added that the owners may want to sell the property and that a buy-protect-sell process may take place.

5. Communications, Projects & Activities

Mr. Vaughn provided an overview of news items included in the June meeting packet. He thanked staff for all of the work done to keep Sharon Mills Park looking good.

It was moved by Mr. Ezekiel, seconded by Mr. Marans, to receive and file the Communications, Projects & Activities for the month of May 2025, as submitted. All ayes, the motion was approved.

6. Financial Reports – May 2025

A. Claims Report

Mr. Brooks reported that claims for the month of May 2025 totaled \$693,806.66.

It was moved by Ms. Bobrin, seconded by Ms. Scott, to approve the claims for the month of May 2025 as submitted. Roll call vote, 8 ayes, 0 nays, 2 absent (McCollum and McKinney), the motion was approved.

B. Fund Balance Reports

Mr. Brooks provided an update on the fund balance reports from May.

It was moved by Mr. Rabhi, seconded by Mr. Joerg, to receive and file the fund balance reports for the month of May 2025 as submitted. All ayes, the motion was approved.

C. Revenue Reports

Mr. Brooks presented the Revenue Reports for the month of May 2025.

It was moved by Mr. Rabhi, seconded by Ms. Scott, to receive and file the Revenue Reports for the month of May 2025. All ayes, the motion was approved.

7. Old Business

A. B2B – Parks Fund Contribution to Trail Development & Maintenance

Mr. Sanderson presented a summary of B2B Trail construction from 2016 – 2025, which totaled \$36M, with Commission expenditures representing 35.2% of the total.

Ms. Bobrin suggested a working session to dig into the details going into the development of these segments given the timeframe and complexity some segments will take.

It was moved by Mr. Rabhi and second Mr. Marans by to commit \$6,400,000 from the Parks fund over four years (2026-29) to augment the Road and Trails Millage and continue planning the development of the B2B trail, to deposit \$69,000 into the B2B Trail Special Revenue Fund to reflect the recently completed 3.45 miles

of trail in accordance with the MOU between HWPI and the Commission and to authorize staff to amend the 2025 Budget in alignment with the remaining 2022-25 commitment and maintenance contribution. Roll call vote, 8 ayes, 0 nays, 2 absent (McCollum and McKinney), the motion was approved.

B. NAPP – Beaty Conservation Easement Final Approval

Mr. Bertrand provided a brief presentation on the Beaty conservation easement. He reported that it will be our first conservation easement in Saline Township. The property received partial funding from the Michigan Department of Agricultural and Rural Development.

It was moved by Mr. Rabhi, seconded by Ms. Scott, to authorize the conservation easement purchase of the Beaty property in the amount of \$587,000, contingent upon attorney review of the final closing documents, and to commit \$15,000 to the stewardship special revenue fund for the future monitoring and enforcement of the conservation easement. Roll call vote, 8 ayes, 0 nays, 2 absent (McCollum and McKinney), the motion was approved.

C. Main Street Park Alliance Partnership Contribution

Mr. Vaughn provided a brief presentation on the Main Street Park Alliance. He noted that this item was initially presented to the Commission last fall. WCPARC has contributed \$100,000 through the Connecting Communities Program. Mr. Vaughn recommends a contribution of an additional \$150,000 toward the development of the park. This is in alignment with overall contributions to other park developments such as the Ypsilanti skate park.

It was moved by Mr. Marans, seconded by Mr. Ezekiel, to approve a contribution of \$150,000 to the Main Street Park Alliance for the development of Main Street Park in Chelsea. Roll call vote, 8 ayes, 0 nays, 2 absent (McCollum and McKinney), the motion was approved.

8. New Business

A. Director's Comments and Project Updates

Mr. Vaughn provided an overview of the Commission Report included in the packet materials. During director's comments it was noted of some failing equipment at Rolling Hills waterpark that will likely be on a future agenda for needed repairs.

Mr. Rabhi supported by Ms. Bobrin moved to create an emergency fund to authorize staff to spend an amount of not to exceed \$300,000 specific to the Rolling Hills impeller sleeves should any number of them fail prior to the August meeting and Commission review of a formal County RFP. Roll call vote, 8 ayes, 0 nays, 2 absent (McCollum and McKinney), the motion was approved.

It was moved by Mr. Rabhi, seconded by Ms. Scott, to receive and file the Commission Report as part of Director's Comments for the month of May 2025, as submitted. All ayes, the motion was approved.

B. NAPP – N. Weidmayer Conservation Easement Sales Contract

Mr. Bertrand presented the request for a sales contract for Weidmayer Farms, LLC in Freedom Township. A grant was received from MDARD for a portion of the funding. A grant was submitted to USDA for additional funding, but the federal funding has been put on indefinite hold. The farm is adjacent to additional farms already protected by Legacy and WCPARC.

It was moved by Mr. Rabhi, seconded by Mr. Scott, to authorize a sales contract for the purchase of a conservation easement on the Weidmayer Farms LLC property in the amount of \$1,314,000, or \$5,200/acre, contingent upon completion of all necessary due diligence investigation and final approval of the Washtenaw County Parks and Recreation Commission. All ayes, the motion was approved.

C. NAPP – Esch Partnership Final Approval

Ms. Leikam presented on the Esch Partnership conservation easement and noted that this is a NATAC contribution as it is not eligible for ALPAC funding due to its designated Commercial zoning. A portion of the property, adjacent to Hudson Mills Metropark is proposed to be purchased by HCMA to build the northern passage of the Border-to-Border trail. The property is also adjacent to Stinchfield Woods, owned by University of Michigan. The Township has received both state and federal funding for the purchase of the conservation easement.

It was moved by Mr. Marans, seconded by Mr. Ezekiel, to authorize a partnership with Dexter Township and contribute \$250,000 (22%) toward the purchase of the conservation easement and to contribute \$7,500 to the stewardship special revenue fund to cover potential future monitoring or enforcement costs. Roll call vote, 8 ayes, 0 nays, 2 absent (McCollum and McKinney), the motion was approved.

D. Coy Vaughn Resolution of Appreciation

Ms. Scribner presented and read a resolution of appreciation to Coy Vaughn for his service to Washtenaw County Parks & Recreation Commission.

It was moved by Mr. Marans, seconded by Mr. Ezekiel, to adopt a resolution of recognition of Coy Vaughn for his dedicated service to the Washtenaw County Parks & Recreation Commission and the citizens of Washtenaw County. All ayes, the motion was approved.

9. Commissioners Comments

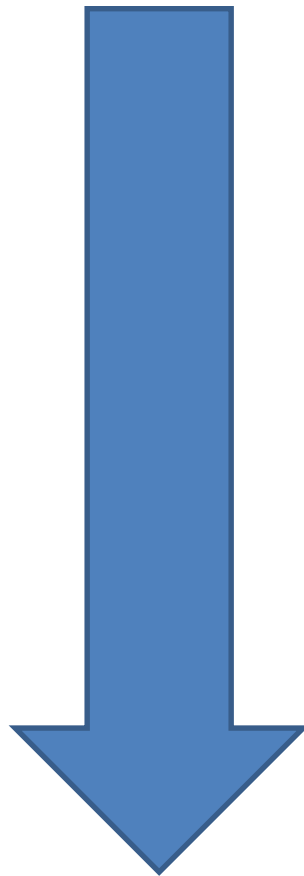
None.

10. Adjournment

The meeting was adjourned at 4:20 p.m.

It was moved by Mr. Joerg and seconded by Mr. Rabhi to adjourn. All ayes, the motion was approved.

Communications, Projects & Activities



MEDIA COVERAGE – June & July 2025

mLive - Watch time-lapse video of new Ann Arbor pedestrian tunnel being installed, 6/11/2025 - <https://www.mlive.com/news/ann-arbor/2025/06/watch-time-lapse-video-of-new-ann-arbor-pedestrian-tunnel-being-installed.html>

Manchester Mirror - Washtenaw County bids farewell to Parks director Coy Vaughn, 6/16/2025 - <https://themanchestermirror.com/2025/06/16/washtenaw-county-bids-farewell-to-parks-director-coy-vaughn/>

mLive - Feds pull back \$24M, threatening preservation of about 4,000 acres in Southeast Michigan, 6/20/2025 - <https://www.mlive.com/news/ann-arbor/2025/06/feds-pull-back-24m-threatening-preservation-of-about-4000-acres-in-southeast-michigan.html>

mLive – Where to cool down at water parks near Ann Arbor, 6/29/2025 - <https://www.mlive.com/news/ann-arbor/2025/06/where-to-cool-down-at-water-parks-near-ann-arbor.html>

The Sun Times - Title IX Plaza on B2B Trail Wins State and National Awards, 7/16/2025 - <https://thesuntimesnews.com/title-ix-plaza-on-b2b-trail-wins-state-and-national-awards/>

The Sun Times - Main Street Park Groundbreaking Marks a Milestone for Chelsea – Rain and All, 7/17/2025 - <https://thesuntimesnews.com/main-street-park-chelsea-groundbreaking-2025/>

WHMI 93.5 – Groundbreaking Held for Chelsea’s New Main Street Park, 8/1/25 - <https://www.whmi.com/news/article/groundbreaking-chelsea-main-street-park>



Re: Thank you for pitching in for County Farm Park

From Erich Jensen <erichjensen@msn.com>

Date Wed 7/16/2025 11:32 AM

To Matthew Bertrand <bertrandm@washtenaw.org>

Cc Kira Macyda <macydak@washtenaw.org>; Ginny L. Leikam <leikamg@washtenaw.org>; Ann Marie Jensen <annmariejensen@msn.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It was real joy to be with and meet other community members who feel the same passion (and ideas) about the "people's central/urban park"

The focus groups/entire session was very well run, organized, focused, and kept to a schedule. Don't take this the wrong way, but having worked in corporate world, this session was equivalent to one of the best meetings I had remembered and experienced previously in that other world.

Appreciative regards,
Erich (with Ann Marie) Jensen

PS. Now eager to see what really happens with the implementation of the overall plan.

From: Matthew Bertrand <bertrandm@washtenaw.org>

Sent: Wednesday, July 16, 2025 10:56 AM

To: Matthew Bertrand <bertrandm@washtenaw.org>

Cc: Kira Macyda <macydak@washtenaw.org>; Ginny L. Leikam <leikamg@washtenaw.org>

Subject: Thank you for pitching in for County Farm Park

Dear Community Partners and Members of the Public,

Thank you all deeply for taking time out of your busy lives to attend last night's public input session in support of the County Farm Park Master Plan. My fellow staff members reported back lively and productive conversations in all the breakout sessions. I can't tell you how gratifying it is to hear how valued County Farm Park is to our community. Thank you for supporting an inspiring vision for County Farm Park to better serve our community in the decade to come.

NEXT STEPS:

- Public input closes on July 31st. The [survey and map tool](#) will remain open until that date. We will also set up a feedback table near the playground for continued discussion with park users on several occasions during busy times.
- We will compile feedback and develop a draft program for County Farm Park over the coming months. We expect to present the draft to the Parks Commission on January 13th from 2pm to 4:30pm at which you would have the opportunity to share public comment. When we are ready to confirm the date and time for the public presentation, we will send a reminder to everyone who requested it. We will also update the [County Farm Park website](#) with additional information as it becomes available.

In the meantime, please feel free to reach out to Kira (macydak@washtenaw.org) or to me with any additional questions or comments. If you haven't already, please consider taking the survey and engaging with the map comments, both available at <https://www.washtenaw.org/4570/Site-Master-Plan>.

Thank you all once more! Enjoy your summer.

#####

How did the input session go for you? [Your feedback makes a world of difference](#): please take 30 seconds (or less!).

PLEASE RATE YOUR EXPERIENCE

10 is great, 1 needs improvement



Regards,
Matthew



Matthew Bertrand, MLA (he/him)

Park Planner | Washtenaw County Parks & Recreation Commission
office (734) 971-6337, ext. 41047 | direct (734) 418-5874

bertrandm@washtenaw.org | [washtenaw.org/parks](https://www.washtenaw.org/parks)

Parks Administration | 2230 Platt Road Ann Arbor, MI 48104

Mailing | PO Box 8645, Ann Arbor, MI, 48107

Parks, preserves, trails, and community. Adventure on!

25 Years of Growth: Washtenaw County Bids Farewell to Parks Director Coy Vaughn

Community News

The Washtenaw County Parks and Recreation Commission (WCPARC) will see the retirement later this month of County Park's Director, Coy Vaughn. His contributions and commitment over the past 25+ years have made a significant impact on Washtenaw County's parks, natural areas, and the Border to Border Trail (B2B Trail).



Coy Vaughn. Photo: WCPARC

Coy's interest and passion for parks and trails began in the 1990's. Early in his career, he worked for the Livingston County planning department and then went on to work for the planning department at the City of Ann Arbor. He took a position with WCPARC in 2007 to lead the planning team and became the Director in 2017.

In addition to his impact on preserving open space and overseeing a bustling park system, he has been a tireless advocate and leader in developing B2B Trail throughout Washtenaw County. Currently at 42 miles, the trail extends from Ypsilanti on the east side of the county to the Stockbridge area on the west side. His leadership on the B2B Trail includes:

- Expanding the B2B Trail from the original 34-mile trail route to an eventual 54-mile route by extending it further west into Chelsea, and beyond to Pinckney and Waterloo Recreation Areas through Lyndon Township.

- Facilitating the expansion of the trail by constructing 16 more miles with projects touching every jurisdiction of the trail including Ypsilanti, Ann Arbor, the Metroparks, Dexter, and Chelsea.

- Created a special revenue fund to ensure the county has the necessary resources to maintain the B2B Trail for future generations.

- Established the Connecting Communities Grant Program, which has led to many significant projects including: Mill Creek Trail (Dexter), Zeeb Road Pathway (Scio Twp), Matthaei Botanical Gardens Trail (Ann Arbor Twp), the Dixboro Connector (Superior Twp), and the Lohr-Textile-Platt Greenways (Pittsfield Twp).

When asked about his career and the impact he has had, Vaughn said one of the accomplishments he is most proud of is being a champion of protecting open space, natural areas, and farmland. Undoubtedly, his contributions to WCPARC and its residents will be felt for generations. Post retirement, he plans on spending his time enjoying the parks and preserves, traveling, golfing, and supporting the development of Main Street Park in Chelsea.

The WCPARC Board of Commissioners recently announced Meghan Bonfiglio, current WCPARC Chief Deputy Director, as the new Parks Director. She will begin her new role on June 30. Further details will be provided at a later date.



Digital Report - June 2025

This monthly report will highlight our social media outreach, website analytics, newsletter statistics, items in the news, and recent snapshots around the parks.

Monthly comparisons and Year to Date (YTD) accumulations (social media) will be used to track data and improve our outreach.

USEFUL DEFINITIONS FOR THIS REPORT

Views

The number of times your content was played or displayed. Content includes videos, posts, stories and ads.

Followers

Accounts that have chosen to see your content on their newsfeed, without needing to visit your social media page.

Followers vs Non-Followers and Why It Matters

With followers being accounts that have chosen to keep up with our social media accounts, non-followers are simply accounts that have not yet chosen to do so. Breaking post views down by followers and non-followers is indicative on how wide of a reach a post has had. Some factors to reaching more accounts include: who has 'shared' the content and their following, type of hashtags that are used in the post, and content type.

Link Clicks (Facebook only)

The number of clicks on links within posts that led to destinations or experiences, on or off Facebook.

Interactions (Instagram only)

The number of post likes or reactions, saves, comments and shares minus the number of deleted or removed interactions.

Social Media Report

WCPARC FACEBOOK

WCPARC Followers
Growth

+65

Total Followers

7.32K

Views This Month

35.1K

Views Last
Month

31.2K

Views YTD

128K

Link Clicks This Month

Up 168%

Compared to Last Month

Link Clicks YTD

Down 46% ↓

Post Highlight

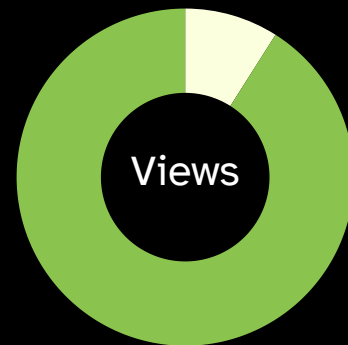
Where in Washtenaw: Sharon Mills



Post Highlight Views

14.1k

Post Highlight Views



From
Followers

9%

From Non-
followers

91%

Social Media Report

WCPARC INSTAGRAM

WCPARC Followers
Growth

+159

Total Followers

3.95K

Views This Month

11.7K

Views Last
Month

6.8K

Views YTD

40.9K

Content Interactions
This Month

Down 22%

Compared to Last Month
Content Interactions YTD

Up 943% 

Post Highlight

National Trails Day BIPOC Hike at County Farm Park



Post Highlight Views

1,820

Post Highlight
Views

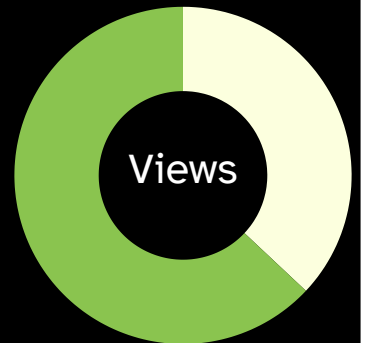
From
Followers

63%

Non
Followers

37%

Views



E-News

June Newsletter

Open Rate

41.5%

Open Rate Last Month

40.4%

Link Click Rate

2%

Link Click Rate
Last Month

1.6%

Top Links Clicked

1. WCPARC Website
2. 107.1 Interview
3. Summer Program Guide

Website

Most popular pages

Title	URL		Page views % of total	Visits % of total
Parks, Preserves, Trails Washtenaw County, MI - Official Website	https://www.washtenaw.org/289/Parks-Preserves-Trails		2,825 23.6%	2,366 28.8%
Parks & Recreation Washtenaw County, MI - Official Website	https://www.washtenaw.org/288/Parks-Recreation		2,742 22.9%	2,291 27.9%
Parks & Facilities Washtenaw County, MI - Official Website	https://www.washtenaw.org/418/Parks-Facilities		1,461 12.2%	1,196 14.6%



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Link Clicks (Facebook only)

The number of clicks on links within posts that led to destinations or experiences, on or off Facebook.

Interactions (Instagram only)

The number of post likes or reactions, saves, comments and shares minus the number of deleted or removed interactions.

Social Media Report

WCPARC FACEBOOK

WCPARC Followers
Growth

+79

Total Followers

7.39K

Views This Month

58.2K

Views Last
Month

35.1K

Views YTD

187K

Link Clicks This Month

Up 95%

Compared to Last Month

Link Clicks YTD

Down 26% ↓

Post Highlight

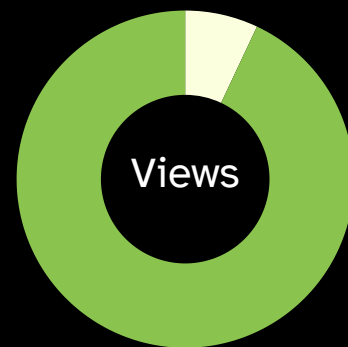
BHB back open after storm knocked it OOO



Post Highlight Views

19k

Post Highlight Views



From
Followers

7%

From Non-
followers

93%

Social Media Report

WCPARC INSTAGRAM

WCPARC Followers
Growth

+85

Total Followers

3.99K

Views This Month

15.3K

Views Last
Month

11.7k

Views YTD

52.8K

Content Interactions
This Month

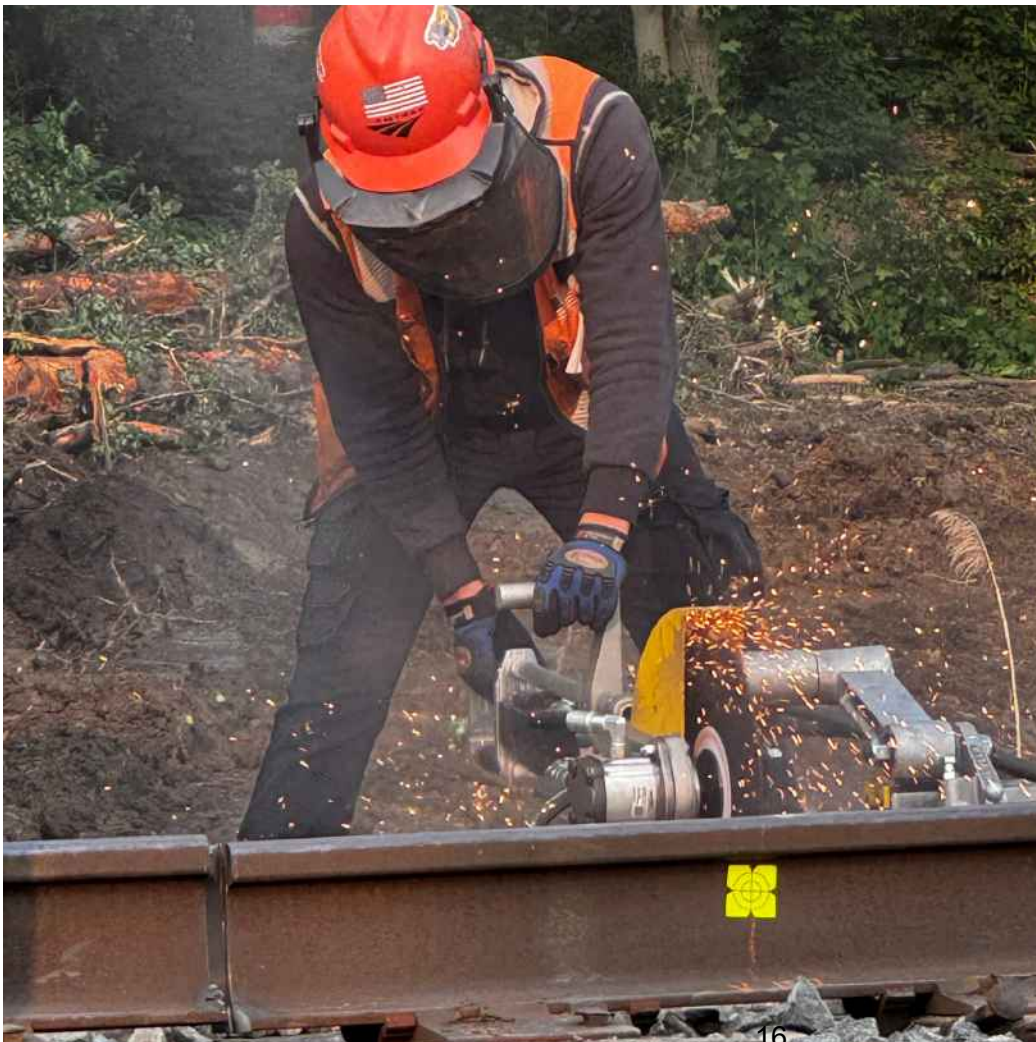
Down 11%

Compared to Last Month
Content Interactions YTD

Up 100% 

Post Highlight

B2B Barton-Bandemer tunnel construction



Post Highlight Views

1,550

Post Highlight
Views

From
Followers

59%

Non
Followers

41%

Views

E-News

July Newsletter

Open Rate

51%

Open Rate Last Month

41.5%

Link Click Rate

1.4%

Link Click Rate
Last Month

2%

Top Links Clicked

1. MFS Food craft
2. Summer program guide
3. MFS catalog

Website

Most popular pages

Title	URL		Page views % of total	Visits % of total
Parks, Preserves, Trails Washtenaw County, MI - Official Website	https://www.washtenaw.org/289/Parks-Preserves-Trails		2,825 23.0%	2,366 28.4%
Parks & Recreation Washtenaw County, MI - Official Website	https://www.washtenaw.org/288/Parks-Recreation		2,742 22.4%	2,291 27.5%
Parks & Facilities Washtenaw County, MI - Official Website	https://www.washtenaw.org/418/Parks-Facilities		1,461 11.9%	1,196 14.4%
Swimwear Policy Washtenaw County, MI - Official Website	https://www.washtenaw.org/4567/Swimwear-Policy		975 8.0%	745 8.9%
Group Visits Washtenaw County, MI	https://www.washtenaw.org/2255/Group-Visits---Water-Park		712 5.8%	691 8.3%

[View more details](#)

**MEMORANDUM**

To: Washtenaw County Park and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: Contract Award – Rolling Hills Water Park Main Pool Mechanical Room Updates (RFP 8811)

BACKGROUND

The main mechanical room at Rolling Hills Water Park operates all features for the main pool and includes two filter pumps and five feature pumps and motors that run the tube slide, body slide, kiddie slide, waterfall, and mushroom feature. This equipment also includes a 14-foot column sleeve, original to the facility, that houses an impeller for each pump. As these features are central to the guest experience, it is vital that the equipment remain fully operational.

DISCUSSION

Staff have identified perforation due to corrosion and through-wall failure in multiple areas of each 14-foot column pipe for each pump. These structurally compromised pipes present an imminent risk of failure, which would render the corresponding pump and motor inoperable.

Over the past 30 years, the pumps and motors have been maintained on a preventative schedule to ensure proper performance and prevent unexpected shutdowns. Replacement of the column pipes requires removal of all pumps and motors. To maximize efficiency and cost-effectiveness, staff recommends a complete rebuild and tune-up of all pumps and motors during this process.

On July 29, 2025, the Washtenaw County Purchasing Division, on behalf of Washtenaw County Parks and Recreation, issued RFP #8811 and received three bids:

Bidder	Location	Price
Midwest Power Systems	Milford, MI	\$278,280
Monroe Plumbing & Heating	Monroe, MI	\$214,800
Northern Pump & Well	Lansing, MI	\$179,238

Staff have successfully worked with Northern Pump & Well on multiple pump and motor projects and has been consistently impressed with their workmanship, attention to detail, communication, and adherence to timelines. Northern Pump & Well has committed to completing the project without impacting summer operations.

RECOMMENDATION

Based on experience with the contractor and staff review of the bid price, it is my recommendation that the Commission award the contract to Northern Pump and Well, for the main mechanical room improvements (as defined in RFP 8811) in the amount of \$179,238. Based on the age of the pumps and motors, and complexities of rebuilds, I also recommend authorizing a 20% contingency bringing the total potential contract amount to \$215,085.



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: Contract Change Order – Barton-Bandemer Tunnel and Trail Project

BACKGROUND

At the August 2021 regular meeting, the Commission authorized staff to execute a project agreement with the City of Ann Arbor to advance the Barton-Bandemer Tunnel and Trail project into the engineering and construction phases. That agreement states that the City of Ann Arbor share 45% of the engineering costs. In September 2021, the Commission hired Colliers Engineering and Design to complete the engineering work for the project. The total contract value is \$614,932, which includes \$30,000 for assistance during the construction process.

DISCUSSION

Although the design and permitting is complete and the project is nearly 60% through construction, additional services were necessary as part of the construction assistance portion of the Colliers contract. Colliers has requested a contract amendment of \$23,103.75 for additional necessary and time sensitive services to keep the construction project moving.

Summary of additional, necessary scope items:

Plugged artesian condition, addition of mechanical pump station, adjustments to pathway elevation inside the tunnel, stone façade shop drawing detailing and review, metal art panel pre-fabrication engineering review, and buffer time for questions through the remainder of construction (minimal).

Proposed Adjustment:

\$614,932.00 – Total Engineering Contract

\$ 23,103.75 – Additional Services

\$638,035.75 – Total new WCPARC Contract

Overall, these funds, necessary for construction, fall within the pre-approved construction contingency for the project. Although the overall project costs remain within budget, this contract requires Commission approval for amendment. Staff believes this to be the final contract amendment for this project since all major and minor items of work are approved and under construction. Construction of the project is on schedule and is expected to open this fall.

RECOMMENDATION

It is my recommendation that the Washtenaw County Parks and Recreation Commission authorize an amendment to the Colliers Engineering & Design contract in the amount of \$23,103.75 for the Barton to Bandemer Tunnel and Trail Project.

July 23, 2025

Washtenaw County Parks & Recreation Commission
2230 Platt Road
Ann Arbor, MI 48104

Bandemer Barton Underpass and Tunnel Connection
Amendment No. 3 Request

Mr. Sanderson,

This request is for an amendment to our current contract on the subject project. We are requesting approval for amending our contract to provide for the services listed below. We have exceeded our budget and are formally requesting additional budget of \$23,103.75.

Please note that in an effort to make this project a success, we have implemented several cost controls during the construction phase of the project. Those include:

- 1) We did not bill all of our time spent on this project including very limited time for myself as the Project Manager.
- 2) We utilized Josh Langenderfer in a more prominent role during construction for reviews, coordination, and plan revisions. Josh's billing rate is lower than our PM (Jeremy Hedden).
- 3) Moving forward, given the level of completion for the project, we propose to stop attending the regular construction progress meetings and only attend if requested or respond to questions via email when necessary.

Costs incurred which were part of the current scope which expended the remainder of the then current fee include:

- Site visit during outage (4 hours for Jeremy Hedden and 5 hours for Josh Langenderfer). Note that Jeremy was present from 7pm the first day of the outage until 11am the following day.
- Attendance at Construction Progress Meetings (no time charged from Jeremy Hedden). 8 hours total for Josh Langenderfer.

Item No. 1 - Artesian Condition Plugged During Construction (\$6,858.75):

During construction, while excavating for the proposed pathway, an opening was encountered with which water was bubbling up from the ground. This area was a known artesian condition that we purposefully design to avoid, however, its apparent that there was a seam or hole in the upper clays which allowed water to project through. The location of this opening was several feet away from the boring that SME drilled during the design phase. To ensure construction could proceed, SME

mobilized and plugged the holes successfully. Their efforts amounted to \$6,858.75 which is included as an attachment in the form of their invoice.

Item No. 2 – Ditching From RR R/W to the Relocated Stream (\$1,940.00): Request Denied by WCPRC

During construction, it was determined that the point from which we planned to drain the RR ditch via a buried culvert to the relocated stream was too low. Pile up debris in this area was uncovered during construction and determined that the bottom of the ditch was actually lower than originally thought. A concept was developed to berm up the RR ditch and trench a ditch from this point over to the relocated stream. CED's effort was minimal for this task as formal plans were not necessary. A sketch using PDF tools along with use of the existing survey data was provided to the Construction team so the ditch could be graded and field fit.

Jeremy Hedden's Hours:

Rate Labor Class / Employee	Date	Hours	Rate	Amount
PROJECT MANAGER				
Hedden, Jeremy				
	5/27/2025	1.00	320.000	320.00
	Coordination call and follow up items			

Josh Langenderfer Hours:

Rate Labor Class / Employee	Date	Hours	Rate	Amount
Total Langenderfer, Joshua				
Langenderfer, Joshua				
	5/22/2025	5.00	180.000	900.00
	5/23/2025	4.00	180.000	720.00

Item No. 3 – Pump Station Addition (\$7,155.00):

Once excavated and seeing the Huron River at higher-than-normal levels, the City inquired about alternatives to keep the tunnel drier than the originally planned design. The original design assumed a certain duration of inundation would occur based on the frequency of flood levels observed over the past several years (data obtained from a nearby dam). As a result, the City/County directed CED to investigate the use of a lift station during high water events when the gravity drainage system would be inundated. Please note that there were other changes to the gravity drainage system but these hours were not charged as they were minimal to correct and some of them were plan errors.

- CED investigated the hydrology for the area and determined a reasonable water flow rate into the system.

- CED then researched several lift station systems to evaluate what could be used at a reasonable construction cost.
- CED reached out to suppliers and determined a system that would meet the project's needs.
- CED then determine the elevation at which the pumps would turn on, the elevation at which the pumps would turn off, and the bottom of the pump's wet well.
- Further, CED developed a design/elevations for the ejector pipe up to the relocated stream area.
- CED determine the electrical wiring needed for this added element and revised the drawings accordingly to use the same power feed being used for project lighting.
- The revised design was presented to the Contractor who then reviewed it and proposed a similar pump system which equal or better performance to the system that CED selected. CED reviewed the shop drawings for this new system as well.
- Modified voltage drop calculations per Contractor request for changes to the wiring.

Jeremy Heddens Hours: Time not charged.

Josh Langenderfer's Hours:

Rate Labor Class / Employee	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Total Langenderfer, Joshua				
Langenderfer, Joshua				
	5/23/2025	4.00	180.000	720.00
	5/27/2025	6.00	180.000	1,080.00
	5/28/2025	6.00	180.000	1,080.00
	5/29/2025	6.50	180.000	1,170.00
	5/30/2025	3.50	180.000	630.00
	7/15/2025	1.00	180.000	180.00
	7/17/2025	3.00	180.000	540.00
	7/18/2025	1.00	180.000	180.00

James Ensign's Hours:

Rate Labor Class / Employee	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
SR. ENGINEER				
Ensign, James E.				
	5/23/2025	2.00	180.000	360.00
	5/27/2025	1.00	180.000	180.00
	5/28/2025	1.00	180.000	180.00
	5/29/2025	1.00	180.000	180.00
	5/30/2025	1.00	180.000	180.00

Gillian Anschutz-Ceja Hours:

Rate Labor Class / Employee	Date	Hours	Rate	Amount
Total Anschutz-Ceja, Gillian E.				
Anschutz-Ceja, Gillian E.	7/1/2025	0.50	150.000	75.00
voltage drop calcs	7/2/2025	1.50	150.000	225.00
update drawings and quantities	7/10/2025	0.50	150.000	75.00
Meeting: Electrical Service for Street Lighting and PH- Barton/Bandemer Pedestrian Tunnel				

Claire Brady Hours:

Rate Labor Class / Employee	Date	Hours	Rate	Amount
Specialist				
Brady, Claire	7/17/2025	0.75	160.000	120.00
Pump Specs				

Item No. 4 – Raising the Culvert Elevation (\$1,455.00): Request Denied by WCPRC.

The Contractor's fabricator provided a box culvert with 1'-4" thick top and bottom slabs as opposed to the 2'-0" this slabs that were assumed during design. As a result, this provided an opportunity to increase the "headroom" inside the culvert by maintaining the top of culvert elevation as per the original design and lifting the bottom of the bottom culvert. This change required that the plans be modified throughout where the bottom of culver elevation was called for (i.e. elevation views, section views, apron detail, etc.). The plan sheets were updated to reflect this thinner slabs as well as the bottom of culvert elevation.

Josh Langenderfer Hours:

Rate Labor Class / Employee	Date	Hours	Rate	Amount
SENIOR ENGINEER				
Langenderfer, Joshua	6/2/2025	4.00	180.000	720.00
	6/3/2025	2.00	180.000	360.00
	6/10/2025	1.50	180.000	270.00

Joe Dec Hours:

Rate Labor Class / Employee	Date	Hours	Rate	Amount
Engineer				
Dec, Joseph	7/8/2025	1.50	70.000	105.00

Item No. 5 – Raising the Pathway Elevation Inside the Culvert (\$1,620.00):

With the culvert bottom raised up and recognizing there was ample headroom with the shallower top slab, the City directed CED to raise the pathway within the tunnel. This will further decrease the chance for inundation and allowed for more room of the gravity drainage system within the tunnel. CED revised the profile for the elevation pathway within the tunnel and updated the details throughout (curb elevations, aesthetic detail sheets, etc.).

Josh Langenderfer Hours:

Rate Labor <i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
SENIOR ENGINEER Langenderfer, Joshua				
	6/19/2025	5.00	180.000	900.00
	6/20/2025	4.00	180.000	720.00

Item No. 6 – Modifying the Stone Façade Details (\$895):

During the review of the stone façade shop drawings CED was asked to investigate altering the stone façade layout and appearance from what was shown in the design plans. Modifications included changing the size, spacing, location, and layout of the cut limestone arch at each end of the culvert. Coordination was then needed with masonry suppliers and fabricators to verify that the cut stone connections and lintel plate support would be sufficient per the revised layout. Additional hours were also spent verifying/incorporating the following items as a result of the changes requested:

- CED coordinated with the City on the revised layout providing iterative sketches and correspondence between staff, ensuring the revised look and layout of the arch met expectations.
- Once finalized, CED revised previously finalized support calculations to verify the changes in weight and layout of the cut stone arch would be sufficient.
- After the design was verified, CED worked internally to revise the lintel support bracket layout and arched support ledge to fit the revised bottom of façade.
- CED then updated the stone sign details for both the “Barton” and “Bandemer” arched stone signs changing the size and spacing to best fit withing the revised layout.
- CED incorporated all changes to these stone arches throughout the plans, providing revised drawings and details to the city and fabricator.
- CED also coordinated and revised the design drawings to incorporate a donor plaque at each end of the culvert per the city/parks request.

Rate Labor <i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
Architect				
Keuneke, Richard C.	7/8/2025	0.50	170.000	85.00
Arch update review				

Josh Langenderfer Hours:

Rate Labor <i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
SENIOR ENGINEER				
Langenderfer, Joshua				
	6/16/2025	1.00	180.000	180.00
	6/17/2025	2.50	180.000	450.00
	6/20/2025	1.00	180.000	180.00

Item No. 7 – Modifying the Stone Façade Details to Fit the Actual Wingwall/Culvert Connection (\$2,250.00): Request to Split Costs Between WCPRC and CED (Revised to \$1,125.00).

After the box culvert and wingwalls were installed, modifications to the stone façade layout became necessary due to changes in size and alignment of the culvert pieces as shown in the shop drawings. The changes in the fabricated members differed from the design plans creating the need for CED to revise the cut field stone arch and column layout to accommodate. Changes to the stone façade layout required revised drawings and details to ensure the aesthetics of the façade would be preserved while remaining constructable. Additional hours were spent verifying/incorporating the following items into the revision due to these as-built changes:

- CED coordinated with the City to provide revised layout options for the columns and arch to best fit the revised layout and mirror aesthetics of previously built pedestrian culvert that the city provided examples for. Multiple changes in layout and appearance were provided to ensure the look of the façade was satisfactory.
- After the layout was finalized, CED spent additional time revising the lintel plate layout & support design to ensure the reduced stud support layout would be sufficient for supporting the arch.
- CED then finalized revised drawings including aesthetic details, jamb details, plan callouts, and fieldstone alterations to ensure the masonry and steel fabricators shop drawings would reflect the updated layout.

Rate Labor <i>Class / Employee</i>	<i>Date</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
SENIOR ENGINEER				
Langenderfer, Joshua				

6/23/2025	3.00	180.000	540.00
6/24/2025	2.50	180.000	450.00
6/30/2025	7.00	180.000	1,260.00

Item 8 – Modifying the Metal Panel Details Per Fabrication Processes (\$3,290):

After obtaining a fabricator (Detroit Metal) to produce the aesthetic panels within the culvert, CED revised the connection details to accommodate their connection preferences and fabrication limitations.

- Attended 3 meetings to discuss changes to the plan details.
- Reviewed revised shop drawings for the changes implemented.
- Revised the height of the panels (minimal effort).
- Revised the layout of the panels and laid out connections relative to the joints in the culvert walls based on the fabricator preferences.
- Revised connection details to accommodate the panel's construction and allow for future modifications/installation.

Jeremy Hedden Hours:

Rate Labor Class / Employee	Date	Hours	Rate	Amount
PROJECT MANAGER				
Hedden, Jeremy				
	6/20/2025	1.00	320.000	320.00
	Detroit Metal Shop Meeting			

Josh Langenderfer Hours:

Rate Labor Class / Employee	Date	Hours	Rate	Amount
SENIOR ENGINEER				
Langenderfer, Joshua				
	6/12/2025	2.00	180.000	360.00
	6/13/2025	2.00	180.000	360.00
	6/16/2025	1.00	180.000	180.00
	6/17/2025	1.50	180.000	270.00
	6/18/2025	4.00	180.000	720.00
	7/7/2025	3.00	180.000	540.00
	7/9/2025	1.00	180.000	180.00
	7/10/2025	2.00	180.000	360.00

Item 9 – Continued Support Through Construction (\$2,160.00):

With limited work remaining, we plan to stop attending the construction progress meetings. No additional site visits are anticipated. No further shop drawing review is anticipated per WCPRC. Remaining anticipated work includes:

- Answer questions as-needed (12 hours @ \$180.00 = \$2,160.00).

Based on the above justification, we are requesting an amendment in the amount of \$23,103.75.

We appreciate your consideration and review of this amendment request and if you have any questions or would like to discuss, please contact me.

Sincerely,

Colliers Engineering & Design, Inc.

Jeremy Hedden
Project Manager

Cc: Hillary Hanzel (City of Ann Arbor)

Invoice statement from SME for Item No. 1:

Jeremy Hedden, PE
Colliers Engineering & Design
7050 W Saginaw Hwy., Suite 200
Lansing, MI 48917

June 05, 2025
Invoice No: <Draft>

Invoice Total \$6,858.75

Project 080118.01 Barton-Bandemer Trail - DSDC

Professional Services from May 05, 2025 to June 01, 2025

- Coordination with Colliers Engineering & Design, mobilizing drill crew to seal artesian condition.

Personnel

	Hours	Rate	Amount
Project Director	4.50	305.00	1,372.50
Senior Consultant	3.50	260.00	910.00
Senior Staff Engineer	6.25	165.00	1,031.25
Administrative Assistant	.50	100.00	50.00
Driller	9.75		0.00
Assistant Driller	8.75		0.00
Totals	33.25		3,363.75
Total Labor			3,363.75

Unit Billing

ALL-TERRAIN DRILL RIG			
5/28/2025	1.0 DAY @	750.00	750.00
BENTONITE			
5/28/2025	11.0 BAGS @	39.00	429.00
DRILL RIG & TWO MAN CREW			
5/28/2025	4.25 HOURS @	320.00	1,360.00
MOBILIZATION-DRILL RIG			
5/28/2025	1.0 EACH @	900.00	900.00
TRANSPORTATION			
5/28/2025	40.0 MILES @	1.40	56.00
Total Units			3,495.00 3,495.00
Total this Invoice			\$6,858.75



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: MDARD PA116 Program and Conservation Easements

BACKGROUND

The Michigan Department of Agricultural and Rural Development (MDARD) administers a Farmland and Open Space Preservation Program, referred to as PA116. The program is designed to protect farmland and open space through agreements that temporarily restricts development and provides tax incentives for program participants. Landowners who enroll their farmland in the program for a minimum of 10 years, may be entitled to certain income tax benefits, and the land will not be subject to special assessments for sanitary sewer, water, lights, or non-farm drain projects. The mission of the program is to temporarily preserve farmland and open space from being developed for non-agricultural uses. Many landowners that have nominated their property for protection under NAPP and other land preservation programs are also enrolled in PA116. For the last 20+ years, properties enrolled in PA116 have been able to remain in the program and at the time of the purchase of a conservation easement a Consent Agreement has been executed by the State and recorded with the conservation easement. Thus, allowing landowners to participate in both programs.

DISCUSSION

It has recently come to our attention that MDARD has received a reinterpretation of the law and thus, revising the long-standing practice of recording Consent Agreements when land is permanently protected through a conservation easement. MDARD is now requiring they be listed as a co-holder of any conservation easement when the property is enrolled in PA116. This will affect not only the future practice when completing conservation easements, but the State is also requiring a revision to existing conservation easements. Over the last couple of months staff have been engaged with not only local partners, but also statewide agencies on the issue. This has included participating in meetings with the state, collectively drafting multiple communications to the state outlining the concerns with this revised approach and engaging with County Corp Counsel and attorney on the issue. Attached is an outline of those concerns that was submitted to MDARD.

In summary, given the fact that PA116 is not a permanent restriction while a conservation easement is and the boundaries of land enrolled in PA116 is not always consistent with the boundaries of a conservation easement, having MDARD as a co-holder on the conservation easement could potentially result in continual amendments to the conservation easement. As a co-holder, all annual monitoring reports would need to be sent to MDARD, but there is no State support for enforcing the easement if a violation occurs. Amending our conservation easements will require significant staff and legal time and recording costs. Bottomline, PA116 and conservation easements serve a different purpose and therefore staff strongly feels that there are conflicts with merging the 2 programs into one recorded document.

To further complicate the issue, MDARD has been inconsistent with communication to landowners who are enrolled in PA116. Many landowners have not been paid their benefits since 2021. MDARD has stated they will continue to receive benefits as long as MDARD is co-holders of the CE, requiring entities to make amendments. A few landowners have been notified of liens on their property and required to pay back benefits received.

Currently, there are efforts across the state to potentially make a minor legislative amendment to address the issue. In the interim, staff has been working with current landowners who have not been paid their benefits and county attorney to potentially amend the conservation easements, knowing a legislative fix has not been determined. There are at least 10 easements held by WCPARC that are affected by this change. From staff's perspective, while a legislative change to keep these two programs separated is the preferred route, it is not certain that the fix will be successful, and timeline is undetermined. In the interim, a few easements may need to be amended to allow landowners to capture their benefits from PA116.

Permanent Conservation Easements and State of Michigan Farmland Agreements: New Challenges

The Issue

The Michigan Department of Agriculture and Rural Development (MDARD) is enacting a solution to a new interpretation of state legislation that is detrimental to farmland preservation efforts across Michigan. The proposed solution hinders the responsible use of best practices and management of permanent agricultural conservation easements by only allowing farmland preservation property tax credits (commonly referred to as PA-116) to be claimed on a property if a permanent conservation easement is held or co-held by MDARD. In practice, this approach:

- penalizes landowners who wish to permanently preserve their farmland through any entity other than MDARD.
- creates untenable requirements for Michigan land conservancies and municipal land conservation programs to:
 - amend past agricultural conservation easements (potentially hundreds in total) to add MDARD as a co-holder. These amendments may violate Land Trust Alliance accreditation standards and IRS rules on perpetuity and impermissible private benefit.
 - proactively include MDARD as co-holder for all future agricultural conservation easements to preserve landowner eligibility for tax credits.

This solution to the new interpretation contradicts decades of past practice, undermines complimentary land preservation efforts, and ultimately threatens the efficacy and success of land preservation across Michigan.

Relevant Authority

Agricultural Conservation Easements can be accomplished in Michigan by the following authority:

1. Act 451 of 1994 of the Natural Resources and Environmental Protection Act:
 - Farmland and Open Space Preservation - MCL 324.36101 – 324.36116
 - Conservation Easements - MCL 324.2140 – 324.2144
2. Zoning Enabling Act:
 - Authority for local government Purchase of Development Rights (PDR) Programs - MCL 125.3508 – MCL 125.3508

Background

Land conservancies and municipal land conservation programs have worked alongside MDARD for over two decades toward the mutual goal of conserving farmland in support of our state's farming community. For a brief time, the Department was a lead agency in protecting farmland and held some of the state's first farmland conservation easements. As locally-funded programs and land conservancies began to grow their capacity, and with fluctuations in State capacity, the State crafted a process by which our efforts could be combined to protect farmland through perpetual conservation easements.

A conservation easement can be granted to a government entity or to a qualified charitable or educational association, corporation, trust, or other legal entity (qualifying organization, determined by IRS regulations). Agricultural conservation easements are sometimes co-held when a grant program provides funding towards the purchase of development rights.

For two decades, the Department's approach to the conveyance of perpetual conservation easements on properties also subject to Farmland Development Rights Agreements (FDRAs, formerly known as the PA-116 program) was to provide formal written, binding Consent Agreements, signed by MDARD and recorded at the closing of a conservation easement. A consent agreement is a legal contract that governs the relationship between parties where one party gives informed consent to participate in an activity. Legal consent can be defined as approval or compliance in what is done or proposed by another party.

Consent agreements allowed landowners with active FDRAs to continue receiving tax benefits while permanently protecting their land through a conservation easement. Given that both programs held the same intent and purpose of preserving agricultural lands, it was thought that landowners should not be penalized for permanently preserving their property.

Put another way, Consent Agreements allowed the State to support Michigan's agricultural communities without shouldering the legal burdens, financial risks, and staffing challenges associated with the monitoring and enforcement of perpetual conservation easements.

In 2022, Michigan land conservancies and municipal land conservation programs began hearing informally of a change in the perceived compatibility of perpetual conservation easements with MDARD's FDRAs. In March 2024, Heart of the Lakes submitted a letter on behalf of Michigan land conservancies and municipal land conservation programs voicing concerns and urging the Department to approach this change collaboratively and in consultation with our state's conservation community. No response was provided.

Over the last year, many land conservancy and municipal land conservation program managers have received inquiries from MDARD staff regarding conservation easement properties associated with Consent Agreements, along with unofficial information indicating forthcoming changes to the administration of FDRAs on properties protected by non-State-held or funded conservation easements. However, communications from MDARD have been piecemeal and unofficial; land conservancy and municipal conservation program staff were only recently informed that changes would include termination of the FDRA and a requirement that the State sign conservation easements as co-grantee in order for landowner tax benefits, previously conferred under an FDRA, to continue.

In Spring of 2025, land conservancy and municipal land conservation program staff began hearing from landowners that without notice and with no public comment opportunity or stakeholder input, they have been denied tax credits on lands covered by FDRAs and permanent agricultural conservation easement not solely held or co-held by MDARD, including those allowed through MDARD's Consent Agreements. Farmers and their businesses are being negatively impacted, with the Treasury Department withholding tax returns prior to the development of a workable solution.

MDARD's Impracticable Solution

MDARD staff's refrain has been that the State's acceptance of co-holding responsibilities, via conservation easement amendments where necessary, provides a workable solution to the alleged compliance issues between FDRA-conferred tax benefits and permanent conservation easements. However, land conservancy and municipal land conservation program staff across the state have confirmed that it is in fact impracticable.

While the FDRA program and conservation easements share a common goal of limiting development and protecting our state's valuable farmland, there are many critical differences between the terms and tenure of these land protection tools. While both legal tools result in some form of land protection, sweeping technical differences create legal and practical challenges to the processes MDARD staff are working to formalize.

While program managers consistently requested an official Attorney General Opinion or other formal guidance related to these changes, no details have been provided. Meanwhile, MDARD continues to advance these changes without collaboration from land conservancy or municipal program partners.

Given the many critical gaps in MDARD's current proposal, land conservancy and municipal land conservation program staff continue to seek collaborative engagement with MDARD in co-creating a practical solution which meets the State's needs while protecting the principles and realities of perpetual land conservation.

Technical Challenges

State acceptance of perpetual responsibility related to a temporary tax benefit:

Conservation easements are designed to be perpetual, independent of any term-limited tax benefits a landowner might receive. Conservation easements also protect and allow a wide variety of land uses, not just agriculture. A conservation easement holder's (grantee's) commitment to enforcement of the conservation easement does not fluctuate with land use changes when compatible with the terms of the conservation easement. If the State were to co-hold a conservation easement, co-holder responsibilities and liabilities would remain with the State at such future time that the property is no longer agricultural in nature and a tax credit no longer being received by the landowner.

Conservation easement amendments weaken the premises of perpetuity and CANNOT provide impermissible private benefit:

MDARD's proposed process requires that land conservancies and municipal land conservation programs amend existing conservation easements to protect landowner tax benefits. Each conservation easement amendment undermines the principle of perpetuity which underpins and defines these agreements. The amendment process requires significant financial and other resources from charitable organizations and tax-payer funded programs alike.

According to IRS regulations, any conservation easement amendment must not provide impermissible private benefit. Amending a conservation easement for the explicit purpose of providing the landowner with access to tax benefits is a complex scenario, requiring a great deal of forethought and exploration. In addition to undermining the perpetual nature of conservation easements in the eyes of

the IRS and the courts, prompting amendments that provide impermissible private benefit jeopardizes land conservancy tax exemption and accreditation status, being in clear violation of Federal Tax Law and Land Trust Alliance Standards and Practices.

Lack of articulated plan for future conservation easements:

MDARD's proposed process would require that the State proactively co-hold every future agricultural conservation easement conveyed to a land conservancy or municipality in order to preserve landowners' future eligibility for the State tax benefits conferred under a FDRA. Conversations with MDARD staff suggest that these future conditions are not considered by the proposed plan. This scenario articulates the complex nature of perpetual conservation easements, and will magnify the State's permanent co-holder responsibilities. As described above, the alternative route of producing conservation easement amendments when a landowner wishes to enroll in the State tax credit is impracticable.

Other Issues

State acceptance of significant financial and legal liabilities associated with conservation easement grantee responsibilities:

Conversations with MDARD staff have suggested that the MDARD does not sufficiently understand the responsibilities associated with the stewardship and enforcement of perpetual conservation easements. As conservation easements age, they are generally associated with higher costs (direct and indirect) of stewardship and enforcement. In the case of a conservation easement violation, co-grantees have a legal obligation to enforce the conservation easement. MDARD has publicly stated they do not have adequate staffing to effectively manage their existing Farmland and Open Space Preservation program duties including the management of FDRAs. The conservation easement amendments required by this reinterpretation of statute will require significant time and resources far beyond current limitations identified by State staff. The State will need to identify funding sources and structures to support future enforcement of conservation easements which they co-hold, in the case of future litigation or remediation

Lack of alternatives consideration:

Land conservancy and municipal conservation program staff are aware of mechanisms allowing third-party rights outside of the co-holding model. Alternatives can be considered, such as defining the State's interests through a separate legal tool. Alternatives could be considered to reduce financial and legal liabilities for the State, thereby protecting tax payer dollars and overall sustainability of the State's land protection efforts.

Farmers may have to choose between significant tax benefits and permanent land protection:

The proposed changes may establish a dynamic in which farmland owners must choose between granting of a perpetual conservation easement and enrollment into a FDRA, which hampers our organizations' ability to work collaboratively with MDARD to protect our state's valuable farmland. This change in FDRA program implementation undermines the pursuit of rural prosperity by creating barriers to achieving both permanent farmland conservation and financial sustainability for Michigan farms.

Negative impacts on Michigan farmers and farming communities:

Tax benefits conferred under FDRAs are significant. It is well known that Michigan farmers operate within tight budgets, and rely on these annual tax benefits to sustain their farming operations. The vast majority of farmland protected by conservation easements is operated as small family farms, and we are concerned this sudden interruption in benefits will severely impact the financial sustainability of these farm businesses. In addition to withheld tax benefits, we have received notification from multiple landowners that they are being charged back taxes with interest.

Lack of engagement, input, and communication with land conservancy and municipal land conservation programs:

Lack of stakeholder engagement together with abrupt implementation of consequential program changes implies a lack of appreciation for the significant role FDRA tax credits play in the lives of individuals and businesses. Lack of engagement with land conservancy and municipal land conservation program staff suggests that MDARD staff have not attempted to find lower-impact solutions which protect State resources.

State revocation of binding Consent Agreements:

For recorded conservation easements on land previously subject to a FDRA, most if not all have received a Consent Agreement signed by an authorized MDARD representative. These Consent Agreements were recorded and relied upon by the landowner, conservation easement grantee, and its funding partners, including the United States through the NRCS. A retroactive revocation of FDRA tax benefits is contrary to the express authorization documented by the Consent Agreement. It is unclear where MDARD or the State derives the legal authority to invalidate these Agreements without due process.

Contacts

Following is a list of MDARD staff who have been engaged in this discussion thus far.

Dr. Tim Boring – Director

Jamie Zmitko-Somers – Agriculture Development Division Director

Stevie Glaspie – Producer Services Division Director

Nate Engle – Director of Community Engagement

Chip Kraus – Farmland and Open Space Preservation Program Manager

John Krohn – Agricultural Preservation Fund/Conservation Easement Donations Staff

Brad Deacon – Emergency Management and Administrative Law Coordinator



Washtenaw County Parks and Recreation Commission

June 2025 - Claims Report

PARK / FACILITY / FUNCTION	UTILITIES	DIRECT PURCHASES	OTHER	TOTAL
Administration	\$ 816.64	\$ 9,653.40	\$ 100,860.50	\$ 111,330.54
Recreation Center	26,923.13	5,797.67	20,940.00	53,660.80
Park Maintenance	1,078.34	6,740.64	10,051.52	17,870.50
Pierce Lake Golf Course	1,041.91	4,377.91	33,490.56	38,910.38
Independence Lake	2,407.88	8,076.85	11,766.84	22,251.57
Rolling Hills	23,547.96	8,018.17	65,134.85	96,700.98
Parker Mill	110.97	-	1,145.88	1,256.85
Sharon Mills	-	2,764.59	42.00	2,806.59
Staebler Farm	760.44	3,879.16	2,431.59	7,071.19
Swift Run Dog Park	-	-	-	-
Capital Improvement	-	-	55,702.00	55,702.00
Committed Funding Partnerships	-	-	-	-
Commission	-	-	-	-
SUBTOTAL	\$ 56,687.27	\$ 49,308.39	\$ 301,565.74	\$ 407,561.40
 Road Millage Fund	 -	 2,415.00	 126,101.42	 128,516.42
SUBTOTAL	\$ -	\$ 2,415.00	\$ 126,101.42	\$ 128,516.42
 Natural Areas Preservation Program				
Acquisition	\$ -	\$ -	\$ 2,637.00	\$ 2,637.00
Preserve Management	-	5,603.26	1,187.12	\$ 6,790.38
NATAC	-	-	-	\$ -
Acquisition	\$ -	\$ -	\$ 16,685.00	\$ 16,685.00
Annual Monitoring	-	-	-	\$ -
ALPAC	-	-	-	-
SUBTOTAL	\$ -	\$ 5,603.26	\$ 20,509.12	\$ 26,112.38
 TOTAL	\$ 56,687.27	\$ 57,326.65	\$ 448,176.28	\$ 562,190.20

It was moved by _____ and supported by _____
to approve payment of claims in the amount of.....

\$ 562,190.20



Washtenaw County Parks and Recreation Commission

July 2025 - Claims Report

PARK / FACILITY / FUNCTION	UTILITIES	DIRECT PURCHASES	OTHER	TOTAL
Administration	\$ 605.03	\$ 6,630.24	\$ 62,425.24	\$ 69,660.51
Recreation Center	16,709.04	6,044.13	21,637.31	44,390.48
Park Maintenance	805.32	8,127.85	3,995.95	12,929.12
Pierce Lake Golf Course	1,254.71	9,049.77	21,528.62	31,833.10
Independence Lake	3,991.37	7,641.04	26,068.23	37,700.64
Rolling Hills	33,266.04	12,287.62	93,110.00	138,663.66
Parker Mill	42.20	-	502.78	544.98
Sharon Mills	373.96	-	1,156.79	1,530.75
Staebler Farm	817.89	3,471.34	7,209.24	11,498.47
Swift Run Dog Park	-	-	660.00	660.00
Capital Improvement	-	-	247,171.45	247,171.45
Committed Funding Partnerships	-	-	-	-
Commission	-	-	-	-
SUBTOTAL	\$ 57,865.56	\$ 53,251.99	\$ 485,465.61	\$ 596,583.16
Road Millage Fund	-	-	190,007.50	190,007.50
SUBTOTAL	\$ -	\$ -	\$ 190,007.50	\$ 190,007.50
Natural Areas Preservation Program				
Acquisition	\$ -	\$ -	\$ 1,126.19	\$ 1,126.19
Preserve Management	-	7,125.99	3,862.98	\$ 10,988.97
NATAC	-	-	-	\$ -
Acquisition	\$ -	\$ -	\$ 4,190.00	\$ 4,190.00
Annual Monitoring	-	-	-	\$ -
ALPAC	-	-	-	-
SUBTOTAL	\$ -	\$ 7,125.99	\$ 9,179.17	\$ 16,305.16
TOTAL	\$ 57,865.56	\$ 60,377.98	\$ 684,652.28	\$ 802,895.82

It was moved by _____ and supported by _____
to approve payment of claims in the amount of..... \$ 802,895.82

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
FUND BALANCE STATEMENT - JUNE 30, 2025

Beginning Fund Balance (1/1/25)	14,781,564		50%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)			Variance
Property Tax	10,500,149	10,633,088		101%	132,939
State Grant Funds	-	-			-
Fees & Services	4,388,000	2,049,930		47%	(2,338,070)
Interest Earnings	300,000	378,769		126%	78,769
Other Revenue & Reimb.	<u>30,000</u>	<u>900</u>		3%	<u>(29,100)</u>
Total Revenue	15,218,149	13,062,687		86%	(2,155,462)
Expense (Budget)		Expense (Actual)			Variance
Personnel Services	(8,562,262)	(3,728,250)		44%	4,834,012
Supplies & Other Services	(2,990,100)	(1,369,278)		46%	1,620,822
Internal Service Charges	(1,055,612)	(547,888)		52%	507,724
Capital					
Land Acquisition	-	-		-	-
CIP/Development	(3,100,000)	(729,807)		24%	2,370,193
Contingency	(400,000)	(74,602)		19%	325,398
Machinery & Equipment	<u>(90,000)</u>	<u>(21,917)</u>		24%	<u>68,083</u>
Capital Subtotal	(3,590,000)	(826,326)		23%	2,763,674
Transfers Out	(1,200,000)	-			
Total Expense	<u>(17,397,974)</u>	<u>(6,471,742)</u>		37%	9,726,232
Surplus/(Deficit)	(2,179,825)	6,590,945			
Operating Reserve	(10,500,149)	(9,798,849)			
2025 Funding Commitments (Partnerships)	<u>(4,780,000)</u>	<u>-</u>			
	(15,280,149)	(9,798,849)			
Projected Fund Balance (12/31/25)	<u>7,821,739</u>	<u>21,372,509</u>			

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
FUND BALANCE STATEMENT - JULY 31, 2025

Beginning Fund Balance (1/1/25)	14,781,564		58%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)			Variance
Property Tax	10,500,149	10,633,088		101%	132,939
State Grant Funds	-	-			-
Fees & Services	4,388,000	3,438,224		78%	(949,776)
Interest Earnings	300,000	452,329		151%	152,329
Other Revenue & Reimb.	<u>30,000</u>	<u>69,900</u>		233%	<u>39,900</u>
Total Revenue	15,218,149	14,593,542		96%	(624,607)
Expense (Budget)		Expense (Actual)			Variance
Personnel Services	(8,562,262)	(4,735,684)		55%	3,826,578
Supplies & Other Services	(2,990,100)	(1,703,652)		57%	1,286,448
Internal Service Charges	(1,055,612)	(636,369)		60%	419,243
Capital					
Land Acquisition	-	-		-	-
CIP/Development	(3,100,000)	(898,156)		29%	2,201,844
Contingency	(400,000)	(153,425)		38%	246,575
Machinery & Equipment	<u>(90,000)</u>	<u>(46,523)</u>		52%	<u>43,477</u>
Capital Subtotal	(3,590,000)	(1,098,103)		31%	2,491,897
Transfers Out	(1,200,000)	-			
Total Expense	<u>(17,397,974)</u>	<u>(8,173,808)</u>		47%	8,024,166
Surplus/(Deficit)	(2,179,825)	6,419,734			
Operating Reserve	(10,500,149)	(9,798,849)			
2025 Funding Commitments (Partnerships)	<u>(4,780,000)</u>	<u>-</u>			
	(15,280,149)	(9,798,849)			
Projected Fund Balance (12/31/25)	<u>7,821,739</u>	<u>21,201,298</u>			

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - JUNE 30, 2025

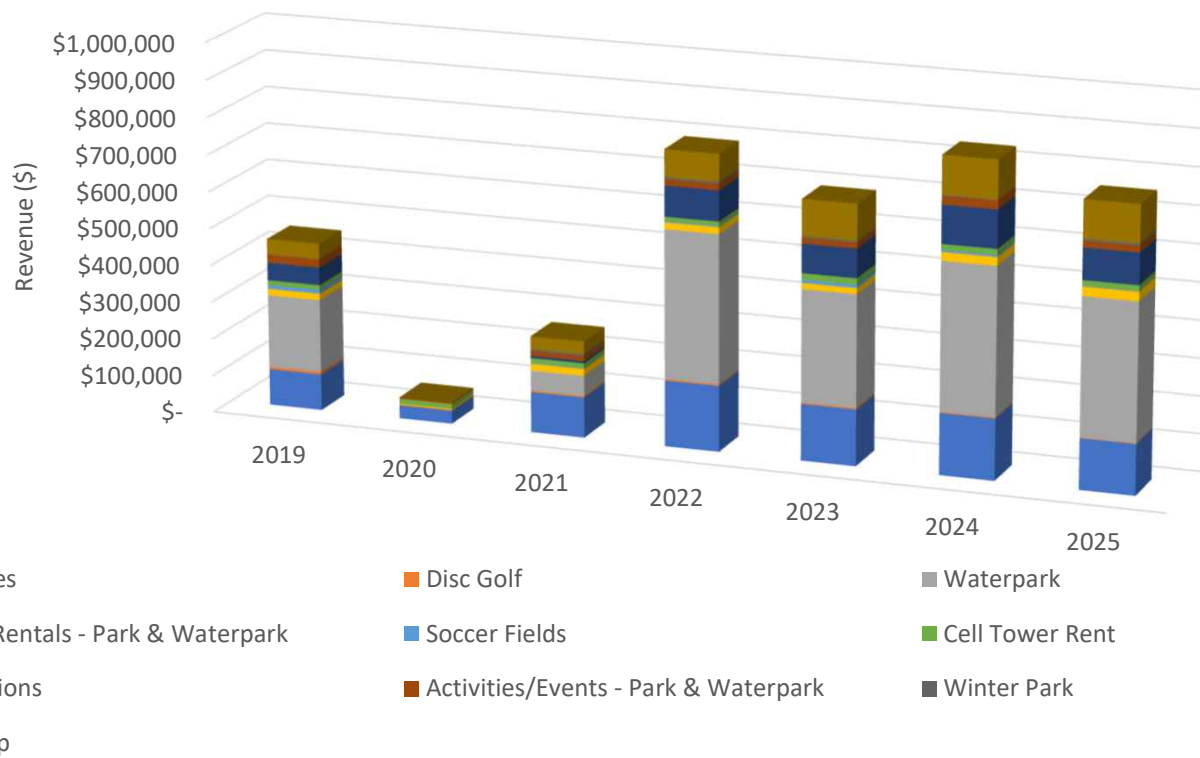
Beginning Fund Balance (1/1/25)	10,037,013	50%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	5,563,519	5,654,749	102%	91,230
State Revenue	-	511,751		511,751
Interest Earnings	100,000	265,935	266%	165,935
Other Revenue & Reimb.	<u>5,000</u>	<u>-</u>	0%	<u>(5,000)</u>
Total Revenue	5,668,519	6,432,436	113%	763,917
Expense (Budget)		Expense (Actual)		Variance
Personnel Services	(674,205)	(360,411)	53%	313,794
Supplies & Other Services	(654,200)	(154,935)	24%	499,265
Internal Service Charges	(37,719)	(12,418)	33%	25,301
Capital				
Land Acquisition	(2,900,000)	(190,966)	7%	2,709,034
Land Development	-	-		-
Machinery & Equipment	<u>(20,000)</u>	<u>(3,397)</u>	17%	<u>16,603</u>
Capital Subtotal	(2,920,000)	(194,363)	7%	2,725,637
Total Expense	<u>(4,286,124)</u>	<u>(722,127)</u>	17%	3,563,997
Surplus/(Deficit)	1,382,395	5,710,308		
Projected Fund Balance (12/31/25)	<u>11,419,408</u>	<u>15,747,321</u>		

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - JULY 31, 2025

Beginning Fund Balance (1/1/25)	10,037,013	58%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	5,563,519	5,654,749	102%	91,230
State Revenue	-	749,751		749,751
Interest Earnings	100,000	322,785	323%	222,785
Other Revenue & Reimb.	<u>5,000</u>	<u>-</u>	0%	<u>(5,000)</u>
Total Revenue	5,668,519	6,727,285	119%	1,058,766
Expense (Budget)		Expense (Actual)		Variance
Personnel Services	(674,205)	(420,074)	62%	254,131
Supplies & Other Services	(654,200)	(171,832)	26%	482,368
Internal Service Charges	(37,719)	(14,441)	38%	23,278
Capital				
Land Acquisition	(2,900,000)	(190,966)	7%	2,709,034
Land Development	-	-		-
Machinery & Equipment	<u>(20,000)</u>	<u>(3,397)</u>	17%	<u>16,603</u>
Capital Subtotal	(2,920,000)	(194,363)	7%	2,725,637
Total Expense	<u>(4,286,124)</u>	<u>(800,710)</u>	19%	3,485,414
Surplus/(Deficit)	1,382,395	5,926,575		
Projected Fund Balance (12/31/25)	<u>11,419,408</u>	<u>15,963,588</u>		

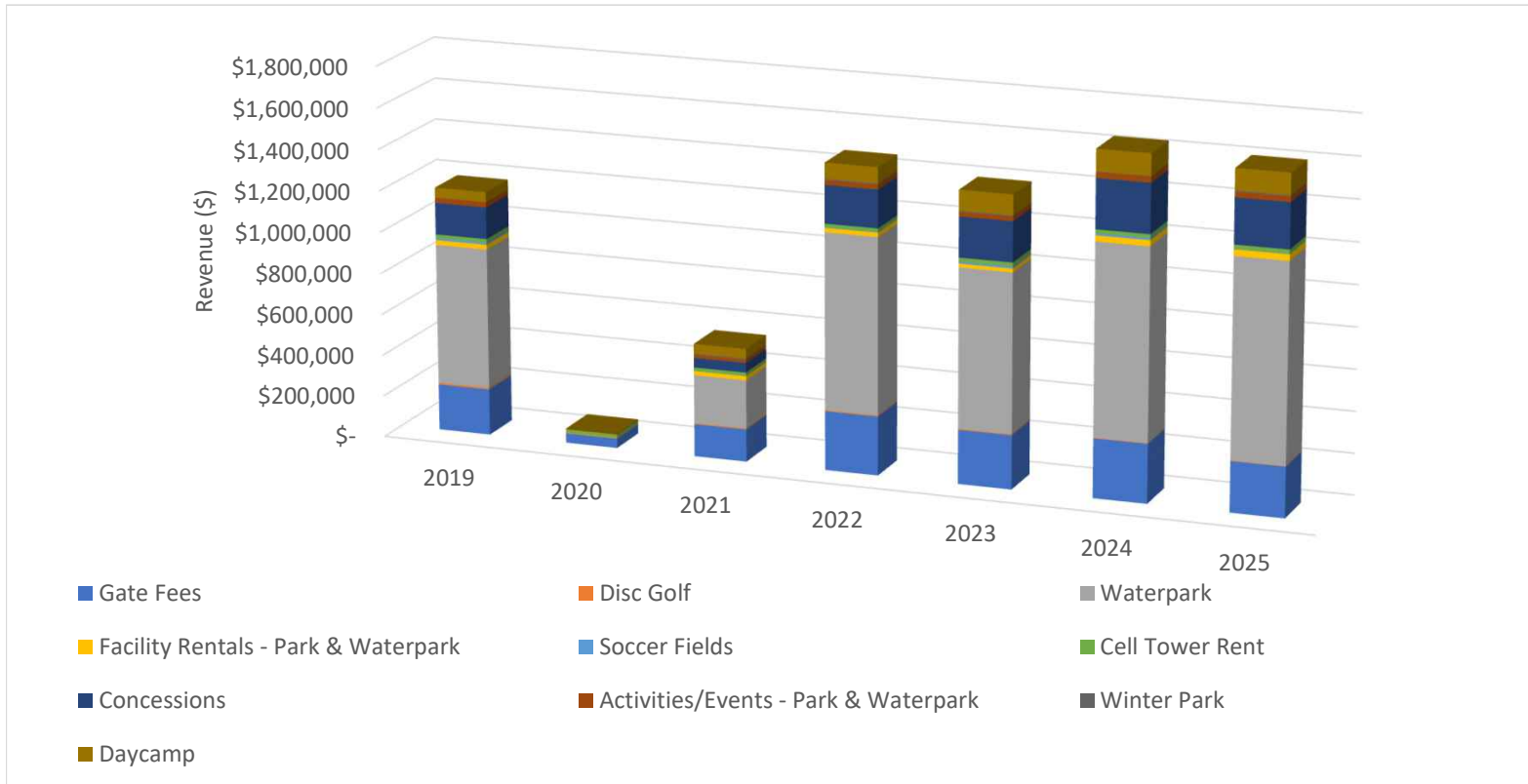
Rolling Hills County Park Revenue Report - June

	2019	2020	2021	2022	2023	2024	2025
Gate Fees	\$ 97,676	\$ 34,996	\$ 108,843	\$ 177,098	\$ 151,483	\$ 165,268	\$ 136,296
Disc Golf	\$ 7,144	\$ 2,582	\$ 4,276	\$ 4,220	\$ 3,938	\$ 2,675	\$ 1,972
Waterpark	\$ 195,683	\$ 48	\$ 53,760	\$ 399,270	\$ 301,202	\$ 397,383	\$ 369,541
Facility Rentals - Park & Waterpark	\$ 17,972	\$ 2,335	\$ 18,720	\$ 18,890	\$ 16,130	\$ 23,205	\$ 25,076
Soccer Fields	\$ 9,965	\$ 100	\$ 1,325	\$ 2,700	\$ 8,590	\$ 5,555	\$ 975
Cell Tower Rent	\$ 13,224	\$ 13,621	\$ 14,030	\$ 12,030	\$ 17,304	\$ 15,331	\$ 15,790
Concessions	\$ 47,822	\$ -	\$ 5,931	\$ 82,306	\$ 77,844	\$ 102,705	\$ 84,405
Activities/Events - Park & Waterpark	\$ 21,613	\$ 3,273	\$ 13,556	\$ 16,628	\$ 15,767	\$ 22,763	\$ 17,259
Winter Park	\$ 1,218	\$ -	\$ 5,088	\$ 5,245	\$ 4,600	\$ 2,180	\$ 5,610
Daycamp	\$ 41,835	\$ -	\$ 34,085	\$ 74,272	\$ 97,332	\$ 104,409	\$ 102,358
Totals:	\$ 454,152	\$ 56,955	\$ 259,613	\$ 792,659	\$ 694,189	\$ 841,474	\$ 759,282



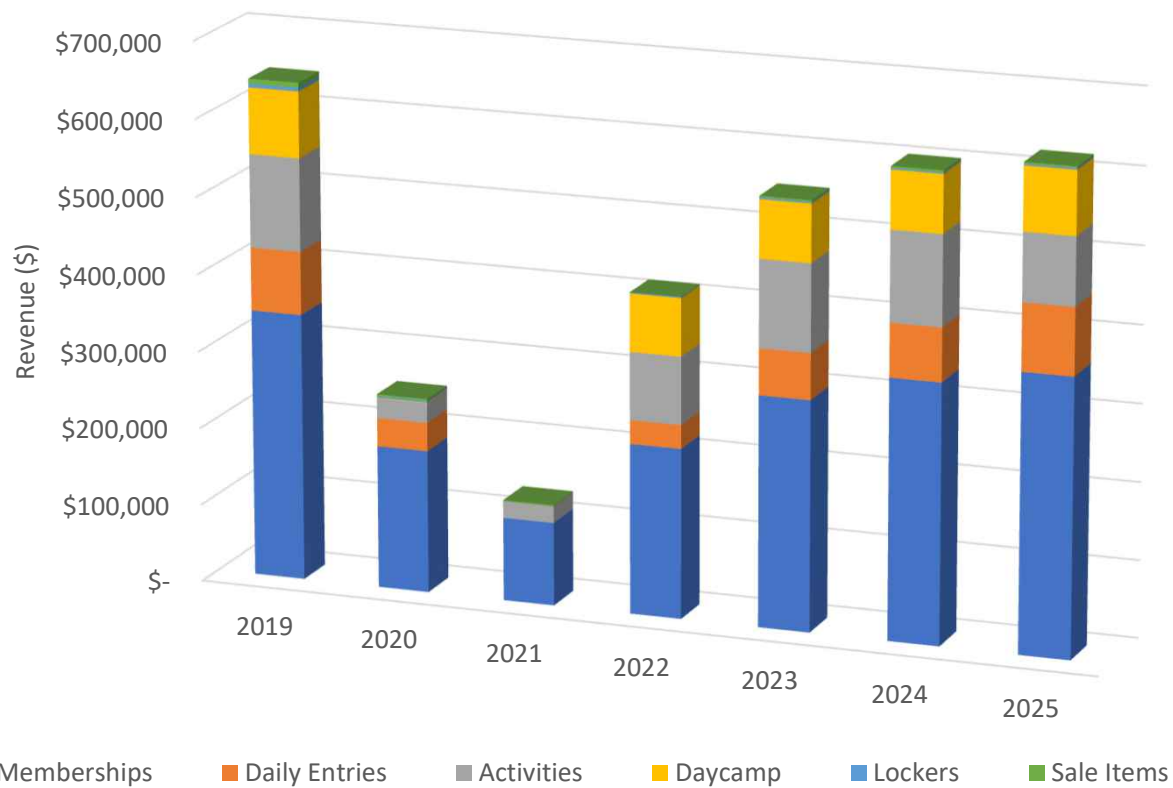
Rolling Hills County Park Revenue Report - July

	2019	2020	2021	2022	2023	2024	2025
Gate Fees	\$ 222,606	\$ 45,496	\$ 156,398	\$ 284,995	\$ 261,085	\$ 286,030	\$ 244,882
Disc Golf	\$ 7,792	\$ 3,524	\$ 4,776	\$ 5,062	\$ 4,486	\$ 3,069	\$ 2,144
Waterpark	\$ 677,246	\$ 48	\$ 233,862	\$ 852,481	\$ 768,925	\$ 926,229	\$ 959,388
Facility Rentals - Park & Waterpark	\$ 23,976	\$ 510	\$ 20,330	\$ 21,410	\$ 18,600	\$ 29,150	\$ 31,071
Soccer Fields	\$ 9,965	\$ 100	\$ 1,325	\$ 2,875	\$ 8,590	\$ 9,870	\$ 975
Cell Tower Rent	\$ 17,654	\$ 15,902	\$ 16,379	\$ 16,871	\$ 19,797	\$ 17,898	\$ 21,080
Concessions	\$ 153,103	\$ -	\$ 46,486	\$ 183,343	\$ 193,413	\$ 238,471	\$ 218,121
Activities/Events - Park & Waterpark	\$ 25,014	\$ 3,279	\$ 15,719	\$ 23,771	\$ 22,722	\$ 28,884	\$ 25,932
Winter Park	\$ 1,218	\$ -	\$ 5,088	\$ 5,245	\$ 4,600	\$ 2,180	\$ 5,610
Daycamp	\$ 47,720	\$ -	\$ 46,670	\$ 76,502	\$ 98,389	\$ 105,284	\$ 103,733
Totals:	\$ 1,186,293	\$ 68,859	\$ 547,034	\$ 1,472,554	\$ 1,400,607	\$ 1,647,065	\$ 1,612,936



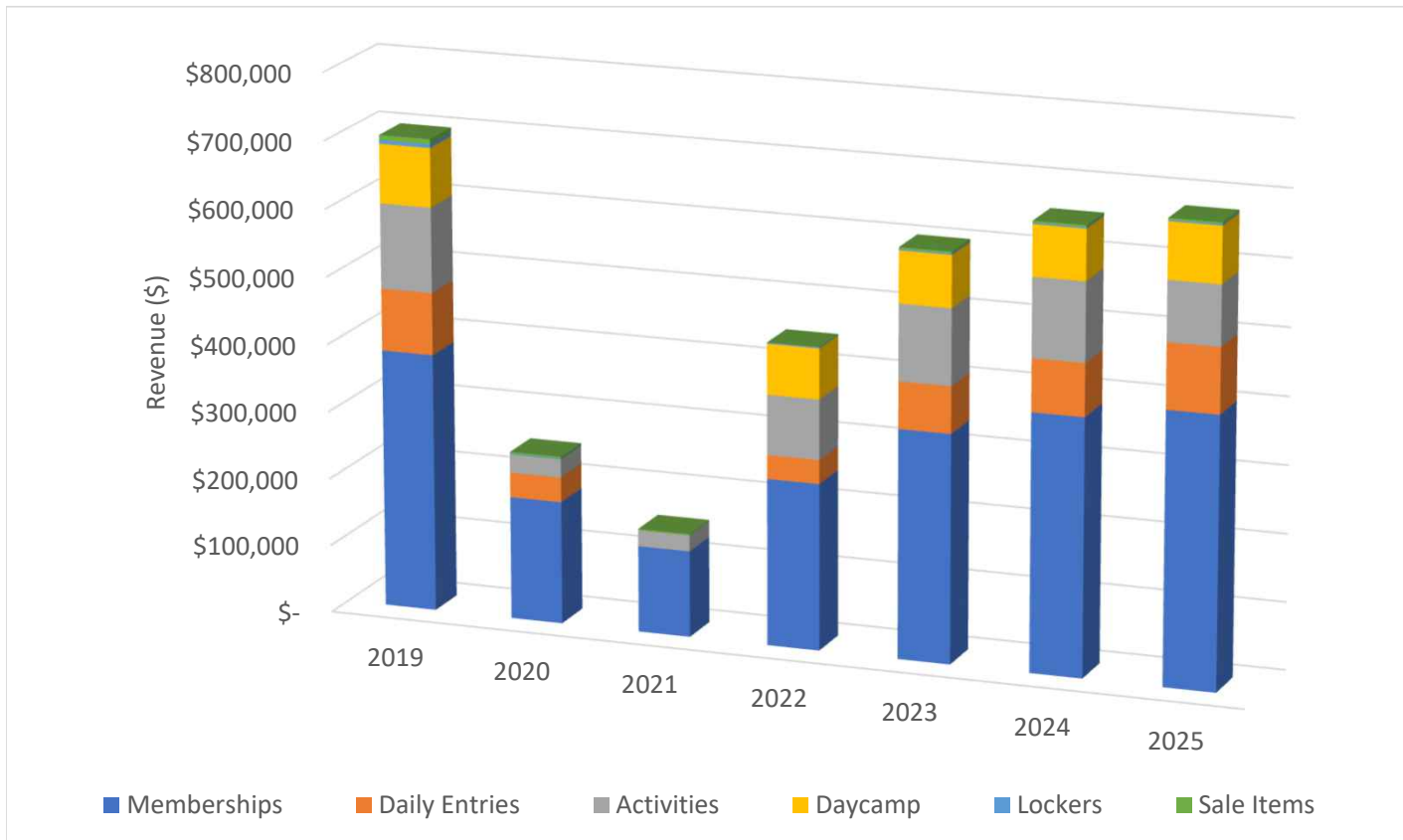
Meri Lou Murray Recreation Center Revenue Report - June

	2019	2020	2021	2022	2023	2024	2025
Memberships	\$ 345,282	\$ 184,146	\$ 107,370	\$ 219,641	\$ 298,129	\$ 336,402	\$ 359,489
Daily Entries	\$ 81,697	\$ 36,825	\$ 12	\$ 30,780	\$ 59,972	\$ 69,515	\$ 87,382
Activities	\$ 120,642	\$ 25,584	\$ 21,046	\$ 87,516	\$ 113,559	\$ 117,205	\$ 88,347
Daycamp	\$ 85,902	\$ 840	\$ 270	\$ 74,775	\$ 75,476	\$ 75,441	\$ 82,551
Rentals	\$ 4,388	\$ 2,554	\$ 300	\$ -	\$ -	\$ -	\$ -
Lockers	\$ 4,717	\$ 2,267	\$ 590	\$ 1,460	\$ 1,883	\$ 1,806	\$ 1,748
Vending	\$ 774	\$ 1,148	\$ -	\$ -	\$ -	\$ -	\$ -
Sale Items	\$ 6,548	\$ 2,220	\$ 1,193	\$ 42	\$ 2,247	\$ 2,581	\$ 2,440
Totals:	\$ 649,950	\$ 255,585	\$ 130,781	\$ 414,214	\$ 551,265	\$ 602,949	\$ 621,957



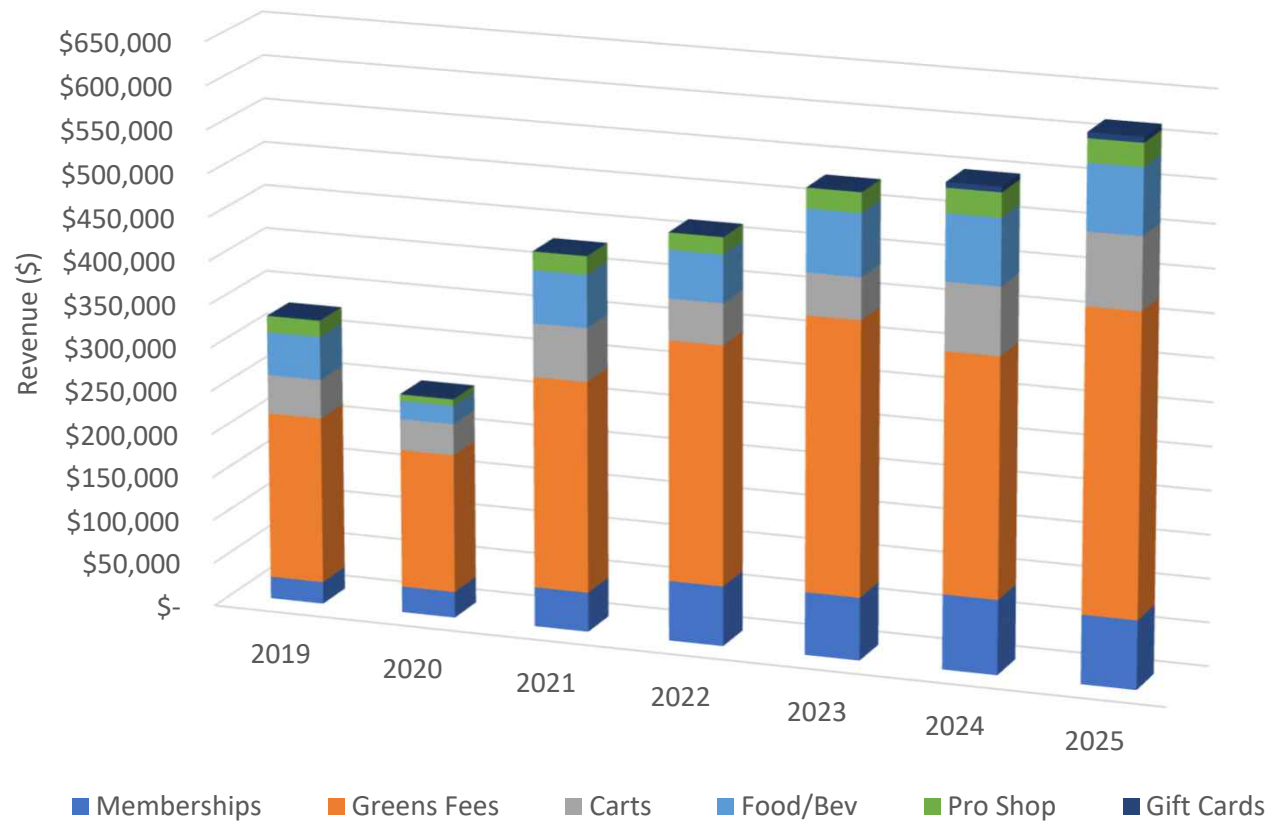
Meri Lou Murray Recreation Center Revenue Report - July

	2019	2020	2021	2022	2023	2024	2025
Memberships	\$ 381,433	\$ 181,136	\$ 127,342	\$ 246,247	\$ 338,292	\$ 381,022	\$ 403,053
Daily Entries	\$ 92,024	\$ 36,825	\$ 53	\$ 35,391	\$ 69,500	\$ 78,284	\$ 97,215
Activities	\$ 125,867	\$ 25,584	\$ 22,884	\$ 88,418	\$ 112,816	\$ 117,303	\$ 89,086
Daycamp	\$ 87,733	\$ 630	\$ 405	\$ 74,770	\$ 77,076	\$ 75,511	\$ 83,627
Rentals	\$ 4,388	\$ 2,554	\$ 300	\$ -	\$ -	\$ -	\$ -
Lockers	\$ 5,437	\$ 2,267	\$ 650	\$ 1,740	\$ 2,093	\$ 1,946	\$ 1,878
Vending	\$ 1,135	\$ 1,148	\$ -	\$ -	\$ -	\$ -	\$ -
Sale Items	\$ 7,493	\$ 2,220	\$ 1,648	\$ 50	\$ 2,483	\$ 2,891	\$ 2,744
Totals:	\$ 705,510	\$ 252,364	\$ 153,282	\$ 446,616	\$ 602,260	\$ 656,957	\$ 677,603



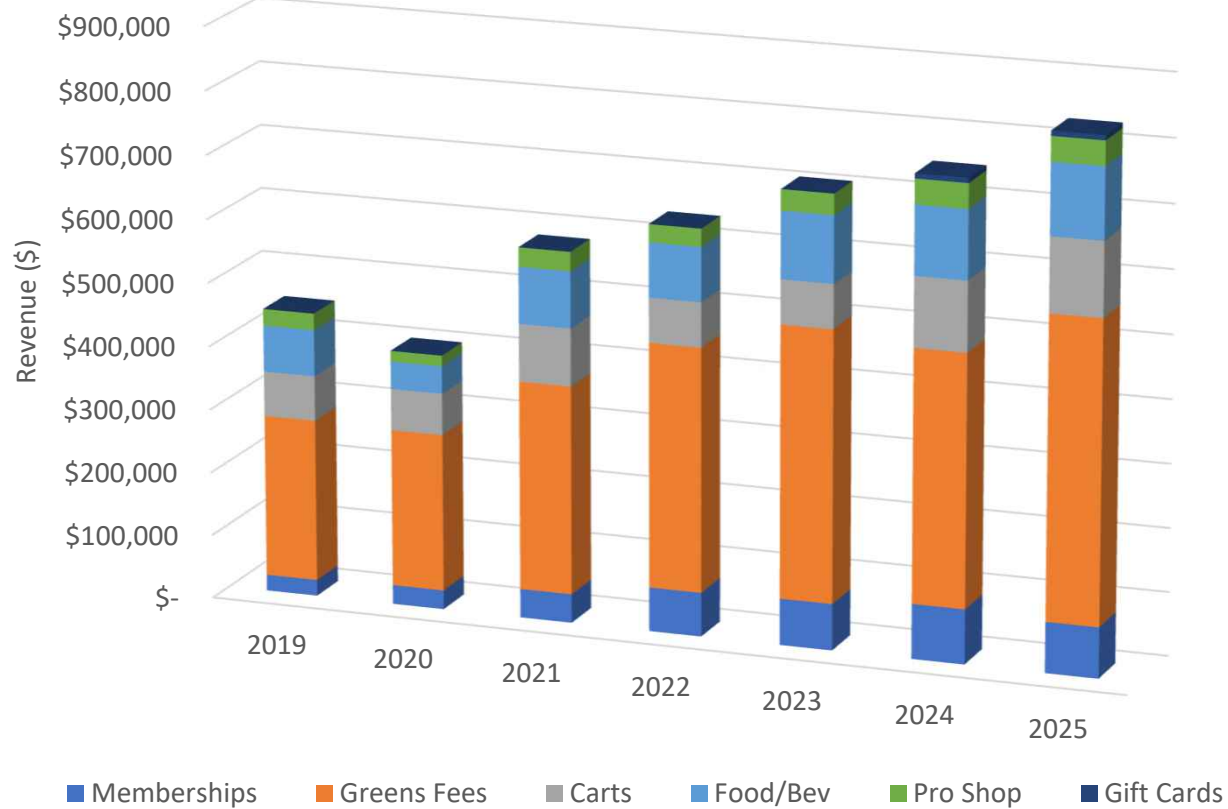
Pierce Lake Golf Course Revenue Report - June

	2019	2020	2021	2022	2023	2024	2025
Memberships	\$ 25,175	\$ 29,882	\$ 45,194	\$ 68,675	\$ 71,925	\$ 85,750	\$ 79,000
Greens Fees	\$ 190,818	\$ 158,512	\$ 242,328	\$ 275,312	\$ 314,727	\$ 275,009	\$ 346,089
Carts	\$ 44,522	\$ 36,051	\$ 61,495	\$ 47,576	\$ 48,195	\$ 77,872	\$ 83,229
Food/Bev	\$ 49,666	\$ 20,999	\$ 60,579	\$ 55,109	\$ 71,829	\$ 76,270	\$ 75,910
Pro Shop	\$ 18,805	\$ 7,473	\$ 21,327	\$ 19,463	\$ 23,316	\$ 28,330	\$ 26,864
Gift Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,268	\$ 6,743
Totals:	\$ 328,986	\$ 252,917	\$ 430,923	\$ 466,135	\$ 529,992	\$ 549,499	\$ 617,835



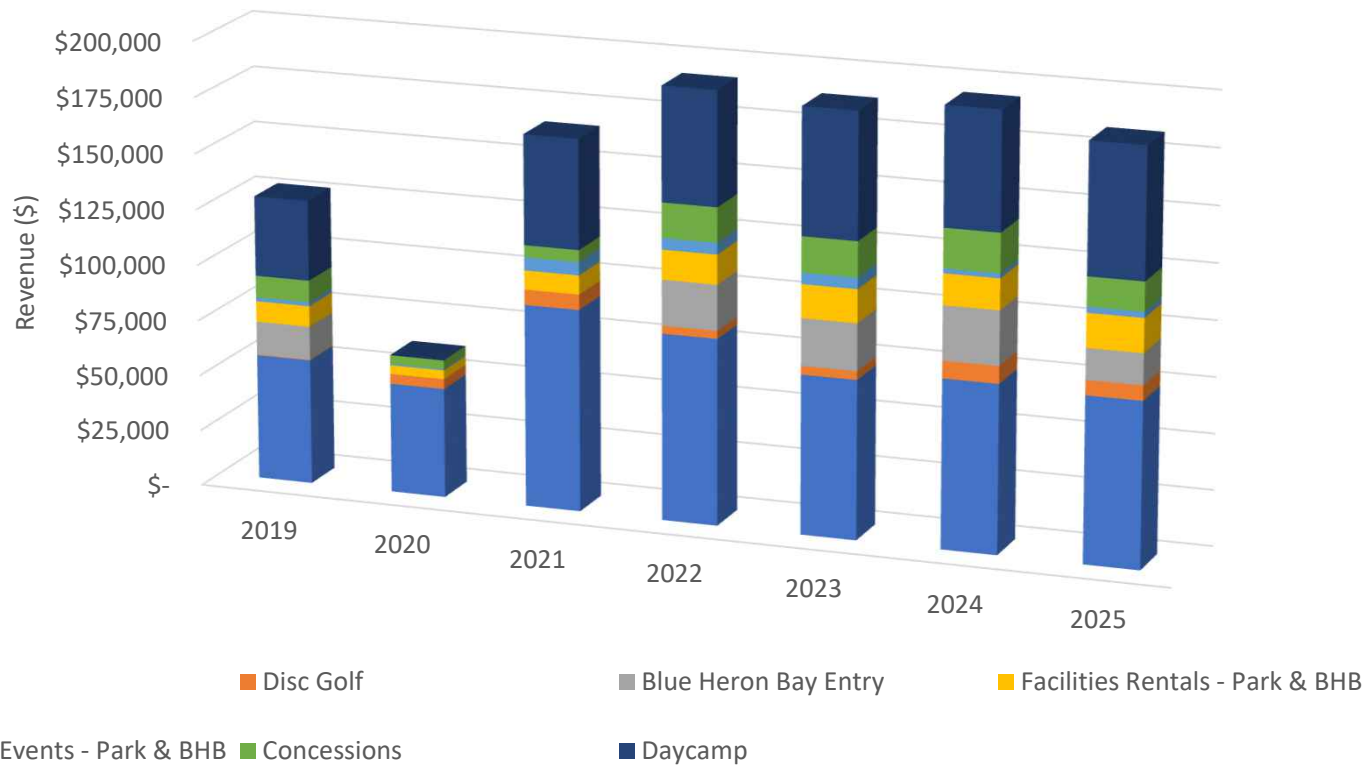
Pierce Lake Golf Course Revenue Report - July

	2019	2020	2021	2022	2023	2024	2025
Memberships	\$ 25,175	\$ 29,882	\$ 45,194	\$ 69,025	\$ 72,908	\$ 86,220	\$ 79,900
Greens Fees	\$ 254,291	\$ 246,638	\$ 327,543	\$ 383,844	\$ 427,638	\$ 397,159	\$ 475,408
Carts	\$ 70,581	\$ 65,495	\$ 90,809	\$ 70,245	\$ 69,612	\$ 110,457	\$ 117,315
Food/Bev	\$ 72,917	\$ 43,211	\$ 88,988	\$ 85,468	\$ 105,337	\$ 108,855	\$ 112,788
Pro Shop	\$ 26,069	\$ 16,855	\$ 30,241	\$ 28,234	\$ 32,968	\$ 39,522	\$ 38,633
Gift Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,934	\$ 8,170
Totals:	\$ 449,033	\$ 402,081	\$ 582,775	\$ 636,816	\$ 708,463	\$ 750,147	\$ 832,214



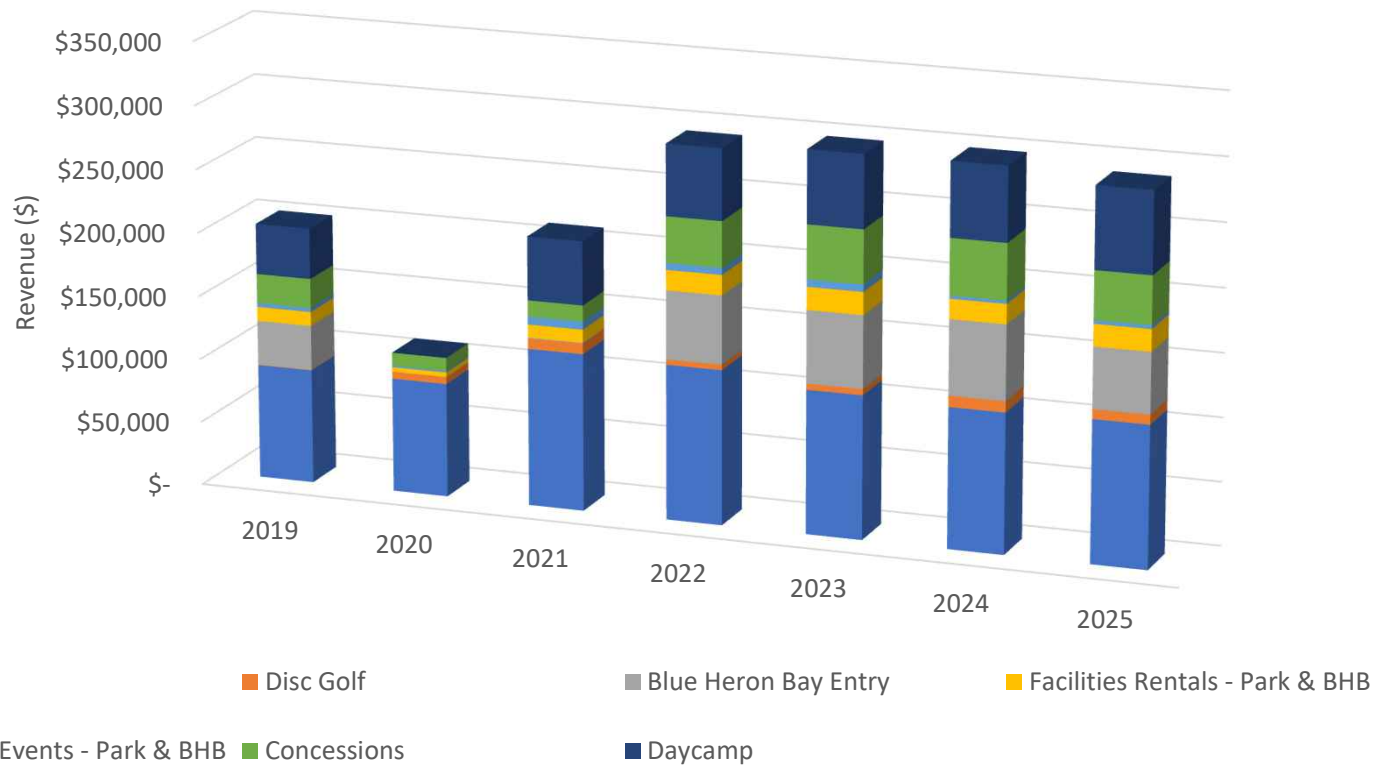
Independence Lake County Park Revenue Report - June

	2019	2020	2021	2022	2023	2024	2025
Gate Fees	\$ 56,044	\$ 49,069	\$ 90,553	\$ 83,589	\$ 71,380	\$ 75,746	\$ 74,436
Disc Golf	\$ 278	\$ 4,476	\$ 6,880	\$ 3,554	\$ 3,905	\$ 7,840	\$ 6,766
Blue Heron Bay Entry	\$ 14,981	\$ -	\$ -	\$ 20,397	\$ 21,090	\$ 24,281	\$ 13,931
Facilities Rentals - Park & BHB	\$ 9,340	\$ 3,940	\$ 8,535	\$ 13,310	\$ 15,020	\$ 13,970	\$ 15,310
Activities/Events - Park & BHB	\$ 1,752	\$ 575	\$ 5,856	\$ 5,170	\$ 5,030	\$ 2,095	\$ 2,650
Concessions	\$ 9,772	\$ 3,944	\$ 5,376	\$ 15,598	\$ 15,905	\$ 17,675	\$ 13,103
Boat Rentals	\$ 1,525	\$ -	\$ 2,050	\$ 1,389	\$ 980	\$ 1,614	\$ 1,981
Daycamp	\$ 35,815	\$ -	\$ 49,095	\$ 51,126	\$ 56,638	\$ 53,014	\$ 58,403
Totals:	\$ 129,507	\$ 62,004	\$ 168,345	\$ 194,133	\$ 189,948	\$ 196,235	\$ 186,580



Independence Lake County Park Revenue Report - July

	2019	2020	2021	2022	2023	2024	2025
Gate Fees	\$ 89,705	\$ 89,523	\$ 123,695	\$ 121,827	\$ 113,006	\$ 110,513	\$ 112,102
Disc Golf	\$ 340	\$ 5,586	\$ 8,422	\$ 4,322	\$ 4,901	\$ 8,796	\$ 7,693
Blue Heron Bay Entry	\$ 34,998	\$ -	\$ 591	\$ 53,823	\$ 57,067	\$ 59,000	\$ 47,942
Facilities Rentals - Park & BHB	\$ 11,156	\$ 3,510	\$ 10,255	\$ 15,830	\$ 17,890	\$ 15,615	\$ 17,330
Activities/Events - Park & BHB	\$ 3,231	\$ 1,220	\$ 6,226	\$ 5,475	\$ 5,815	\$ 2,565	\$ 2,935
Concessions	\$ 22,933	\$ 10,333	\$ 12,743	\$ 36,035	\$ 42,128	\$ 43,856	\$ 37,826
Boat Rentals	\$ 2,822	\$ -	\$ 3,983	\$ 2,684	\$ 2,227	\$ 3,535	\$ 3,471
Daycamp	\$ 39,677	\$ -	\$ 49,905	\$ 55,939	\$ 57,451	\$ 58,543	\$ 64,193
Totals:	\$ 204,862	\$ 110,172	\$ 215,820	\$ 295,935	\$ 300,485	\$ 302,423	\$ 293,492





MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: Purchase Order Award – Blackbird Lodge Audio Visual Equipment

BACKGROUND

The audio-visual (A/V) equipment installed at the time of construction of the Blackbird Lodge at Staebler Farm County Park is insufficient for the current and intended future operations of this building. Additionally, there have been continual problems with the existing technology. Staff is working on a facility rental strategy that includes opportunities for team building experiences that will increase the technology needs as well as provide additional revenue opportunities with Michigan Folk School.

DISCUSSION

In May of 2025, Parks staff engaged with County Information Technology (IT) professional, Terry Delongchamp, who has been assisting Washtenaw County Parks and Recreation Commission (WCPARC) staff and consulting with an A/V specialist to review the current technology and to quote a package to create a fully functioning building. Additionally, Washtenaw County IT recently entered into a formal contract with Conference Technologies, Inc. (CTI) after bidding audio-visual work through RFP #8729 to assist with such projects. Through collaboration with Washtenaw County IT, a thorough analysis conducted by CTI, and assembly of a proposal, there were several findings.

The limitations of the current AV equipment set-up include:

- The lack of any interior speakers throughout the entire building.
- Outdoor speakers on the west and east portico that only plays music when connected via bluetooth to a smartphone that needs to remain within 15' of the receiver to avoid being disconnected (phone calls & text disrupt the music)
- Acoustic issues in classrooms caused, especially when dividers are open and multiple spaces in use and lack of microphones and an A/V set-up to project voices over background noises.
- Fixed security camera installed above kitchen island that can only project downward. These cameras also do not have any auto focus, zoom or pan capabilities. When cameras need to be focused a 15' ladder is placed on the kitchen island to manually adjust the lens by hand.
- The inability to easily link computers or phones to any of the four installed monitors without running wires across the room causing only two fixed room layouts due to positing of computer/phone equipment

A proposed updated package includes:

- Wireless speakers throughout the entire building that supports instructional AV, background music, and conferencing in each classroom as well as combined use with a centralized panel.
- Wireless lapel microphones for use in each classroom individually as well as combined use.
- Wireless presentation and conferencing abilities in each classroom.
- Connected multi-directional kitchen cameras with the ability to remote focus, zoom and pan the display to fixed monitors using a wall-mounted tablet.
- Counter accessible ports in the kitchen for plug-ins and recording.

RECOMMENDATION

Based on WCPARC and Washtenaw County IT staff review of proposal, I recommend that the Washtenaw County Parks and Recreation Commission authorize the establishment of a purchase order under the existing countywide contract with CTI in the amount of \$74,152 to upgrade the audio-visual equipment in the Blackbird Lodge.

**MEMORANDUM**

TO: Washtenaw County Parks and Recreation Commission

FROM: Meghan Bonfiglio, Director

DATE: August 12, 2025

RE: Project and Activities Update – June & July 2025

Park Facility Events and ProjectsIndependence Lake

- Staff cleared brush along the path to the lake to open lake views.
- “Sensory Splash Time” at Blue Heron Bay Spray Park, held the second Friday of the month, had one family attend in June due to poor weather, and eight families in July.
- Eleven players attended “Disc Golf Glow Nights” in July.
- Day Camp began June 9, and will continue through August 8.
- Lifeguards participate in weekly in-service training. Topics included, CPR, EAP drills, swimming rescues, customer service, and cleaning up after the geese.
- On June 21, a power surge occurred, which closed Blue Heron Bay Spray Park until July 3. To remedy the situation, new VFDs had to be ordered and installed. Additional equipment that was damaged or destroyed had to be repaired or replaced.
- Parks staff, along with the JFR consultant team, continue to finalize construction documents, including the site plan for a new maintenance building. Team is in the process of reviewing bid documents to ensure all program requirements are met. Permit approvals are being sought with EGLE and other agencies.
- Parks staff is finalizing plans to replace areas of pavement that may be repaired/replaced as part of a pavement maintenance plan.

Meri Lou Murray Recreation Center

- Day Camp began June 16. All weeks but one have been at capacity.
- Staff is planning for Camp Big Heart, which will take place the week of August 11. Fifteen people are enrolled, which is capacity.
- Staff are preparing for fall and winter special events, including a fall festival at County Farm Park and pickleball tournament.
- Construction on the Natatorium renovation commenced on July 7. Temporary partition walls have been installed in public spaces. Demolition of the screen wall and footings along with the concrete patio has been completed. Removal of the south glass block wall has also been completed. The JFR team along with WCPARC staff are in the process of finalizing shop submittals and responding to any contractor questions. Project is currently on time and on budget.

Rolling Hills Park

- Skills and Ability students have been improving the park, working 15 hours a week.
- Interviews were completed for the new maintenance tech position at the park.



- Day Camp has been sold out for every session this summer.
- As of the end of July, River Walk has had 1,246 drop-in guests and sold 166 punch cards this summer.
- Staff “spirit days” have been taking place all summer, including “cowboy day” and “dress like supervisor Nick day.”
- RFP bids for the main mechanical room have been submitted.
- As of the end of July, the concessions stand grill has sold over 11,000 burger patties.

Staebler Farm Park

- Farmhouse rehabilitation plans have been approved by all applicable permitting agencies. Water filtration design and technical specifications have been finalized. The RFP is expected to be released for bids once the budget has been approved.
- Staff submitted historical materials to the Michigan SHPO with the intent of becoming eligible for grant opportunities.
- In partnership with other organizations, staff and volunteers planted twenty (20) 2”+ caliper trees around Blackbird Lodge and in the parking lot. These are all large specimen trees of native species selected for their ornamental and functional qualities. Already, they lend a more complete and welcoming feeling to the developing campus.

Special Initiatives

Border to Border Trail (B2B)

- Segment DAA7 (Barton-Bandemer Tunnel and Trail, in partnership with the City of Ann Arbor):
 - o Tunnel: The contractor, Davis Construction, completed the tunnel install on June 3-4. They continue to work on the trail grading and other work items. It is anticipated that the project will be open to the public this fall, including a ribbon cutting event.
 - o Chelsea Timbertown Trailhead, in partnership with the City of Chelsea has been completed. The work includes a paved parking lot, 8 pickleball courts, rehabilitation of a play structure and improved ADA access to the B2B Trail. A ribbon cutting is being planned for late September.
- Engineering and permitting are in various stages for the following trail segments:
 - o Segment DAA4 (Delhi Metropark to Wagner Rd): Amtrak permit review still in process.
 - o The Dexter Connection Trail, Parker Road to City of Dexter. Design work continues, four easements have been secured and work the on rehabilitation of the 140-year-old Bell Road Bridge has started. Project is scheduled for fall 2025 bid and construction in 2026.

Connecting Communities

- Five agencies have indicated their intent to apply for Connecting Communities grants. Proposals are due August 28.

County Farm Park Master Plan

- Staff is in the process of inventorying park natural features and built amenities.
- Staff held a public engagement session on July 15; 22 people attended the meeting. Staff plans to review the engagement input, along with evaluate park inventory, to develop a draft park program this fall.



Natural Areas Preservation Program (NAPP)

Stewardship

- Mitchell Satyr Butterflies were found to be breeding and persisting at Park Lyndon. Partners also releases more butterflies from successful rearing efforts lead by John Ball Zoo in Grand Rapids.
- Stewardship field crews and volunteers controlled invasive plant species West Lake, Botsford, Draper-Houston Meadows, River Raisin, Leonard, Scio Woods, Miller-Smith, Watkins Lake, Goodrich, Ervin Stucki, Sharon Mills, Meyer, Devine, at Scio Woods, River Raisin, Miller-Smith, Leonard, Kosch Headwaters, Weatherbee Woods, Brauer, Whitmore Lake, West Lake, Devine, and Fox Science preserves and Park Lyndon.
- Muskrats were controlled at Sharon Mills Park to protect the restored wetland berm system.
- Field mowing was conducted at Northfield Woods, Lost Wagon, and Ervin-Stucki preserves to maintain the tall grass prairie restorations planted in the past few years.
- Field Crew conducted prescribed fires at Watkins Lake County Preserve's grassland restoration and Sharon Mills County Park. This year, more than 220 acres have been burned.
- Grants from the Great Lakes Commission is supporting management of Phragmites at Independence Lake and Rolling Hills county parks. Staff have visited and conducted pre- and post- treatment monitoring as required by the grant.
- Field Crew completed a deck replacement at Draper-Houston Meadows Preserve and installed a rustic boardwalk at Miller-Smith Preserve.

Programming, Events, and Volunteers

Educational & Interpretive Programming

- 244 patrons attended nature programs in June, which included annual Free Fishing Weekend events, pollinator programs for Washtenaw County Children Services, Log Cabin Day event, and a Summer Solstice Mindfulness Hike.
- 253 patrons attended nature programs in July, which included a Sunrise Hike, Geology Night Hike, and Eastside Camp field trips to Independence Lake County Park.
- This summer, a seasonal interpreter was hired to lead programming at the summer camps located at Meri Lou Murray Recreation Center, Independence Lake Park, and Rolling Hills Parks.

Michigan Folk School

- June & July Classes: 284 students attended 55 classes, which included basketry, blacksmithing, bushcraft, leather craft, fiber, date night cooking, herbalism, and food craft.

Volunteer Programs

- 527 logged volunteer working hours in June and July.
- Organized activities include:
 - o Five Stewardship Workdays at County Farm Park, one being a Preserve Stewards Rotation workday
 - o 17 horticultural volunteer events
 - o Tree planting at Staebler Farm County Park
- As of July 30, a total of 2,019.1 volunteer hours have been logged. Additional program hours will be calculated at year-end for some volunteers, such as Nest Box and Vernal Pool monitors.



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: Garrett's Space Property Conservation Easement – Initial Approval

BACKGROUND

The 77-acre property was nominated to NAPP as part of Round 24 and NATAC identified it as Tier 1 priority based on the quality of the natural areas. Roughly 22 acres of the property will be developed as a mental health facility for young adults.

DISCUSSION

The parent parcel is 77 acres with a portion to be developed as noted on the attached map. As part of the zoning and the site development agreement, the remainder forest and wetland natural area is designated as a conservation easement with restricted development ability. The landowner nominated the parcel to NAPP, as the development agreement requires a qualified entity hold the conservation easement on the property. Given the connection of the conservation easement with zoning and site development agreement, there is no value of the conservation easement. NAPP will still be responsible for due diligence costs and ongoing monitoring and enforcement cost of the conservation easement.

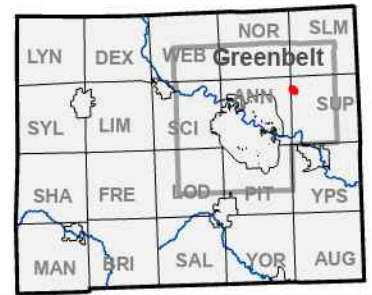
In addition to NATAC's review of the quality of the site, the Huron River Watershed Council conducted a BioReserve assessment on the conservation easement area last fall. The forest and wetland received higher ecological integrity score than most other forest and wetland areas in the Huron River Watershed. At their July 2025 meeting, NATAC recommended to the Parks Commission to accept the conservation easement based on the quality of the land.

RECOMMENDATION

Based on review of the Natural Area Technical Advisory Committee, and staff I recommend that the Washtenaw County Parks and Recreation Commission authorize a donation agreement with the landowner, Garrett's Space to accept a conservation easement contingent upon completion of due diligence and final approval of the Washtenaw County Parks and Recreation Commission.

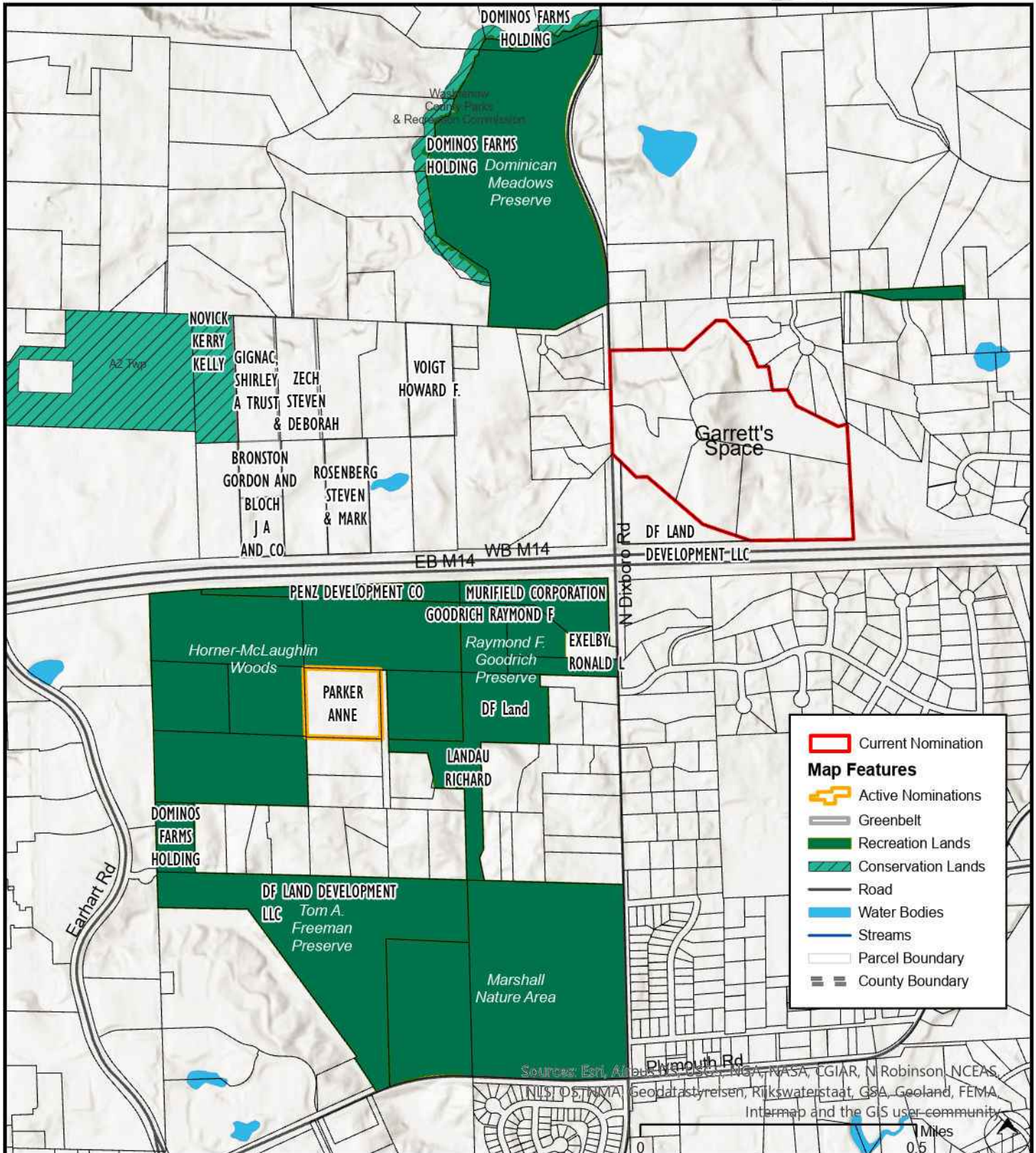
NAPP 2024

Washtenaw County
Locator Map



Garrett's Space Property Local Area

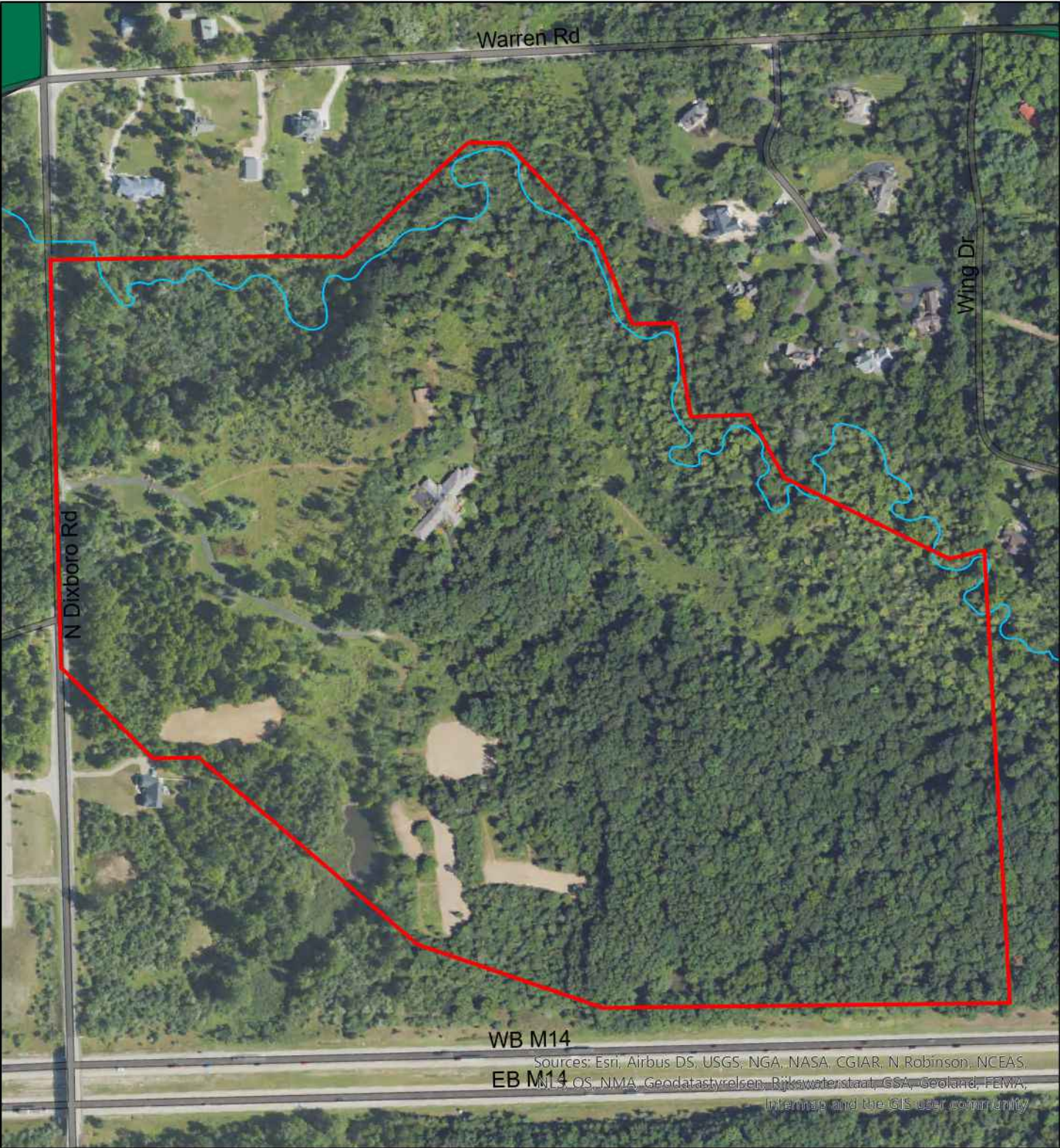
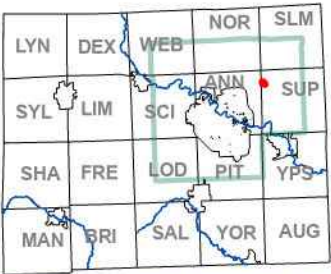
+/- 76.50 acres Superior Township



NAPP 2024

Garrett's Space Property 2022 Aerial
 +/- 77acres Superior Township

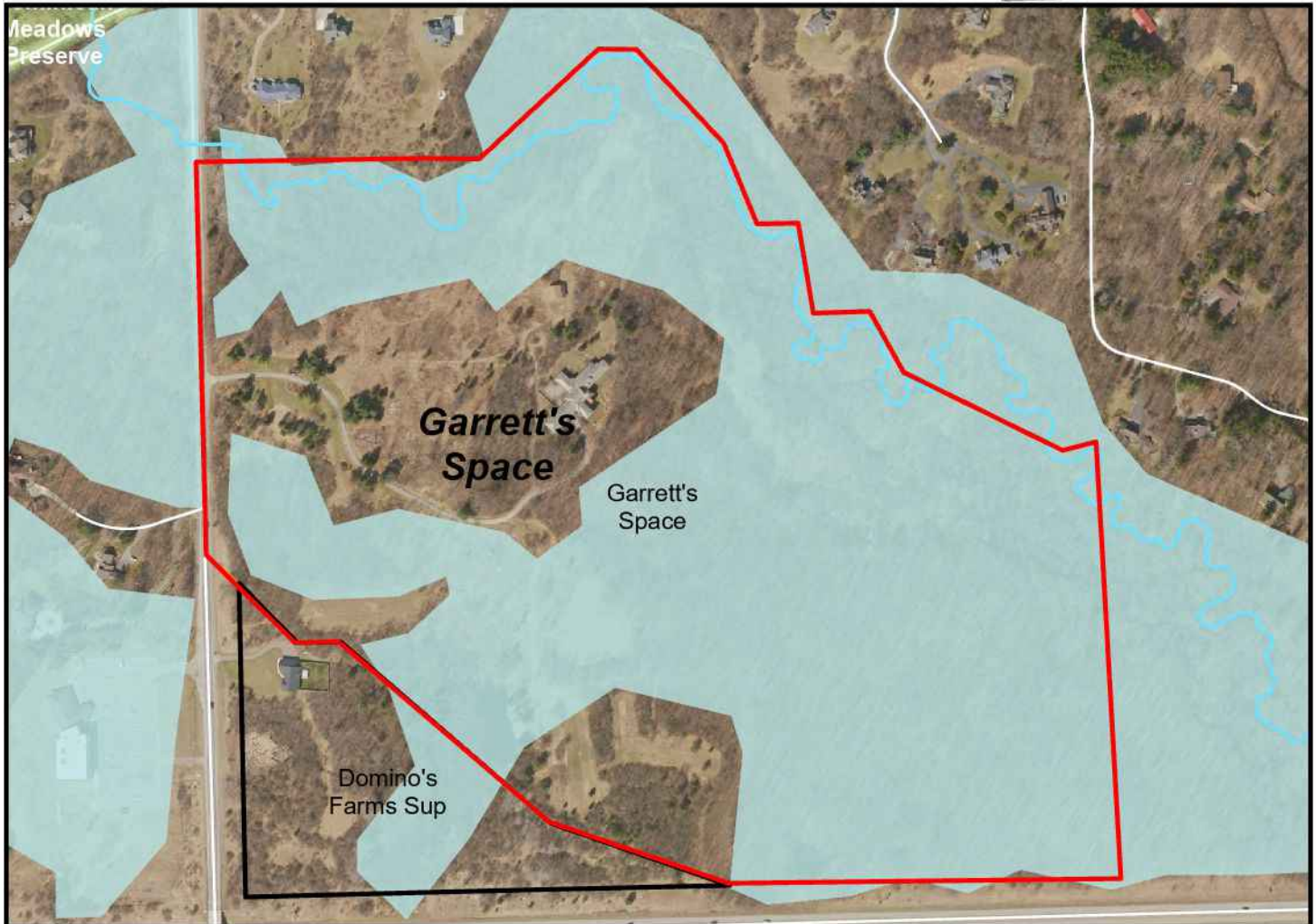
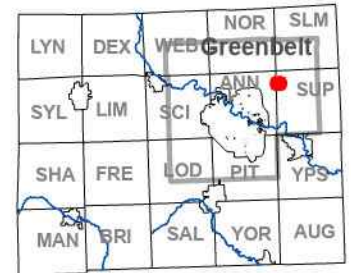
Washtenaw County
 Locator Map



NAPP 2024

Garrett's Space Property Assessment & +/- 77acres Superior Township

Washtenaw County
Locator Map



Current Nomination

Map Features

- Active Nominations
- Inactive Nominations
- Recreation Lands
- Conservation Lands
- Prioritized

Bioreserve Quality Ranking

- Low Quality
- Medium-Low Quality
- Medium-High Quality
- High Quality

Prepared by Washtenaw County Parks & Recreation Commission
WC GIS; 2020 Aerial Photo

→ At least one parcel or area on this property was prioritized based on:

Patch Expansion: This site is located in a dense area of higher quality land and protection thereof enlarges the footprint of existing protected land.

New Patch Establishment: This site is located in a dense area of higher quality land and protection thereof helps preserve land where none is currently preserved, in a manner that still offers "stepping stone" connectivity.

Corridor: Protection of this site protects land within an identified path of linear habitat connectivity.

Stream Protection: Protection of this site preserves or is ecologically connected to a site that preserves creek frontage.

Lake Plain Ecoregion: Protection of this site preserves land in the lake plain ecoregion, much of which has been developed and is significantly underrepresented in NAPP's portfolio.

Prioritized

0 130 260 390 520 650 780 Feet





MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: Recommendation to develop donation agreement: Brooks Property – Sylvan Township

BACKGROUND

In November 2011, the Koenn family nominated six parcels in Sylvan Township to the Washtenaw County Natural Areas Preservation Program. The nomination included high quality farmland and natural areas that were prioritized for preservation by ALPAC and NATAC. Negotiations between WCPARC and the family resulted the preservation of 191 acres in 2014. WCPARC currently holds a conservation easement across 110 acres of prime agricultural soils and purchased 81 acres. The 81 acres is now known as the Herman L. Koenn Preserve and was opened for public use in November 2016. The preserve includes a richly diverse wetland community with forest buffers. The preserve and conservation easement are also adjacent to the State of Michigan's Goose Lake State Game Area.

Since ownership of the Koenn Preserve, WCPARC staff have gotten to know local neighbors, including the Brooks family. Dedicated advocates for natural areas and preservation in our community, the Brooks family nominated 70 acres for donation in 2022. The parcel includes fallow and active fields, an extension of the diverse wetland found in Koenn Preserve as well as a significant section of upland forest. Letts Creek also passes through the Brooks property. NATAC prioritized the site after visiting in 2022. Portions of the site were also recommended for protection in the natural areas assessment model.

DISCUSSION

Due to complications with an existing easement between the Brooks family and a farmer, portions of the parcel are not being recommended in the donation. The areas excluded include a field with a tree plantation and areas along Hayes Road. The areas intended for donation follow recommendations by the assessment model. The resulting donated landscape will include approximately 42 acres of wetlands and forested areas. NATAC approved this change and recommended acquisition during their July 2025 meeting.

The Brooks donation will expand the land currently protected within the preserve to 123 acres. Combined with Goose Lake State Game Area, the donation would increase protected land to over 430 acres. Site visits with NATAC and other staff evaluated the natural areas on the Brooks property and found them to be primarily native Michigan communities with low disturbance and healthy diversity. The donation also includes a portion of Letts Creek and wetlands.

The donation will allow an extension of the public trails but still rely on the existing parking lot for public access. Trail access to the donated landscape will require a culvert over Letts Creek. WCPARC staff visited the site to confirm the feasibility and location of this crossing. NATAC approved the suggested parcel boundaries and recommended moving forward with the donation at the July 2025 meeting.

RECOMMENDATION

Based upon the review by staff and NATAC recommendation it is my recommendation the Commission authorize a donation agreement for the donation of the Brooks property as identified in attached maps. The donation will be contingent upon completion of all necessary due diligence investigation and final approval of the Washtenaw County Parks and Recreation Commission.

Attachments: Map of Koenn Preserve with Brooks property donation highlighted in purple.

Brooks Property: Aerial & Soils

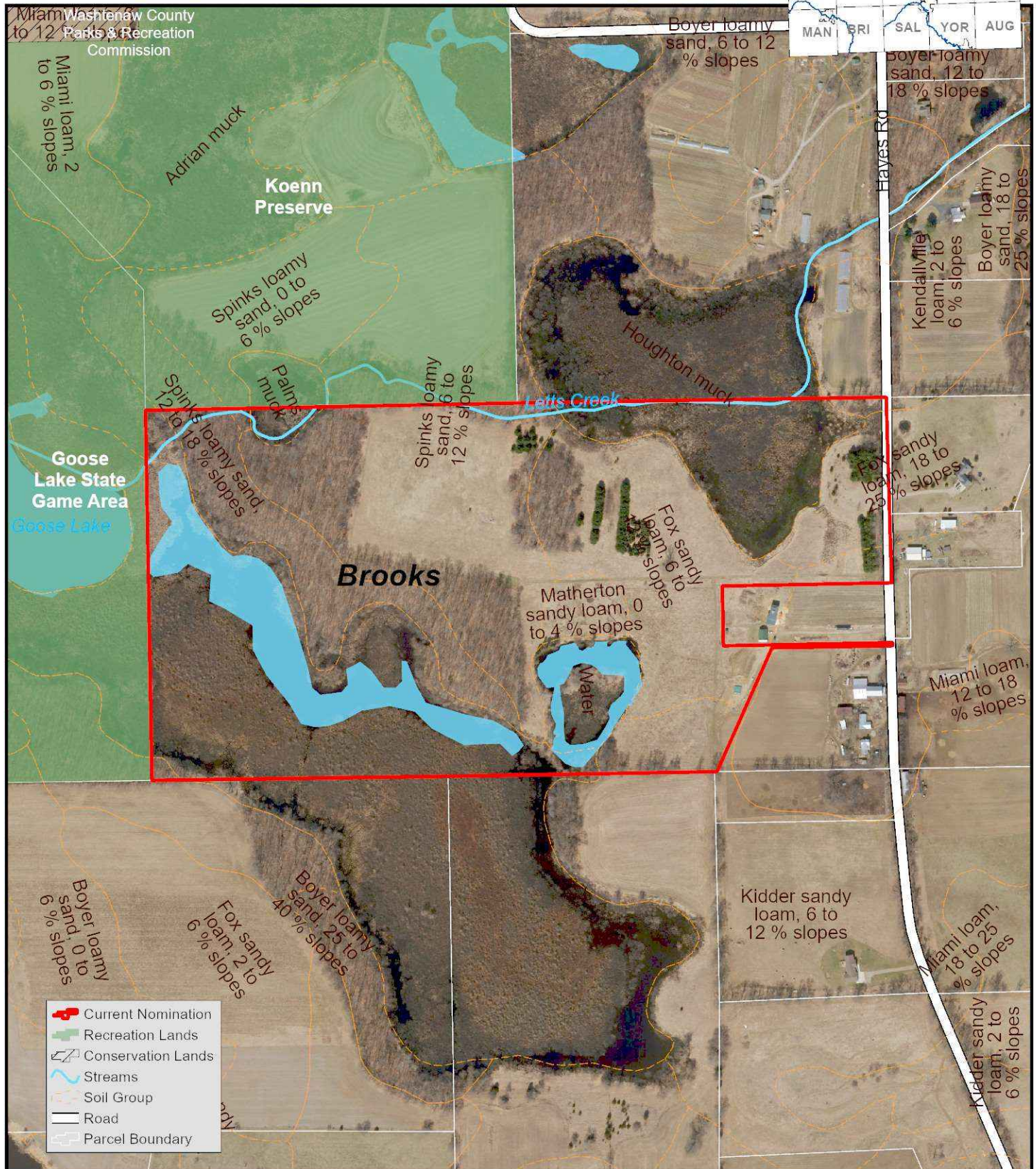
Natural Areas Preservation Program

Nomination ID: 22.344

Sylvan Township

+/- 70 Acres

Washtenaw County
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission
2020 Aerial Photo; NRCS Soils

0 250 500 1,000 Feet



Brooks Property: Local Area Aerial

Natural Areas Preservation Program

Nomination ID: 22.344

Sylvan Township

+/- 70 Acres

Washtenaw County
Locator Map

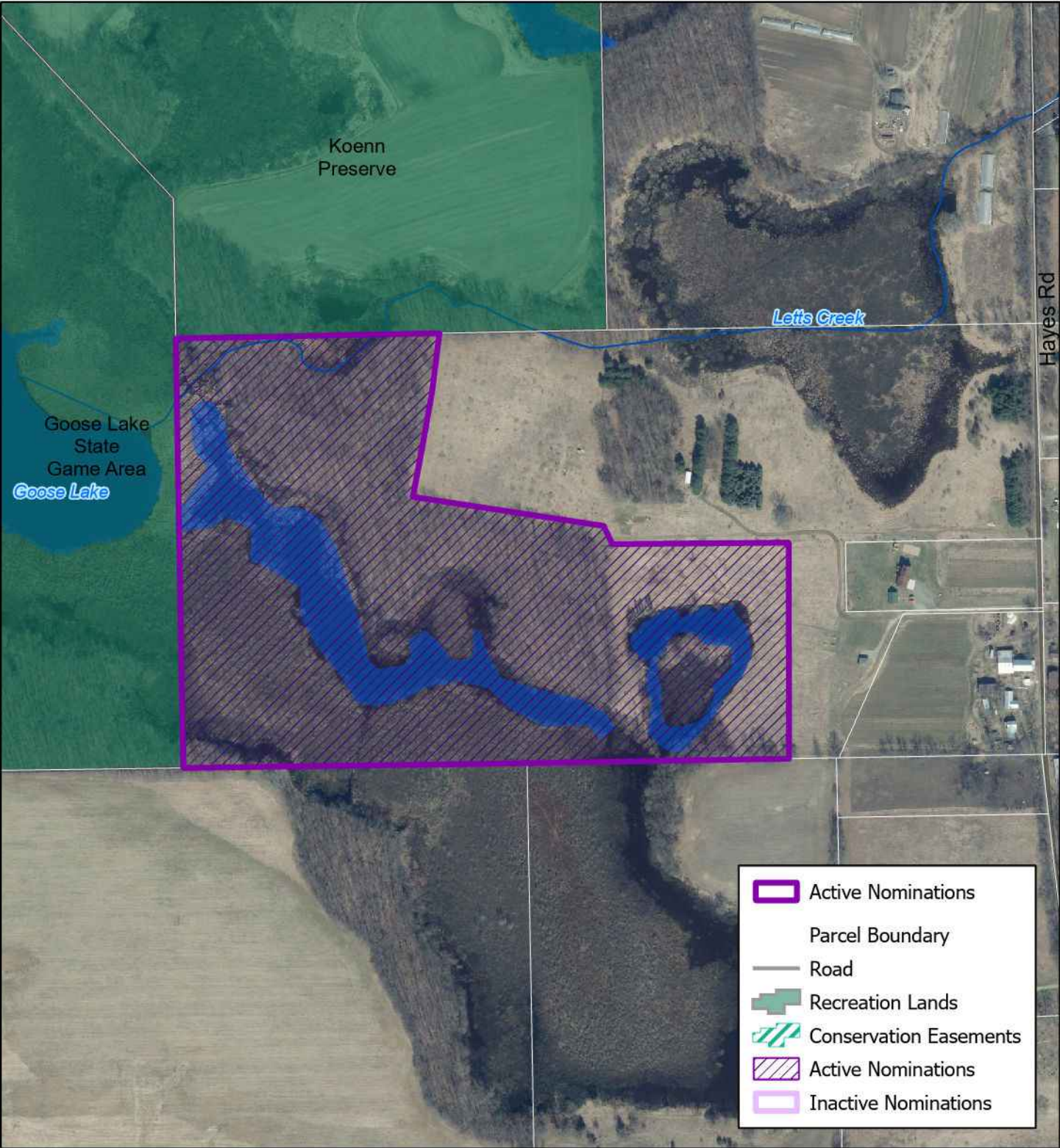
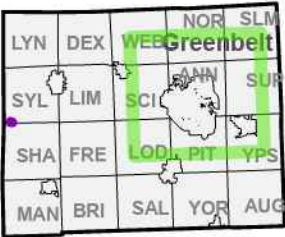


NAPP 2025

Brooks 2024 Aerial

42 acres

Washtenaw County
Locator Map





MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: Maier Property Conservation Easement – Partnership Request

BACKGROUND

The 29-acre farm is currently owned by the Maier family. The property is in proximity to other farmland already protected by Washtenaw County including the VanRiper conservation easement held with Washtenaw County Parks. Legacy Land Conservancy is the lead agency and will be responsible for monitoring and enforcing the conservation easement.

DISCUSSION

The Maier property was identified as a high priority in Round 23 for both ALPAC and NATAC. Roughly 67% of the property is currently in active agricultural production with the remainder being natural areas. Based on the ALPAC scoring system, the property scored 66 points, for the percentage of prime soils, adjacency to active farmland, and proximity to other protected land. NATAC visited the property in 2023 and identified the nomination as a Tier 1 priority based on the adjacency to Mill Creek as well as the quality of the forest and floodplain diversity. The property includes approximately 1,000 feet of Mill Creek frontage. Another property across the road has been nominated to Legacy Land Conservancy, which would connect to the VanRiper preserved property and allow for expanding the block of protected land.

The value of the conservation easement is \$159,000 and Legacy Land Conservancy is requesting \$87,450 (55%) total from NAPP. Legacy would be covering the remainder (\$71,550) and due diligence costs. Based on the breakdown of agricultural land versus natural area, the breakdown of NAPP contribution is as follows:

NAPP Contribution = \$87,450

ALPAC = \$58,592 (67% of requested amount)

NATAC = \$28,858 (33% of requested amount)

RECOMMENDATION

Based on review of the Natural Area Technical Advisory Committee, the Agricultural Land Preservation Advisory Committee and staff I recommend that the Washtenaw County Parks and Recreation Commission authorize a partnership agreement with Legacy Land Conservancy and contribute \$87,450 toward the purchase of a conservation easement with contributions from ALPAC and NATAC as outlined in the memo. I further recommend that \$7,500 be contributed to the stewardship special revenue fund to cover potential future monitoring or enforcement costs of the conservation easement.

Maier Property: Local Area

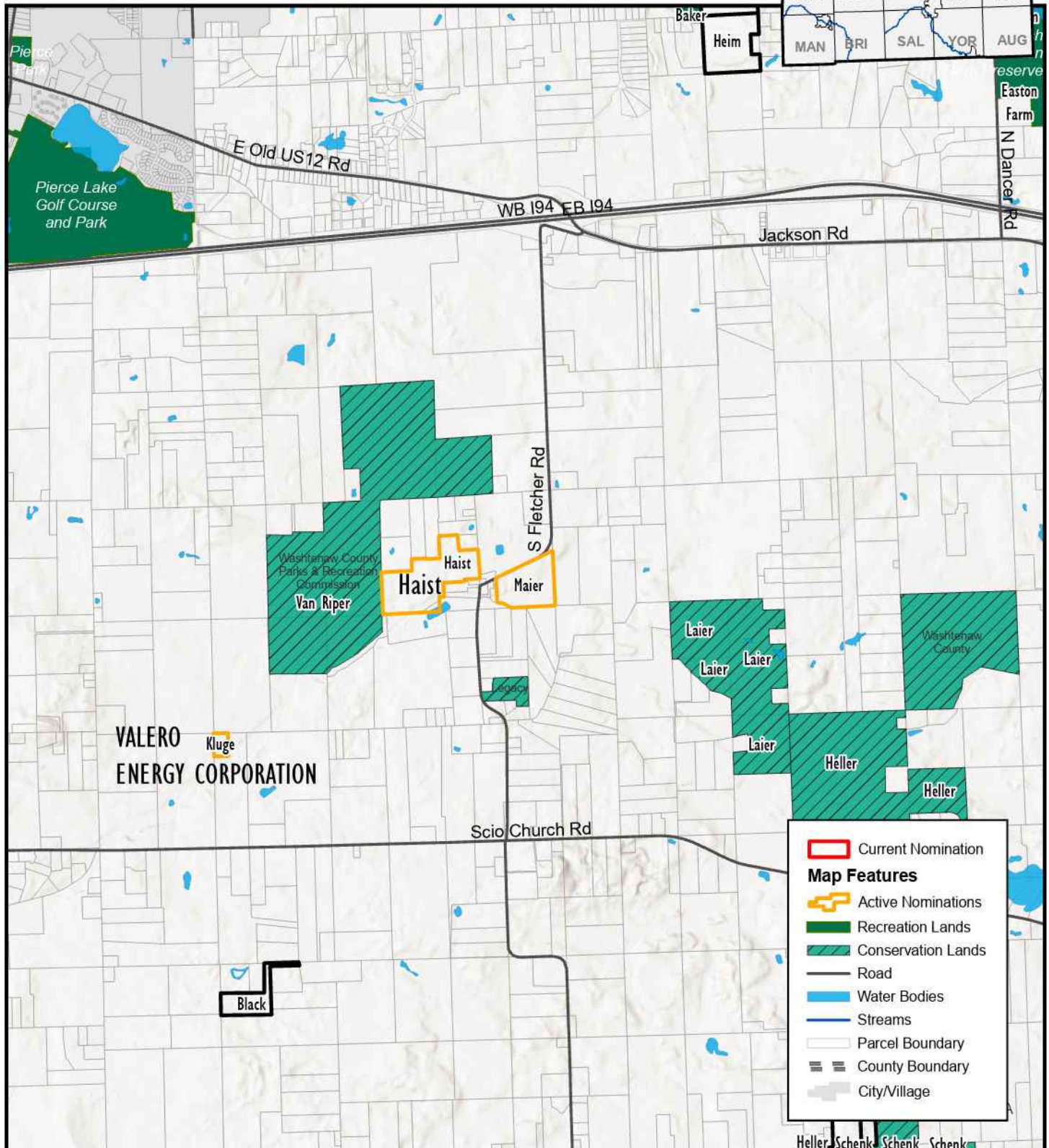
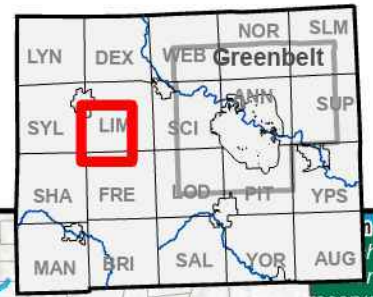
Natural Areas Preservation Program

Nomination ID:

Township

+/-29 Acres

Washtenaw County
Locator Map



Maier Property: 2020 Aerial
 Natural Areas Preservation Program
 Nomination ID:
 Township
 +/-29 Acres

Washtenaw County
Locator Map

LYN	DEX	WEB	NOR	SLM
		Greenbelt		
SYL	LIM	SCI	ANN	SUP
SHA	FRE	LOD	PIT	YPS



Maier Property: Assessment & Prioritization Mapping

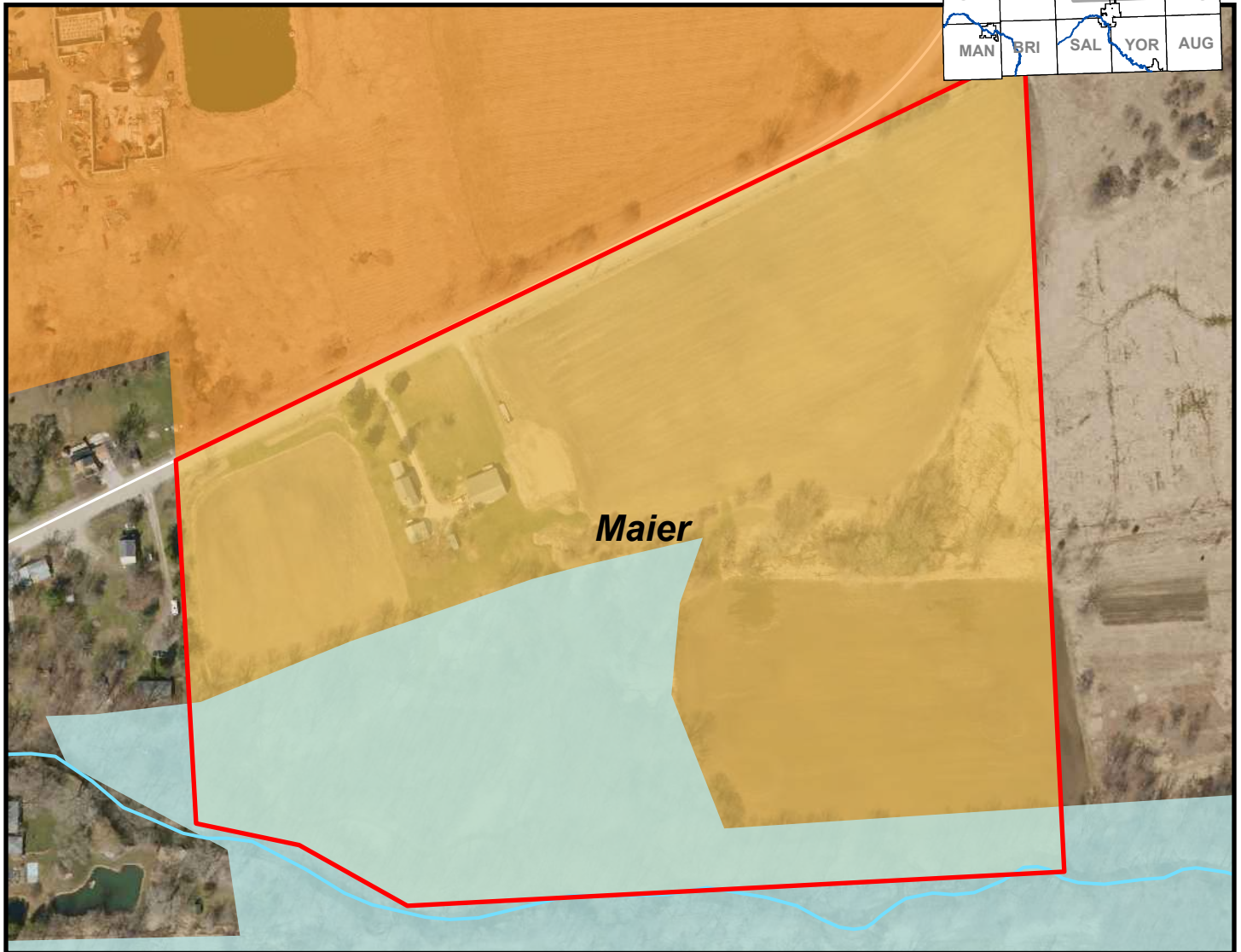
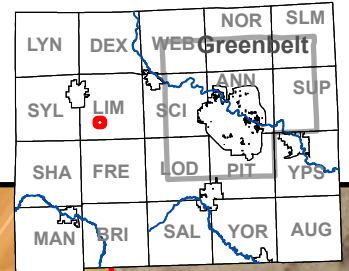
Natural Areas Preservation Program

Nomination ID:

Lima Township

+/-30 Acres

Washtenaw County
Locator Map



At least one parcel or area on this property was prioritized based on:

Patch Expansion: This site is located in a dense area of higher quality land and protection thereof enlarges the footprint of existing protected land.

New Patch Establishment: This site is located in a dense area of higher quality land and protection thereof helps preserve land where none is currently preserved, in a manner that still offers "stepping stone" connectivity.

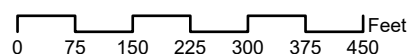
Corridor: Protection of this site protects land within an identified path of linear habitat connectivity.

Stream Protection: Protection of this site preserves or is ecologically connected to a site that preserves creek frontage.

Lake Plain Ecoregion: Protection of this site preserves land in the lake plain ecoregion, much of which has been developed and is significantly underrepresented in NAPP's portfolio.

➔ Not prioritized

Prepared by Washtenaw County Parks & Recreation Commission
WC GIS; 2020 Aerial Photo





MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: Contract Award – Preventative Pavement Maintenance for multiple locations

BACKGROUND

Washtenaw County Parks has numerous parks within the County and many of them have asphalt pavement for roadways, parking lots and pathways/trails. It includes more than 3 miles of paved roadways, 18 miles of paved pathways/trails and over 1000 paved parking spaces. These pavements all have been constructed in multiple phases over the years. These roadways, trails and parking lots are heavily utilized by both our residents and visitors throughout the year.

These asphalt surfaces are all showing signs of aging, which includes cracking and oxidation. Most of these pavements need preventative maintenance work done to them, which includes crack sealing, pavement surface treatments and other improvements to extend the life of these pavements. This work will be done at five County Parks locations, including: Rolling Hills, Independence Lake, Staebler Farm Park, Pierce Lake Golf Course and segments on the Border to Border Trail.

DISCUSSION

The WCPARC staff conducted a pavement assessment of these paved surfaces and they have documented all known pavement cracks and surface defects, due to aging. In total, there are 240,000 square yards in pavement surface treatments and 100,000 linear feet of crack sealing needed.

From these findings, staff developed a Preventative Maintenance Plan to remediate the pavement and prepared an order of magnitude estimate based upon recent unit price costs from similar projects and industry trends. Staff categorized the pavement areas that would either require milling and resurfacing or pavement removal and repaving. For the failed pavement areas, staff recommended full replacement of the asphalt for those sections.

On July 31, 2025, the Washtenaw County Purchasing Division, on behalf of Washtenaw County Parks and Recreation, issued RFP #8828 and received one bid:

Bidder	Location	Price
Pavement Maintenance Systems	Imlay City, MI	\$832,390

Staff has worked with Pavement Maintenance Systems, and they have been awarded similar work in the City of Ann Arbor and City of Chelsea. Based on staff review of the bid price, we negotiated a reduction in the bid of \$159,564.89 with some minor changes to the pavement surfacing materials for a total bid price of \$672,825.12. The top priority project is Rolling Hills to be completed Fall 2025. Additional projects would be completed through the end of 2026, as budget allows.

RECOMMENDATION

It is my recommendation that the Commission award the contract to Pavement Maintenance Systems, for the preventative pavement maintenance improvements (as defined in RFP 8828) in the revised amount of \$672,825.12. Based on the age and conditions of the pavements, I also recommend authorizing a 10% contingency \$ 67,200.00 bringing the total potential contract amount to \$740,025.12.



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: August 12, 2025

Subject: Independence Lake – Non-Motorized Pathway Repair Contract Award

BACKGROUND

Independence Lake Park is one of the largest parks within the parks system covering over 446 acres. The park includes more than 2 miles of paved non-motorized trails which were constructed in multiple phases over the last 20-30 years. These trails are heavily utilized by visitors throughout the year.

The asphalt surfaces of the paved trails are showing severe signs of aging, which includes numerous cracks and pavement failures. Some of these trails are in such poor condition they need to be repaired to ensure the health, safety, and welfare of the trail users.

DISCUSSION

The WCPARC staff conducted a pavement assessment of all paved non-motorized trails. They documented all known pavement cracks and areas that required replacement due to aging, heaving, settling, and/or “alligator cracking”. Staff concluded that 11,000 linear feet of non-motorized pathway needed replacement.

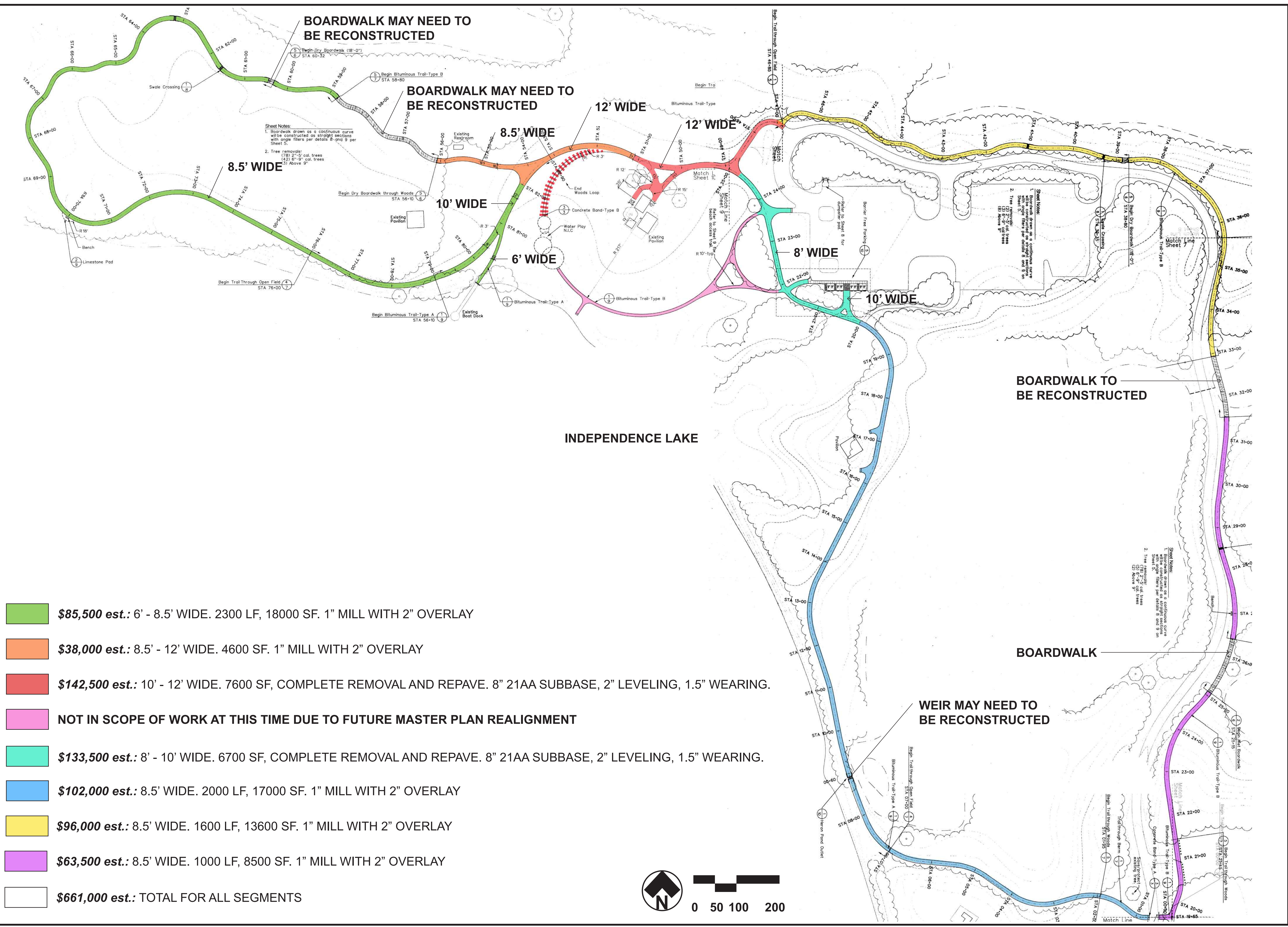
From these findings, staff developed a plan to remediate the pavement and prepared an order of magnitude estimate based upon recent unit price costs from similar projects and industry trends. Staff categorized the pavement that would either require milling and resurfacing or pavement removal and repaving. For the failed pavement areas, staff recommended full replacement of the asphalt for those sections.

To ensure that the repairs will be completed by a responsive, qualified contractor and before the 2026 peak season, WCPARC staff discussed the project with the Washtenaw County Road Commission (WCRC), who has competitively bid the same type of work for the county road network. The WCRC has a contract to complete pavement milling, and HMA paving, similar work with Cadillac Asphalt. Cadillac Asphalt has agreed to honor the unit prices as bid through the WCRC’s Competitive Bid Purchasing Program. This Cooperative Purchasing Program has been approved and utilized in the past by Washtenaw County Purchasing for WCPARC projects, most recently in 2024 for the Rolling Hills Park trails and roadway pavement repairs.

Through the competitive bid purchasing program, Cadillac Asphalt LLC provided unit price costs utilizing the summary of quantities noted in the pavement assessment report for a total cost of \$165,000. WCPARC staff has confirmed that pricing is consistent with the WCRC contract.

RECOMMENDATION

After conducting a careful investigation into the quote and ensuring that all aspects of construction meet both industry best management practices and purchasing requirements; it is my recommendation that the Washtenaw County Parks and Recreation Commission award a Service Contract in the amount of \$165,000 to Cadillac Asphalt LLC. I am requesting an additional 10% (\$16,500) contingency for potential change orders due, bringing the total potential contract price to \$181,500.





2230 PLATT ROAD, P.O. BOX 8645
ANN ARBOR, MICHIGAN 48107
PHONE: 734.971.6337

PROJECT NAME:
**INDEPENDENCE LAKE
TRAIL PAVEMENT ASSESSMENT**

SHEET TITLE:
SCOPE OF WORK

CONCEPT	☐
SCHEMATIC DESIGN	☐
DESIGN DEVELOPMENT	☐
PERMIT + PLAN REVIEW	☐
BIDS	☒
CONSTRUCTION	☐
AS BUILTS	☐

DRAWN BY: DLR

CHECKED BY: DLR

REVISIONS:

FIELD OBSERVATION	06/07/24
FIELD OBSERVATION	06/14/24
PHASING UPDATE	05/13/25

SHEET NO:

SP-01

Green Segment Trail Construction Opinion of Costs				Avg Unit Price	Total Price
1500001	General Conditions & Mobilization, Max 10%			\$7,064.60	\$-
1500001	Performance & Payment Bonds 8%			\$5,651.68	\$-
2020002	Tree, Rem, 19 inch to 36 inch	3	EA	\$1,600.00	\$4,800.00
2020003	Tree, Rem, 37 inch or Larger		EA	\$1,970.00	\$-
2020004	Tree, Rem, 6 inch to 18 inch	6	EA	\$475.00	\$2,850.00
2027002	Stump, Rem, 19 inch to 36 inch	3	EA	\$274.00	\$822.00
2027003	Stump, Rem, 37 inch or Larger		EA	\$605.00	\$-
2027004	Stump, Rem, 6 inch to 18 inch	6	EA	\$155.00	\$930.00
2020004	Tree Trimming	12	EA	\$110.00	\$1,320.00
2040050	Pavt, Rem		SYD	\$20.00	\$-
2040050	HMA Cold Milling 1-2”	2000	SYD	\$8.00	\$16,000.00
2040050	Pavt, Pulverizing in Place		SYD	\$3.00	\$-
2057021	_Subgrade Undercutting, 6A, Special		CYD	\$76.00	\$-
2080036	Erosion Control, Silt Fence		FT	\$4.00	\$-
2090001	Project Cleanup	1		\$3,000.00	\$3,000.00
3010002	Subbase, CIP		CYD	\$55.00	\$-
3020020	Aggregate Base, 8 inch		SYD	\$29.00	\$-
3080005	Geotextile, Separator		SYD	\$3.00	\$-
4010047	Culv, End Section, CMP, 12 inch	8	EA	\$412.00	\$3,296.00
4010047	Culv, End Section, Conc, 12 inch		EA	\$900.00	\$-
4010047	Culv, End Section, PVC, 8 inch		EA	\$100.00	\$-
4010131	Culvert, CI A, CMP, 12 inch	40	FT	\$105.00	\$4,200.00
4010131	Culvert, CI A, Conc, 12 inch		FT	\$89.00	\$-
4010047	Culvert, PVC, 8 inch		FT	\$50.00	\$-
4040063	Underdrain, Subbase, 6”		FT	\$14.00	\$-
4040093	Underdrain, Outlet, 6”		FT	\$60.00	\$-
4040113	Underdrain, Outlet Ending, 6”		EA	\$186.00	\$-
8030010	Detectable Warning Surface		FT	\$100.00	\$-
8060040	Shared Use Path, HMA (3.5” - 2”, 1.5” lifts)		TON	\$159.00	\$-
8060040	Shared Use Path, HMA (2”)	220	TON	\$138.00	\$30,360.00
8067001	_Shared Use Path, Grading, Special		FT	\$22.00	\$-
8067011	_Shared Use Path, Aggregate, 3 inch, Modified		SYD	\$10.00	\$-
8120026	Pedestrian Type II Barricade, Temp	2	EA	\$134.00	\$268.00
8130011	Riprap, Plain		TON	\$104.00	\$-
8167011	_Turf Establishment, Performance	200	SYD	\$14.00	\$2,800.00
8030046	Sidewalk, Conc, 6 inch		SFT	\$8.00	\$-
	Subtotal				\$70,646.00
	Contingency (10%)				\$7,064.60
	Subtotal Construction				\$77,710.60
	Cost Escalation (10% per year)	# of Years	1		\$7,771.06
	Total Construction Cost Opinion				\$85,481.66
				Cost per LF	\$37.17

Orange Segment Trail Construction Opinion of Costs				Avg Unit Price	Total Price
1500001	General Conditions & Mobilization, Max 10%			\$3,116.42	\$-
1500001	Performance & Payment Bonds 8%			\$2,493.14	\$-
2020002	Tree, Rem, 19 inch to 36 inch	1	EA	\$1,600.00	\$1,600.00
2020003	Tree, Rem, 37 inch or Larger		EA	\$1,970.00	\$-
2020004	Tree, Rem, 6 inch to 18 inch	2	EA	\$475.00	\$950.00
2027002	Stump, Rem, 19 inch to 36 inch	1	EA	\$274.00	\$274.00
2027003	Stump, Rem, 37 inch or Larger		EA	\$605.00	\$-
2027004	Stump, Rem, 6 inch to 18 inch	2	EA	\$155.00	\$310.00
2020004	Tree Trimming	4	EA	\$110.00	\$440.00
2040050	Pavt, Rem		SYD	\$20.00	\$-
2040050	HMA Cold Milling 1-2”	511	SYD	\$8.00	\$4,088.89
2040050	Pavt, Pulverizing in Place		SYD	\$3.00	\$-
2057021	_Subgrade Undercutting, 6A, Special		CYD	\$76.00	\$-
2080036	Erosion Control, Silt Fence		FT	\$4.00	\$-
2090001	Project Cleanup	1		\$3,000.00	\$3,000.00
3010002	Subbase, CIP		CYD	\$55.00	\$-
3020020	Aggregate Base, 8 inch		SYD	\$29.00	\$-
3080005	Geotextile, Separator		SYD	\$3.00	\$-
4010047	Culv, End Section, CMP, 12 inch	4	EA	\$412.00	\$1,648.00
4010047	Culv, End Section, Conc, 12 inch		EA	\$900.00	\$-
4010047	Culv, End Section, PVC, 8 inch		EA	\$100.00	\$-
4010131	Culvert, CI A, CMP, 12 inch	32	FT	\$105.00	\$3,360.00
4010131	Culvert, CI A, Conc, 12 inch		FT	\$89.00	\$-
4010047	Culvert, PVC, 8 inch		FT	\$50.00	\$-
4040063	Underdrain, Subbase, 6”		FT	\$14.00	\$-
4040093	Underdrain, Outlet, 6”		FT	\$60.00	\$-
4040113	Underdrain, Outlet Ending, 6”		EA	\$186.00	\$-
8030010	Detectable Warning Surface		FT	\$100.00	\$-
8060040	Shared Use Path, HMA (3.5” - 2”, 1.5” lifts)		TON	\$159.00	\$-
8060040	Shared Use Path, HMA (2”)	56	TON	\$138.00	\$7,758.67
8067001	_Shared Use Path, Grading, Special		FT	\$22.00	\$-
8067011	_Shared Use Path, Aggregate, 3 inch, Modified		SYD	\$10.00	\$-
8120026	Pedestrian Type II Barricade, Temp	2	EA	\$134.00	\$268.00
8130011	Riprap, Plain		TON	\$104.00	\$-
8167011	_Turf Establishment, Performance	533	SYD	\$14.00	\$7,466.67
8030046	Sidewalk, Conc, 6 inch		SFT	\$8.00	\$-
	Subtotal				\$31,164.22
	Contingency (10%)				\$3,116.42
	Subtotal Construction				\$34,280.64
	Cost Escalation (10% per year)	# of Years	1		\$3,428.06
	Total Construction Cost Opinion				\$37,708.71
				Cost per LF	\$150.83



2230 PLATT ROAD, P.O. BOX 8645
ANN ARBOR, MICHIGAN 48107
PHONE: 734.971.6337

PROJECT NAME:
**INDEPENDENCE LAKE
TRAIL PAVEMENT ASSESSMENT**

SHEET TITLE:
UNIT PRICING

CONCEPT☐

SCHEMATIC DESIGN☐

DESIGN DEVELOPMENT☐

PERMIT + PLAN REVIEW☐

BIDS☒

CONSTRUCTION☐

AS BUILTS☐

DRAWN BY:DLR

CHECKED BY:DLR

REVISIONS:

FIELD OBSERVATION06/07/24

FIELD OBSERVATION06/14/24

PHASING UPDATE05/13/25

SHEET NO:

SP-02

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Red Segment Trail Construction Opinion of Costs				Avg Unit Price	Total Price
1500001	General Conditions & Mobilization, Max 10%				\$-
1500001	Performance & Payment Bonds 8%			\$9,405.61	\$-
2020002	Tree, Rem, 19 inch to 36 inch		EA	\$1,600.00	\$-
2020003	Tree, Rem, 37 inch or Larger		EA	\$1,970.00	\$-
2020004	Tree, Rem, 6 inch to 18 inch	1	EA	\$475.00	\$475.00
2027002	Stump, Rem, 19 inch to 36 inch		EA	\$274.00	\$-
2027003	Stump, Rem, 37 inch or Larger		EA	\$605.00	\$-
2027004	Stump, Rem, 6 inch to 18 inch	1	EA	\$155.00	\$155.00
2020004	Tree Trimming	2	EA	\$110.00	\$220.00
2040050	Pavt, Rem	844	SYD	\$20.00	\$16,888.89
2040050	HMA Cold Milling 1-2”		SYD	\$8.00	\$-
2040050	Pavt, Pulverizing in Place		SYD	\$3.00	\$-
2057021	_Subgrade Undercutting, 6A, Special	20	CYD	\$76.00	\$1,520.00
2080036	Erosion Control, Silt Fence		FT	\$4.00	\$-
2090001	Project Cleanup	1		\$3,000.00	\$3,000.00
3010002	Subbase, CIP		CYD	\$55.00	\$-
3020020	Aggregate Base, 8 inch	844	SYD	\$29.00	\$24,488.89
3080005	Geotextile, Separator	7600	SYD	\$3.00	\$22,800.00
4010047	Culv, End Section, CMP, 12 inch	4	EA	\$412.00	\$1,648.00
4010047	Culv, End Section, Conc, 12 inch		EA	\$900.00	\$-
4010047	Culv, End Section, PVC, 8 inch		EA	\$100.00	\$-
4010131	Culvert, CI A, CMP, 12 inch	32	FT	\$105.00	\$3,360.00
4010131	Culvert, CI A, Conc, 12 inch		FT	\$89.00	\$-
4010047	Culvert, PVC, 8 inch		FT	\$50.00	\$-
4040063	Underdrain, Subbase, 6”		FT	\$14.00	\$-
4040093	Underdrain, Outlet, 6”		FT	\$60.00	\$-
4040113	Underdrain, Outlet Ending, 6”		EA	\$186.00	\$-
8030010	Detectable Warning Surface	3	FT	\$100.00	\$300.00
8060040	Shared Use Path, HMA (3.5” - 2”, 1.5” lifts)	163	TON	\$159.00	\$25,846.33
8060040	Shared Use Path, HMA (2”)		TON	\$138.00	\$-
8067001	_Shared Use Path, Grading, Special	500	FT	\$22.00	\$11,000.00
8067011	_Shared Use Path, Aggregate, 3 inch, Modified		SYD	\$10.00	\$-
8120026	Pedestrian Type II Barricade, Temp	2	EA	\$134.00	\$268.00
8130011	Riprap, Plain		TON	\$104.00	\$-
8167011	_Turf Establishment, Performance	400	SYD	\$14.00	\$5,600.00
8030046	Sidewalk, Conc, 6 inch		SFT	\$8.00	\$-
	Subtotal				\$117,570.11
	Contingency (10%)				\$11,757.01
	Subtotal Construction				\$129,327.12
	Cost Escalation (10% per year)	# of Years	1		\$12,932.71
	Total Construction Cost Opinion				\$142,259.83
				Cost per LF	\$284.52

Teal Segment Trail Construction Opinion of Costs				Avg Unit Price	Total Price
1500001	General Conditions & Mobilization, Max 10%				\$-
1500001	Performance & Payment Bonds 8%			\$8,818.88	\$-
2020002	Tree, Rem, 19 inch to 36 inch		EA	\$1,600.00	\$-
2020003	Tree, Rem, 37 inch or Larger		EA	\$1,970.00	\$-
2020004	Tree, Rem, 6 inch to 18 inch	3	EA	\$475.00	\$1,425.00
2027002	Stump, Rem, 19 inch to 36 inch		EA	\$274.00	\$-
2027003	Stump, Rem, 37 inch or Larger		EA	\$605.00	\$-
2027004	Stump, Rem, 6 inch to 18 inch	3	EA	\$155.00	\$465.00
2020004	Tree Trimming	6	EA	\$110.00	\$660.00
2040050	Pavt, Rem	744	SYD	\$20.00	\$14,888.89
2040050	HMA Cold Milling 1-2”		SYD	\$8.00	\$-
2040050	Pavt, Pulverizing in Place		SYD	\$3.00	\$-
2057021	_Subgrade Undercutting, 6A, Special	20	CYD	\$76.00	\$1,520.00
2080036	Erosion Control, Silt Fence		FT	\$4.00	\$-
2090001	Project Cleanup	1		\$3,000.00	\$3,000.00
3010002	Subbase, CIP		CYD	\$55.00	\$-
3020020	Aggregate Base, 8 inch	744	SYD	\$29.00	\$21,588.89
3080005	Geotextile, Separator	6700	SYD	\$3.00	\$20,100.00
4010047	Culv, End Section, CMP, 12 inch	4	EA	\$412.00	\$1,648.00
4010047	Culv, End Section, Conc, 12 inch		EA	\$900.00	\$-
4010047	Culv, End Section, PVC, 8 inch		EA	\$100.00	\$-
4010131	Culvert, CI A, CMP, 12 inch	24	FT	\$105.00	\$2,520.00
4010131	Culvert, CI A, Conc, 12 inch		FT	\$89.00	\$-
4010047	Culvert, PVC, 8 inch		FT	\$50.00	\$-
4040063	Underdrain, Subbase, 6”		FT	\$14.00	\$-
4040093	Underdrain, Outlet, 6”		FT	\$60.00	\$-
4040113	Underdrain, Outlet Ending, 6”		EA	\$186.00	\$-
8030010	Detectable Warning Surface	9	FT	\$100.00	\$900.00
8060040	Shared Use Path, HMA (3.5” - 2”, 1.5” lifts)	143	TON	\$159.00	\$22,785.58
8060040	Shared Use Path, HMA (2”)		TON	\$138.00	\$-
8067001	_Shared Use Path, Grading, Special	500	FT	\$22.00	\$11,000.00
8067011	_Shared Use Path, Aggregate, 3 inch, Modified		SYD	\$10.00	\$-
8120026	Pedestrian Type II Barricade, Temp	2	EA	\$134.00	\$268.00
8130011	Riprap, Plain		TON	\$104.00	\$-
8167011	_Turf Establishment, Performance	533	SYD	\$14.00	\$7,466.67
8030046	Sidewalk, Conc, 6 inch		SFT	\$8.00	\$-
	Subtotal				\$110,236.03
	Contingency (10%)				\$11,023.60
	Subtotal Construction				\$121,259.63
	Cost Escalation (10% per year)	# of Years	1		\$12,125.96
	Total Construction Cost Opinion				\$133,385.59
				Cost per LF	\$266.77



2230 PLATT ROAD, P.O. BOX 8645
ANN ARBOR, MICHIGAN 48107
PHONE: 734.971.6337

PROJECT NAME:
**INDEPENDENCE LAKE
TRAIL PAVEMENT ASSESSMENT**

SHEET TITLE:
UNIT PRICING

- CONCEPT ☐
- SCHEMATIC DESIGN ☐
- DESIGN DEVELOPMENT ☐
- PERMIT + PLAN REVIEW ☐
- BIDS ☒
- CONSTRUCTION ☐
- AS BUILT ☐

DRAWN BY: DLR

CHECKED BY: DLR

REVISIONS:

FIELD OBSERVATION 06/07/24

FIELD OBSERVATION 06/14/24

PHASING UPDATE 05/13/25

SHEET NO:

SP-03

Blue Segment Trail Construction Opinion of Costs				Avg Unit Price	Total Price
1500001	General Conditions & Mobilization, Max 10%			\$8,423.71	\$-
1500001	Performance & Payment Bonds 8%			\$6,738.97	\$-
2020002	Tree, Rem, 19 inch to 36 inch	3	EA	\$1,600.00	\$4,800.00
2020003	Tree, Rem, 37 inch or Larger		EA	\$1,970.00	\$-
2020004	Tree, Rem, 6 inch to 18 inch	6	EA	\$475.00	\$2,850.00
2027002	Stump, Rem, 19 inch to 36 inch	3	EA	\$274.00	\$822.00
2027003	Stump, Rem, 37 inch or Larger		EA	\$605.00	\$-
2027004	Stump, Rem, 6 inch to 18 inch	6	EA	\$155.00	\$930.00
2020004	Tree Trimming	12	EA	\$110.00	\$1,320.00
2040050	Pavt, Rem		SYD	\$20.00	\$-
2040050	HMA Cold Milling 1-2”	1889	SYD	\$8.00	\$15,111.11
2040050	Pavt, Pulverizing in Place		SYD	\$3.00	\$-
2057021	_Subgrade Undercutting, 6A, Special		CYD	\$76.00	\$-
2080036	Erosion Control, Silt Fence		FT	\$4.00	\$-
2090001	Project Cleanup	1		\$3,000.00	\$3,000.00
3010002	Subbase, CIP		CYD	\$55.00	\$-
3020020	Aggregate Base, 8 inch		SYD	\$29.00	\$-
3080005	Geotextile, Separator		SYD	\$3.00	\$-
4010047	Culv, End Section, CMP, 12 inch	8	EA	\$412.00	\$3,296.00
4010047	Culv, End Section, Conc, 12 inch		EA	\$900.00	\$-
4010047	Culv, End Section, PVC, 8 inch		EA	\$100.00	\$-
4010131	Culvert, CI A, CMP, 12 inch	40	FT	\$105.00	\$4,200.00
4010131	Culvert, CI A, Conc, 12 inch		FT	\$89.00	\$-
4010047	Culvert, PVC, 8 inch		FT	\$50.00	\$-
4040063	Underdrain, Subbase, 6”		FT	\$14.00	\$-
4040093	Underdrain, Outlet, 6”		FT	\$60.00	\$-
4040113	Underdrain, Outlet Ending, 6”		EA	\$186.00	\$-
8030010	Detectable Warning Surface	3	FT	\$100.00	\$300.00
8060040	Shared Use Path, HMA (3.5” - 2”, 1.5” lifts)		TON	\$159.00	\$-
8060040	Shared Use Path, HMA (2”)	208	TON	\$138.00	\$28,673.33
8067001	_Shared Use Path, Grading, Special		FT	\$22.00	\$-
8067011	_Shared Use Path, Aggregate, 3 inch, Modified		SYD	\$10.00	\$-
8120026	Pedestrian Type II Barricade, Temp	2	EA	\$134.00	\$268.00
8130011	Riprap, Plain		TON	\$104.00	\$-
8167011	_Turf Establishment, Performance	1333	SYD	\$14.00	\$18,666.67
8030046	Sidewalk, Conc, 6 inch		SFT	\$8.00	\$-
	Subtotal				\$84,237.11
	Contingency (10%)				\$8,423.71
	Subtotal Construction				\$92,660.82
	Cost Escalation (10% per year)	# of Years	1		\$9,266.08
	Total Construction Cost Opinion				\$101,926.90
				Cost per LF	\$50.96

Yellow Segment Trail Construction Opinion of Costs				Avg Unit Price	Total Price
1500001	General Conditions & Mobilization, Max 10%			\$7,905.42	\$-
1500001	Performance & Payment Bonds 8%			\$6,324.34	\$-
2020002	Tree, Rem, 19 inch to 36 inch	4	EA	\$1,600.00	\$6,400.00
2020003	Tree, Rem, 37 inch or Larger		EA	\$1,970.00	\$-
2020004	Tree, Rem, 6 inch to 18 inch	8	EA	\$475.00	\$3,800.00
2027002	Stump, Rem, 19 inch to 36 inch	4	EA	\$274.00	\$1,096.00
2027003	Stump, Rem, 37 inch or Larger		EA	\$605.00	\$-
2027004	Stump, Rem, 6 inch to 18 inch	8	EA	\$155.00	\$1,240.00
2020004	Tree Trimming	16	EA	\$110.00	\$1,760.00
2040050	Pavt, Rem		SYD	\$20.00	\$-
2040050	HMA Cold Milling 1-2”	1511	SYD	\$8.00	\$12,088.89
2040050	Pavt, Pulverizing in Place		SYD	\$3.00	\$-
2057021	_Subgrade Undercutting, 6A, Special		CYD	\$76.00	\$-
2080036	Erosion Control, Silt Fence		FT	\$4.00	\$-
2090001	Project Cleanup	1		\$3,000.00	\$3,000.00
3010002	Subbase, CIP		CYD	\$55.00	\$-
3020020	Aggregate Base, 8 inch		SYD	\$29.00	\$-
3080005	Geotextile, Separator		SYD	\$3.00	\$-
4010047	Culv, End Section, CMP, 12 inch	8	EA	\$412.00	\$3,296.00
4010047	Culv, End Section, Conc, 12 inch		EA	\$900.00	\$-
4010047	Culv, End Section, PVC, 8 inch		EA	\$100.00	\$-
4010131	Culvert, CI A, CMP, 12 inch	40	FT	\$105.00	\$4,200.00
4010131	Culvert, CI A, Conc, 12 inch		FT	\$89.00	\$-
4010047	Culvert, PVC, 8 inch		FT	\$50.00	\$-
4040063	Underdrain, Subbase, 6”		FT	\$14.00	\$-
4040093	Underdrain, Outlet, 6”		FT	\$60.00	\$-
4040113	Underdrain, Outlet Ending, 6”		EA	\$186.00	\$-
8030010	Detectable Warning Surface	3	FT	\$100.00	\$300.00
8060040	Shared Use Path, HMA (3.5” - 2”, 1.5” lifts)		TON	\$159.00	\$-
8060040	Shared Use Path, HMA (2”)	166	TON	\$138.00	\$22,938.67
8067001	_Shared Use Path, Grading, Special		FT	\$22.00	\$-
8067011	_Shared Use Path, Aggregate, 3 inch, Modified		SYD	\$10.00	\$-
8120026	Pedestrian Type II Barricade, Temp	2	EA	\$134.00	\$268.00
8130011	Riprap, Plain		TON	\$104.00	\$-
8167011	_Turf Establishment, Performance	1333	SYD	\$14.00	\$18,666.67
8030046	Sidewalk, Conc, 6 inch		SFT	\$8.00	\$-
	Subtotal				\$79,054.22
	Contingency (10%)				\$7,905.42
	Subtotal Construction				\$86,959.64
	Cost Escalation (10% per year)	# of Years	1		\$8,695.96
	Total Construction Cost Opinion				\$95,655.61
				Cost per LF	\$59.78



2230 PLATT ROAD, P.O. BOX 8645
ANN ARBOR, MICHIGAN 48107
PHONE: 734.971.6337

PROJECT NAME:
**INDEPENDENCE LAKE
TRAIL PAVEMENT ASSESSMENT**

SHEET TITLE:
UNIT PRICING

CONCEPT☐

SCHEMATIC DESIGN☐

DESIGN DEVELOPMENT☐

PERMIT + PLAN REVIEW☐

BIDS☒

CONSTRUCTION☐

AS BUILTS☐

DRAWN BY:DLR

CHECKED BY:DLR

REVISIONS:

FIELD OBSERVATION06/07/24

FIELD OBSERVATION06/14/24

PHASING UPDATE05/13/25

SHEET NO:

SP-04

74

Purple Segment Trail Construction Opinion of Costs				Avg Unit Price	Total Price
1500001	General Conditions & Mobilization, Max 10%			\$5,223.02	\$-
1500001	Performance & Payment Bonds 8%			\$4,178.42	\$-
2020002	Tree, Rem, 19 inch to 36 inch	2	EA	\$1,600.00	\$3,200.00
2020003	Tree, Rem, 37 inch or Larger		EA	\$1,970.00	\$-
2020004	Tree, Rem, 6 inch to 18 inch	4	EA	\$475.00	\$1,900.00
2027002	Stump, Rem, 19 inch to 36 inch	2	EA	\$274.00	\$548.00
2027003	Stump, Rem, 37 inch or Larger		EA	\$605.00	\$-
2027004	Stump, Rem, 6 inch to 18 inch	4	EA	\$155.00	\$620.00
2020004	Tree Trimming	8	EA	\$110.00	\$880.00
2040050	Pavt, Rem		SYD	\$20.00	\$-
2040050	HMA Cold Milling 1-2”	944	SYD	\$8.00	\$7,555.56
2040050	Pavt, Pulverizing in Place		SYD	\$3.00	\$-
2057021	_Subgrade Undercutting, 6A, Special		CYD	\$76.00	\$-
2080036	Erosion Control, Silt Fence		FT	\$4.00	\$-
2090001	Project Cleanup	1		\$3,000.00	\$3,000.00
3010002	Subbase, CIP		CYD	\$55.00	\$-
3020020	Aggregate Base, 8 inch		SYD	\$29.00	\$-
3080005	Geotextile, Separator		SYD	\$3.00	\$-
4010047	Culv, End Section, CMP, 12 inch	6	EA	\$412.00	\$2,472.00
4010047	Culv, End Section, Conc, 12 inch		EA	\$900.00	\$-
4010047	Culv, End Section, PVC, 8 inch		EA	\$100.00	\$-
4010131	Culvert, CI A, CMP, 12 inch	30	FT	\$105.00	\$3,150.00
4010131	Culvert, CI A, Conc, 12 inch		FT	\$89.00	\$-
4010047	Culvert, PVC, 8 inch		FT	\$50.00	\$-
4040063	Underdrain, Subbase, 6”		FT	\$14.00	\$-
4040093	Underdrain, Outlet, 6”		FT	\$60.00	\$-
4040113	Underdrain, Outlet Ending, 6”		EA	\$186.00	\$-
8030010	Detectable Warning Surface	3	FT	\$100.00	\$300.00
8060040	Shared Use Path, HMA (3.5” - 2”, 1.5” lifts)		TON	\$159.00	\$-
8060040	Shared Use Path, HMA (2”)	104	TON	\$138.00	\$14,336.67
8067001	_Shared Use Path, Grading, Special		FT	\$22.00	\$-
8067011	_Shared Use Path, Aggregate, 3 inch, Modified		SYD	\$10.00	\$-
8120026	Pedestrian Type II Barricade, Temp	2	EA	\$134.00	\$268.00
8130011	Riprap, Plain		TON	\$104.00	\$-
8167011	_Turf Establishment, Performance	1000	SYD	\$14.00	\$14,000.00
8030046	Sidewalk, Conc, 6 inch		SFT	\$8.00	\$-
	Subtotal				\$52,230.22
	Contingency (10%)				\$5,223.02
	Subtotal Construction				\$57,453.24
	Cost Escalation (10% per year)	# of Years	1		\$5,745.32
	Total Construction Cost Opinion				\$63,198.57
				Cost per LF	\$63.20



2230 PLATT ROAD, P.O. BOX 8645
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PHONE: 734.971.6337

PROJECT NAME:
**INDEPENDENCE LAKE
TRAIL PAVEMENT ASSESSMENT**

SHEET TITLE:
UNIT PRICING

CONCEPT☐

SCHEMATIC DESIGN☐

DESIGN DEVELOPMENT☐

PERMIT + PLAN REVIEW☐

BIDS☒

CONSTRUCTION☐

AS BUILTS☐

DRAWN BY:
CHECKED BY:

DLR
DLR

REVISIONS:

FIELD OBSERVATION 06/07/24

FIELD OBSERVATION 06/14/24

PHASING UPDATE 05/13/25

SHEET NO:

SP-05

75