

Oakland County Parks and Recreation Commission

FY2024 ASSET MANAGEMENT PLANS – SUPPLEMENTAL INFORMATION

Maintenance Management Plan

The Development and Engineering unit manages the Maintenance Management Plan throughout the parks system. Maintenance projects within the plan are implemented as in-house projects by the skilled trades professionals who are employees of the park system or by contractors who are on blanket contract with Oakland County. This includes projects to improve and maintain both buildings and site amenities. Annual programs, such as the roof maintenance program, asset removals, and boundary maintenance, identify annual funding for ongoing maintenance needs. Structural inspections of bridges and dams are conducted by qualified engineers every 5 years or more frequently as needed. New programs address the Core Values envisioned in the Recreation Master Plan, these include accessibility improvements, customer service improvements, and environmental sustainability programs. Maintenance Management Plan investments areas are guided by the park actions plans for each park location.

This information is provided to supplement the information provided in the FY2024 AND FY2025 AND FY2026 County Executive Recommended Budget. It is summarized in the General Program Administration (730789) line item for CCN5060190 Development and Engineering.

Oakland County Parks and Recreation Commission

FY2024 ASSET MANAGEMENT PLANS

1-YEAR FORECAST Grouped by Budget Type and Project Group

Tuesday, August 8, 2023

Fiscal Year	Department / Park	Program	Project ID	Asset Name	Project Name	FY2024	
Maintenance						1,400,000	
Maintenance							
_Contingency							
Approximately 10% contingency is identified in each budget category to provide flexibility for fluctuating unit costs, supply chain issues, and cost increases related to environmental sustainability goals.						164,025	
Annual	Program	_MPP	Program	2594	Asset TBD	Contingency - 10%	164,025
Maintenance							
ADA Compliance, Accessibility and Universal Design							
Program identifies and implements projects to 1) increase compliance with the Americans with Disabilities Act (ADA) by implementing ADA Transition Plans, 2) improve accessibility for persons of all abilities throughout the park system, and 3) create inclusive facilities using the principles of Universal Design to the extent feasible. Actions may include continued management of ADA Transition Plans, replacement of existing building and grounds fixtures with ADA-compliant fixtures, addition of universally accessible amenities, and improvement of routes between parking areas and park amenities and facilities.						75,000	
Annual	Program	_MPP	Program	2433	Accessibility	Projects TBD	75,000
Maintenance							
Amenities and Site Improvements							
This section comprises individual projects that are related to amenities and other site improvements within the parks and that do not fit into any of the more specific categories. Scopes are provided for each that summarize the need for the project, the actions to be taken, and how the project aligns with OCP's Core Values.						77,000	
FY2024	PR Glen Oaks	GLG	Conference Center	1621	Site and Grounds	Garden Landscape Update Design	5,000
FY2024	PR Lyon Oaks	LYP	General Operations	1535	Woods Edge Playground	Safety and Accessibility Improvements	5,000
FY2024	PR Red Oaks	RDP	General Operations	175	Viewing Platform	Trail Connectivity	5,000
Annual	PR Red Oaks	RDP	Waterpark	2681	Waterpark Wave Pool and Waterslide	Fiberglass Repairs	15,000
FY2024	PR Springfield Oaks	SPR	General Operations	1609	Utilities and Infrastructure	Utility Poles Replacement	32,000
Annual	PR Waterford Oaks	WTR	Waterpark	1568	Waterpark Wave Pool	*Wall Maintenance	15,000

Fiscal Year	Department / Park	Program	Project ID	Asset Name	Project Name	FY2024	
Maintenance							
Asset Removals							
Program identifies park assets that are at the end of their useful life and where replacement or renovation is not feasible. The Asset Future Determination planning review is a pre-requisite to implementing removals. This review contains the following: 1) legal and compliance review, 2) historical analysis if asset is over 50 years old, 3) examination alternatives to removal, 4) if warranted, confirmation of the need for asset removal, 5) site restoration plan, and 6) short and long-term goals for site once the site is restored. Asset removals will comply with Oakland County Board of Commissioners (BOC) policy and all applicable federal, state, and local regulations.						50,000	
Annual	Program	_MPP	Program	1524	Park Assets	Projects TBD	50,000
Maintenance							
Boardwalk Bridge and Deck Repair Program							
						20,000	
Annual	Program	_MPP	Program	2425	Boardwalks, Bridges, Decks	Projects TBD	20,000
Maintenance							
Boundary Maintenance							
						20,000	
Annual	Program	_MPP	Program	2424	Boundaries	Projects TBD	20,000
Maintenance							
Building Equipment and HVAC Replacements							
Program identifies and implements projects to replace building equipment and HVAC systems based on expected life cycle, repair record, and ongoing staff inspections of more than 700 building equipment systems in the park system. Review all HVAC options, include all electric (net zero), powering through solar panels, and heat pump options. Review high-level cost estimates prior to construction. Select high efficiency water heaters and Energy Star-rated appliances.						20,000	
FY2024	PR Addison Oaks	ADD	Campground	12	Adams Lake Lodge	Water Heater Replacement with Tankless	5,000
FY2024	PR Springfield Oaks	SPR	General Operations	798	Activity Center	Water Heater Boiler Room	40,000
FY2024	PR Springfield Oaks	SPR	General Operations	2685	Activity Center	Water Heater Boiler Room 4H Reimbursement	-40,000
Annual	Program	_MPP	Program	2428	Building Equipment and HVAC	Projects TBD	15,000
Maintenance							
Building Maintenance and Repairs							
Program identifies projects to maintain or repair existing building interior and/or exterior. Planning Review is only required if major changes are planned that adjust the function of the facility or the facility is under review to determine if further investment is warranted. If required, the review will the following: 1) detailed description of existing conditions, 2) analysis of usage, cost recovery, and other indicators to confirm need for project, 3) historical analysis if asset is over 50 years old, 4) analysis of opportunities to advance OCPR Core Values with the project, and 5) short and long-term goals for improved building.						213,000	
FY2024	Administrative Service	ADM	General Services Admin	2543	Garage 1580 Scott Lake	Improvements for Natural Resources Management	10,000
FY2024	Administrative Service	ADM	General Services Admin	2519	Facilities Maintenance Building	Restroom Flooring Replacement	10,000

Fiscal Year	Department / Park	Program	Project ID	Asset Name	Project Name	FY2024	
Annual	PR Addison Oaks	ADD	Conference Center	6	Conference Center	Stucco Repair	10,000
FY2024	PR Glen Oaks	GLG	Conference Center	26	Clubhouse	Deck Repairs	44,000
Annual	PR Glen Oaks	GLG	Conference Center	25	Clubhouse	Exterior Stone Repair	10,000
FY2024	PR Red Oaks	RDP	General Operations	2541	Nature Center	Siding Staining	29,000
FY2024	PR Red Oaks	RDP	Waterpark	1705	Waterpark Maintenance Building	Plumbing Repairs and Replacement	60,000
Annual	PR Springfield Oaks	SPR	General Operations	2442	Barns	Barn and Fairgrounds Maintenance Program	20,000
FY2024	PR White Lake Oaks	WLG	Golf	1663	Golf Cart Barn	Siding Repairs	20,000

Maintenance
Building Roof Maintenance Program
 Analysis of more than 230 building roofs was conducted in 2015. Using this information, staff has prioritized and forecast individual replacement projects and continues to periodically inspect, service, repair and update the building roof inventory. Maintenance program addresses repairs to existing roofs to extend the life of the roof and prevent accumulation of deferred maintenance.

115,000

FY2024	Administrative Service	ADM	General Services Admin	2714	Facilities Maintenance Building	North Roof Repairs	50,000
Annual	PR Glen Oaks	GLG	Conference Center	2511	Clubhouse	Annual Slate Roof Repairs	10,000
FY2024	PR Independence Oak	IND	General Operations	2713	Wint Nature Center	Roof Repairs	20,000
FY2024	PR Red Oaks	RDP	General Operations	2073	Nature Center	Gutter Replacement	5,000
FY2024	PR White Lake Oaks	WLG	Conference Center	1155	Clubhouse	Roof Walkways Replacement	10,000
Annual	Program	_MPP	Program	2426	Building Roofs	Projects TBD	20,000

Maintenance
Customer Service Enhancements
 Program identifies and implements projects to enhance public-facing aspects of the park system to improve customer service and to make our parks feel welcoming to everyone who visits. Actions may include painting, landscaping, new furniture, or other improvements. Project ideas will generated by park operations staff who interact with park patrons everyday.

75,000

Annual	Program	_MPP	Program	2596	Asset TBD	Customer Service Improvements	75,000
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Maintenance
Doors and Windows Replacement Program
 Staff annually inspects and reviews all windows and doors to identify, prioritize and budget individual replacement projects within the various cost center's Building Maintenance Line Item, including interior and exterior window and doors. Door types include decorative doors, utility doors, overhead doors, and hardware replacement.

50,000

FY2024	PR Waterford Oaks	WTR	General Operations	2087	Paradise Peninsula Landing Building	Window Replacement	20,000
Annual	Program	_MPP	Program	2429	Windows and Doors	Projects TBD	30,000

Fiscal Year	Department / Park	Program	Project ID	Asset Name	Project Name	FY2024	
Maintenance							
Environmental Sustainability Programs							
Invest in the park system to prepare for meeting environmental sustainability targets including reduction in single-use plastics, electrification of vehicles and equipment, and stormwater management.						250,000	
Annual	Program	_MPP	Program	2467	Park Assets	Alternative Energy and Electrification Infrastructure	100,000
Annual	Program	_MPP	Program	1692	Park Assets	Drinking Fountain Replacements	50,000
Annual	Program	_MPP	Program	2468	Park Assets	Recycling	100,000
Maintenance							
Irrigation System Improvements							
						10,000	
FY2024	Program	_MPP	Program	2688	Park Assets	Golf Course Pond Sedimentation Testing	10,000
Maintenance							
Pavement Maintenance Program							
Pavement analysis of over one million square yards of various paving materials including asphalt, concrete, and paver units, focusing on vehicle circulation and parking to various park facilities was conducted in 2015. Using this information, staff continues to periodically inspect, service, repair and update the pavement inventory. Repairs are prioritized by safety issues, condition, and age. Maintenance program addresses repairs to existing pavement to extend the life of the asset and prevent accumulation of deferred maintenance.						40,000	
FY2024	PR Orion Oaks	ORN	General Operations	2404	Pavement and Drainage	Baldwin and Clarkston Roads Parking Lot Regrading	10,000
FY2024	PR Red Oaks	RDP	Golf	1189	Golf Cart Paths	Repairs	15,000
Multi-Year	PR Red Oaks	RDP	Golf	1682	Golf Parking Lot	Repairs	5,000
FY2024	PR White Lake Oaks	WLG	Conference Center	1187	Pavement and Drainage	Pontiac Lake Road Crossing Improvement	10,000
Maintenance							
Structural Inspections							
Inspections of structures such as bridges, docks, dams, and towers are conducted by a qualified engineer to monitor structural integrity and identify potential maintenance and safety issues. Inspections commence 15-25 years after construction and are repeated every 5 years. More frequent inspections, repair and/or replacement will be scheduled based on results of the inspection report. Inspections of infrastructure such as water systems and septic fields are conducted by a qualified professional in accordance with the requirements of the relevant regulatory agency.						50,975	
5Yr	PR Glen Oaks	GLG	Golf	1543	Earthen Dam and Culvert	Structural Inspections (25 years)	3,000
Annual	PR Groveland Oaks	GRV	Campground	42	Paradise Island Long Span Bridge	Structural Inspection	3,000
Annual	PR Groveland Oaks	GRV	Campground	45	Mathews Island Bridge	Structural Inspection	2,600
5Yr	PR Independence Oak	IND	General Operations	276	Nature Center Bridge	Structural Inspection	3,750
5Yr	PR Independence Oak	IND	General Operations	275	Hidden Springs Dam	Structural Inspection	3,750
5Yr	PR Independence Oak	IND	General Operations	277	Camp Wilderness Bridge	Structural Inspection	3,750
5Yr	PR Lyon Oaks	LYP	General Operations	2399	Trail Link Bridge (#4)	Structural Inspection	3,000

Fiscal Year	Department / Park	Program	Project ID	Asset Name	Project Name	FY2024	
5Yr	PR Lyon Oaks	LYP	General Operations	2401	West Norton Drain Bridge	Structural Inspection	3,000
5Yr	PR Lyon Oaks	LYP	General Operations	2400	Trail Link Bridge (#7)	Structural Inspection	3,000
5Yr	PR Lyon Oaks	LYP	General Operations	2395	Coyote Bridge N	Structural Inspection	3,000
5Yr	PR Lyon Oaks	LYP	General Operations	2396	Coyote Bridge S	Structural Inspection	3,000
5Yr	PR Lyon Oaks	LYP	General Operations	2397	Red Tail Bridge E	Structural Inspection	3,000
5Yr	PR Lyon Oaks	LYP	General Operations	2398	Red Tail Bridge W	Structural Inspection	3,000
Annual	PR Red Oaks	RDP	Waterpark	2717	Waterpark Wave Pool and Waterslide	Structural Inspection	4,000
5Yr	PR Springfield Oaks	SPR	General Operations	92	Water Tower	Inspection	6,125
Maintenance							
Wayfinding and Signage Program							
Park system has more than 2,500 vehicle and pedestrian wayfinding and operational signs. Much of the signage is inconsistent or outdated and does not meet current sign and branding standards. The goal of the program is to increase clarity, eliminate sign pollution, and comply with OCPR brand standards. Actions include evaluation, removal, and replacement as indicated.							170,000
Annual	Program	_MPP	Program	2676	Natural Resources	Nature Center Exhibit Updates	40,000
Annual	Program	_MPP	Program	2175	Signs	Interpretive Signage	50,000
Annual	Program	_MPP	Program	2176	Signs	Monument Signage	50,000
Annual	Program	_MPP	Program	2177	Signs	Trail and Wayfinding Signage	30,000