

PENINSULA TOWNSHIP PARK COMMISSION

Regular Meeting

Township Hall

July 6, 2016--7:00 p.m.

Agenda

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approve Agenda**
5. **Brief Citizens Comments – for items not on Agenda**
6. **Conflict of Interest**
7. **Consent Agenda**

Any member of the Board, staff, or the public may ask that any item on the Consent Agenda be removed and placed elsewhere on the agenda for full discussion.

A. Correspondence (as provided in packet)

B. Approve Minutes –

1. June 1, 2016 Regular Meeting; May 4, 2016 Regular Meeting

C. Treasurer's Report

D. Invoice List Approval

E. Event Applications

8. **Business**

A. Lighthouse Manager's Report

B. Maintenance Report

C. Bid for Hessler Log Cabin Restoration

D. PNA Capital Improvements

E. Pelizzari Parking lot

F. –Bowers Harbor Expansion Project

G. Long Range Planning Committee structure and meeting schedule

H. Off meeting spending approval

I. Tree planting at Haserot Beach Park

J. Boat Launch at Haserot Beach

K. Agreement with OMPHS and Township re care of Hessler Log House

9. **Citizen Comments**

10. **Board Comments**

11. **Adjourn**

Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the Clerk.

Anne Griffiths, Park Commission Secretary

Posted: June 30, 2016 at 9:00 am

**PENINSULA TOWNSHIP PARK COMMISSION
REGULAR MEETING
May 4, 2016**

Meeting called to order at 7:02 p.m.

PRESENT: Andrus, Shipman, Griffiths and Skurski

ALSO PRESENT: Bob Wilkinson, Buildings and Grounds; **Ginger Schultz**, Lighthouse Manager and **Deb Hamilton**, Recording Secretary

ABSENT: Sanders (excused)

APPROVE AGENDA

Andrus added Haserot dredging as Business Item G

Shipman added Haserot Memorial Bench as Business Item H and PNA Work Plan for 2016 as Business Item I.

MOTION: Shipman/Griffiths to approve agenda as amended. **MOTION PASSED**

BRIEF CITIZENS COMMENTS – FOR ITEMS NOT ON THE AGENDA

Jon Snow, 10605 Bluff Rd., a sign for the Archie Park beach access might be helpful.

Griffiths said concerned about the public crossing a busy highway.

CONFLICT OF INTEREST

None

CONSENT AGENDA

A. Correspondence (as provided in packet)

B. Approve Minutes –

1. April 20, 2016 Regular Meeting

C. Treasurer's Report

D. Invoice List Approval

MOTION: Shipman/Skurski to approve consent agenda as presented. **MOTION PASSED**

BUSINESS

A. Lighthouse Manager's Report

Ginger Schultz, Lighthouse Manager, gave report. **Skurski** will talk to Township about using township credit accounts.

B. Maintenance Report

Wilkinson said need dust control at Bowers Harbor Park parking lot. **Andrus** will talk to Weatherholt about brining. **Wilkinson** asked Commission opinion about the tire swing that was ordered. Commission asked about return shipping fee.

C. Budget Review Information/Review of Fund Balances

MOTION: Griffiths/Shipman to accept donation of bench and place it appropriately with cost following Sergent precedent. **MOTION PASSED**

I. PNA Work Plan for 2016

Shipman said this is a work plan that came out of meetings with GTRLC staff. Shipman reviewed the work plan. There is a request of \$200 for materials to build a ramp.

MOTION: Griffiths/Skurski to approve agreement and funds. **MOTION PASSED**

Long Range Planning

Skurski said Bowers Harbor Park expansion meeting is on Monday. The PNA account will be closed in 18 months. Need to use excess funds.

Citizen Comments

Nancy R. Heller, 3091 Blue Water Rd., said Claire Schoolmaster and Penny Rosi attended session on long range planning. Ask Claire for the information for Monday night meeting.

Margaret Achorn, 11284 Peninsula Dr., said the Township Board has been talking about using the PNA excess funds to re-do the PNA parking lot. Are there plans to fill the potholes in parking lot at Bowers Harbor Park? **Wilkinson** said it is on the list. *Achorn* asked if the meeting with auditor, Weatherholt, Hoffman and Park Commission will include the public. **Andrus** said open meeting.

Ellen Kerr, 14548 Bluff Rd., said the lack of manpower is why the project at the log cabin was not done. That is why Historical Society feels it is appropriate to hire profession to do the job.

Jon Snow, 10605 Bluff Rd., asked about getting man power from individuals having to do community service as part of sentence. **Andrus** explained township employee must supervise. That position is now a contract position not a township employee.

Board Comments

Griffiths would like to be able to have signage on the outfield fence at the Little League fields.

Meeting adjourned at 8:37 p.m.

Respectfully Submitted,
Deb Hamilton, Recording Secretary

These minutes stand to be approved at the June 1, 2016 Meeting.

**Bowers Harbor Land Company Property
0 Devils Dive Road & 0 Bowers Harbor Road
Parcel Identification Nos.: 28-11-128-025-00 & 28-11-128-006-00
Peninsula Township, Grand Traverse County, Michigan**

**SECTION 7A COMPLIANCE ANALYSIS
Conducted Pursuant to Section 20126(1)(c) of Part 201,
1994 Public Act 451, as amended**

April 4, 2013

Prepared for:

Peninsula Township
c/o Mr. Rob Manigold, Township Supervisor
13225 Center Road
Traverse City, Michigan 49636

And

Grand Traverse Regional Land Conservancy
c/o Mr. Matt McDonough
3860 North Long Lake Road, Suite D
Traverse City, MI 49684

Project Number 13-004

Prepared by:

Otwell Mawby, P.C.
Consulting Engineers
309 East Front Street
Traverse City, Michigan 49684

SECTION 7A COMPLIANCE ANALYSIS
Conducted Pursuant to Section 20126(1)(c) of Part 201,
1994 Public Act 451 as amended

1.0 SECTION 20107(a) COMPLIANCE ANALYSIS

Otwell Mawby, P.C. (Otwell Mawby) has prepared this Section 20107(a) compliance "Due Care" analysis for the Bowers Harbor Land Company Property comprised of two parcels located at 0 Devils Dive Road and 0 Bowers Harbor Road in Peninsula Township, in Grand Traverse County, Michigan (the subject property). A BEA entitled "Bowers Harbor Land Company Property, 0 Devils Dive Road and 0 Bowers Harbor Road, Peninsula Township, Grand Traverse County, Michigan," has been completed by Otwell Mawby. The purpose of this document is to provide a Section 20107a Compliance Analysis, which is considered a supplement to the BEA. The following sections present the Section 20107(a) compliance "Due Care" analysis for the subject property.

1.1 DETAILED CHARACTERISTICS OF PROPERTY USE

The subject property consists of two undeveloped parcels of property containing approximately 58.98 acres located in Section 28, Township 29 North, Range 10 West. The subject property is undeveloped and consists of vacant field, scrub brush, and woodlands. Tax assessment records indicate the subject property is located at 0 Devils Dive Road with Parcel Identification Number 28-11-128-025-00 and 0 Bowers Harbor Road with Parcel Identification Number 28-11-128-006-00. Both parcels are owned by the Bowers Harbor Land Company.

Based on review of available information during the completion of Otwell Mawby's March 2013 Phase I ESA of the subject property, its use between the early 1900's and the early 2000's was determined to be for agricultural purposes. Prior to the 1940's the subject property is believed to have been planted as apple orchard. During the 1940's the apple trees were replaced with tart cherry trees, which remained on the subject property until the early 2000's. In the early 2000's the trees were removed from the site and it has since remained vacant. In 2004 the subject property was purchased by the current owner with the intention to develop the site into a residential subdivision but the development was never started and the site remains vacant. Prior to the purchase of the subject property, environmental assessment of the site was completed, which deemed the property a "facility" as defined by Part 201 of Act 451 of 1994, as amended, and a Baseline Environmental Assessment was completed on the subject property on behalf of the current owner. At the time the site reconnaissance was completed on February 13, 2013, the subject property was vacant and consisted mainly of vacant field, scrub brush vegetation, and woodland areas. A two track road was present extending through the subject property.

Peninsula Township intends to acquire the subject property and utilize it as an addition to their existing Bowers Harbor Township Park to the north. Reuse activities on the subject property will consist of light recreational/open space use. Details of the development of the new park property have not been determined at the time of this report. Currently, plans are to access the property

1.2 HAZARDOUS SUBSTANCE INFORMATION

The subject property will remain relatively undeveloped for use by the new owner as a recreational/open space. Arsenic has been found at the subject property in excess of MDEQ GRCC, likely related to the historical use of the subject property as orchard. In 2003 lead was also identified in near surface soils at the subject property but concentrations were not found in excess of MDEQ GRCC but several concentrations were found in excess of statewide default background level (21,000 ug/Kg, ppb). While the lead concentrations do not exceed MDEQ GRCC, the exceedence of the statewide default background level indicates the lead is not naturally-occurring and, like the arsenic, is likely the result of historical agrochemical use on the property. The sampling and laboratory analytical results from the investigation conducted in 2003 and those completed in February 2013 have determined the subject property to be classified as a "facility" as defined by Part 201 of Act 451 of 1994, as amended. The "facility" status is the result of arsenic concentrations found at levels in excess of MDEQ GRCC. Two BEAS have been completed for the subject property as a result of the identified arsenic impacts in site soils. The current and historical site investigation activities that were documented in the aforementioned BEAs are summarized in the following sections.

Refer to Figure 2, for the sample locations and the tables on the following pages for a summary of GRCC exceedences. Laboratory analytical results are provided as Appendix A.

1.2.1 Initial Phase II ESA Investigation – May 2004

Otwell Mawby had previously conducted Phase II Environmental Site Assessment activities on the subject property in May 2004, to address the identified REC related to the use of agrochemicals on the site. These activities were completed for the potential sale and redevelopment of the subject property. As part of the investigation twenty five soil samples (identified as HA-1 through HA-25) were obtained over a grid pattern to determine potential impacts from agrochemical use. The soil samples were collected from near surface soils located just below the vegetative root line. The soil samples were collected for laboratory analysis of arsenic and lead content. Five soil samples were also composited from the original 25 samples and were analyzed by the laboratory for organo-chlorine and organo-phosphorus content. Results of the laboratory analysis are summarized in the table on the following page:

the current owners of the subject property. The BEA was affirmed by the MDEQ in a letter dated, November 1, 2004, signed by the Remediation and Redevelopment Division, District Supervisor, John Alford.

The soil GRCC exceedences were found at a depth of approximately one half foot below the ground surface, and are likely attributable to historic agrochemical applications at the subject property. Refer to Figure 2, Sample Location Map, September 2003 and February 2013 for the sample locations. The complete analytical data package is included in Appendix A.

While the lead concentrations do not exceed MDEQ GRCC, the exceedence of the statewide default background level (21,000 ug/Kg, ppb) indicates the lead concentrations, like the arsenic, are likely the result of historical agrochemical use on the property. As the detected concentrations of lead, organo-chlorine and organo-phosphorus pesticides are well below MDEQ criteria, no additional investigation is warranted.

1.2.2 Phase II ESA – February 2013

On February 13, 2013 Otwell Mawby completed an additional 20 soil borings (HA-26 through HA-45) on the subject property to further evaluate the arsenic impact. The soil samples were collected from near surface soils located just below the vegetative root line. The soil samples were collected for laboratory analysis of arsenic.

Each of the discrete soil samples (HA-26 through HA-45) collected at the subject property exhibited concentrations of arsenic above its laboratory detection limit. Eleven of the samples contained concentrations of arsenic above MDEQ GRCC, specifically, Drinking Water Protection and Direct Contact Criteria. Concentrations detected above MDEQ GRCC are summarized below.

Summary of Soil Concentrations Above GRCC

Parameter Exceeding Criteria	Sample Type	Parameter Analytical Result (ug/Kg)	GRCC Exceeded (ug/Kg)	Boring ID	Sample Depth (ft.)
Arsenic	Soil	10,000	SDBL, DWP, GSI, DC	HA-27	0.5'
Arsenic	Soil	11,000	SDBL, DWP, GSI, DC	HA-28	0.5'

DWP – MDEQ Part 201 Drinking Water Protection
 DC – MDEQ Part 201 Direct Contact Criteria
 GSI – Groundwater Surface Water Interface Criteria
 SDBL – MDEQ State Default Background Level
 GRCC – Generic Residential Cleanup Criteria
 ug/Kg – Micrograms per kilogram (i.e., parts per billion)

1.3.1 Drinking Water Protection Criteria (DWP)

Analytical results identified arsenic in soil samples at concentrations in excess of the MDEQ Part 201 Drinking Water Protection Criteria. REC's identified for the property also indicate potential impact to the site from the historic Township land use to the southeast and an area wide concern of impact to the aquifer with nitrates. Future use of the property for recreational use does not include the use of the aquifer as a potable water supply and thus this pathway is not complete. If future use should consider a potable water supply on this property, additional assessment is recommended.

1.3.2 Groundwater/Surface Water Interface Protection Criteria (GSI)

Analytical results did identify arsenic in several 27 soil sample at concentrations in excess of the MDEQ GRCC protective of the GSI at the subject property. Although there is an exceedence of the GSI in soil, there are no surface water bodies on the subject property and the closest surface water body is West Grand Traverse Bay, which is located approximately 530 feet to the west of the subject property. Arsenic is immobile in the soil column and not likely to leach to groundwater. Given the distance to West Grand Traverse Bay and the characteristics of arsenic in the soil column, we assess the potential for GSI impact to West Grand Traverse Bay as low and conclude that the soil groundwater/surface water interface is not a complete exposure pathway at the subject property.

1.3.3 Particulate Soil Inhalation Criteria

Analytical results did not identify arsenic in any of the samples in excess of the MDEQ GRCC protective of the Particulate Soil Inhalation Criteria (720,000 ppb) at the subject property. Therefore, the particulate soil inhalation criteria is not a complete exposure pathway at the subject property.

1.3.4 Direct Contact Criteria (DCC)

Analytical results identified arsenic in the 18 samples collected from the subject property at concentrations in excess of the MDEQ Part 201 Generic Residential Direct Contact Criteria (DCC). The arsenic results obtained from soil samples on the site were compared to Generic Residential DCC. This generic criterion is developed based upon very conservative dermal and ingestion exposure assumptions, which are predicted upon residential use on the site. These use scenarios and exposure assumptions are not appropriate for the proposed light recreational use of the site. Although there are exceedences of the DCC in soil, significant direct contact with the impacted soils is not likely given the proposed recreational use and the existing vegetative cover.

The proposed future use of the subject property will be limited to recreational activities. The activities anticipated to take place on the property might include walking, hiking, jogging, biking, skiing, snowshoeing and other light outdoor recreational activities. Future activities may include the presence of a dog park, a picnic pavilion, recreational fields and activities such as baseball, soccer, rugby, etc. These activities will likely result in short durations of time being spent on the subject property. The use of the subject property will specifically prohibit the use of motorized vehicles (i.e., motorcycles, snowmobiles, and other types of ATVs, etc.) to prevent topsoil disturbance and increase potential for erosion. The general population anticipated to utilize the

A modified value was calculated for each of these exposure frequencies based upon the following: 1) the intended future use of the subject property does not include any areas of permanent residence so the potential residential ingestion exposure would be at a greatly diminished frequency, and 2) the proposed future use of the subject property is for recreational purposes so dermal exposure frequencies would be much lower than those anticipated in a residential setting.

As the subject property is going to be utilized for short duration recreational activities (walking, biking, skiing, etc.) values of 140 days per year were utilized for both the dermal exposure frequency and ingestion exposure frequency. The 140 days per year value equates to approximately 4 days per week for 35 weeks, during the months of April through October, for exposure to soils on the subject property. Utilizing the 140-day exposure period, a value of approximately 18 ppm was generated for an allowable site specific Direct Contact Criteria for Arsenic.

Once the site-specific direct contact number was established, Otwell Mawby completed a statistical analysis of the laboratory data. The statistical analysis of the arsenic data was completed by following the Environmental Protection Agency (EPA), Supplemental Guidance to Risk Assessment Guidance for Superfund (RAGS): Calculating the Concentration Term to determine the 95 percent upper confidence limit (95% UCL). The 95% UCL is defined as a value that, when calculated repeatedly for randomly drawn subsets of site data, equals or exceeds the true mean 95 percent of the time.

The analytical results (data sets) were evaluated and the site was divided into two areas based upon a predominance of arsenic results. 17 samples out of 25 on the west half of the site and one sample out of 20 on the east half of the site exceeded GRCC DCC for arsenic. 95% UCLs were calculated for three data sets; 1) the entire site, 2) the western portion of the subject property, and 3) the eastern portion of the subject property. The purpose of the calculations was for comparison to the site specific Direct Contact Criteria. Refer to Figure 2 for the soil sampling locations. The following table summarizes the details of the 95% UCL calculations:

Area of the Site	Samples Included in Calculation	Calculated 95% UCL (mg/Kg)
Entire Site	HA-1 through HA-45	9.4
Western Portion	HA-1 through HA-14 & HA-26 through HA-36	13.3
Eastern Portion	HA-15 through HA-25 & HA-37 through HA-45	5.9

The calculated 95% UCL for the entire site and the western portion of the subject property shows exceedences of the Direct Contact Criteria. The 95% UCL that was calculated for the eastern portion of the subject property did not exceed the Direct Contact Criteria. Steps to be taken to mitigate the unacceptable exposure of all areas with Direct Contact Exceedences are discussed in the following section.

Prior to development an Environmental Construction Management Plan will be completed by a qualified Environmental Professional to ensure safe construction.

2.2 DUE CARE RESPONSE ACTIVITIES

Planned onsite redevelopment activities will include hedgerow establishment.

Contractors and any site workers will be advised as to the nature and location of contaminated soil on the subject property and the measures necessary to protect themselves from unacceptable exposure to the material. A review of proper personal protective equipment and soil management options will be completed prior to implementation of any activities that present the potential for exposure to the contamination present at the site.

2.2.1 Hedgerow Establishment

Residential properties are located along the western and northern boundaries of the subject property. It is possible that these residences could use the subject property more frequently and as an extension of their backyards. To limit the use of the subject property as an extension of the backyard hedgerow will be used as previously discussed.

During the planting vegetation for the hedgerow, only limited, short duration exposures are anticipated for this activity. These exposures will be further mitigated by use of protective clothing (gloves and boots), simple decontamination procedures and safety education to workers.

Any areas of exposed underlying soil materials disturbed during the development activities will be backfilled with clean topsoil, allowing the establishment of native vegetation. During the development activities precautions will be taken to assure that no exacerbation or unacceptable exposures may result as described in Section 2.4.

2.3 FUTURE DUE CARE RESPONSE ACTIVITIES

Proposed future activities for the subject property may include improvement or development of trails, a dog park, and potential construction of a parking areas, a picnic pavilion, and athletic fields. Specific detail of improvements are not known at this time.

2.3.1 Trail Improvement and Construction

Existing trails may be improved, made more durable with surfacing materials (i.e., crushed aggregate, wood mulch/chips) and new trails will be constructed. During the improvement of existing trails or development of new trails, care will be taken to limit disturbance to the underlying soil materials. If contact with the arsenic impacted soils is made, exposure potential

Exposed skin should be washed thoroughly with soap and water as soon as possible after exposure. Gloves and work clothing should be brushed clean prior to leaving the site each day, and should be laundered separate from other clothing before being worn again.

- **Ingestion of Contaminated Soil:** Site workers and others shall be prohibited from eating, drinking and smoking at the site to prevent the ingestion of arsenic impacted soil materials. The use of gloves and work clothing to minimize exposed skin area, dust masks, and washing thoroughly with soap and water as soon as possible after exposure will also help to mitigate the ingestion of soil materials.
- **Inhalation of Contaminated Soil:** Levels of arsenic identified in the soils of the subject property (previously identified above) are well below the MDEQ GRCC for the Particulate Soil Inhalation Criteria. Hedgerow construction is not anticipated to result in significant dust generation. To further minimize exposure to the contamination during activities taking place on the subject property, the use of dust masks can be implemented and will help to prevent the inhalation of soil materials.
- **Dust Control:** Dust control procedures, such as wetting of exposed soils, can also be instituted to ensure contaminated soils do not become airborne or otherwise leave the site. This will further limit the potential for the ingestion/inhalation of impacted soil materials while completing the onsite activities.

Care should also be taken to prevent any damage to the protective topsoil cover in the areas of the hedgerow planting.

3.0 EVALUATION AND DEMONSTRATION OF COMPLIANCE WITH SECTION 7A OBLIGATIONS

The following sections present the evaluation of exacerbation, due care, and responsible precautions for third parties. Prior to any future use, other than the described recreational use or improvements presented in this plan, a construction management plan will be prepared as detailed in Section 2.0.

3.1 EXACERBATION

The future owner of the subject property, Peninsula Township, must ensure that activities at the subject property do not exacerbate the existing soil contamination. Exacerbation is defined as any activity that could cause the contamination to spread or be made worse, as well as any activity that would increase the costs of addressing said contamination. While exacerbation of the contamination is unlikely given the nature of the impacts to the subject property and planned future use of the property, it is possible should future site activities involve any excavation. Prior to any future use of the property other than described in this plan, review of the proposed activity should be completed by an environmental professional, and a construction management plan prepared if required.

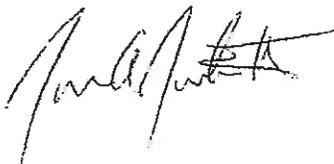
4.0 IDENTIFICATION OF AUTHOR

This Section 20107(a) compliance "Due Care" analysis has been prepared in conjunction with and relies upon information developed in the March 2013 Phase I and II ESAs and the BEA conducted by Otwell Mawby, P.C. The details and supplemental information regarding this site are provided in this Section 7a Compliance Analysis or in the supporting documents referenced above. This information should be reviewed in its entirety to provide background information supportive of this Section 7A Compliance Analysis.

The signatures of the environmental professionals responsible for this Section 20107(a) Compliance Analysis are provided below. The credentials of these individuals are included in Appendix B of this Section 20107(a) compliance "Due Care" analysis.



Roger L. Mawby, P.E.
Principal, Project Manager



James A. Jackson II
Environmental Professional

April 4, 2013

Project Number 13-004

Date of Section 20107(a) compliance "Due Care" Analysis Completion

**Bowers Harbor Property
0 Devils Dive Road & 0 Bowers Harbor Road
Parcel ID #'s – 28-11-128-025-00 & 28-11-128-006-00
Peninsula Township, Grand Traverse County, Michigan**

BASELINE ENVIRONMENTAL ASSESSMENT

**Conducted Pursuant to Section 20126(1)(e) of Part 201,
1994 Public Act 451, as amended,
and the rules promulgated thereunder**

March 22, 2013

Prepared for:

Peninsula Township
C/O: Mr. Rob Manigold, Township Supervisor
13235 Center Road
Traverse City, Michigan 49686

Prepared by:

Otwell Mawby, P.C.
Consulting Engineers
309 East Front Street
Traverse City, Michigan 49684

Otwell Mawby Project Number: 13-004

BASELINE ENVIRONMENTAL ASSESSMENT

**Conducted Pursuant to Section 20126(1)(c) of Part 201,
1994 Public Act 451 as amended,
and the rules promulgated thereunder**

1.0 INTRODUCTION AND DISCUSSION

Otwell Mawby, P.C. (Otwell Mawby) has prepared this Baseline Environmental Assessment (BEA) for Mr. Rob Manigold, Township Supervisor and representative for Peninsula Township. (Purchaser) of the subject property. The Bowers Harbor Property (hereafter referred to as the subject property) is comprised of two parcels totaling approximately 58.98-acres located at 0 Devils Dive Road and 0 Bowers Harbor Road situated in Section 28, Township 29 North (T29N), Range 10 West (R10W), in Peninsula Township, Grand Traverse County, Michigan. Refer to Figure 1, Site Location Map, for the location of the subject property in Peninsula Township, Grand Traverse County, Michigan.

This BEA was completed in general accordance with the Michigan Department of Environmental Quality's (MDEQ's) "*Contents of BEA Report*," dated April 2011.

Peninsula Township is submitting this BEA to the MDEQ to qualify for an exemption from liability under Part 201 of the Natural Resources and Environmental Protection Act (NREPA) of 1994, PA 451, as amended, and the rules promulgated thereunder. The BEA reasonably defines known existing environmental conditions and circumstances at the subject property.

1.1 OWNER / OPERATOR

The current owner of the subject property is as follows:

Bowers Harbor Land Holding Company, LLC
877 South Adams Road
Birmingham, MI 48009-7026

On or before December 1, 2013, Peninsula Township plans to purchase the subject property from the current owner. Contact information for Peninsula Township is indicated below:

Peninsula Township
C/O: Mr. Rob Manigold, Township Supervisor
13235 Center Road
Traverse City, Michigan 49686

arsenic in site soils and the resulting "facility" status, as defined by Part 201 of Act 451 of 1994, as amended, of the subject property, Otwell Mawby has identified a REC.

Historical Presence of Nitrate Levels in Area Potable Water Well Supplies: Levels of nitrates have historically been identified in the potable water supplies in the area of the subject property. The nitrate levels are thought to be due primarily to the use of fertilizers in the area's cherry orchards and vineyards, although specific causes of the nitrate levels have not been conclusively established. No exceedences have been identified on the subject property as there are no water wells present. However, due to the presence of known elevated concentrations of nitrates in the water in the vicinity of the subject property, a REC has been identified.

Historical Presence of the Peninsula Township Dump Site: The presence of the former Peninsula Township dump was identified during completion of the Phase I ESA as an adjacent property. The former Peninsula Township dump is located to the east of the subject property. From approximately the 1950s until the mid 1970s the site was operated as a waste refuse dump. Several hydrogeologic investigations have identified the presence of limited groundwater contamination in the upper and lower level aquifers located in the general vicinity of the site. Groundwater flow direction is generally believed to be in a northwesterly direction. However, in 1992 a Hydrogeologic Investigation was completed to determine if groundwater quality at the site was viable to be utilized as part of a residential development with a potable water supply. Results of the investigation recommended restrictions be placed on the installation of potable wells. Installed wells were recommended to be horizontally away from the adjacent Peninsula Township Dump impact as well as be limited to their minimum depth due to their potential to be a receptor for impact from the adjacent dump site. This evaluation was based on data collected from nine monitor wells, four of which were installed in 1990. Results of groundwater samples indicated that constituents found in 1990 were not present and further indicated that constituents identified were within the MCLs for metals and PCBs. Based on the results of the metals and PCBs being below or at the MCLs in the 1992 investigation, the results of the 1990 sampling were discounted as the samples were not filtered, thus, the concentrations were attributed to soils diluted within the water samples. *As the results of the groundwater sampling were not repeatable and none of the constituents were found in excess of MCLs, no further assessment of this REC is warranted.*

For the complete history of the subject property and the surrounding properties, refer to the included Phase I ESA (Appendix A).

1.4 EXCEPTION OR DELETIONS FROM PHASE I ESA

Otwell Mawby did not identify any exceptions or deletions during the completion of the March 2013 Phase I ESA for the subject property. A copy of the Phase I ESA is included as Appendix A and should be reviewed in its entirety.

Boring ID	Arsenic Concentration (ug/Kg)	Lead Concentration (ug/Kg)	Constituent & GRCC Exceeded (ug/Kg)
HA-1	2,600	5,600	None
HA-2	9,200 -	59,000	Arsenic - SDBL, DC
HA-3	6,800	76,000	Arsenic - SDBL
HA-4	9,500	60,000	Arsenic - SDBL, DC
HA-5	8,800	58,000	Arsenic - SDBL, DC
HA-6	14,000	80,000	Arsenic - SDBL, DC
HA-7	7,900	70,000	Arsenic - SDBL, DC
HA-8	9,200	70,000	Arsenic - SDBL, DC
HA-9	7,400	52,000	Arsenic - SDBL
HA-10	12,000	58,000	Arsenic - SDBL, DC
HA-11	11,000	53,000	Arsenic - SDBL, DC
HA-12	7,900	66,000	Arsenic - SDBL, DC
HA-13	1,200	8,500	None
HA-14	1,900	11,000	None
HA-15	7,200	42,000	Arsenic - SDBL
HA-16	6,300	30,000	Arsenic - SDBL
HA-17	2,000	10,000	None
HA-18	3,800	14,000	None
HA-19	5,900	25,000	Arsenic - SDBL
HA-20	1,900	7,800	None
HA-21	1,200	5,400	None
HA-22	1,600	7,200	None
HA-23	3,400	25,000	None
HA-24	7,500	9,800	Arsenic - SDBL
HA-25	6,100	32,000	Arsenic - SDBL

DWP – MDEQ Part 201 Drinking Water Protection
 DC – MDEQ Part 201 Direct Contact Criteria
 SDBL – MDEQ State Default Background Level
 GRCC – Generic Residential Cleanup Criteria
 ug/Kg – Micrograms per kilogram (i.e., parts per billion)

None of the soil samples contained concentrations of lead, organo-chlorine or organo-phosphorus at concentrations in excess of MDEQ GRCC. These soil borings locations are shown on Figure 2 (attached). Based on the presence of arsenic at concentrations in excess of MDEQ GRCC the

Summary of Soil Sampling Activities

Boring I.D.	Total Depth (ft.)	REC Investigated	Soil Sampling Interval (ft. below ground surface)	Observations	PID Readings (ppm)	Laboratory Analyses
HA-26 through HA-45	0.5 / Boring	Historical Agrochemical Use	0.5'	None	0.0	Arsenic

A Phase II ESA Report was not issued for the sampling but copies of the laboratory analytical results are contained within Appendix B. The soil sampling locations are depicted on Figure 2.

1.6.4 Groundwater Investigation

Otwell Mawby collected a surface water seep sample at the SW-1 location on the subject property. The purpose of the water sample collection was to evaluate the potential for impacted surface water seepage from the adjacent historical Peninsula Township Dump site. The water sample was collected from a temporary monitoring well installed at the soil boring location. The temporary monitoring well screen was set at a depth of zero to one-half a foot below grade. A water sample (SW-1) was collected from the temporary monitoring well and submitted for laboratory analysis of VOCs, PCBs, and Michigan 10 Metals.

1.7 KNOWN CONTAMINATION

Twenty discrete soil samples (HA-26 through HA-45) and one water sample (SW-1) were collected from the subject property. The soil samples were analyzed for arsenic and the water sample was analyzed for VOCs, PCBs, and Michigan 10 Metals. The samples were compared to the MDEQ residential default cleanup criteria, as provided in Tables 1 and 2.

1.7.1 Soil Investigation Analytical Results

Each of the discrete soil samples (HA-26 through HA-45) collected at the subject property exhibited concentrations of arsenic above its laboratory detection limit. Eleven of the samples contained concentrations of arsenic above MDEQ GRCC, specifically, Drinking Water Protection and Direct Contact Criteria's. Concentrations detected above MDEQ GRCC are summarized below. All other parameters were not detected above GRCC concentrations. The table on the following page summarizes the soil investigation activities.

PART OF THE NORTH 1/2 OF SECTION 28, T29N,R10W,
PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

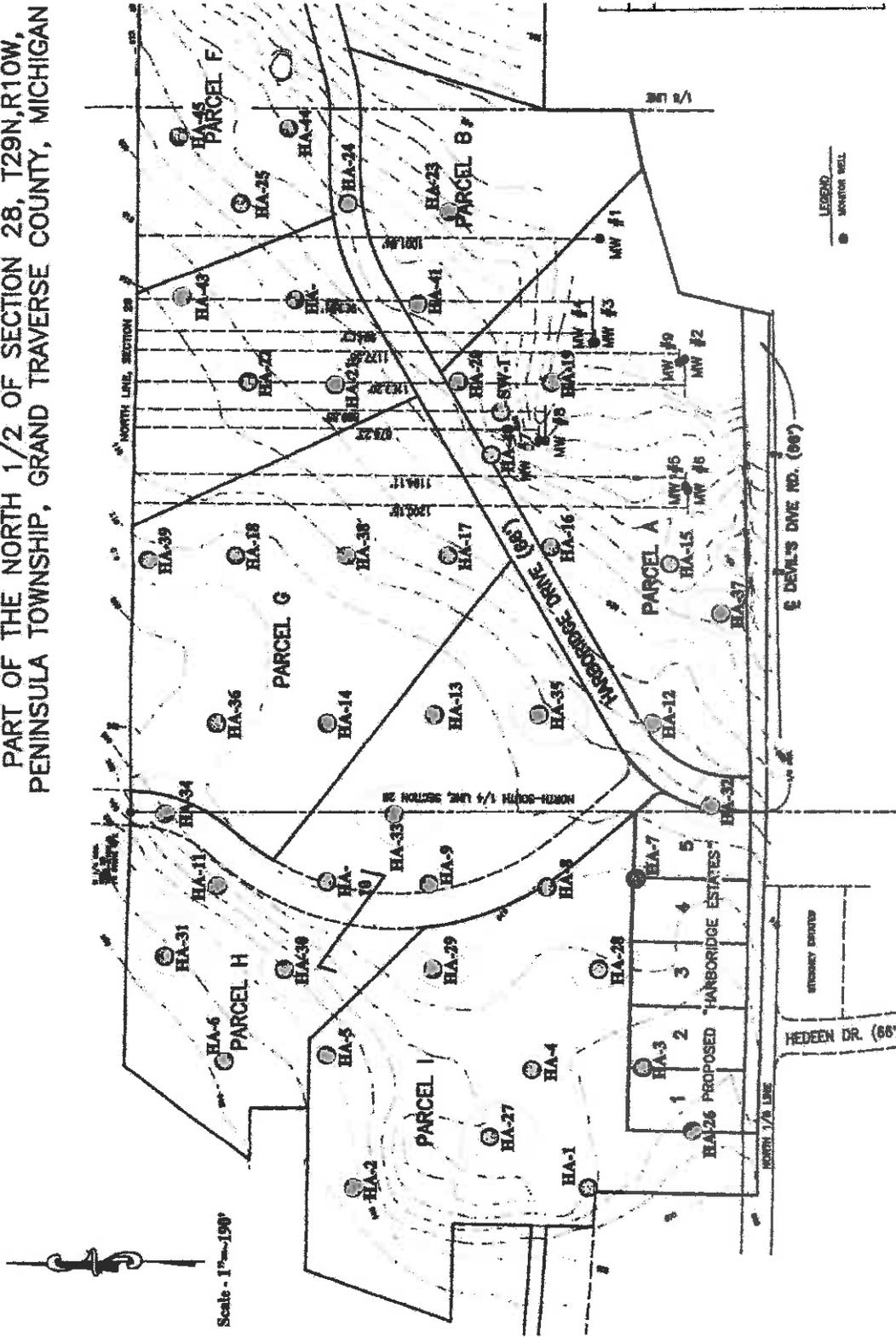


Figure 2: Sample Locations Map - Sept. 2003 & Feb. 2013

GTRLC/ Bowers Harbor

Source: Mitchell & Assoc. P.C.

Project No: 13-004

Date: 3/12/13

Otwell Mawby P.C.
Traverse City, Michigan

2.0 PROPERTY INFORMATION

The following sections present background information on the subject property.

2.1 LEGAL DESCRIPTION

The subject property tax assessment information and legal description were provided by the Peninsula Township and the Grand Traverse County Equalization Department and are attached as Appendix C. The subject property consists of two parcels totaling approximately 58.98-acres in size. The tax identification numbers for the subject property are 28-11-128-025-00 (0 Devils Dive Road) 28-11-128-006-00 (0 Bowers Harbor Road). The legal descriptions of the subject property are as follows:

- **(0 Devils Dive Road)** PRT OF GOV'T LOT 1 AND PART OF NW 1/4 OF NE 1/4 OF SD SEC 28 T29N R10W. COM AT N 1/4 COR OF SD SEC 28. TH S ALG N & S LN 400.6 FT TO POB. TH N 88 DEG 42'W TO A PT 149.28 FT FROM E R/W OF PEN DR. TH S 17 DEG 43'W 332.8 FT, TH S 89 DEG 06' E 188.44 FT, TH S
- **(0 Bowers Harbor Road)** COM N 1/4 COR & POB TH W 476.97 FT TH S 33 DEG 38' W 325.09 FT TH E 100 FT TH S 125.62 FT. TH E 1726.44 FT TH N 400.6 FT TH W 1166.44 FT TO POB. SEC 28 T29N R10W

2.2 SURVEY MAP

The location of the subject property is shown on Figure 1, Site Location Map. Refer to Figure 3, Parcel Boundary Map, which identifies the subject property boundary, and legal description number. Also refer to the tax assessment information provided as BEA Appendix C.

2.3 SCALED SITE MAP

Refer to Figure 2, Sample Location Map, which identifies the sample locations. Detected contaminant concentrations for the subject property are presented on Tables 1 and 2.

2.4 SCALED AREA MAP

Refer to Figure 1, Site Location Map, which identifies the location of the subject property and the surrounding areas. Figure 1 is taken from the Mapleton, 7.5 Minute USGS Topographic Quadrangle Map, (1983), Delorme 1999 (Scale: 1:24,000).

3.0 FACILITY STATUS

The following presents a summary of environmental issues/conditions at the subject property.

3.1 HAZARDOUS SUBSTANCE IDENTIFICATION

Laboratory results did identify the presence of arsenic in several soil samples at concentrations exceeding MDEQ Part 201 residential property risk-based screening levels. Arsenic was identified at concentrations in excess of MDEQ GRCC for Protection of Drinking Water, Groundwater / Surface Water Interface, and Direct Contact. The following table indicates the details of the soil sample with the highest concentration of MDEQ GRCC.

Soil Constituents Exceeding MDEQ Part 201 GRCC

Parameter Exceeding Criteria	Sample Type / CAS #	Highest Concentrations Identified (ug/Kg)	GRCC Exceeded (ug/Kg)	Boring ID	Sample Depth (ft.)
Arsenic	7440382	22,000	5,800 – SDBL 4,600 – DWP 4,600 – GSI 7,600 – DC	HA-30	0.5'
SDBL – MDEQ State Default Background Level DWP – MDEQ Part 201 Drinking Water Protection Criteria GSI -- MDEQ Part 201 Groundwater Surface Water Interface Criteria DC – MDEQ Part 201 Direct Contact Criteria					

A map depicting subject property features and sample locations has been provided as Figure 2, Sample Locations Map.

3.2 LABORATORY ANALYTICAL DATA

The Phase II ESA identified the presence of impacted soil conditions believed to be from the historical orchard operations that included the use of agrochemicals on the subject property. The complete analytical data package with chain-of-custody documentation is included in BEA Appendix B. Analytical results are summarized on Tables 1 and 2.

5.0 ALL APROPRIATE INQUIRY OR ASTM PHASE I ESA

The Phase I ESA of the subject property was conducted in general conformance with methods outlined by the American Society for Testing and Materials (ASTM) Standard E 1527-05, Standard for Environmental Site Assessment.

The Phase I ESA (Appendix A) and the Phase II ESA (BEA Appendix B) both completed by Otwell Mawby, P.C., have established the historical use of the subject property and the adjoining properties. The historical use was determined from site inspections, interviews with previous owners and persons who have knowledge of the subject property and surrounding areas, and review of various other historical information sources.

The impact to the subject property from historical orchard operations has been identified by the Phase I ESA and Phase II ESA activities. The subject property has been reasonably assessed and no recognized environmental conditions beyond those presented in the Phase I ESA have been identified.

Bowers Harbor Park Enhancement and Expansion – Planning Summary To Date

Planning Goals:

1. Engage professional planning services to support a planning process that will consider the original park area and the expansion area as one cohesive recreation area designed to provide varied and extensive leisure and sports opportunities for kids and adults.
2. With planning firm, determine format for initial Public Input Meeting, set date and location, advertise widely, and prepare useful planning and visualization tools. Prior to Public Input Meeting, the Committee will conduct a site tour to familiarize the group with the developed and undeveloped properties and discuss current land condition, infrastructure, layout and state of repair.
3. Participate in initial facilitated Public Input Meeting soliciting the vision of the public for development of enhanced and expanded park.
4. Review Public Input Meeting outcomes and continue refinement of conceptual plan.
5. Consult with environmental engineer for review of conceptual plan design elements against appropriate Due Care procedures and development feasibility.
6. Prepare a final conceptual design and report on estimated construction costs, including mitigation costs for agricultural chemical residues. Ensure the design plan will be compliant with Michigan Natural Resources Trust Fund grant requirements including perpetual public recreational access to the site and assurance that all facilities can be maintained for the long term. Prepare for second Public Meeting.
7. Participate in facilitated Public Meeting to review final conceptual design.
8. Evaluate timeline and feasibility for construction, considering one or more phases of implementation for targeted fundraising.
9. Prepare final design recommendation to Park Commission.

Timeline:

The BHP Expansion Committee is proposing that public input be carried out during the 2016 summer months, when the greatest numbers of residents are present on the peninsula. The Committee is prepared to work with township staff and an outside firm offering professional planning services to prepare for an initial Public Input Meeting in late July 2016. Synthesis and preparation for a second Public Meeting can be completed over the following four to five weeks. The second Public Meeting to review a final conceptual design plan could be completed as early as late August. A design recommendation would be available for Park Commission review at their October 2016 regular meeting.

Budget Estimates:

Planning Firms – Beckett & Raeder and Gourdie Fraser Associates

- A budget estimate was solicited from Beckett & Raeder, the firm that prepared the concept plan for the Natural Resources Trust Fund grant application, and from Gourdie-Fraser Associates, the township engineer of record. The two proposals were evaluated and the BHP Expansion Committee made a recommendation to the Park Commission to engage the services of Beckett & Raeder for planning and landscape architecture services. The Park Commission approved engaging Beckett & Raeder for phase one of planning at their June 28, 2016 Special Meeting. Phase one includes all activities leading up to and including an initial Public Input Meeting and concludes with a report on the results of the meeting. The Beckett & Raeder fee for completion of this phase is \$4980.00.
- Completion of phase one of planning will determine the need for additional phases. The BHP Expansion Committee will report to the Park Commission as the planning process moves forward.

Additional Costs:

Otwell Mawby, P.C., Consulting Engineers

- An estimate from Roger Mawby for a review of design plan elements for compliance with Due Care procedures or recommendation for appropriate mitigation procedures was solicited and was estimated to cost between \$500.00 and \$1000.00.

Gourdie-Fraser Associates

- An update to the previous wetland delineation is estimated to cost \$1500.00.

May 26, 2016 (revised June 7, 2016)

Ms. Susie Shipman
Commissioner
Peninsula Township Parks Commission
13235 Center Road
Traverse City, MI 49686

Regarding: Bowers Harbor Park Expansion

i
initiative

Dear Ms. Shipman,

We are pleased to submit for your consideration our proposal for professional services related to refining the site plan for the Bowers Harbor Park Expansion project and seeking public input, in response to the Township's successful acquisition of the expansion property recently. As we recall from working on the project previously, the existing park is 21 acres and fairly active with sports fields, tennis courts and a perimeter trail. The proposed acquisition property added 58 acres to the park to the southwest in an area identified as "the orchards."

We understand that the site planning effort you wish to embark on immediately would seek to engage the public to participate in the ultimate design and programming for the park and produce a Schematic Illustrative Plan and cost estimate. Ultimately, you would like to utilize this product to seek grant funding from MDNR for implementation and as a visualization tool as you speak to potential donors about the project.

We propose that the project can be divided into 3 distinct phases that can be awarded individually (though would need to be sequential) or collectively, at the Township's discretion. The first of these phases would be Phase I: Input. In an attempt to be judicious with staff hours and project costs, we propose to host a kick-off meeting by web conference with you or your committee in which we would discuss the previously-prepared plan and any changes, issues, or concerns that we should be aware of. We will also discuss the format and forum of the Public Input Meeting and set a date. We would rely on the Township to advertise and secure meeting space/refreshments for the Public Input Meeting. We will modify the previously prepared illustrative rendering of the park to overlay on a current aerial photograph and exclude proposed design work in the existing park, for use at the Public Meeting. We will facilitate the Public Input Meeting to attain the public's desires for long-term character and programming of the park. We would then synthesize the outcome of the meeting in a written document and report to the committee via Web-conference. For Phase I, we propose a lump sum fee of \$4,980.00, inclusive of expenses.

Beckett & Raeder, Inc.
585 West Willow, Suite 101
Ann Arbor, MI 48103

734 663.2622 ph
734 663.6759 fx

www.bria2.com

Potoskey Office
816 Potoskey St., Suite 102
Potoskey, MI 49770

231 347.2531 ph
231 347.2824 fx

Traverse City Office
201 West 11th St., Suite 2E
Traverse City, MI 49684

231 303.8400 ph
231 344.1705 fx

Facsimile
413.240.2403 jdr

Bowers Harbor Park Enhancement and Expansion – Planning Summary To Date

Planning Goals:

1. Engage professional planning services to support a planning process that will consider the original park area and the expansion area as one cohesive recreation area designed to provide varied and extensive leisure and sports opportunities for kids and adults.
2. With planning firm, determine format for initial Public Input Meeting, set date and location, advertise widely, and prepare useful planning and visualization tools. Prior to Public Input Meeting, the Committee will conduct a site tour to familiarize the group with the developed and undeveloped properties and discuss current land condition, infrastructure, layout and state of repair.
3. Participate in initial facilitated Public Input Meeting soliciting the vision of the public for development of enhanced and expanded park.
4. Review Public Input Meeting outcomes and continue refinement of conceptual plan.
5. Consult with environmental engineer for review of conceptual plan design elements against appropriate Due Care procedures and development feasibility.
6. Prepare a final conceptual design and report on estimated construction costs, including mitigation costs for agricultural chemical residues. Ensure the design plan will be compliant with Michigan Natural Resources Trust Fund grant requirements including perpetual public recreational access to the site and assurance that all facilities can be maintained for the long term. Prepare for second Public Meeting.
7. Participate in facilitated Public Meeting to review final conceptual design.
8. Evaluate timeline and feasibility for construction, considering one or more phases of implementation for targeted fundraising.
9. Prepare final design recommendation to Park Commission.

Timeline:

The BHP Expansion Committee is proposing that public input be carried out during the 2016 summer months, when the greatest numbers of residents are present on the peninsula. The Committee is prepared to work with township staff and an outside firm offering professional planning services to prepare for an initial Public Input Meeting in late July 2016. Synthesis and preparation for a second Public Meeting can be completed over the following four to five weeks. The second Public Meeting to review a final conceptual design plan could be completed as early as late August. A design recommendation would be available for Park Commission review at their October 2016 regular meeting.

Budget Estimates:

Planning Firms – Beckett & Raeder and Gourdie Fraser Associates

- A budget estimate was solicited from Beckett & Raeder, the firm that prepared the concept plan for the Natural Resources Trust Fund grant application, and from Gourdie-Fraser Associates, the township engineer of record. The two proposals were evaluated and the BHP Expansion Committee made a recommendation to the Park Commission to engage the services of Beckett & Raeder for planning and landscape architecture services. The Park Commission approved engaging Beckett & Raeder for phase one of planning at their June 28, 2016 Special Meeting. Phase one includes all activities leading up to and including an initial Public Input Meeting and concludes with a report on the results of the meeting. The Beckett & Raeder fee for completion of this phase is \$4980.00.
- Completion of phase one of planning will determine the need for additional phases. The BHP Expansion Committee will report to the Park Commission as the planning process moves forward.

Additional Costs:

Otwell Mawby, P.C., Consulting Engineers

- An estimate from Roger Mawby for a review of design plan elements for compliance with Due Care procedures or recommendation for appropriate mitigation procedures was solicited and was estimated to cost between \$500.00 and \$1000.00.

Gourdie-Fraser Associates

- An update to the previous wetland delineation is estimated to cost \$1500.00.

May 26, 2016 (revised June 7, 2016)

Ms. Susie Shipman
Commissioner
Peninsula Township Parks Commission
13235 Center Road
Traverse City, MI 49686

Regarding: Bowers Harbor Park Expansion

i
initiative

Dear Ms. Shipman,

We are pleased to submit for your consideration our proposal for professional services related to refining the site plan for the Bowers Harbor Park Expansion project and seeking public input, in response to the Township's successful acquisition of the expansion property recently. As we recall from working on the project previously, the existing park is 21 acres and fairly active with sports fields, tennis courts and a perimeter trail. The proposed acquisition property added 58 acres to the park to the southwest in an area identified as "the orchards."

We understand that the site planning effort you wish to embark on immediately would seek to engage the public to participate in the ultimate design and programming for the park and produce a Schematic Illustrative Plan and cost estimate. Ultimately, you would like to utilize this product to seek grant funding from MDNR for implementation and as a visualization tool as you speak to potential donors about the project.

We propose that the project can be divided into 3 distinct phases that can be awarded individually (though would need to be sequential) or collectively, at the Township's discretion. The first of these phases would be Phase I: Input. In an attempt to be judicious with staff hours and project costs, we propose to host a kick-off meeting by web conference with you or your committee in which we would discuss the previously-prepared plan and any changes, issues, or concerns that we should be aware of. We will also discuss the format and forum of the Public Input Meeting and set a date. We would rely on the Township to advertise and secure meeting space/refreshments for the Public Input Meeting. We will modify the previously prepared illustrative rendering of the park to overlay on a current aerial photograph and exclude proposed design work in the existing park, for use at the Public Meeting. We will facilitate the Public Input Meeting to attain the public's desires for long-term character and programming of the park. We would then synthesize the outcome of the meeting in a written document and report to the committee via Web-conference. For Phase I, we propose a lump sum fee of \$4,980.00, inclusive of expenses.

Beckett & Raeder, Inc.
808 West William, Suite 101
Ann Arbor, MI 48103

734 663.2622 ph
734 663.0758 fx

www.bra2.com

Perkeley Office
615 Perkeley St., Suite 103
Perkeley, MI 49779

231 347.2527 ph
231 347.2524 fx

Traverse City Office
874 West 11th St., Suite 25
Traverse City, MI 49684

231 933.3406 ph
231 944.4709 fx

Toll-free
479.321.3420 ph

**DUTIES AND RESPONSIBILITIES FOR THE
HESSLER LOG CABIN (Log Cabin)
O.M. PENINSULA HISTORICAL SOCIETY (OMPHS)**

I. Curator

The OMPHS is designated as the official curator for the Log Cabin. Requests for special events must be approved by the OMPHS. Only events deemed appropriate by the OMPHS may be held at the Log Cabin site.

Written permission from the OMPHS Board will be required to enter the interior of the Log Cabin other than on Log Cabin Day. Designated Township personnel shall be allowed to enter the Log Cabin as needed.

The OMPHS must first approve the methods of repairs, maintenance and other expenses to ensure preservation and representation of the time period for the Log Cabin. All maintenance, repairs and other expenses will be done in consultation with the Park Commission and will be completed in a timely fashion.

Landscaping at the Log Cabin site must be approved by the OMPHS and funded by the requesting organization.

The OMPHS shall maintain an inventory of the contents of the Log Cabin. An inventory of contents will be performed yearly. Appraisals of the contents will be done every five years. Appraiser will be selected by and paid for by the OMPHS.

The OMPHS will be responsible for the seasonal opening and closing of the viewing area of the Log Cabin. Time of daily openings will be determined by the OMPHS. This job is currently being done by the Lighthouse Keepers.

The interior of the Log Cabin can be opened for public viewing at the discretion of the OMPHS or on Log Cabin Day, which is the last Sunday in June, or a date designated by the State of Michigan. The OMPHS will staff the interior of the cabin during Log Cabin Day, .

Keys for both the viewing area and the interior of the Log Cabin will be kept by the Lighthouse Manager, Peninsula Fire Department, OMPHS, and Peninsula Township.

II. Handicap Accessibility

The OMPHS will maintain accessibility to the viewing area of the Log Cabin, as dictated by the Americans with Disabilities Act ("ADA").

It is the intent for this agreement to continue indefinitely. However, in the event the OMPHS finds it is unwilling or unable to fulfill its responsibilities, it reserves the right to terminate this agreement by addressing the Peninsula Township Park Commission in writing, which will then take over these duties.

_____ President

OMPHS

Date _____

_____ Chair

Park Commission

Date _____

_____ Treasurer

Peninsula Township

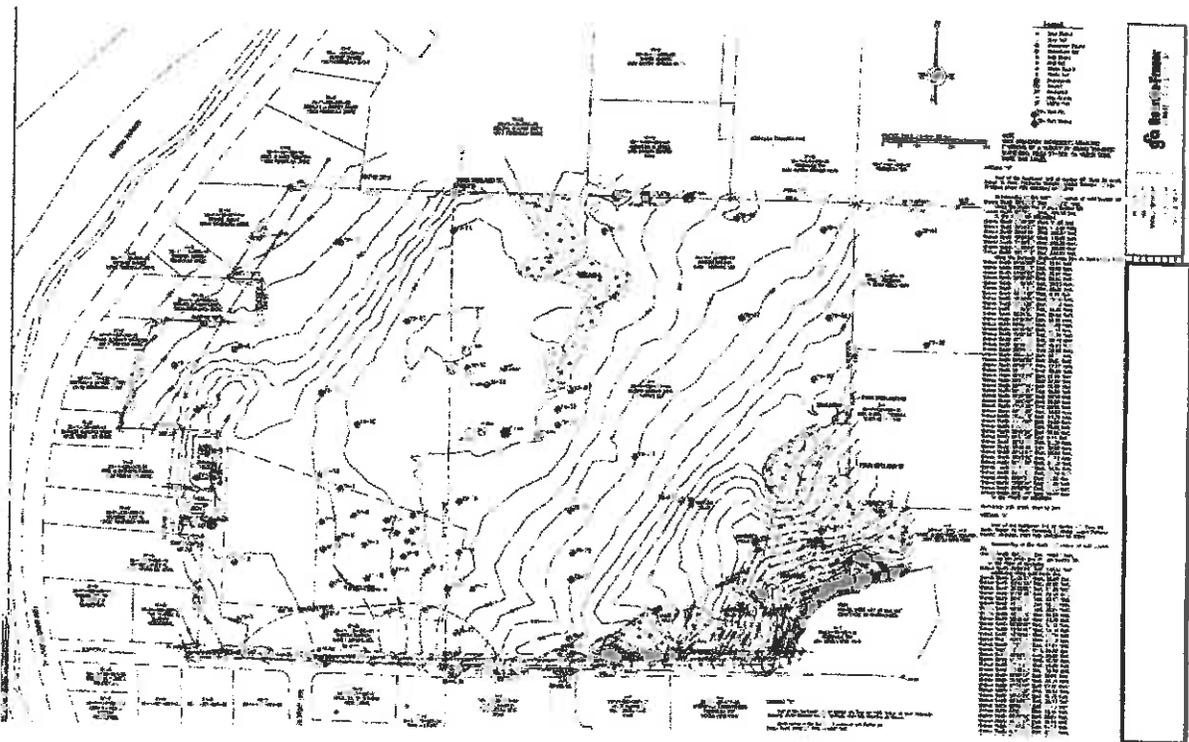
Date _____

Peninsula Township - Bowers Harbor Park Expansion



Project Overview

It's our understanding that the township's Park Committee has designated a subcommittee to develop a concept and plan for the Bowers Harbor Park Expansion. The property itself came into the township's possession December 2015 via the Grand Traverse Land Conservancy. At present the property is being used but has not been improved or marked.



Peninsula Township - Bowers Harbor Park Expansion



Township Rec Plan Update

- A. Since the township would need to amend this project to the rec plan in order to seek MDNR funding, now is a good time to update the overall plan for the next five years (2017-2022). We've incorporated that into the timeline above for reference.

Miscellaneous: The township may wish to consider having the property boundary staked if there continue to be boundary questions. We could handle this service under our existing contract as well.

B R i
Beckett & Raeder

Landscape Architecture,
Planning, Engineering &
Environmental Services

May 26, 2016 (revised June 7, 2016)

Ms. Susie Shipman
Commissioner
Peninsula Township Parks Commission
13235 Center Road
Traverse City, MI 49686

Regarding: Bowers Harbor Park Expansion

*i
initiative*

Dear Ms. Shipman,

We are pleased to submit for your consideration our proposal for professional services related to refining the site plan for the Bowers Harbor Park Expansion project and seeking public input, in response to the Township's successful acquisition of the expansion property recently. As we recall from working on the project previously, the existing park is 21 acres and fairly active with sports fields, tennis courts and a perimeter trail. The proposed acquisition property added 58 acres to the park to the southwest in an area identified as "the orchards."

We understand that the site planning effort you wish to embark on immediately would seek to engage the public to participate in the ultimate design and programming for the park and produce a Schematic Illustrative Plan and cost estimate. Ultimately, you would like to utilize this product to seek grant funding from MDNR for implementation and as a visualization tool as you speak to potential donors about the project.

We propose that the project can be divided into 3 distinct phases that can be awarded individually (though would need to be sequential) or collectively, at the Township's discretion. The first of these phases would be Phase I: Input. In an attempt to be judicious with staff hours and project costs, we propose to host a kick-off meeting by web conference with you or your committee in which we would discuss the previously-prepared plan and any changes, issues, or concerns that we should be aware of. We will also discuss the format and forum of the Public Input Meeting and set a date. We would rely on the Township to advertise and secure meeting space/refreshments for the Public Input Meeting. We will modify the previously prepared illustrative rendering of the park to overlay on a current aerial photograph and exclude proposed design work in the existing park, for use at the Public Meeting. We will facilitate the Public Input Meeting to attain the public's desires for long-term character and programming of the park. We would then synthesize the outcome of the meeting in a written document and report to the committee via Web-conference. For Phase I, we propose a lump sum fee of \$4,980.00, inclusive of expenses.

Will B-R provide example character?

*possible
not
character
better with
photo*

Beckett & Raeder, Inc.
535 West William, Suite 101
Ann Arbor, MI 48103

Petoskey Office
616 Petoskey St., Suite 100
Petoskey, MI 49770

Traverse City Office
921 West 11th St., Suite 2E
Traverse City, MI 49684

Telerec
419.242.3423 ph

734 663.2622 ph
734 663.6759 fx

231 347.2523 ph
231 347.2524 fx

231 953.8400 ph
231 944.1705 fx

www.bria2.com



Christy Summers <csummers@bria2.com>

Gourdie-Fraser proposal

Christy Summers <csummers@bria2.com>
To: Susie Shipman <susie.shipman@gmail.com>

Tue, Jun 28, 2016 at 2:30 PM

Hi Susie.

It appears that GFA's proposal is basically for Phase I and III of our proposal as they do not have any tasks where they bring back to you design alternatives. As we've discussed, that phase may not be necessary because maybe we will find out in the first public meeting that folks are pretty on-board with the existing concept and it only needs a few tweaks. Aside from Phase II, I think our proposals are fairly comparable.

But I think our qualifications are NOT so comparable, as I believe that BRI has more extensive parks and recreation design experience and offers a level of creativity that our primarily-engineering firm competitors are not able to provide. As we discussed, we would welcome working with GFA on later phases of the project, as it would be our preference to stay involved all the way through construction. It may be that your plan is to turn the construction documentation over to them, but I'm hoping that is not the case. Even still, if we remain involved through project completion (construction), there are most definitely areas where their technical expertise and proximity to the project site would be both welcome and prudent.

So my hope is that we can find a way for us both to work on this project ultimately, but to afford the project the best efforts that each firm has to offer at the right stage of design.

Christy

-----Original Message-----

From: Susie Shipman [mailto:susie.shipman@gmail.com]
Sent: Monday, June 27, 2016 3:32 PM
To: Christy Summers
Subject: Gourdie-Fraser proposal