

# CLIP RELATED TO CLOSING OF KULICK CENTER

Revised 2025-05-29

Built: 1922

Opened as Washington School: Feb 22, 1923

School Closed: June 15, 2000

Adopted by City: July 2000

Opened as Kulick Center: Sept 22, 2001

Closed Due to Covid Concerns: Spring 2020

Closed Due to Facility Condition: Oct 2021

City Lease Terminated: Sept 2022





# Washington marks 75th birthday

BY WRIGHT WILSON

For The Mirror

Property of  
Ferndale Historical  
Museum

Memories of Washington Elementary School run deep in the minds of some people. Principal Karen Bolak can attest to that.

"Every other month someone comes in here and says, 'I went here when I was a kid,' and they want to have a look around," said Bolak.

"There also was a woman from Los Angeles who worked here in the late '70s who stopped by and thought maybe there were some teachers who were left. She wanted to look around some more, but she was literally on her way to Metro Airport," Bolak continued. "It's fun when they come and tell us their slice of life."

Washington has been home to a lot of former students and employees, some of them third generation. The building at 1201 Livernois opened in the fall of 1922 and observes its 75th birthday next week.

The party, from 6:30-8 p.m. Tuesday, features an open house where each class will salute a decade in the life of Washington.

"Everybody's going to do something unique," said school secretary Renee Hebert. "There will be pictures, music from each decade, and we might set out things like bread and milk to show what the prices were in each decade."

Students also are writing autobiographies to represent the current decade and are studying about the school's namesake, first U.S. President George Washington. They also are learning a birthday song written especially for the school.

Meanwhile, Washington's PTA is providing white and red 75th anniversary T-shirts for everyone at the school. The student-designed logo shows a globe with a school-house representing Washington.

Both Hebert and Bolak say the building looks well for its age.

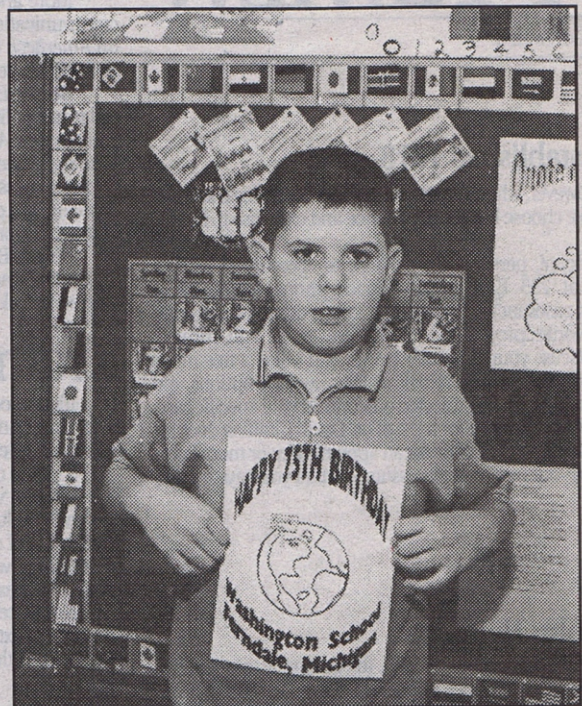
"Basically it's one school building, 13 classes. Over the years it's changed a little bit here and there, but not much. We haven't done our (bond) renovations yet," Hebert said, referring to the media center addition and technological upgrades scheduled for next year.

uled for next year.

"It doesn't really look 75," Bolak said. "That's because my custodian (Jason Young) has done a great job keeping it in good shape. He works hard keeping it shiny and spotless for the children."

Ferndale High School's pep band and choir are scheduled to perform at the celebration, and there will be free refreshments. Everyone in the community is invited regardless if they were a Washington "Wildcat," and guests may sign a memory book for the occasion.

**"It doesn't  
really look 75.  
That's because  
my custodian  
(Jason Young)  
has done  
a great job  
keeping it in  
good shape."**



Washington sixth-graders Jeff Crowley and Meaghan McCullough show off birthday T-shirt and program designs.





# Asbestos danger was overestimated at city center site

By Michael P. McConnell

Daily Tribune Staff Writer

**FERNDALE** — A report says asbestos problems inside a school building set to become the city's new community center are not as extensive as many feared.

Results of the environmental study mean the new center may open as early as the end of the year.

"It is pretty good news," City Manager Tom Barwin said of the report on Washington Elementary by Nova Environmental consultants of Ann Arbor. "We learned the walls do not contain asbestos, which is a big relief."

See ASBESTOS, Page 3A

## Asbestos

Continued from Page 1A

Barwin will meet with an environmental consultant and the city's architect on the project to prepare a final report for the City Council.

Floor tiles and pipe insulation inside the school contain asbestos, according to the report. And a cleanup will also involve removing lead from a shooting range in the school basement that was opened in the late 1920s.

Some initial estimates for cleaning up the site ran as high as \$250,000.

But Barwin said that in light of the new environmental report, the cleanup costs will remain under \$75,000.

"We are still hopeful we can do it for less," he said.

The Ferndale School District will pay \$25,000 toward the cost of the cleanup.

Disagreement last month between city and district negotiators over how much the district should pay toward removing asbestos from the 75-year-old building threatened to derail a final lease agreement.

A deal was finally struck to lease the building for 30 years for \$1 annually.

The environmental report means the city can likely finish design drawings for the new center next month and hire a construction firm to begin work by late summer or early fall, officials say.

The new community center could open within three to six months after construction begins, said John Dziurman, the city's architect on the project.

"Since we know there is no asbestos in the wall plaster, that will make it easier to remove the walls for renovations," he said.

The biggest part of the construction project will involve installing new electrical wiring, and ventilation for a new heating and cooling system.

There is still some concern about how many parking spaces to add. Some residents have complained they fear too much traffic and noise will disrupt the neighborhood near the school, which is on Livernois between Hazelhurst and Pearson.

The city is expected to spend about \$2.5 million to convert Washington Elementary to a community center.

City officials have searched for a new site for a center since the former community building next to the police station was sold in 1994.

City Councilwoman Gerry Kulick said the new center will offer far more than the previous site.

Officials plan to relocate the Recreation Department and senior center to the new building when it opens.

"I see the new center as a focal point for all generations in the community," she said. "We'll concentrate on the seniors and after-school population. I think it will start out slowly because the people here are not used to having a community center."

Staff writer Michael P. McConnell can be reached via e-mail at [mike.mcconnell@dailytribune.com](mailto:mike.mcconnell@dailytribune.com) or by phone at 591-2571.



## FERNDALE

### School picked as site for community center

The search took most of the last decade but Ferndale has finally settled on a site for its community center.

The city reached an agreement with school officials and will transform Washington Elementary — on Livernois near 9 Mile — into recreation and meeting facilities suitable for all ages, said City Manager Tom Barwin.

The school district early this month agreed to lease the school to the city for \$1 per year, over 30 years, and the district will contribute up to \$25,000 toward cleaning up health hazards such as lead and asbestos in old building materials, Barwin said Tuesday.

The city will spend much more — about \$2.5 million during the next three years — to enlarge the school's gym and adapt its classrooms to community uses, he said. The cost is still less than the \$6-million estimate for earlier plans for a community center and parking deck next to City Hall.

City officials hope to begin work on the building soon after the last student leaves this spring, Barwin said. Ferndale has not had a community center since the early 1990s, when the city's aging center on 9 Mile was closed for several years, then sold to developers who razed it to build a credit union, he said.

Because of declining enrollment, the school district had planned to close the 76-year-old elementary school at the end of this school year, principal Karen Bolak said Tuesday.

*By Bill Laitner*

March 30, 2000  
Old Time Ferndale



## Transition begins at Washington

BY JOE STEELE  
City Editor

The final bell has rung at Washington Elementary School in Ferndale, ringing in a new era for the city.

The school closed its doors for the final time June 15 and will open them as the new Ferndale community center.

The city will lease the building from the school district for 30 years beginning July 1 for \$1 per year.

The proposed center will include areas for senior citizens, such as a kitchen, nutrition area and a library, as well as areas for youth, including a fitness area and a teen center. The center's administration will be housed in the middle of the building. A multi-purpose room as well as a classroom and an arts and crafts room also will be in that area.

"There's always excitement with anything new," Recreation Supervisor Marsha Mellert said. "It's just that the possibilities are

limitless. It's only funding and staffing that will limit us."

According to architect John Dziurman, the cost of the first phase of construction to convert the school to a community center is more than \$1.2 million. The construction includes demolition,

painting, roof repairs, plumbing, lighting and parking lot work.

The remainder of the city's \$1.5 million budget is expected to be used for furniture, recreational

equipment and other miscellaneous costs.

Phase II of the proposed plan is to build a 9,000-square-foot gymnasium, which is expected to cost \$1 million.

On June 12, the city council awarded a \$87,070 contract to United Enviro-Tech Inc. for asbestos abatement in the building. Originally, the council estimated a cleanup cost of \$88,000.

The work will begin after the city's lease with the school district goes into effect July 1.

**"There's always excitement with anything new."**

— Recreation  
Supervisor Marsha  
Mellert

FERNDALE CITY COUNCIL

May, 29, 2001

206. Moved by Councilman Warshay, seconded by Councilman Covey, to approve the Grant Agreement in the amount of \$224,505.00 between the Department of Housing and Urban Development and the City of Ferndale for Fiscal Year ending 2001, EDI Special Project No. B01SPMI01275 for the refurbishing of Washington Elementary School for the use as the Gerry Kulick Community Center and to authorize the Mayor to sign the agreement as submitted and attached to the cover memorandum from the City Manager to the Mayor and Council of May 17, 2001.

AYES: Council Members Warshay, Weber, Covey, Porter; Mayor Goedert  
NAYS: None  
MOTION CARRIED





# The City of Ferndale

## Minutes

### City Council Meeting

MONDAY, JULY 26, 2021 @ 7:00 PM

300 East Nine Mile Road, Ferndale, MI 48220

and virtually via Zoom

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1. **PLEDGE OF ALLEGIANCE** – Mayor Pro Tem Leaks-May called the meeting to order at 7:00 p.m.

2. **ROLL CALL**

**PRESENT:** James, Mikulski, Pawlica, and Leaks-May

**ABSENT:** Piana

Moved by Pawlica, seconded by James to



8. **REGULAR AGENDA**

8.A Approval of Critical Building Repairs at Kulick Center for up to \$25,000.00, with the Expense Charged to General Fund, Facilities Maintenance, 101-265-931.000

City Manager Gacioch requested Council table this item indefinitely while the City assesses damage to the Kulick Center that occurred during the rain event over the weekend.

Facilities Manager Jameson shared the scope of damage and noted the facility was unusable due to the seriousness of the incident and noted the comprehensive facility assessment study is ongoing to determine our building needs.

Moved by Pawlica, seconded by James, to table the item indefinitely.

**AYES:** James, Mikulski, Pawlica, and Leaks-May

**NAYS:** None





October 11, 2021

DPW

**CITY OF FERNDALE  
REQUEST FOR COUNCIL ACTION**

**FROM:** James Jameson

**SUBJECT:** Presentation Update on Kulick Community Center Storm Damage, Repairs,  
and Boiler Room Status

**SUGGESTED ACTION**

No action required.

**Agenda Item Category**

Other

**Agenda Item Deadline Date**

2021-10-07

**Item Description**

The City Manager and Facilities Manager will provide a status update on the condition of the Kulick Community Center following significant structural damage caused during a mid-summer storm.

**Item Background**

On July 24, a rainfall event overwhelmed the roof over the boiler room and damaged the ceiling of the Kulick Community Center. Repairs have been made to address the damage in coordination with our insurance provider. An ongoing structural assessment of the boiler room roof structure is underway is required due to the nature of damage and structural condition of the facility.

**Item Costs**

Costs should be covered by MMRMA.

**GL#**

N/A

**CIP#**

N/A

**Additional Notes**

**ATTACHMENTS:**

[10.11 Kulick Center Update.pptx](#)





# The City of Ferndale

## Minutes

### City Council Meeting

MONDAY, OCTOBER 11, 2021 @ 7:00 PM

City Hall, 300 E 9 Mile, Ferndale, MI 48220

And via Zoom

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#### 1. PLEDGE OF ALLEGIANCE

#### 2. ROLL CALL

PRESENT: Council Members James, Leaks-M...

ABSENT: None

#### 3. APPROVAL OF AGENDA



#### 5.D Presentation Update on Kulick Community Center Storm Damage, Repairs, and Boiler Room Status

Facilities Manager Jameson summarized the structural condition of the Kulick Center since it was damaged in a July 2021 rain event. He noted that structural deficiencies have rendered the building unsafe to use. City Manager Gacioch summarized the factors that went into his recommendation to close the facility to the public.

The City is a tenant of the Ferndale School District who own the building and property. City Manager Gacioch confirmed the tenant is responsible for repair and maintenance of the facility. Mayor Piana noted there have been ongoing good faith negotiations with the School District to purchase the property, but the City is unable to buy it at this time due to a pre-2001 grant stipulation.





# KULICK COMMUNITY CENTER STATUS UPDATE

CITY MANAGER JOSEPH GACIOCH

FACILITIES MANAGER JAMES JAMESON

Oct 11 2021 Presentation to City Council





# AGENDA



July 2021 recap



Structural overview



Short-term operations plan



Long-term facilities plan



## JULY 2021

- July 24 storm damages boiler roof
- July 24 gas and electric disconnected
- August 26 majority of repairs made; power restored
- Plaster removal showed deterioration of reinforced concrete joists
- Additional areas of plaster removed for potential damage
- September 13 roof structure condition assessment performed by WJE
- Report due within the next 7-10 days





## STRUCTURAL ASSESSMENT RESULTS

- The deterioration of reinforced concrete joists lowers the amount of weight the roof structure can support
- The roof structure needs to simultaneously support the roof, ceiling, utilities and precipitation (rain/snow)
- The number of unknowns make it difficult to precisely calculate the amount of load the deteriorated structure can hold
  - Original calculated load, additional load from utilities and cement/plaster ceiling, extent of structural deterioration under plaster ceiling, unknown deterioration in walls and roof structure, etc.
- Electrical and gas lines are in proximity, so fire is a concern if another failure occurs
- Roof section likely needs additional bracing now and must be replaced in the future





## DECISION POINTS

### OPERATIONAL DECISION



- Kulick Center will not reopen for staff or public use
- City Manager's team collaborating with Parks and Rec to identify needs and potential alternative space options
- Funding: recommend to repurpose utility and operational funds that would have been spent on operating the Kulick this winter toward a temporary office space



- Staff and community safety is the priority
- Department needs a home – their clients need predictability
- Rate of return – more money invested contrasted against increasing uncertainty of building performance
- The City is still a tenant of the building and not the property owner



### CONCERNS

# LONG-TERM PLAN

- Facilities Condition Assessment results expected for early November
- Report on current facility repair and replacement needs
- Report on current facility reserves budget needs for capital improvement plan
- Need long-term facilities plan that answers these questions:
  - Productivity: What's the rate of return for tax dollars?
  - Equity: do facilities accommodate current workforce and public access needs?
  - Sustainability: city facilities are the highest contributor to city originated GhG – Greenhouse Gas Inventory presented to Council in spring





# QUESTIONS

FACILITIES@FERNDALEMI.GOV





Wiss, Janney, Elstner Associates, Inc.  
30700 Telegraph Road, Suite 3580  
Bingham Farms, Michigan 48025  
248.593.0900 tel  
www.wje.com

October 14, 2021

James Jameson  
Facilities Manager  
City of Ferndale  
Department of Public Works  
521 E. Cambourne Street  
Ferndale, Michigan 48220

## **Kulick Community Center - Roof Structure and Ceiling Finish Condition Assessment**

WJE No. 2021.6316

Dear Mr. Jameson:

At the request of the City of Ferndale (City), Wiss, Janney, Elstner Associates, Inc. (WJE) performed a limited visual condition assessment of the roof structure and remaining ceiling finishes within the basement level mechanical room at the Gerry Kulick Community Center (KCC), located at 1201 Livernois in Ferndale, Michigan.

### **BUILDING/ROOM DESCRIPTION AND BACKGROUND**

The Community Center is a single-story building estimated to have been constructed in the 1920's. The building includes a mechanical room that houses boiler equipment and the main electrical distribution panel for the building. The mechanical room is a lower level (partially below grade) structure with an independent roof system that is framed into a re-entrant corner of the main building. The roof of the mechanical room is a low slope roof surfaced with a single-ply membrane system. The roof structure of the mechanical room consists of reinforced concrete pan joists cast around clay tile fill. The mechanical room ceiling is finished with plaster applied directly to the underlying structure.

A portion of the mechanical room plaster ceiling reportedly fell following a rainstorm event in late July of 2021. The City subsequently requested WJE assess the condition of the roof structure and the remaining ceiling finishes. The intent of this condition assessment was to help the City decide whether or not to keep community center open, or to temporarily shut-down the community center until funding is available to perform structural roof and ceiling finish repairs.

### **SEPTEMBER 13, 2021 OBSERVATIONS**

Mr. Neil Waraksa of WJE met with Mr. Jim Jameson onsite on September 13, 2021 to walk-through the mechanical room to observe the existing conditions and attempt to identify the type of roof structure above the room.

The ceiling finishes that debonded and/or fell following the storm event in late July 2021, had been removed prior to our site visit on September 13, 2021. Where the finishes had been removed the underside of the roof structure was exposed; however, ceiling finishes throughout the rest of the room

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit | Doylestown | Honolulu | Houston  
Indianapolis | London | Los Angeles | Minneapolis | New Haven | Northbrook (HQ) | New York | Philadelphia | Pittsburgh  
Portland | Princeton | Raleigh | San Antonio | San Diego | San Francisco | Seattle | South Florida | Washington, DC



remained in-place and concealed the remainder of the concrete members that frame the roof. Where exposed, the stems of many of the concrete joists were spalled and the longitudinal reinforcing bars were exposed and corroded. During the walk-through, Mr. Jameson inquired about knowing how much of the roof structure may consist of similar conditions (i.e., spalled concrete and exposed corroded reinforcing bars) given that approximately three-quarters of the room still had intact ceiling finishes. WJE responded that a more detailed evaluation would require inspection openings and/or selective ceiling finish removal to assess the extent of this deterioration. Based on a follow-up phone call with Mr. Jameson on September 20th, the City agreed to remove approximately 2 ft by 2ft areas of the ceiling finish throughout the room. A total of five areas of ceiling finish were removed.

## OBSERVATIONS (9/23)

On September 23, 2021 WJE performed a limited condition assessment of visibly accessible roof structure elements and ceiling finishes viewed from inside the mechanical room. Our assessment consisted of making visual observations from a step ladder, and 'sounding' structural members and finishes. WJE did not walk the topside of the roof. Significant observations are summarized below:

- The mechanical room is rectangular in plan and measures approximately 18 feet wide in the east-west direction by 42 feet long in the north-south direction.
- The roof structure consists of a one-way concrete joist system. The joists were cast around 12-inch wide clay tile fill and the joist stems are 5 inches wide at the bottom. The concrete joists are spaced at approximately 17 inches on center and span in the east-west direction. The structural roof deck was not visible.
- The ceiling finishes had been removed over an approximately 8 feet wide by 15 feet long area at the north end of the room (Figure 1), and five 2 ft by 2 ft locations throughout the remainder of the space.
- At Inspection Opening 5 the concrete along the bottom edge of the joist was intact and sound. The following conditions were typical at the other four inspection openings (Figure 2 through Figure 6):
  - Concrete is missing along the bottom of the exposed joists. This condition is mostly localized to areas within the middle 12 feet (two-thirds) of the joists.
  - The exposed reinforcing bars consist of one 1-inch diameter octagonal smooth bar and one 1/2-inch diameter round smooth bar. All of the bars exhibit heavy corrosion scale. Overall section loss is estimated to be approximately 15 percent.
  - Sounding indicated the concrete immediately adjacent the exposed reinforcing bars is deteriorated, soft, and includes incipient spalls.
- The ceiling finish is debonded, sagging, and exhibits surface cracks throughout the length of the room within the middle two-thirds (12 feet wide) of the ceiling as shown in Figure 7 of the annotated Floor Plan. Water was present and dripping from the underside of the roof structure where the ceiling finish was sagging or removed.

## DISCUSSION

The existing one-way concrete joist system over the mechanical room is typical of 1920s construction. Reinforcing steel for each joist was set between the stay-in-place clay tile formwork used to form each rib. The concrete joist system was constructed by casting concrete over the stay-in-place clay tile to form the ribs and a monolithic concrete deck. The existing clay tile was simply used as a form and is a non-structural component of the roof system. Cementitious plaster was typically applied directly to the underside of the existing structural system to finish the space.

The existing plaster ceiling is debonded, sagging, and cracked throughout the entire mechanical room. Active water leaks were observed where the plaster ceiling had been removed. This would suggest that the bond between the existing plaster ceiling underlying structure has been compromised and should be taken down or restrained in place.

Spalled concrete and corroded reinforcement were observed at the area at the north end of the room where the ceiling finish had been removed and at four of the five inspection openings. Spalling and corrosion affected approximately the middle two-thirds of the joist length at the north end of the room. While the limited inspection opening size at other locations preclude a similar assessment of other joists, the consistency of the spalled concrete and corroded reinforcement in combination with the sagging plaster suggests that these conditions exist to varying degrees throughout the mechanical room. This type of advanced deterioration is not the result of a single event, but the result of long-term moisture exposure likely as result of water infiltration through the membrane roofing.

## RECOMMENDATIONS

Based on our evaluation, we have the following recommendations:

- Most of the ceiling finishes are delaminated and/or are sagging and present a significant falling hazard. We recommend the ceiling finishes be immediately removed or restrained in place to protect personal and equipment.
- Spalled concrete and corroded reinforcing steel were observed over a significant length of the exposed joists at the north end of the mechanical room. Similar conditions at other inspection openings suggest that these conditions exist throughout the mechanical room. Consequently, we recommend shoring the roof joists at mid-span until the joists are exposed and a more thorough assessment can be performed.
- The existing roof structure is deteriorated, we recommend that access to the mechanical room and mechanical room roof be limited particularly when additional roof loads are present such as snow, rain and/or high winds.

Please let us know if there are any questions.



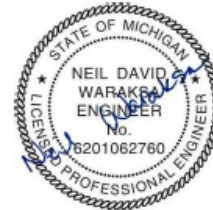


James Jameson  
City of Ferndale  
October 14, 2021  
Page 4

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Neil Waraksa



Neil Waraksa, PE

*Enclosure: Figures 1 through 9*



Figure 1. North end looking east above stairs. Area where the ceiling finishes fell. Note the bottom webs of the clay masonry are broken and missing.





Figure 2. Inspection Opening 1. Corroded octagonal bar.



Figure 3. Inspection Opening 2. Red arrow points to exposed corroded bar post sounding and breaking free loose concrete. The orange arrow points to formed water droplets.





Figure 4. Inspection Opening 3. Heavily corroded bar with section loss.



Figure 5. Inspection Opening 4. Typical distressed conditions. Red arrow points to corroded reinforcing bar.





Figure 6. Inspection Opening 5. The only opening where the joist concrete along the bottom edge was sound.

**KULICK COMMUNITY CENTER, 1201 E. LIVERNOIS, FERNDALE**

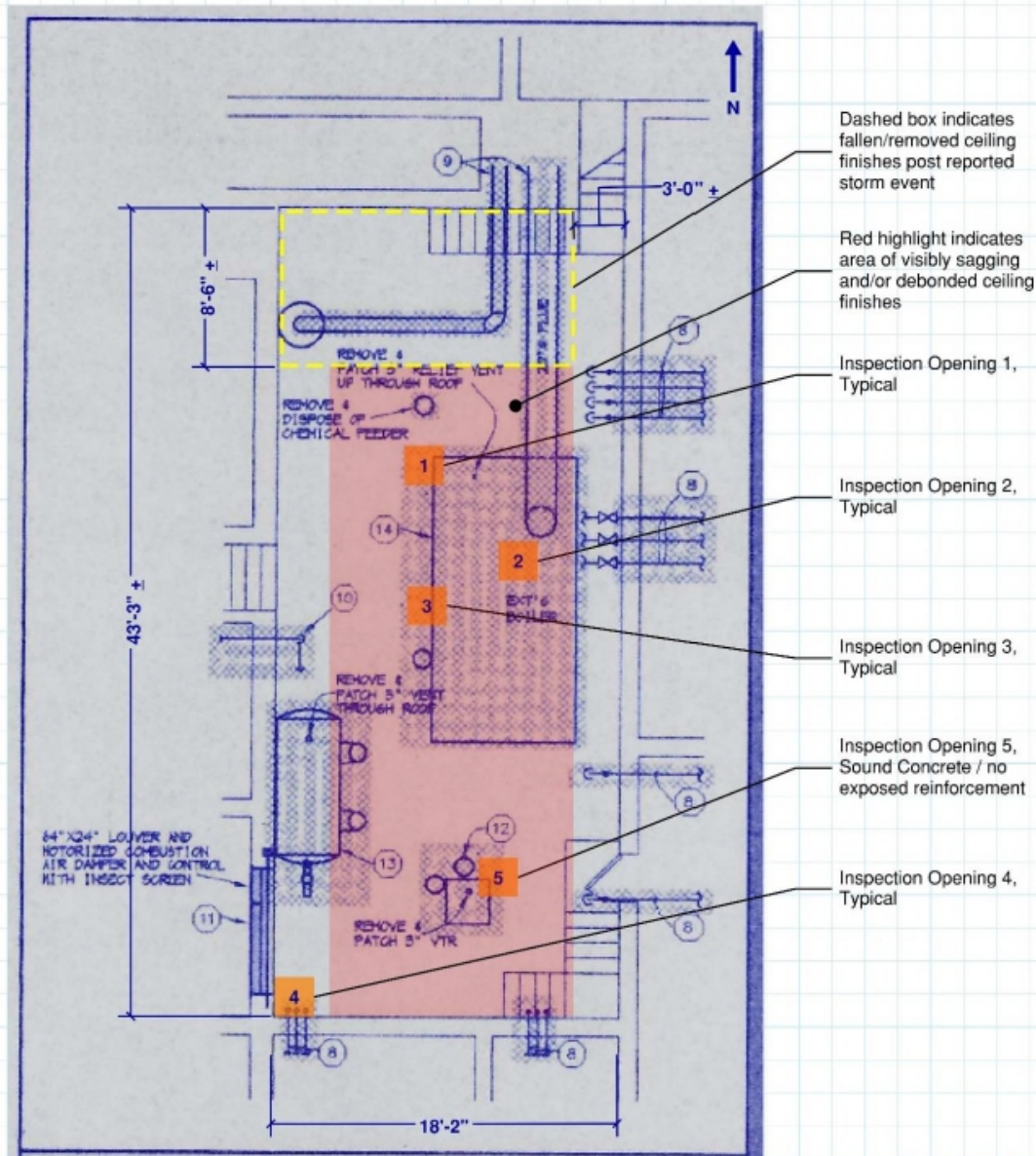


Figure 7. Annotated Mechanical room floor plan (floor plan provided by City of Ferndale)



**CITY OF FERNDALE  
REQUEST FOR COUNCIL ACTION**

**FROM:** Joseph Gacioch

**SUBJECT:** Consideration to Authorize a Budget Not to Exceed \$20,000 to Fund Shoring of the Kulick Center Boiler Room per Recommendations Cited in the WJE Report, and Authorization of an Additional \$5,000 in Funding to Install a Gutter System to Deter Additional Water Ponding from the Boiler Room Roof

**SUGGESTED ACTION**

Authorize a budget not to exceed \$20,000 to fund a shoring installation of the Kulick Center Boiler Room per recommendations cited in the attached WJE report, and authorize an additional \$5,000 in funding to install a gutter system to deter additional water ponding from the boiler room roof, to be paid from account 101-265-931-000, as submitted by City Manager.

**Agenda Item Category**  
Strategic Plan Item

**Agenda Item Deadline Date**  
2021-10-25

**Item Description**

During the October 11 City Council meeting, the City Manager and Facilities Manager presented information to support a decision not to reopen the Kulick Center at this time due to safety concerns and other issues noted in the attached memo. The memo provides recommendations for repair and further analysis of several issues. The City Manager's motion recommends funding shoring installations for the boiler room repair and pursuing the installation of a gutter system above the boiler room. The City Manager does not intend to reopen the Kulick Center to the public at this time. The City Manager is exploring temporary alternatives for office, storage, and viable community meeting space.

**Item Background**

The Kulick Community Center's boiler room ceiling was significantly damaged during a series of severe storms that hit our area the weekend of July 24, 2021. Our insurance company restored the damaged ceiling to its previous condition. During this repair process, they noticed some concerning symptoms and requested the City retain a structural engineer to analyze the structural integrity of the area. The Facilities manager retained WJE; their report is attached.

The School District owns and controls the Kulick Center. The School District and City continue to negotiate a prospective agreement in good faith.

**Item Costs**

\$20,000 to install shoring to reinforce the ceiling.

\$5,000 to install a gutter system to mitigate ponding on this area of the roof.

**GL#**

101-265-931-000

**CIP#**

N/A

**Additional Notes**

City Council is expected to hold a public workshop to receive the results of the facilities condition assessment in mid November. The purpose of the workshop is to review the results of the facilities condition assessment, question the contractor, discuss the opportunities and challenges facing city facilities, and explore the next steps.

**ATTACHMENTS:**

[KCD.20211014.BoilerRoomStructuralAssessment.WJE.pdf](#)





# The City of Ferndale

Minutes  
**City Council Meeting**  
**MONDAY, OCTOBER 25, 2021 @ 7:00 PM**  
**City Hall, 300 E 9 Mile, Ferndale, MI 48220**

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**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

Moved by Leaks-May, seconded by James to re-  
to attend the meeting.

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- 7.B Consideration to Authorize a Budget Not to Exceed \$20,000 to Fund Shoring of the Kulick Center Boiler Room per Recommendations Cited in the WJE Report, and Authorization of an Additional \$5,000 in Funding to Install a Gutter System to Deter Additional Water Ponding from the Boiler Room Roof

Mayor Piana opened the floor to comments from the public.

Sharon Chess suggested a gutter replacement company that she uses in her roofing business, asked what the phrase "shoring up" meant, and inquired whether anyone had been to check on the roof condition during the day's rain event.

Facilities Manager Jameson noted "shoring up" refers to placing ground support to hold up the roof between the beams.

Moved James, seconded by Mikulski, to Authorize a budget not to exceed \$20,000 to fund a shoring installation of the Kulick Center Boiler Room per recommendations cited in the attached WJE report, and authorize an additional \$5,000 in funding to install a gutter system to deter additional water ponding from the boiler room roof, to be paid from account 101-265-931-000, as submitted by City Manager.

Ayes: James, Leaks-May, Mikulski, Pawlica and Piana

Nays: None

Motion Carried



September 26, 2022

City Manager

**CITY OF FERNDALE  
REQUEST FOR COUNCIL ACTION**

**FROM:** Joseph Gacioch

**SUBJECT:** Termination of February 29, 2000 Kulick Center Lease Agreement

**SUGGESTED ACTION**

Approval to terminate the lease agreement between the City of Ferndale and the Ferndale Public School District for use of the 1201 Livernois, the Kulick Community Center, as submitted by the City Manager.

**Agenda Item Category**

Operational Item

**Agenda Item Deadline Date**

2022-09-26

**Item Description**

The City of Ferndale (City) and Ferndale Public Schools (FPS) are collaborating on a potential transition plan for the use of the current Kulick Community Center located at 1201 Livernois. The transition plan begins with terminating the existing lease agreement between the City and FPS for the Kulick Community Center. Once terminated, the City and FPS will collaborate on a transition plan, which will include winterizing the building for the season. The community access to the park and playground will remain unchanged.

The City has leased new space for the Parks and Recreation Department at Incubizo, a co-working office space located at 1938 Burdette; the City expects to open this office space to the public in early October. A long-term plan for parks and recreation facilities will be addressed in a long-term facilities plan prepared by the Resident Task Force on Facilities.

Ferndale Schools is making great progress on the modernization of its facilities—a comprehensive plan made possible by the ten-year bond initiative passed by residents in March of 2020. At the time, the City occupied the Kulick Center and thus it was not included in the District's master facilities plan. With the City vacating, FPS is committed to maintaining ownership of the property on which the Kulick Center sits and is investigating the best future use for both the building and property.



**Item Background**

In February of this year, City Council appointed a nine-member resident task force for city facilities. The task force concluded their meetings in August; a final report with recommendations is expected to be presented to City Council in October. The report will provide City Council with short- and long-term recommendations for city facilities, including a recommendation to shift our budget away from the Kulick Center toward other more productive facilities.

The City entered into the lease agreement with FPS for the Kulick Center in February 2000. The agreement followed an adaptive renovation of the former 100-year-old Washington Elementary site into a community center. The center fulfilled the community's recreation needs through the onset of the pandemic. The City's facilities budget constraints, ownership issues, and critical infrastructure improvement needs for the building are important reasons for the task force's recommendation to shift strategies for community parks and recreation needs.

**Item Costs**

N/A - this will result in cost avoidance for the facilities budget.

**GL#**

101-265-818-000

**CIP#**

N/A

**Additional Notes**

The task force report will be presented to City Council in October.

The annual CIP update will reflect recommendations from the Task Force

**ATTACHMENTS:**

[CLEAN Lease Termination](#)



# The City of Ferndale

## Minutes

### City Council Meeting

MONDAY, SEPTEMBER 26, 2022 @ 7:00 PM

City Hall, 300 E 9 Mile, Ferndale, MI 48220

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1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

James, Leaks-May, Pawlica, Piana

Motion by James supported by Leaks-May \*

,



8.A [Termination of February 29, 2000 Kulick Center Lease Agreement](#)

Motion by Leaks-May supported by Pawlica to approve the Approval to terminate the lease agreement between the City of Ferndale and the Ferndale Public School District for use of the 1201 Livernois, the Kulick Community Center, as submitted by the City Manager.

**Roll Call Vote:**

**Ayes:** James, Leaks-May, Pawlica, Piana

**Nays:** None

**Absent:** Mikulski



## **LEASE TERMINATION AND SURRENDER**

The Ferndale Public Schools, a Michigan general powers school district, located at 871 Pinecrest Drive, Ferndale, Michigan 48220 ("District"), and the City of Ferndale, a Michigan municipal corporation, located at 300 E. Nine Mile Road, Ferndale, Michigan 48220 ("City"), entered into a Lease on February 29, 2000, regarding Washington Elementary School, also known as the Kulick Community Center (the "Lease"). In accordance with paragraph 20 of the Lease, upon the expiration or termination of the term hereof, City shall surrender the Leased Premises and Improvements to the District in good repair and condition, except for ordinary wear and tear.

The June 11, 1984 lease entered into between the District and the City for a portion of the Washington School site for a period of 40 years for recreational facilities expiring June 30, 2024, shall remain in full force and effect for its remaining term.

The parties hereby terminate the remaining Term of the Lease entered between the parties on February 29, 2000 regarding the Washington Elementary School, along with the right of first refusal described in paragraph 11, and the City surrenders the Leased Premises and Improvements to the District immediately upon the latter date below. The June 11, 1984 lease between the parties shall remain in full force and effect for its remaining term.

### **City of Ferndale**

By: \_\_\_\_\_  
Melanie Piana  
Its: Mayor  
Dated: \_\_\_\_\_, 2022

By: \_\_\_\_\_  
Anthony Essmaker  
Its: Clerk  
Dated: \_\_\_\_\_, 2022

### **Ferndale Public Schools**

By: \_\_\_\_\_  
Dr. Bobbie Goodrum  
Its: Superintendent  
Dated: \_\_\_\_\_, 2022



# CITY FACILITIES REPORT

## RESIDENT-LED TASK FORCE ON FACILITIES

### PRESENTED

October 17, 2022  
To Ferndale City Council

Just an excerpt - copy of full report is here:  
[https://www.ferndalehistoricalsociety.org/Facilities\\_Task\\_Force\\_Report\\_2022\\_FINAL.pdf](https://www.ferndalehistoricalsociety.org/Facilities_Task_Force_Report_2022_FINAL.pdf)



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# KULICK COMMUNITY CENTER

1201 LIVERNOIS AVE.

BUILT: 1919 ~~1922~~



Washington Elementary, located at 1201 Livernois, was closed by the Ferndale School District in 1996. A few years later, the City entered a 25-year lease agreement with Ferndale Public Schools to operate the Kulick Community Center. The agreement followed an adaptive renovation of the former 100-year-old Washington Elementary site into a community center. The building has been closed to the public since April 2020 due to critical infrastructure failures, ongoing budget challenges, and the COVID-19 pandemic. The facility has been inaccessible to Parks and Recreation staff for most of the past two years due to infrastructure failures, which render it unsafe and uncomfortable.

After touring the facility with Parks and Recreation staff, the Task Force agreed that the center fulfilled the community's recreation needs through the onset of the pandemic but expressed unanimous concerns about the \$3 million in critical infrastructure needs over the next five years identified in the 2021 Facilities Condition Assessment, as well as the City's budget constraints and competing facility needs. The Task Force unanimously agreed that the City should not make such an investment in a facility it does not own.



## KULICK COMMUNITY CENTER

Square footage <b>25,118</b>	New construct. <b>\$18,302,576</b>
Usable space <b>17,194</b>	New expansion <b>\$8,347,540</b>
Future space needs <b>31,611</b>	Rehab existing. <b>\$10,180,325</b>
Future space deficit <b>-14,417</b>	Rehab & expand <b>\$18,527,865</b>



### RECOMMENDATION

The Task Force recommends that the City divest its interests in the lease agreement with the Kulick Center as soon as possible and avoid any further costs before the winter season. The City should prioritize:

- An equitable solution for alternative temporary office space for Parks and Recreation staff, and
- A plan for inventorying and redistributing programming formerly offered at the Kulick

Center into an indoor-outdoor facility at Martin Road Park and a future combined community space/City Hall facility as presented in the recommendation on page 21.

Additionally, the Task Force believes that accessible green space in the Kulick Center neighborhood is important and should be preserved by the Ferndale School District if possible.





November 2022

**2022**

**Facilities Planning Information**





## Kulick Building and Property

- Background information
  - In 2000 the City of Ferndale and Ferndale Schools agreed to a 30 year lease for the Kulick Center
    - The lease paid Ferndale Schools \$1 per year while the City took on responsibility for maintaining the property
    - The city informed us in August of 2022 of their intention to return the Kulick to our stewardship
    - The Kulick Center was not considered for improvements in the 2020 bond due to it being under city management and having 10 years remaining on the lease



## Kulick Building and Property

- The Kulick Building is beyond its useful life
  - Built in the 1920s it would cost upwards of \$20 million to bring it up to current construction and safety codes before it could be used to house students
  - While our enrollment is increasing there is no current projection that shows we would need to build/maintain an additional school building for students





## Kulick Building and Property

- The Kulick Center will be razed and the property will be maintained as green space for the community.
- **A Student Services and Community Engagement Center is also being considered.**
  - What is a Student Services and Community Engagement Center?
    - A new building, estimated to cost \$5 million, would be constructed on the Kulick Property
    - All FPS Central Office Administrators, Board of Education, Enrollment and Student Services
    - Office Space and meeting/activity space for Community Partners such as:
      - Ferndale Youth Assistance
      - SEOakland Coalition
      - Ferndale Seniors
      - Ferndale Parks and Recreation
      - Other community groups

**\*BASED ON POSSIBLE AVAILABLE FUNDS THIS IS CURRENTLY NOT A DISTRICT PRIORITY BUT IT HAS BEEN DISCUSSED**

