



Friends of Ottawa-Jermain Park

Dedicated to preserving & maintaining Toledo's greatest park



December 18, 2018

TO: Bill Burkett, Commissioner of Business Development

FROM: Harry Ward, Friends of Ottawa-Jermain Park

SUBJECT: Rebuilding the Ottawa-Jermain Park Amphitheater – Phase Two
2018 Application, District Improvement Program, District #1

Attached is the Friends of Ottawa-Jermain Park's 2018 Application for a District Improvement Program grant of \$125,000. Included is the actual application, plus four attachments.

The Project Name is: "Rebuilding the Ottawa Park Amphitheater – Phase Two". Ottawa Park is in Council District #1. The Friends of Ottawa-Jermain Park is a 501 (c) 3 nonprofit organization.

If you have any questions, you may contact:

Harry Ward (419-535-5711) (hnmw3@compuserve.com)

or

Jay Catlow (419-308-5278) (catlow68@gmail.com)

Very truly yours,

Harry M. Ward III

Encls: DIP application plus four attachments



Toledo City Council
District Improvement Program
2018 Application

Friends of Ottawa-Jermain Park a 501 (c) 3 nonprofit

Applicant - Community Group or Organization

Jay Catlow - President

Project Contact Person

7030 Shoreview Ct., Maumee, OH 43537

Mailing Address

419-308-5278

catlow68@gmail.com

Phone

E-mail Address

Rebuilding the Ottawa Park Amphitheater - Phase Two

Project Name

Ottawa Park, Toledo, OH 43606

Project Location

\$ 125,000

Grant Request

\$171,896 or \$134,434,

\$ depending on options

Total Project Budget

1. Brief Description of the Project.

The continuation of rebuilding and upgrading Ottawa Park's historic amphitheater. The amphitheater, originally built in 1935-1936 as a WPA project, is unique in the Toledo area. Built on a sloping piece of ground in a bird sanctuary portion of Ottawa Park; it has essentially been in continuous use since it was built. For many years there has been an annual summer concert series held there, which is family friendly and free (entrance & parking). In recent years a Jazz festival and a magic show for kids were added. The amphitheater is also rented out for weddings and church services. **Attachment #1** is a page from our website which includes photos of the amphitheater, a typical crowd at the concert series, a 1936 construction photo, and some of the musicians. The murals behind the stage (top and bottom photos) were painted by the Young Artists at Work 3 years ago. If you look carefully to the left of the stage in the top photo, you will see some of the deer that live in the park.

There has been a lot of repair work done on the facility since it was built. But constantly decreasing park capital and maintenance budgets have taken their toll. The Ottawa-Jermain Park Advisory Board took steps to address these, starting with a 5 year comprehensive plan done by UT's 2014 Senior Civil Engineering Students. Please see **Attachments #2 & #3** for the plan purpose, highlights of the plan and work done to date to address the problems and improvements identified in that 5 year plan.

Then **Attachment #4** will describe how the DIP grant will be used to further the capital work required.

2. Purpose and Need – State the goals and objectives of the proposed project. Identify the problems or needs which will be addressed. Identify the population that will benefit from this improvement.

Our objectives are to improve safety, appearance, and accessibility.

The problems/needs that will be addressed to achieve these objectives are:

- The amphitheater is not handicapped accessible. This project will solve that problem.
- People cannot find the amphitheater. The addition of signs and entry arch/gazebo will address that.
- There are no permanent rest rooms, or running water. These will be added.
- The general area is not very attractive. Flower beds and tables/benches will greatly improve that.
- A concession stand will be added in one proposal. Currently folks must bring their own food/drink.
- Some or all of stone walls will be repaired. That will improve safety and appearance.
- Several minor repairs to minimize mural and stage damage. This minimizes deterioration.

The populations that will benefit are:

- The handicapped.
- People who prefer clean restrooms, including sinks and running water.
- Attendees who like to have a nice experience, in addition to the performers.
- People who have never been here, because they did not know an amphitheater was in the park.

3. **Project Location** – Describe in detail the location of the proposed project. Is this project in an area already targeted by the city of Toledo or any other state or federal agency for funding? Identify the property owner and provide, as an attachment, proof of the owner's permission to complete the proposed project.

- This project is in Ottawa Park, just south of Kenwood/N. Cove Blvd. Refer back to Attachment #2. Toledo Hospital is just above that picture.
- To our knowledge, Ottawa Park is not in an area already targeted by the city of Toledo or any state or federal agency for funding.
- The city of Toledo owns Ottawa Park and all of the structures within it, including the amphitheater.
- Attached is an Email from Ms. Wolkins giving her approval of this proposed DIP project.

4. **Support and Sustainability** – Identify plans for securing additional funding if needed to complete this project. Also identify plans to secure ongoing support and maintenance for this project.

Two alternative financial proposals have been created. Both are shown on the spreadsheet included with Attachment #4.

One, totaling ~\$172,000, will fully fund Phase Two. The second, a scaled back Phase Two (~\$134,000), will cover the most important items if we are unable to raise all the money. Both of these are estimates, so we will not know the exact costs until the various portions of the project are bid. In any case, we have the two alternatives so Phase Two will not require any additional funding.

However, additional funding to complete everything on the 5 year plan will be required. Once this DIP project is done, we will develop "Rebuilding the Ottawa Park Amphitheater – Phase Three", and use that as the basis to reapply for another Ohio NatureWorks grant. Now that we have our 501 (c) 3, we plan to approach corporate sponsors also.

Income from our 50:50 raffles at the concerts, as well as rental fees, and sale of Recognition Bricks will help offset maintenance costs. So will a direct approach to individuals, since our 501 (c) 3 status will allow them to deduct their contributions.

5. Organizational Background - Provide a brief background and history of the community group or organization applying for the grant. Include when and how it was established, its mission or purpose, accomplishments to date and a listing of all current programs and services.

For years all external fund raising efforts were done by the Ottawa-Jermain Park Advisory Board. These Board members are appointed by City Council. Over time the Board recognized that being directly associated with the city made it harder to raise funds. Many grant programs, and some reward programs, require the requesting organization to have the nonprofit 501 (c) 3 status. That severely restricted our options. Also it was more difficult to approach local businesses, many of whom felt that a 501 (c) 3 status provided more legitimacy, as well as comfort to their shareholders. And some Toledo individuals did not want to donate to organizations that were tied to the city, since they felt they already were paying taxes that should cover maintenance and capital improvements.

Because of all the issues, the Board decided to create a separate organization, and apply for a 501 (c) 3. Our mission is to raise funds for, and promote the use of, Ottawa & Jermain Park. About one year ago the Friends of Ottawa-Jermain Park was granted 501 (c) 3 status.

6. Organizational Structure - Provide a list of board members, principal staff, directors, trustees, or key decision makers inside your community group or organization.

Friends of Ottawa-Jermain Park, a 501 (c) 3 organization.

- Officers for 2018:
President—Jay Catlow; Vice President—Elgin Rogers; Secretary—George Murnen; Treasurer—Mick Murnen.
- Other Board members: Rick Fishman, Rita Jackson, Ethel Parker, Diane Shankland, Harry Ward
- We have no employees.
- No Board member or officer is paid a salary or stipend of any kind. Expenses are reimbursed upon Board approval.
- We have no real estate or building. We meet at the Division of Parks, Recreation & Forestry headquarters, 2201 Ottawa Parkway; or at a local library.

 Reply  Forward  Archive  Junk  Delete  More 

From: Ranney Wolkins, Karen <Karen.Wolkins@toledo.oh.gov> ★

Subject: **Rebuilding the Ottawa Park Amphitheater - Phase Two**

4:51 PM

To: Harry Ward <hmw3@compuserve.com> ★

Harry,

This message serves as confirmation that I am in support of the "Rebuilding the Ottawa Park Amphitheater - Phase Two" project. I wholeheartedly support the pursuit of District Improvement Funds to enable us to move this important work forward. I also look forward to making sure that the Parks, Recreation & Forestry Division has the appropriate talent and support available to help oversee implementation of the project.

Karen

Karen Ranney Wolkins
Commissioner
Parks, Recreation & Forestry
419.936.2326



Friends of Ottawa-Jermain Park

Dedicated to preserving & maintaining Toledo's greatest park



Rebuilding the Ottawa Park Amphitheater Phase Two

Attachment #1

The attached photo is a page from our website which includes photos of the amphitheater, a typical crowd at the concert series, a 1936 construction photo, and some of the musicians. The murals behind the stage (top and bottom photos) were painted by the Young Artists at Work 3 years ago. If you look carefully to the left of the stage in the top photo, you will see some of the deer that live in the park.



The historic Amphitheater in Ottawa Park was WPA constructed in 1935-1936. It is located on a sloping piece of ground surrounded by trees in a bird sanctuary section of the park. The 500 tons of stone came from a quarry near Whitehouse. The small scrubs and trees planted then are now nearly 100 feet tall! Over the years the seating area has been rebuilt, a handicap accessible ramp added, a stage with backdrops, electricity, and a storage facility. It holds about 750 people. It is the only venue for free open air concerts in this area.



April 7, 1936 - WPA Construction

Since it opened the Amphitheater has been used for church services, Broadway productions, Shakespeare plays, Magic shows, and lots of live music. Free summer concerts have been held since at least 1963, and your Park Board sponsors these annual concerts. See Calendar tab for dates and performers.

In 2014, we received a NatureWorks grant to start restoring the amphitheater. In 2016 the 1st phase (drainage rebuild) was completed. A grant for the 2nd phase has been submitted. This is all part of a 5 year comprehensive plan created for the Board by UT's 2014 Senior Civil Engineering students.

The amphitheater can also be rented for private activities. For information and fees, contact: Shawn Sobel of the Toledo Division of Parks, Recreation and Forestry at 419-936-3887 or shawn.sobel@toledo.oh.gov

Can't find the Amphitheater? [Click here](#) >>





Friends of Ottawa-Jermain Park

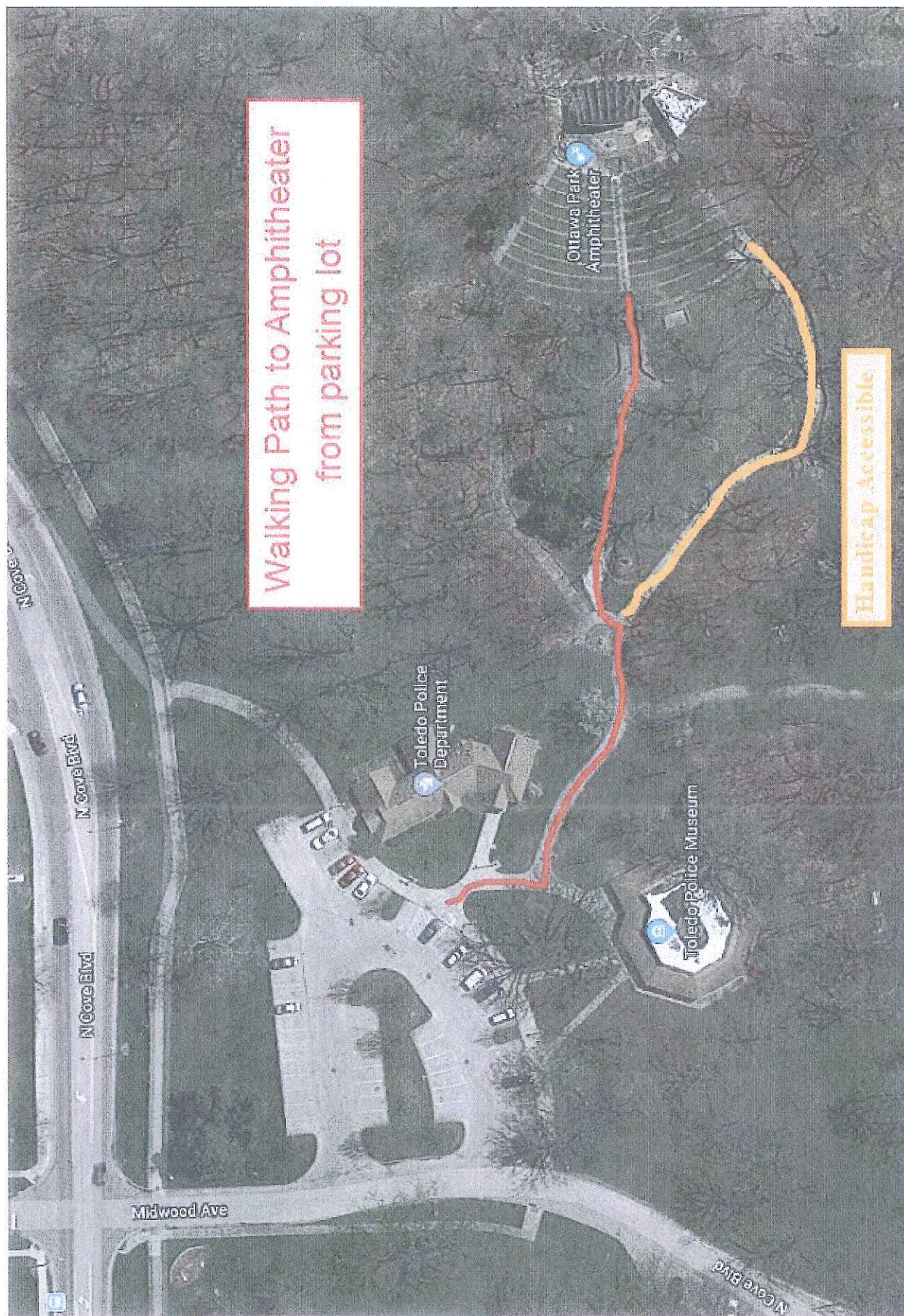
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Rebuilding the Ottawa Park Amphitheater Phase Two

Attachment #2

- The 5 year plan was designed to address several needs:
 - **Rebuild and repair** of deteriorating infrastructure, such as seating, stone walls, access roads, etc.
 - **Handicap accessibility.** Only a portion of the walk is currently accessible, as shown in the attached photo.
 - **Safety & Comfort.** Many of the steps are worn/damaged, and unsafe to use. Support railings were missing on various steps. There was no lighting available for the public, or the performers. There are no permanent restrooms—the ones in the Police substation and Police Museum are not open to the public. Only Port-a-potties were available for major events. There are no benches in the vicinity. No concessions are available. No flowers or plantings.
 - **Signage and entrances.** The press has often called this amphitheater a "hidden jewel". It certainly is hidden! Even standing in the parking lot, one has no idea that there is an amphitheater in the vicinity. The attached photo shows the problem.



Walking Path to Amphitheater
from parking lot

Handicap Accessible



Friends of Ottawa-Jermain Park

Dedicated to preserving & maintaining Toledo's greatest park



Rebuilding the Ottawa Park Amphitheater Phase Two

Attachment #3

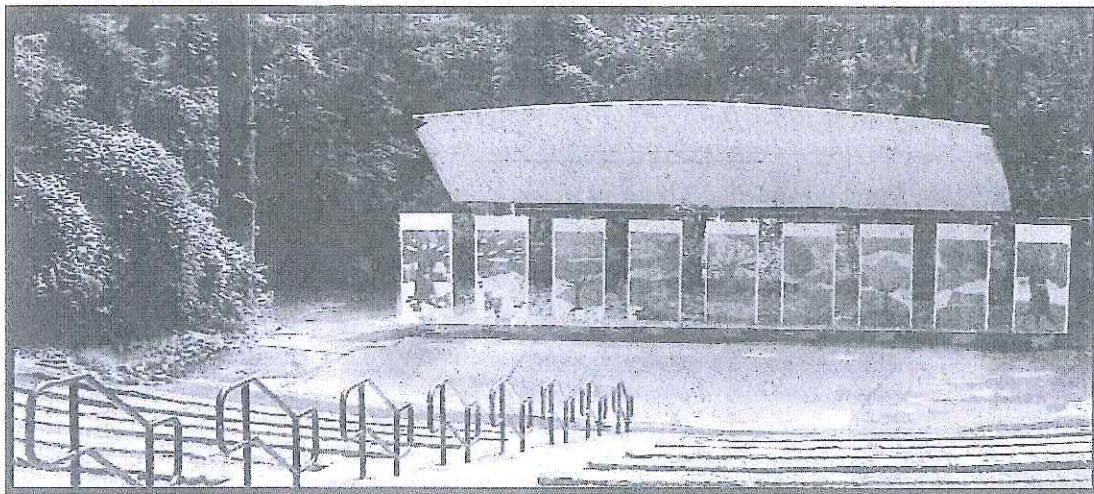
- This is the 1st 25 pages of the UT Study. There are many photos that illustrate the identified problems. Because funding this type of work is always an issue in Toledo parks, the study divided the solutions over 5 years, in order of importance. Two budgets were created, with the high budget proposal (\$212,000) having more facilities and signage.
- {Note: You will see references throughout the study to the 'Park Board'. That is the Ottawa-Jermain Park Advisory Board, whose members are appointed by City Council. In 2014 there was no Friends of Ottawa-Jermain Park 501 (c) 3. There is more information about the 'Friends' in your Section #5, Organizational Background.}
- Working with the results of this study, the Board and the Parks & Rec. Department in August 2014 applied for a State of Ohio NatureWorks Grant. We applied for \$221,000 (the full \$212,000 plus contingency), with the Nature Works grant asked to supply \$186,000, and the City of Toledo the remaining \$35,000. Due to constraints on NatureWorks funding (only a set amount of money is available for each county and Lucas County had multiple winners), we were only awarded \$98,000 total; \$78,000 from NatureWorks and \$20,000 supplied by the City of Toledo.
- When construction began, a new issue arose. Part of the amphitheater is in a flood plain, as noted in the Study. Many years ago, sewers and drainage tiles were installed to minimize flooding. Previous to the Study, Toledo Engineering said only minor sewer cleaning was necessary. Unfortunately, that was not correct; so much of the funding had to be diverted to sewer reconstruction and major cleaning. There is still one line that requires work, but it is above the flood plain, and of secondary importance.
- In addition to the sewer work, the grant funds were spent on placing additional steps and railings near the stage (attendees had fallen in this area in the past), repairing the worst of the walls that were collapsing near the lower sewer drains, installing emergency lighting at the stage, and paving the space between the stage area and the seating area for attendee and performer safety.
- In 2017, the Parks Dept. took some of the ground up asphalt removed from street paving projects, and used it to vastly improve the access road behind the stage. That seems to be working well.
- They also repainted the lower half of the pillars (page 14 of the UT report) and the stage ceiling. They will paint the upper half if deemed important.
- The City Sign Dept. will create small metal pathway signs at low cost if the Young Artists at Work are not available.
- Because the NatureWorks Grant only funded a small portion of what is required, we called it "Rebuilding the Ottawa Park Amphitheater – Phase One".



COLLEGE OF ENGINEERING
THE UNIVERSITY OF TOLEDO

Department of Civil Engineering
Senior Design Project
Spring 2014

Ottawa Park Amphitheater



Submitted To:
Dr. George J. Murnen, P.E.
Professor Emeritus of Civil
Engineering

Submitted By:
Jamil Macedo
Rand Jabbo
Aaron Lowell

Faculty Advisor:
Douglas Nims, Ph.D, P.E.

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Disclaimer

The contents of this report reflect the views of the students who are responsible for the facts and the accuracy of the data presented. The contents do not necessarily reflect the views of the University of Toledo, or the Department of Civil Engineering. This document is not to be used for construction.

Acknowledgements

An array of individuals was vital to the success of this project, without whose time, skills, and resources, this project would have been unviable. Below are the people our group would like to acknowledge:

Dr. Douglas Nims
Dr. George Murnen
Bryan Ellis
Dennis Garvin
Ottawa-Jermain Park Board
Michelle Carlson
Steve Sieracke

UT Civil Engineering
UT Civil Engineering
UT Civil Engineering
City of Toledo

The Arts Commission of Greater Toledo
UT Civil Engineering Technology

Abstract

The historical value of city of Toledo, similarly to multiple cities across America that aren't on constant media radar, is seldom the focus of attention of government budgeting. As a result, infra-structural features deteriorate over time due to low maintenance, and are gradually less utilized, resulting in the recess of quality of life of the population. The Ottawa Park Amphitheater is a prime example of this process.

The Ottawa Park Amphitheater plays a key role in the historical identity of the area. The amphitheater is used for a variety of performances that are attended by residence of the local area and people from the general Toledo vicinities. Currently the amphitheater has fallen into disrepair due to cutbacks in funding. Our project aims to set forth a plan which repairs the damages from this lack of maintenance and recommend improvements which will add functionality and improve the general quality of the amphitheater. The most important concern will be to repair structural damages caused by weathering and flooding to assure the amphitheater is a safe venue. In addition we will install measures to assure future flooding damages are prevented or limited.

The aim is to have a multifaceted approach to our solutions for improving the amphitheater. In addition to identifying essential repairs and generating estimates for them, there are a variety of recommendations that will be made to assure the success of the facility. Adding concessions and restroom facilities will improve the enjoyment of attendees and establishing programs that involve the community will spread awareness of the amphitheater throughout the community. This project will act as a guideline to detail a multi-year approach that will set the amphitheater as a focal point for all people who enjoy the Ottawa Park amphitheater.

Ottawa Park Amphitheater

Spring Semester 2014

Team Members:

Rand Jabbo

Aaron Lowell

Jamil Macedo

Consulting Mentor:

George Murnen, Ph.D.

Professor Emeritus

gmurnen@eng.utoledo.edu

419.530.8127/8120

Faculty Mentor:

Douglas Nims, Ph.D., P.E.

Associate Professor

Douglas.Nims@utoledo.edu

419.530.8122

Problem Statement

The Amphitheater in Ottawa Park is in need of being rejuvenated to a state that recreates it as a feature that is appealing to the region.

Objective

To work with the Park Board, and find a solution to make the amphitheater, and its surrounding area, a known and lively attraction of Toledo.

Solution Approach

The state of the amphitheater must be evaluated, along with surveying for locations of new facilities. Other attractions must be implemented, in order to draw more people.

Constraints

The main constraint in this project will be the budgeting and scheduling of the modifications. Additionally it needs to be accounted that part of the site is located in a flood zone. The aesthetics general theme of the amphitheater area will be of great importance, because of its historical value.

Economics

Rejuvenation plans will be attached to their detailed estimated cost. Thus, city, State, Federal, and private funding could be considered as means to sponsor this project e.

Implementation Potential

To be serviceable, the amphitheater and surroundings must be upgraded. Implementation will depend on the Park Board's ability to secure funding.

Anticipated Results

With completion of the project, the amphitheater, and surrounding area, will become a significant feature for residents in Toledo to enjoy.



Objective and Problem Statement

The Ottawa Park Amphitheater is a historical venue built in 1935 in the bird sanctuary of Ottawa Park. The stone for the amphitheater was drawn from a nearby quarry near Whitehouse, Ohio. Currently the amphitheater is in a state of disrepair due to years of weathering, flooding and lack of funding for maintenance. Additionally the storage facility is located in a flood zone preventing any actual use of the facility for storage due to frequent flooding.

With renovation, the amphitheater could play an important role in the cultural identity of Ottawa Park. The features and location provide an excellent venue for citizens of Toledo to gather as a community and enjoy its natural beauty.

This main problem was didactically broken into five primary issues that are addressed separately.

I. Deterioration of stone retaining walls and stairs

As seen in figure 1 below the stones which line the staircase and act as an earth retainer have been badly damaged due to weathering and lack of maintenance. Many of the stones are either completely missing or are fragmented and scattered about the area. Due to the loss of these stones the slab staircase has also been damaged and fractured. In addition the current retaining wall (Figure 2) has lost a number of its stones throughout the wall and the end of the wall has begun leaning, resulting in a sharp edge which may pose a danger to individuals unaware of it. The central staircase (Figure 3) which contains a railing has been damage to a number of the steps. These steps are missing large pieces of stone (Figure 4) which pose a danger to people walking down the steps. This damage may have been caused by a combination of both weathering and mountain bikers repeatedly misusing these steps.



Figure 1: Side stairs leading to the amphitheater stage.



Figure 2: Current retaining wall in disrepair



Figure 3: Deteriorating center stairs



Figure 4: Side staircase to amphitheater

II. Current storage building location

As of now the storage facility adjacent to the amphitheater stage is not being used due to its location within the flood zone as seen in Figure 5. The group has utilized the Flood Maps provided by the FEMA website and personally performed a topographic survey to delineate and confirm the location of the flood zone with more accuracy.



Figure 6: Gravel path leading to amphitheater



Figure 7: Further view of path to amphitheater

V. Unpaved existing back road



Figure 8: Unpaved back entrance road to the amphitheater

The rear access road to the amphitheater is unpaved (Figure 8) and in many cases does not provide sufficient access to a variety of vehicles that could use it. This road could allow access to the amphitheater for handicap accessibility vehicles and larger trucks carrying equipment for venues at the amphitheater. Having an unpaved road may also pose a danger to vehicles if there has been a recent storm resulting in a vehicle getting stuck. Paving this road will increase visibility and accessibility to the amphitheater.

Constraints

The major constraint to this project will be the available budget to the park to implement any of the plans. Budget cuts are the reason why the amphitheater has fallen into its current condition. Due to the budgetary constraints there is also an inherent scheduling constraint. Regardless of the final cost for the repairs and construction, the project will have to be distributed over a period of multiple years.

A hard constraint faced by the site is its location within the flood zone. This, as previously stated, has made it impossible to utilize the current storage facility present in the site and can't be overlooked when making modifications.

Due to the amphitheater historical value, aesthetics is an aspect that can be analyzed as a constraint, since modifications to the area may influence its antique atmosphere. There may also be a possibility that the construction and renovation of the amphitheater may disturb residents within the vicinity of the amphitheater. Due to the nature of the project being restoration and renovation of deteriorating facilities, neighbors will likely not mind the temporary inconveniences.

Selection of Design Solutions

Once the problems were understood and categorized, the group brainstormed ideas on how to approach all the needed requirements while considering the timeframe of budget acquisition. The most logical way to perform this project was to divide the tasks to be performed into a multi-year plan, with critical aspects of the renovation appearing first, and detailed aspects later on. Additionally, because the sources and quantity of funds were uncertain, the team found it necessary to create solution options in a low and high budget plan

The low budget plan will focus on the most essential repairs and features which need to be implemented to make the amphitheater a viable location for citizens to frequent while the high budget option will implement the low budget features and add features which generally improve the overall quality of the facility.

All action items for these plans are directly based on the Park Board's inquiries, along with what the team agreed upon as necessary for the ultimate goal of making the amphitheater an appealing feature for the Ottawa Park.

I. Low Budget

Year 1

Repair stonewalls and stairs:

Essential repairs need to be addressed right away before any construction or addition can be made to the amphitheater site. As stated previously, the state of deterioration of some earth retaining walls and steps are critical, and may even impose risk to the public frequenting the amphitheater. All the loose stones will be replaced with mortar, edges of the steps will be straightened, throughout the amphitheater, and asymmetrical aspects due to deterioration will be brought to their original symmetric shape, to keep the identity of the amphitheater. Also, the bottom of the stairs leading to the amphitheater, are very steep, and an additional step will be added to each set of stairs to make it more accessible.

Install gutters:

Upon one of the field visits performed by the team, it was noted that the roof of the amphitheater stage does not have any type of drainage for the rain, and the water simply dripped down from the end of the roof. The array of painted murals stand directly below the roof, and the water constantly hits them when raining. In order to delay the deterioration period for the murals, rain gutters are to be placed on the rundown of the roof, and drained all the way to the bottom of the pillars.

Demolish existing storage facility:

Other than being unable to serve its purpose, due to seasonal floods, the existing storage facility is located adjacent to the amphitheater stage, as if misplaced (left side of Figure 9), interfering with the balance and acoustics of the stage. The decision to remove it was obvious, and should be done right away, since currently there is no use for that facility. Additionally, this facility is built with stones, which match the original historical stones that make up the rest of the amphitheater; upon demolition, the stones removed from this building will be using for the miscellaneous stone repairs previously mentioned. This will be cost effective, and will make it possible to keep the uniformity of the layout by using materials that are already on the site.



Figure 9: View of storage building (on left) and back of stage pillars

Paint pillars and ceiling:

The pillars of the stage are only painted halfway currently, and it is aesthetically unpleasant as can be seen in Figure 9 above. Also, the paint on the ceiling of the stage is deteriorated and old, therefore the team decided that this should be addressed right away to attract the public to a better looking amphitheater.

Add Entrance Sign:

The team found in the existing murals (Figure 10) an opportunity to expand the theme of the amphitheater to promote the eye catching art as a feature to bring the focus of people that visit the park to the amphitheater. A way of doing so is to include a colorful sign in the entrance between the Police Museum and the Police Substation. One of the aspects observed by the team is that most people we came in contact with that are not directly attached to the amphitheater, don't know of its existence. This sign would be beneficial in increasing awareness of the existence of the amphitheater. Please refer to Figure () for further details.



Figure 10: Murals along the stage

Combination Building:

One of the requirements from the Park Board was to design concession stands and restrooms. After the removal of the existing storage facility, it will need to be replaced. The team thought a combination building that incorporates all these three concepts would be ideal as a lower budget option. This new combination building would be located west of the current position of the storage building by the entrance ramp to the steps of the amphitheater. The reason why it will be built in this location is because it is much higher than the original location, and out of the flood zone. This building will have two restrooms with two toilets each (one ADA accessible, one standard). It will also have a storage facility with steel double doors, where the murals and entrance sign can be stored during the winter. Lastly, a concession stand with stainless steel counters and a sink will be part of the concept. Sewage and utilities conduits will be placed on a trench leading towards the Police Museum's lines.

The design for the CMU block walls were done using the Direct Design Handbook for Masonry Structures provided by The Masonry Society. The design for the roof truss was by a third-party contractor. Please refer to Figure () for details.

This infrastructure will be more appealing to the public, who will not rely on the portable toilets provided during the Summer Concert Series, when the amphitheater is most used. With the addition of permanent restrooms, maintenance and winterization will be necessary for this building. A cross section of the building can be seen on Figure 11.

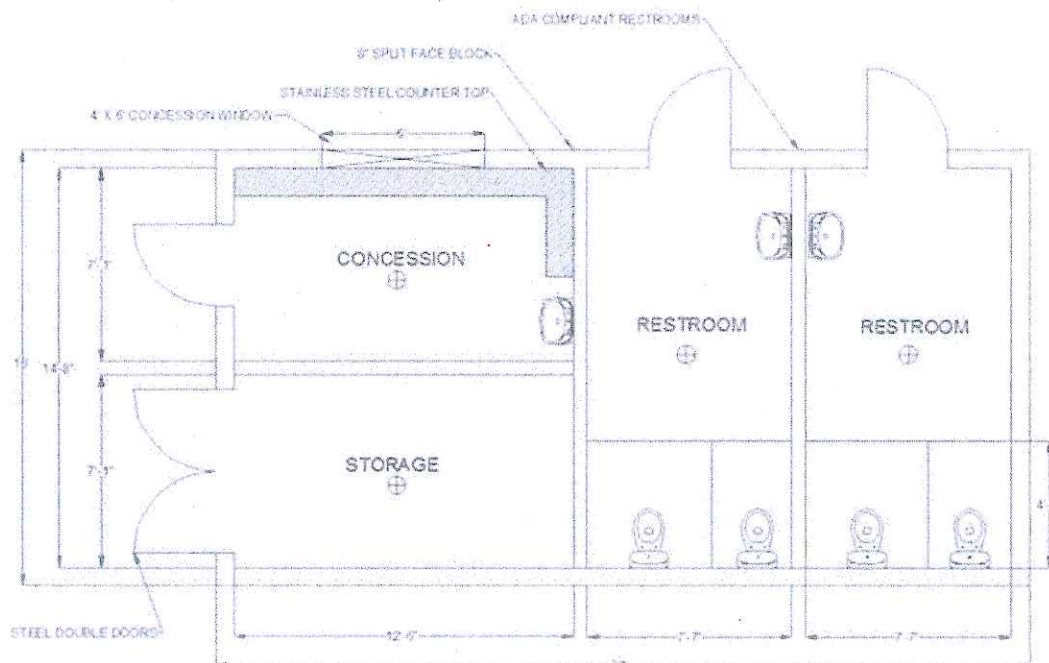


Figure 11: Top view of Combination Building

The walls of this building will be constructed with split-face CMU blocks, and the blocks will be similar to the existing stones along the amphitheater area to keep it consistent. In order for this building to be placed, a 26-inch diameter tree will need to be removed.

Concrete Sidewalks:

As stated previously the lack of sidewalks at strategic points of the amphitheater is a problem to be addressed. Also, with the construction of the new building, there will be a need to construct sidewalks leading to it in compliance with the City of Toledo guidelines. The proposed sidewalk will have a typical section containing a 4-inch CSTC compacted gravel sub-base, and a 4-inch concrete layer above it. The width will vary depending on which section of the project the sidewalk will be added to, but wide enough that people walking and in wheelchairs can freely move. Please refer to Figure () for details.

Year 3

Recognition Bricks:

Along the entrance of the Police Museum, several recognition bricks are placed, and the team saw the opportunity to bring this concept to the amphitheater area as well. A 10'x10' area along the sidewalk will be dedicated to the insertion of these bricks, which can also serve as a way of raising money for the Park Board. It will be a marketing effort from the Park Board to have these advertised and sold.

Year 4

Paved Access Road:

The current crushed stone back access road is highly unreliable, especially since it is completely within the flood zone, and after heavy rains it is inaccessible. The team proposed to pave a new access road along the pathway of the existing one, so that equipment can be hauled to the stage easily by car, and also it is wide enough to have people on wheelchairs be driven down to the stage area. Currently the stage is virtually inaccessible to those with mobile disabilities. The road will go from the back of the stage and will join the existing asphalt road by the golf course. It will consist of a 5-inch aggregate base, followed by a 3-inch asphalt base, and a 1-inch asphalt concrete surface base. These follow municipal guidelines for private one-lane roads/driveways. Please refer to Figure () for details.

Year 5

Repair Existing Lighting:

Throughout site visits, the team noticed some of the light poles seemed to have damaged electric connections. It was agreed that a full diagnosis of the lighting system was needed to sort out the functional light poles from the ones that needed repair, and an estimate for fixing this system would then be able to be done. With the light fixtures present fixed, the amphitheater area will not necessarily be completely suitable for nightly functions, but it will be safer for the visitors.

II. High Budget

Year 1

Given the sense of necessity and how essential the immediate repairs are to the amphitheater, there is no change between Low Budget and High Budget Year 1 plans. As previously noted, these are essential repairs that need to be done before any construction or addition can be made to the amphitheater, and to avoid redundancy will not be repeated in this section.

Year 2

In order to provide a better array of options and convenience to the visitors of the amphitheater, the team decided to separate all buildings for the High Budget plans. Each feature of the proposed combination building will be built as an individual unit. This will allow them to be slightly more spacious, and it will also provide more options regarding the placement of these buildings.

Concession Building:

The building will have stainless steel counters, sink, 6 feet wide concession stand window, and will be built with CMU split-face blocks. For security reasons, it will have a exterior steel door.

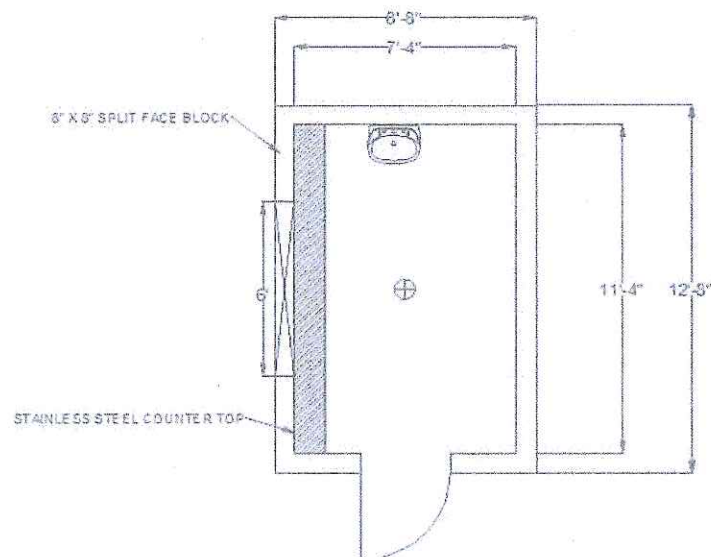


Figure 12: Top view of Concession Building

Storage Facility:

The storage facility will be large enough to comfortably fit the murals that are installed in the stage during the winter, and will have steel double doors to provide security. It must be placed in an area outside of the flood zone, or else there will be no purpose in getting rid of the previous storage location.

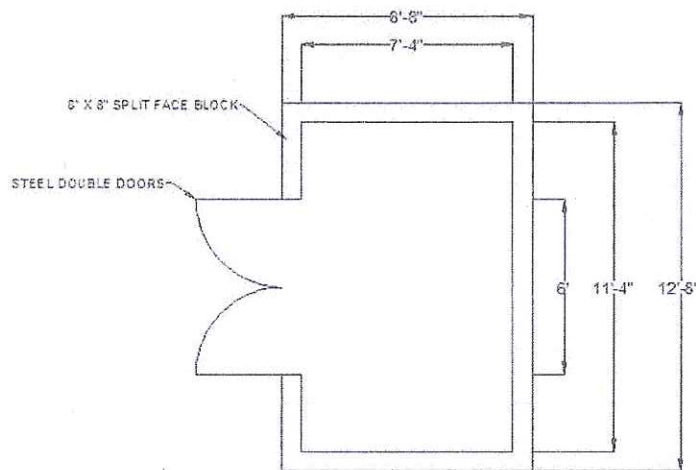


Figure 13: Top view of Storage Building

Restrooms:

The separate restrooms building will have one ADA accessible toilet and one standard toilet partition for each unit (men and women). This option will be more spacious than the one in the combination building, which may be more comfortable for people in wheelchairs.

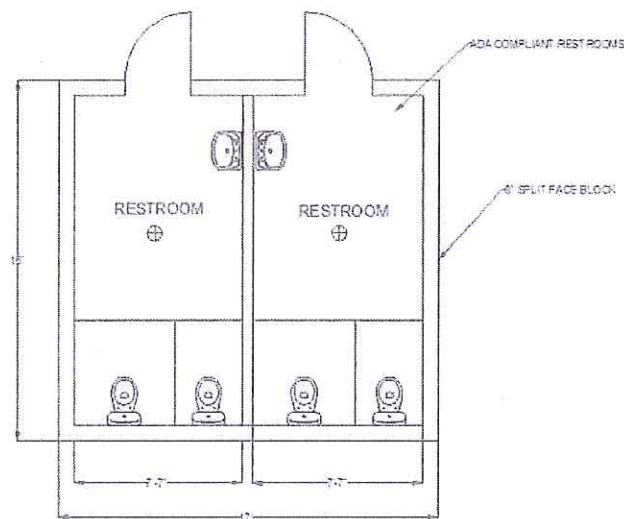


Figure 14: Top view of Restrooms

Concrete Sidewalks:

The concrete sidewalks for High Budget will follow the exact same typical section of the ones proposed on Low Budget. The exact pathway, however, will slightly vary for this version since the buildings will be placed in different locations and require sidewalk access.

Picnic Tables:

Adjacent to the general area where the buildings will be placed, is a wide open area with picnic tables. These are currently provided for the visitors who bring their own food to the park. With the amphitheater providing its own means of food purchases, the team saw it necessary to increase the number of picnic tables close to the concession stand. Six picnic tables to match the existing ones will be purchased and placed strategically throughout the picnic area.

Year 3

Pathway Signs:

Similar concept to the Entrance Sign proposed on Year one, additional signs would be placed on each side of the sidewalk leading to the amphitheater as an effort to give the amphitheater character and an established theme. The same summer program for young artists that designed the existing murals would be responsible to work conjunctly with the Park Board for the confection of these signs.

Recognition Bricks and Gazebo:

The same recognition bricks idea from Low Budget will be performed in High Budget. What makes this concept more audacious is the addition of a 10'x10' walk-through gazebo encompassing the recognition brick section. This gazebo will serve as an arc entrance to the amphitheater, adding positive aesthetical aspects to the area, and attracting more visitors. Please refer to Figure () for details.

Year 4

Paved Access Road:

Due to the high cost associated with asphalt paving, this plan is exactly the same as the one proposed for Low Budget.

Year 5

Repair and Install Additional Lighting:

The same process of diagnose and repair from Low Budget will be done, with the addition of placing new light poles in locations that would make it possible for the amphitheater to host evening events. The number of new light poles will be determined by the discretion of the Park Board.

Electronic Sign:

In an effort to promote awareness of the activities in the amphitheater, the team proposed to add an electronic sign on Kenwood Blvd. This sign would advertise the events of the Summer Concert Series, along with other events that the amphitheater may be used for. It will give the community a feeling that the amphitheater is an active place, and engage them to be more actively participant in the activities provided. Please refer to Figure () for details.

Economics and Budget

Estimation of Project Costs:

This was a topic of high importance with the Park Board. Ottawa Park is currently very low, so cost effectiveness is of high importance in the project. One of the ways that the team took low cost as a priority was the building of the restrooms, concessions, and the storage facility. In the low budget plan, the team designed a combination building that contained all three facilities; this cut down on the material needed to build. As seen in the estimation spreadsheet in Figure 1, the cost of the three buildings, plus the utilities needed, would be about 20% more than the combination building. The separate buildings could end up proving to be a cost that the park may be able to avoid.

The total cost of the High Budget and Low Budget plans can be found on the estimation spreadsheet, in Figures 1, 2, and 3. The majority of the estimations were generated with the guidance of RSMeans books. These books contained a surplus of information on pricing construction items that were vital for the estimation of this project. Each item has a column for material cost, labor cost, and equipment cost. These three costs are added up to give a total unit cost. The last column shows the total unit cost, with overhead and profit included. There are two other columns that provide the information needed to produce the overall cost of the specific item, tailored to our own project. These two columns are the unit column and the quantity column. The quantity is the number generated for our design, based on the units given in the RSMeans book. The units can be square feet (SF), cubic yards (CY), Loose Cubic Yards (LCY), etc.

To calculate the total demolition cost of the storage facility, the total volume of the building, before demolition was found. Given the dimensions of the building, and the total unit cost with overhead and profit, the team obtained a total demolition cost. Some

miscellaneous estimations were made available through online calculating sources; site visits were also a source of estimations, which was the case, for instance, of the stone and stair repairs for Year One.

The total cost of each budget is as follows: the Low Budget was calculated at \$154,857.21 and the High Budget came in at \$211,776.08. There are several reasons for the High Budget being almost 40% more expensive than the cost of the Low Budget. The higher budget included the three separate buildings, more sidewalks and utilities for each separate building, a walk-through gazebo placed over the recognition bricks, new lighting, and an electronic LED sign.

The Low Budget and High Budget are suggestions made by the Senior Design team and do not have to be followed strictly. On the contrary, it is entirely the Park Board's discretion to choose what can be implemented. Items from each budget type can be matched differently than the option provided by the group if deemed more realistic to the current circumstances. The budgets are separated per action item, in order to show the difference in pricing, and to give an overall idea of the costs. Please refer to Figure () for details.

When adding fixed features to an area like the Ottawa Park amphitheater, there is an imminent cost of regular repairs and maintenance needed. Seasonal winterization and maintenance of the restrooms is to be performed by the Ottawa-Jermain Park facilities crew and is not included in the estimates.

Funding:

Means of obtaining funding were also a priority of the overall project. Currently the City of Toledo has small limited funding available to its city parks, which lead the team to seek funding opportunities elsewhere.

The team's initial thought is to seek the local businesses that could potentially make contributions and donations if a sponsorship is agreed upon. This type of partnership can be very effective if performed correctly. Another option that seemed more promising due to its practicality, was seeking State and Federal funding. The Ohio Department of Natural Resources has two grants that could provide up to 75% reimbursement on a project.

The team advises applying for these grants as the first step in gaining funding for this project. In 2013, Secor Metropark was given \$84,000 for a \$120,000 permanent restroom project. If the Ottawa-Jermain Park Board could achieve similar success, the repairs and renovation of the amphitheater is more realistic and tangible.

The Secor Metropark project, can be seen in Figure 4 and 5. Figure 4 and 5 show the grants awarded for the 2013 year. Information regarding applying for these grants can also be found on the Ohio Department of Natural Resources website, www2.ohiodnr.gov

The tables below provides a summary of the costs. For further details, consults Tables () in the Appendix.

Low Budget		
Year One	Maintenance/Repair	\$24,975.00
	Storage Demolition	\$3,933.53
	Entrance Sign	\$221.10
	Rain Gutter	\$240.07
	Ceiling/Pillar Paint	\$2,414.16
Year Two	Combination Building	\$62,913.00
	Concrete Sidewalks	\$28,327.62
	Utilities	\$16,643.66
Year Three	Murals/Panels	\$1,768.84
	Recognition Bricks	\$11,979.88
Year Four	Asphalt Drive	\$26,415.36
Year Five	Lighting Repair	\$0.00
Low Budget Total		\$154,857.21

Table 1 – Low Budget Summary

High Budget		
Year One	Maintenance/Repair	\$24,975.00
	Storage Demolition	\$3,933.53
	Entrance Sign	\$221.10
	Rain Gutter	\$240.07
	Ceiling/Pillar Paint	\$2,414.16
Year Two	Restroom	\$35,861.22
	Storage Facility	\$11,726.18
	Concessions and Picnic Tables	\$23,123.22
	Concrete Sidewalks	\$32,591.97
	Utilities	\$23,739.63
Year Three	Murals/Panels	\$1,768.84
	Recognition Bricks/Gazebo	\$15,550.82
Year Four	Asphalt Drive	\$26,415.36
Year Five	New Lighting	\$22,300.00
	Electronic Sign	\$11,890.00
High Budget Total		\$211,776.08

Table 2 – High Budget Summary

Marketing and Communication

A survey conducted by our team of local residence around the amphitheater showed that ten out of twelve residents are aware of the amphitheater and 7 out of 12 have attended some performance at the amphitheater. In general when asked what improvements these individuals would like to see the responses directly reflect the features we are looking to improve upon (stage area, restrooms, concessions, lightning, better signage and visibility). Our team was also in communication with the Ottawa-Jermain Park Board and many of the suggestions of the local residences where also reflected during these meetings. The park board also placed an emphasis on ensuring that accessibility needs would be met and the amphitheater would be a safe environment for people to enjoy. Both parties agreed that maintaining the historical features of the amphitheater during the improvements would be essential.

A meeting was held with Michelle Carlson, program coordinator for the Toledo Arts Commission. She recommended continuing the "Young Artists at Work" summer program that would increase community awareness and involvement of the amphitheater. This would be a summer art program which would focus on high-school students to come and create murals that could then be displayed at the amphitheater and throughout the city of Toledo. This program pays the students as apprentices and is funded and supplied by the City of Toledo. It is recommended that these murals be created yearly so as to involve as many different students and families as possible to create increasing awareness of the amphitheater and park activities.

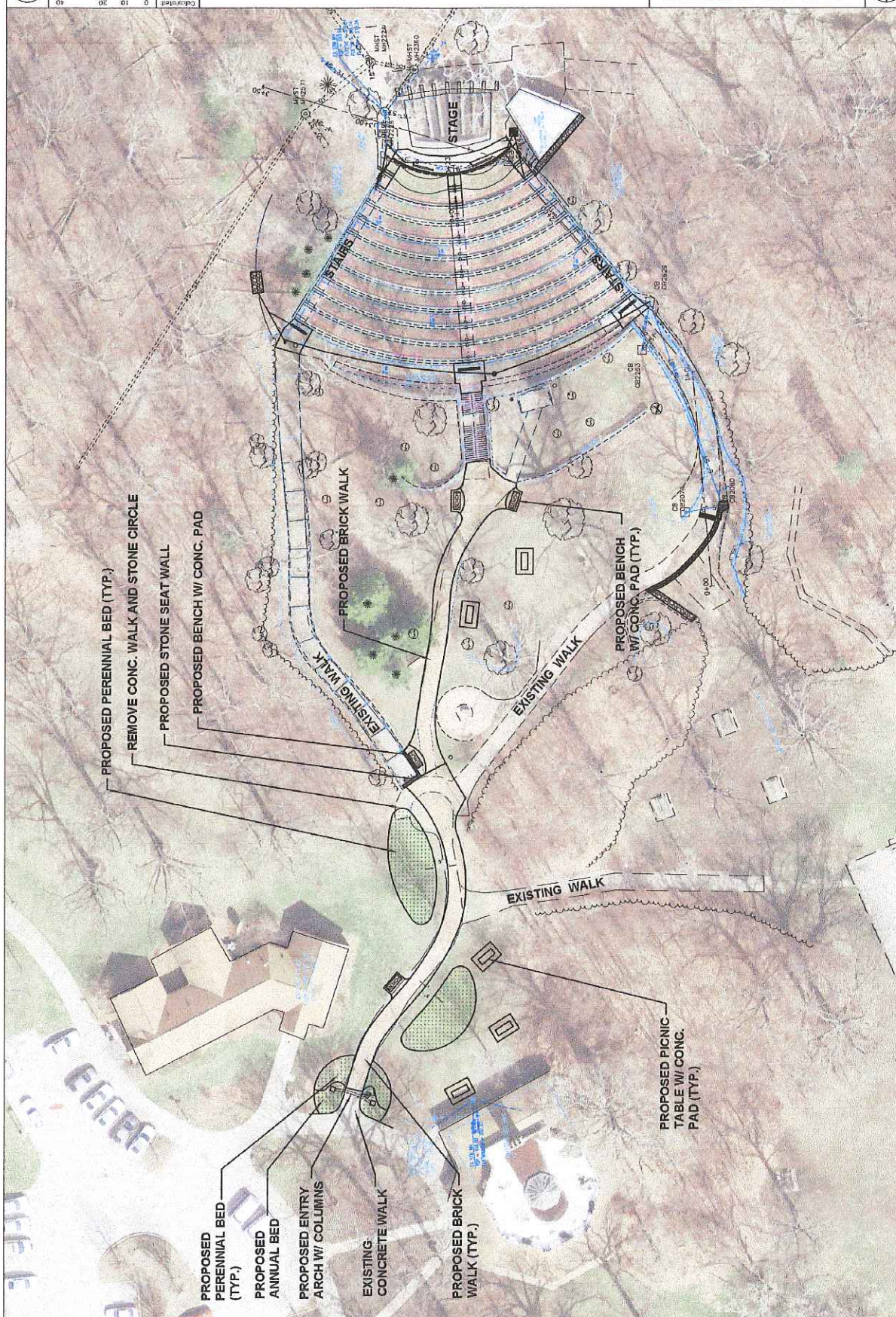
We consulted with Matt Lentz, Director of Marketing and Public Relations at The Valentine Theater to gain insight on how to draw more performances to the amphitheater. Matt recommended working with a promoter who specializes in musical and theater events to draw attention to performances occurring at the amphitheater. Working with local media sources such as The Blade or local news stations is an excellent way to bring attention to venues. Allowing use of the amphitheater by local art schools such as Toledo School of the Arts would be an excellent way to expand the reach of the amphitheater to families that would otherwise have no idea of its existence.

Conclusion

The Ottawa Park Amphitheater has the potential to make a significant difference in how the park connects to its local residents. Ensuring that the facilities at the amphitheater are safe, structurally sound and adequate will determine the ongoing success of the amphitheater. Restoring this facility will encourage a variety of programs and events to utilize it. This will increase general patronage of the park and allow for an additional outlet where events can be brought to the public. The features recommended in this report focus on the theme of restoration, the improvements such as gutters, concessions and

restrooms, a gazebo and improved lightning to allow the public to spend more time and utilize the amphitheater more often.

Our hope is to see this historical feature of Toledo to be fully restored and enjoyed by many families in the area for years to come. This will prove to be an excellent feature of Toledo set in the natural beauty that Ottawa Park provides and can be a destination spot for families looking to enjoy performances or even simply the surrounding atmosphere of the area. The venue is a perfect outlet for the art community of the city and will prove to be a key feature of the history of both the park and the City of Toledo.





Friends of Ottawa-Jermain Park

Dedicated to preserving & maintaining Toledo's greatest park



Rebuilding the Ottawa Park Amphitheater Phase Two

Attachment #4

"Rebuilding the Ottawa Park Amphitheater - Phase Two" is the basis for our District Improvement Program application. The attached photo shows most of what we propose:

- Building a 335' long x 10' wide concrete walk with a 10' Recognition Brick section. The concrete walk will make the remainder of the walkway from the parking lot handicapped accessible. The Recognition Brick section will serve as an ongoing method for the Friends of Ottawa-Jermain Park to raise additional funds.
- Adding an entry arch (or gazebo) just off the parking lot with signs. This makes it easier for people to locate the amphitheater.
- Adding flower beds so the area is more attractive. The Parks & Rec. Dept. has agreed to do that.
- Adding picnic tables and benches. The Parks & Rec. Dept. has agreed to do that.

Not shown is the permanent rest room & storage building (with or without concession stand). It will be placed southeast of the Police Museum, adjacent to the new concrete walk.

The attached spreadsheet includes all of the items, and the estimated costs. Two options are shown, depending on the final costs and how much money we can raise in addition to the \$125,000 from this grant.

Implementation.

The plans for what we propose are shown in the above attached photo and the costs on the above attached spreadsheet. Based on our experience with the previous NatureWorks grant, this project should take less than 3 months. If possible we would like to have the work done before our 2019 concert series begins in mid July. We would do the concrete sidewalks, recognition brick section and entry arch/gazebo first. Everything else could be after the concert series ends in late August.

The Friends of Ottawa-Jermain Park members and City employees who would oversee the project, and their qualifications are:

- Jay Catlow. President of Friends of Ottawa-Jermain Park. Retired. Was a project supervisor for Avca Corporation and a project coordinator for Bechtel Corp.: Both while on assignment at Davis Besse nuclear power plant.
- Harry Ward. Board Member, Friends of Ottawa-Jermain Park. Retired. Was VP of Technology for Doehler Jarvis, Toledo. In charge of all technological developments and implementation thereof in our plants. Managed design and oversaw construction of several plant expansions.
- Toledo Engineering (probably Steve Day) will create a detailed design and draft the bid documents. That work will not start until the project funding is approved.
- This project is in a City park. Ms. Wolkins, Commissioner of Parks, Recreation & Forestry, will select the most qualified City employee to oversee each phase of the construction.

