

OFFICE OF THE COUNCIL

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JIM JOLLY, Vice Chair
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OFFICE OF THE COUNCIL

**MEETING PACKET FOR THE CAPITAL OUTLAY
AND INFRASTRUCTURE COMMITTEE
OF APRIL 17, 2024
7:00 P.M.**

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CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE
Wednesday, April 17, 2024
7:00 PM

Location:

DPW Conference Room
12973 Farmington Rd
Livonia, MI 48150

Members:

Rob Gjonaj Donovic, Chair
Jim Jolly, Vice Chair
Carrie Budzinski, Member

AGENDA ITEM(S)

1. The subject matter of the 2022 Facility Condition Assessment and Space Needs Assessment. (CR 02-23)

AUDIENCE COMMUNICATION

THE FOLLOWING HAVE BEEN NOTIFIED AND ARE REQUESTED TO ATTEND:

Maureen Miller Brosnan, Mayor
Paul Bernier, City Attorney
Debra Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Don Rohraff, Director of Public Works
Todd Zilincik, City Engineer
Andy Fountain, Plane Moran Cresa

**THIS IS AN OPEN MEETING AND
ALL INTERESTED PARTIES ARE WELCOME TO ATTEND.**

**THIS MEETING WILL BE REPORTED AT
THE REGULAR MEETING OF MAY 6, 2024**

Minutes of this meeting will be available for public inspection in the City Clerk's Office not more than eight business days following the date of the meeting.

LORI L. MILLER, CITY CLERK

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LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
February 27, 2024

MEETING DATE

COI041024/COI041724/COI042424/R050624

PREPARED BY

Sara Kasprowicz, Council Office Manager

AGENDA ITEM

The subject matter of the 2022 Facility Condition Assessment and Space Needs Assessment. (CR 02-23)

BACKGROUND DETAILS

At the Regular Meeting of July 24, 2023, Councilmember McCullough gave a report of the Capital Outlay and Infrastructure Committee Meeting held on July 17, 2023.

At the Regular Meeting of March 13, 2023, Councilmember McCullough gave a report of the Capital Outlay and Infrastructure Committee Meeting held on March 1, 2023.

At the Regular Meeting of January 18, 2023:

On a motion by Councilmember McCullough, supported by Councilmember Donovic and unanimously adopted, it was:

#002-23 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Rob Donovic, at the Regular Meeting held January 18, 2023, the Council does hereby refer the "2022 Facility Condition Assessment and Space Needs Assessment" to the Capital Outlay and Infrastructure Committee for further discussion.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss updated information as presented.

ATTACHMENTS

1. COI071723 Revised New Data recd 7-17-23
2. COI071723 New Data - Space Needs
3. COI071723 LTC Space Needs and Cap Plan Svcs Report
4. City of Livonia PMC - First Amendment FINAL
5. COI030123 Space Needs Assessment Documents Item 1- New Data
6. COI030123 LTC Space Needs and Cap Plan Svcs Report
7. R011823 Subject matter of Space Needs Assessment to COI CR 02-23
8. S013122 Space Needs Assessment Documents
9. R021622 Approval of engineering svcs for Space Needs Assess and Cap Planning CR 51-22
10. 20221119_COL_FCA and SNA_Preliminary Findings-FINAL
11. 20221119_COL_Facility Condition Assessment-FINAL
12. 20221119_COL_Space Needs Assessment-FINAL

DRAFT

February 17, 2024

**Space/Site Program,
Opinion of Probable Cost,
and Milestone Schedule for
City Hall, Police Station, and Fire Station No. 1**

City of Livonia



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Assumptions and Clarifications

- Existing square footage was calculated from owner furnished drawings (PDF) and are approximate. PMR did not verify dimensions in field.

DRAFT

Process

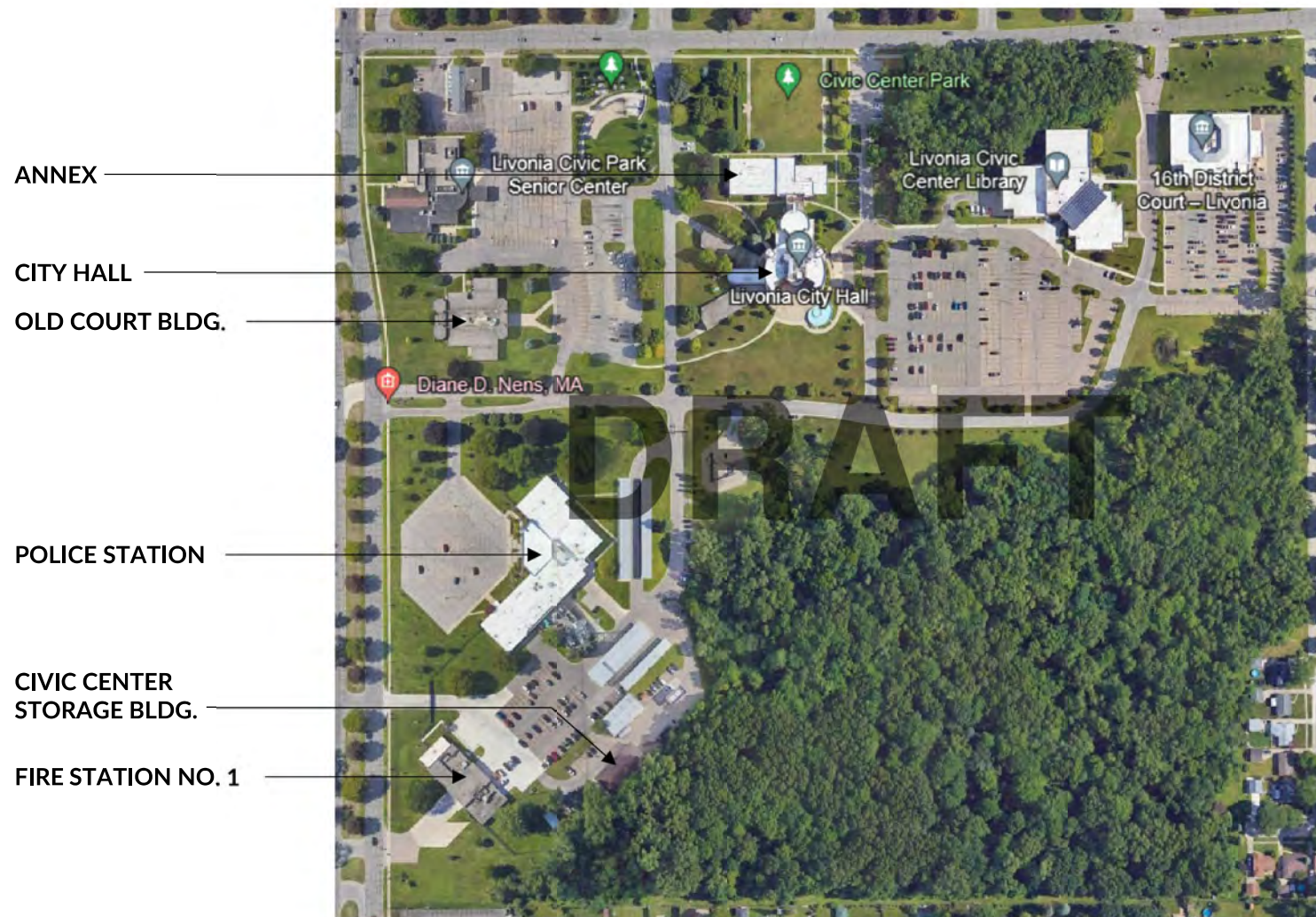
- PMR reviewed owner furnished floor plans to define and document department boundaries
- PMR distributed a space programming survey to key stakeholders to gather information about current staffing/space and projected staffing/space.
- PMR conducted follow up interviews with stakeholders to review and validate survey responses
- PMR toured existing facilities to observe current space types, sizes, adjacencies, and utilization.
- PMR documented existing space deficiencies
- PMR assisted the COL with developing workplace standards, consolidation of centralized operations, and general workplace strategies.
- PMR developed, and reviewed with the owner, a draft Space/Site programs, Opinion of Probable Costs, and Milestone Schedules.
- PMR refined the draft report per owner comments.

DRAFT

Executive Summary

Building	Gross Square Footage (Existing)	Gross Square Footage (Projected Full Program)	Gross Square Footage (Projected Reduced Program)	Capital Improvement Costs per 2022 Facility Condition Assessment	New Construction Costs (Full Program)	New Construction Costs (Reduced Program)
City Hall + Annex	90,605					
Old Court House (Storage)	1,900 +/-					
Civic Center Storage Facility	1,500 +/-					
Total	94,005	66,200	49,500	\$28.3 M	\$42 M	\$32 M
Police Department	62,410	76,800	63,800	\$13.7 M	\$53M	\$44 M
Fire Station No. 1	14,150	24,900	16,900	\$3.0 M	\$20 M	\$14 M
Total	170,565	167,900	130,200	\$45 M	\$115 M	\$90 M

Campus Map



City Hall

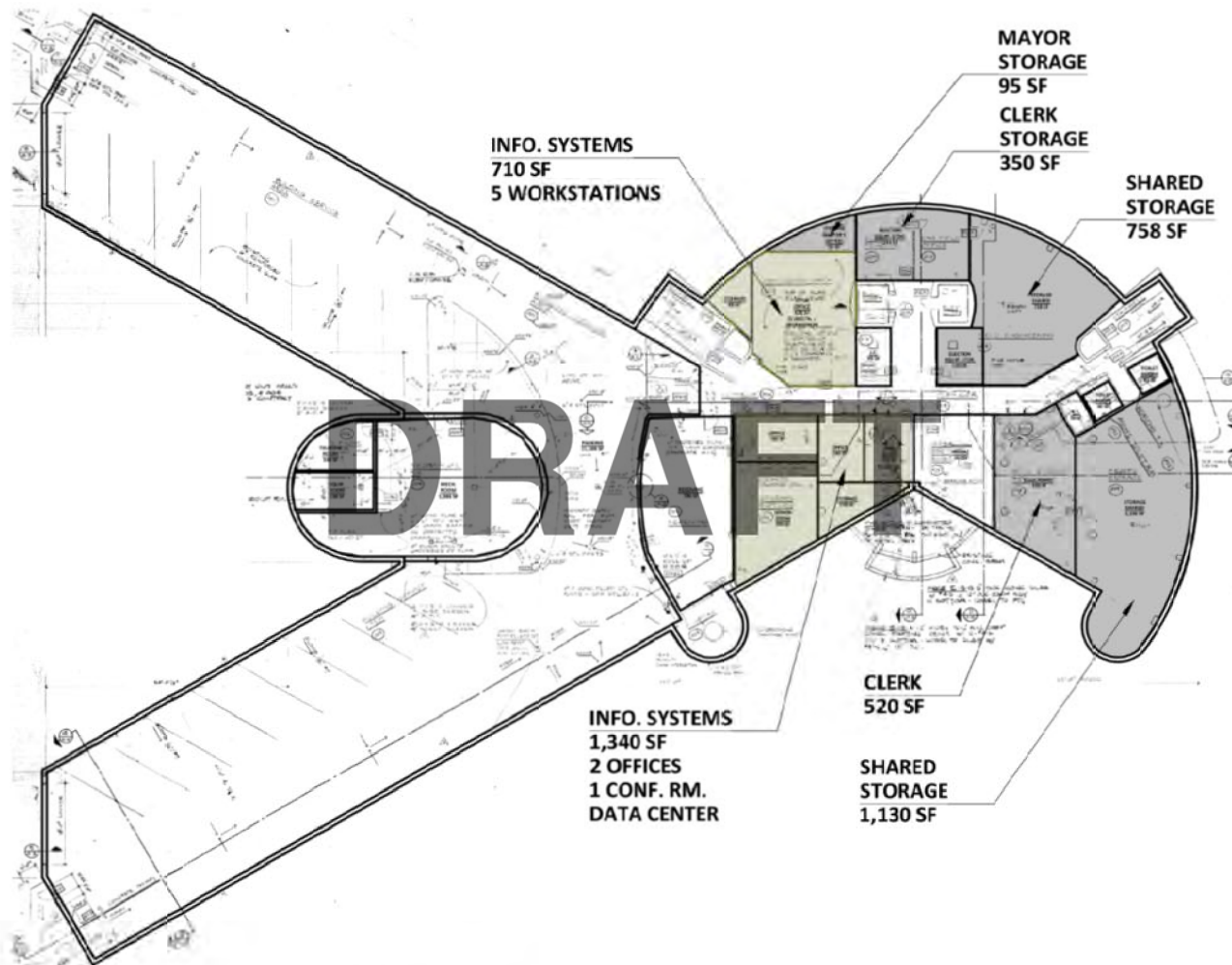


Year Built: 1977 (47 Years Old)

City Hall - Site



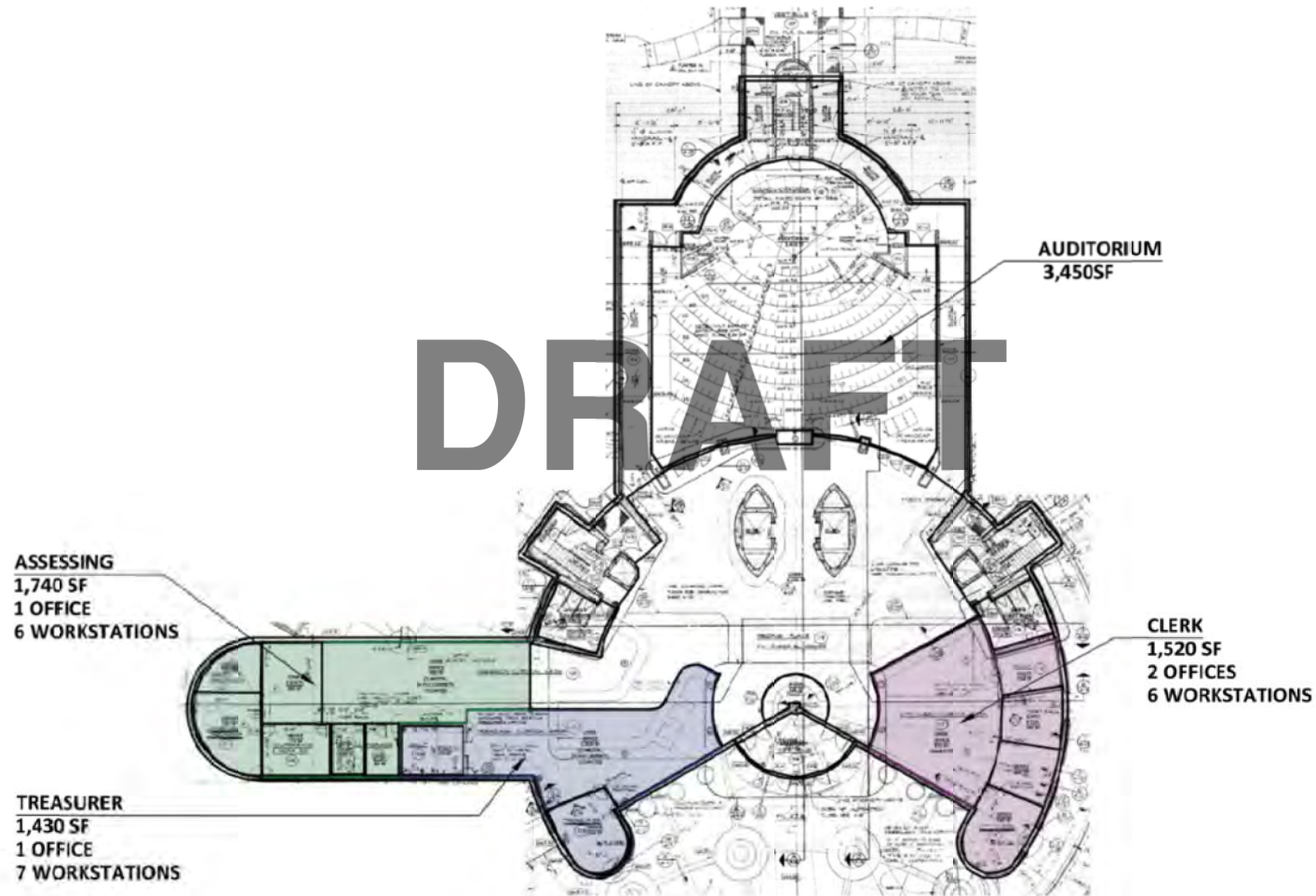
City Hall – Lower Level Floor Plan



CITY OF LIVONIA - CITY HALL - LOWER LEVEL FLOOR PLAN
NOT TO SCALE

21,353 GSF +/-

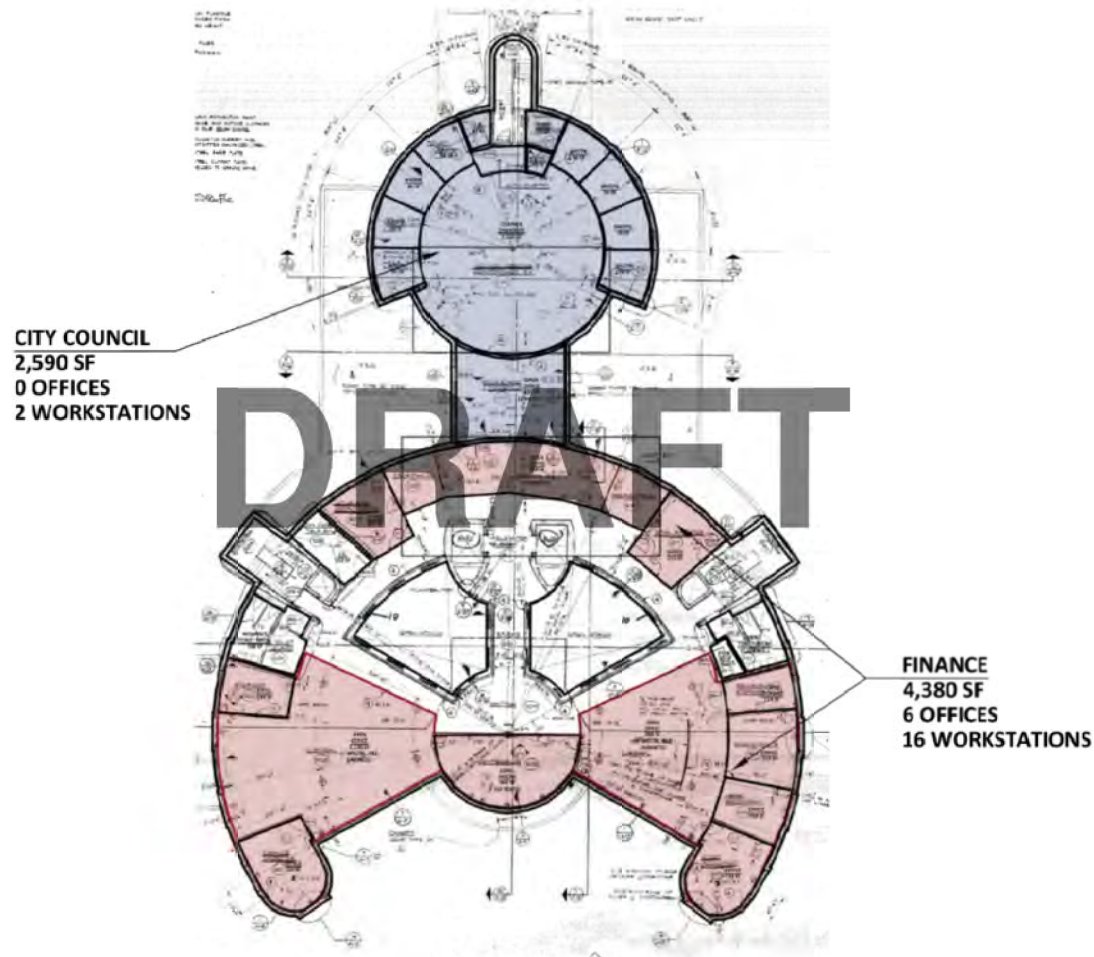
City Hall – Main Level Floor Plan



CITY OF LIVONIA - CITY HALL - MAIN LEVEL FLOOR PLAN
NOT TO SCALE

16,220 GSF +/-

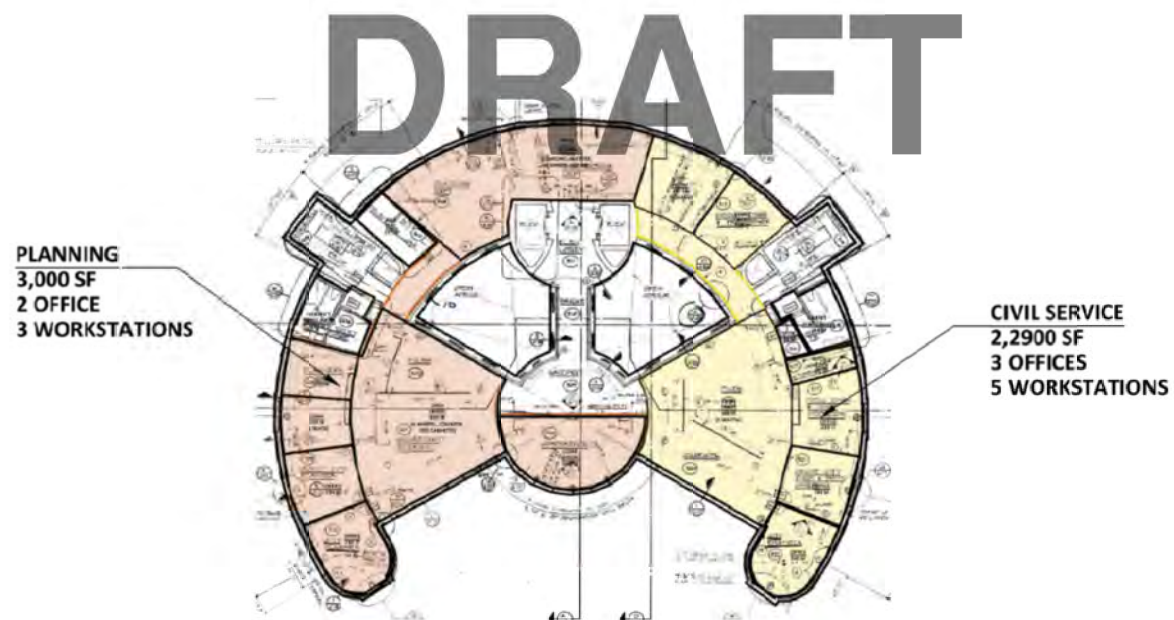
City Hall – Second Level Floor Plan



CITY OF LIVONIA - CITY HALL - SECOND LEVEL FLOOR PLAN
NOT TO SCALE

11,617 GSF +/-

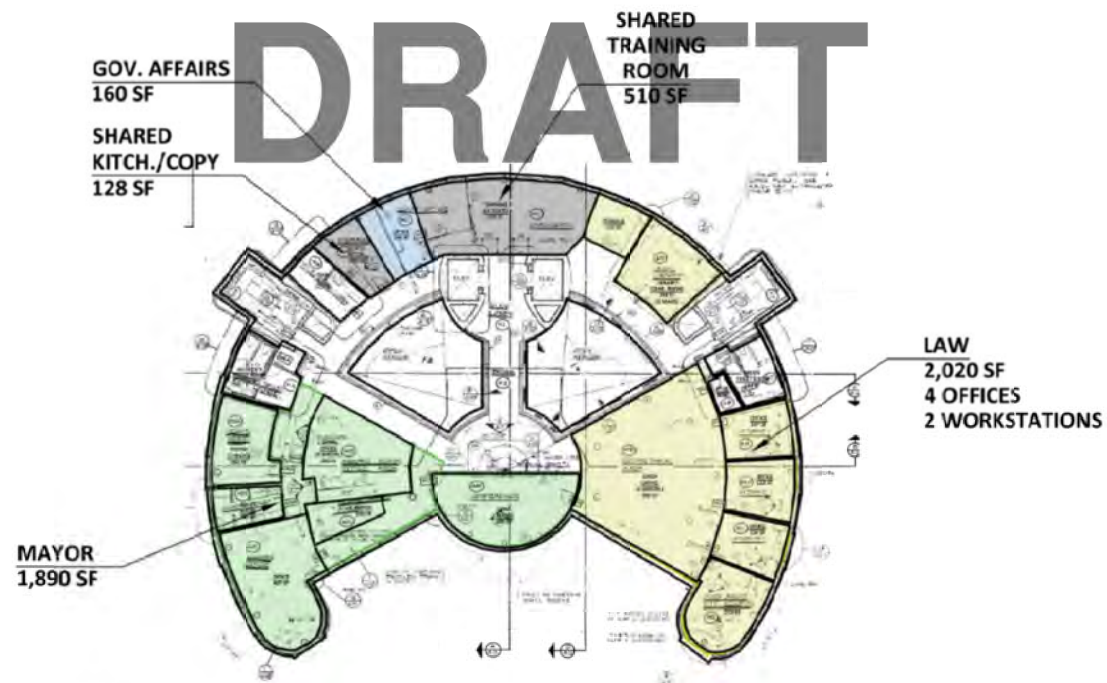
City Hall – Third Level Floor Plan



CITY OF LIVONIA - CITY HALL - THIRD LEVEL FLOOR PLAN
NOT TO SCALE

8,665 GSF +/-

City Hall – Forth Level Floor Plan

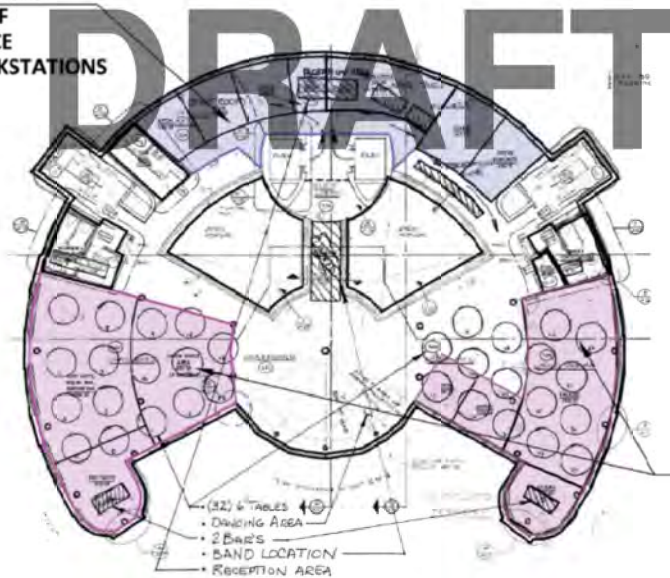


CITY OF LIVONIA - CITY HALL - FORTH LEVEL FLOOR PLAN
NOT TO SCALE

8,665 GSF +/-

City Hall – Fifth Level Floor Plan

COMMUNITY
RESOURCES
1,230 SF
3 OFFICE
3 WORKSTATIONS



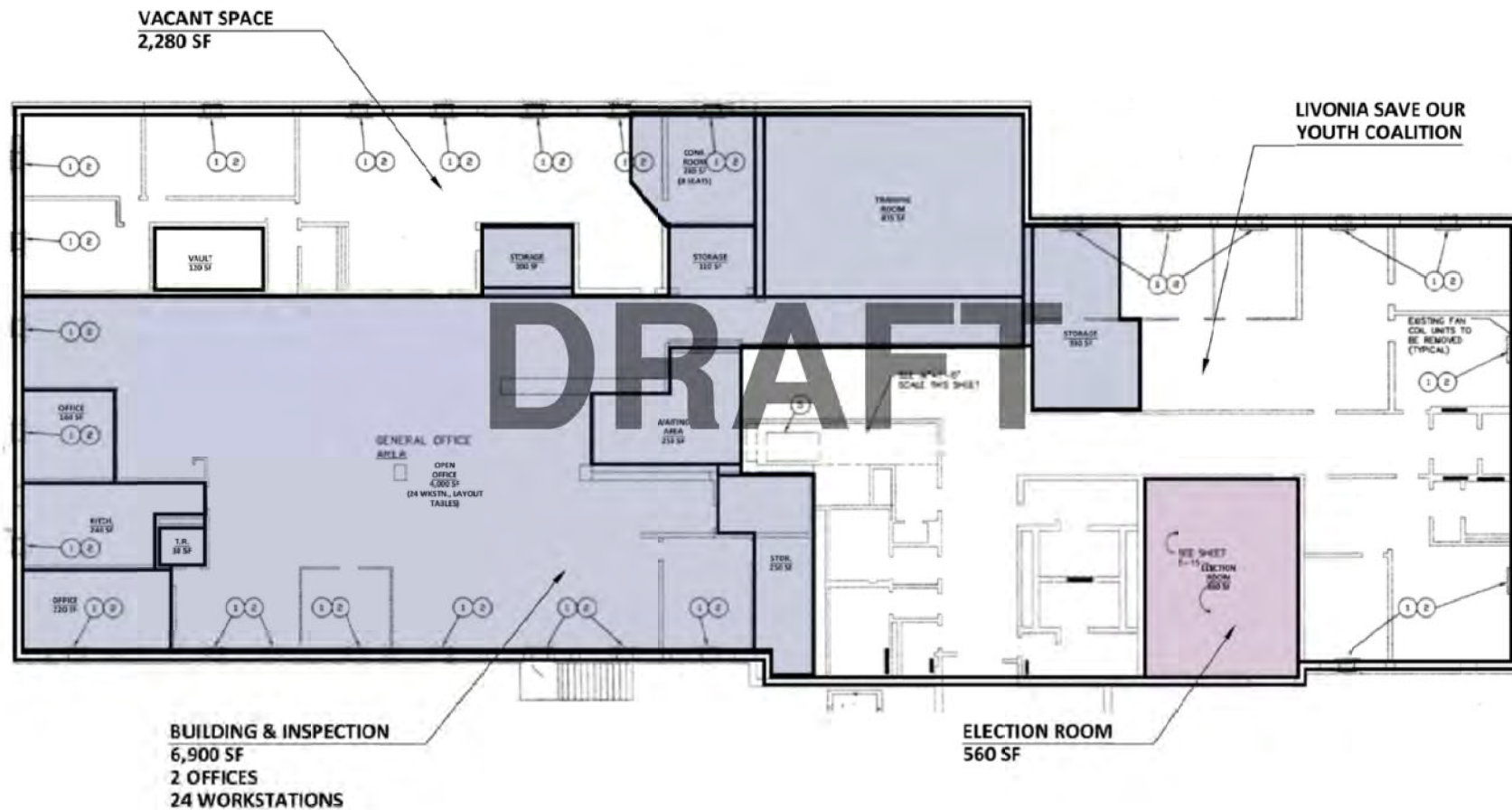
CABLE-LIVONIA TV
2,500 SF
1 OFFICES
5 WORKSTATIONS



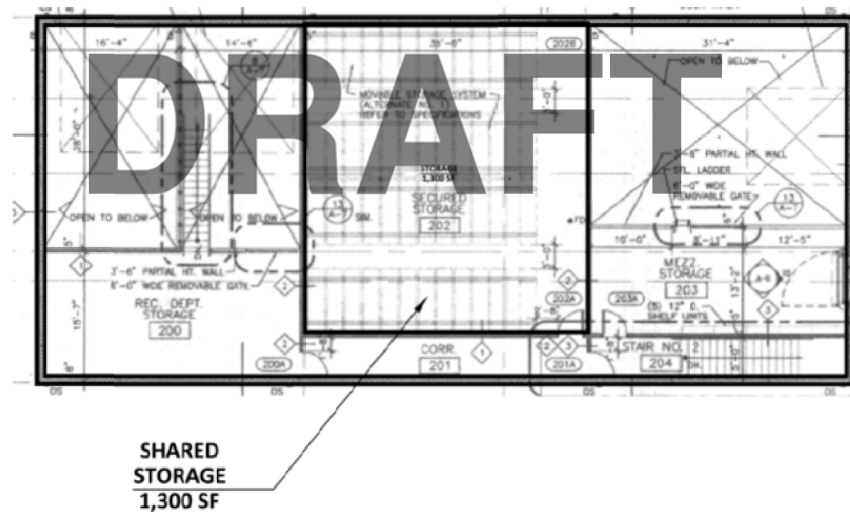
CITY OF LIVONIA - CITY HALL - FIFTH LEVEL FLOOR PLAN
NOT TO SCALE

8,865 GSF +/-

Annex – Main Level Floor Plan



Civic Center Storage Building – Upper Level Floor Plan



CITY OF LIVONIA - CIVIC CENTER STORAGE BUILDING - SECOND LEVEL FLOOR PLAN
NOT TO SCALE

4,570 GSF +/-

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Assessment Department (Jacob Liberati)											
Office 1	1	1		1	0	230	168	230	168		
Office 2	1	1		1	0	173	168	173	168		
Office 3	1	1		1	0	116	168	116	168		
Workstations	5	6		0	6	64	64	320	384		
Open Office Storage			1			100	100	100	100		
Conference Room (6 seats)			1			245	-	245	-		
Conference Room (12 seats)			1			-	264	-	264		
Copy Room			1			40	-	40	-	included in Support/Common space	
Storage Room			1			82	-	82	-		
Storage Room			1			100	200	100	200	long term storage, needs to remain on-site	
Kitchenette			1			40		40	-	Pantry/Café will be added as Support/Common area	
Subtotal								1,446	1,452		
Secondary Circulation								294	610		
Total	8	9		3	6			1,740	2,062	current space is 1,740 SF	
Cable-Livonia TV (Mike DiFazio)											
Office/Edit Suite 1	1	1		1		124	220	124	220	current Office	
Office/Edit Suite 2	1	1		1		250	220	250	220	current Edit Suite	
Office/Edit Suite 3	0	1		1			220	-	220		
Office/Edit Suite 4	0	1		1			220	-	220		
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	0				64	64	64	-		
Workstation 3	1	0				64	64	64	-		
Open Office Storage/Work Space			1			100	100	100	100		
Edit Suite/Equipment Room/Server Room			1			690	-	690	-		
Equipment Room			1			-	200	-	200		
Equipment Storage			-			-		-	-	approx. 600 sf currently in civic center storage building, exact SF to be confirmed. Can remain off site.	
Server Room			1			-	-	-	-	included in Support/Common space	
Sound Booth			1			24	100	24	100	currently in Auditorium	
Studio			1			150	300	150	300	currently part of Gallery	300
Gallery			1			700	-	700	-	to be included as Support/Common space	
Storage Room			1			94	120	94	120		
Subtotal								2,324	1,764		
Secondary Circulation								176	529		
Total	5	5		4	1			2,500	2,293	current space is 2,500 SF (5th floor only)	

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
City Clerk (Lori Miller, Doris DeMarco)											
Office 1	1	1		1		230	230	230	230		62
Office 2	1	1		1		156	168	156	168		
Office 3		1		1			120	-	120		
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	1			1	64	64	64	64		
Workstation 3	1	1			1	64	64	64	64		
Workstation 4	1	1			1	64	64	64	64		
Workstation 5	1	1			1	64	64	64	64		
Workstation 6	1	1			1	64	64	64	64		
Workstation 7		1			1		64	-	64		
Open Office Storage			1			100	225	100	225		
Kitchenette/Copy			1			160		160	-	Pantry/Café will be added as Support/Common area	
Mail/Reprographics Room			1			520	520	520	520	currently in basement	
Vault			1			134	134	134	134		
Counter Space			1			64	64	64	64	Three windows, one is used by Water Dept.	
Conference Room (12 seats)			1				264	-	264		264
Election Equip. Storage			1			470	3,500	470	3,500	currently in basement	1,500
Storage			1			200	200	200	200	currently in basement	200
Storage			1			100	100	100	100	100 SF +/- currently at Greenmead	100
Storage			1			560	1,200	560	1,200	currently in Annex	1,200
Storage			1			1,500	3,000	1,500	3,000	1,500 SF +/- currently in old Courthouse	3,000
Storage			1			200	200	200	200	200 SF +/- currently in civic center storage building	200
Subtotal								4,778	10,373		
Secondary Circulation								292	652		
										current space on first floor = 1,520 SF; storage space in basement, annex, old courthouse, and civic center storage building = approximately 3,550 SF.	
Total	8	10		3	7			5,070	11,025		

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Civil Service/Human Resources (Elizabeth Hallack, Jeannine Laible)											
Office 1	1	1		1		230	168	230	168		
Office 2	1	1		1		220	168	220	168		
Office 3	1	1		1		190	120	190	120		
Office 4 (currently vacant)		1		1		200	120	200	120		
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	1			1	64	64	64	64		
Workstation 3	1	1			1	64	64	64	64		
Workstation 4	1	1			1	64	64	64	64		
Workstation 5	1	1			1	64	64	64	64		
Workstation 6		1			1	64	64	-	64		
Open Office Storage			1			200	200	200	200		
Conference Room (4 seats)			1			247	170	247	170		
Copy/Work Room			1					-	-	included in Support/Common space	
Storage Room			1			200	200	200	200	currently in basement	
Storage Room			1			-		-	-	approximately 200 SF currently in civic center storage building, can remain off-site	
Kitchenette/Copy			1			70		70	-	Pantry/Café will be added as Support/Common area	
Subtotal								1,877	1,530		
Secondary Circulation								613	643		
Total	8	10		4	6			2,490	2,173	current space on first floor = 2,290 SF; storage space in basement = approximately 200 SF.	

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Community Resources and Communications (Kristin Houchins, Chris Jackett)											
Office 1	1	1		1		120	120	120	120		
Office 2	1	1		1		167	120	167	120		
Office 3	0	0		0		142	-	142	-	vacant	
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	1			1	64	64	64	64		
Workstation 3						64		64	-	vacant	
Workstation 4						64		64	-	vacant	
Open Office Storage			1			100	100	100	100		
Kitchenette/Storage			1			100		100	-	Pantry/Café will be added as Support/Common area	
Storage			1			120	100	120	100		
Copy/Storage			1			80		80	-	included in Support/Common space	
Subtotal								1,085	568		
Secondary Circulation								145	239		
Total	4	4		2	2			1,230	807	current space is 1,230 SF	
City Council (Sara Kasprovicz, Brandon McCullough)											
Workstation 1	1	1			1	90	49	90	49	in area separate from Council Chambers	
Workstation 2	1	1			1	90	49	90	49	in area separate from Council Chambers	
Workstation 3	1	1			1	90	49	90	49	in area separate from Council Chambers	
Workstation 4	1	1			1	90	49	90	49	in area separate from Council Chambers	
Workstation 5	1	1			1	90	49	90	49	in area separate from Council Chambers	
Workstation 6	1	1			1	90	49	90	49	in area separate from Council Chambers	
Workstation 7	1	1			1	90	49	90	49	in area separate from Council Chambers	
Workstation 8	1	1			1	64	64	64	64	Secretary	
Workstation 9	1	1			1	64	64	64	64	Reception	
Conference Room (20 seats)			1				420	-	420		420
Council Chambers			1			1,250	2,500	1,250	2,500	primary function is to accommodate council and other commission meetings; and replace the meeting function of the existing auditorium	
Pre-function Space/Lobby			1			-	625	-	625		
Toilet Room			1			36	100	36	100		
Storage			1			52	-	52	-		
Coffee/Work Area			1			20	100	20	100		
Subtotal								2,116	4,216		
Secondary Circulation								474	1,771		
Total	9	9		0	9			2,590	5,987	existing space is 2,590 SF	

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Economic Development (Mark Taormina)											
Office 1	1	1		1		230	168	230	168		
Office 2	1	1		1		194	120	194	120		
Office 3		1		1			120	-	120		
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	1			1	64	64	64	64		
Workstation 3	1					64	64	64	-		
Workstation 4						178	64	-	-		
Open Office Storage			1			400	200	500	200		
Storage			1			-		-	-	approximately 100 SF currently in civic center storage building, can remain off-site	
Conference Room (6 seats)			1			155	155	155	155		155
Conference Room (12 seats)			1			360		360	-	included in Support/Common space	
Copy Room			1			150		150	-	included in Support/Common space	
Plotter/Scanner/Copier Area			1			240	240	240	240		
Subtotal								2,021	1,131		
Secondary Circulation								979	475		
Total	5	5		3	2			3,000	1,606	current space is 3,000 SF	

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Finance (Connie Kumpula)											
Office 1	1	1		1		230	168	230	168		
Office 2	1	1		1		150	120	150	120		
Office 3	1	1		1		210	120	210	120		
Office 4	1	1		1		210	120	210	120		
Office 5	1	1		1		187	120	187	120		
Office 6	1	1		1		230	168	230	168		
Office 7		1		1		120	120	-	120		
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	1			1	64	64	64	64		
Workstation 3	1	1			1	64	64	64	64		
Workstation 4	1	1			1	64	64	64	64		
Workstation 5	1	1			1	64	64	64	64		
Workstation 6	1	1			1	64	64	64	64		
Workstation 7	1	1			1	64	64	64	64		
Workstation 8	1	1			1	64	64	64	64		
Workstation 9	1	1			1	64	64	64	64		
Workstation 10	1	1			1	64	64	64	64		
Workstation 11	1	1			1	64	64	64	64		
Workstation 12	1	1			1	64	64	64	64		
Workstation 13	1					64	64	64	-		
Open Office Storage				1		300	300	300	300		100
Copy/Storage				1		114		114	-	included in Support/Common space	
Storage				1		200	200	200	200	currently in basement, exact SF to be confirmed	
Storage			-			-	-	-	-	approximately 200 SF of storage at civic center storage building, can remain off-site	
Kitchenette				1		144		144	-	Pantry/Café will be added as Support/Common area	
Conference Room (10 seats)				1		360		360	-	included in Support/Common space	
Subtotal								3,167	2,204		
Secondary Circulation								1,213	926		
Total	19	19		7	12			4,380	3,130	current space is 4,380 SF (2nd floor only)	

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Housing (Jim Inglis)											
Office 1 (Director)	1	1		1		120	120	120	120	currently located at McNamara Tower	
Office 2 (Deputy Director)	1	1		1		120	120	120	120	currently located at McNamara Tower	
Office 3 (Finance Director)	1	1		1		120	120	120	120	currently located at McNamara Tower	
Subtotal								360	360		
Secondary Circulation								162	151		
Total	3	3		3	0			522	511		
Information Systems											
Office 1	1	1		1		144	120	144	120		
Office 2	1	1		1		180	120	180	120		
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	1			1	64	64	64	64		
Workstation 3	1	1			1	64	64	64	64		
Workstation 4	1	1			1	64	64	64	64		
Workstation 5					1	64	64	-	64	for vendor's	64
Workstation 6		1			1	64	64	-	64	future staff	
Open Office Storage/Lab Area				1		100	100	100	100		
Conference Room (6 seats)				1		152		152	-	included in Support/Common space	
Storage				1		150	150	150	150		
Storage				1		86	86	86	86		
Server Room				1		395		395	-	included in Support/Common space	
Subtotal								1,463	960		
Secondary Circulation								237	403		
Total	6	7		2	6			1,700	1,363	current space is 1,700 sf	

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Inspections (Jerome Hanna)											
Office 1	1	1		1		220	168	220	168		
Office 2	1	1		1		160	168	160	168		
Office 3		1		1			120	-	120		
Office 4		1		1			120	-	120		
Workstation 1	1	1			1	100	100	100	100	plan review	
Workstation 2	1	1			1	100	100	100	100	plan review	
Workstation 3	1	1			1	64	64	64	64		
Workstation 4	1	1			1	64	64	64	64		
Workstation 5	1	1			1	64	64	64	64		
Workstation 6	1	1			1	64	64	64	64		
Workstation 7	1	1			1	64	64	64	64		
Workstation 8	1	1			1	64	64	64	64		
Workstation 9 -26	18	18			18	20	20	360	360	benching	
Open Office Storage			1			400	400	400	400		100
Waiting Room/Lobby			1			250	250	250	250		
Storage (drawing)			1			330	330	330	330	drawing storage	330
Vault (office supplies)			1			120	120	120	120	does not need to be secured storage	
Kitchenette			1			240		240	-	Pantry/Café will be added as Support/Common area	
Storage			1			110	110	110	110		
Storage			1			100	-	100	-		
Storage			1			250	250	250	250		
Conference Room (8 seats)			1			240		240	-		
Training Room (30 seats)			1			875	-	875	-	included in Support/Common space	
Subtotal								4,239	2,980		
Secondary Circulation								2,661	1,252		
Total	28	30		4	26			6,900	4,232	current space is 6,900 SF	

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Law (Mike Fisher)											
Office 1	1	1		1		230	168	230	168		
Office 2	1	1		1		150	168	150	168		
Office 3	1	1		1		163	168	163	168		
Office 4	1	1		1		147	168	147	168		
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	1			1	64	64	64	64		
Workstation 3						64		-	-		
Open Office Storage				1		200	200	200	200		
Library/Conference Room (6 seats)				1		240	240	240	240		
Storage				1		110	110	110	110		
Subtotal								1,368	1,350		
Secondary Circulation								632	567		
Total	6	6		4	2			2,000	1,917	current space is 2,000 SF	
Mayor's Office (Dave Varga)											
Office 1	1	1		1	0	405	400	405	400	room for desk and casual seating area	
Office 2	1	1		1	0	100	120	100	120	room for desk and (2) guest chairs	
Workstation 1	1	1		0	1	64	64	64	64		
Workstation 2	1	1		0	1	64	64	64	64		
Workstation 3/Office	1	1		1	0	160	120	160	120	Government Affairs	
Conference Room (6 seats)				1		206	206	206	206		
Conference Room (12 seats)				1		360		360	-	included in common/shared space	
Toilet Room (Mayor's)				1		106	100	106	100		
Copy Room				1		100	100	100	100		
Storage Room				1		100	-	100	-	currently located in basement	
Kitchenette				1		50	50	50	50		
Reception/Waiting Area				1		-	200	-	200		
Subtotal								1,715	1,424		
Secondary Circulation								175	598		
Total	5	5		3	2			1,890	2,022	current space is 1,890 SF (4th floor only)	

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Treasurer's Office (Susan Nash)											
Office 1	1	1		1		230	168	230	168		
Office 2		1		1		64	120	-	120		
Workstation 1	1	1			1	64	64	64	64		
Workstation 2	1	1			1	64	64	64	64		
Workstation 3	1	1			1	64	64	64	64		
Workstation 4	1	1			1	64	64	64	64		
Workstation 5	1	1			1	64	64	64	64		
Workstation 6	1	1			1	64	64	64	64		
Workstation 7	1					64	-	64	-		
Open Office Storage			1			200	200	200	200	consider adding a drive-thru window	200
Vault			1			150	150	150	150		
Storage			1			-	-	-	-	approximately 200 SF in civic center storage building, can remain off-site	
Storage			1			200	200	200	200	currently in city hall basement	
Walk-up payment area			1			100	150	100	150		
Subtotal								1,328	1,372		
Secondary Circulation								102	576		
Total	8	8		2	6			1,430	1,948	current space is 1,430 SF (1st floor only)	
Total - Office Area	122	130		44	87			35,442	41,075		

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support/Common Area											
Phone Room			4				64	-	256		256
Huddle Room			4				120	-	480		480
Open Collaboration Area			6				100	-	600		600
Wellness Room			2				120	-	240		
Pantry			2				200	-	400		400
Café			1				500	-	500	centrally located	
Gallery/Training (50 seats)			1				1,400	-	1,400	requested by City Clerk, can be divided into (2) 700 SF Conference Rooms (accommodates current Gallery function)	
Conference Room (16 seats)			1				364	-	364		
Conference Room (12 seats)			2				264	-	528		264
Copy/Work Room			4				200	-	800		
Server Room			1				200	-	200		
Telecom Room			1				340	-	340	currently on lower level, combine w/ Server Room	
Telecom Room			1				140	-	140	currently on lower level	
Equipment Room			1				138	-	138	currently on lower level	
Mechanical Room			1				1,086	-	1,086	currently on lower level	
Receiving			1				706	-	706	currently on lower level	
Parking			1				11,100	-	11,100	currently on lower level	
J.C.			1				90	-	90	currently on lower level	
J.C.			1				45	-	45	currently on lower level	
Toilet Room			1				40	-	40	currently on lower level	
Toilet Room			1				42	-	42	currently on lower level	
Auditorium and Control Room			1				3,450	-	3,450	currently on first floor, not included in future program	
Control Room			1				450	-	450	currently on first floor	
Kiosk			1				105	-	105	currently on first floor	
Lobby/Counter Space			1				4,000	-	4,000	currently on first floor	
Men's Toilet Room			1				162	-	162	currently on first floor	
Women's Toilet Room			1				162	-	162	currently on first floor	
Vacant Space			1				2,280	-	2,280	currently in Annex	
Livonia Save our Youth			1				4,360	-	4,360	currently in Annex, confirm if this space is required	
Coalition/Common/Support Space											

City Hall – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support/Common Area											
Men's Toilet Room			1			134	134	134	134	currently on second floor	
Women's Toilet Room			1			180	180	180	180	currently on second floor	
Storage			1			30	-	30	-	currently on second floor	
J.C.			1			112	100	112	100	currently on second floor	
Men's Toilet Room			1			134	134	134	134	currently on third floor	
Women's Toilet Room			1			180	180	180	180	currently on third floor	
Storage			1			30	-	30	-	currently on third floor	
Tele./Elec.			1			112	112	112	112	currently on third floor	
Men's Toilet Room			1			134	134	134	134	currently on fourth floor	
Women's Toilet Room			1			180	180	180	180	currently on fourth floor	
Training Room			1			510	-	510	-	currently on fourth floor	
Copy/Kitchenette			1			128	-	128	-	currently on fourth floor	
Storage			1			30	-	30	-	currently on fourth floor	
Tele./Elec.			1			112	112	112	112	currently on fourth floor	
Men's Toilet Room			1			134	134	134	134	currently on fifth floor	
Women's Toilet Room			1			180	180	180	180	currently on fifth floor	
Storage			1			30	-	30	-	currently on fifth floor	
Tele./Elec.			1			112	-	112	-	currently on fifth floor	
Subtotal								31,158	11,605		10,195
Secondary Circulation								12,190	4,874		4,282
Total - Support/Common Area								43,348	16,479		14,477
Grand Total	122	130		44	87			80,790	57,554		

Gross-Up Factor 15%

12,119 8,633

2,172

Grand Total - All Areas

92,909 66,187

16,648

City Hall – Space Program

Current GSF

Existing Square Footage (City Hall)		NSF	GSF
Lower Level		20,370	21,353
First Floor		15,480	16,220
Second Floor		10,075	11,617
Third Floor		7,328	8,665
Forth Floor		7,328	8,665
Fifth Floor		7,525	8,865
Total		68,106	75,385
Existing Square Footage (Annex)		NSF	GSF
Annex		14,100	15,220
Total		14,100	15,220
Existing Square Footage (City Hall + Annex)		82,206	90,605
Projected Reduced Program GSF for New City Hall			49,539

includes 560 SF of basement

City Hall – Site Program

Site Areas		Square Feet	
Building Footprint			
	City Hall		66,187
			-
	Total		66,187
Building Support Areas			
Parking		Qty.	Area
	Staff	130	350
	Visitor	50	350
	Subtotal	180	700
	Current	181	approximately
Docks		-	-
Fenced Outdoor Storage		-	-
Generator		1	200
	Subtotal		200
	Total		129,387
Retention Area			<u>20,000</u>
			149,387
Circulation, Setbacks, Greenbelts, etc.			<u>59,755</u>
	Total		209,142
		rounded	5.0 Acres

City Hall – Opinion of Probable Cost

Professional Services			\$	3,829,707
Regulatory		0.03%	\$	7,283
Construction			\$	29,130,862
Furniture + Fixtures	\$	55.00	\$	1,820,143
Owner Equipment		allowance	\$	15,000
Technology	\$	30.00	\$	1,985,611
Subtotal			\$	36,788,606
Contingency		10%	\$	2,913,086
Escalation		8%	\$	2,330,469

Total Project Cost			\$	42,032,161
	Hard Costs	69.31%	\$	29,130,862
	Soft Costs	30.69%	\$	12,901,299
Total Project Cost (Potential Reductions)			\$	31,459,551

Assumptions/Clarifications:

1. Excludes computers, monitors, keyboards, printers, etc.
2. Assumes abatement is not required
3. Excludes kitchen equipment
4. Excludes exercise equipment
5. Assumes site utilities are in place and have adequate capacity
6. Assumes building will be constructed of durable and readily available materials, as used in construction of similar facilities.
7. Furniture budget includes offices, workstations, café, open collaboration, and conference rooms.
8. Assumes EGLE permitting, wetland boundary survey, and traffic study are not required.
9. Construction budget includes site work; demo of existing city hall building; and construction of new city hall building.

City Hall – Milestone Schedule

Professional Services Procurement =	4	Months
Design Phase =	9	Months
Construction Phase =	18	Months
Close Out =	3	Months
Schedule Contingency =	2	Months
Total Project Duration =	36	Months

Assumptions:

1. The City of Livonia will make timely decisions and provide timely approvals in order to maintain the project schedule.

Police Department



Year Built: Original building = 1961 (62 Years Old), Addition = 1986 (37 Years Old)

Police Department – Site

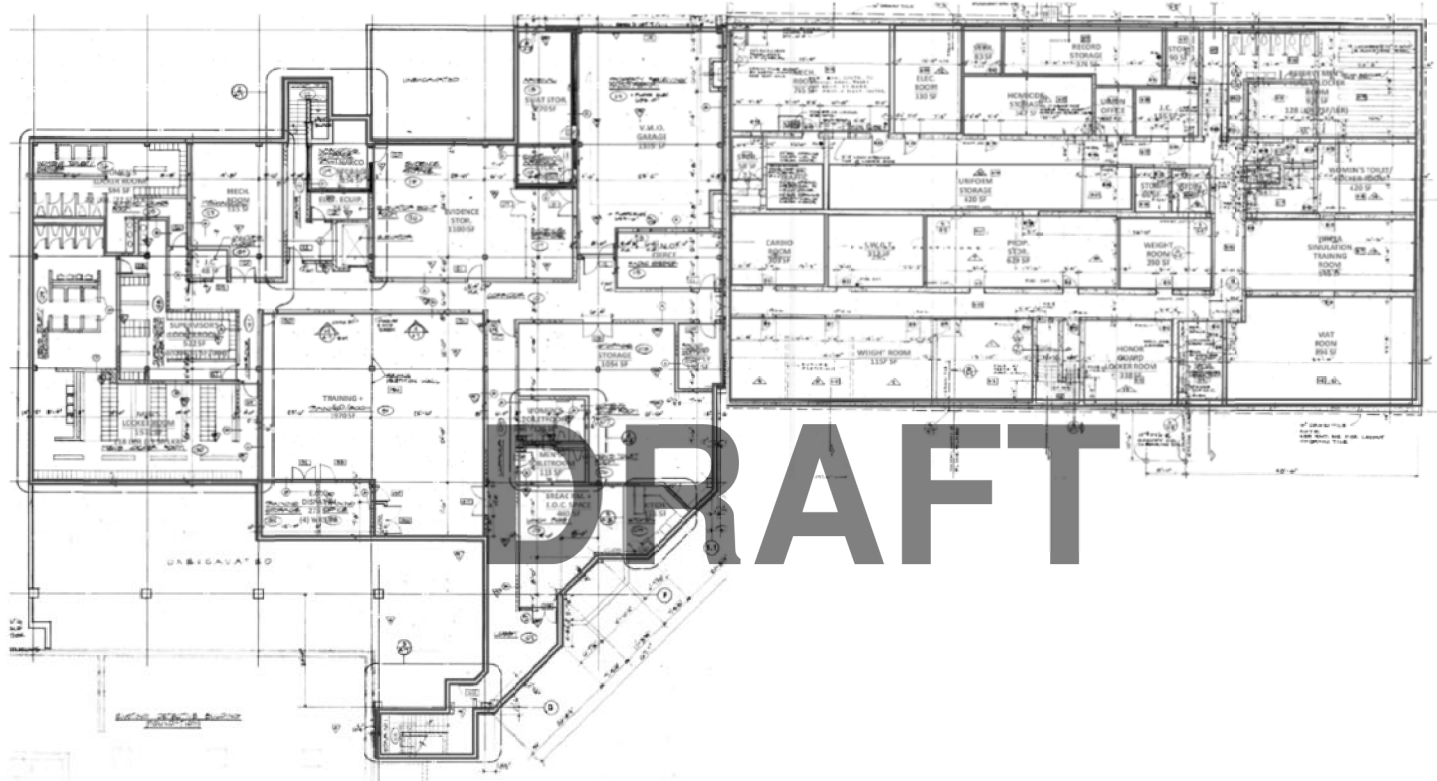


CITY OF LIVONIA - POLICE STATION - SITE

NOT TO SCALE

1/4/24

Police Department – Lower Level Floor Plan

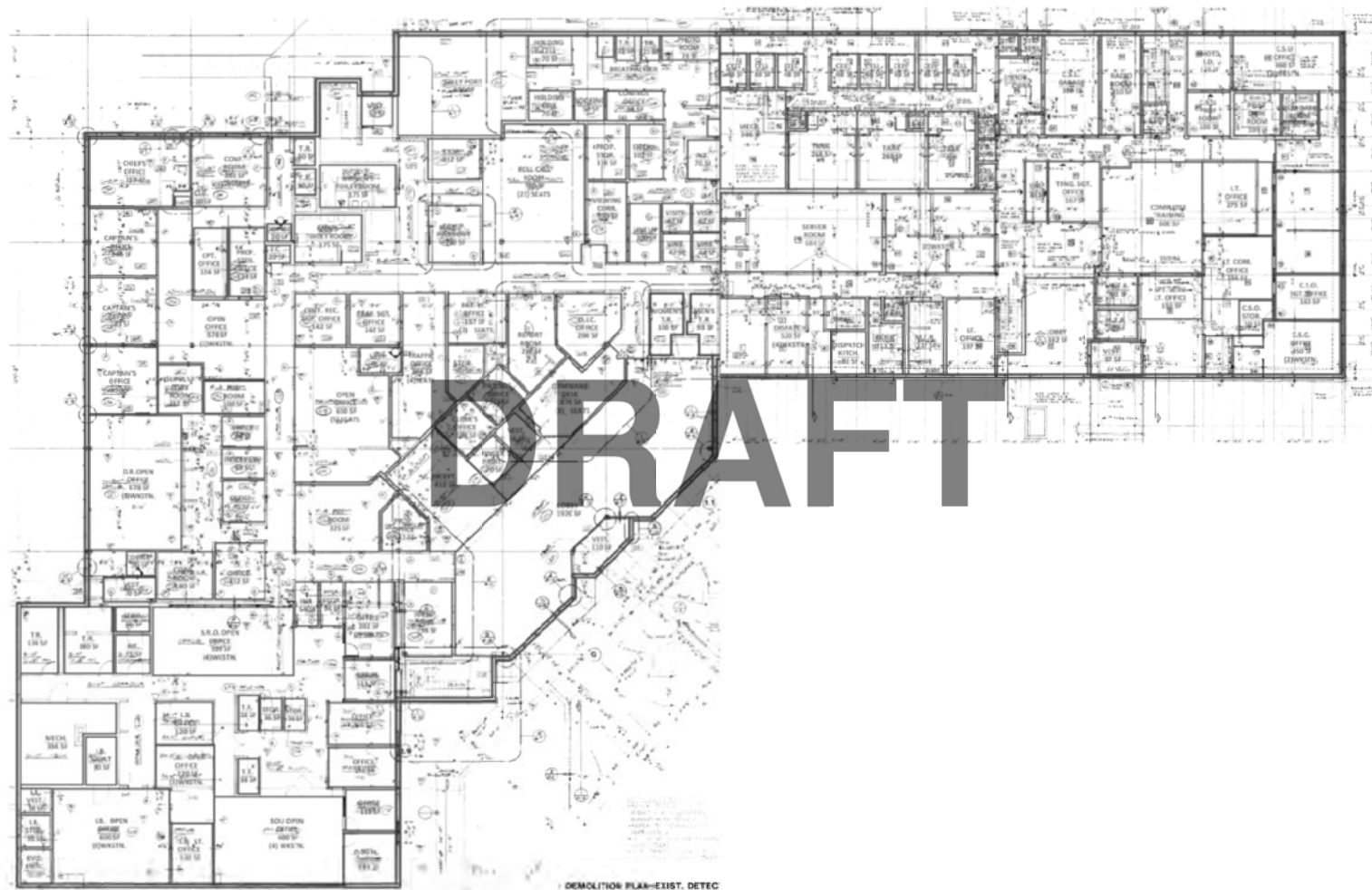


CITY OF LIVONIA - POLICE STATION - LOWER-LEVEL FLOOR PLAN

NOT TO SCALE

26,376 GSF +/-

Police Department – Mail Level Floor Plan



CITY OF LIVONIA - POLICE STATION - FIRST FLOOR PLAN

NOT TO SCALE

36,034 GSF +/-

Police Department – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Lower Level											
E.O.C. Dispatch (shared office)	4	4			4	275	330	275	330	includes open office storage and circulation	
Union Office	1	1		1		82	100	82	100		
V.M.O. Office	1	1			1	268	268	268	268		
Upper Level (West Side)											
Captain's Office	1	1		1		246	250	246	250		
Captain's Office	1	1		1		124	250	124	250		
Captain's Office	1	1		1		243	250	243	250		
Captain's Office	1	1		1		250	250	250	250		
Central Records Supervisor's Office	1	1		1		142	120	142	120		
Chief's Office	1	1		1		357	430	357	430	includes private toilet room and closet	
Clerk's Office	1	1		1		100	100	100	100		
Command Desk	3	3			3	276	276	276	276	includes open office storage and circulation	
Control Office	4	4			4	90	130	90	130	includes circulation	
Detective Bureau Open Office	8	10			10	678	900	678	900	includes open office storage and circulation	
Intelligence Bureau Office	1	1		1		120	168	120	168		
Intelligence Bureau LT. Office	1	1		1		132	168	132	168		
Intelligence Bureau Open Office	3	3			3	220	250	220	250	includes open office storage and circulation	
Intelligence Bureau Open Office	8	6			6	600	400	600	400	includes open office storage and circulation	
Investigative Desk	2	2			2	196	196	196	196		
Lieutenant Office	1	1		1		152	168	152	168		
O.I.C. Office	1	1		1		200	168	200	168		
Office	1	1				68		68	-		
Office	1	1		1		95	120	95	120		
Office	2	2			2	202	250	202	250	includes open office storage and circulation	
Office	1	1		1		111	120	111	120		
Office	1	1		1		156	120	156	120		
Office	1	1		1		146	120	146	120		
Office	1	1		1		113	120	113	120		
Office	1	1		1		144	120	144	120		
Open Office	5	5			5	650	600	650	600	includes open office storage and circulation	
Prof. Stds. Lieutenant Office	1	1		1		124	120	124	120		
Patrol Lieutenant Office	3	3		1		157	-	157	-		
Patrol Lieutenant Office		1		1			100	-	100		
Patrol Lieutenant Office		1		1			100	-	100		

Police Department – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Patrol Lieutenant Office		1		1			100	-	100		
Patrol Sergeant Office	1	1		1		102	168	102	168		
Prop. Office	2	2		2		112	120	112	120		
Reception	2	2			2	410	410	410	410	includes file and copy area	
S.R.O. Office	4	4			4	520	450	520	450	includes open office storage and circulation	
SOU Open Office	4	6			6	600	400	600	400	includes open office storage and circulation	
Traffic Office	4	4			4	364	364	364	364	includes open office storage and circulation	
Traffic Sergeant Office	1	1		1		142	120	142	120		
Upper Level (East Side)											
C.S.O. Office	2	2			2	350	400	350	400	includes open office storage and circulation	
C.S.O. Sergeant Office	1	1		1		160	120	160	120		
C.S.U. Office	3	3			3	860	860	860	860	includes open office storage and circulation	
Dispatch	4	4			4	520	520	520	520	includes open office storage and circulation	
Information Technology	2	2			2	465	450	465	450	includes open office storage and circulation	
IT Training Office	2	2			2	275	275	275	275	includes open office storage and circulation	
E.P.D. Office	1	1		1		234	168	234	168		
Lieutenant Office	1	1		1		197	120	197	120		
Support Serv. LT. Office	1	1		1		150	168	150	168		
Training Sergeant Office	1	1		1		167	120	167	120		
Subtotal								12,345	12,395		
Secondary Circulation								972	1,662		
Total	99	104		32	69			13,317	14,057		
Total - Office Area											740

Police Department – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support/Common Area											
Lower Level (West Side)											
Break Room and E.O.C. Space			1			460		460	-	Café/Pantry will be added	
E.O.C.			1			-	1,000	-	1,000	30 seats, round table layout, equip. stor.	1,000
Elevator Equipment Room			1			74	74	74	74		
Evidence Storage			1			1,100	1,100	1,100	1,100		
Janitor's Closet			1			48	48	48	48		
Kitchen			1			153	-	153	-	Café/Pantry will be added	
Mechanical Room			1			515	515	515	515		
Men's Toilet Room			1			113	113	113	113		
Men's Toilet/Locker Room			1			1,573	2,600	1,573	2,600		
Narcotics Storage			1			154	-	154	-	Included in Evidence Storage	
Radio Supply			1			130	130	130	130		
S.W.O.T. Storage			1			270	270	270	270		
Storage (Ammo)			1			100	100	100	100		
Storage (Supplies)			1			1,054	1,054	1,054	1,054		
Supervisor's Locker Room (Male)			1			522	800	522	800		
Supervisor's Locker Room (Female)			1			-	200	-	200		
Training			1			-	2,500	-	2,500	100 seats, classroom layout; adjacent to EOC w/ operable partition	1,000
Training and E.O.C.			1			1,970	-	1,970	-		
V.M.O. Garage			1			1,335	1,600	1,335	1,600		265
Women's Toilet Room			1			126	126	126	126		
Women's Toilet/Locker Room			1			594	500	594	500		
Lower Level (East Side)											
Cardio Room			1			303	-	303	-	combine with Weight Room	
Electrical Room			1			330	330	330	330		
Homicide Storage			1			347	347	347	347		
Honor Guard Locker Room			1			338	338	338	338		
Janitor's Closet			1			135	100	135	100		
Janitor's Closet			1			26		26	-		
Mat Room			1			894	894	894	894		
Storage			1			172	250	172	250		
Mechanical Room			1			765	765	765	765		

Police Department – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support/Common Area											
Property Storage			1			620	740	620	740		
Record Storage			1			374	-	374	-		
Reserve Men's Toilet/Locker Room			1			920	640	920	640		
S.W.O.T. Locker Room			1			312	500	312	500		
Storage (Traffic)			1			118	118	118	118		
Storage			1			83	-	83	-		
Storage			1			58	-	58	-		
Storage			1			66	-	66	-		
Storage			1			77	150	77	150		
Storage			1			90	-	90	-		
Reserve Women's Toilet/Locker Room			1			420	260	420	260		
Uniform Storage			1			620	620	620	620		
Virtra Simulation Training Room			1			546	1,500	546	1,500	can this be combined with other Training/EOC?	500
Weight Room			1			290	-	290	-		
Weight Room			1			1,157	2,500	1,157	2,500		500
Upper Level (West Side)											
Booking			1			50	50	50	50		
Breathalyzer			1			20	20	20	20		
Closet			1			10	10	10	10		
Coffee			1			20		20	-	Café/Pantry will be added	
Coffee			1			30		30	-	Café/Pantry will be added	
Conference Room (O.I.C.)			1			-	170	-	170	8 seats required	
Conference Room			1			140	170	140	170	8 seats required	
Conference Room			1			288	288	288	288	12 seats required	
Equipment Handout			1			160	400	160	400		
Evidence Processing			1			55	55	55	55		
File Room			1			108	110	108	110		
File Room			1			325	250	325	250		
Fingerprinting			1			70	70	70	70		
Holding Cell			2			70	70	140	140		
Intelligence Bureau Storage			1			52	52	52	52		
Intelligence Bureau Vault			1			80	80	80	80		
Intelligence Bureau Vestibule			1			38	38	38	38	excluded from circulation factor	

Police Department – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support/Common Area											
Interview Room			1			68	80	68	80		
Interview Room			1			73	80	73	80		
Interview Room			1			54	80	54	80		
Interview Room			1			70	-	70	-		
Janitor's Closet			1			20	20	20	20		
Kitchenette			1			102	120	102	120		
Line Up			1			100	100	100	100		
Lobby			1			1,920	500	1,920	500	excluded from circulation factor	
Mechanical			1			334	334	334	334		
Photo Room			1			78	78	78	78		
Report Writing Room			1			230	330	230	330		
Roll Call Room (21 seats)			1			750	950	750	950	36 seats required	
Sally Port			1			680	780	680	780	needs to be 26' deep min.	
Storage			1			46	46	46	46		
Storage			1			54	54	54	54		
Storage			2			36	36	72	72		
Storage			1			112	-	112	-		
Storage (Property)			1			118	118	118	118		
Storage (Traffic)			1			90	150	90	150		
Supply Room			1			112	120	112	120		
Toilet Room			1			30	30	30	30		
Toilet Room			1			30	30	30	30		
Toilet Room			1			134	134	134	134		
Toilet Room			1			180	180	180	180		
Toilet Room			2			38	38	76	76		
Toilet Room			2			25	25	50	50		
Toilet Room (Men's)			1			175	175	175	175		
Toilet Room (Men's)			1			93	93	93	93		
Toilet Room (Women's)			1			175	175	175	175		
Toilet Room (Women's)			1			100	100	100	100		
Vestibule			1			50	50	50	50	excluded from circulation factor	
Vestibule			1			70	70	70	70	excluded from circulation factor	
Vestibule			1			58	58	58	58	excluded from circulation factor	
Vestibule			1			56	56	56	56	excluded from circulation factor	
Vestibule			1			110	110	110	110	excluded from circulation factor	

Police Department – Space Program

FUNCTION	FTE 2023	FTE 2028	LPS	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support/Common Area											
Viewing Corridor			1			150	150	150	150	excluded from circulation factor	
Visit			4			42	42	168	168		
Upper Level (East Side)											
ARS			1			24	24	24	24		
C.S.O. Storage			1			50	50	50	50		
C.S.U. Garage			1			300	600	300	600	additional bay requested	300
C.S.U. Prop Room			1			100	100	100	100		
Cell			10			384	480	384	480	(7) male, (3) female	
Computer Training			1			600	600	600	600	20 seats required (classroom layout)	
Dispatch Kitchenette			1			80	100	80	100		
Film Dark Room			1			80	-	80	-		
Interview			1			17	-	17	-		
Janitor's Closet			1			23	-	23	-		
Janitor's Closet			1			37	-	37	-		
Lobby			1			382	-	382	-		
Mechanical			1			346	346	346	346		
Photo I.D.			1			128	128	128	128		
Print Dark Room			1			105	-	105	-		
Radio Room			1			210	210	210	210		
Server Room			1			684	300	684	300		
Shower			2			16	16	32	32		
Storage			2			24	-	48	-		
Storage			1			150	-	150	-		
Storage			1			70	-	70	-		
Tank			1			268	268	268	268		
Tank			1			268	268	268	268		
Tank			1			200	-	200	-		
Toilet Room (Men's)			1			137	137	137	137		
Toilet Room (Men's)			1			62	62	62	62		
Toilet Room (Women's)			1			113	113	113	113		
Toilet Room (Women's)			1			62	62	62	62		
Vestibule			1			97	-	97	-		
Visit			1			20	20	20	20		
Digital Evidence Lab			1				450	-	450		450

Police Department – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support/Common Area											
Conference Room (6 seats)			1				170	-	170		
Community Room			1				1,000	-	1,000	for press conf., meetings, etc.; off main lobby; 30 seats	1,000
Café/Pantry			1				1,500	-	1,500		500
Gun Range			1				3,150	-	3,150		3,150
Wellness Room			2				120	-	240		
Subtotal								32,803	40,812		8,665
Secondary Circulation								8,125	11,934		2,600
Total - Support/Common Area								40,928	52,746		11,265
Grand Total	99	104		32	69			54,245	66,803		

Gross-Up Factor	15%			8,137	10,020		1,690
Grand Total - All Areas				62,382	76,823	14,442	12,954
Current GSF				62,410			
Reduce GSF					63,869		

DRAFT

Police Department – Space Program

Site Areas		Square Feet		
Building Footprint				
	Police Station			76,823
				-
	Total			76,823
Building Support Areas				
Parking		Qty.	Area	
	Staff Parking	154	350	53,900
	Visitor Parking	88	350	30,800
	Parking Expansion	-	-	-
	Total	242	700	84,700
Communications Tower		1	5,500	
Fuel Station		1	1,500	
Generator		1	200	
Storage/Maintenance Building (existing)		1	3,600	
	Subtotal			10,800
	Total			172,323
Retention Area				<u>20,000</u>
				192,323
Circulation, Setbacks, Greenbelts, etc.				<u>76,929</u>
	Total			269,253
		rounded		7.0 Acres

Note: A secured, climate controlled structure was requested for 140 patrol and special response vehicles, which is not reflected in the space program or conceptual budget.

Police Department – Opinion of Probable Cost

Professional Services			\$	4,873,399
Regulatory		0.03%	\$	9,514
Construction			\$	38,057,153
Furniture + Fixtures	\$	55.00	\$	1,056,322
Owner Equipment		allowance	\$	25,000
Technology	\$	30.00	\$	2,304,704
Subtotal			\$	46,326,091
Contingency		10%	\$	3,805,715
Escalation		8%	\$	3,044,572

Total Project Cost			\$	53,176,379
	Hard Costs	71.57%	\$	38,057,153
	Soft Costs	28.43%	\$	15,119,226
Total Project Cost (Potential Reductions)			\$	44,209,636

Assumptions/Clarifications:

1. Excludes computers, monitors, keyboards, printers, etc.
2. Assumes abatement is not required
3. Excludes kitchen equipment
4. Excludes exercise equipment
5. Assumes site utilities are in place and have adequate capacity
6. Assumes building will be constructed of durable and readily available materials, as used in construction of similar facilities.
7. Furniture budget includes offices, workstations, café, open collaboration, and conference rooms.
8. Assumes EGLE permitting, wetland boundary survey, and traffic study are not required.
9. Construction budget includes site work; demo of existing police station, fuel station and maintenance/storage building; new police station, fuel station, and maintenance/storage building.

Police Department – Milestone Schedule

Professional Services Procurement =	4	Months
Design Phase =	9	Months
Construction Phase =	18	Months
Close Out =	3	Months
Schedule Contingency =	2	Months
Total Project Duration =	36	Months

Assumptions:

1. The City of Livonia will make timely decisions and provide timely approvals in order to maintain the project schedule.

Fire Station No. 1



Year Built: Original = 1967 (55 Years Old), Addition = 2018 (4 Years Old)

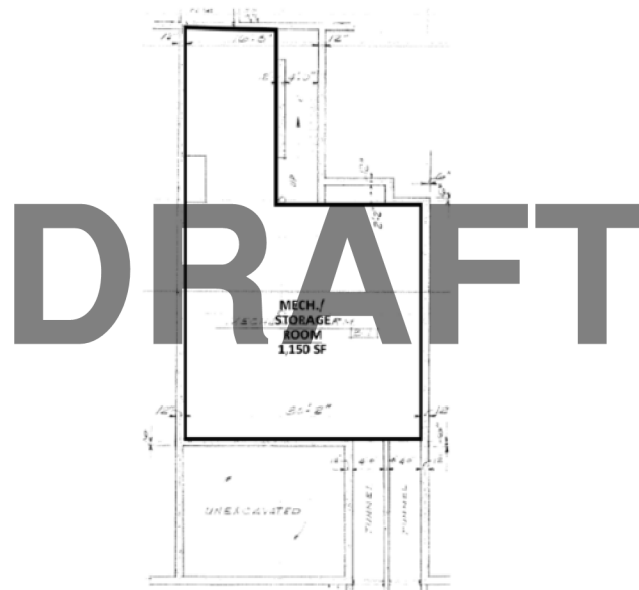
Fire Station No. 1 - Site



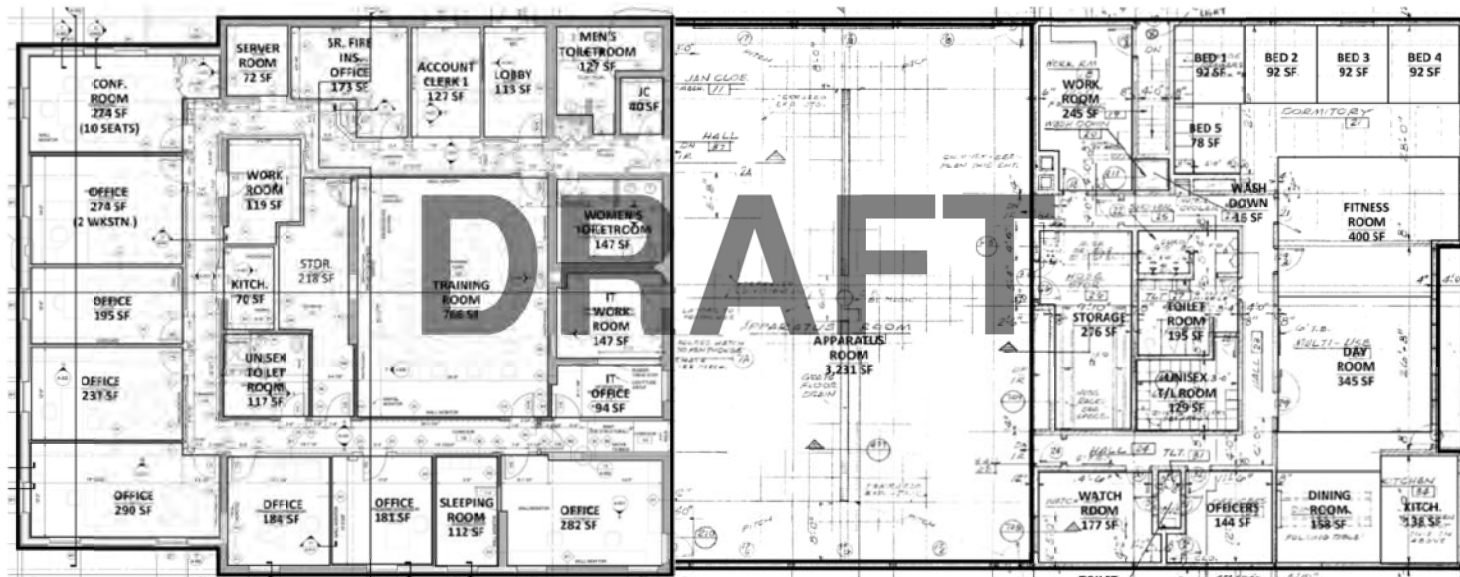
CITY OF LIVONIA - FIRE STATION NO. 1 - SITE PLAN
NOT TO SCALE

12/27/2023

Fire Station No. 1 – Lower Level Floor Plan



Fire Station No. 1 – Main Level Floor Plan



CITY OF LIVONIA - FIRE STATION NO. 1 - MAIN LEVEL FLOOR PLAN

NOT TO SCALE

13,000 GSF +/-

Fire Station No. 1 – Space Program

FUNCTION	FTE 2023	FTE 2028	SPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Office Area											
Fire Investigators Office	2	2		0	2	274	274	274	274		
Fire Marshal Office	1	1		1	0	195	195	195	195		
Deputy Chief Office	1	1		1	0	237	237	237	237		
Fire Chief Office	1	1		1	0	290	290	290	290		
Training Coordinator Office	1	1		1	0	184	180	184	180		
Program Supervisor	1	1		1	0	181	180	181	180		
Battalion Chief Office	1	1		1	0	282	282	282	282	two seats	
IT Office	1	1		1	0	94	100	94	100		
Account Clerk 1 Office	1	1		1	0	127	127	127	127		
Senior Fire Inspector	1	1		1	0	173	180	173	180		
Fire Investigators Office (future)	0	1		1	0	-	180	-	180		
EMS Coordinator Office (future)	0	1		1	0	-	180	-	180		
Admin Chief	0	1		1	0	-	180	-	180		180
Subtotal								2,037	2,585		
Secondary Circulation								367	465		
Total	11	14		12	2			2,404	3,050		
Total - Office Area	11	14		12	2			2,404	3,050		

Fire Station No. 1 – Space Program

FUNCTION	FTE 2023	FTE 2028	Sr	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support /Common Area											
Conference Room (10 seats) + Closet			1			274	392	274	392	need seating for 20	
Lobby			1			113	200	113	200		
Work Room			1			119	200	119	200		
Storage			1			218	400	218	400		
Training Room			1			766	1,200	766	1,200	need seating for 50+ seats	734
Training Room Storage			1			-	200	-	200		200
IT Office/Work Room			1			147	300	147	300		
Apparatus Room (three bays currently)			1			3,231	6,500	3,231	6,500	five total bays requested	3,269
Work Room			1			245	300	245	300	need separate space for refilling system and a dirty room, space for ice machine	
Wash Down			1			16	16	16	16		
Bed 1			1			92	100	92	100		
Bed 2			1			92	100	92	100		
Bed 3			1			92	100	92	100		
Bed 4			1			92	100	92	100		
Bed 5			1			78	100	78	100		
Bed 6			1			100	-	-	100		
Bed 7			1			100	-	-	100		
Storage			1			276	-	276	-		
EMS Storage			1				140	-	140		
Station Supplies Storage			1				100	-	100		
Day Room			1			400	400	400	400		
Watch Room			1			177	177	177	177		
Officers Room			1			144	144	144	144	includes bed	
Dining Room			1			158	185	158	185		
Sleeping Room			1			112	120	112	120		
Mechanical/Storage			1			1,150		1,150	-	currently in basement/mechanical only	
Mechanical			1			-	500	-	500		
Storage			1			-	500	-	500		250
Server Room			1			72	100	72	100		
Men's Toilet Room			1			127	127	127	127		
Women's Toilet Room			1			147	147	147	147		
Janitor's Closet			1			40	40	40	40		
Unisex Toilet Room w/ shower			1			117		117	-		
Kitchenette/Breakroom			1			70	200	70	200		

Fire Station No. 1 – Space Program

FUNCTION	FTE 2023	FTE 2028	LPT	PO	WS	UNIT SF 2023	UNIT SF 2028	SF 2023	SF 2028	NOTES	POTENTIAL REDUCTIONS
Support /Common Area											
Kitchen			1			138	280	138	280		
Toilet Room			1			195	195	195	195		
Unisex Toilet/Locker Room			1			129		129	-		
Toilet Room			1			20	-	20	-		
Fitness Room			1			345	600	345	600		
Turnout Gear/Work Room			1				200	-	200		
Clean Gear Storage			1				100	-	100		
Mezzanine Storage			1				1,400	-	1,400	will this accommodate the items in the old courthouse?	1,400
Training Tower			1				-	-	-		
Unisex Shower/Toilet Room (Admin)			1				100	-	100	one shower	100
Locker Room (Admin)			1				125	-	125	locker area for M + W (12 full height)	125
Unisex Shower/Toilet Room (Fire)			1				400	-	400	four showers	
Locker Room (Fire)			1				300	-	300	locker area for M + W (30 full height)	
Subtotal								9,392	16,988		6,258
Secondary Circulation								1,225	3,058		1,126
Total - Support/Common Area								10,617	20,046		7,384
Grand Total	11	14		12	2			13,021	23,096		
Gross-Up Factor	8%							1,042	1,848		591
	15%										
Grand Total - All Areas								14,062	24,944		7,975
Current GSF								14,150			
Reduced GSF									16,969		

Fire Station No. 1 – Site Program

Site Areas		Square Feet	
Building Footprint			
	Fire Station No. 1		24,944
			-
	Total		24,944
Building Support Areas			
Parking		Qty.	Area
	Staff	8	350
	Visitor	26	350
	Parking Expansion	-	-
	Total	34	700
			11,900
	Current	34	approximately
Docks		-	-
Fenced Outdoor Storage		-	-
Generator		1	200
	Subtotal		200
	Total		37,044
Retention Area			<u>10,000</u>
			47,044
Circulation, Setbacks, Greenbelts, etc.			<u>18,818</u>
	Total		65,861
		rounded	2.0 Acres

Fire Station No. 1 – Opinion of Probable Cost

Professional Services			\$	1,982,648
Regulatory		0.03%	\$	3,640
Construction			\$	14,560,607
Furniture + Fixtures	\$	55.00	\$	342,978
Owner Equipment		allowance	\$	25,000
Technology	\$	30.00	\$	748,315
Subtotal			\$	17,663,187
Contingency		10%	\$	1,456,061
Escalation		8%	\$	1,164,849

Total Project Cost			\$	20,284,097
Hard Costs	71.78%		\$	14,560,607
Soft Costs	28.22%		\$	5,723,490
Total Project Cost (Potential Reductions)			\$	13,798,741

Assumptions/Clarifications:

1. Excludes computers, monitors, keyboards, printers, etc.
2. Assumes abatement is not required
3. Excludes kitchen equipment
4. Excludes exercise equipment
5. Assumes site utilities are in place and have adequate capacity
6. Assumes building will be constructed of durable and readily available materials, as used in construction of similar facilities.
7. Furniture budget includes offices, workstations, café, open collaboration, and conference rooms.
8. Assumes EGLE permitting, wetland boundary survey, and traffic study are not required.
9. Construction budget includes site work, demo of existing fire station and construction of new fire station.

Fire Station No. 1 – Milestone Schedule

Professional Services Procurement =	4	Months
Design Phase =	8	Months
Construction Phase =	16	Months
Close Out =	3	Months
Schedule Contingency =	2	Months
Total Project Duration =	33	Months

Assumptions:

1. The City of Livonia will make timely decisions and provide timely approvals in order to maintain the project schedule.



plante moran | cresa

2022 Facility Condition Assessment (Amended)

City of Livonia
March 5, 2024



City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

March 5, 2024

Dear City of Livonia Leadership:

Plante Moran Cresa (PMC) was engaged by The City of Livonia (COL) to conduct a facility condition assessment for thirteen (13) facilities that are currently in use. The goal of this assessment was to provide the COL with a capital planning template to determine the cost of maintaining the COL's facilities over a ten-year period with three major components: critical need, deferrable maintenance, and future need.

The facility condition assessments were intended to be high-level; they were not exhaustive, nor did they include any diagnostic or destructive investigation. We conducted our assessment through on-site visits at each building and grounds, interviews with staff, and review of owner furnished documentation. We wish to acknowledge the COL staff for their time, assistance, and cooperation in providing information for the preparation of this assessment.

We understand the COL's intent is to use the combination of these assessments as a guiding road map in determining the most practical and efficient way to maintain these buildings. It is our sincerest hope that this information will confidently supply you with objective facts in your quest for alignment and enable the COL to make informed decisions beneficial to the future of their buildings.

We would be happy to answer any questions that may arise as well as provide clarifications to any items found herein. Please feel free to contact me with any questions or concerns regarding this report.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Erickson", with a long horizontal line extending to the right.

Rick Erickson,
Vice President



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Facility Assessment

City of Livonia

33000 Civic Center Drive

Livonia, Michigan 48154

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Plante Moran Cresa

3000 Towne Center, Suite 100

Southfield, MI 48075



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Facility Assessment

City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

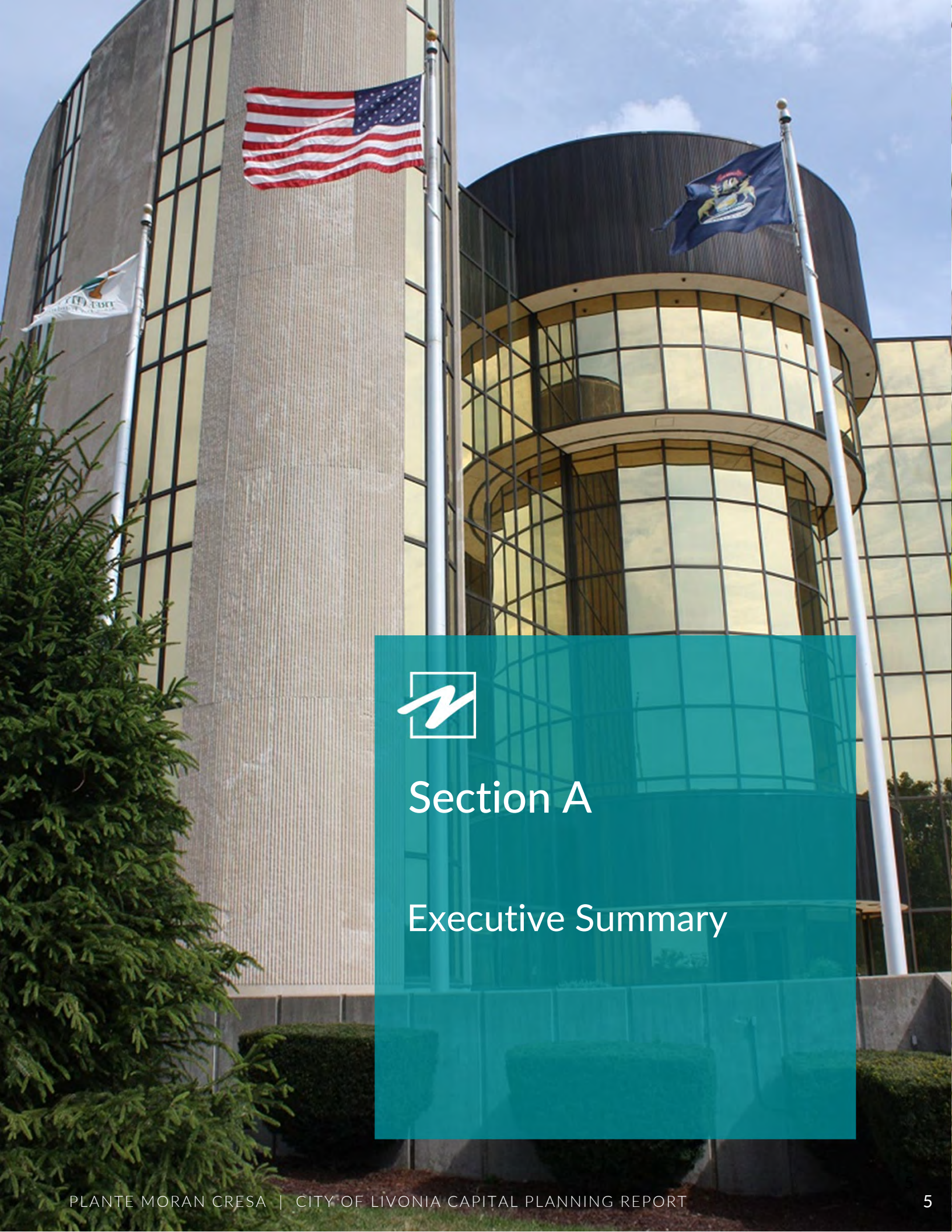
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3000 Towne Center, Suite 100
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Section A

Executive Summary



Executive Summary

Overview

Plante Moran Cresa (PMC) performed this property assessment at the request of **City of Livonia (COL)** for the city's, support services, transportation, and administrative buildings.

Date(s) of Assessment:	3/29/22 - 4/11/22 (Fire Station No. 3, 4, 5, and 6 were assessed on October 25 th , 2023)
City Staff Present:	Sammy Lovin (Building Maintenance); Ted Davis (Senior Center/ Rec. Center); Jacob Rushlow (DPW), Wade Clay, Robert Jennison
PMC Staff Present:	David Goldman (Rick Erickson was present for Fire Station No. 3, 4, 5, and 6)
Architect/Engineer Staff Present:	N/A
Number of Buildings:	13
Average Building Age:	Approximately 50 Years

Acknowledgements

For their assistance and cooperation, we wish to acknowledge all city staff, and all additional user groups who provided information for the preparation of this assessment report and during PMC's visit to each individual property.

Purpose

The purpose of this assessment is as follows:

- Observe and document readily visible building site conditions (roadways, walkways, surface parking, lighting, and equipment), building envelope conditions (roof systems, walls, windows and entry/exit doors) interior building conditions (walls, floors, ceilings, millwork/casework, restrooms, gymnasiums, lockers, pools, food service areas and equipment, etc.) as well as building system (heating, ventilating, air conditioning, plumbing, electrical) deficiencies that impact the function and value of the buildings and properties
- Quantify and communicate the condition of each building and site component and assign a repair / replacement value within a future ten-year period. Within this ten-year timeframe, building and site needs are identified as: Critical Needs (1 – 3 years), Deferrable Maintenance (4 – 6 years) and Future Needs (7 – 10 years). Projected replacement costs include an annual escalation factor. **PMC recommends costs be revisited, at a minimum, once a year to adjust for inflation/escalation.**

Scope

This assessment report is based on city provided information and site visit(s) during which PMC performed a visual, nonintrusive, and nondestructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection. No diagnostic testing or invasive inspections took place. PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

PMC observed representative samples of the major building components and the physical conditions of the following:

- Site conditions
- Building structure
- Architectural (interior finishes)
- Mechanical and electrical systems
- Plumbing system – Observations did not include collection or testing of water samples

The city provided PMC with the following documentation to aid in the creation of this report:

- Property site plans
- Floor plans

PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

Building List:

1. City Hall
2. Police Station
3. Fire Station No. 1
4. Civic Center Library
5. Senior Center
6. Jack E. Kirksey Recreation Center
7. Housing Commission
8. Carl Sandburg Library
9. Alfred Noble Building
10. City Wide Technology
11. Fire Station No. 3
12. Fire Station No. 4
13. Fire Station No. 5
14. Fire Station No. 6

Assumptions & Clarifications

CITY OF LIVONIA ASSUMPTIONS / CLARIFICATIONS
This Facility Assessment Report is based on site visits during which PMC performed a visual, non-intrusive, and non-destructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection. PMC does not include the identification or resolution of any life safety issues or the non-compliance with any building code or other legal requirements
Placeholder allowances for landscaping have been designated for each facility and should be evaluated for funding amount as well as placement within the 10-yr timeframe.
Building and Site Acres estimated using DraftLogic online program if the information was not provided by the City.
Square footage used for the ceilings at city hall are based on the reflected ceiling plans from 1977.
Door count for city hall based on the plans from 1977
Roof Replacement at city hall is area above parking deck entrance and exit
While we made an effort to locate and identify all mechanical equipment; there may be some pieces that were not observed/assessed.
Assume 2,500 lb elevator for city hall
Assume that the Alfred Noble Building is beyond repair and needs to be demolished
Door count for civic Center Library based on the plans from 1986
It is assumed that any building aged 1980 or newer is non-asbestos containing. Prior to beginning any work it is recommended that City of Livonia hire an environmental consultant to confirm this assumption and review the abatement scope at each facility. The funding allowances found within this 10-yr capital are assumptions based upon limited information
It is assumed that that fire proofing / caulking at all multi story City of Livonia facilities is code compliant. If this is not correct, there may be substantial costs to upgrade
Abatement allowance added for each building for unknown/unforeseen conditions. I licensed abatement contractor should be hired for all abatement work
Assume that new monument signs will be allowed by the city
Rework of concrete entrance at City Hall includes ramps and railings
Redesign entry fountain at City Hall includes new plumbing
Assume all utility feeds to each building are sufficient for the current use
Wood Paneling in City Hall Auditorium is Not Included in the costs
Curtain wall replacement costs at City Hall is an allowance only. Actual sizes will need to be obtained in order to provide a better estimate.
Number of VAVs in city hall is just an estimate. PMC did not look above any ceilings for these during our walkthrough
Technology costs are shown for the senior center at the request of City of Livonia staff. PMC to meet with city technology director to discuss pricing needed for Technology across all city buildings
There is a Roof Top HVAC unit on told on the recently renovated space in the fire station. This unit is oversized for the space and is causing a lot of humidity issues. This unit should be replaced with a correct sized unit.
Plante Moran meet with Casey O'Neil- City of Livonia- Information Systems Director and Steven Arslanian- LPD- Computer Services on 9/27/22 to discuss the technology needs for the city. The discussion included the following (high level):
Controls needed for all HVAC equipment (all locations)
The data center is located in the City Hall Basement. This should be relocated above ground
PD device re-fresh plan: laptops and desktops on a 5 year replacement plan; All larger equipment is on a 7-8 year replacement plan.
Each department buys their own technology
New Phone System needed at City Hall
Re-cabling of Rec. Center needed
Wireless network upgrades needed
Electronic time keeping system needs to be upgraded
It is suggested that Plante Moran do a more in depth review and discussion of all technology needs with the city. An amendment to the contract is being drafted up as of 10/3/22. All costs provided are just allowances at this time

Condition Definitions

The following terms are used throughout the report and are defined as follows:

Excellent (E)

Observed to be new or like new.

Good (G)

Observed to be of average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair (F)

Observed to be of average condition for the building system evaluated. Satisfactory; however, some short-term and/or immediate attention is required or recommended (primarily due to normal aging and wear of the building system) to return the system to a good condition.

Poor (P)

Observed to be of below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement is anticipated to return the building system or material to an acceptable condition.

Critical Need (CN)

Items that through our observations or discussions with COL may require capital expenditure **within the next 1 to 3 years** by virtue of current condition, remaining useful life, or COL's priorities.

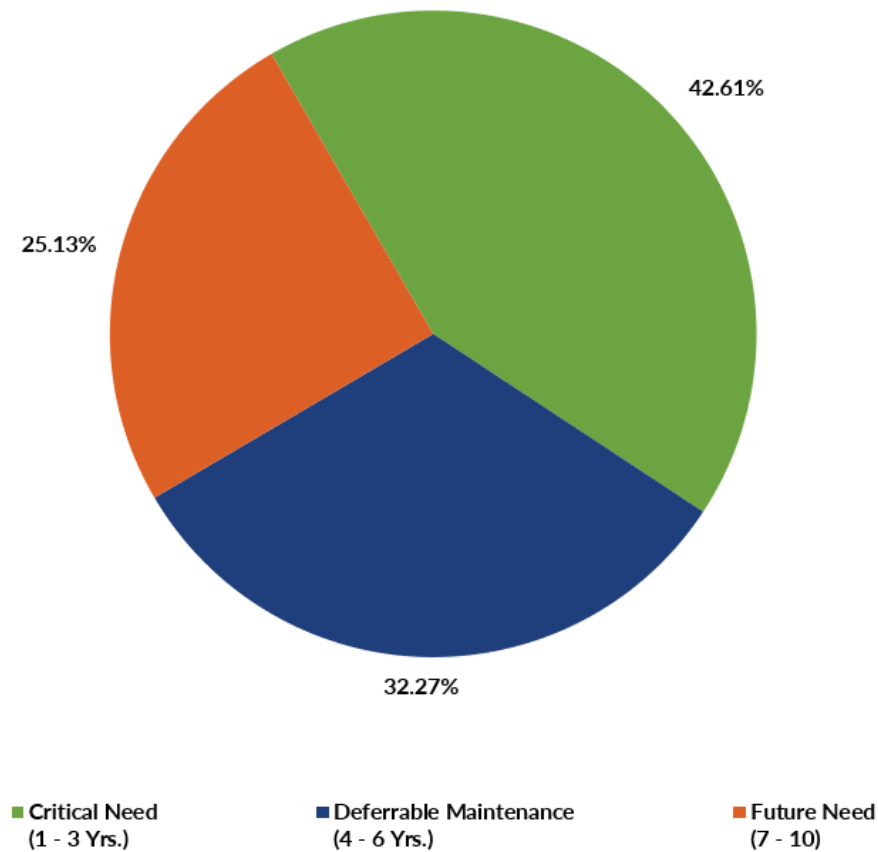
Deferred Maintenance (DM)

These are items that through our observations or discussions with COL **may require capital expenditure within the next 4 to 6 years** by virtue of current condition, remaining useful life, or COL's priorities.

Future Need (FN)

These are items that through our observations or discussions with COL **may require capital expenditure within the next 7 to 10 years** by virtue of current condition, remaining useful life, or COL's priorities.

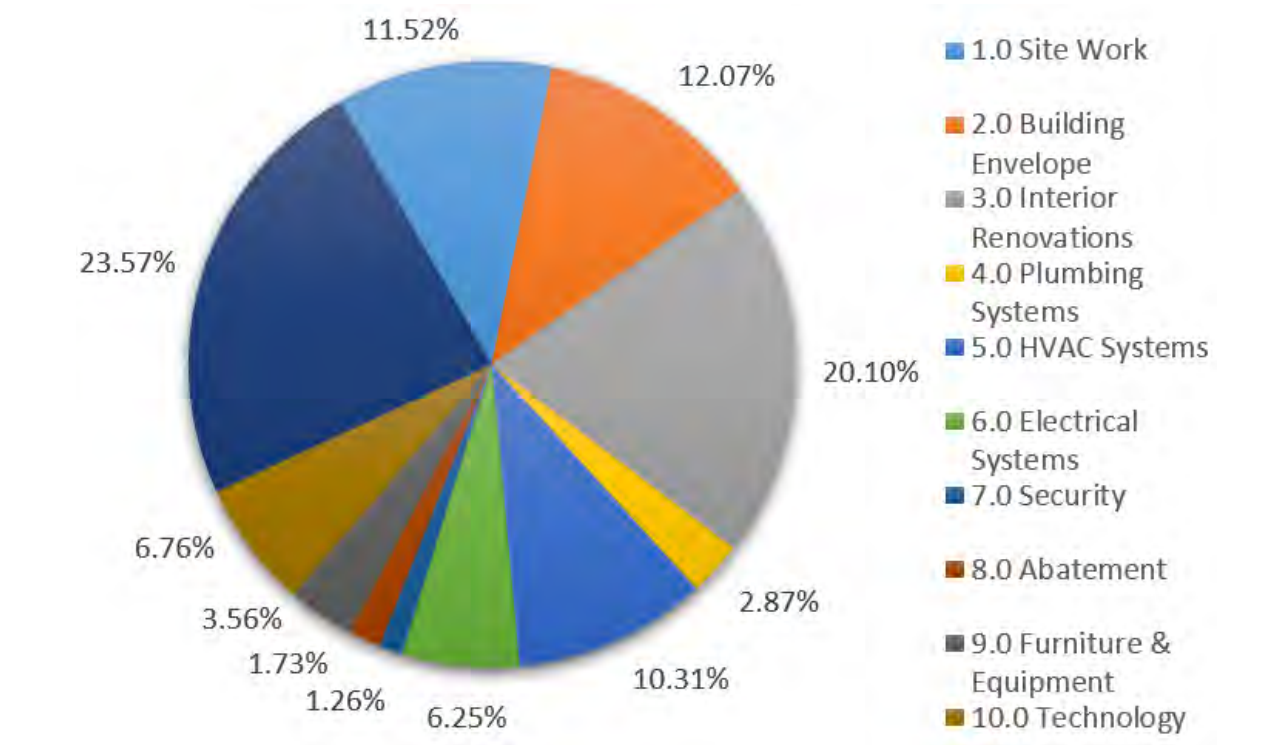
Summary of Costs by Priority



Bldg #	Name of Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Future Need (7 - 10)	Complete Cost with Escalation
1	City Hall	\$12,397,784	\$7,595,335	\$8,392,853	\$28,385,972
2	Police Department	\$8,467,808	\$3,381,330	\$1,875,608	\$13,724,746
3	Fire Department No. 1	\$1,335,601	\$897,792	\$766,557	\$2,999,950
4	Civic Center Library	\$6,348,772	\$4,936,406	\$1,240,231	\$12,525,410
5	Senior Center/Community Transit	\$5,811,271	\$659,776	\$1,029,377	\$7,500,424
6	Livonia Community Recreation Center	\$2,699,860	\$10,977,139	\$10,236,580	\$23,913,579
7	Housing Commission	\$856,369	\$169,270	\$310,537	\$1,336,176
8	Carl Sandburg Library	\$1,737,877	\$821,019	\$410,894	\$2,969,791
9	Alfred Noble Building*	\$346,062	\$0	\$0	\$346,062
10	City Wide - Technology	\$2,073,674	\$815,002	\$927,849	\$3,816,525
11	Fire Department No. 3	\$78,111	\$950,011	\$94,839	\$1,122,961
12	Fire Department No. 4	\$551,822	\$540,889	\$125,817	\$1,218,528
13	Fire Department No. 5	\$577,150	\$311,900	\$135,675	\$1,024,725
14	Fire Department No. 6	\$267,055	\$925,259	\$135,675	\$1,327,989
TOTAL BUILDINGS BUDGET		\$43,549,218	\$32,981,128	\$25,682,491	\$102,212,837

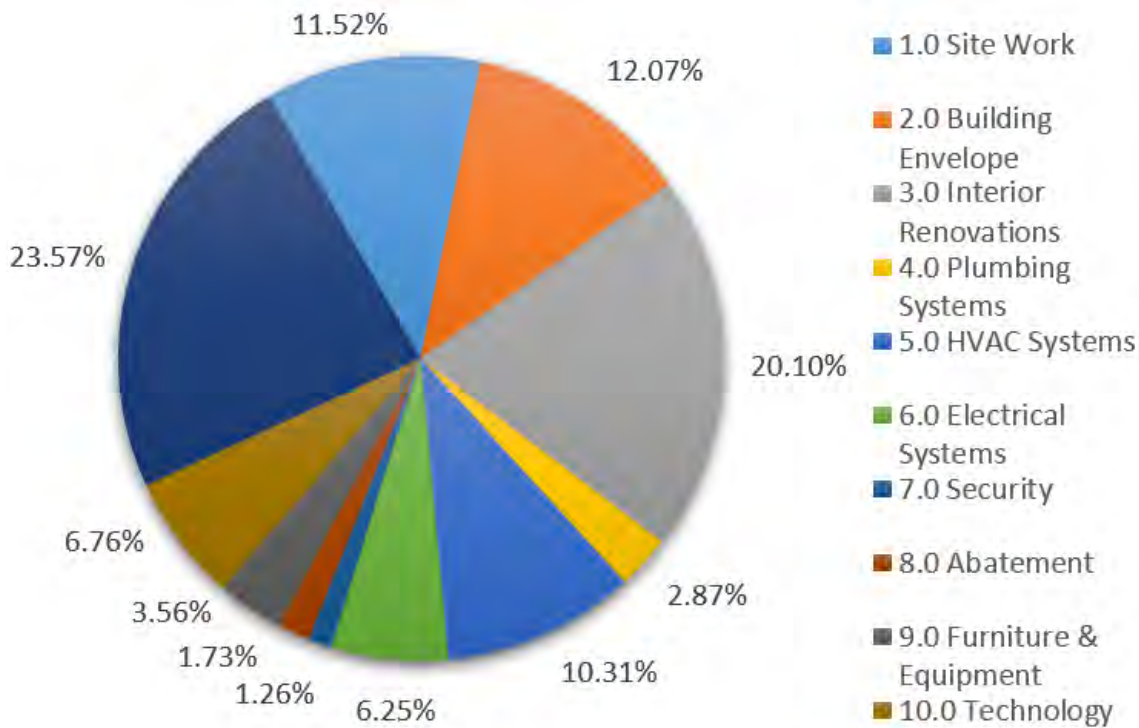
* This is for demolition costs only

Summary of Costs by Category



Bldg #	Name of Facility	Net Present Value	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations	4.0 Plumbing Systems	5.0 HVAC Systems
1	City Hall	\$24,609,976	\$3,880,047	\$2,737,260	\$6,330,544	\$473,710	\$2,310,841
2	Police Department	\$12,278,278	\$2,152,812	\$542,592	\$4,353,063	\$319,378	\$719,890
3	Fire Department No. 1	\$2,544,154	\$104,976	\$521,640	\$596,333	\$124,050	\$386,508
4	Civic Center Library	\$10,984,002	\$1,139,865	\$1,647,000	\$3,139,322	\$52,618	\$1,609,425
5	Senior Center/Community Transit	\$7,014,316	\$899,640	\$1,284,854	\$1,491,075	\$226,454	\$403,380
6	Livonia Community Recreation Center	\$18,060,421	\$2,547,711	\$4,084,560	\$2,595,170	\$1,227,830	\$5,050,504
7	Housing Commission	\$1,196,399	\$312,284	\$74,520	\$165,264	\$55,188	\$77,807
8	Carl Sandburg Library	\$2,647,062	\$613,950	\$326,399	\$355,996	\$114,972	\$221,076
9	Alfred Noble Building*	\$346,062	\$258,336	\$0	\$0	\$0	\$0
10	City Wide - Technology	\$3,327,524	\$0	\$0	\$0	\$0	\$0
11	Fire Department No. 3	\$872,969	\$44,064	\$116,375	\$322,701	\$54,467	\$54,756
12	Fire Department No. 4	\$1,052,902	\$138,428	\$283,951	\$223,452	\$32,003	\$27,022
13	Fire Department No. 5	\$908,745	\$142,020	\$71,226	\$220,889	\$43,235	\$11,178
14	Fire Department No. 6	\$1,070,466	\$404,190	\$71,226	\$220,889	\$43,235	\$16,578
TOTAL		\$86,913,276	\$12,638,322	\$11,761,604	\$20,014,698	\$2,767,140	\$10,888,965

Summary of Costs by Category (Continued)



Bldg #	Name of Facility	6.0 Electrical Systems	7.0 Security	8.0 Abatement	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AE/CM/Contingency)	Total Cost (Escalated)
1	City Hall	\$1,329,946	\$386,100	\$799,200	\$1,020,600	\$2,921,138	\$6,196,586	\$28,385,972
2	Police Department	\$901,578	\$375,840	\$540,000	\$455,976	\$0	\$3,363,619	\$13,724,746
3	Fire Department No. 1	\$289,109	\$95,904	\$60,480	\$81,000	\$0	\$739,951	\$2,999,950
4	Civic Center Library	\$767,275	\$111,888	\$120,960	\$1,020,600	\$0	\$2,916,457	\$12,525,410
5	Senior Center/Community Transit	\$588,617	\$69,768	\$54,000	\$454,680	\$324,000	\$1,703,955	\$7,500,424
6	Livonia Community Recreation Center	\$1,660,241	\$159,840	\$0	\$272,160	\$432,000	\$5,883,562	\$23,913,579
7	Housing Commission	\$185,469	\$32,400	\$42,120	\$70,200	\$0	\$320,923	\$1,336,176
8	Carl Sandburg Library	\$364,176	\$47,952	\$64,800	\$144,180	\$0	\$716,289	\$2,969,791
9	Alfred Noble Building*	\$0	\$0	\$0	\$0	\$0	\$87,726	\$346,062
10	City Wide - Technology	\$0	\$0	\$0	\$0	\$2,849,040	\$967,485	\$3,816,525
11	Fire Department No. 3	\$91,822	\$70,200	\$0	\$75,060	\$0	\$293,516	\$1,122,961
12	Fire Department No. 4	\$88,128	\$35,100	\$24,840	\$33,750	\$0	\$331,855	\$1,218,529
13	Fire Department No. 5	\$162,432	\$36,504	\$25,920	\$33,750	\$0	\$277,571	\$1,024,725
14	Fire Department No. 6	\$76,140	\$51,948	\$37,800	\$47,250	\$0	\$358,734	\$1,327,990
TOTAL		\$6,504,933	\$1,473,444	\$1,770,120	\$3,709,206	\$6,526,178	\$24,158,229	\$102,212,839

Opinion of Probable Cost

Based upon observations during our site visit and information received from our interviews with building users, which for the purpose of this report was deemed reliable, PMC prepared general scope opinions of probable cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated cost were considered commensurate with subject's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, a decorative part or parcel of a building renovation program, routine, or normal preventative maintenance were included as future needs. Costs provided are based on mid-level commercial pricing.

Our intent in this report is to outline material physical deficiencies and the corresponding opinion of probable costs that are commensurate with the complexity and age of the buildings. Opinions of probable costs that are a threshold amount of approximately \$1,000 or less are omitted from our review.

Replacement and repair preliminary budgets are based on approximate quantities. Specific building square footages are estimates based on the information provided by the city. A detailed inventory of quantities for cost estimating is not a part of the scope of this report. Budgets were derived using Metro Detroit area material and labor costs. As this report projects costs over the next 10 years, PMC utilized a reasonable cost escalation factor for these costs based on the anticipated time of improvement implementation.

Please note that the budget values in this report are conceptual values only, and do not represent hard bid market pricing our opinions of probable costs will likely vary from actual market conditions. These conceptual budget values are intended for a high-level planning approach by the city in consideration for future renovations of the aforementioned buildings. We highly recommend that, if any of the recommendations are to move forward accordingly, the city (a) have a formal design completed by a registered architectural or engineering firm and (b) in conjunction with its registered architectural or engineering firm and construction professional develop a refined preliminary budgets and (c) undergo the formal competitive bid process per the requirements set forth.

Statement of Limitations

This assessment report represents a statement of the physical condition of the buildings and properties based upon visual site observation. It applies only to those portions of the property, items, and equipment that PMC staff were able to visually observe. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. PMC's assessment of plumbing systems did not include the collection or testing of water samples to determine water quality. The assessment of mechanical systems and equipment based on general observations of condition and/or age and not a full diagnostic or inspection by a certified maintainer.

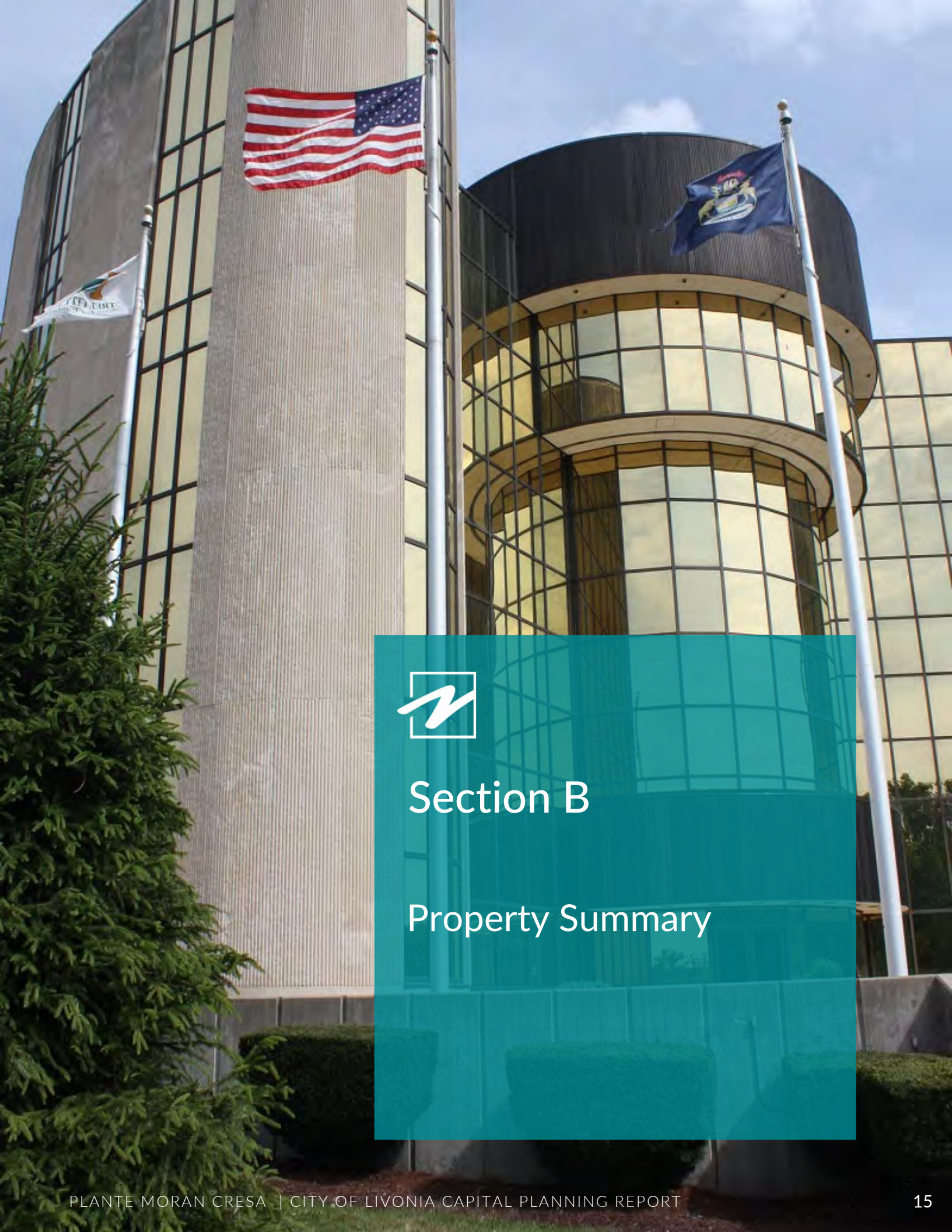
In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMC's assessment, analysis, and recommendations are, in whole or in part, dependent on the information provided by The City of Livonia and other third parties. PMC cannot provide an opinion on the reliability of such information, and inaccuracies in such information may impact our assessment, analysis, and recommendations.

This assessment does not include any services (including the collection or testing of samples) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, or (vii) any substance, product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMC is not and shall not be required to be an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

This report was prepared for and intended solely for the information use of The City of Livonia and may not be used or relied upon by another party without the express written authorization of PMC.

The contents of the report are based on the relevant information available, and the condition observed at the time of issuance. Information and conditions are subject to change, and PMC assumes, no responsibility to update this report in the event of such change.

This assessment report should be read in its entirety. Information provided in the various sections is complementary and, in some instances, provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.



Section B

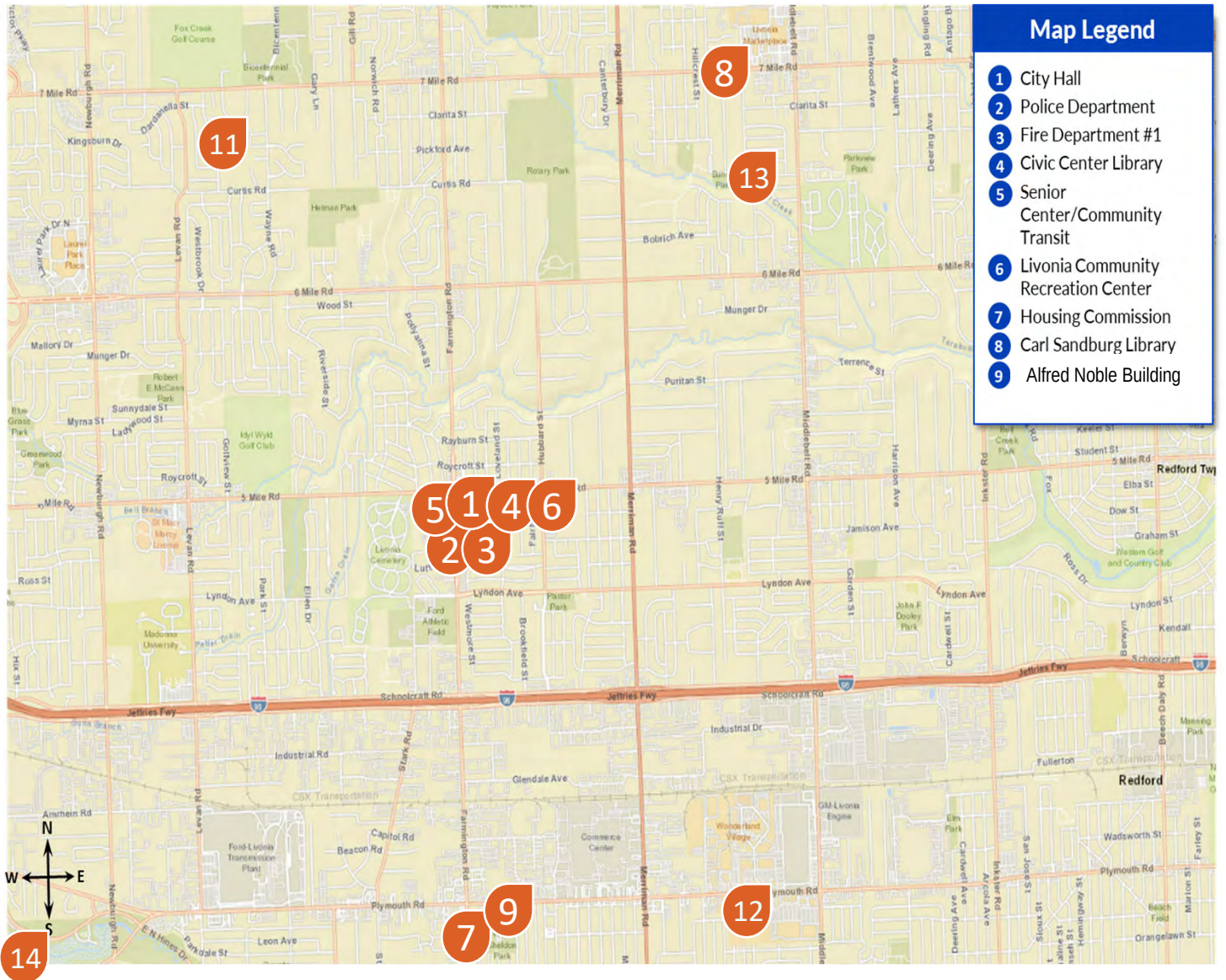
Property Summary



SECTION B

Property Summary

Building Locations Map | City, State



Map Legend (continued from above):

- 11 Fire Department No. 3
- 12 Fire Department No. 4
- 13 Fire Department No. 5
- 14 Fire Department No. 6

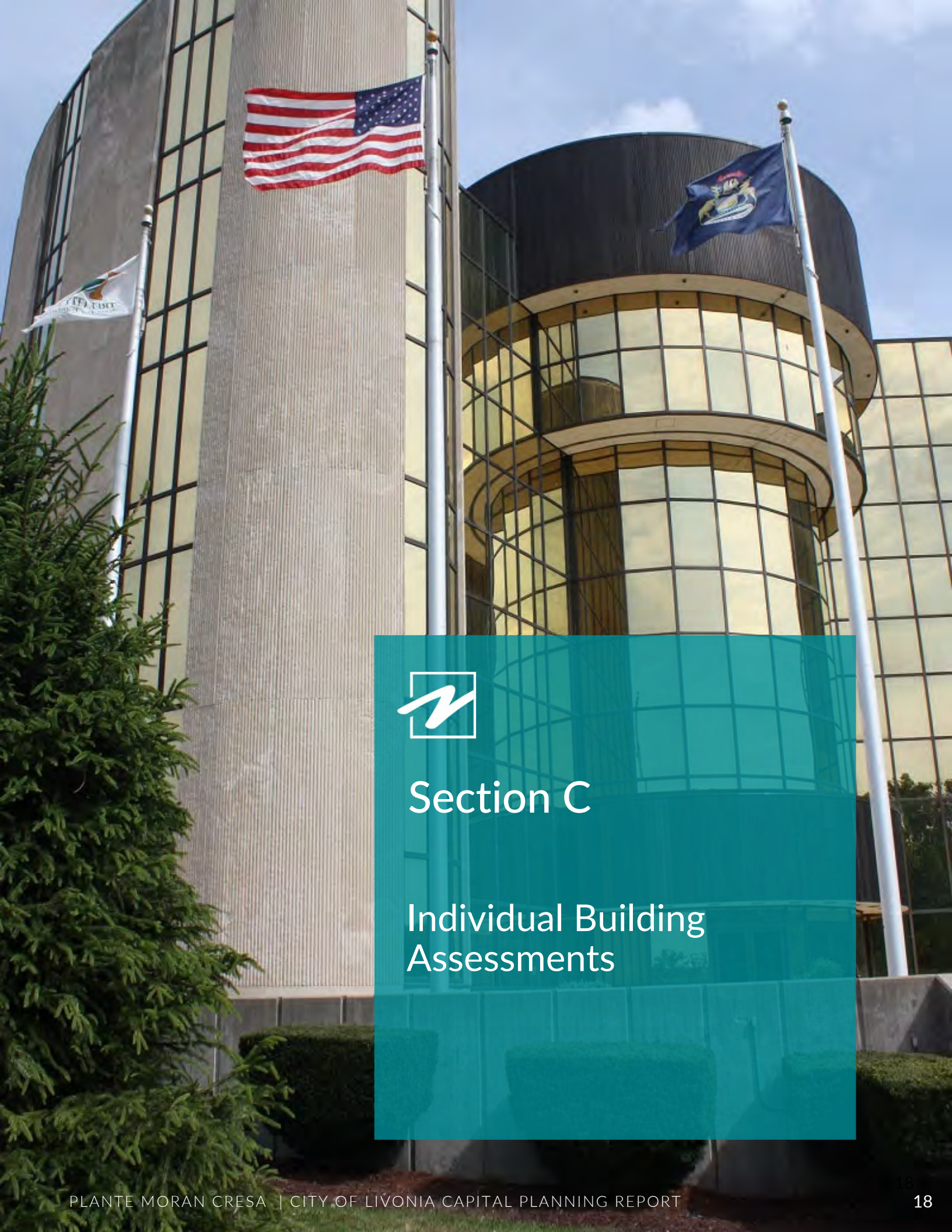


SECTION B

Property Summary

Building Locations Map | City, State

Bldg #	Facility	Address	City	State	Zip
BUILDINGS					
1	City Hall	33000 Civic Center Drive	Livonia	Michigan	48154
2	Police Department	15052 Farmington Road	Livonia	Michigan	48154
3	Fire Department No. 1	14910 Farmington Road	Livonia	Michigan	48154
4	Civic Center Library	32777 Five Mile Road	Livonia	Michigan	48154
5	Civic Center Park Senior Center & Transit Office	15218 Farmington Road	Livonia	Michigan	48154
6	Jack E. Kirksey Livonia Community Recreation Center	15100 Hubbard Street	Livonia	Michigan	48154
7	Housing Commission	10800 Farmington Road	Livonia	Michigan	48150
8	Carl Sandburg Library	30100 West Seven Mile Road	Livonia	Michigan	48152
9	Alfred Noble Building	32901 Plymouth Road	Livonia	Michigan	48150
10					
11	Fire Department No. 3	35000 SevenMile Road	Livonia	Michigan	48152
12	Fire Department No. 4	12300 Middlebelt Road	Livonia	Michigan	48150
13	Fire Department No. 5	18910 Middlebelt Road	Livonia	Michigan	48152
14	Fire Department No. 6	37876 Plymouth Road	Livonia	Michigan	48150



Section C

Individual Building Assessments

Building 01 – Livonia City Hall



Address:	33000 Civic Center Dr. Livonia MI 48154
Year Built:	1977
Square Footage:	67,736
Site Area:	4.99 acres
Parking Spaces:	115
Stories:	5
Basement:	Yes
Elevator(s):	2
Exterior Façade:	Glass Curtain Wall/Brick/Concrete
Roof:	TPO
Fire Protection:	Fully Sprinkled

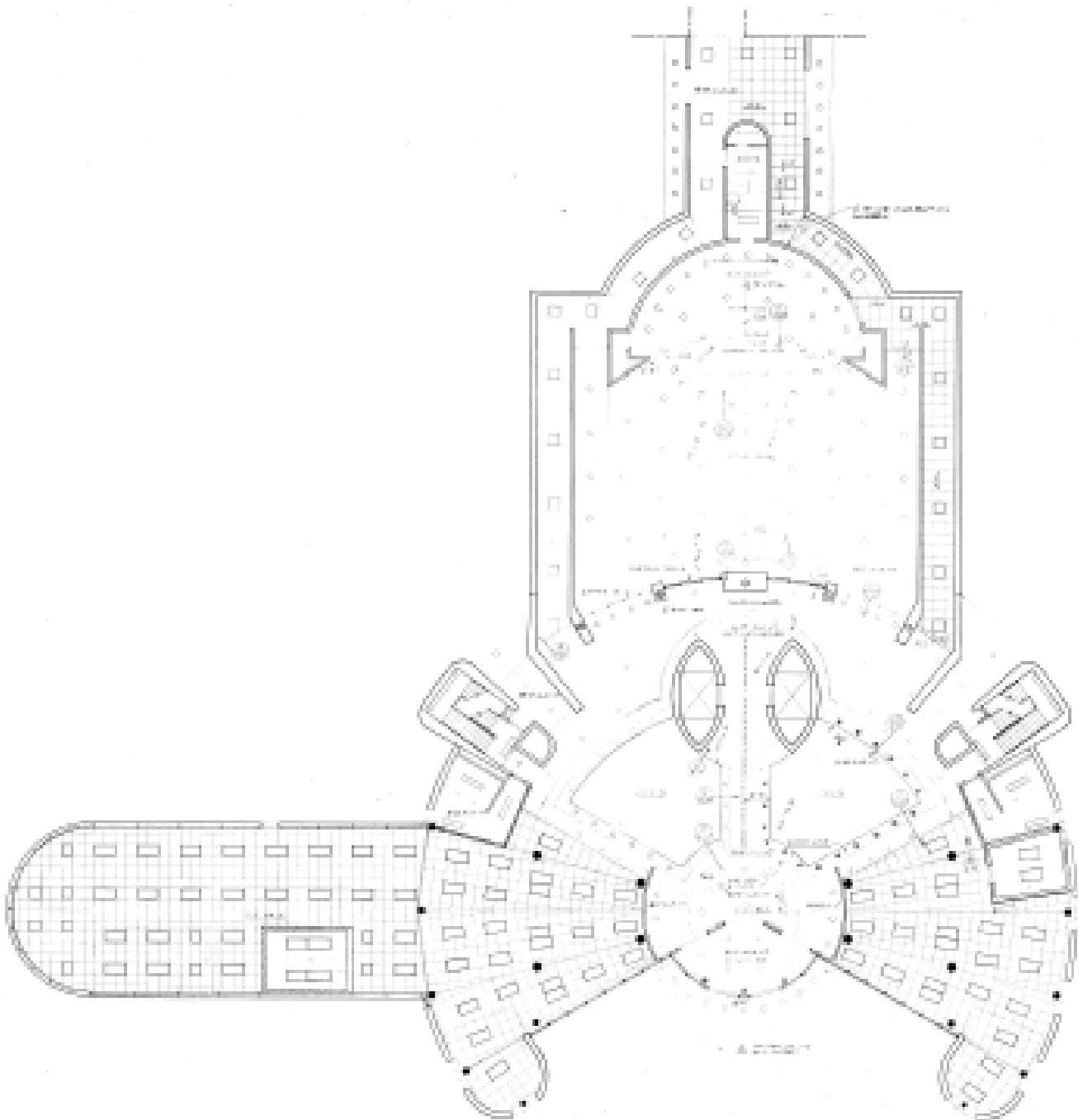
Site Plan:



Ground Floor Plan:

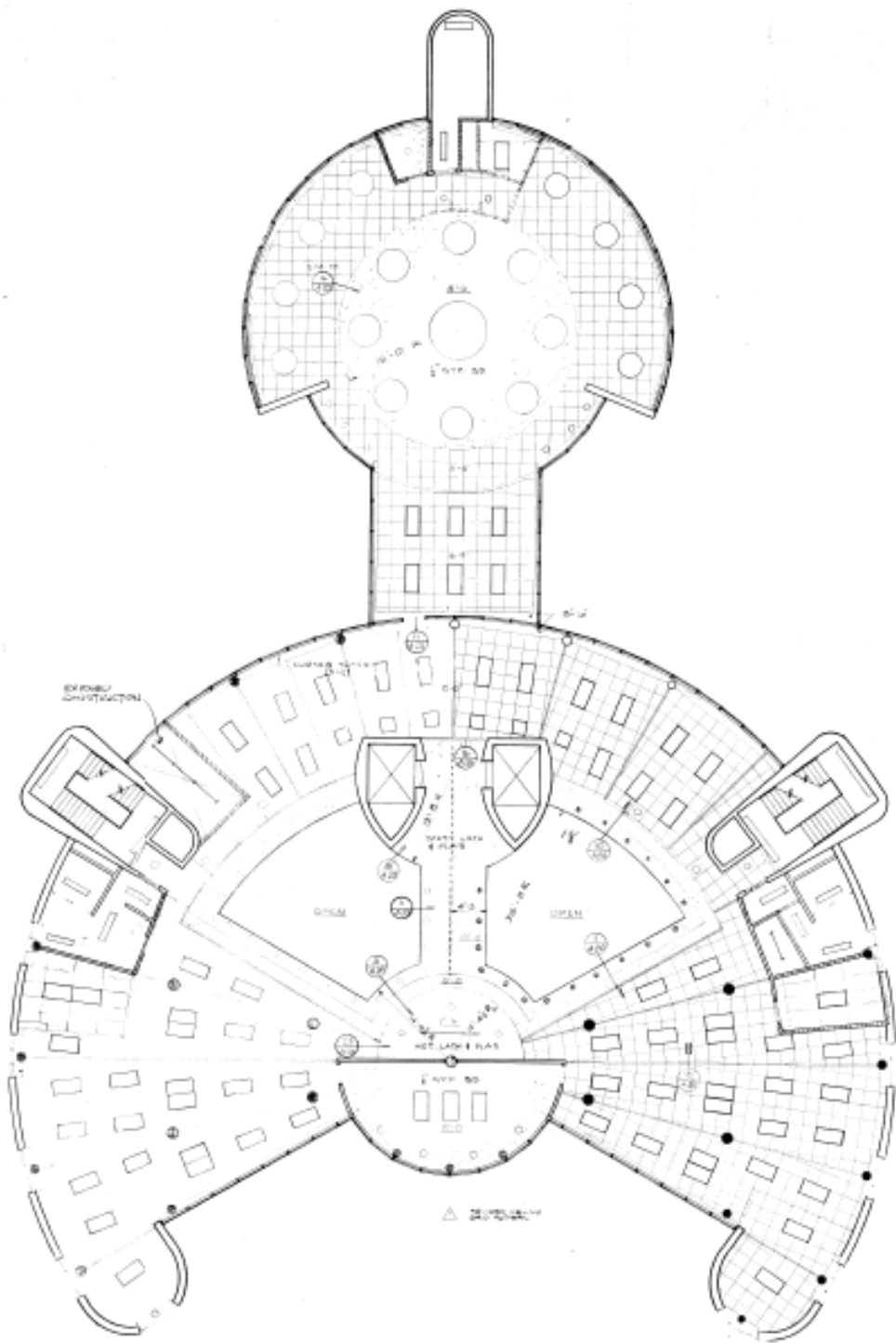
Building 01 - Livonia City Hall

1st Floor Plan:



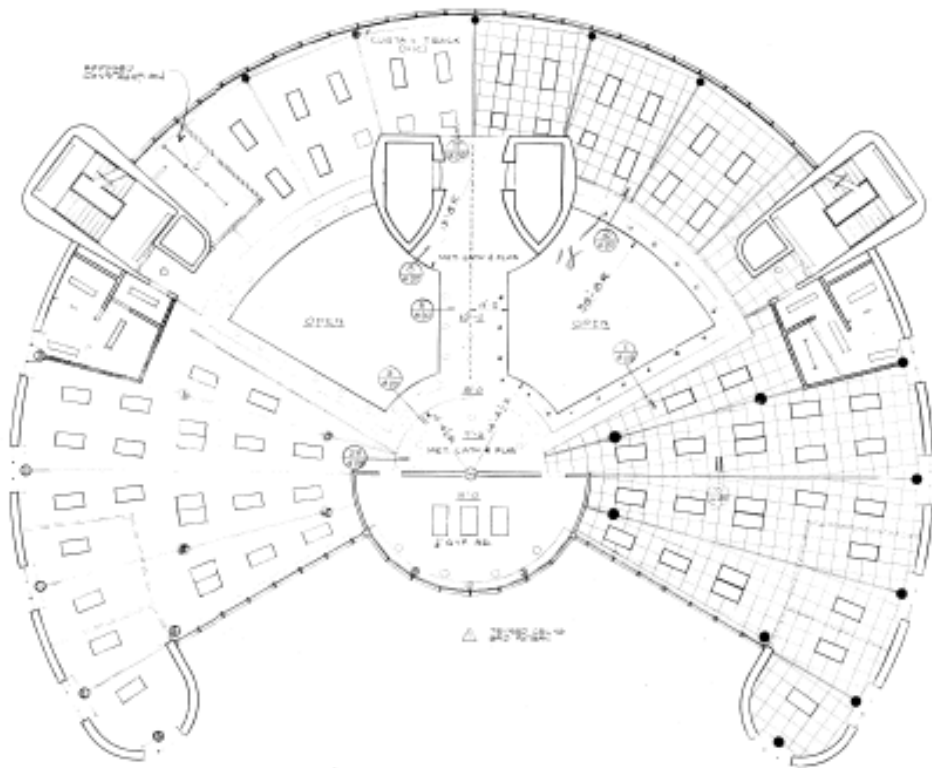
Building 01 - Livonia City Hall

2nd Floor Plan

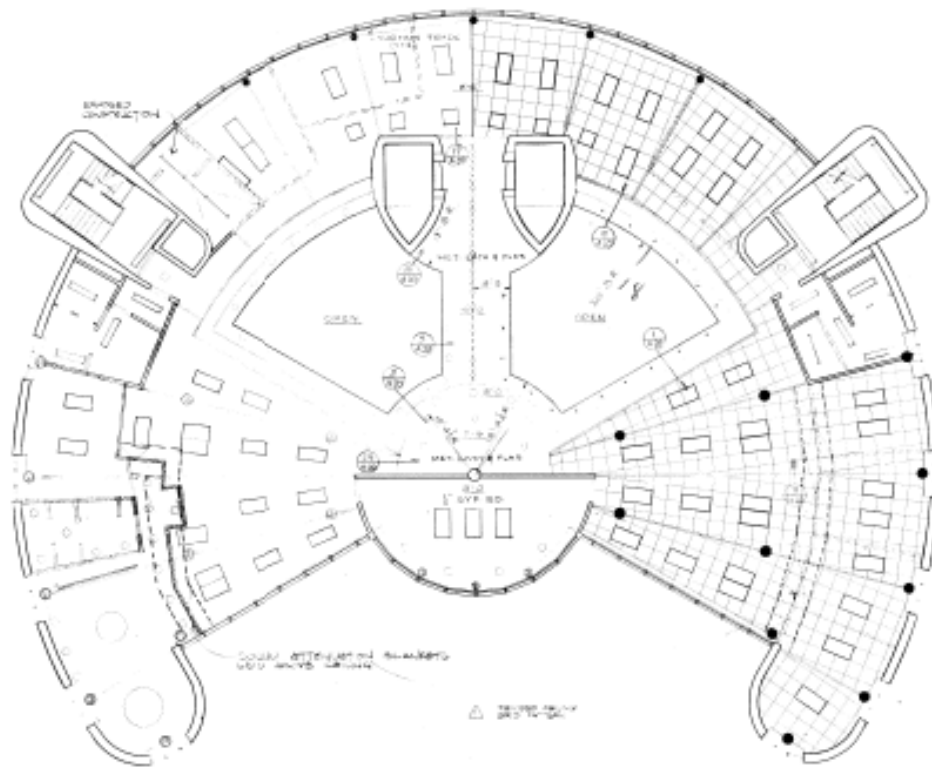


Building 01 - Livonia City Hall

3rd Floor Plan:

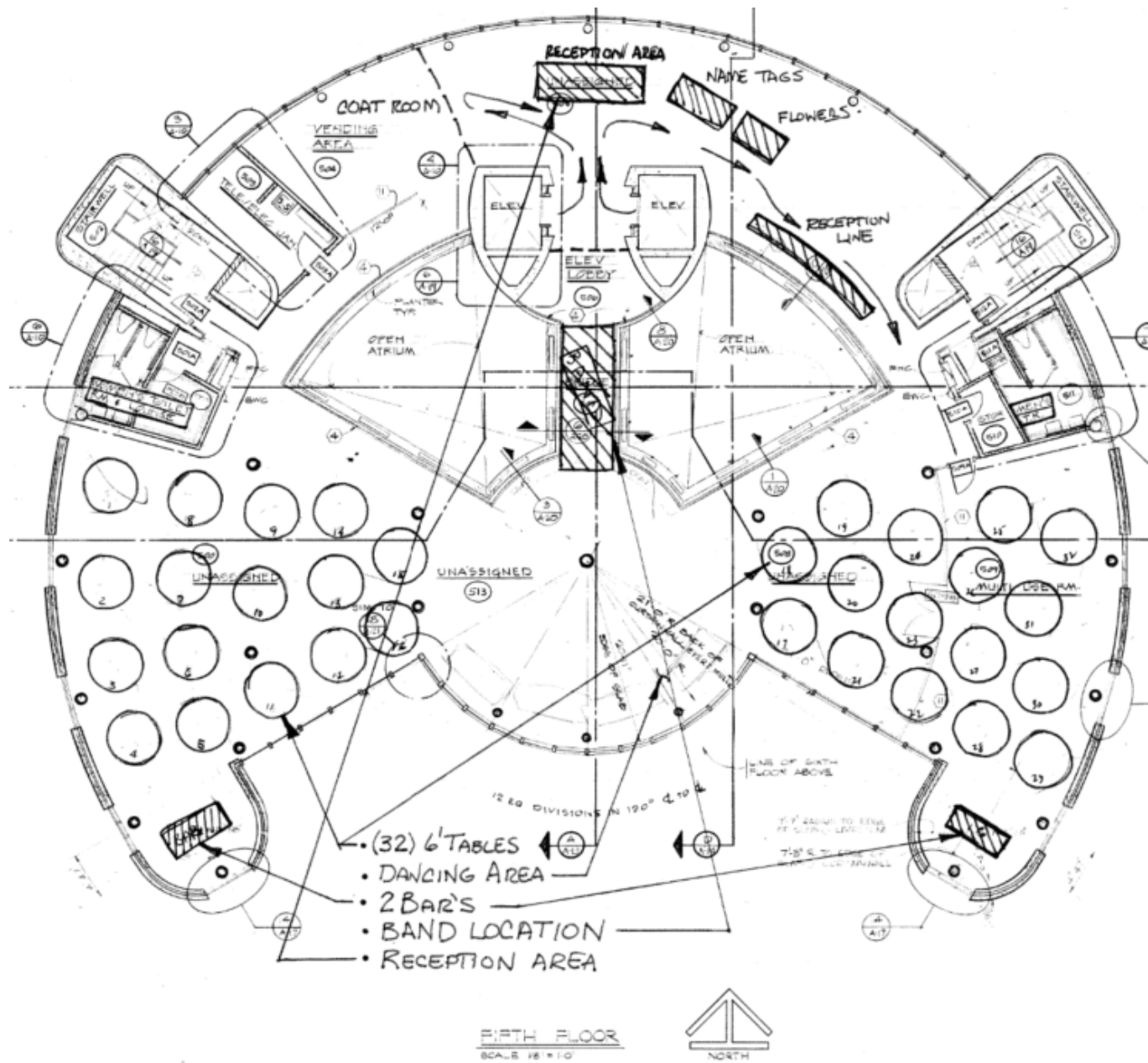


4th Floor Plan:



Building 01 - Livonia City Hall

5th Floor Plan:



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Summary of Budgets:

City Hall		Cost Data							
Building SF		67,736		Specification Factor =		Geographic Factor =		Cost Escalation Factors	
				Cost Escalation Factor =		1.08		1.30	
								1.48	
Program Area		Quantity	Unit	# of	As % of	Critical Needs	Deferrable	Future Need	
		Per Unit		Units	Total Units	Cost	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)
1.0 SITE									
Paving									
Pavement and Base Reconstruction		110,200	SF	1	110,200	2.90%	\$0	\$0	\$1,056,862
Selective Sidewalk & Curb Replacement		1	Allowance	1	1	0.66%	\$54,000	\$70,200	\$79,920
Sealcoating/Re-stripping		110,200	SF	1	110,200	0.15%	\$35,705	\$0	\$0
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.		1	Allowance	1	1	1.32%	\$0	\$421,200	\$0
Landscaping									
Improve Landscaping		1	Allowance	1	1	1.32%	\$0	\$0	\$479,520
Utilities									
Misc. Utility Repairs		1	Allowance	1	1	1.32%	\$108,000	\$140,400	\$159,840
Misc.									
Monument Sign - Powered & Electronic Display		1	Allowance	1	1	0.44%	\$0	\$140,400	\$0
Rework Concrete Entrance (Ramps and Railings)		1	Allowance	1	1	1.76%	\$432,000	\$0	\$0
Refurbish Entry Fountain (Includes New Plumbing)		1	Allowance	1	1	2.19%	\$0	\$702,000	\$0
SITE SUBTOTAL						12.04%	\$629,705	\$1,474,200	\$1,776,142
2.0 BUILDING ENVELOPE									
Roofing Work									
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Parking Garage)		10,000	SF	1	10,000	1.54%	\$378,000	\$0	\$0
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Main Tower) ~2015/ 30 yr. Warranty		13,800	SF	1	13,800	2.12%	\$0	\$0	\$0
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Annex)		14,000	SF	1	14,000	2.15%	\$0	\$0	\$783,216
Misc. Drainage Repair		1	Allowance	1	1	0.07%	\$18,144	\$0	\$0
Paint Structural Steel for Equipment Screens		1	Allowance	1	1	0.09%	\$0	\$28,080	\$0
Replace Exterior Curtainwall System		1	Allowance	1	1	3.07%	\$0	\$0	\$1,118,880
Exterior Walls									
Re-Caulk Expansion Joints		1	Allowance	1	1	0.11%	\$0	\$0	\$39,960
Tuckpointing		1	Allowance	1	1	0.33%	\$0	\$105,300	\$0
Exterior Envelope Repairs/Upgrades (Curtain Wall/ Precast/ Soffits/ Painting)		1	Allowance	1	1	0.44%	\$36,000	\$46,800	\$53,280
Replace Exterior Doors		24	EA	1	24	0.53%	\$129,600	\$0	\$0
BUILDING ENVELOPE SUBTOTAL						10.44%	\$561,744	\$180,180	\$1,995,336
3.0 INTERIOR/FINISHES									
Interior Doors & Hardware									
Replace Door Hardware		200	EA	1	200	2.63%	\$648,000	\$0	\$0
Walls & Partitions									
Misc. Plaster/ Drywall Repairs		1	Allowance	1	1	0.88%	\$0	\$280,800	\$0
Ceilings									
Remove Existing & Install New Acoustic Tile Ceiling		30,700	SF	1	30,700	1.15%	\$281,826	\$0	\$0
Flooring									
Remove & Replace Flooring - Carpet		34,000	SF	1	34,000	1.00%	\$246,024	\$0	\$0
Remove and Replace VCT Tile		17,000	SF	1	17,000	0.67%	\$165,240	\$0	\$0
Remove and Replace Hard Tile Flooring		17,000	SF	1	17,000	2.24%	\$550,800	\$0	\$0
Interior Storefront Repairs/Replacement		1	Allowance	1	1	2.19%	\$270,000	\$351,000	\$0
Paint									
Painting Allowance		67,736	SF	1	67,736	0.74%	\$0	\$237,753	\$0
Signage									
Replace Interior Signage		67,736	SF	1	67,736	0.12%	\$0	\$38,041	\$0
Way-finding and Branding		1	Allowance	1	1	0.66%	\$0	\$0	\$239,760
Restrooms									
Renovate Floor Restrooms (2/floor)		12	EA	1	12	3.95%	\$486,000	\$631,800	\$0
Auditorium / Little Theater									
Replace Fabric and Make Repairs to Chairs		330	EA	1	330	0.22%	\$53,460	\$0	\$0
Rework Seating Configuration to Improve Accessibility		1	Allowance	1	1	1.10%	\$270,000	\$0	\$0
Casework & Countertops									
Replace Misc. Casework/Millwork		1	Allowance	1	1	2.19%	\$270,000	\$351,000	\$0
Other									
Replace Elevator		2	Allowance	1	2	2.63%	\$0	\$0	\$959,040
INTERIOR/FINISHES SUBTOTAL						22.37%	\$3,241,350	\$1,890,394	\$1,198,800
4.0 PLUMBING SYSTEMS									
Fire Protection									
Add / Modify Fire Suppression System for Improvements		1	Allowance	1	1	0.39%	\$97,200	\$0	\$0
Equipment & Fixtures									
Existing Lochinvar Water Heater, Serial # 1227M000978, 2012		1	EA	1	1	0.04%	\$0	\$11,232	\$0
Existing Lochinvar Water Heater, Serial # HG15292920, 2011		1	EA	1	1	0.04%	\$0	\$11,232	\$0
Provide Bottle Filler Drinking Fountains		6	EA	1	6	0.18%	\$43,546	\$0	\$0
Piping									
Replace Portions- Domestic Water/Sanitary Piping and Valves		1	Allowance	1	1	1.10%	\$135,000	\$175,500	\$0
PLUMBING SYSTEMS SUBTOTAL						1.74%	\$275,746	\$197,964	\$0

SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Summary of Budgets:

City Hall		Cost Data							
Building SF		Specification Factor =		Geographic Factor =		Cost Escalation Factors			
67,736						1.08	1.30	1.48	
						Cost Escalation Factor =			
Program Area	Quantity		# of	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
	Per Unit	Unit							Units
5.0 HVAC SYSTEMS									
Equipment									
Existing Lochinvar Boiler, Serial # I11H10196040, 2011	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Lochinvar Boiler, Serial # I11H10196045, 2011	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Lochinvar Boiler, Serial # I11H10202692, 2011	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Lochinvar Boiler, 2011	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Lochinvar Boiler, Serial # H985854, 1998	1	EA	1	1	0.71%	\$175,392	\$0	\$0	
Existing Lochinvar Boiler, Serial # H985853, 1998	1	EA	1	1	0.71%	\$175,392	\$0	\$0	
Existing Lochinvar Boiler, Serial # H985852, 1998	1	EA	1	1	0.71%	\$175,392	\$0	\$0	
Replace Boiler Pumps	3	EA	1	3	0.11%	\$27,216	\$0	\$0	
Existing Trane Air Handler Unit, Serial # C18H06307, 2018	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Trane Air Handler Unit, Serial # C18H06309, 2018	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Alton Air Handling Unit (Not Able to Read Tag)	1	EA	1	1	1.10%	\$270,000	\$0	\$0	
Replace Existing Variable Air Volume (VAV) Units	30	EA	1	30	0.79%	\$0	\$252,720	\$0	
Existing McQuay Chiller, Serial #58K8504302, 1998	1	EA	1	1	0.88%	\$216,000	\$0	\$0	
Existing Fujitsu Split System, Serial # KSA031893	1	EA	1	1	0.03%	\$0	\$0	\$11,189	
Existing Fujitsu Split System, Serial # KSA022850	1	EA	1	1	0.03%	\$0	\$0	\$11,189	
Piping									
Replace Portions- Hydronic Piping and Valves	1	Allowance	1	1	1.10%	\$270,000	\$0	\$0	
Other HVAC									
Air and Water Balance	67,736	SF	1	67,736	0.09%	\$21,946	\$0	\$0	
Commissioning	67,736	SF	1	67,736	0.06%	\$14,631	\$0	\$0	
Temperature Controls	67,736	SF	1	67,736	1.49%	\$365,774	\$0	\$0	
Clean/Sanitize All Ductwork and Grilles	1	Allowance	1	1	1.32%	\$324,000	\$0	\$0	
HVAC SYSTEMS SUBTOTAL									
						9.12%	\$2,035,744	\$252,720	\$22,378
6.0 ELECTRICAL SYSTEMS									
Power									
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.44%	\$108,000	\$0	\$0	
Power for new HVAC	1	Allowance	1	1	0.25%	\$60,480	\$0	\$0	
Upgrade Panels and Add New Circuits Throughout Building	67,736	SF	1	67,736	0.89%	\$0	\$285,304	\$0	
Panel Capacity Investigations and Re-tagging	1	Allowance	1	1	0.20%	\$48,600	\$0	\$0	
Lighting									
Replace Lighting with LEDs (New OS, Switching, and Controls)	67,736	SF	1	67,736	2.97%	\$731,549	\$0	\$0	
Replace Exterior Wall Packs	12	EA	1	12	0.04%	\$10,886	\$0	\$0	
Replace Emergency & Exit Lights	67,736	SF	1	67,736	0.09%	\$21,946	\$0	\$0	
Fire Alarm System									
Adjustments to Fire Alarm System	1	Allowance	1	1	0.20%	\$0	\$63,180	\$0	
ELECTRICAL SYSTEMS SUBTOTAL									
						5.08%	\$981,462	\$348,484	\$0
7.0 SECURITY									
Security									
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$280,800	\$0	
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$105,300	\$0	
SECURITY SYSTEMS SUBTOTAL									
						1.21%	\$0	\$386,100	\$0
8.0 ABATEMENT									
Abatement									
Abatement Allowance	1	Allowance	1	1	2.19%	\$0	\$0	\$799,200	
ABATEMENT SUBTOTAL									
						2.19%	\$0	\$0	\$799,200
9.0 FURNITURE & EQUIPMENT									
General Furniture									
FFE Allowance	1	Allowance	1	1	3.29%	\$270,000	\$351,000	\$399,600	
FURNITURE & EQUIPMENT SUBTOTAL									
						3.29%	\$270,000	\$351,000	\$399,600
10.0 TECHNOLOGY									
Technology									
Relocate Data Center from Basement to Above Ground	1	Allowance	1	1	6.58%	\$1,620,000	\$0	\$0	
Re-rack Servers SAN (2020)		EA		-	0.00%	\$0	\$0	\$0	
Re-rack Servers Host (2021)		EA		-	0.00%	\$0	\$0	\$0	
New Phone System	1	Allowance	1	1	2.19%	\$0	\$702,000	\$0	
TECHNOLOGY SUBTOTAL									
						10.71%	\$1,778,502	\$908,053	\$234,583
SOFT COSTS									
Building Infrastructure Improvement Total:					78.20%	\$9,774,252	\$5,989,095	\$6,426,039	
Project Contingency:					10.00%	6.42%	\$772,575	\$473,004	\$579,186
Permits, Testing & Printing:					2.50%	1.77%	\$212,458	\$130,076	\$159,276
Professional Fees & Costs:					9.00%	7.10%	\$854,528	\$523,179	\$640,624
Construction Manager Fee & Costs:					9.00%	6.51%	\$783,970	\$479,981	\$587,729
PROJECT TOTAL						100.00%	\$12,397,784	\$7,595,335	\$8,392,853

Building 01 – Livonia City Hall

Photos: Provided by City of Livonia



Phone Room Leak Aftermath



Fifth Floor 2013



Fifth Floor Ventilation Grates 2013



First Floor Leak



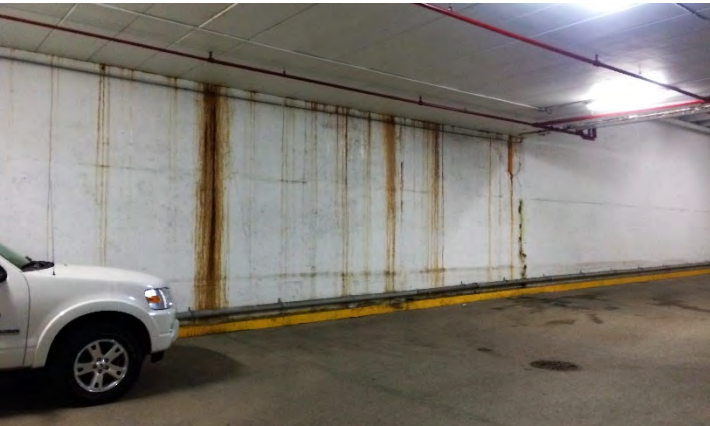
Annex Lobby 2017



Basement Leak Near Elevator 2016

Building 01 – Livonia City Hall

Photos: Provided by City of Livonia



Garage 20107



Garage 2017



Garage 2017



Ruptured Pipe in Annex 2022



Annex Hall Damage 2022

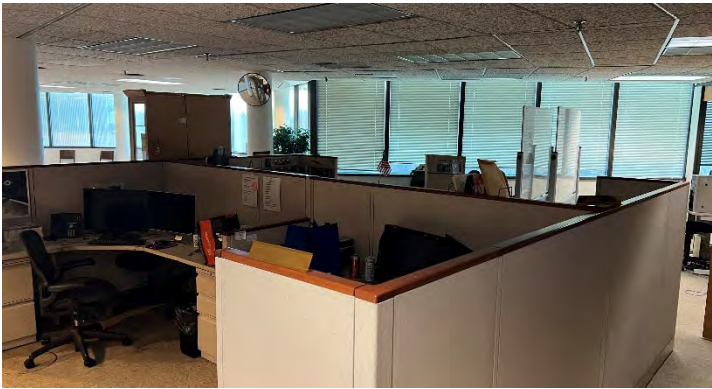
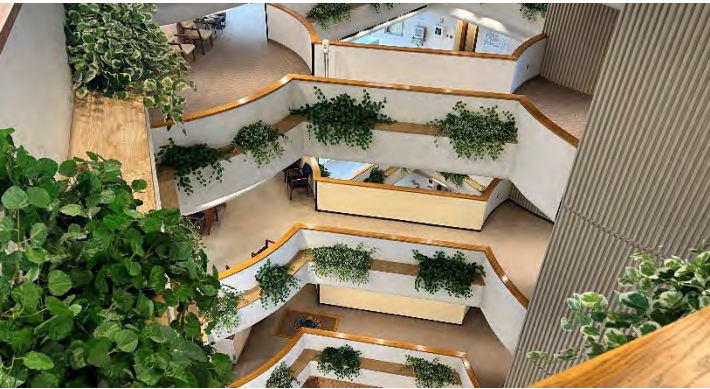


Basement Storage & Sump 2016

SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:



Building 01 - Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

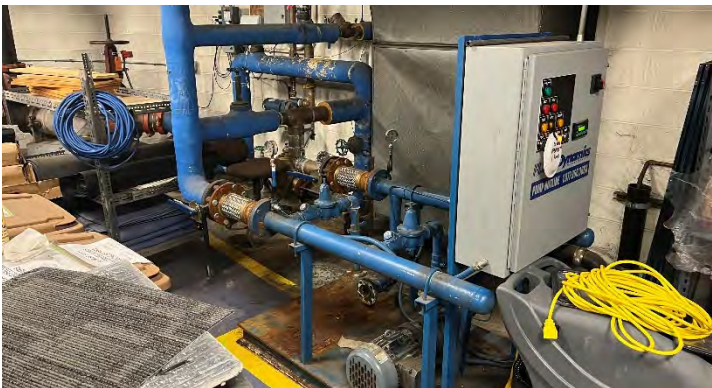
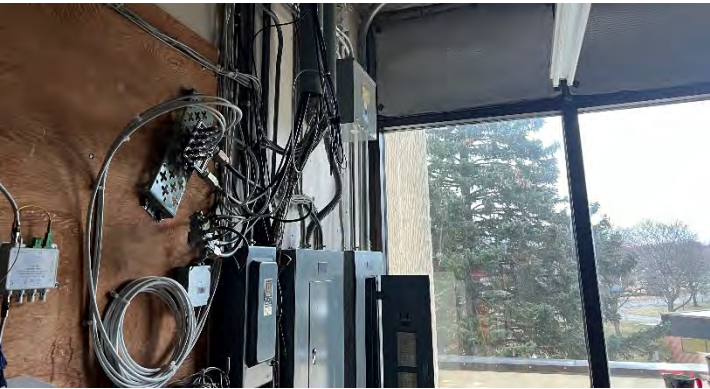
Building 01 – Livonia City Hall

Photos:



Building 01 - Livonia City Hall

Photos:



Building 01 – Livonia City Hall

Photos:



Building 01 – Livonia City Hall

Photos:



Building 02 – Livonia Police Department



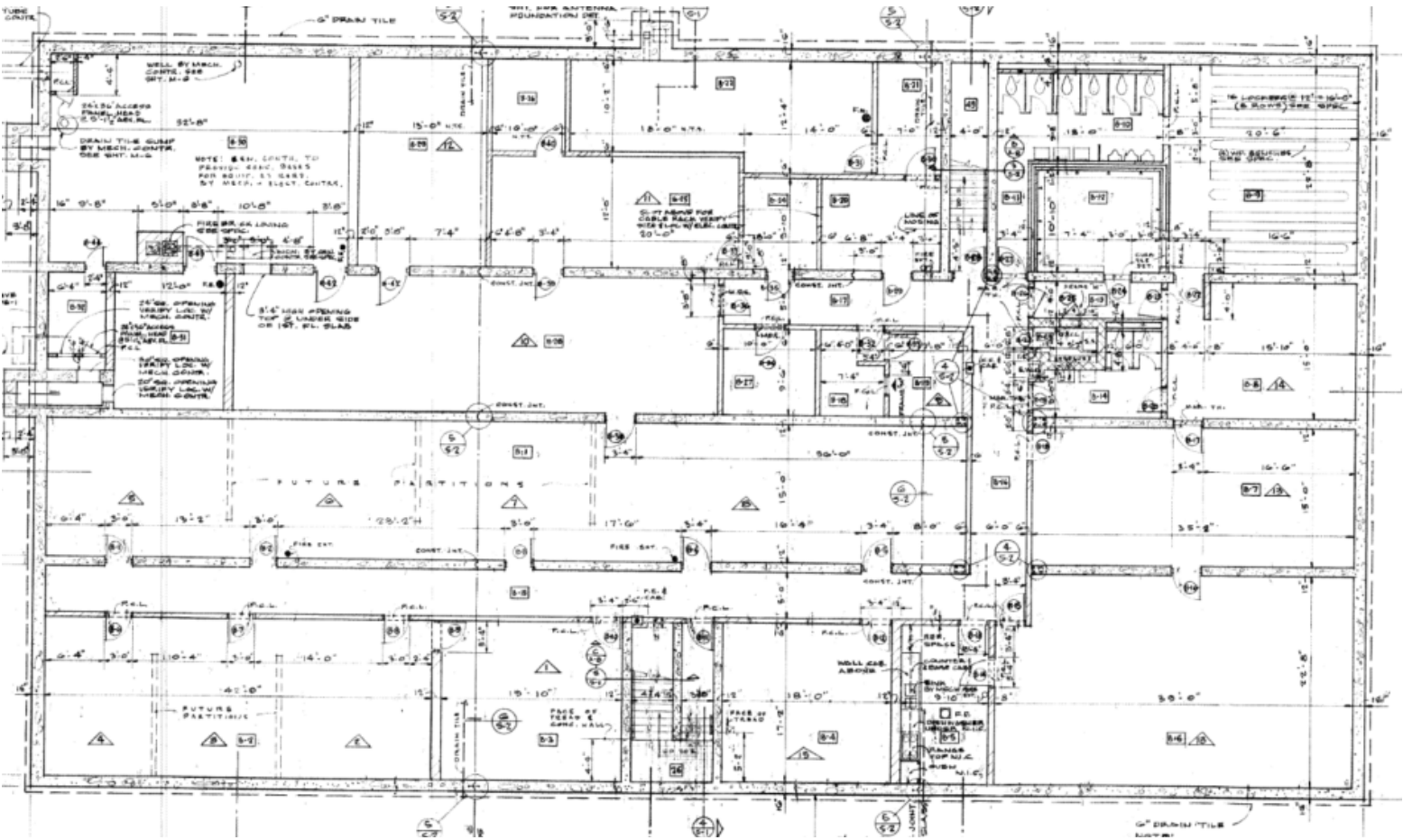
Address:	15050 Farmington Rd. Livonia MI 48154
Year Built:	1961/1987
Square Footage:	59,540
Site Area:	46.48 Acres
Parking Spaces:	76
Stories:	1
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	PVC
Fire Protection:	No

Site Plan:



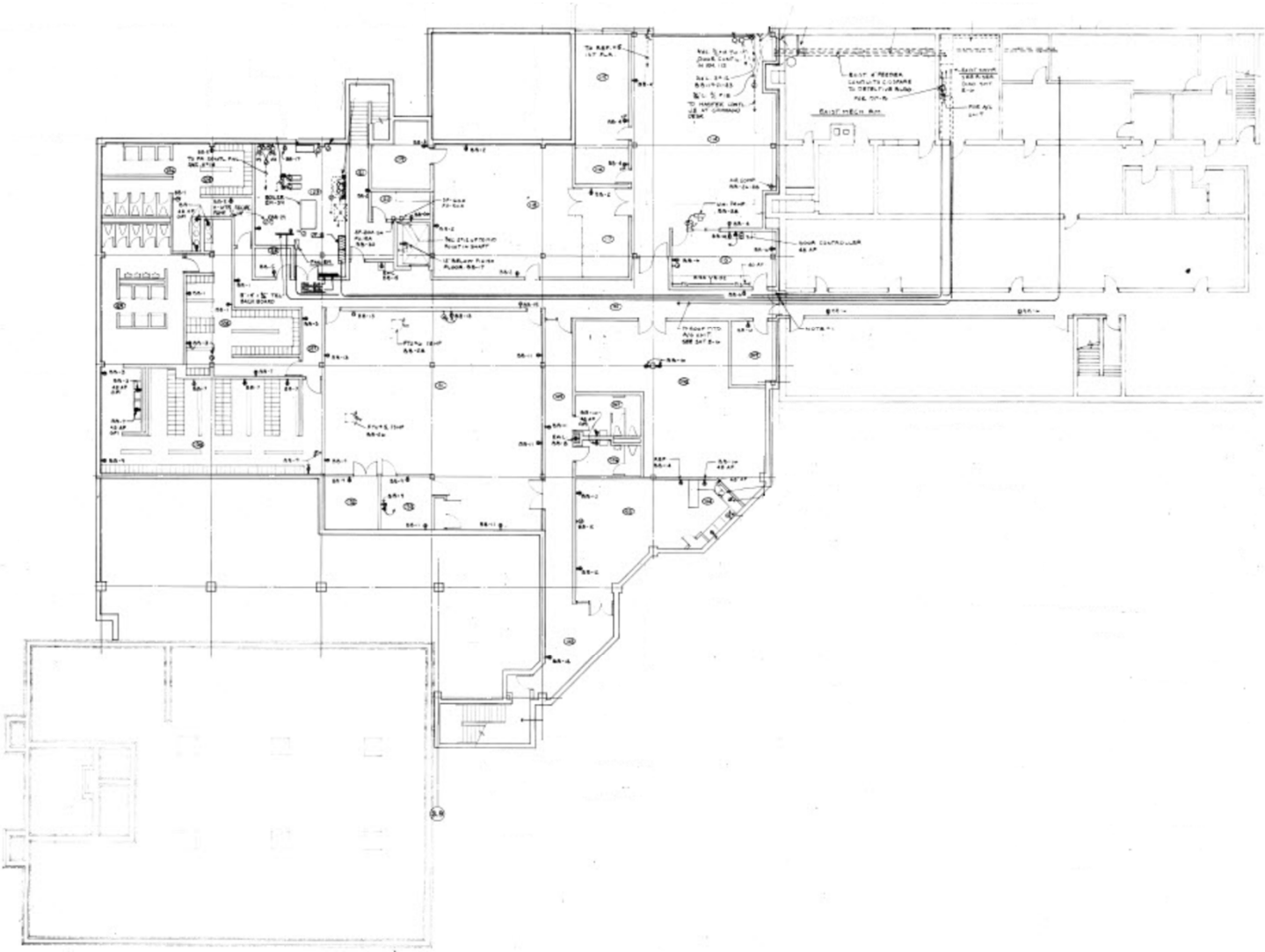
Building 02 - Livonia Police Department

Basement Floor Plan (1961):



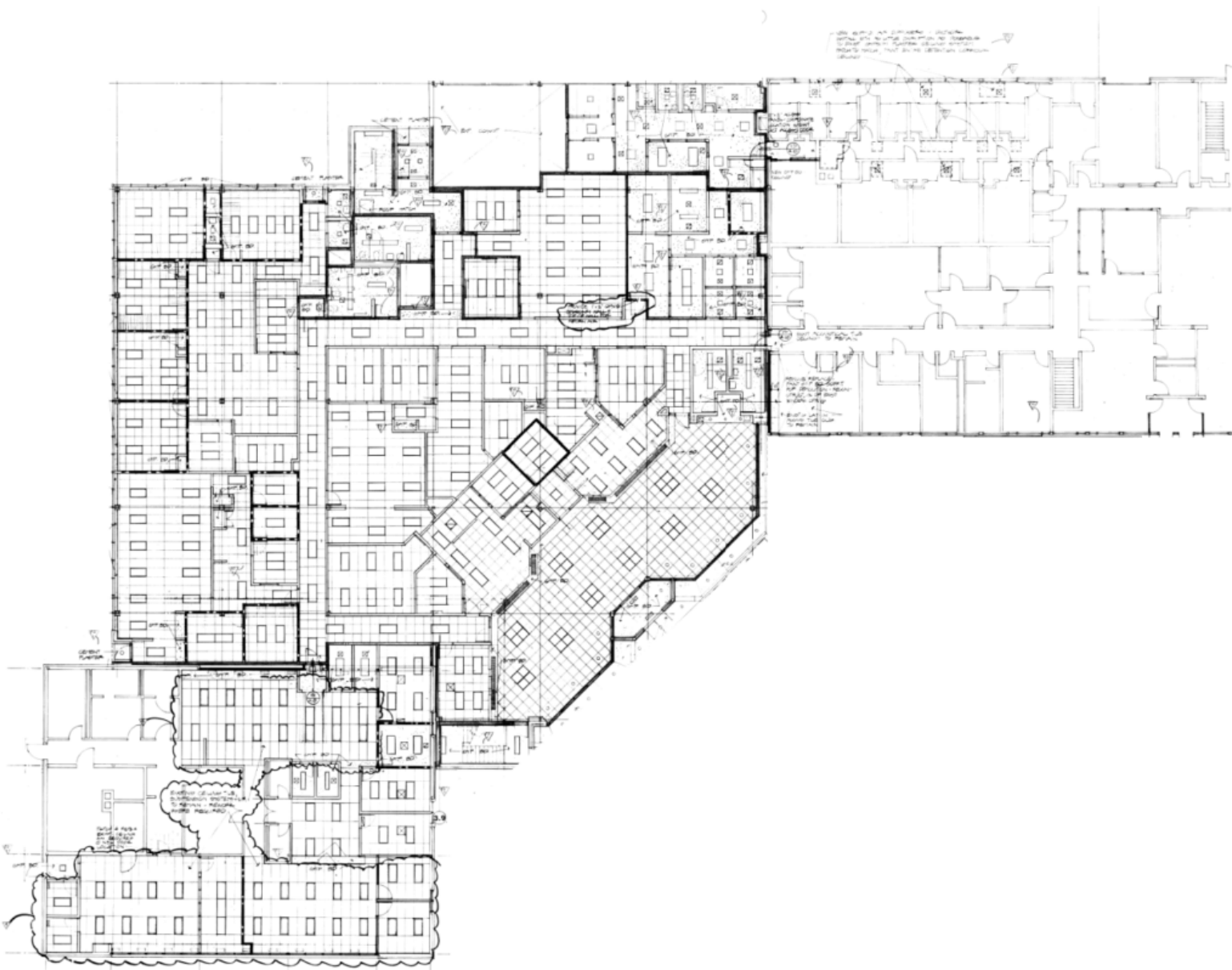
Building 02 – Livonia Police Department

Basement Floor Plan (1986):



Building 02 - Livonia Police Department

1st Floor Plan (1986):



SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

Summary of Budgets:

Police Department		Cost Data						
Building SF		59,540		Specification Factor = Geographic Factor = Cost Escalation Factor =		Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	156,000	SF	1	156,000	8.23%	\$0	\$1,314,144	\$0
Replace Concrete Stairs and Railings	1	Allowance	1	1	0.22%	\$27,000	\$0	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.39%	\$48,384	\$0	\$0
Sealcoating/Re-stripping	156,000	SF	1	156,000	0.41%	\$50,544	\$0	\$0
Utilities								
Catch Basin / Manholes	6	EA	1	6	0.24%	\$0	\$37,740	\$0
Misc. Utility Repairs	1	Allowance	1	1	0.44%	\$0	\$70,200	\$0
Fire Suppression Utilities	1	Allowance	1	1	0.44%	\$54,000	\$0	\$0
Misc.								
Monument Sign - Powered & Electronic Display	1	EA	1	1	0.44%	\$54,000	\$0	\$0
Reapirs Needed for Carports	1	Allowance	1	1	1.76%	\$0	\$280,800	\$0
Rework Concrete Entrance (Ramps and Railings)	1	Allowance	1	1	1.76%	\$216,000	\$0	\$0
SITE SUBTOTAL					14.33%	\$449,928	\$1,702,884	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Existing PVC Roof (Under Warranty- Install Year Unknown)	37000		1	37,000	0.00%	\$0	\$0	\$0
Install Guard Rails Around Roof Hatch	1	Allowance	1	1	0.04%	\$5,400	\$0	\$0
Windows								
Replace Exterior Window Systems	1	Allowance	1	1	2.64%	\$324,000	\$0	\$0
Re-caulk Windows	1	Allowance	1	1	0.75%	\$91,800	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.13%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
Exterior Doors								
Overhead Door Replacement	2	EA	1	2	0.20%	\$24,192	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					4.42%	\$542,592	\$0	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	240	EA	1	240	8.44%	\$1,036,800	\$0	\$0
Walls & Partitions								
Replace Fabric Wall Panels in Line Up Room	1	Allowance	1	1	0.13%	\$16,200	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	60,000	SF	1	60,000	4.49%	\$550,800	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	30,000	SF	1	30,000	1.77%	\$108,540	\$141,102	\$0
Remove & Replace VCT Flooring with LVT	30,000	SF	1	30,000	2.37%	\$0	\$379,080	\$0
Remove & Replace Carpet- Training Room	1	Allowance	1	1	0.44%	\$54,000	\$0	\$0
New Tile At Old Lobby Entrance	1	Allowance	1	1	0.04%	\$5,400	\$0	\$0
Windows								
Remove & Replace Window Treatments	1	Allowance	1	1	0.53%	\$0	\$0	\$95,904
Paint								
Paint - Basement	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
Paint - Interior	59,540	SF	1	59,540	0.79%	\$0	\$125,391	\$0
Paint Structural Steel in Carports	1	Allowance	1	1	0.53%	\$64,800	\$0	\$0
Paint Basement	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Signage								
Replace Interior Signage	59,540	SF	1	59,540	0.21%	\$0	\$33,438	\$0
Restrooms								
Renovate Toilet Rooms	8	EA	1	8	3.52%	\$432,000	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	0.35%	\$21,600	\$0	\$31,968
Other								
Elevator Cab Upgrade	1	Allowance	1	1	0.53%	\$0	\$84,240	\$0
Renovate Various Locker Rooms	1	Allowance	1	1	8.80%	\$1,080,000	\$0	\$0
Renovate Cafeteria / Lounge (In Process)	1	Allowance	1	1	0.09%	\$10,800	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					33.68%	\$3,461,940	\$763,251	\$127,872
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	40,000	SF	1	40,000	1.76%	\$216,000	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 102522081, 2015	1	EA	1	1	0.07%	\$0	\$11,232	\$0
Existing Lochinvar Hot Water Heater, Serial # AB4230360, 2004- Replaced 2022	1	EA	1	1	0.07%	\$0	\$0	\$0
Existing Lochinvar Hot Water Heater, Serial # AB4258516, 2004- Replaced 2022	1	EA	1	1	0.07%	\$0	\$0	\$0
Existing Lochinvar Hot Water Heater, Serial # 1243A006858, 2012	1	EA	1	1	0.07%	\$8,640	\$0	\$0
Provide Bottle Filler Drinking Fountains	6	EA	1	6	0.35%	\$43,546	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.22%	\$0	\$0	\$39,960
PLUMBING SYSTEMS SUBTOTAL					2.62%	\$268,186	\$11,232	\$39,960

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

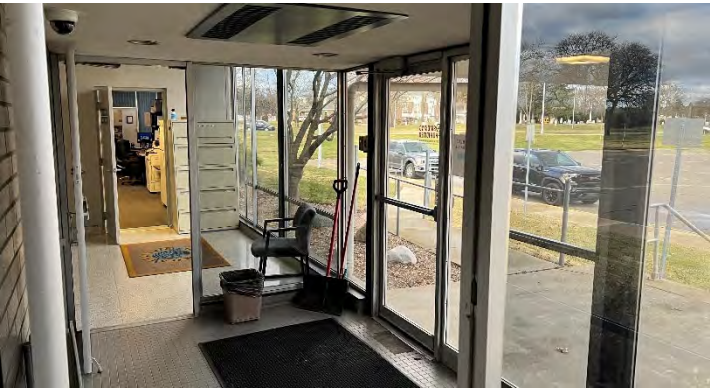
Summary of Budgets:

Police Department						Cost Data		
Building SF						Specification Factor =	Geographic Factor =	Cost Escalation Factor =
59,540						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
5.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boiler, 2009	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Lochinvar Boiler, Serial # I09H00221808, 2009	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Carrier Roof Top Unit, Serial # 2496G21157, 1996 (In Process)	1	EA	1	1	0.22%	\$27,000	\$0	\$0
Existing Trane Roof Top Unit, Serial # C13H04967, 2013	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Liebert Condensing Unit, Serial # 0739C03857, 2007	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Liebert Condensing Unit, Serial # 0112C46261, 2001	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Carrier Air Handling Unit, Serial # 2213U21703, 2021		EA	-	-	0.00%	\$0	\$0	\$0
Existing Trane Chiller, Serial # J98H82634, 1998	1	EA	1	1	0.88%	\$108,000	\$0	\$0
Existing Fujitsu Split System, Serial # BWB 000063, 2017	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # BWP 000546, 2016	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # QVA 017109, 2019	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # QVN 012696, 2019	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.22%	\$0	\$0	\$39,960
Other HVAC								
Air and Water Balance	59,540	SF	1	59,540	0.16%	\$0	\$0	\$28,551
Commissioning	59,540	SF	1	59,540	0.10%	\$0	\$0	\$19,034
Temperature Controls	59,540	SF	1	59,540	1.47%	\$0	\$0	\$266,472
HVAC SYSTEMS SUBTOTAL					4.32%	\$135,000	\$0	\$584,890
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.18%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	Allowance	1	1	0.44%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	0.49%	\$60,480	\$0	\$89,510
Miscellaneous Power Allowance	59,540	SF	1	59,540	0.21%	\$25,721	\$0	\$0
Panel Capacity Investigations and Re-tagging	1	Allowance	1	1	0.15%	\$18,144	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	59,540	SF	1	59,540	3.82%	\$469,413	\$0	\$0
Replace Exterior Wall Packs	12	EA	1	12	0.09%	\$10,886	\$0	\$0
Fire Alarm System								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.10%	\$0	\$0	\$17,902
Other								
Replace PA System	1	Allowance	1	1	0.88%	\$108,000	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					6.36%	\$714,245	\$0	\$187,332
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$119,880
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$119,880
Security Allowance	1	Allowance	1	1	0.88%	\$36,000	\$46,800	\$53,280
SECURITY SYSTEMS SUBTOTAL					2.20%	\$36,000	\$46,800	\$293,040
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	4.40%	\$540,000	\$0	\$0
ABATEMENT SUBTOTAL					4.40%	\$540,000	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	2.46%	\$151,200	\$0	\$223,776
Other								
Replace Jail Metal Benches/Cots	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					3.12%	\$232,200	\$0	\$223,776
10.0 TECHNOLOGY								
Technology								
Primary Dispatch Center - 2020		EA	-	-	0.00%	\$0	\$0	\$0
Primary Dispatch Center Equipment - 2021		EA	-	-	0.00%	\$0	\$0	\$0
Laptop/Desktop Replacement (Every 5 Years) \$2,400/Each		EA	-	-	0.00%	\$0	\$0	\$0
TECHNOLOGY SUBTOTAL					0.00%	\$0	\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					75.44%	\$6,380,091	\$2,524,166	\$1,456,870
Project Contingency:	10.00%				7.23%	\$614,789	\$252,417	\$123,309
Permits, Testing & Printing:	2.50%				1.99%	\$169,067	\$69,415	\$33,910
Professional Fees & Costs:	9.00%				8.00%	\$680,004	\$279,192	\$136,390
Construction Manager Fee & Costs:	9.00%				7.34%	\$623,857	\$256,140	\$125,128
PROJECT TOTAL					100.00%	\$8,467,808	\$3,381,330	\$1,875,608

SECTION C | Individual Building Assessments

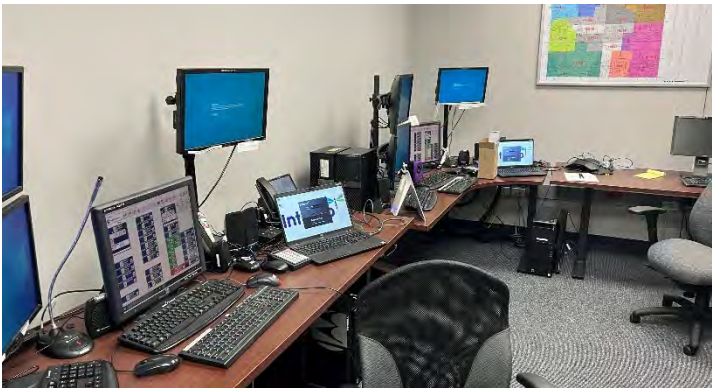
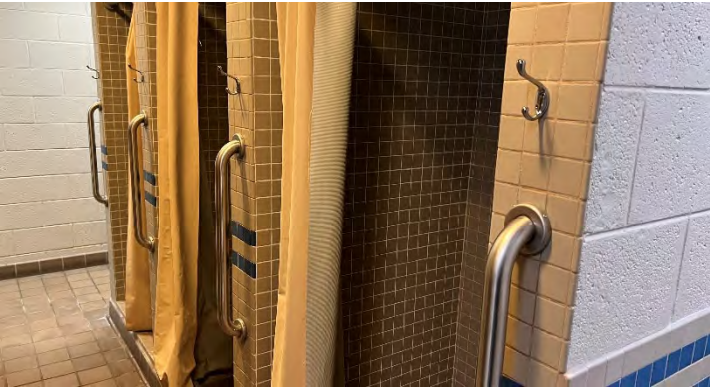
Building 02 – Livonia Police Department

Photos:



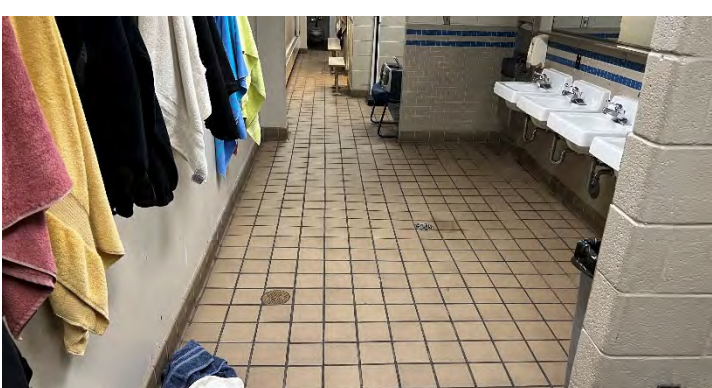
Building 02 – Livonia Police Department

Photos:



Building 02 – Livonia Police Department

Photos:



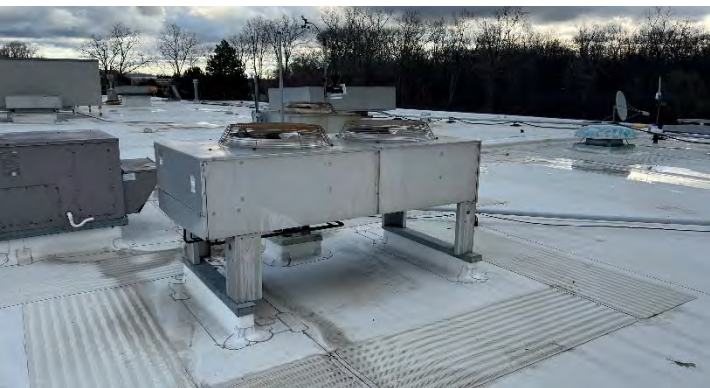
Building 02 – Livonia Police Department

Photos:



Building 02 – Livonia Police Department

Photos:



Building 03 – Station No. 1



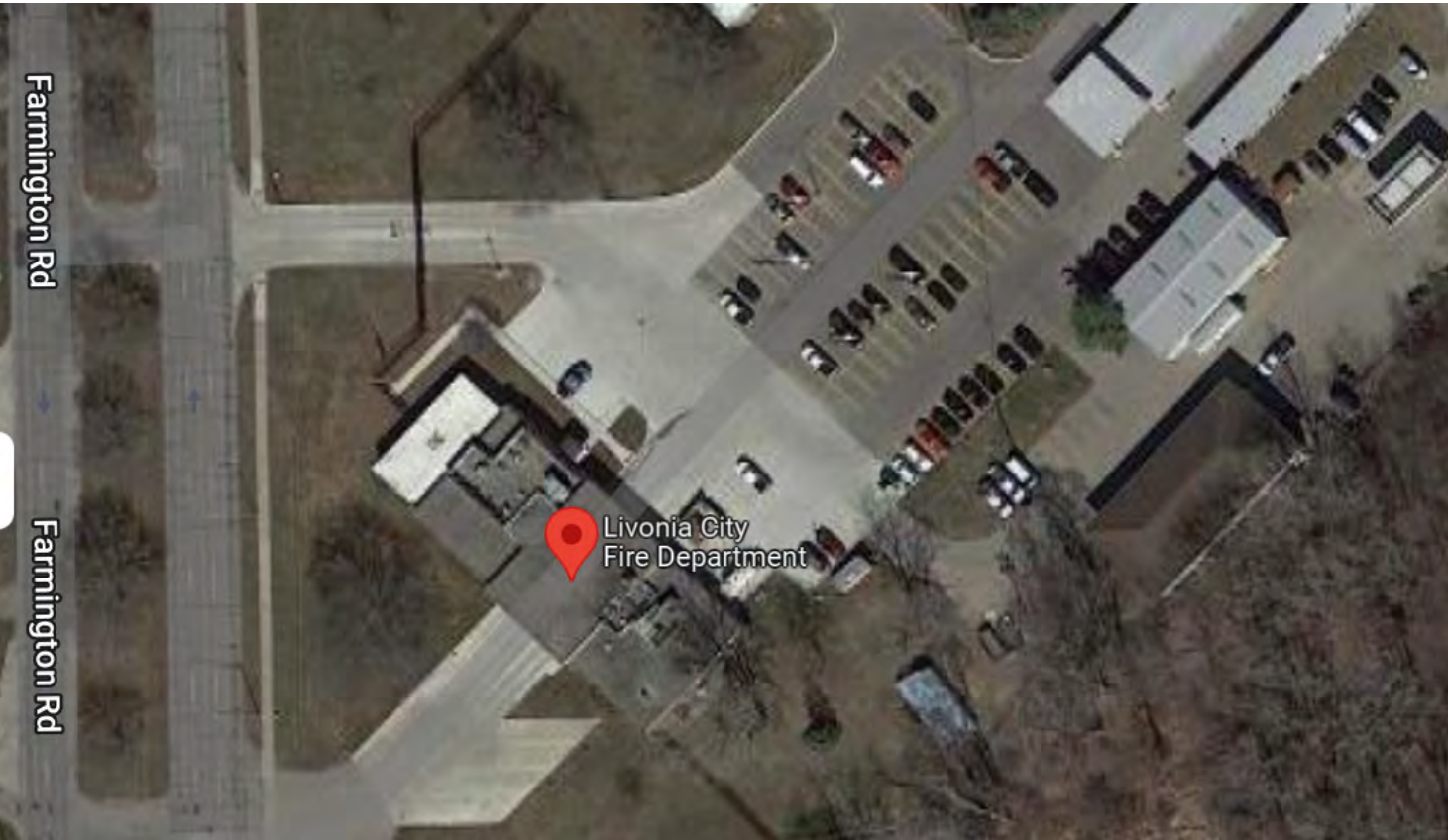
Address:	14910 Farmington Rd. Livonia MI 48154
Year Built:	1967 – 2018 (Addition)
Square Footage:	13,137
Site Area:	46.48 Acres
Parking Spaces:	26
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	PVC (Addition) & Tar
Fire Protection:	No

Space Needs Summary:

1. Four additional beds are required
2. Additional storage is required
3. Site circulation could be improved
4. The public entrance is difficult to locate
5. The entrance lobby is too small
6. Two additional apparatus bays are required
7. Additional offices for future Fire Investigator, EMS Coordinator, and Admin Chief are required
8. Current Training Room is too small
9. Separate Locker Rooms with showers are required for admin staff and fire staff
10. A Turnout Gear/Work Room is required
11. Current Kitchen is too small

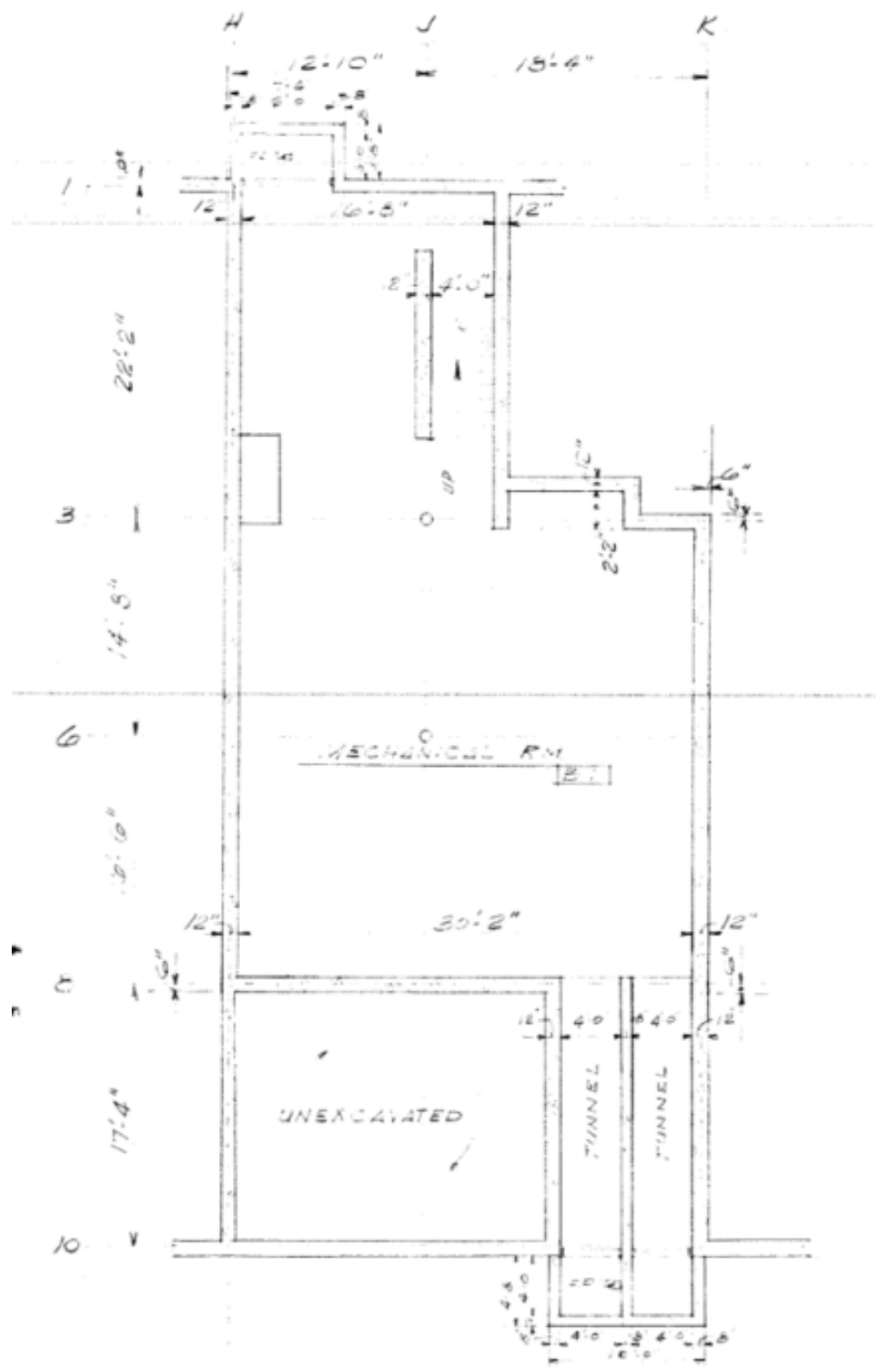
Building 03 – Station No. 1

Site Plan:



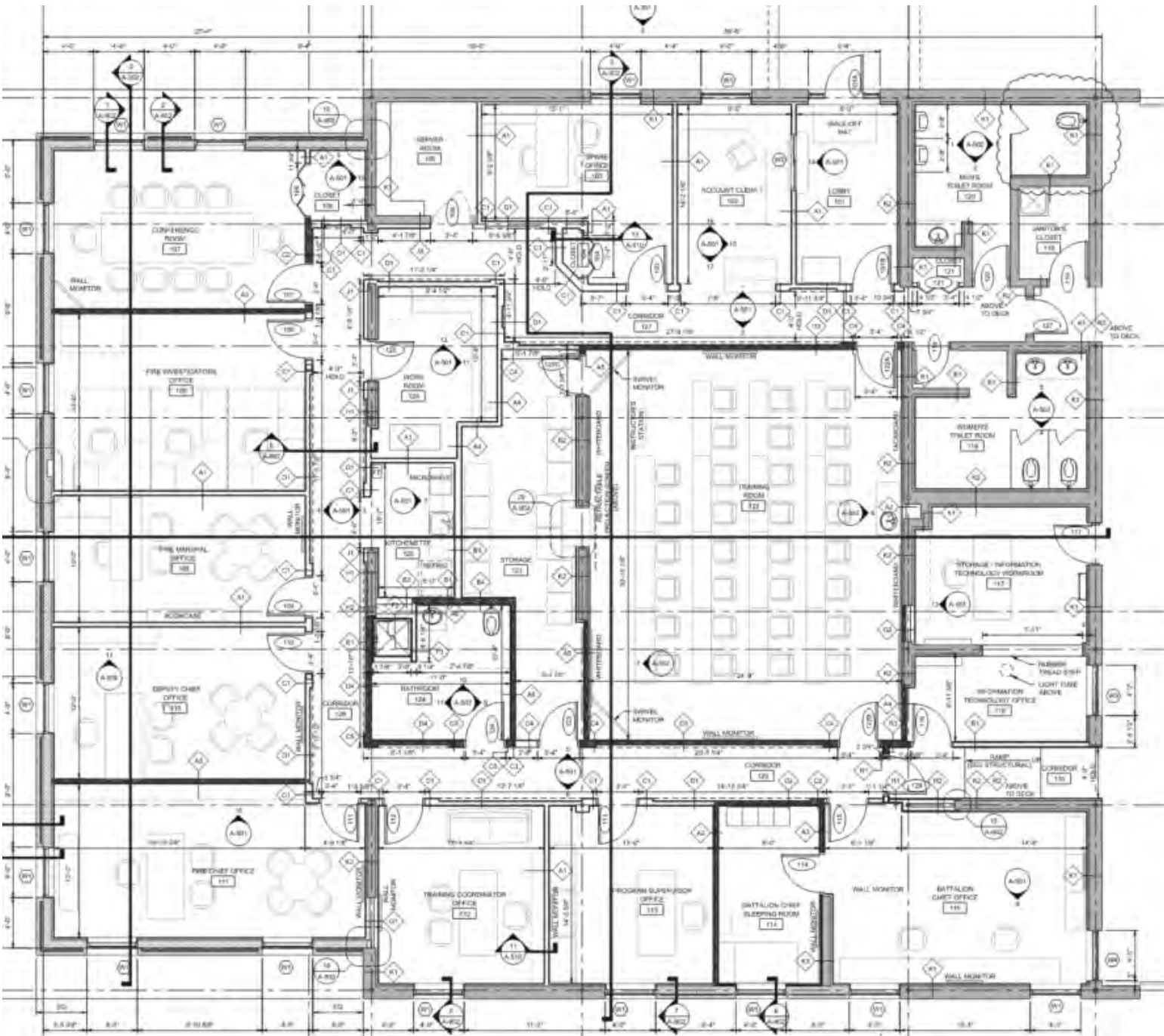
Building 03 - Station No. 1

Basement Floor Plan:



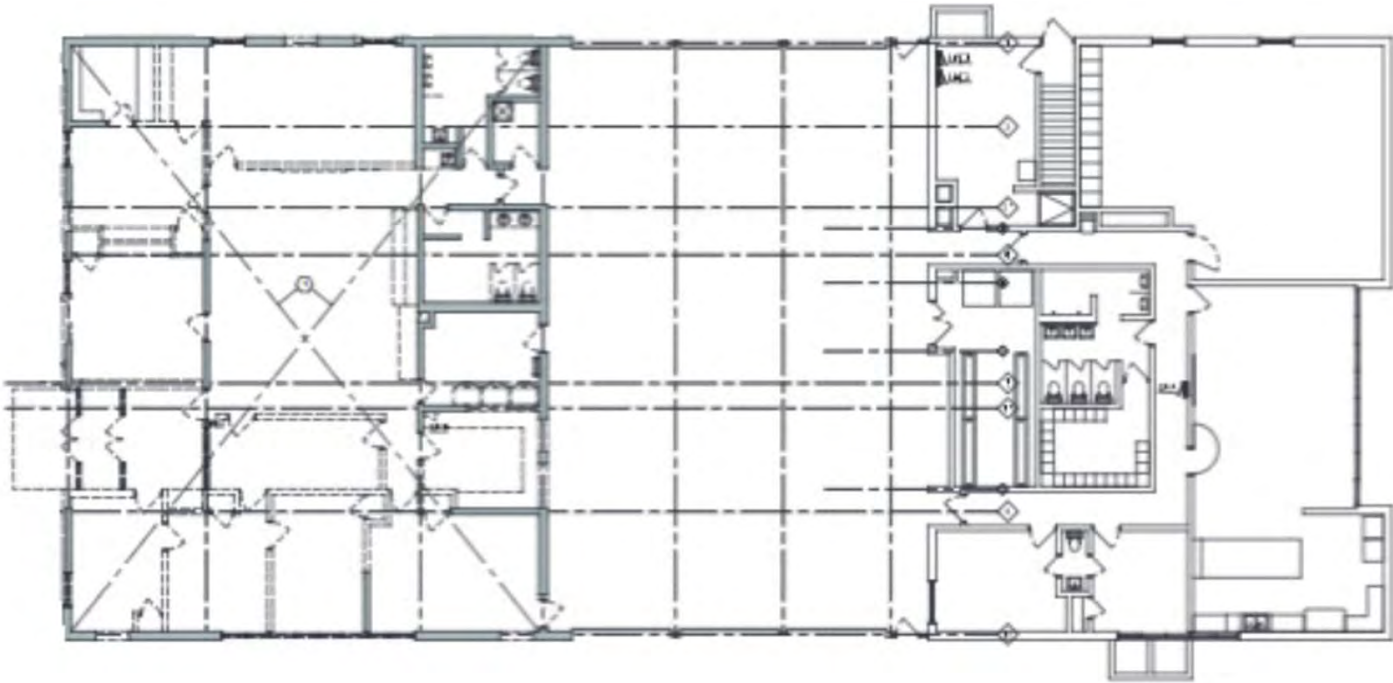
Building 03 – Station No. 1

1st Floor Plan (W/ Addition- 2017):

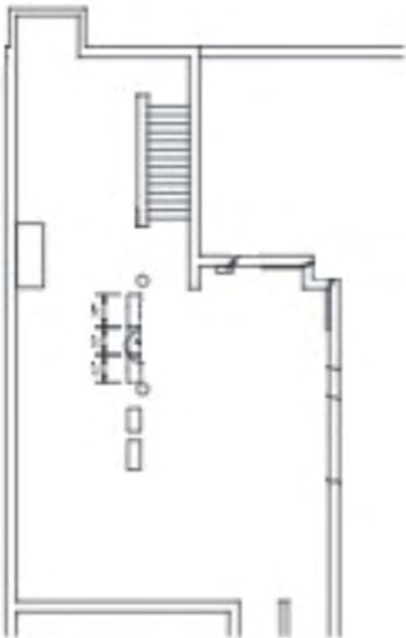


Building 03 – Station No. 1

1st Floor Plan:



Basement Floor Plan:



Penthouse Floor Plan:



SECTION C | Individual Building Assessments

Building 03 – Station No. 1

Summary of Budgets:

Program Area	Quantity per Unit	Unit	No. of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.42%	\$10,800	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.21%	\$0	\$0	\$7,992
Utilities								
Misc. Utility Repairs	1	Allowance	1	1	0.42%	\$0	\$0	\$15,984
Misc.								
Monument Sign - Powered & Electronic Display	1	EA	1	1	2.12%	\$0	\$70,200	\$0
SITE SUBTOTAL					3.18%	\$10,800	\$70,200	\$23,976
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered (Old Portion of Bldg.)- In Process	12,000	SF	1	12,000	17.83%	\$453,600	\$0	\$0
Windows								
Re-caulk Windows	1	Allowance	1	1	0.64%	\$16,200	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.64%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	1.27%	\$32,400	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	1	EA	1	1	0.13%	\$3,240	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					20.50%	\$521,640	\$0	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	35	EA	1	35	5.94%	\$151,200	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	12,000	SF	1	12,000	0.00%	\$0	\$143,208	\$0
Flooring								
Remove & Replace Flooring - Carpet	6,000	SF	1	6,000	1.71%	\$0	\$0	\$64,256
Remove & Replace Corridor Flooring - LVT	2,500	SF	1	2,500	0.96%	\$0	\$0	\$35,964
Paint								
Paint - Interior	13,137	SF	1	13,137	0.84%	\$0	\$0	\$31,497
Restrooms								
Renovate Toilet/Locker Rooms	2	EA	1	2	1.43%	\$36,288	\$0	\$0
Lockers								
Replace Lockers by Dormitory	1	Allowance	1	1	2.12%	\$54,000	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	2.12%	\$0	\$0	\$79,920
INTERIOR/FINISHES SUBTOTAL					19.44%	\$241,488	\$143,208	\$211,637
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	13,137	SF	1	13,137	2.79%	\$70,940	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 1326A008396, 2013	1	EA	1	1	0.34%	\$0	\$11,232	\$0
Replace Flush Valves & Faucets	1	Allowance	1	1	0.48%	\$0	\$0	\$17,902
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.64%	\$0	\$0	\$23,976
PLUMBING SYSTEMS SUBTOTAL					4.24%	\$70,940	\$11,232	\$41,878
5.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boiler, Serial # G985529, 1998	1	EA	1	1	3.18%	\$0	\$105,300	\$0
Existing Lochinvar Boiler, Serial # G985530, 1998	1	EA	1	1	3.18%	\$0	\$105,300	\$0
Replace Boiler Pumps	2	EA	1	2	0.71%	\$0	\$23,587	\$0
Existing Trane Split System Heat Pump, Serial # 180251043X, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Trane Split System Heat Pump, Serial #, 180452187X, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Trane Roof Top Unit, Serial # 181312500L, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Trane Roof Top Unit Serial # 181410054D, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Trane Roof Top Unit Serial # N26101795D, 1998	1	EA	1	1	1.06%	\$0	\$0	\$39,960
Replace Exhaust Fans	5	EA	1	5	0.83%	\$0	\$27,518	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.64%	\$0	\$0	\$23,976
Other HVAC								
Air and Water Balance	13,137	SF	1	13,137	0.17%	\$0	\$5,533	\$0
Commissioning	13,137	SF	1	13,137	0.11%	\$0	\$3,689	\$0
Temperature Controls	13,137	SF	1	13,137	1.56%	\$0	\$51,644	\$0
HVAC SYSTEMS SUBTOTAL					11.45%	\$0	\$322,572	\$63,936

SECTION C | Individual Building Assessments

Building 03 – Station No. 1

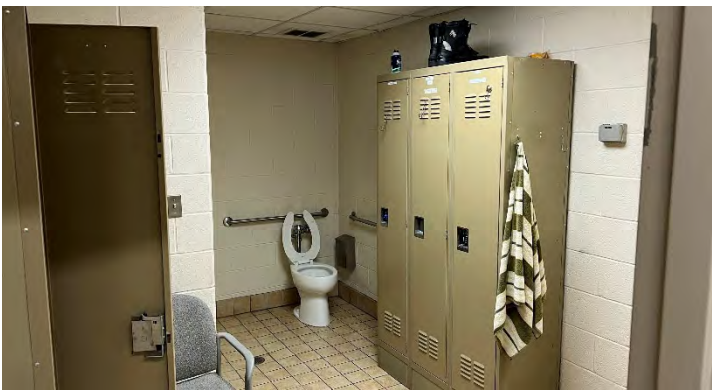
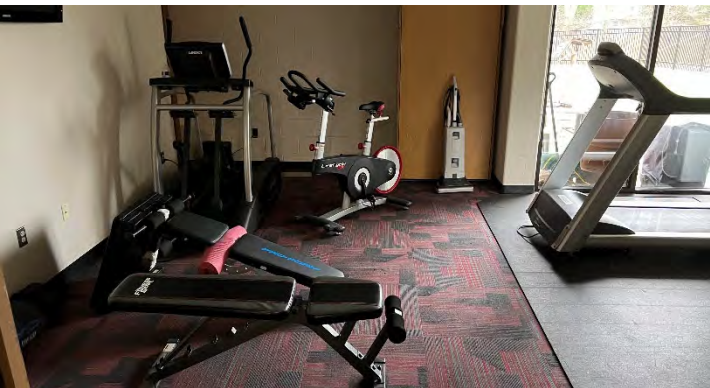
Summary of Budgets:

Program Area	Quantity per Unit	Unit	No. of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.85%	\$0	\$0	\$31,968
Power for new HVAC	1	Allowance	1	1	2.38%	\$0	\$0	\$89,510
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	12,000	SF	1	12,000	3.72%	\$0	\$122,990	\$0
Replace Exterior Wall Packs	10	EA	1	10	0.36%	\$0	\$0	\$13,427
Fire Alarm System								
Replace Fire Alarm System	13,137	SF	1	13,137	1.23%	\$31,214	\$0	\$0
Other								
Existing Kohler Generator	1	EA	1		0.00%	\$0	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					8.53%	\$31,214	\$122,990	\$134,905
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$47,952
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$47,952
SECURITY SYSTEMS SUBTOTAL					2.55%	\$0	\$0	\$95,904
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	2.38%	\$60,480	\$0	\$0
ABATEMENT SUBTOTAL					2.38%	\$60,480	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	3.18%	\$81,000	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					3.18%	\$81,000	\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					75.46%	\$1,017,561	\$670,202	\$572,236
Project Contingency:	10.00%				7.23%	\$93,656	\$67,020	\$57,224
Permits, Testing & Printing:	2.50%				1.99%	\$25,755	\$18,431	\$15,736
Professional Fees & Costs:	9.00%				7.99%	\$103,591	\$74,130	\$63,294
Construction Manager Fee & Costs:	9.00%				7.33%	\$95,038	\$68,009	\$58,068
PROJECT TOTAL					100.00%	\$1,335,601	\$897,792	\$766,557

SECTION C | Individual Building Assessments

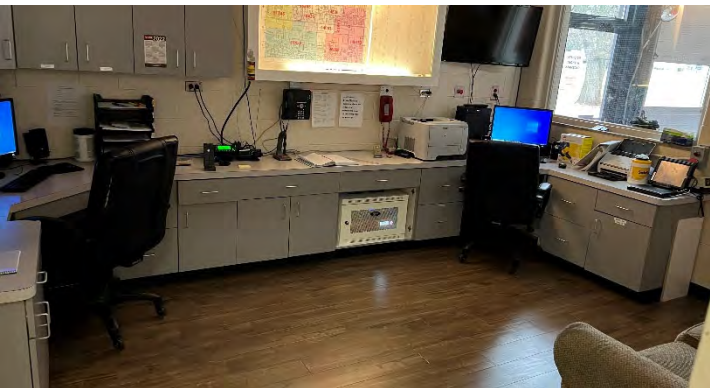
Building 03 – Station No. 1

Photos:



Building 03 – Station No. 1

Photos:



Building 03 – Station No. 1

Photos:



Building 04 – Livonia Civic Center Library



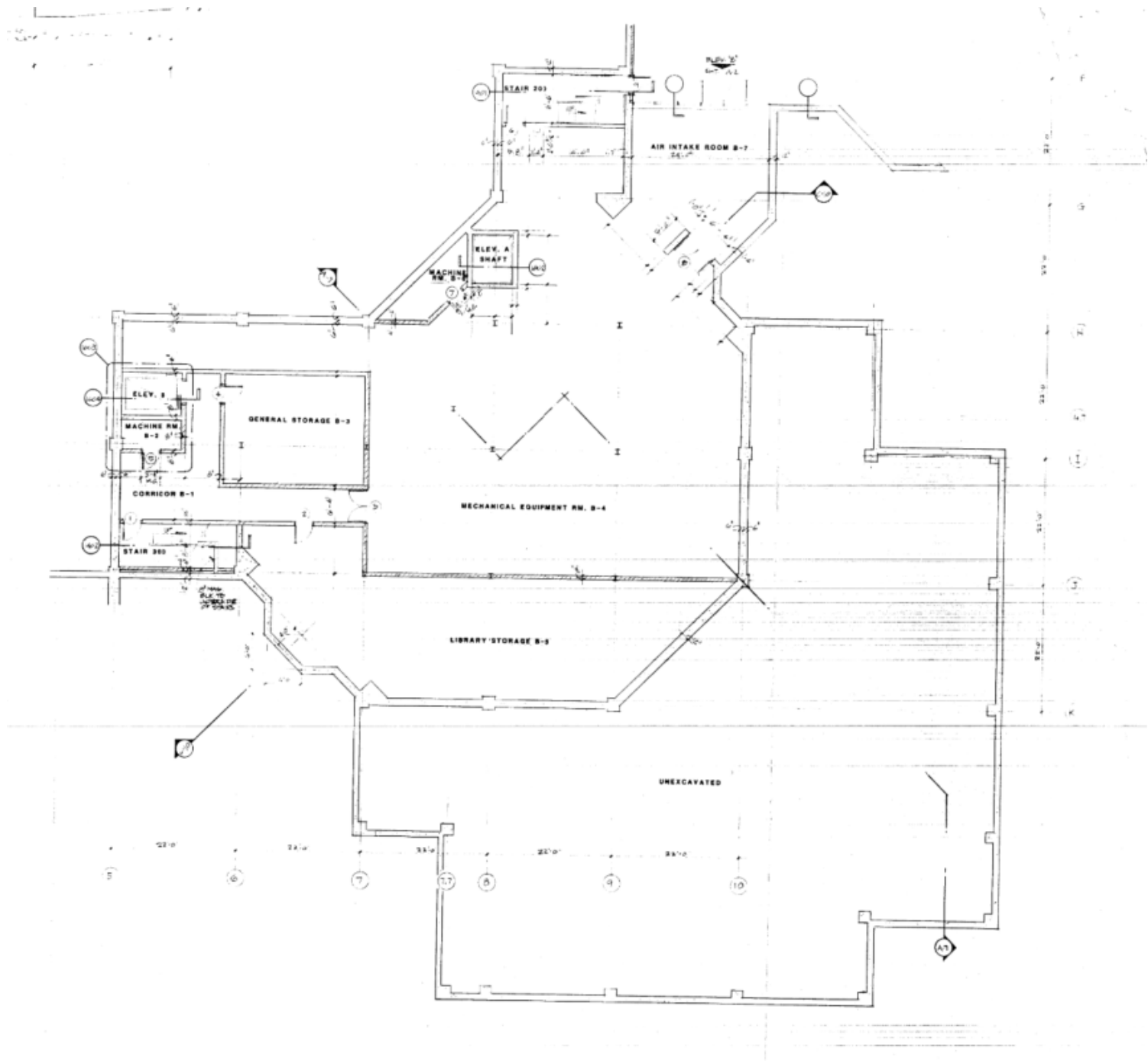
Address:	32777 Five Mile Rd. Livonia MI 48154
Year Built:	1987
Square Footage:	64,000
Site Area:	3.85
Parking Spaces:	197
Stories:	3
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick & Limestone
Roof:	TPO
Fire Protection:	Yes

Site Plan:



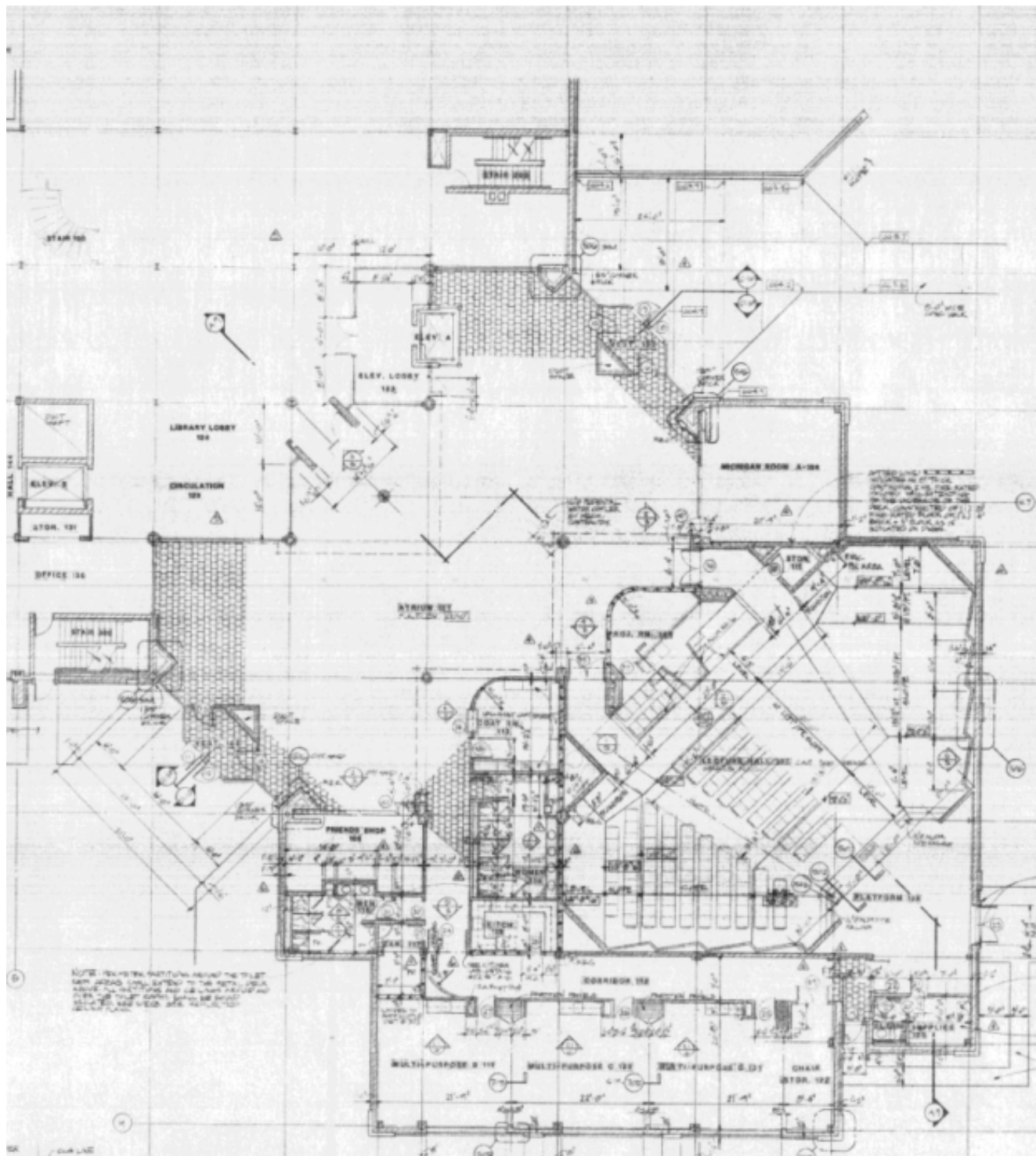
Building 04 – Livonia Civic Center Library

Basement Floor Plan:



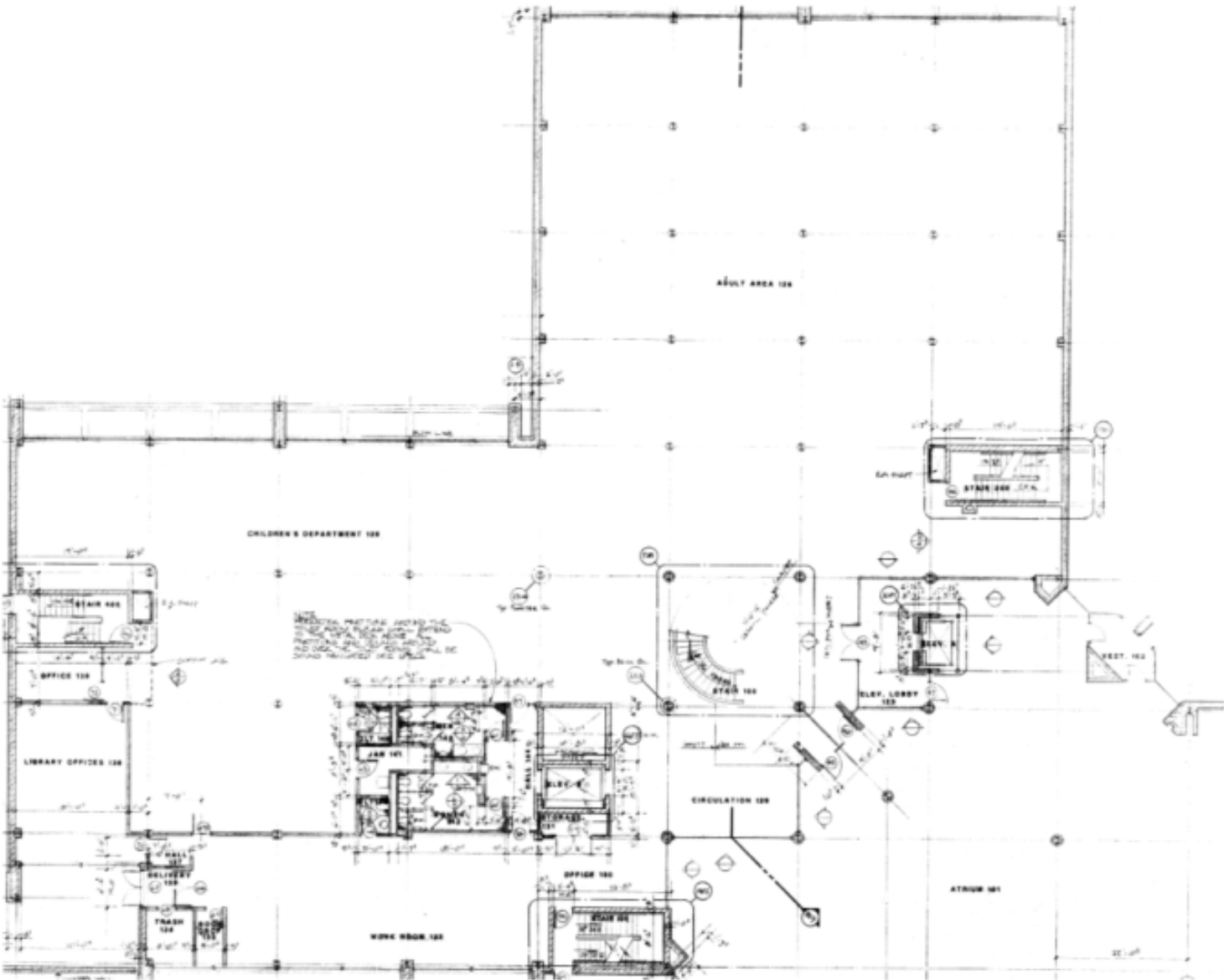
Building 04 – Livonia Civic Center Library

1st Floor Plan (Lecture Hall):



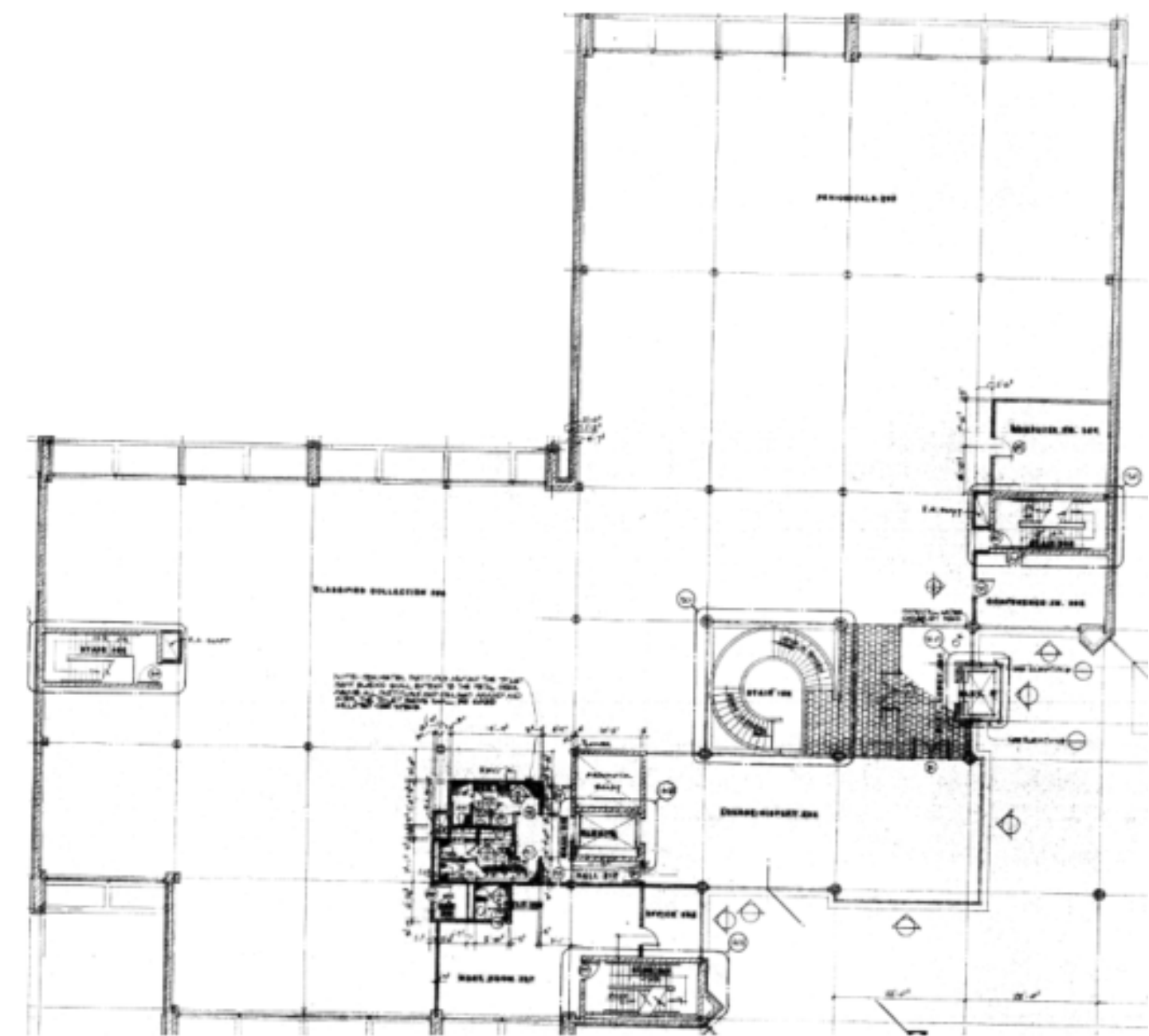
Building 04 – Livonia Civic Center Library

1st Floor Plan:



Building 04 - Livonia Civic Center Library

2nd Floor Plan:



SECTION C | Individual Building Assessments

Building 04 – Livonia Civic Center Library

Summary of Budgets:

Civic Center Library						Cost Data		
Building SF		64,000				Specification Factor =	Geographic Factor =	Cost Escalation Factor =
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	82,387	SF	1	82,387	4.86%	\$0	\$694,028	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.44%	\$48,384	\$0	\$0
Sealcoating/Re-stripping	82,387	SF	1	82,387	0.24%	\$26,693	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Utilities								
Catch Basin / Manholes	4	EA	1	4	0.18%	\$0	\$25,160	\$0
Misc. Utility Repairs	1	Allowance	1	1	1.47%	\$0	\$210,600	\$0
Misc.								
Monument Sign - Powered & Electronic Display	1	EA	1	1	0.49%	\$54,000	\$0	\$0
SITE SUBTOTAL					8.42%	\$210,077	\$929,788	\$0
2.0 BUILDING ENVELOPE								
Windows								
Replace Exterior Window Systems	1	Allowance	1	1	2.46%	\$0	\$0	\$399,600
Re-caulk Windows	1	Allowance	1	1	0.98%	\$108,000	\$0	\$0
Atrium Window Leak Repair- (In Process)	1	Allowance	1	1	6.88%	\$756,000	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints- (In Process)	1	Allowance	1	1	0.39%	\$43,200	\$0	\$0
Tuckpointing- (In Process)	1	Allowance	1	1	0.98%	\$108,000	\$0	\$0
Clean Limestone, Masonry and Retaining Wall- (In Process)	1	Allowance	1	1	1.23%	\$135,000	\$0	\$0
Paint Exposed Steel Where Paint is Peeling	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	3	EA	1	3	0.09%	\$9,720	\$0	\$0
Exterior Hollow Metal Doors/Frames/Hardware- Double Door	1	EA	1	1	0.06%	\$6,480	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					13.81%	\$1,247,400	\$0	\$399,600
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	114	EA	1	114	4.48%	\$492,480	\$0	\$0
Walls & Partitions								
Misc. Drywall Repairs	1	Allowance	1	1	0.39%	\$21,600	\$0	\$31,968
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	64,000	SF	1	64,000	5.35%	\$0	\$763,776	\$0
Flooring								
Remove & Replace Flooring - Carpet	50,000	SF	1	50,000	4.92%	\$540,000	\$0	\$0
Remove & Replace Flooring in Attrium- Hard Tile	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Windows								
Remove & Replace Window Treatments	1	Allowance	1	1	0.44%	\$0	\$63,180	\$0
Paint								
Paint - Interior	64,000	SF	1	64,000	1.57%	\$0	\$224,640	\$0
Signage								
Replace Interior Signage	64,000	SF	1	64,000	0.25%	\$0	\$35,942	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	5	EA	1	5	0.83%	\$0	\$117,936	\$0
Renovate - Toilet Room (Group)	6	EA	1	6	4.42%	\$0	\$631,800	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.23%	\$135,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					24.63%	\$1,270,080	\$1,837,274	\$31,968
4.0 PLUMBING SYSTEMS								
Fire Protection								
Add / Modify Fire Suppression System for Improvements	1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Water Heater; Serial # 1915114512800, 2012	1	EA	1	1	0.08%	\$0	\$0	\$12,787
Provide Bottle Filler Drinking Fountains	4	EA	1	4	0.26%	\$29,030	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					0.44%	\$39,830	\$0	\$12,787
5.0 HVAC SYSTEMS								
Equipment								
Existing Apex Boiler, Serial # 65750249, 2020 (Sidewalk Radiant Heating)	1	EA	1		0.00%	\$0	\$0	\$0
Existing Raypak Boiler, Serial #	1	EA	1	1	1.60%	\$175,392	\$0	\$0
Existing Raypak Boiler, Serial #	1	EA	1	1	1.60%	\$175,392	\$0	\$0
Replace Boiler Pumps	3	EA	1	3	0.25%	\$27,216	\$0	\$0
Existing Trane Airfoil Fan, Serial # K87C09323, 1987	1	EA	1	1	1.47%	\$162,000	\$0	\$0
Existing BAC Chiller, Serial # 0151933401-01-01 (In Progress)	1	EA	1	1	7.37%	\$810,000	\$0	\$0
Replace Exhaust Fans	5	EA	1	5	0.19%	\$0	\$0	\$31,329
Other HVAC								
Air and Water Balance	64,000	SF	1	64,000	0.19%	\$20,736	\$0	\$0
Commissioning	64,000	SF	1	64,000	0.13%	\$13,824	\$0	\$0
Temperature Controls	64,000	SF	1	64,000	1.76%	\$193,536	\$0	\$0
HVAC SYSTEMS SUBTOTAL					14.56%	\$1,578,096	\$0	\$31,329

Building 04 – Livonia Civic Center Library

Summary of Budgets:

Civic Center Library						Cost Data		
Building SF		64,000				Specification Factor = Geographic Factor = Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.25%	\$0	\$0	\$39,960
Power for new HVAC	1	Allowance	1	1	0.55%	\$60,480	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	64,000	SF	1	64,000	4.59%	\$0	\$655,949	\$0
Replace Exterior Wall Packs	12	EA	1	12	0.10%	\$10,886	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL						\$71,366	\$655,949	\$39,960
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$55,944
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$55,944
SECURITY SYSTEMS SUBTOTAL						\$0	\$0	\$111,888
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	1.10%	\$120,960	\$0	\$0
ABATEMENT SUBTOTAL						\$120,960	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance (Including Book Shelves)	1	Allowance	1	1	7.37%	\$270,000	\$351,000	\$399,600
FURNITURE & EQUIPMENT SUBTOTAL						\$270,000	\$351,000	\$399,600
SOFT COSTS								
Building Infrastructure Improvement Total:					76.52%	\$4,807,810	\$3,774,011	\$1,027,132
Project Contingency:	10.00%				6.91%	\$453,781	\$342,301	\$62,753
Permits, Testing & Printing:	2.50%				1.90%	\$124,790	\$94,133	\$17,257
Professional Fees & Costs:	9.00%				7.65%	\$501,917	\$378,612	\$69,410
Construction Manager Fee & Costs:	9.00%				7.02%	\$460,474	\$347,350	\$63,679
PROJECT TOTAL					100.00%	\$6,348,772	\$4,936,406	\$1,240,231

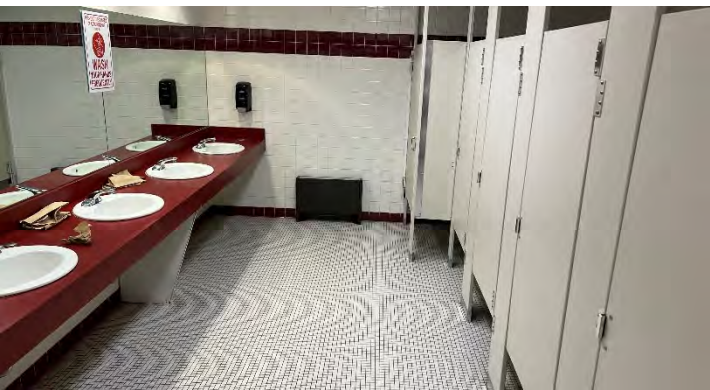
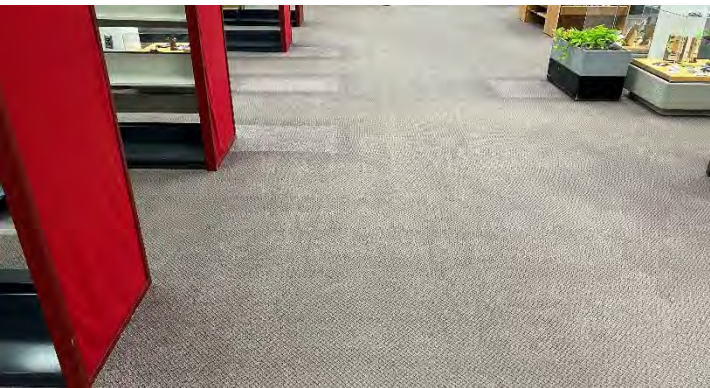
Building 04 – Livonia Civic Center Library

Photos:



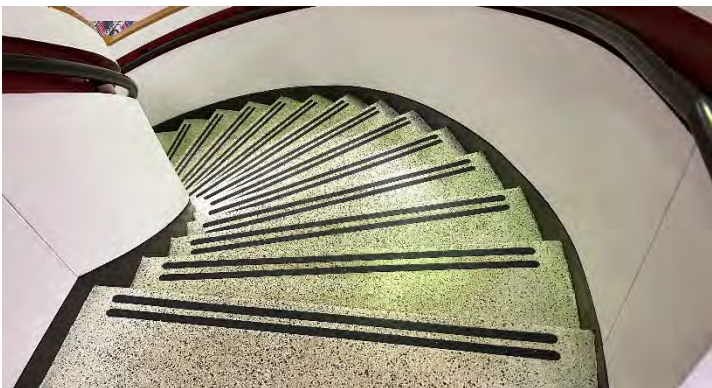
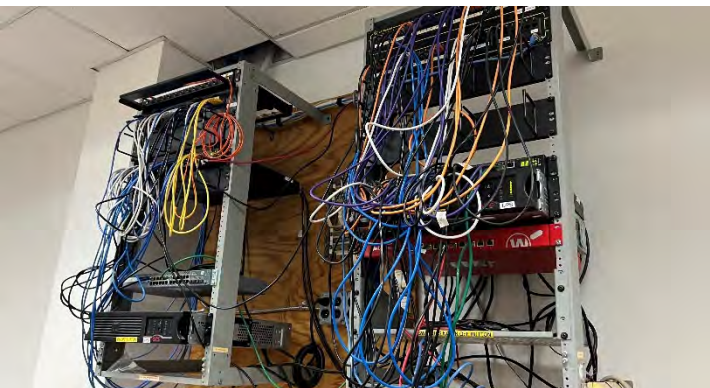
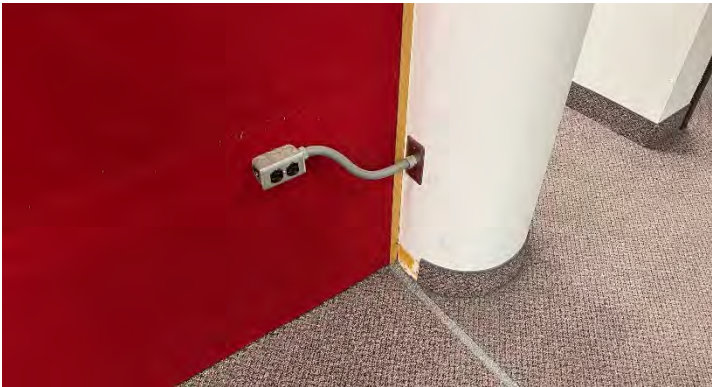
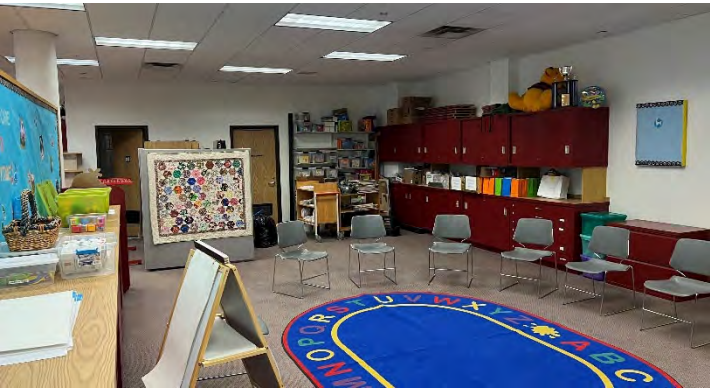
Building 04 – Livonia Civic Center Library

Photos:



Building 04 – Livonia Civic Center Library

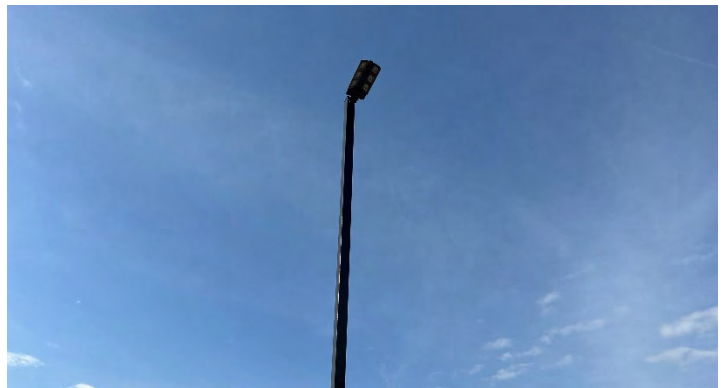
Photos:



Building 04 – Livonia Civic Center Library

Photos:





Building 05 – Livonia Civic Center Park Senior Center & Transit Office



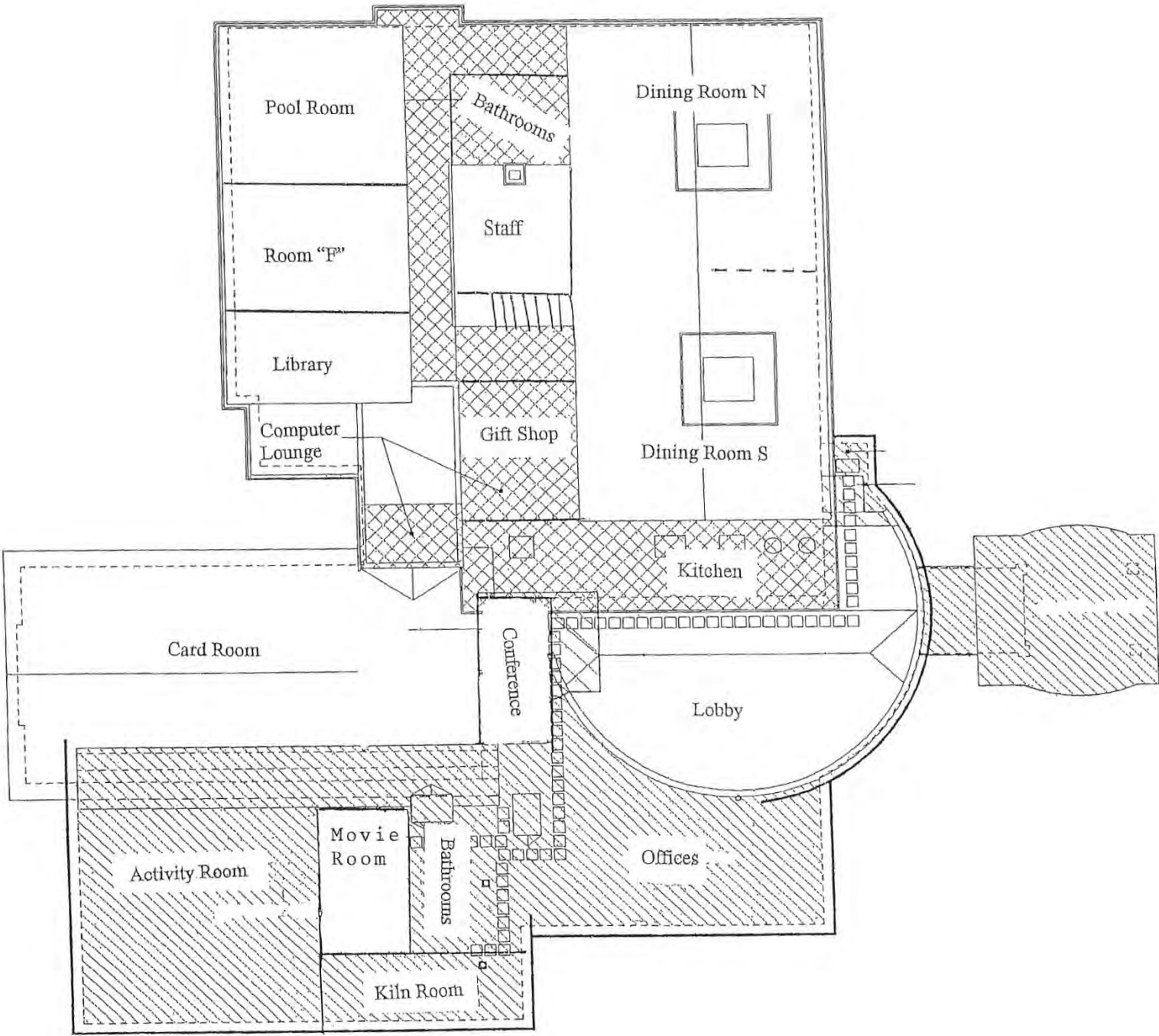
Address:	15218 Farmington Rd. Livonia MI 48154
Year Built:	1964 Additions: 1984 Lobby, 2001 Offices
Square Footage:	25,000
Site Area:	1.99 acres
Parking Spaces:	135
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Shingled and EPDM
Fire Protection:	None

Site Plan:



Building 05 – Livonia Civic Center Park Senior Center & Transit Office

1st Floor Plan:



SECTION C | Individual Building Assessments

Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Summary of Budgets:

Senior Center/Community Transit						Cost Data		
Building SF						Specification Factor =		
25,000						Geographic Factor =		
						Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
						Critical Needs Cost	Deferrable Maintenance Cost	Future Need Cost
						(1 - 3 years)	(4 - 6 years)	(7 - 10 years)
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost			
1.0 SITE								
Paving								
Pavement and Base Reconstruction	83,000	SF	1	83,000	7.67%	\$537,840	\$0	\$0
Replace Concrete Approach	1,000	SF	1	1,000	0.22%	\$15,768	\$0	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.77%	\$54,000	\$0	\$0
Site Amenities								
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.46%	\$0	\$0	\$47,952
Utilities								
Catch Basin / Manholes	3	EA	1	3	0.23%	\$16,200	\$0	\$0
Misc. Utility Repairs	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0
Misc.								
Internally Lit Monument Sign w/ Brick Base	1	EA	1	1	0.77%	\$0	\$0	\$79,920
SITE SUBTOTAL					12.05%	\$731,808	\$0	\$167,832
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (Asphalt Shingle)	3,800	SF	1	3,800	0.47%	\$32,832	\$0	\$0
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered	21,000	SF	1	21,000	6.47%	\$453,600	\$0	\$0
Replace Gutters & Downspouts	850	LF	1	850	0.16%	\$11,016	\$0	\$0
Misc. Drainage Repair	1	Allowance	1	1	0.18%	\$12,960	\$0	\$0
Paint Structural Steel for Equipment Screens	1	Allowance	1	1	0.38%	\$27,000	\$0	\$0
Windows								
Replace Exterior Window Systems	1	Allowance	1	1	5.39%	\$378,000	\$0	\$0
Recaulk Windows	1	Allowance	1	1	0.38%	\$27,000	\$0	\$0
Reseal Windows	1	Allowance	1	1	0.15%	\$10,800	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.23%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	0.62%	\$43,200	\$0	\$0
Replace Soffits	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0
Replace Fascia	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0
Exterior Doors								
Exterior FRP Doors/Frames/Hardware - Single Door	5	EA	1	5	0.39%	\$27,216	\$0	\$0
Exterior FRP Doors/Frames/Hardware - Double Door	3	EA	1	3	0.41%	\$29,030	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					18.32%	\$1,284,854	\$0	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	45	EA	1	45	2.77%	\$194,400	\$0	\$0
Misc. Drywall Repairs	1	Allowance	1	1	0.15%	\$10,800	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	25,000	SF	1	25,000	3.27%	\$229,500	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	12,500	SF	1	12,500	1.29%	\$0	\$117,585	\$0
Remove & Replace VCT Flooring with LVT	12,500	SF	1	12,500	1.73%	\$0	\$157,950	\$0
Remove & Replace Window Treatments		Allowance		50,000	6.93%	\$486,000	\$0	\$0
Paint								
Paint - Interior	25,000	SF	1	25,000	0.77%	\$0	\$70,200	\$0
Signage								
Replace Interior Signage	25,000	SF	1	25,000	0.15%	\$0	\$14,040	\$0
Restrooms								
Renovate - Toilet Room (Group)	4	Allowance	1	4	1.85%	\$129,600	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.15%	\$81,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					20.07%	\$1,131,300	\$359,775	\$0
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	25,000	SF	1	25,000	1.92%	\$135,000	\$0	\$0
Equipment & Fixtures								
Existing Hot Water Heater: Lochinvar, Serial # 1147A013612, November 2011	1	EA	1	1	0.12%	\$0	\$11,232	\$0
Existing Hot Water Heater: Lochinvar, Serial # EC10347074, March 2008	1	EA	1	1	0.12%	\$0	\$11,232	\$0
Replace Additional Bottle Filling Stations at Existing Drinking Fountains	2	EA	2	4	0.41%	\$29,030	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960
PLUMBING SYSTEMS SUBTOTAL					2.97%	\$164,030	\$22,464	\$39,960

SECTION C | Individual Building Assessments

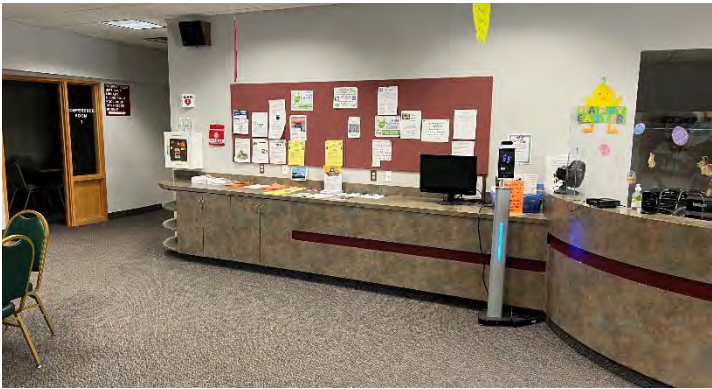
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Summary of Budgets:

Senior Center/Community Transit					Cost Data			
Building SF					Specification Factor =		Geographic Factor =	
25,000					Cost Escalation Factor =		Cost Escalation Factors	
					1.08		1.30	
							1.48	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
5.0 HVAC SYSTEMS								
Equipment								
Existing Rooftop Unit: Trane, Serial # 823101169L	1	EA	1	1	0.54%	\$37,800	\$0	\$0
Existing Rooftop Unit: Trane Serial # 8222G4W9H, May 2008	1	EA	1	1	0.54%	\$0	\$49,140	\$0
Existing Rooftop Unit: HyperCore Serial # T09C06177	1	EA	1	1	0.54%	\$37,800	\$0	\$0
Existing Rooftop Unit: Trane Serial # 222100111L, May 2002	1	EA	1	1	0.54%	\$37,800	\$0	\$0
Existing Rooftop Unit: Trane Serial # 162810069L, July 2016		EA	-	-	0.00%	\$0	\$0	\$0
Existing Rooftop Unit: Trane Serial # 210810277L, Feb 2021	1	EA	-	-	0.00%	\$0	\$0	\$0
Existing Rooftop Unit: Trane Serial # 113910340L, March 2011	1	EA	1	1	0.54%	\$0	\$0	\$55,944
Existing Rooftop Unit: Trane Serial # 113910354L, 2011	1	EA	1	1	0.54%	\$0	\$0	\$55,944
Add Exhaust Fans (Kilns)	1	EA	1	1	0.08%	\$5,400	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960
Air and Water Balance	25,000	SF	-	-	0.00%	\$0	\$0	\$0
Commissioning	25,000	SF	1	25,000	0.08%	\$0	\$0	\$7,992
Temperature Controls	25,000	SF	1	25,000	1.08%	\$75,600	\$0	\$0
HVAC SYSTEMS SUBTOTAL					4.85%	\$194,400	\$49,140	\$159,840
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.31%	\$0	\$0	\$31,968
Replace Existing Electrical Panels	1	Allowance	1	1	0.77%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	0.86%	\$0	\$0	\$89,510
Electrical Wiring Upgrades	1	Allowance	1	1	0.86%	\$20,160	\$26,208	\$29,837
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	25,000	SF	1	25,000	2.81%	\$197,100	\$0	\$0
Replace Emergency & Exit Lights	25,000	SF	1	25,000	0.12%	\$8,100	\$0	\$0
Fire Alarm System								
Replace Fire Alarm System	25,000	SF	1	25,000	0.85%	\$0	\$0	\$87,912
Adjustments to Fire Alarm System	1	Allowance	1	1	0.17%	\$0	\$0	\$17,902
ELECTRICAL SYSTEMS SUBTOTAL					6.75%	\$225,360	\$26,208	\$337,049
7.0 SECURITY								
Security								
Access Control System (Prox Card Readers)	8	EA	1	8	0.34%	\$24,192	\$0	\$0
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$23,976
Security Allowance	1	Allowance	1	1	0.31%	\$21,600	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.88%	\$45,792	\$0	\$23,976
8.0 ABATEMENT								
Abatement Allowance	1	Allowance	1	1	0.77%	\$54,000	\$0	\$0
ABATEMENT SUBTOTAL					0.77%	\$54,000	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	1.54%	\$36,000	\$46,800	\$53,280
Other FF&E								
Renovate Kitchen and Replace Appliances	1	Allowance	1	1	3.46%	\$243,000	\$0	\$0
Existing Walk-in Fridge: Vollrath	1	Allowance	1	1	0.54%	\$37,800	\$0	\$0
Existing Walk-in Freezer: Vollrath	1	Allowance	1	1	0.54%	\$37,800	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					6.08%	\$354,600	\$46,800	\$53,280
10.0 TECHNOLOGY								
Technology								
Misc. Technology Upgrades	25,000	SQFt	1	25,000	4.62%	\$324,000	\$0	\$0
TECHNOLOGY SUBTOTAL					4.62%	\$324,000	\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					77.36%	\$4,510,145	\$504,387	\$781,937
Project Contingency:	10.00%				6.67%	\$383,154	\$45,759	\$72,866
Permits, Testing & Printing:	2.50%				1.83%	\$105,367	\$12,584	\$20,038
Professional Fees & Costs:	9.00%				7.37%	\$423,799	\$50,613	\$80,595
Construction Manager Fee & Costs:	9.00%				6.76%	\$388,806	\$46,434	\$73,940
PROJECT TOTAL					100.00%	\$5,811,271	\$659,776	\$1,029,377

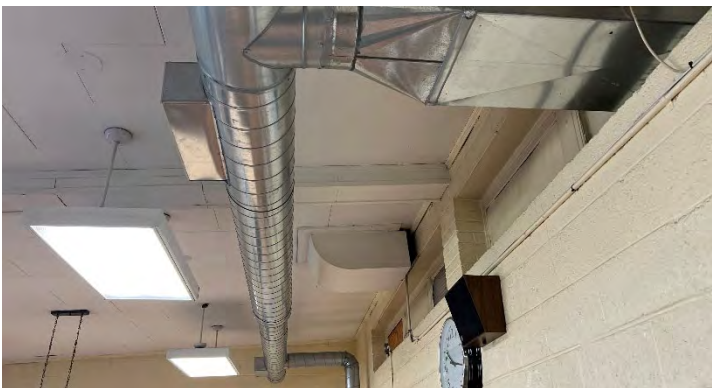
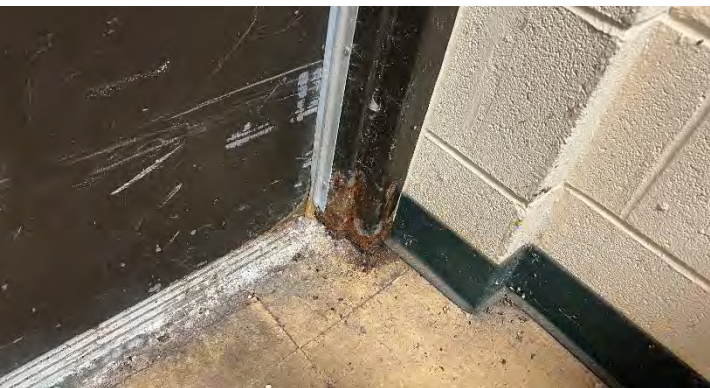
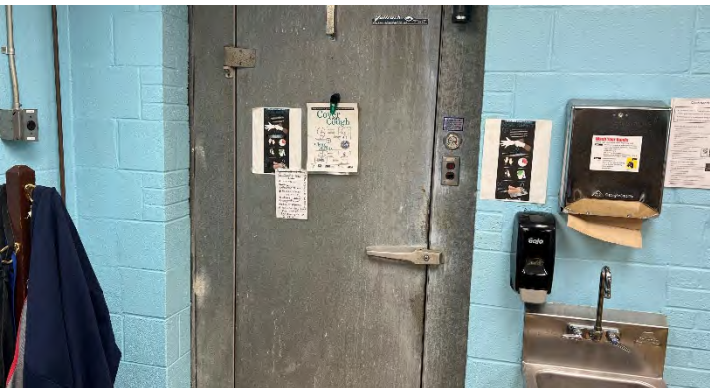
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



SECTION C | Individual Building Assessments

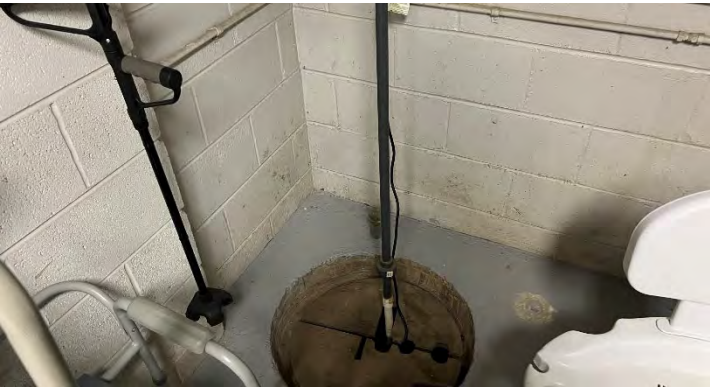
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center



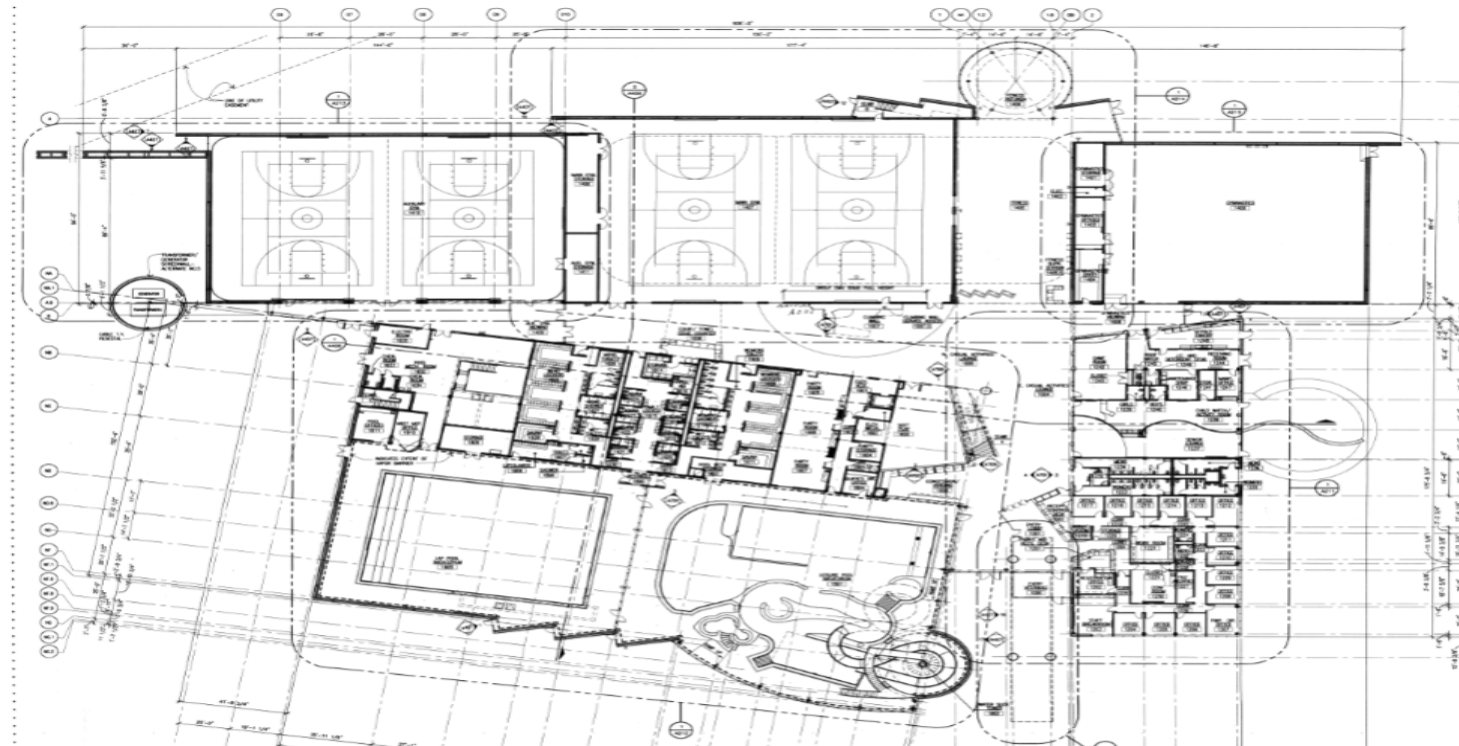
Address:	15100 Hubbard St. Livonia MI 48154
Year Built:	2003
Square Footage:	130,000
Site Area:	Approximately 17 Acres
Parking Spaces:	381
Stories:	2
Basement:	No
Elevator(s):	1
Exterior Façade:	Brick
Roof:	EPDM
Fire Protection:	Fully Sprinkled

Site Plan:

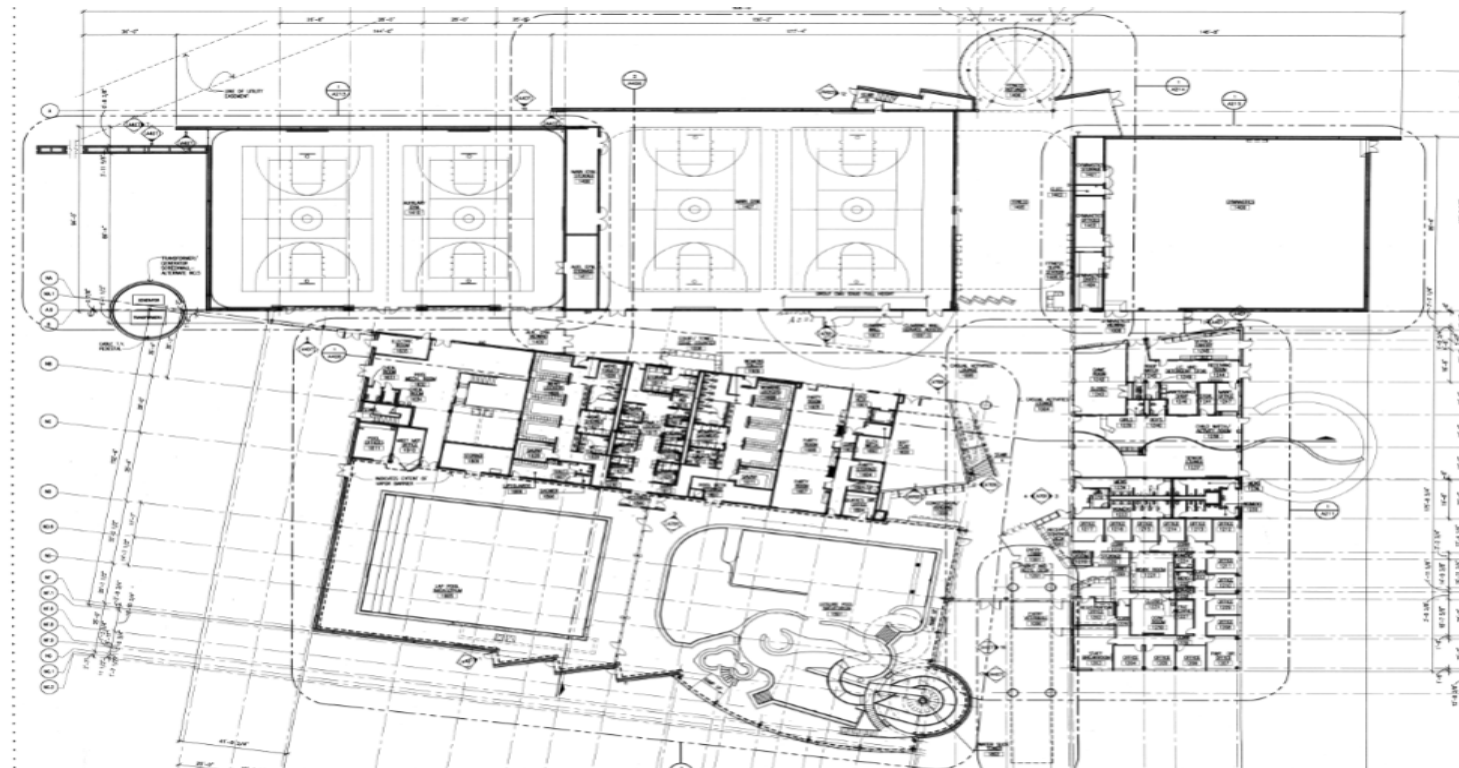


Building 06 – Jack E. Kirksey Livonia Community Recreation Center

1st Floor Plan:



2nd Floor Plan:



SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Summary of Budgets:

Jack E. Kirksey Recreation Center						Cost Data		
Building SF 130,000						Specification Factor = Geographic Factor = Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	222352	SF	1	222,352	7.98%	\$0	\$0	\$2,132,445
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.09%	\$16,200	\$0	\$0
Sealcoating/Re-stripping	222352	SF	1	222,352	0.40%	\$72,042	\$0	\$0
Playground / Play pad								
Provide Synthetic Safety Surfacing on Playground (Kid Quarters)	1	Allowance	1	1	0.18%	\$32,400	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.30%	\$0	\$70,200	\$0
Redesign and Replace Illuminated Bollards	1	Allowance	1	1	0.60%	\$0	\$140,400	\$0
Utilities								
Misc. Utility Repairs	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960
Misc.								
Add Power to Outdoor Pavilion	1	Allowance	1	1	0.06%	\$0	\$0	\$15,984
Update Site Signage	1	Allowance	1	1	0.12%	\$0	\$28,080	\$0
SITE SUBTOTAL					9.87%	\$120,642	\$238,680	\$2,188,389
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered	110000	SF	1	80,000	16.74%	\$0	\$3,931,200	\$0
Windows								
Recaulk Windows	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.04%	\$8,100	\$0	\$0
Tuckpointing	1	Allowance	1	1	0.45%	\$0	\$105,300	\$0
BUILDING ENVELOPE SUBTOTAL					17.39%	\$8,100	\$4,036,500	\$39,960
3.0 INTERIOR/FINISHES								
Walls & Partitions								
Misc. Drywall Repairs	1	Allowance	1	1	0.06%	\$10,800	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	14,000	SF	1	14,000	0.71%	\$0	\$167,076	\$0
Flooring								
Remove & Replace Flooring - Carpet (Offices + Kid Quarters)	5,500	SF	1	5,500	0.22%	\$39,798	\$0	\$0
Remove & Replace Flooring - Carpet (Gymnastics) Done in 2020	9,800	SF	1	9,800	0.39%	\$0	\$0	\$104,951
Remove & Replace Flooring - Carpet (1st and 2nd Floor Cardio) Done in 2019	8,800	SF	1	8,800	0.35%	\$0	\$0	\$94,242
Windows								
Remove & Replace Window Treatments	1	Allowance	1	1	0.39%	\$0	\$0	\$103,896
Paint								
Paint - Interior	130,000	SF	1	130,000	1.55%	\$93,600	\$121,680	\$138,528
Restrooms								
Renovate - Toilet Room (Single / Staff)	2	EA	1	2	0.20%	\$0	\$0	\$53,706
Renovate - Toilet Room (Group)	6	EA	1	6	3.01%	\$0	\$0	\$805,594
Gym / Pool Equipment								
Replace ADA Lift	1	Allowance	1	1	0.09%	\$0	\$21,060	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.20%	\$0	\$140,400	\$159,840
Other								
Renovate Tree Fort	1	Allowance	1	1	2.99%	\$540,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					11.17%	\$684,198	\$450,216	\$1,460,756
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	130,000	SF	1	130,000	3.89%	\$702,000	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 1934116042349,	1	EA	1	1	0.05%	\$0	\$0	\$12,787
Existing Lochinvar Hot Water Heater, Serial #	1	EA	1	1	0.05%	\$0	\$0	\$12,787
Replace Flush Valves & Faucets	1	Allowance	1	1	0.07%	\$4,032	\$5,242	\$5,967
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960
Pool								
Pool - Preventative Maintenance (grout, acid wash, etc.)	1	Allowance	1	1	0.36%	\$0	\$0	\$95,904
Misc. Pool Equipment Replacement (\$25K/Year)	10	Allowance	1	10	1.49%	\$90,000	\$117,000	\$133,200
PLUMBING SYSTEMS SUBTOTAL					6.09%	\$796,032	\$122,242	\$309,557

SECTION C | Individual Building Assessments

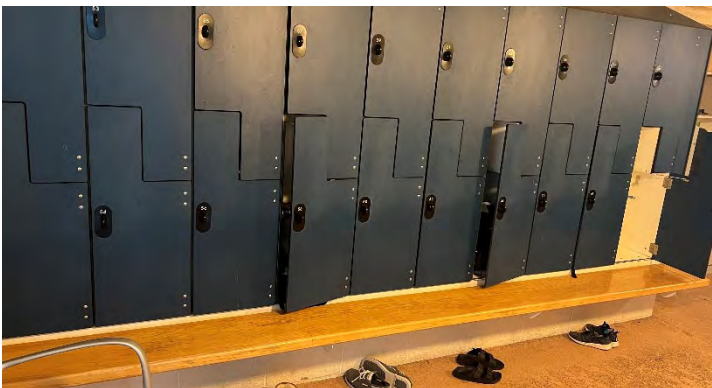
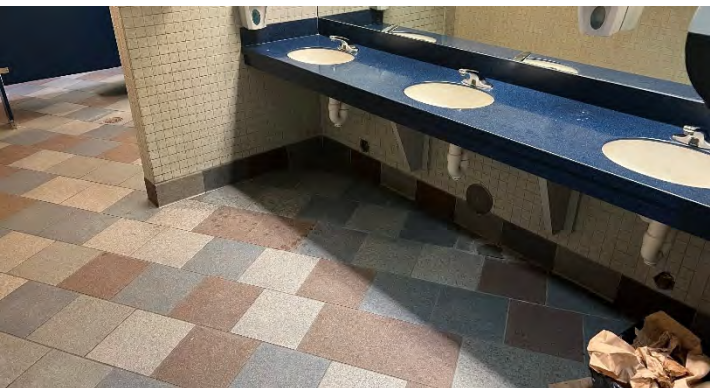
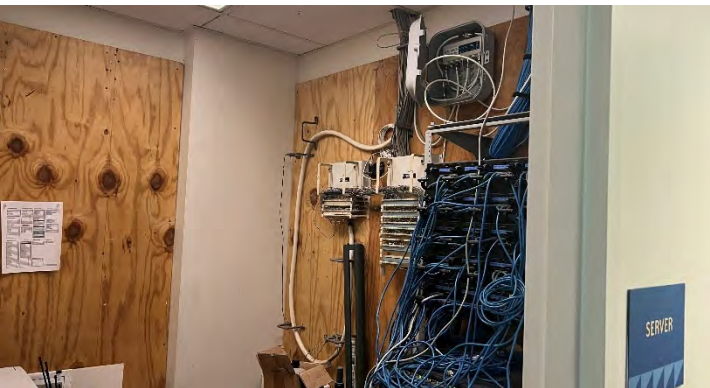
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Summary of Budgets:

Jack E. Kirksey Recreation Center						Cost Data		
Building SF 130,000						Specification Factor = Geographic Factor = Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
5.0 HVAC SYSTEMS								
Equipment								
Existing Cleaver Brooks Boiler Serial # OL101674, 2002 (10,000,000 BTU)	1	EA	1	1	3.59%	\$0	\$0	\$959,040
Existing Cleaver Brooks Boiler Serial # OL101673, 2002 (10,000,000 BTU)	1	EA	1	1	3.59%	\$0	\$0	\$959,040
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Evapco Chiller, Serial # T020199, 2002	1	EA	1	1	2.39%	\$0	\$0	\$639,360
Replace Exhaust Fans	8	EA	1	8	0.19%	\$0	\$0	\$50,126
Replace Misc. HVAC Equipment	1	Allowance	1	1	2.01%	\$0	\$0	\$537,062
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960
Air and Water Balance	130,000	SF	1	130,000	0.23%	\$0	\$54,756	\$0
Commissioning	130,000	SF	1	130,000	0.16%	\$0	\$36,504	\$0
Temperature Controls	130,000	SF	1	130,000	2.18%	\$0	\$511,056	\$0
HVAC SYSTEMS SUBTOTAL						19.86%	\$0	\$1,865,916
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.21%	\$0	\$0	\$55,944
Replace Existing Electrical Panels	1	Allowance	1	1	0.30%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	0.33%	\$0	\$78,624	\$0
Miscellaneous Power Allowance	130,000	SF	1	130,000	0.31%	\$0	\$0	\$83,117
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	130,000	SF	1	130,000	5.67%	\$0	\$1,332,396	\$0
Replace Exterior Wall Packs	20	EA	1	20	0.10%	\$18,144	\$0	\$0
Fire Alarm System								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.07%	\$12,096	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL						7.00%	\$30,240	\$1,411,020
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$79,920
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$79,920
SECURITY SYSTEMS SUBTOTAL						0.60%	\$0	\$159,840
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	1.20%	\$72,000	\$93,600	\$106,560
FURNITURE & EQUIPMENT SUBTOTAL						1.20%	\$72,000	\$106,560
10.0 TECHNOLOGY								
Technology								
Recable all IT Wiring	1	Allowance	1	1	2.39%	\$432,000	\$0	\$0
TECHNOLOGY SUBTOTAL						2.39%	\$432,000	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					75.56%	\$2,143,212	\$8,218,174	\$7,668,631
Project Contingency:	10.00%				7.20%	\$163,921	\$812,457	\$756,207
Permits, Testing & Printing:	2.50%				1.98%	\$45,078	\$223,426	\$207,957
Professional Fees & Costs:	9.00%				7.96%	\$181,310	\$898,641	\$836,424
Construction Manager Fee & Costs:	9.00%				7.30%	\$166,339	\$824,441	\$767,361
PROJECT TOTAL						100.00%	\$2,699,860	\$10,977,139
								\$10,236,580

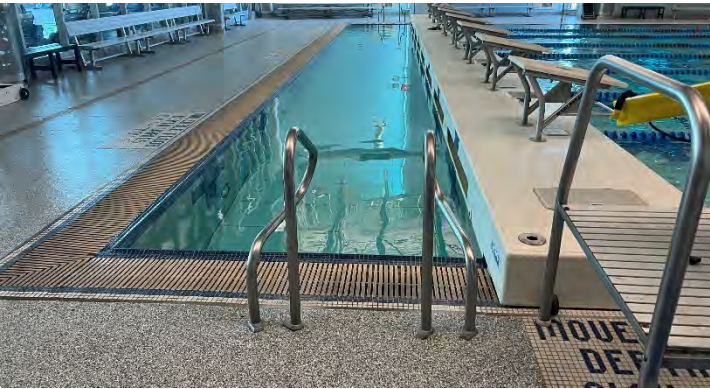
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



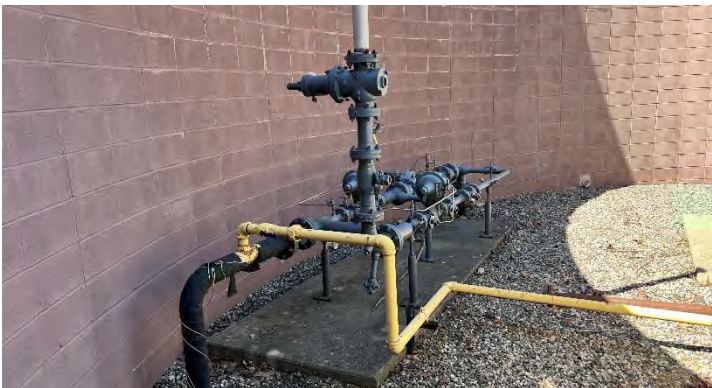
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



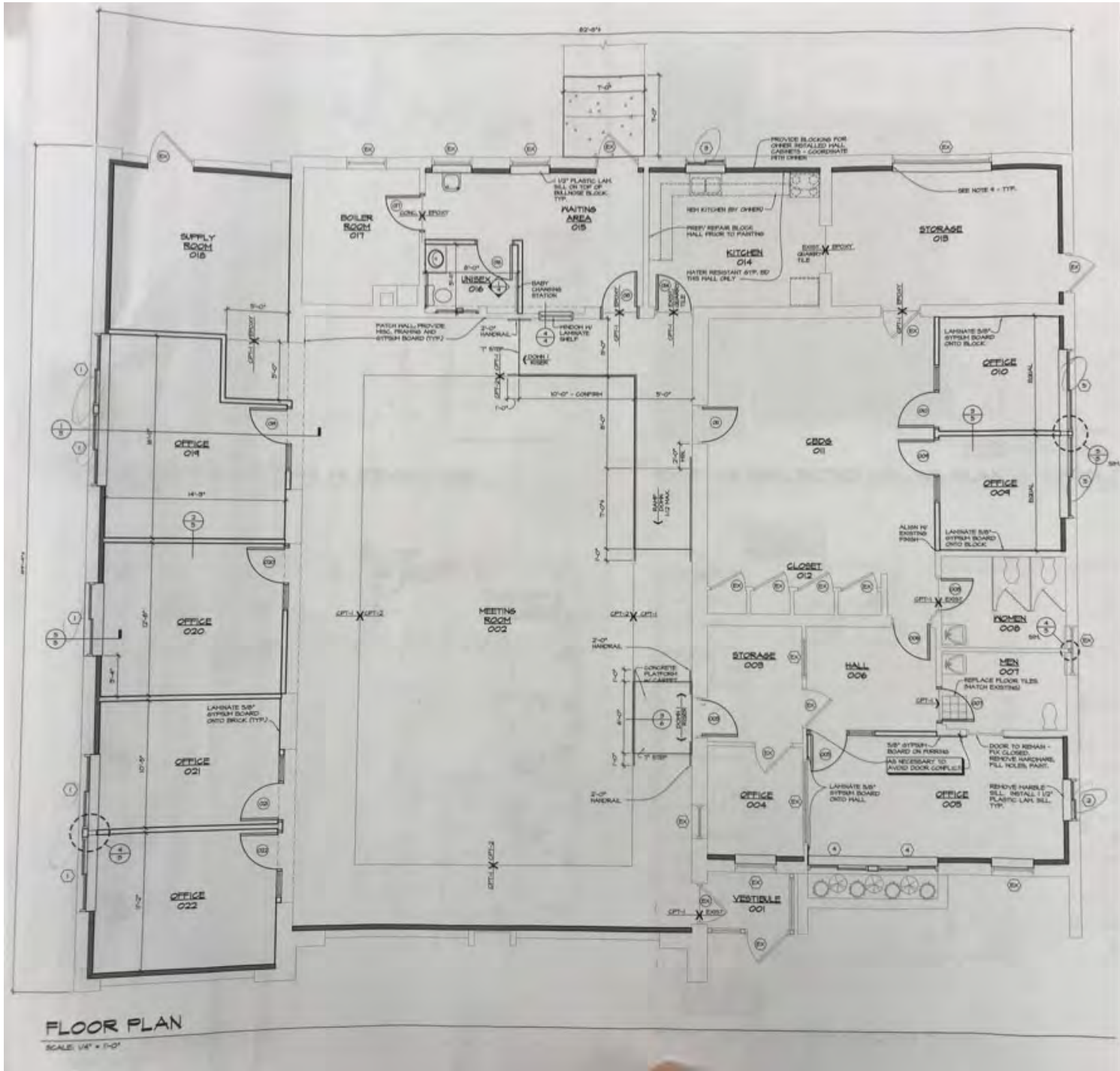
Building 07 – Livonia Housing Commission



Address:	10800 Farmington Rd. Livonia MI 48150
Year Built:	~1966
Square Footage:	5,660
Site Area:	9.98 Acres
Parking Spaces:	54
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	Brick
Roof:	EPDM
Fire Protection:	None

Site Plan:





SECTION C | Individual Building Assessments

Building 07 – Livonia Housing Commission

Summary of Budgets:

Housing Commission						Cost Data		
Building SF						Specification Factor =	Geographic Factor =	Cost Escalation Factor =
		5,660				Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	33000	SF	1	33,000	17.87%	\$213,840	\$0	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.90%	\$10,800	\$0	\$0
Sealcoating/Re-striping	33000	SF	1	33,000	0.89%	\$0	\$0	\$15,824
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.90%	\$10,800	\$0	\$0
Utilities								
Misc. Utility Repairs	1	Allowance	1	1	0.45%	\$0	\$7,020	\$0
Monument Sign - Powered & Electronic Display	1	EA	1	1	4.51%	\$54,000	\$0	\$0
SITE SUBTOTAL					25.54%	\$289,440	\$7,020	\$15,824
2.0 BUILDING ENVELOPE								
Roofing Work								
Misc. Roof Repairs	1	Allowance	1	1	0.90%	\$0	\$14,040	\$0
Windows								
Re-caulk Windows	1	Allowance	1	1	0.63%	\$7,560	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	2.26%	\$27,000	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	3	EA	1	3	0.81%	\$9,720	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					5.96%	\$60,480	\$14,040	\$0
3.0 INTERIOR/FINISHES								
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	5,660	SF	1	5,660	4.34%	\$51,959	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	5,660	SF	1	5,660	3.42%	\$40,956	\$0	\$0
Paint								
Paint - Interior	5,660	SF	1	5,660	0.77%	\$9,169	\$0	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	1	EA	1	1	0.90%	\$0	\$14,040	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	3.16%	\$0	\$49,140	\$0
INTERIOR/FINISHES SUBTOTAL					12.59%	\$102,084	\$63,180	\$0
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	5,660	SF	1	5,660	2.55%	\$30,564	\$0	\$0
Equipment & Fixtures								
Existing Bradford White Hot Water Heater, Serial # EJ11099631,2008	1	EA	1	1	0.72%	\$8,640	\$0	\$0
Replace Flush Valves & Faucets	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
PLUMBING SYSTEMS SUBTOTAL					4.18%	\$39,204	\$0	\$15,984
5.0 HVAC SYSTEMS								
Equipment								
Existing Trane Roof Top Unit, Serial # 111510840L, 2011	1	EA	1	1	2.26%	\$0	\$0	\$39,960
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
Other HVAC								
Air and Water Balance	5,660	SF	1	5,660	0.15%	\$0	\$0	\$2,714
Commissioning	5,660	SF	1	5,660	0.10%	\$0	\$0	\$1,809
Temperature Controls	5,660	SF	1	5,660	1.43%	\$0	\$0	\$25,331
HVAC SYSTEMS SUBTOTAL					4.39%	\$0	\$0	\$77,807
6.0 ELECTRICAL SYSTEMS								
Power for IT Equipment & Upgrades								
Power for new HVAC	1	Allowance	1	1	0.72%	\$0	\$0	\$12,787
Miscellaneous Power Allowance	1	Allowance	1	1	5.06%	\$0	\$0	\$89,510
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	5,660	SF	1	5,660	3.73%	\$44,623	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0
Fire Alarm System								
Install Fire Alarm System	5,660	SF	1	5,660	1.12%	\$0	\$0	\$19,903
ELECTRICAL SYSTEMS SUBTOTAL					12.19%	\$63,269	\$0	\$122,201

Building 07 – Livonia Housing Commission

Summary of Budgets:

Housing Commission						Cost Data			
Building SF						Specification Factor =	Cost Escalation Factors		
5,660						Geographic Factor =	1.08	1.30	1.48
Cost Escalation Factor =									
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
7.0 SECURITY									
Security									
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$16,200	\$0	\$0	
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$16,200	\$0	\$0	
SECURITY SYSTEMS SUBTOTAL						2.71%	\$32,400	\$0	
8.0 ABATEMENT									
Abatement									
Abatement Allowance	1	Allowance	1	1	2.71%	\$0	\$42,120	\$0	
9.0 FURNITURE & EQUIPMENT									
General Furniture									
FFE Allowance	1	Allowance	1	1	4.51%	\$54,000	\$0	\$0	
Other FF&E									
New Fridge and Freezers Allowance	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0	
FURNITURE & EQUIPMENT SUBTOTAL						5.87%	\$70,200	\$0	
SOFT COSTS									
Building Infrastructure Improvement Total:					76.14%	\$657,076	\$126,360	\$231,816	
Project Contingency:					7.03%	\$58,688	\$12,636	\$23,182	
Permits, Testing & Printing:					1.93%	\$16,139	\$3,475	\$6,375	
Professional Fees & Costs:					7.77%	\$64,913	\$13,976	\$25,641	
Construction Manager Fee & Costs:					7.13%	\$59,553	\$12,822	\$23,524	
PROJECT TOTAL					100.00%	\$856,369	\$169,270	\$310,537	

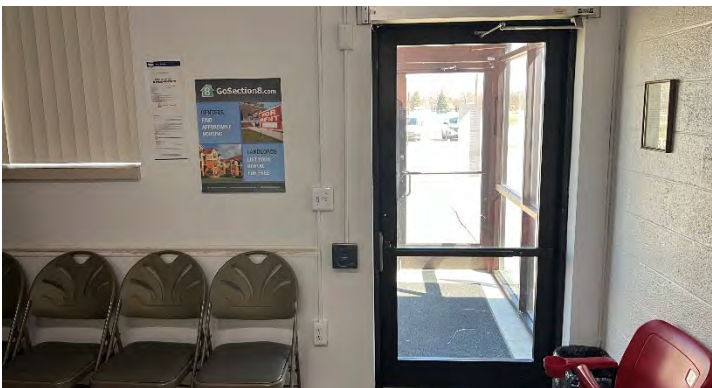
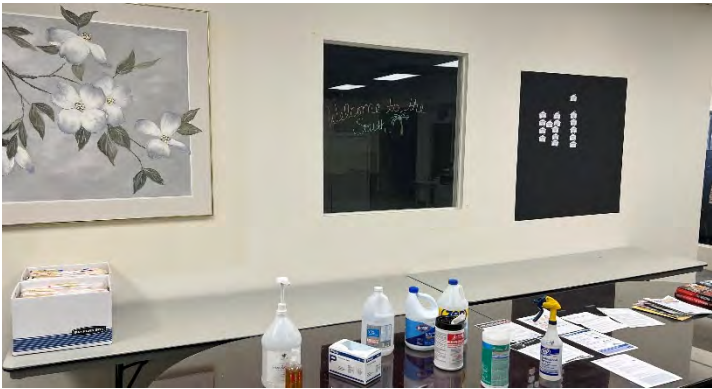
Building 07 – Livonia Housing Commission

Photos:



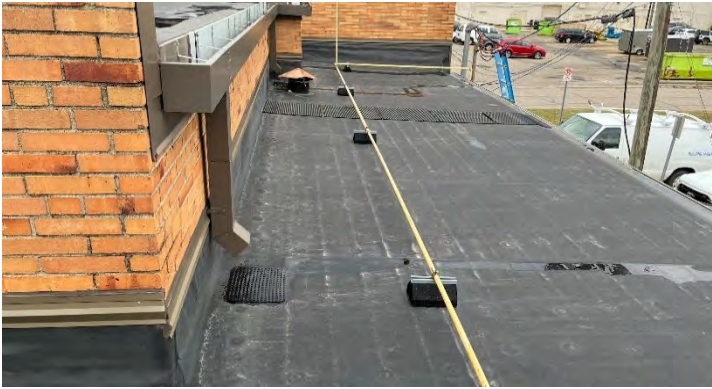
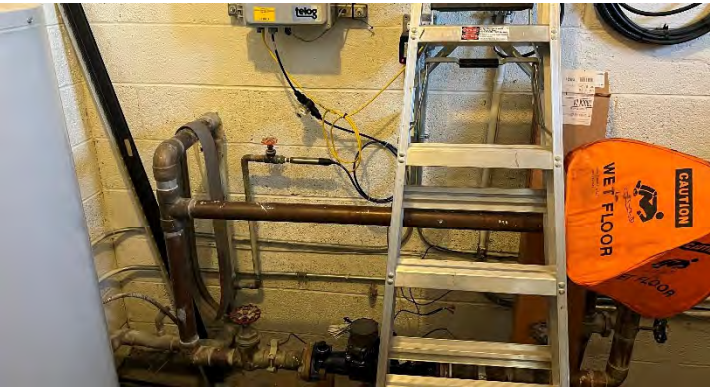
Building 07 – Livonia Housing Commission

Photos:



Building 07 – Livonia Housing Commission

Photos:

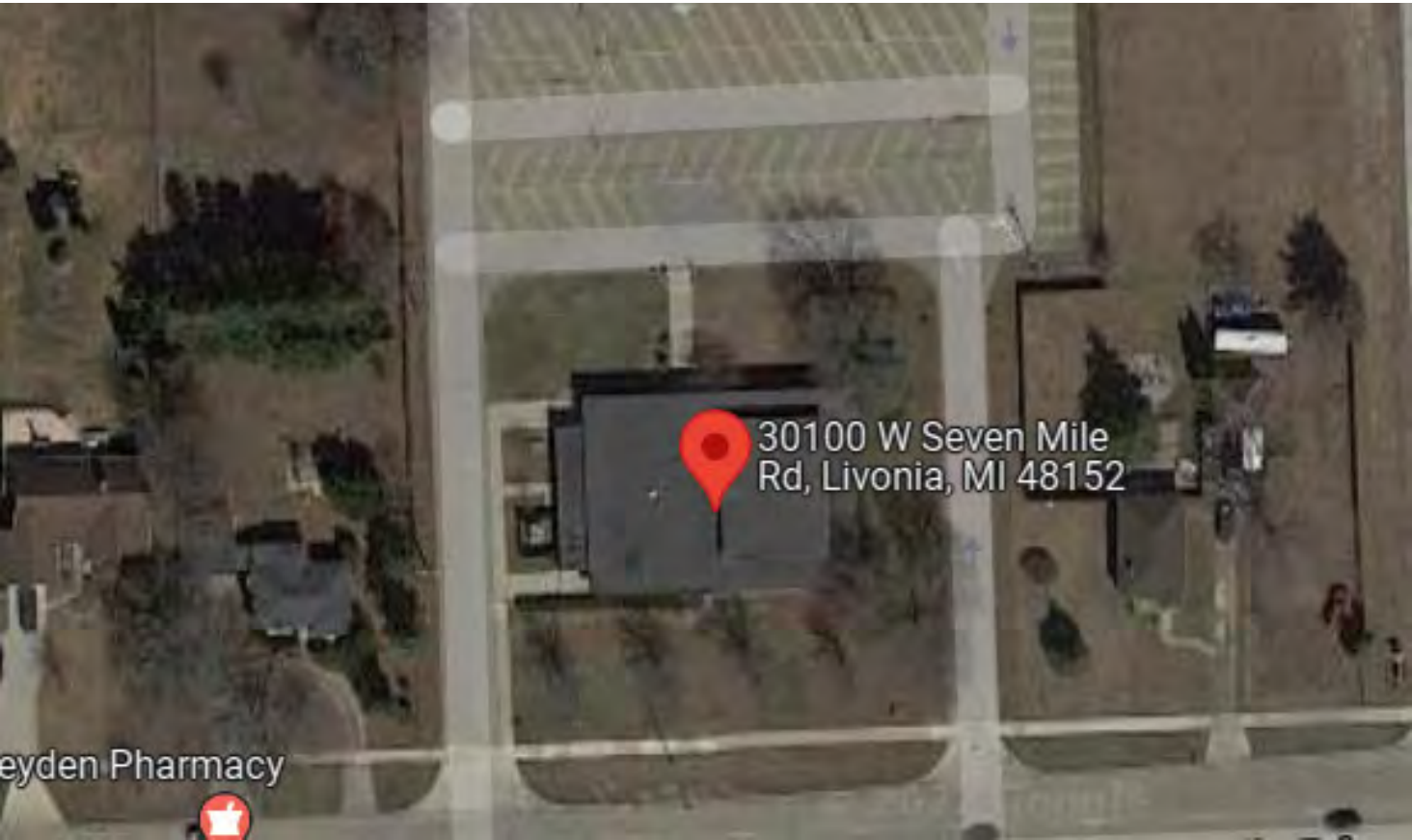


Building 08 – Carl Sandburg Library



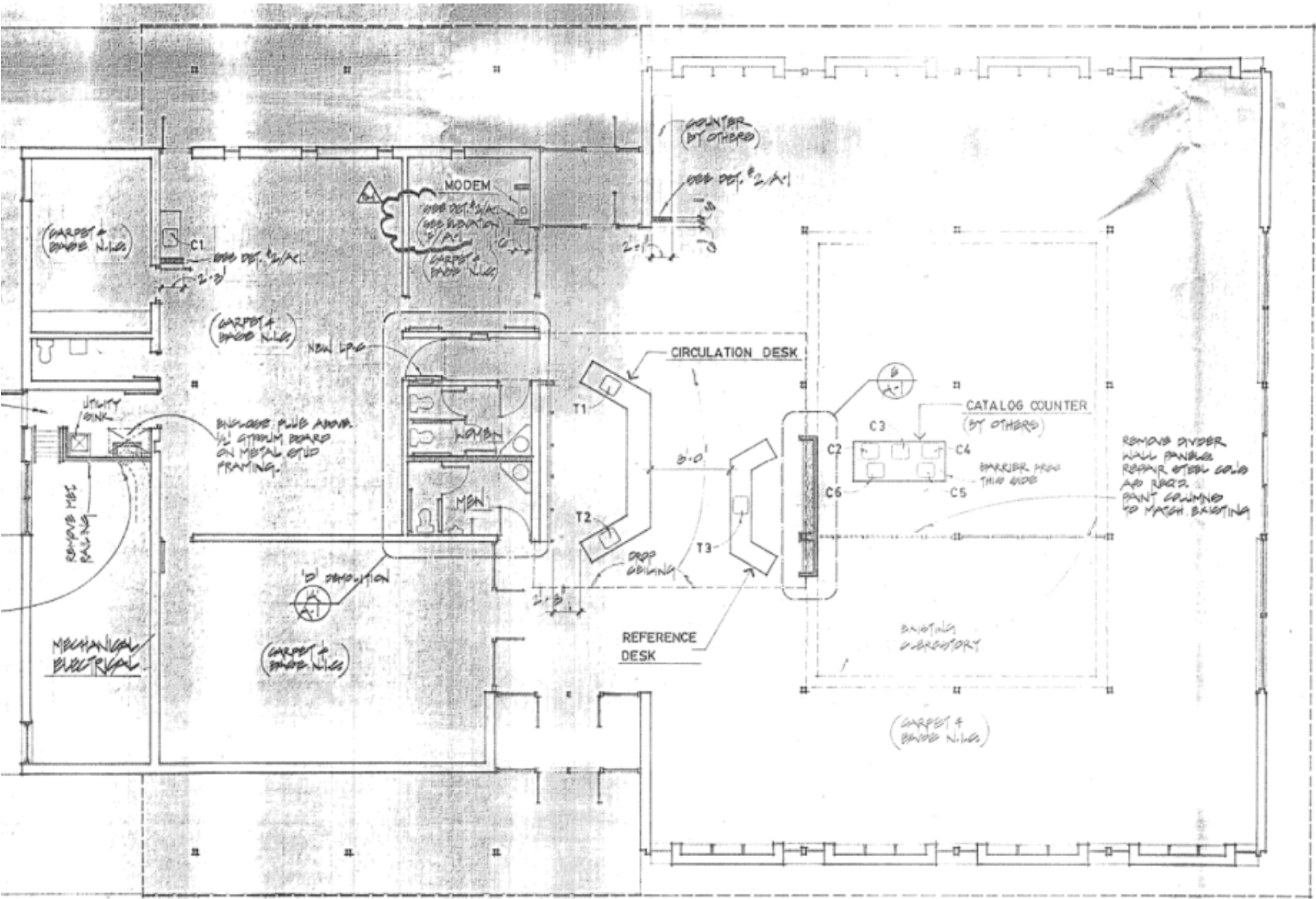
Address:	30100 W. Seven Mile Rd. Livonia MI 48152
Year Built:	1961
Square Footage:	8,600
Site Area:	2.20 Acres
Parking Spaces:	107
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Tar
Fire Protection:	No

Site Plan:



Building 08 – Carl Sandburg Library

1st Floor Plan:



SECTION C | Individual Building Assessments

Building 08 – Carl Sandburg Library

Summary of Budgets:

Carl Sandburg Library						Cost Data		
Building SF						Specification Factor =	Geographic Factor =	Cost Escalation Factor =
		11,000				Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	55,000	SF	1	55,000	13.46%	\$0	\$463,320	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.41%	\$10,800	\$0	\$0
Sealcoating/Re-striping	55,000	SF	1	55,000	0.67%	\$17,820	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.41%	\$0	\$14,040	\$0
Utilities								
Catch Basin / Manholes	3	EA	1	3	0.55%	\$0	\$18,870	\$0
Misc. Utility Repairs	1	Allowance	1	1	1.02%	\$0	\$35,100	\$0
Monument Sign - Powered & Electronic Display	1	EA	1	1	2.04%	\$54,000	\$0	\$0
SITE SUBTOTAL					18.56%	\$82,620	\$531,330	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered- (In Process)	15,000	SF	1	15,000	9.44%	\$250,000	\$0	\$0
Install Roof Access Ladder	1	EA	1	1	0.09%	\$2,419	\$0	\$0
Windows								
Re-caulk Windows	1	Allowance	1	1	0.31%	\$8,100	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.61%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	1.63%	\$43,200	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	2	EA	1	2	0.24%	\$6,480	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					12.33%	\$326,399	\$0	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	10	EA	1	10	1.63%	\$43,200	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	3,000	SF	1	3,000	1.04%	\$27,540	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	11,000	SF	1	11,000	3.01%	\$0	\$0	\$117,802
Paint								
Paint - Interior	11,000	SF	1	11,000	0.67%	\$0	\$23,166	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	1	EA	2	2	1.37%	\$36,288	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	4.08%	\$108,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					11.80%	\$215,028	\$23,166	\$117,802
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	11,000	SF	1	11,000	2.24%	\$59,400	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 1213A012099, 2012	1	EA	1	1	0.33%	\$0	\$11,232	\$0
Replace Flush Valves & Faucets	1	Allowance	1	1	0.46%	\$0	\$0	\$17,902
Provide Bottle Filler Drinking Fountains	1	EA	1	1	0.27%	\$7,258	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.49%	\$0	\$0	\$19,181
PLUMBING SYSTEMS SUBTOTAL					3.79%	\$66,658	\$11,232	\$37,083
5.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boiler, Serial #J938512, 1990	1	EA	1	1	3.06%	\$81,000	\$0	\$0
Replace Boiler Pumps	1	EA	1	1	0.34%	\$9,072	\$0	\$0
Existing MagicAire Air Handler Unit, Serial # 940489444, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0
Existing MagicAire Air Handler Unit, Serial # 940592687, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0
Existing MagicAire Air Handler Unit, Serial # 94059286, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0
Existing Trane Chiller, Serial # J94E81342, 1994 (Slated for replacement 2022)	1	EA	-	-	0.00%	\$0	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	1.02%	\$27,000	\$0	\$0
Other HVAC								
Air and Water Balance	11,000	SF	1	11,000	0.13%	\$3,564	\$0	\$0
Commissioning	11,000	SF	1	11,000	0.09%	\$2,376	\$0	\$0
Temperature Controls- (In Process)	11,000	SF	1	11,000	1.26%	\$33,264	\$0	\$0
HVAC SYSTEMS SUBTOTAL					8.35%	\$221,076	\$0	\$0

SECTION C | Individual Building Assessments

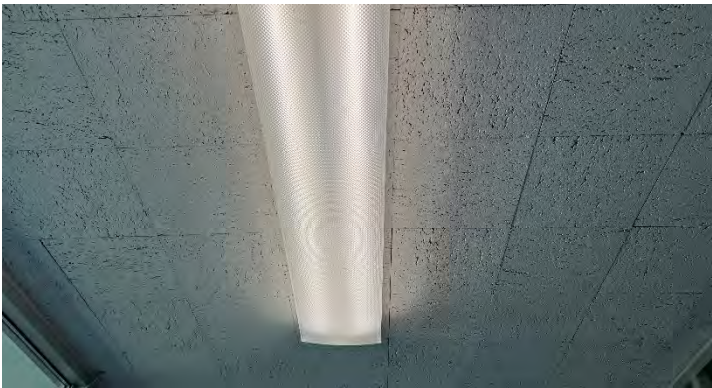
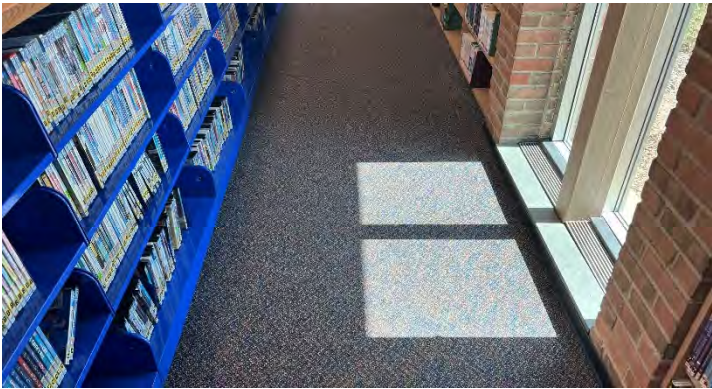
Building 08 – Carl Sandburg Library

Summary of Budgets:

Carl Sandburg Library						Cost Data		
Building SF						Specification Factor =	Geographic Factor =	Cost Escalation Factors
11,000						Cost Escalation Factor =	1.08	1.30
							1.48	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.61%	\$0	\$0	\$23,976
Replace Existing Electrical Panels	1	Allowance	1	1	2.04%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	2.28%	\$60,480	\$0	\$0
Miscellaneous Power Allowance- (New Outlets Needed)	11,000	SF	1	11,000	0.18%	\$4,752	\$0	\$0
Panel Capacity Investigations and Re-tagging	1	Allowance	1	1	0.69%	\$18,144	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	11,000	SF	1	11,000	3.28%	\$86,724	\$0	\$0
Replace Emergency & Exit Lights	11,000	SF	1	11,000	0.13%	\$3,564	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	2.28%	\$60,480	\$0	\$0
Fire Alarm System								
Install Fire Alarm System	11,000	SF	1	11,000	0.99%	\$26,136	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					12.48%	\$260,280	\$0	\$103,896
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.61%	\$0	\$0	\$23,976
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$23,976
SECURITY SYSTEMS SUBTOTAL					1.22%	\$0	\$0	\$47,952
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	2.45%	\$64,800	\$0	\$0
ABATEMENT SUBTOTAL					2.45%	\$64,800	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	1.84%	\$0	\$63,180	\$0
New Book Shelves	1	Allowance	1	1	3.06%	\$81,000	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					4.90%	\$81,000	\$63,180	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					75.89%	\$1,317,861	\$628,908	\$306,733
Project Contingency:	10.00%				7.10%	\$123,686	\$56,573	\$30,673
Permits, Testing & Printing:	2.50%				1.95%	\$34,014	\$15,558	\$8,435
Professional Fees & Costs:	9.00%				7.85%	\$136,806	\$62,574	\$33,927
Construction Manager Fee & Costs:	9.00%				7.20%	\$125,510	\$57,407	\$31,126
PROJECT TOTAL					100.00%	\$1,737,877	\$821,019	\$410,894

Building 08 – Carl Sandburg Library

Photos:



SECTION C | Individual Building Assessments

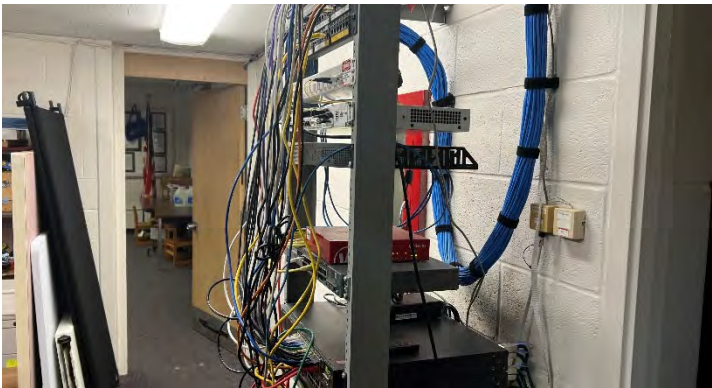
Building 08 – Carl Sandburg Library

Photos:



Building 08 – Carl Sandburg Library

Photos:



Building 08 – Carl Sandburg Library

Photos:



Building 09 – Alfred Noble Building



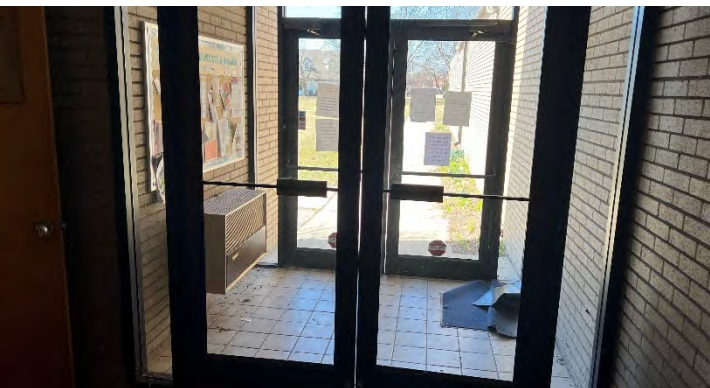
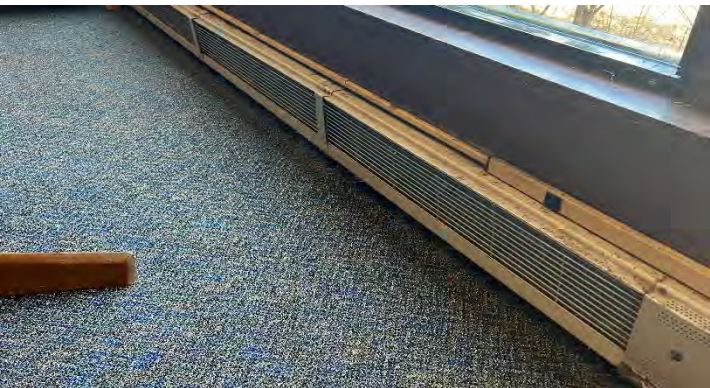
Address:	32901 Plymouth Rd. Livonia MI 48150
Year Built:	1967
Square Footage:	12,175
Site Area:	4.84 Acres
Parking Spaces:	81
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	EPDM & Shingles
Fire Protection:	No

Site Plan:



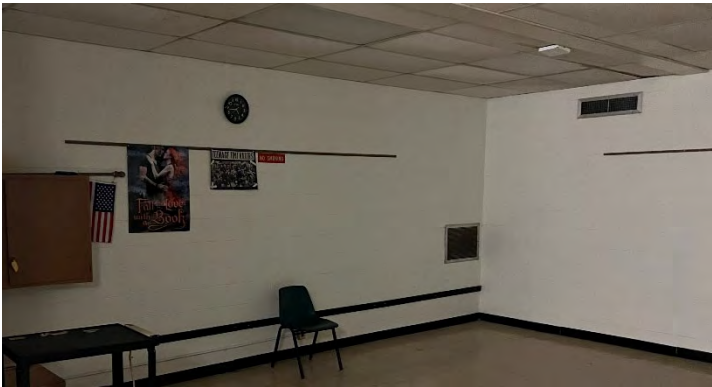
Building 09 – Alfred Noble Building

Photos:



Building 09 – Alfred Noble Building

Photos:



Building 09 – Alfred Noble Building

Photos:



Building 10 – City Wide Technology

Summary of Budgets

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
10.0 TECHNOLOGY								
Technology								
Run Fiber To All Buildings (In Process)	13	EA	1	13	42.19%	\$468,000	\$608,400	\$692,640
Upgrade Wireless Networks	1	Allowance	1	1	16.23%	\$540,000	\$0	\$0
Electronic Time Keeping System	1	Allowance	1	1	16.23%	\$540,000	\$0	\$0
TECHNOLOGY SUBTOTAL					74.65%	\$1,548,000	\$608,400	\$692,640
SOFT COSTS								
Building Infrastructure Improvement Total:					74.65%	\$1,548,000	\$608,400	\$692,640
Project Contingency:	10.00%				7.47%	\$154,800	\$60,840	\$69,264
Permits, Testing & Printing:	2.50%				2.05%	\$42,570	\$16,731	\$19,048
Professional Fees & Costs:	9.00%				8.26%	\$171,221	\$67,294	\$76,611
Construction Manager Fee & Costs:	9.00%				7.58%	\$157,083	\$61,737	\$70,286
PROJECT TOTAL					100.00%	\$2,073,674	\$815,002	\$927,849

Building 11 – Station No. 3



Address:	35000 Seven Mile Road
Year Built:	1999 (24 Years Old)
Square Footage:	11,050 s.f.
Site Area:	
Parking Spaces:	Approximately 19
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Asphalt Shingles
Fire Protection:	Entire facility

Space Needs Summary:

1. Space is currently used to capacity.
2. Public open-houses are also held at this facility.
3. Drive through bays are essential to safety of personnel and equipment. Currently, the only drive through bay that can be used as designed is the middle engine bay due to the apparatus and spare equipment placed at Station No. 3.
4. Currently, there is room for six (6) personnel to work 24-hour shifts. With the addition of a second hospital, more space may be required for additional personnel to staff apparatus.
5. Storage on south side of building is at capacity for EMS supplies, biohazard, laundry, oxygen, HAZMAT, and public education, mechanical work area.
6. If staffing increases, a second officers' room may be required.
7. The addition of a public education and HAZMAT office would be appropriate, along with space for EMS supplies.

Building 11 continued

Site



[illegible]

*Building 11continued***Condition Summary (Building Envelope): GOOD**

Roof – The primary roofing system is asphalt shingles, which were installed in 1999 and are approximately 24 years old. Roof drainage is by gutter and downspout spilling to grade. No drainage deficiencies were observed. Overall, the roofing systems appeared to be in **FAIR** condition.

Windows – The primary glazing system is an insulated dual pane system in wood frame. Some windows have wood shutters that have been damaged by woodpeckers. Caulking around windows appeared to be in fair condition and will require replacement within the next five years. Overall, windows appeared to be in **FAIR** condition.

Facade – The primary façade material is brick. There was no evidence of cracking or spalling. Caulking at control joints appears to be in fair condition and will need to be replaced within the next five years. Overall, the façade appeared to be in **GOOD** condition.

Doors – Entry doors are primarily an aluminum frame with glass panel system, secondary doors are primarily hollow metal frame and door. Apparatus bay doors are insulated sectional overhead doors with glass vision panels. Overall, doors appeared to be in **GOOD** condition.

Overall, the Building Envelope appeared to be in **GOOD** condition.

Building 11 continued

Photos (Building Envelope)



Façade



Façade and roof



Façade and roof



Window



Caulking at control joint and door



Facade

Building 11 continued

Photos (Building Envelope)



Facade and window



Facade



Facade and window



Roof



Window



Facade and door

*Building 11 continued***Condition Summary (Interiors): FAIR**

Flooring – Administrative areas are primarily carpet. Toilet Rooms and Locker Rooms are porcelain tile. Kitchen is resilient flooring. Physical Training area is rubber. Dorm Rooms are carpet. Apparatus Bays are epoxy. Due to the age of this facility, flooring in most areas is showing signs of wear. Overall, flooring appeared to be in **FAIR** condition.

Wall covering – Entry Vestibule, Corridors, Watch Room, and Administrative areas are vinyl wall covering. The vinyl wall covering is peeling in many areas. Removal and repainting is recommended. Toilet Rooms and Locker Rooms are porcelain tile and painted gypsum board. Apparatus bays and Storage Rooms are painted concrete masonry units (CMU). Overall, wall covering appeared to be in **FAIR** condition.

Ceilings – Corridors, Administrative Areas, Kitchen, Watch Room, Physical Training, Dorm Rooms, and Day Room consists primarily of acoustical ceiling tile (ACT). Signs of water damage was observed in multiple areas. It was not determined if the water damage is from a roof leak or a pipe leak. Overall, ceilings appeared to be in **FAIR** condition.

Windowsills - Windowsills consist primarily of granite. Overall, windowsills appeared to be in **GOOD** condition.

Window treatment – Not all windows have window treatment. Those that do have roller shades, vertical blinds, or horizontal blinds. Overall, window treatment appeared to be in **FAIR** condition.

Interior doors – Interior doors are primarily wood and hollow metal. Dorm Rooms have curtains in lieu of doors. Overall, interior doors appeared to be in **GOOD** condition.

Millwork – Watch Room and Work Room has plastic laminate cabinets and countertop. Kitchen has plastic laminate cabinets and granite countertop. Overall, millwork appeared to be in **GOOD** condition.

Overall, interiors appeared to be in **FAIR** condition.

Building 11 continued

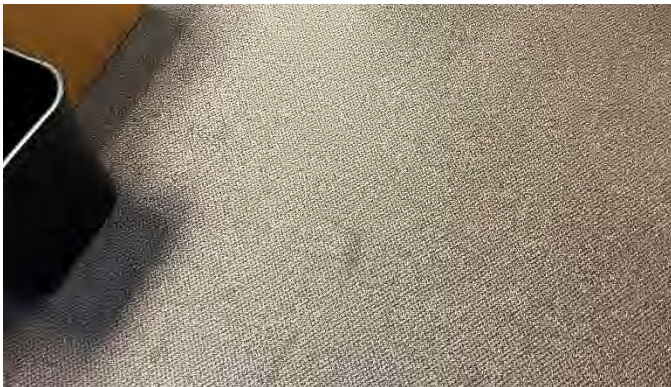
Photos (Interiors)



Entry vestibule



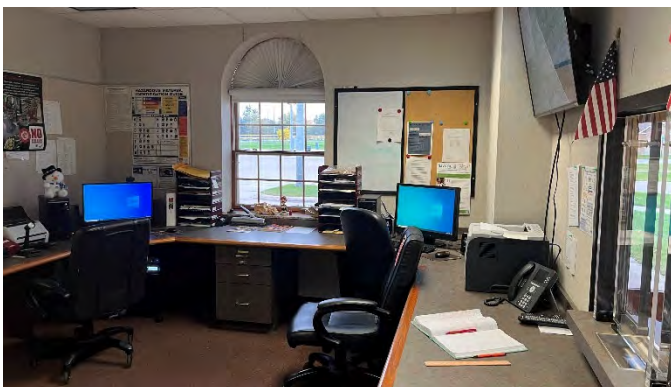
Office



Office



Office



Watch Room



Watch Room

Building 11continued

Photos (Interiors)



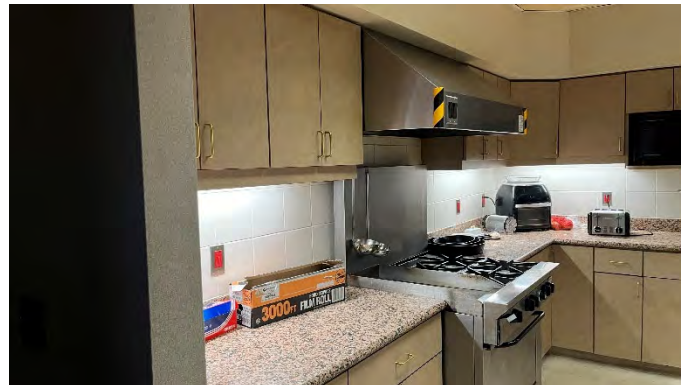
Toilet Room



Locker Room



Locker Room



Kitchen



Kitchen



Kitchen

Building 11 continued

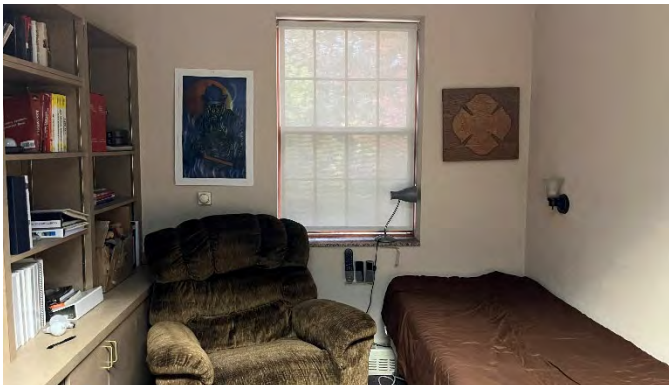
Photos (Interiors)



Day Room



Work Room



Dorm Room



Physical Training Room



Corridor



Dorm Room

Building 11 continued

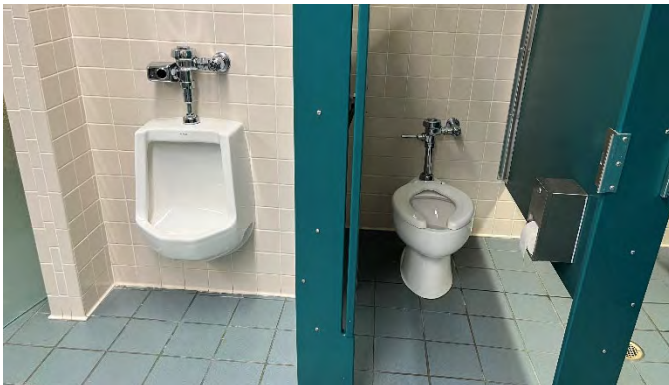
Photos (Interiors)



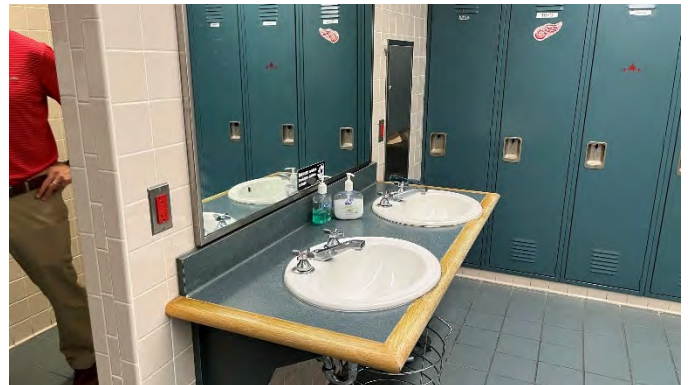
Locker Room



Locker Room



Locker Room



Locker Room



Apparatus Bay



Apparatus Bay

*Building 11 continued***Condition Summary (Plumbing): FAIR**

Plumbing – Domestic piping is copper. Domestic hot water is provided by a 75-gallon Lochinvar water heater that was manufactured in 2013 (approximately 10 years old), and a 40-gallon Lochinvar water heater manufactured in 2014 (approximately 9 years old). Toilet Room fixtures appear to be original. Upgrading to hands-free is recommended. Sanitary system is cast iron.

Fire Protection – The building is fully sprinklered.

Overall, plumbing appeared to be in **FAIR** condition.

Building 11 continued

Photos (Plumbing)



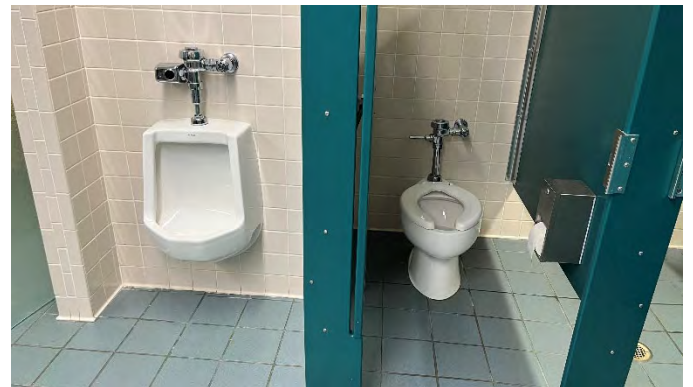
Bottle filler



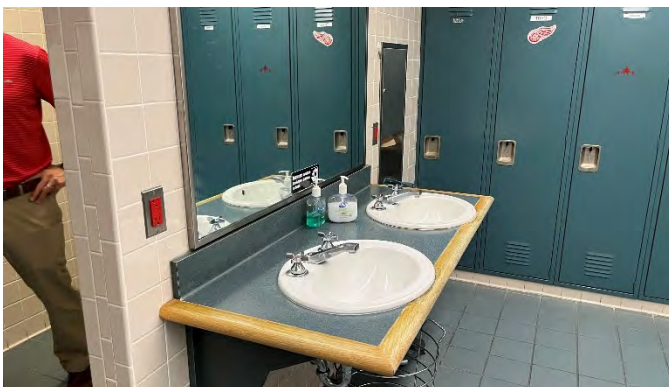
Mop sink



Water heater



Locker Room



Locker Room



Apparatus Bay

Building 11 continued

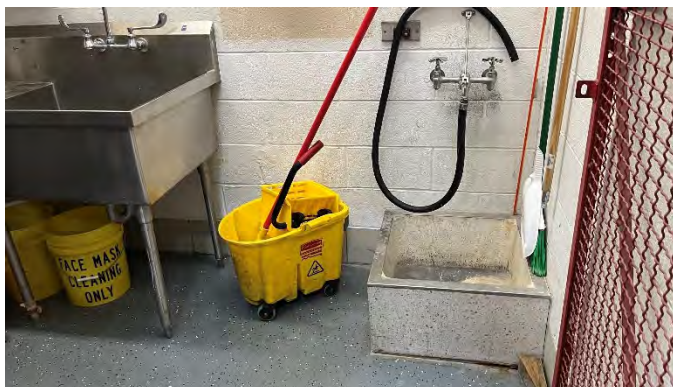
Photos (Plumbing)



Apparatus Bay



Storage Room



Storage Room



Fire riser



Air dryer



Water heater

*Building 11 continued***Condition Summary (HVAC): FAIR**

HVAC – Heating, Ventilation and Air Conditioning is provided by:

- Furnaces - Three (3) were install in 1999 and are approximately 24 years old; two (2) were installed in 2019 and are approximately 4 years old.
- Air Conditioning Units – Three (3) were install in 1999 and are approximately 24 years old; two (2) were installed in 2019 and are approximately 4 years old.

Overall, the HVAC systems appeared to be in **FAIR** condition.

Building 11 continued

Photos (HVAC)



Cabinet unit heater



Baseboard heating



Furnace



Boiler



Furnace



Furnace

Building 11 continued

Photos (HVAC)



Vehicle exhaust vent



Vehicle exhaust vent



Air conditioning unit



Furnace



Air conditioning units



Air conditioning unit

*Building 11 continued***Condition Summary (Electrical): GOOD**

Lighting – Lighting is primarily lay-in fixtures with T8 LED retrofit lamp. Overall, lighting appeared to be in **GOOD** condition.

Power – Fire Station No. 3 has a secondary electrical service at 600 amp, 120/208v, 3 phase WYE. It was reported that the electrical service is in good condition and current power is sufficient. Overall, power appeared to be in **GOOD** condition.

Emergency Power – Emergency power is provided by one (1) Kohler model 100RZ82, natural gas, 100kW, emergency only with some AC generator, which was installed in 1999 and is approximately 24 years old. Overall, emergency power appeared to be in **FAIR** condition.

Fire Alarm – It was reported that the existing fire alarm system requires upgrading.

PA System – It was reported that the existing PA system needs replacement

Overall, electrical appeared to be in **GOOD** condition.

Building 11 continued

Photos (Electrical)



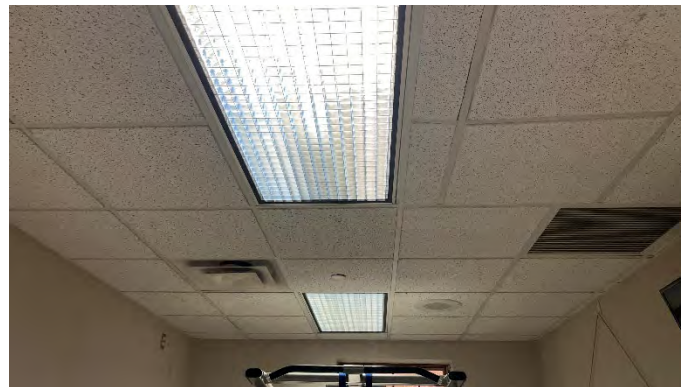
Lighting



Lighting



Electrical panels



Lighting



Switch gear and emergency main



Switch gear and transfer switch

Building 11 continued

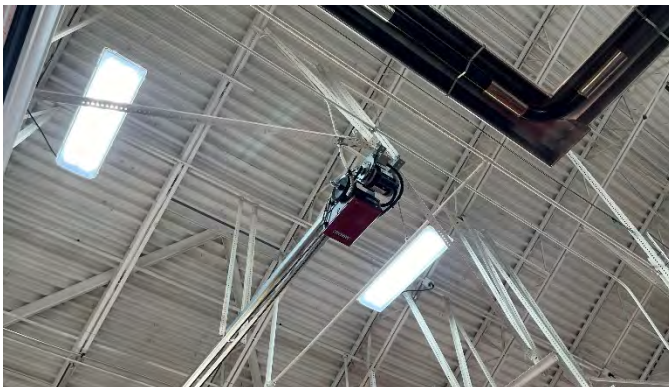
Photos (Electrical)



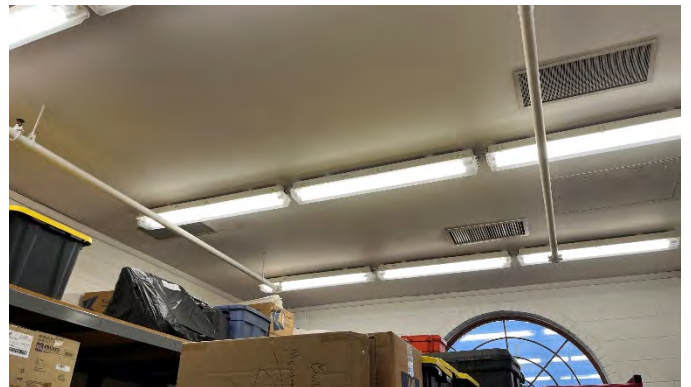
Lighting



Lighting



Lighting



Lighting



Transformer



Generator

*Building 11 continued***Condition Summary (Site): GOOD**

Drainage – The storm water collection and drainage system is below grade. Downspouts spill to grade. Catch basins are located throughout the site. No presence of on-site surface water was observed. Overall, site drainage appeared to be in **GOOD** condition.

Parking – The parking lot and drive aisles are concrete that is approximately two years old. Some cracking was observed. Parking lots are illuminated by light poles. Upgrading to LED fixtures is recommended. Overall, parking appeared to be in **GOOD** condition.

Sidewalks – Sidewalks are concrete. Some cracking and staining was observed. Overall, the sidewalks appeared to be in **GOOD** condition.

Landscaping – The site is moderately landscaped and well maintained. Overall, the landscaping appeared to be in **GOOD** condition.

Lighting – The site is illuminated by wall packs and pole mounted light fixtures that have been retrofit to be LED and appeared to be in **FAIR** condition.

Overall, the site appeared to be in **GOOD** condition.

Building 11 continued

Photos (Site)



Parking lot and drive aisle



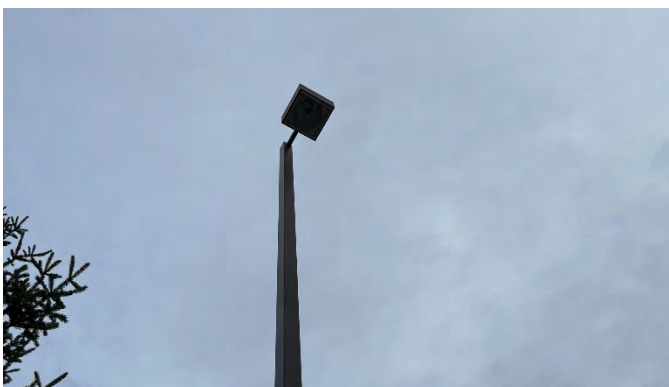
Parking lot



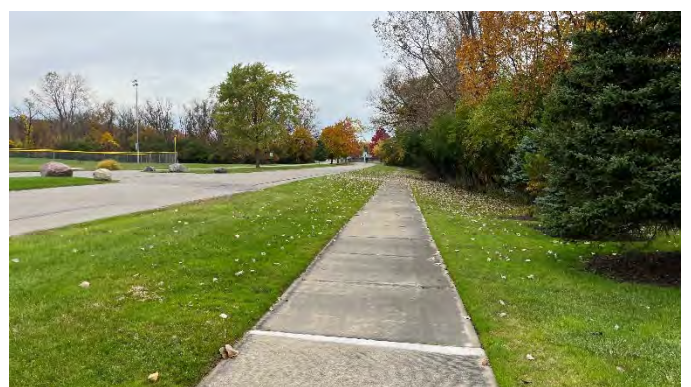
Dumpster enclosure



Down spout



Site lighting



Sidewalk

Building 11 continued

Photos (Site)



Drive aisle



Exterior lighting

Building 11 continued

Summary of Budgets

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Priority I (1 - 3 years)	Priority II (4 - 6 years)	Priority III (7 - 10 years)
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (Asphalt Shingle) - Non-Union		SF	1	11050	9.57%	\$0	\$108,599	\$0
Windows								
Replace Shutters		EA		4	0.25%	\$2,160	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints		Allowance		4	0.49%	\$0	\$5,616	\$0
BUILDING ENVELOPE SUBTOTAL					10.31%	\$2,160	\$114,215	\$0
3.0 INTERIOR/FINISHES								
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling		SF		3500	3.38%	\$0	\$19,165	\$21,818
Flooring								
Remove & Replace - Hard Tile (Medium)		SF		170	0.93%	\$0	\$10,526	\$0
Replace Toilet Room Flooring - Hard Tile (Medium)		SF		800	4.45%	\$0	\$50,544	\$0
Remove and replace carpet		SF		2500	2.35%	\$0	\$26,676	\$0
Windows								
Window Treatments - Manual Shades		SF		150	0.26%	\$0	\$2,944	\$0
Paint								
Remove wall covering and paint walls		SF		5000	1.05%	\$0	\$11,934	\$0
Restrooms								
Renovate - Toilet/Locker Rooms		Allowance		0.5	5.57%	\$0	\$63,180	\$0
Other								
Renovate - Kitchen		SF		215	7.02%	\$0	\$79,691	\$0
Renovate - Watch Room		SF		344	3.19%	\$0	\$36,223	\$0
INTERIOR/FINISHES SUBTOTAL					28.20%	\$0	\$300,883	\$21,818
4.0 FURNITURE & EQUIPMENT								
FFE Allowance		Allowance		2	6.19%	\$0	\$35,100	\$39,960
FURNITURE & EQUIPMENT SUBTOTAL					6.19%	\$0	\$35,100	\$39,960
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Hot Water Heater (Domestic)		50 Gal.		2	1.98%	\$0	\$22,464	\$0
Replace Flush Valves and Faucets to be hands-free		Allowance		1	1.24%	\$0	\$14,040	\$0
Piping								
Replace Piping, Valves & Unions		Allowance		1	1.63%	\$4,752	\$6,178	\$7,033
PLUMBING SYSTEMS SUBTOTAL					4.85%	\$4,752	\$42,682	\$7,033
6.0 HVAC SYSTEMS								
Equipment								
Replace Condensing Unit (CU)		EA		3	1.86%	\$16,200	\$0	\$0
Replace Furnace		EA		3	1.86%	\$16,200	\$0	\$0
Hydronic Piping								
Replace Piping, Valves & Unions		Allowance		2	2.23%	\$9,720	\$12,636	\$0
HVAC SYSTEMS SUBTOTAL					5.94%	\$42,120	\$12,636	\$0
7.0 ELECTRICAL SYSTEMS								
Lighting								
Replace Exterior Wall Packs		EA		6	0.67%	\$0	\$7,582	\$0
Other								
Replace Existing Emergency Generator - 100 KW Natural Gas		EA		1	4.33%	\$0	\$49,140	\$0
Replace PA System		Allowance		1	3.09%	\$0	\$35,100	\$0
ELECTRICAL SYSTEMS SUBTOTAL					8.09%	\$0	\$91,822	\$0
8.0 SECURITY								
Security								
Security Allowance		Allowance		1	6.19%	\$0	\$70,200	\$0
SECURITY SYSTEMS SUBTOTAL					6.19%	\$0	\$70,200	\$0
12.0 SITE								
Paving								
Selective Sidewalk & Curb Replacement Allowance		Allowance		0.25	1.48%	\$0	\$16,848	\$0
Landscaping								
Landscaping Allowance		Allowance		1	2.47%	\$7,200	\$9,360	\$10,656
SITE SUBTOTAL					3.96%	\$7,200	\$26,208	\$10,656
Building Infrastructure Improvement Total:				\$58.24	73.72%	\$56,232	\$693,745	\$79,467
Project Contingency:	10.00%				6.75%	\$5,623	\$65,865	\$3,951
Permits, Testing & Printing:	2.50%				1.86%	\$1,546	\$18,113	\$1,086
Professional Fees & Costs:	10.00%				8.53%	\$7,101	\$83,174	\$4,989
Construction Manager Fee & Costs:	12.00%				9.14%	\$7,608	\$89,115	\$5,345
PROJECT TOTAL					100.00%	\$78,111	\$950,011	\$94,839
						ESCALATED PROJECT TOTAL		\$1,122,960

Building 12 – Station No. 4



Address:	12300 Middlebelt Rd.
Year Built:	1960 (63 Years Old)
Square Footage:	5,610
Site Area:	.814 Acres
Parking Spaces:	Approximately 11
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	Brick
Roof:	TPO
Fire Protection:	Hood over kitchen stove only

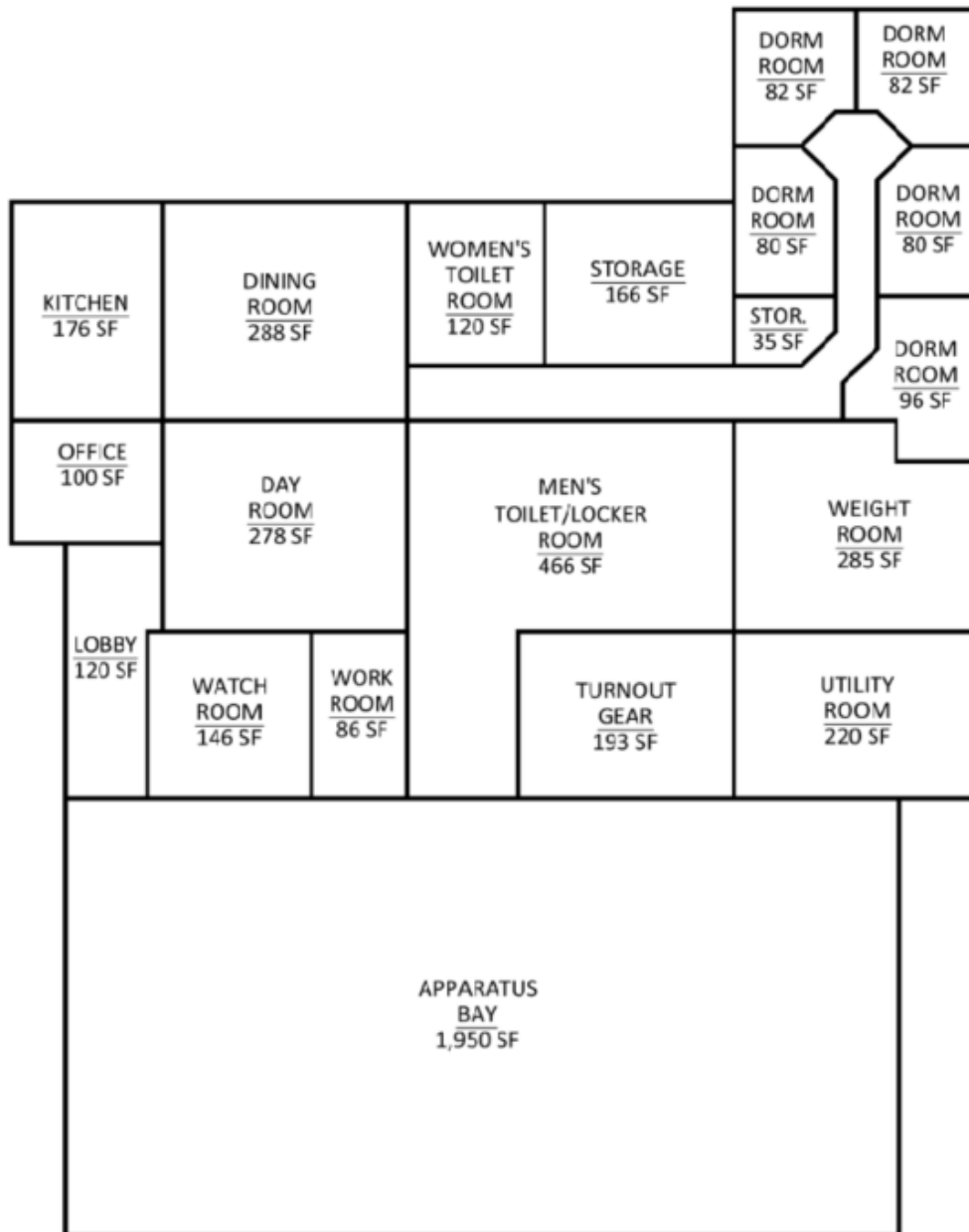
Space Needs Summary:

1. Currently, there are two drive-through bays. With the growth of the city in the 60+ years since the construction of Station No. 4, the needs of the department, city, and occupancies have changed drastically. The need for three drive through bays at a minimum is required.
2. The need for an aerial apparatus south of I-96 is imperative due to the proliferation of mid-rise buildings, big-box stores, hotels, etc.
3. Currently, there is only room for five (5) personnel to work 24-hour shifts, which is too small for current needs. Space for six (6) per day is required.
4. If staff increased, the Watch Room, Men's Toilet/Locker Room will need to be increased.
5. Additional dorms are required. Six minimum for current needs.
6. Dedicated Meeting/Training space is required.
7. Turnout Gear is currently stored adjacent to sleeping and bathroom areas. This is not desirable.
8. More storage room is required
9. Workout area is too small
10. If staffing increases, a second officers' room may be required.

Building 12 continued

Site



*Building 12 continued***1st Floor Plan**

*Building 12 continued***Condition Summary (Building Envelope): FAIR**

Roof – The primary roofing system in TPO, which was installed in 2003 and is approximately 20 years old. This roofing system is reaching the end of its useful life. Replacement is recommended. Roof drainage is by gutters and downspout. Some downspouts were filled with leaves and pine needles. Ponding was observed on the northeast quadrant of the roof. Overall, the roofing systems appeared to be in **FAIR** condition.

Windows – The primary glazing systems include an insulated dual pane system in aluminum frame; and a single pane storefront system. It was reported that the single pane storefront system develops frost on the interior side during the winter. Replacing this system with an insulated dual pane system is recommended. Caulking around windows appeared to be in fair condition and will require replacement within the next five years. Overall, windows appeared to be in **POOR** condition.

Facade – The primary façade material is brick with standing seam metal fascia. Some cracking was observed. Caulking at control joints appears to be in poor condition and needs to be replaced. Overall, the façade appeared to be in **FAIR** condition.

Doors – Entry doors are primarily a single pane storefront system. Apparatus bay doors are insulated sectional overhead doors with glass vision panels. Overall, doors appeared to be in **FAIR** condition.

Overall, the Building Envelope appeared to be in **FAIR** condition.

Building 12 continued

Photos (Building Envelope)



Thermoplastic Polyolefin roofing



Facade and apparatus bay doors



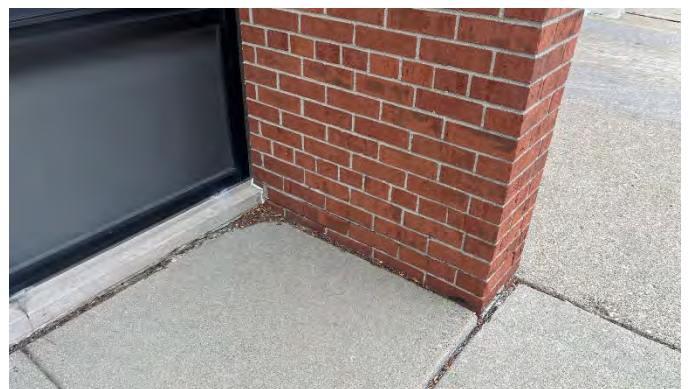
Facade



Window



Window



Facade

Building 12 continued

Photos (Building Envelope)



Uninsulated, single pane storefront



Apparatus bay doors



Facade



Glass block windows at Apparatus Bay



Facade



Facade

Building 12 continued

Photos (Building Envelope)



Facade



Window caulking



Facade and windows



Facade and windows



Roof



Gutter/downspout

*Building 12 continued***Condition Summary (Interiors): FAIR**

Flooring – Administrative areas, kitchen, corridors are Luxury Vinyl Tile (LVT). Some Toilet Rooms/Locker Rooms are terrazzo, while others are porcelain tile. Dorm Rooms are carpet. Apparatus Bays are terrazzo. It was reported that a portion of the floor slab in the apparatus bay caved in over the last two years and emergency repairs were completed. Overall, flooring appeared to be in **FAIR** condition.

Wall covering – Entry Vestibule, Corridors, Administrative areas, Storage Rooms, Day Room, and Dining Room are painted Concrete Masonry Units (CMU). The Kitchen is Glazed masonry units. Some Toilet Rooms/Locker Rooms are glazed masonry units, while others are porcelain tile. Dorm Rooms and Apparatus Bays are painted CMU and painted gypsum board. Overall, wall covering appeared to be in **GOOD** condition.

Ceilings – The primary ceiling system is Acoustical Ceiling Tile (ACT). Signs of water damage was observed in multiple areas. Overall, ceilings appeared to be in **FAIR** condition.

Windowsills - Windowsills consist primarily of glazed masonry units. Overall, windowsills appeared to be in **GOOD** condition.

Window treatment – Window treatment is primarily horizontal blinds. Overall, window treatment appeared to be in **GOOD** condition.

Interior doors – Interior doors are primarily wood and hollow metal. Dorm Rooms have curtains in lieu of doors. Overall, interior doors appeared to be in **GOOD** condition.

Millwork – Kitchen has wood cabinets with granite countertop. Overall, millwork appeared to be in **FAIR** condition.

Overall, interiors appeared to be in **FAIR** condition.

Building 12 continued

Photos (Interiors)



Entrance Lobby



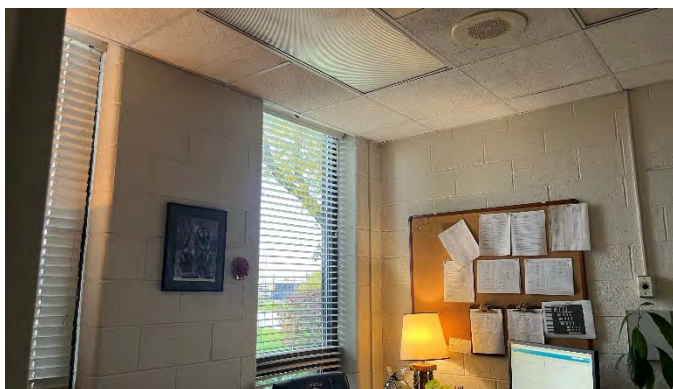
Entrance lobby



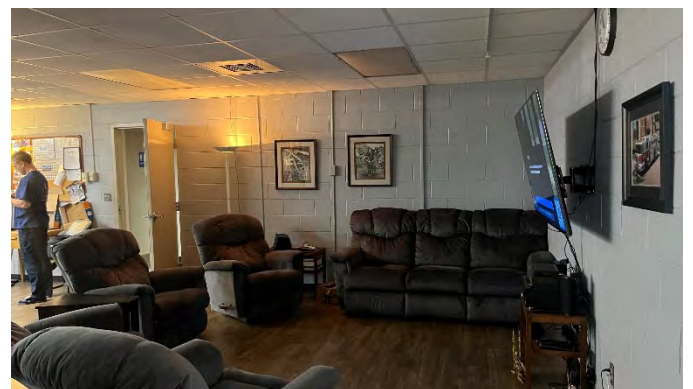
Entrance Lobby



Office



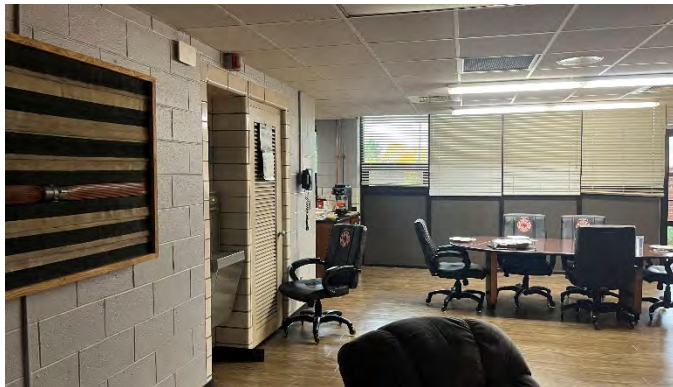
Office



Day Room

Building 12 continued

Photos (Interiors)



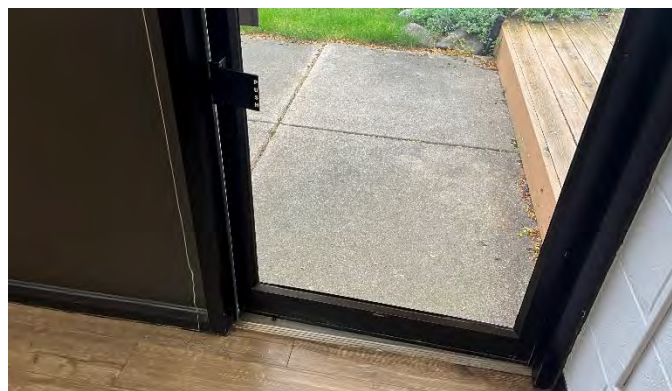
Roof – The primary roo



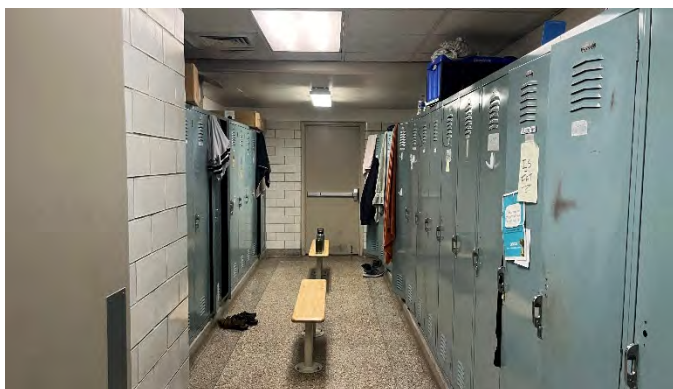
Roof – The primary roo



Day Room



Day Room



Toilet/Locker Room



Toilet/Locker Room

Building 12 continued

Photos (Interiors)



Roof – The primary roo



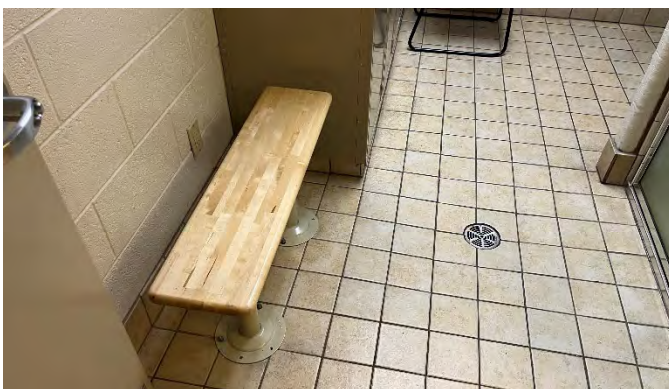
Roof – The primary roo



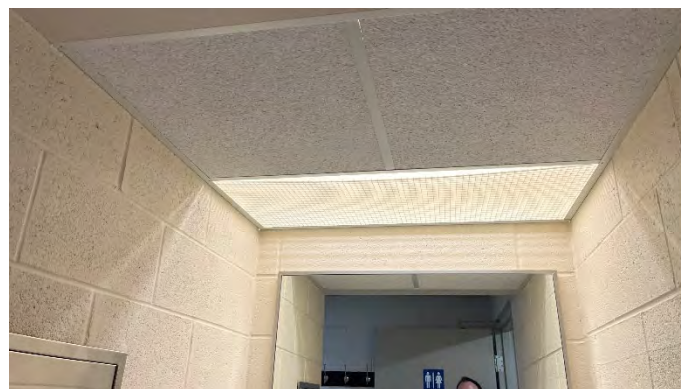
Dorm Room



Corridor



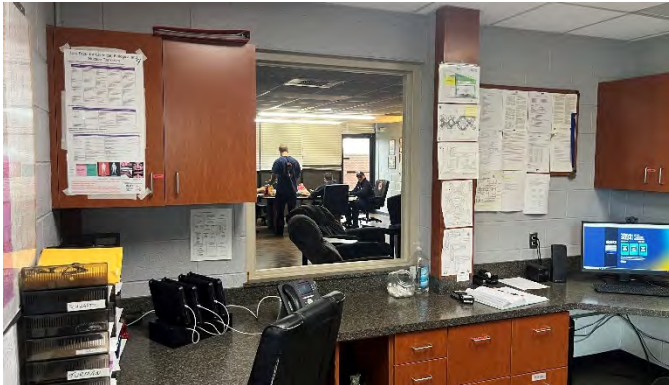
Toilet Room/Locker Room



Toilet/Locker Room

Building 12 continued

Photos (Interiors)



Watch Room



Work Room



Dorm Room



Apparatus Bay



Apparatus Bay



Apparatus Bay

*Building 12 continued***Condition Summary (Plumbing): FAIR**

Plumbing – Domestic piping is copper. Domestic hot water is provided by a 50-gallon Lochinvar water heater that was installed in 2019 and is approximately 4 years old. Toilet Room fixtures appear to be original. Upgrading to hands-free is recommended. Sanitary piping is PVC.

Fire Protection – Fire suppression is provided at the kitchen stove hood only.

Overall, plumbing appeared to be in **FAIR**

Building 12 continued

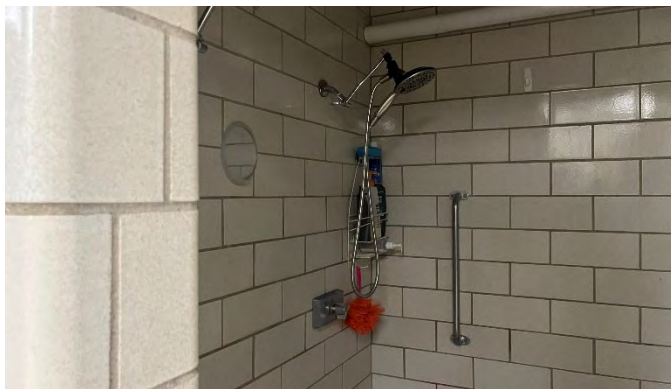
Photos (Plumbing)



Bottle filler



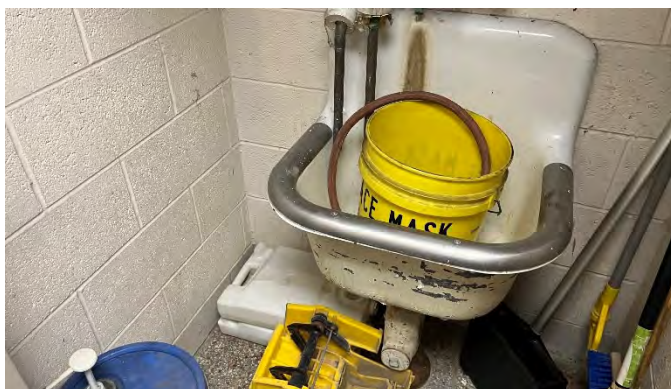
Kitchen



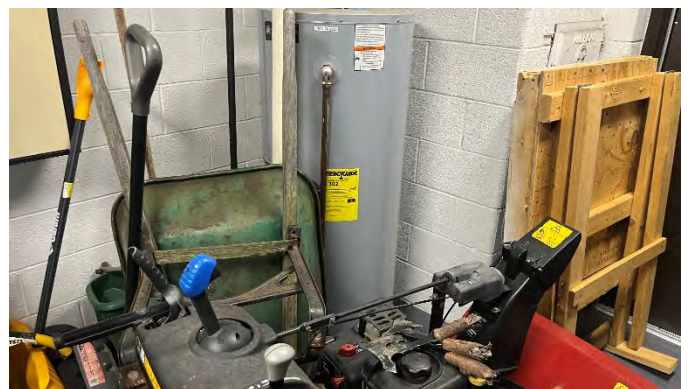
Toilet/Locker Room



Toilet/Locker Room



Janitor's Closet



Mechanical Room

*Building 12 continued***Condition Summary (HVAC): GOOD**

HVAC – Heating, Ventilation and Air Conditioning is provided by:

- Roof Top Unit (RTU) – One (1) 10-ton AC unit with 250,000 BTU furnace, which was installed in 2019 and is approximately 4 years old.

Overall, the HVAC systems appeared to be in **GOOD** condition.

Building 12 continued

Photos (HVAC)



RTU



RTU



RTU



RTU



RTU

*Building 12 continued***Condition Summary (Electrical): GOOD**

Lighting – Lighting is primarily lay-in fixtures with T8 LED retrofit lamp. Overall, lighting appeared to be in **GOOD** condition.

Power – Fire Station No. 4 has a secondary electrical service at 120/240v, 3 phase Delta. It was reported that the electrical service is in good condition and current power is sufficient. Overall, power appeared to be in **GOOD** condition.

Emergency Power – Emergency power is provided by one (1) Kohler model 50RZ, natural gas, 50kW, emergency only, which was installed in 2000 and is approximately 23 years old. Overall, emergency power appeared to be in **FAIR** condition.

Fire Alarm – It was reported that the existing fire alarm system does not require updating.

PA System – It was reported that the existing PA system needs replacement

Overall, electrical appeared to be in **GOOD** condition.

Building 12 continued

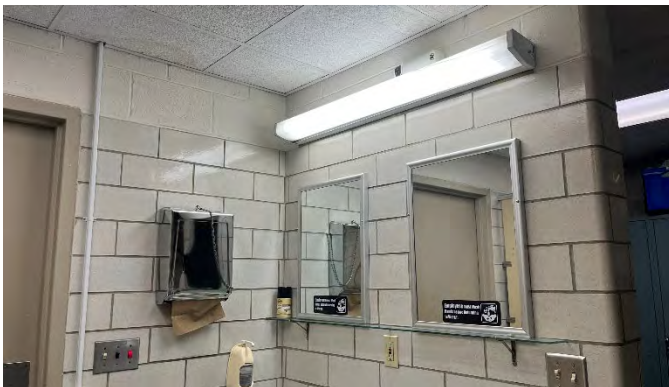
Photos (Electrical)



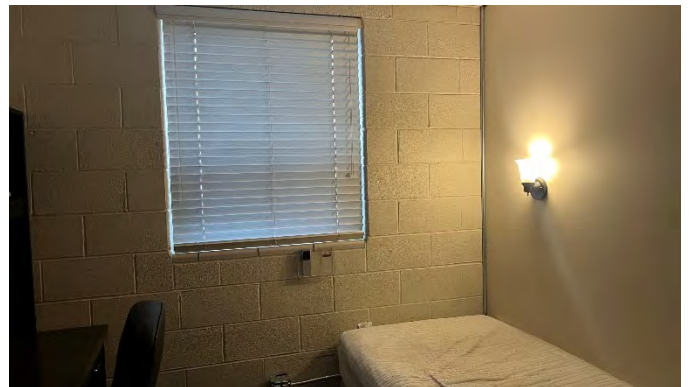
Office



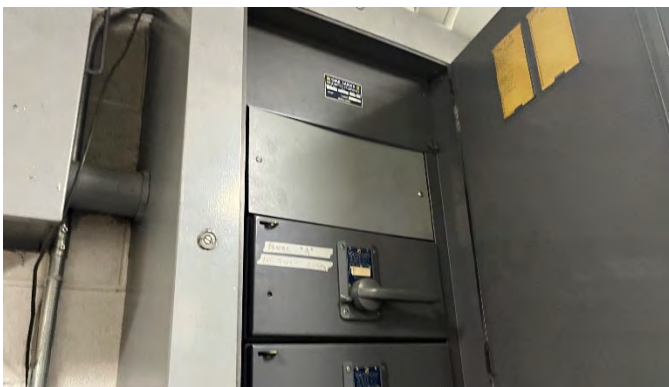
Day Room



Toilet/Locker Room



Dorm Room



Switch gear



Generator

*Building 12 continued***Condition Summary (Site): FAIR**

Drainage – The storm water collection and drainage system is below grade. Downspouts tie directly into the storm drainage system. No presence of on-site surface water was observed. Overall, site drainage appeared to be in **GOOD** condition.

Parking – The parking lot is asphalt. Some cracking was observed. Milling and repaving is recommended. The driveway is concrete. Some cracking was observed. Replacing concrete is recommended. Parking lots are illuminated by light poles. Upgrading to LED fixtures is recommended. Overall, parking appeared to be in **POOR** condition.

Sidewalks – The sidewalk to the main entrance is concrete. Some cracking was observed. Overall, the sidewalks appeared to be in **GOOD** condition.

Landscaping – The site is moderately landscaped and well maintained. Overall, the landscaping appeared to be in **GOOD** condition.

Lighting – The site is illuminated by wall packs and pole mounted light fixtures that have been retrofit to be LED and appeared to be in **FAIR** condition.

Overall, the site appeared to be in **FAIR** condition.

Building 12 continued

Photos (Site)



Landscaping



Asphalt parking lot



Concrete sidewalk



Concrete driveway



Downspout



Irrigation

Building 12 continued

Summary of Budgets

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Priority I (1 - 3 years)	Priority II (4 - 6 years)	Priority III (7 - 10 years)
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (TPO)		SF		5609	16.45%	\$173,251	\$0	\$0
Windows								
Replace Exterior Storefront System		SF		500	3.85%	\$40,500	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints		Allowance		5	0.51%	\$5,400	\$0	\$0
Tuckpointing (Allowance)		Allowance		2	1.03%	\$10,800	\$0	\$0
Masonry Repairs		Allowance		10	5.13%	\$54,000	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					26.97%	\$283,951	\$0	\$0
3.0 INTERIOR/FINISHES								
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling		SF		2000	1.60%	\$0	\$10,951	\$12,468
Flooring								
Replace Toilet Room Flooring - Hard Tile (Medium)		SF		600	2.77%	\$0	\$37,908	\$0
Remove and replace carpet		SF		600	0.47%	\$0	\$6,402	\$0
Paint								
Painting Allowance		SF		5000	0.87%	\$0	\$11,934	\$0
Restrooms								
Renovate - Toilet/Locker Rooms		Allowance		0.5	4.62%	\$0	\$63,180	\$0
Other								
Renovate - Kitchen		SF		176	4.77%	\$0	\$65,235	\$0
Renovate - Watch Room		SF		146	1.12%	\$0	\$15,374	\$0
INTERIOR/FINISHES SUBTOTAL					16.21%	\$0	\$210,985	\$12,468
4.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance		Allowance		1.25	3.21%	\$33,750	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					3.21%	\$33,750	\$0	\$0
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Flush Valves and Faucets to be hands-free		Allowance		1	1.03%	\$0	\$14,040	\$0
Piping								
Replace Piping, Valves & Unions		Allowance		1	1.35%	\$4,752	\$6,178	\$7,033
PLUMBING SYSTEMS SUBTOTAL					2.38%	\$4,752	\$20,218	\$7,033
6.0 HVAC SYSTEMS								
Hydronic Piping								
Replace Piping, Valves & Unions		Allowance		2	1.85%	\$0	\$12,636	\$14,386
HVAC SYSTEMS SUBTOTAL					1.85%	\$0	\$12,636	\$14,386
7.0 ELECTRICAL SYSTEMS								
Lighting								
Replace Exterior Wall Packs		EA		4	0.37%	\$3,888	\$0	\$0
Replace Existing Emergency Generator - 100 KW Natural Gas		EA		1	3.59%	\$0	\$49,140	\$0
Replace PA System		Allowance		1	2.56%	\$0	\$35,100	\$0
ELECTRICAL SYSTEMS SUBTOTAL					6.52%	\$3,888	\$84,240	\$0
8.0 SECURITY								
Security								
Security Allowance		Allowance		1	2.56%	\$0	\$35,100	\$0
SECURITY SYSTEMS SUBTOTAL					2.56%	\$0	\$35,100	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance		Allowance		1	2.36%	\$24,840	\$0	\$0
ABATEMENT SUBTOTAL					2.36%	\$24,840	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - 2" Mill & Cap		SF		12000	2.95%	\$0	\$0	\$46,034
Replace Concrete Approach		SF		2500	4.59%	\$48,330	\$0	\$0
Selective Sidewalk & Curb Replacement Allowance		Allowance		0.25	1.23%	\$0	\$16,848	\$0
Landscaping								
Landscaping Allowance		Allowance		1	2.05%	\$7,200	\$9,360	\$10,656
SITE SUBTOTAL					10.83%	\$55,530	\$26,208	\$56,690
Building Infrastructure Improvement Total:								
				\$136.82	72.89%	\$406,711	\$389,386	\$90,576
Project Contingency:	10.00%				6.97%	\$37,296	\$38,939	\$9,058
Permits, Testing & Printing:	2.50%				1.92%	\$10,256	\$10,708	\$2,491
Professional Fees & Costs:	10.00%				8.80%	\$47,097	\$49,172	\$11,438
Construction Manager Fee & Costs:	12.00%				9.43%	\$50,462	\$52,684	\$12,255
PROJECT TOTAL					100.00%	\$551,822	\$540,889	\$125,817
						ESCALATED PROJECT TOTAL		
						\$1,218,528		

Building 13 – Station No. 5



Address:	18910 Middlebelt Rd.
Year Built:	1969 (55 years old)
Square Footage:	5,772
Site Area:	.926
Parking Spaces:	Approximately 15
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	TPO
Fire Protection:	No

Space Needs Summary:

- Currently, there are two drive-through bays. With the growth of the city in the 50+ years since the construction of Station No. 5, the needs of the department, city, and occupancies have changed dramatically. The need for three drive through bays at a minimum is required.
- The future need for additional apparatus and/or squad in this area should be considered due to the proliferation of mid-rise buildings, big-box stores, hotels, etc.
- Currently there is only room for five personnel to work 24-hour shifts; which is inadequate for current needs. Space for at least six per day is required.
- Men's Toilet Room and Unisex Toilet Room are too small.
- There are no Locker Rooms. Lockers and bedding storage is currently in individual dorm rooms.
- Additional dorm rooms are required, six minimum to accommodate current staff.
- Uniform supply office and turnout gear storage is beyond capacity.
- The basement is used for workout area, storage for pub-ed supplies, fire extinguisher supply storage, Union office³, small sitting area, old men's room and group shower facilities are inadequate and inappropriate in current climate.
- Need dedicated meeting/training space.
- Storage is lacking. Need separate areas for bio-hazard, laundry, EMS, food, cleaning supplies, etc.
- A second Officer's' Room may be required.

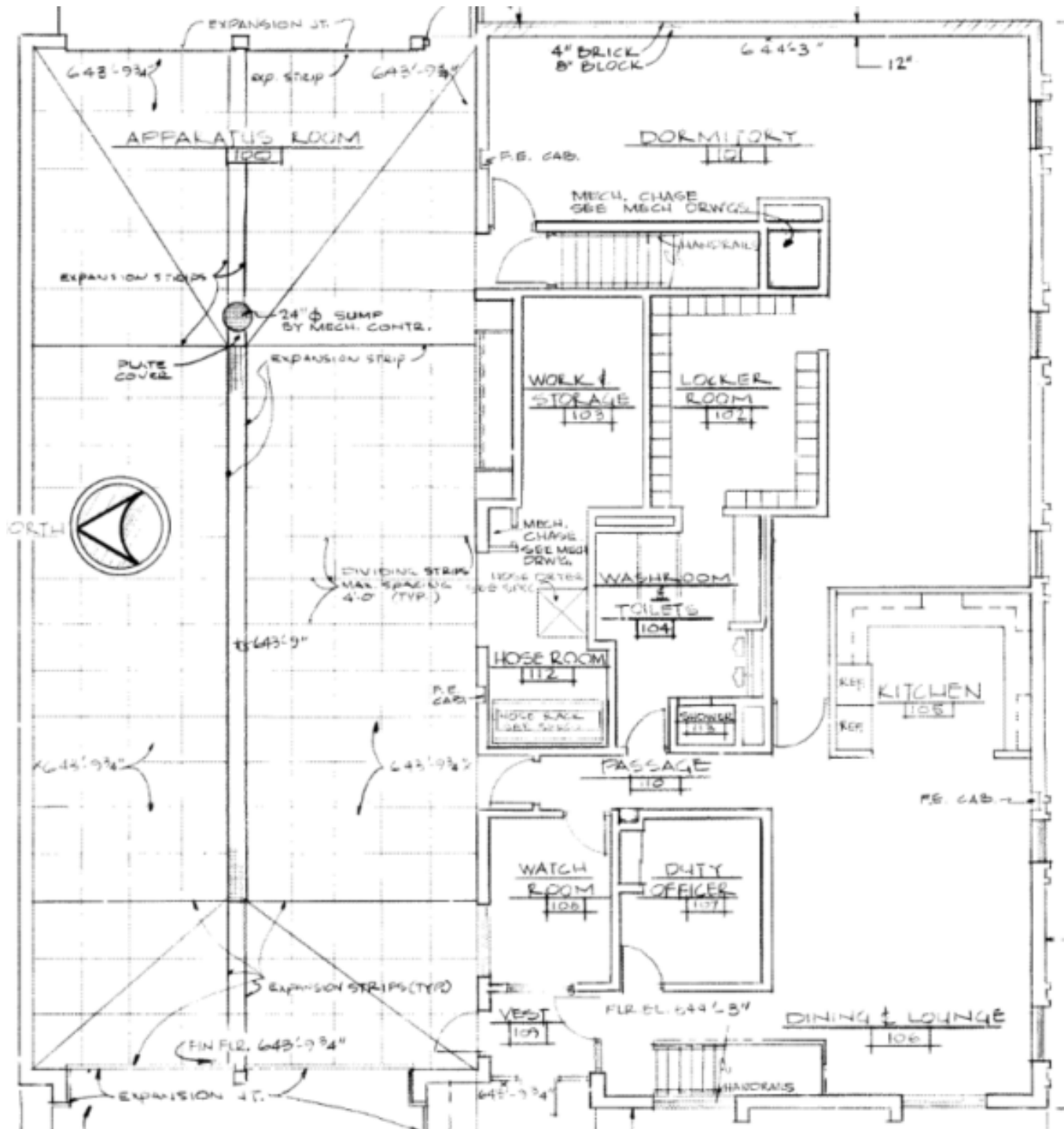
Building 13 continued

Site



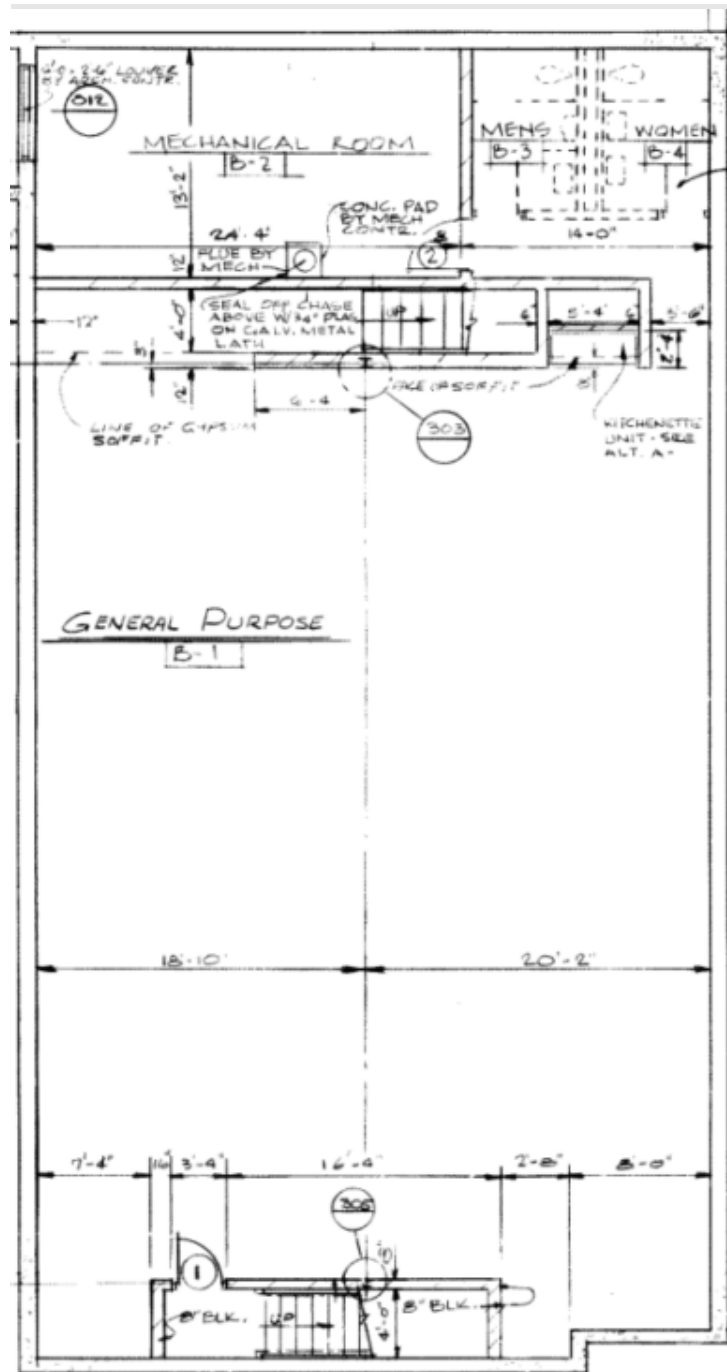
Building 13 continued

1st Floor Plan



Building 13 continued

Basement Floor Plan



*Building 13 continued***Condition Summary (Building Envelope): FAIR**

Roof – The primary roofing system is 60 mil TPO on rigid insulation, which was installed in 2023. Roof drainage is by internal roof drains. No drainage deficiencies were observed. Overall, the roofing system appeared to be in **GOOD** condition.

Windows – The primary glazing system is an uninsulated single pane system in aluminum frame. Replacing with insulated dual pane is recommended. Caulking around windows appeared to be in poor condition and requires replacement. Overall, windows appeared to be in **POOR** condition.

Facade – The primary façade material is brick. Some cracking was observed. Caulking at control joints appeared to be in poor condition and requires replacement. Overall, the façade appeared to be in **FAIR** condition.

Doors – Entry doors are primarily an uninsulated single pane storefront system. Secondary doors are hollow metal frame and door. Apparatus bay doors are insulated sectional overhead doors with glass vision panels. Overall, doors appeared to be in **FAIR** condition.

Overall, the Building Envelope appeared to be in **FAIR** condition.

Building 13 continued

Photos (Building Envelope)



Apparatus bay doors



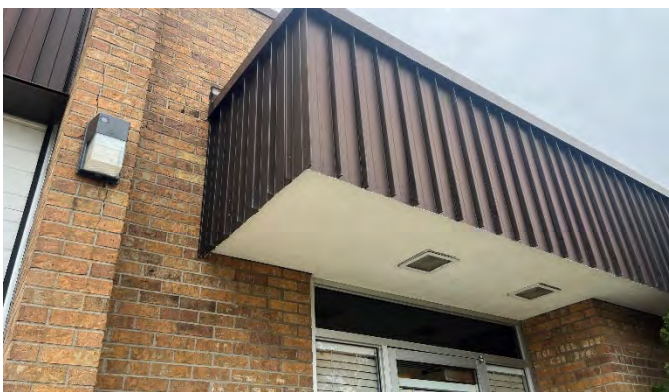
Entry door



Facade



Facade



Facade



Window

Building 13 continued

Photos (Building Envelope)



Control joint



Control joint



Window



Window



Facade

*Building 13 continued***Condition Summary (Interiors): FAIR**

Flooring – Administrative areas, kitchen, corridors, and Day Room are luxury vinyl tile. Toilet Rooms are porcelain tile. Dorm Rooms are carpet. Storage Rooms are vinyl tile. Exercise Room is rubber mats over vinyl tile. Apparatus Bays are epoxy. Overall, flooring appeared to be in **FAIR** condition.

Wall covering – Entry Vestibule, Corridors, Administrative areas, Storage Rooms, Day Room, Dining Room, Kitchen, and Apparatus Bays are painted Concrete Masonry Units (CMU). Toilet Rooms are painted Concrete Masonry Units (CMU) and porcelain tile. Dorm Rooms are painted CMU and painted gypsum board. Overall, wall covering appeared to be in **GOOD** condition.

Ceilings – The primary ceiling system is Acoustical Ceiling Tile (ACT). Signs of water damage were observed in multiple areas. Overall, ceilings appeared to be in **FAIR** condition.

Windowsills – Windowsills consist primarily of a stone material. Overall, windowsills appeared to be in **GOOD** condition.

Window treatment – Window treatment is primarily horizontal mini-blinds. Overall, window treatment appeared to be in **GOOD** condition.

Interior doors – Interior doors are primarily hollow metal. Dorm Rooms have curtains in lieu of doors. Overall, interior doors appeared to be in **GOOD** condition.

Millwork – Kitchen has wood cabinets with granite countertop. Overall, millwork appeared to be in **GOOD** condition.

Overall, interiors appeared to be in **FAIR** condition.

Building 13 continued

Photos (Interiors)



Day Room



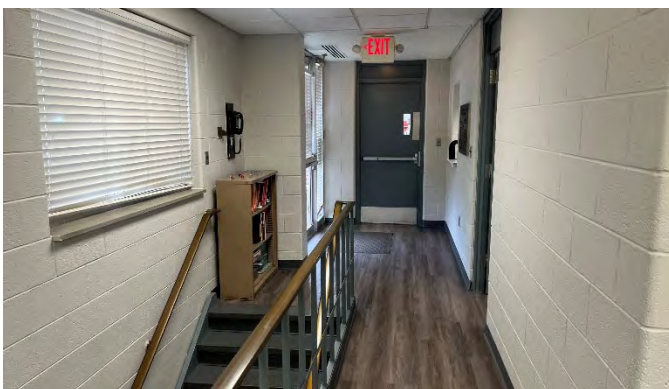
Corridor



Corridor



Kitchen



Corridor



Watch Room

Building 13 continued

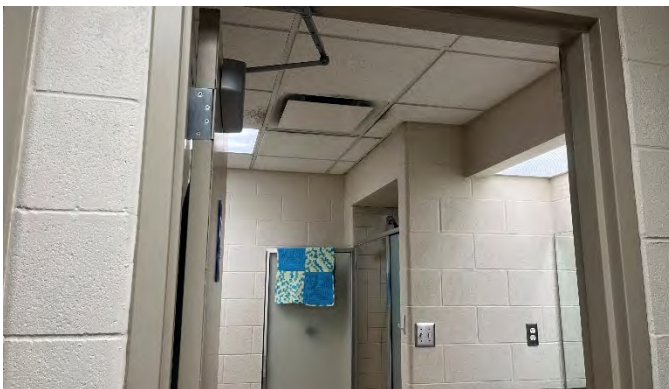
Photos (Interiors)



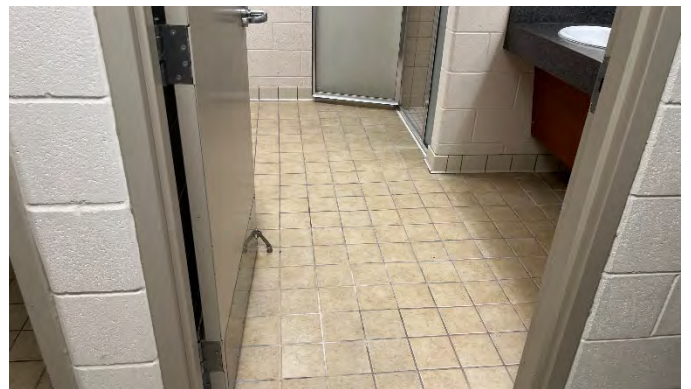
Toilet Room



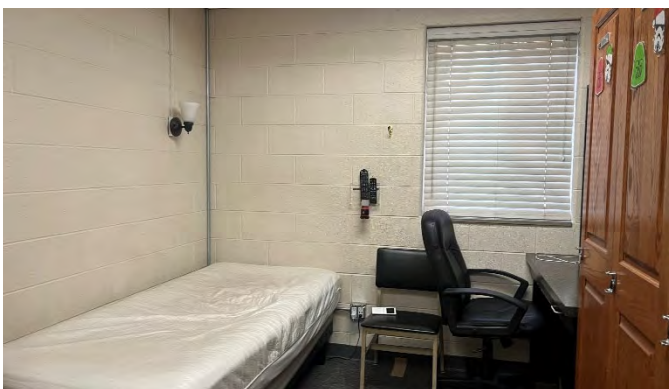
Toilet Room



Toilet Room



Toilet Room



Dorm Room



Laundry/Storage Room

Building 13 continued

Photos (Interiors)



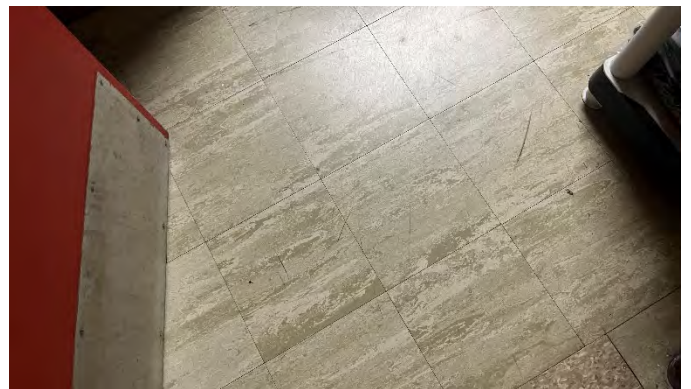
Laundry/Storage Room



Laundry/Storage Room



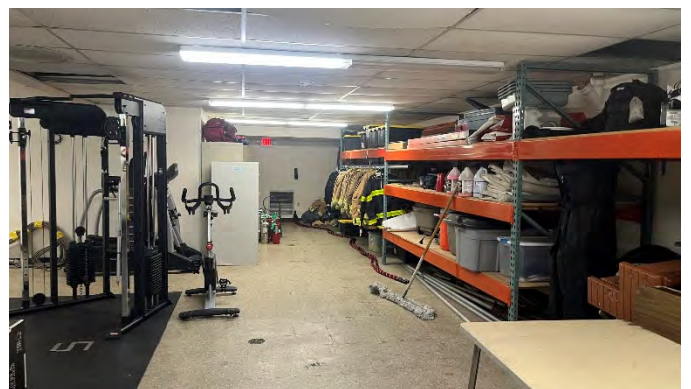
Apparatus Bay



Storage Room



Fitness Area



Storage area

*Building 13 continued***Condition Summary (Plumbing): FAIR**

Plumbing – Domestic hot water is provided by a 75-gallon water heater, which was manufactured in 2012 and is approximately 11 years old. Toilet Room fixtures appeared to be original. Upgrading to hands-free is recommended.

Fire Protection – The building is not fire suppressed.

Overall, plumbing appeared to be in **FAIR** condition.

Building 13 continued

Photos (Plumbing)



Kitchen



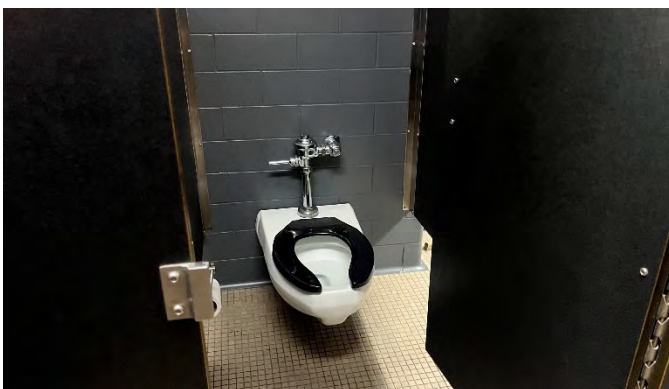
Corridor



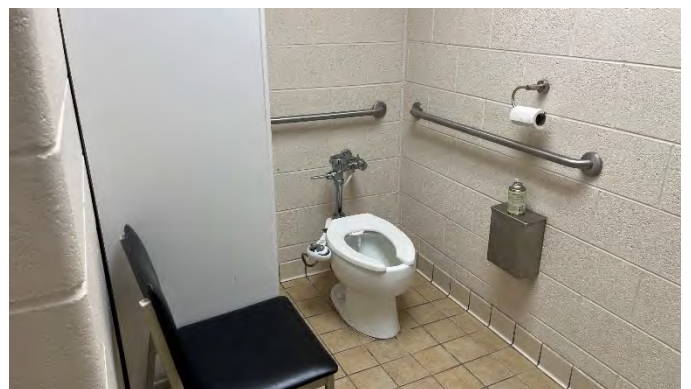
Toilet Room



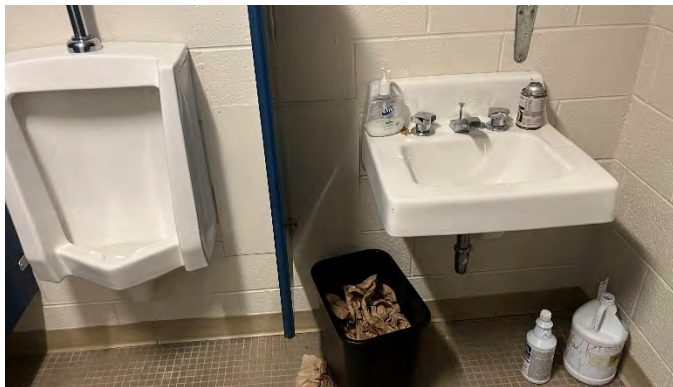
Toilet Room



Toilet Room



Toilet Room

*Building 13 continued***Photos (Plumbing)****Toilet Room****Water heater****Water heater**

*Building 13 continued***Condition Summary (HVAC): GOOD**

HVAC – Heating, Ventilation and Air Conditioning is provided by:

- Two (2) air conditioners, which were installed 2023 and are approximately one year old.
- Two (2) furnaces, which were installed 2023 and are approximately one year old.

Overall, the HVAC systems appeared to be in **GOOD** condition

Building 13 continued

Photos (HVAC)



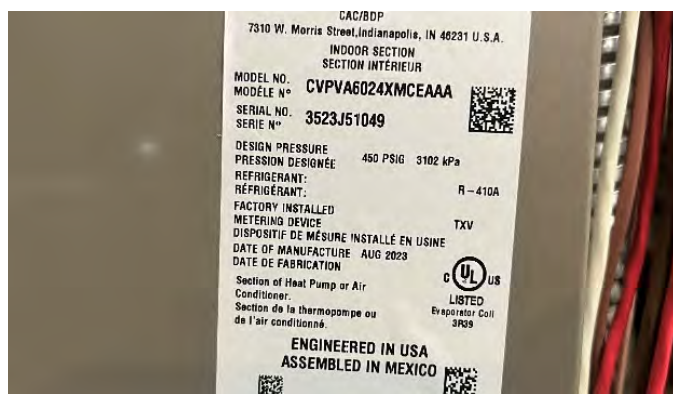
New HVAC equipment



Furnace



Furnace



Furnace



Air conditioning unit



Air conditioning unit

*Building 13 continued***Condition Summary (Electrical): GOOD**

Lighting – Lighting is primarily lay-in fixtures with T8 LED retrofit lamp. Overall, lighting appeared to be in **GOOD** condition.

Power – Fire Station No. 5 has a secondary electrical service at 120/240v, 3 phase Delta. It was reported that the electrical service is insufficient. Overall, power appeared to be in **FAIR** condition.

Emergency Power – Emergency power is provided by one (1) Honeywell, natural gas, 38kW, emergency only plus AC generator, which was installed in 2022 and is approximately 1 year old. Overall, emergency power appeared to be in **GOOD** condition.

Fire Alarm – It was reported that the existing fire alarm system does not require updating.

PA System – It was reported that the existing PA system needs replacement

Overall, electrical appeared to be in **GOOD** condition.

Building 13 continued

Photos (Electrical)



Dayroom



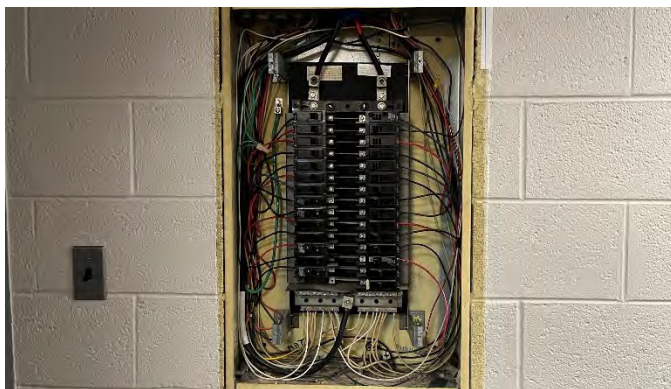
Kitchen



Watch Room



Watch Room



Corridor



Electrical panels

Building 13 continued

Photos (Electrical)



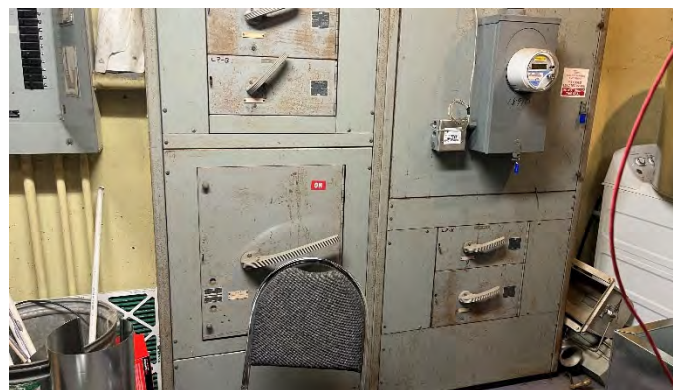
Switch gear



Switch gear



Storage Room



Switch gear



Switch gear



Generator

*Building 13 continued***Condition Summary (Site): POOR**

Drainage – The storm water collection and drainage system is below grade. No presence of on-site surface water was observed. Overall, site drainage appeared to be in **GOOD** condition.

Parking – The parking lot is asphalt. Some cracking was observed. Milling and repaving is recommended. The driveway is concrete. Some cracking was observed. Replacing concrete is recommended. Parking lots are illuminated by light poles. Upgrading to LED fixtures is recommended. Overall, parking appeared to be in **POOR** condition.

Sidewalks – not applicable

Landscaping – The site contains little landscaping. Overall, the landscaping appeared to be in **FAIR** condition.

Lighting – The site is illuminated by wall packs and pole mounted light fixtures that have been retrofit to be LED and appeared to be in **FAIR** condition.

Overall, the site appeared to be in **POOR** condition.

Building 13 continued

Photos (Site)



Driveway



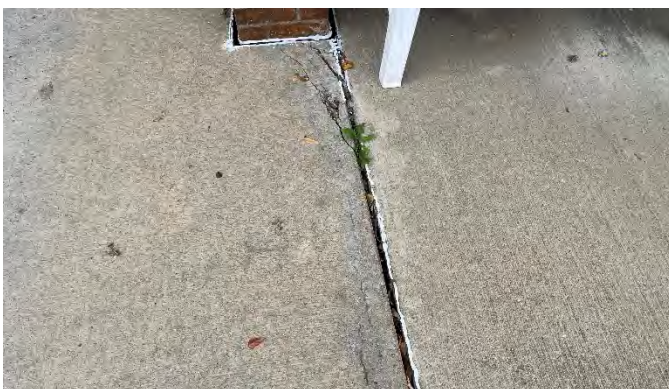
Driveway



Driveway



Site lighting



Driveway



Driveway

Building 13 continued

Summary of Budgets

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Priority I (1 - 3 years)	Priority II (4 - 6 years)	Priority III (7 - 10 years)
2.0 BUILDING ENVELOPE								
Windows								
Replace Exterior Window Systems		SF		500	4.87%	\$44,226	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints		Allowance		5	0.59%	\$5,400	\$0	\$0
Tuckpointing (Allowance)		Allowance		2	1.19%	\$10,800	\$0	\$0
Masonry Repairs		Allowance		2	1.19%	\$10,800	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					7.84%	\$71,226	\$0	\$0
3.0 INTERIOR/FINISHES								
Ceilings								
Remove Existing & Install New Ceiling Tile		SF		2000	1.85%	\$0	\$10,951	\$12,468
Flooring								
Remove & Replace Carpet		SF		600	0.54%	\$0	\$6,402	\$0
Replace Toilet Room Flooring - Hard Tile (Medium)		SF		600	3.21%	\$0	\$37,908	\$0
Paint								
Painting Allowance		SF		5000	1.01%	\$0	\$11,934	\$0
Restrooms								
Renovate - Toilet/Locker Rooms		EA		0.5	5.35%	\$0	\$63,180	\$0
Other								
Renovate - Kitchen		SF		160	5.02%	\$0	\$0	\$67,516
Renovate - Watch Room		SF		100	0.89%	\$0	\$10,530	\$0
INTERIOR/FINISHES SUBTOTAL					17.87%	\$0	\$140,905	\$79,984
4.0 FURNITURE & EQUIPMENT								
FFE Allowance		Allowance		1.25	3.71%	\$33,750	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					3.71%	\$33,750	\$0	\$0
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Hot Water Heater (Domestic)		50 Gal.		1	0.95%	\$0	\$11,232	\$0
Replace Flush Valves and Faucets to be hands-free		Allowance		1	1.19%	\$0	\$14,040	\$0
Piping								
Replace Piping, Valves & Unions		Allowance		1	1.57%	\$4,752	\$6,178	\$7,033
PLUMBING SYSTEMS SUBTOTAL					3.71%	\$4,752	\$31,450	\$7,033
6.0 HVAC SYSTEMS								
Hydronic Piping								
Replace Piping, Valves & Unions		Allowance		1	1.07%	\$4,860	\$6,318	\$0
HVAC SYSTEMS SUBTOTAL					1.07%	\$4,860	\$6,318	\$0
7.0 ELECTRICAL SYSTEMS								
New Electrical Service		Allowance		1	14.26%	\$129,600	\$0	\$0
Lighting								
Replace Exterior Wall Packs		EA		6	0.64%	\$5,832	\$0	\$0
Other								
Replace PA System		Allowance		1	2.97%	\$27,000	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					17.87%	\$162,432	\$0	\$0
8.0 SECURITY								
Security								
Security Allowance		Allowance		1	3.09%	\$0	\$36,504	\$0
SECURITY SYSTEMS SUBTOTAL					3.09%	\$0	\$36,504	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance		Allowance		1	2.85%	\$25,920	\$0	\$0
ABATEMENT SUBTOTAL					2.85%	\$25,920	\$0	\$0
12.0 SITE								
Paving								
Pavement Reconstruction - 2" Mill & Cap		SF		7000	2.00%	\$18,144	\$0	\$0
Remove and Replace Concrete Driveway		SF		5000	10.64%	\$96,660	\$0	\$0
Landscaping								
Landscaping Allowance		Allowance		1	2.38%	\$7,200	\$9,360	\$10,656
SITE SUBTOTAL					15.01%	\$122,004	\$9,360	\$10,656
Building Infrastructure Improvement Total:				\$114.98	73.03%	\$424,944	\$224,537	\$97,673
Project Contingency:	10.00%				6.93%	\$39,119	\$22,454	\$9,767
Permits, Testing & Printing:	2.50%				1.91%	\$10,758	\$6,175	\$2,686
Professional Fees & Costs:	10.00%				8.75%	\$49,400	\$28,355	\$12,334
Construction Manager Fee & Costs:	12.00%				9.38%	\$52,929	\$30,380	\$13,215
PROJECT TOTAL					100.00%	\$577,150	\$311,900	\$135,675
						ESCALATED PROJECT TOTAL		\$1,024,725

Building 14 – Station No. 6



Address:	37876 Plymouth Rd.
Year Built:	1971 (53 years old)
Square Footage:	8,232 SF
Site Area:	
Parking Spaces:	Approximately 8
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	TPO
Fire Protection:	No

Space Needs Summary:

1. Currently, there are two drive-through bays. With the growth of the city in the 50+ years since the construction of Station No. 6, the needs of the department, city, and occupancies have changed dramatically. The need for three drive through bays at a minimum is required. Storage of reserve apparatus, housing the water rescue squad and boat for response to Newburgh Lake, negate the ability to use the drive-through feature.
2. The future need for additional apparatus and/or squad in this area should be considered due to the proliferation of mid-rise buildings, big-box stores, hotels, etc.
3. Currently there is only room for four personnel to work 24-hour shifts; which is inadequate for current needs. Space for at least six per day is required.
4. Men's Toilet Room and Unisex Toilet Room are too small.
5. There are no Locker Rooms. Lockers and bedding storage is currently in individual dorm rooms.
6. Additional dorm rooms are required, six minimum to accommodate current staff.
7. The basement is used for workout area, storage for pub-ed supplies, fire extinguisher supply storage, small sitting area, men's room and group shower facilities are inadequate and inappropriate in current climate.
8. Need dedicated meeting/training space.

Building 14 – Station No. 6

Space Needs Summary (Continued):

9. Storage is lacking. Need separate areas for bio-hazard, laundry, EMS, food, cleaning supplies, etc.
10. A large climate-controlled facility for apparatus and other storage would solve many problems.
11. A second Officer's Room may be required.
12. The Mechanic Supervisor should have a private office.
13. The Senior and potential Junior Mechanic should share an office.

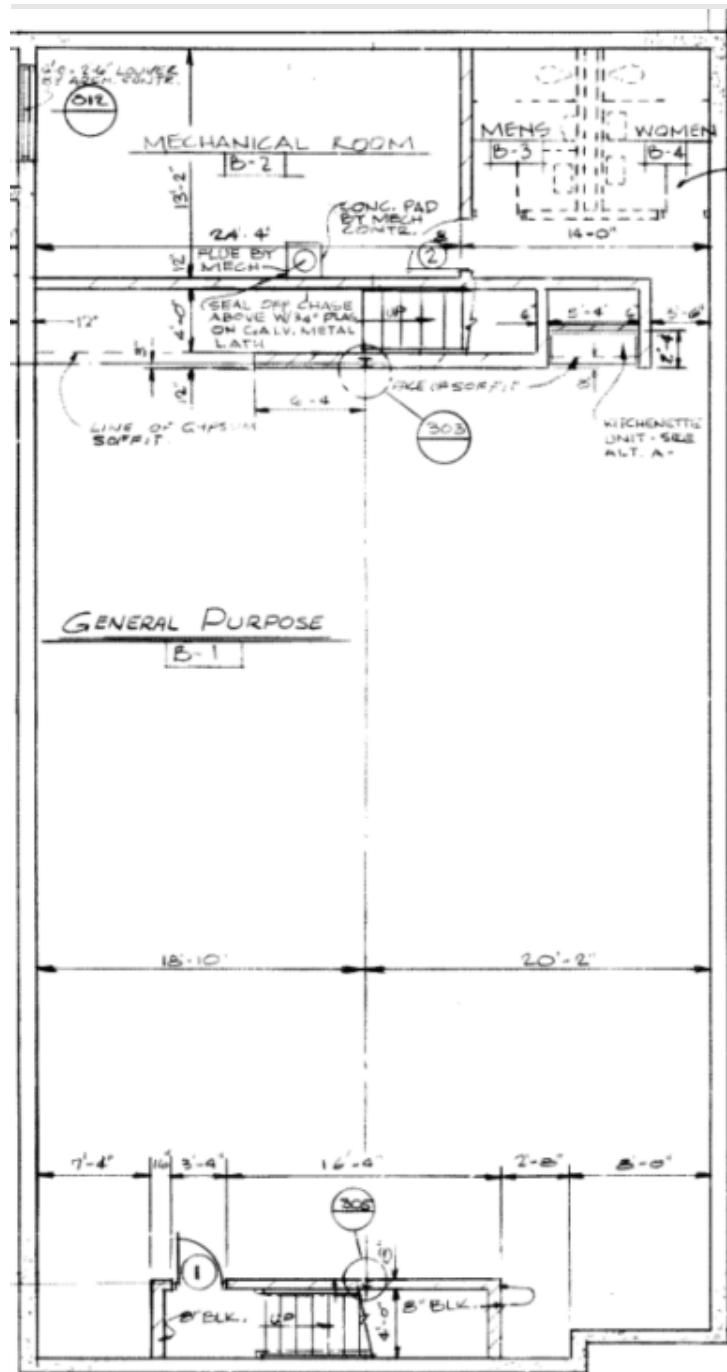
Building 14 continued

Site



Building 14 continued

Basement Floor Plan



*Building 14 continued***Condition Summary (Building Envelope): FAIR**

Roof – The primary roofing system is 60 mil TPO on rigid insulation, which was installed in 2023. Roof drainage is by internal roof drains. No drainage deficiencies were observed. Overall, the roofing system appeared to be in **GOOD** condition.

Windows – The primary glazing system is an uninsulated single pane system in aluminum frame. Replacing with insulated dual pane is recommended. Caulking around windows appeared to be in poor condition and requires replacement. Overall, windows appeared to be in **POOR** condition.

Facade – The primary façade material is brick. Some cracking was observed. Caulking at control joints appeared to be in poor condition and requires replacement. Overall, the façade appeared to be in **FAIR** condition.

Doors – Entry doors are primarily an uninsulated single pane storefront system. Secondary doors are hollow metal frame and door. Apparatus bay doors are insulated sectional overhead doors with glass vision panels. Overall, doors appeared to be in **FAIR** condition.

Overall, the Building Envelope appeared to be in **FAIR** condition.

Building 14 continued

Photos (Building Envelope)



Entry and Apparatus Bay doors



Entry and Apparatus Bay doors



Window



Window



Window



Storefront entry system

Building 14 continued

Photos (Building Envelope)



Apparatus bay door



Facade



Control joint



Apparatus bay doors



Wall pack



Apparatus Bay doors

Building 14 continued

Photos (Building Envelope)



Facade



Window



Window caulking



Window



Facade



Overflow drain

*Building 14 continued***Condition Summary (Interiors): FAIR**

Flooring – Administrative areas, kitchen, corridors, and Day Room are luxury vinyl tile. Toilet Rooms are porcelain tile. Dorm Rooms are carpet. Storage Rooms are vinyl tile. Exercise Room is rubber mats over vinyl tile. Apparatus Bays are epoxy. Overall, flooring appeared to be in **FAIR** condition.

Wall covering – Entry Vestibule, Corridors, Administrative areas, Storage Rooms, Day Room, Dining Room, Kitchen, and Apparatus Bays are painted Concrete Masonry Units (CMU). Toilet Rooms are painted Concrete Masonry Units (CMU) and porcelain tile. Dorm Rooms are painted CMU and painted gypsum board. Overall, wall covering appeared to be in **GOOD** condition.

Ceilings – The primary ceiling system is Acoustical Ceiling Tile (ACT). Signs of water damage were observed in multiple areas. Overall, ceilings appeared to be in **FAIR** condition.

Windowsills – Windowsills consist primarily of a stone material. Overall, windowsills appeared to be in **GOOD** condition.

Window treatment – Window treatment is primarily horizontal mini-blinds. Overall, window treatment appeared to be in **GOOD** condition.

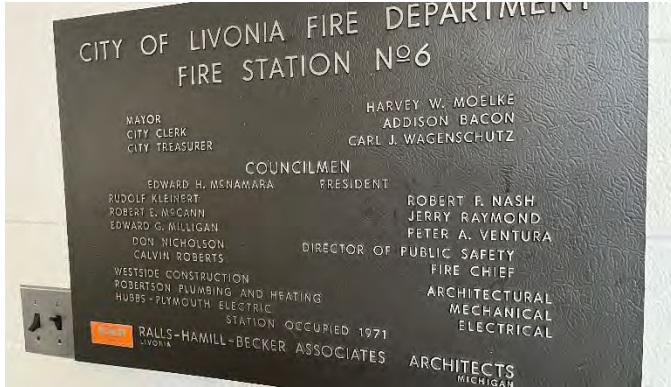
Interior doors – Interior doors are primarily hollow metal. Dorm Rooms have curtains in lieu of doors. Overall, interior doors appeared to be in **GOOD** condition.

Millwork – Kitchen has wood cabinets with granite countertop. Overall, millwork appeared to be in **GOOD** condition.

Overall, interiors appeared to be in **FAIR** condition.

Building 14 continued

Photos (Interiors)



Entry



Exit



Watch Room



Window



Kitchen



Day Room

Building 14 continued

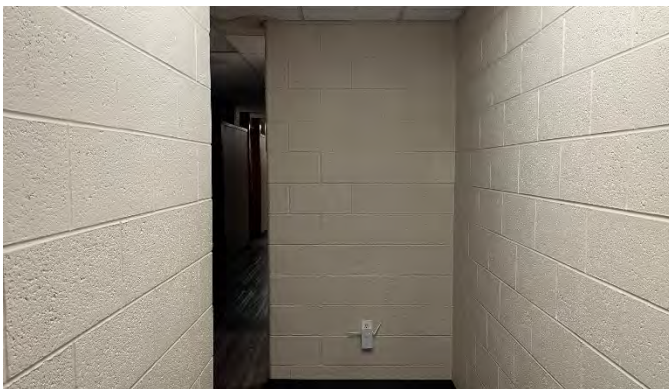
Photos (Interiors)



Day Room



Day Room



Corridor



Corridor



Dorm Room



Toilet Room

Building 14 continued

Photos (Interiors)



Corridor



Toilet Room



Workout Room



Workout Room



Toilet Room



Office/Work Room

Building 14 continued

Photos (Interiors)



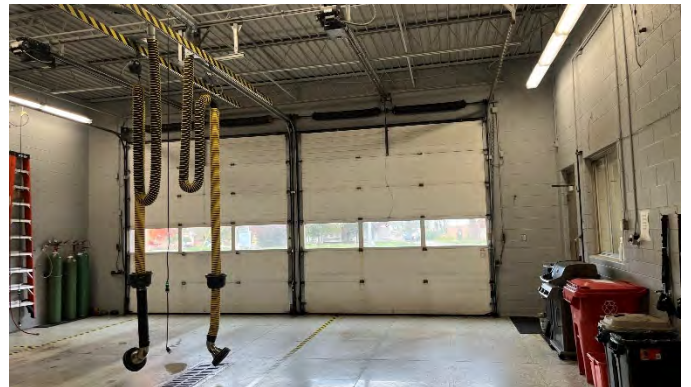
Office/Work Room



Office/Work Room



Apparatus Bay



Apparatus Bay



Apparatus Bay



Apparatus Bay

*Building 14 continued***Condition Summary (Plumbing): GOOD**

Plumbing – Domestic hot water is provided by a 75-gallon water heater, which was manufactured in 2015 and is approximately 8 years old. Toilet Room fixtures appeared to be original. Upgrading to hands-free is recommended.

Fire Protection – The building is not fire suppressed.

Overall, plumbing appeared to be in **GOOD** condition.

*Building 14 continued***Condition Summary (HVAC): GOOD**

HVAC – Heating, Ventilation and Air Conditioning is provided by:

- Two (2) 5-ton Carrier air conditioning units, which will be installed in 2024.
- Two (2) Carrier 135,000 BTU furnaces, which will be installed in 2024

Overall, the HVAC systems appeared to be in **GOOD** condition

Building 14 continued

Photos (HVAC)



Air conditioning units



Furnace

*Building 14 continued***Condition Summary (Electrical): GOOD**

Lighting – Lighting is primarily lay-in fixtures with T8 LED retrofit lamp. Overall, lighting appeared to be in **GOOD** condition.

Power – Fire Station No. 5 has a secondary electrical service at 120/240v, 3 phase Delta. It was reported that the electrical service is insufficient. Overall, power appeared to be in **FAIR** condition.

Emergency Power – Emergency power is provided by one (1) Generac, model 98A00422-S, natural gas, 35 kW, emergency only generator, which was installed in 1998 and is approximately 25 years old. Overall, emergency power appeared to be in **FAIR** condition.

Fire Alarm – It was reported that the existing fire alarm system does not require updating.

PA System – It was reported that the existing PA system needs replacement

Overall, electrical appeared to be in **GOOD** condition.

Building 14 continued

Photos (Electrical)



Day Room



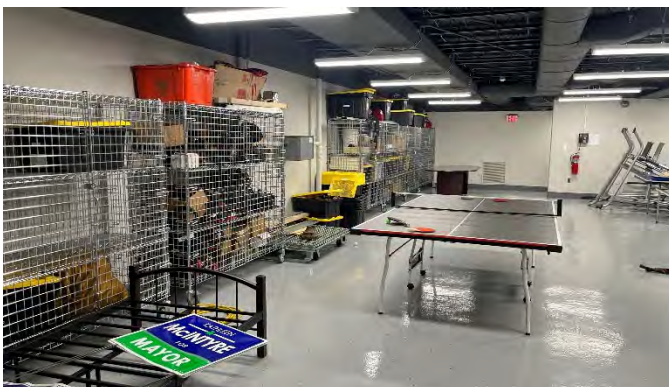
Corridor



Toilet Room



Toilet Room



Storage/Workout Room



Toilet Room

Building 14 continued

Photos (Electrical)



Switch gear



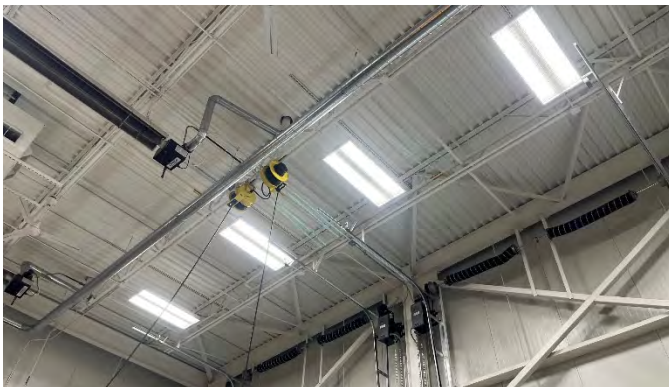
Switch gear



Electrical panel



Generator



Apparatus bay



Electrical panel

*Building 14 continued***Condition Summary (Site): FAIR**

Drainage – The storm water collection and drainage system is below grade. No presence of on-site surface water was observed. Overall, site drainage appeared to be in **GOOD** condition.

Parking – The parking lot is asphalt. Some cracking was observed. Milling and repaving is recommended. The driveway is concrete. Some cracking was observed. Replacing concrete is recommended. Parking lots are illuminated by light poles. Upgrading to LED fixtures is recommended. Overall, parking appeared to be in **POOR** condition.

Sidewalks – not applicable

Landscaping – The site contains little landscaping. Overall, the landscaping appeared to be in **FAIR** condition.

Lighting – The site is illuminated by wall packs and pole mounted light fixtures that have been retrofit to be LED and appeared to be in **FAIR** condition.

Overall, the site appeared to be in **FAIR** condition.

Building 14 continued

Photos (Site)



Training tower



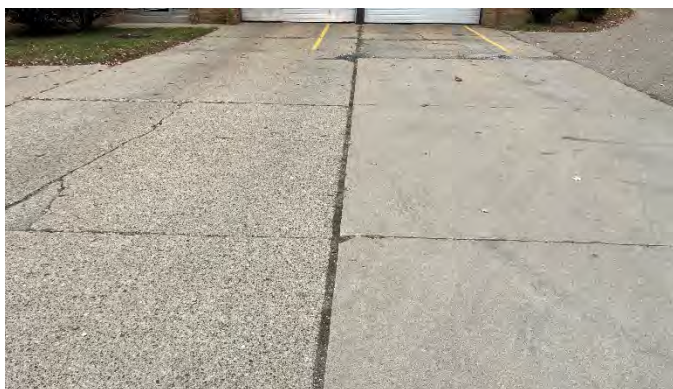
Asphalt paving



Concrete driveway



Concrete driveway



Concrete driveway



Asphalt paving

Building 14 continued

Summary of Budgets

Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Priority I (1 - 3 years)	Priority II (4 - 6 years)	Priority III (7 - 10 years)
2.0 BUILDING ENVELOPE								
Windows								
Replace Exterior Window Systems		SF		500	4.13%	\$44,226	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints		Allowance		5	0.50%	\$5,400	\$0	\$0
Tuckpointing (Allowance)		Allowance		2	1.01%	\$10,800	\$0	\$0
Masonry Repairs		Allowance		2	1.01%	\$10,800	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					6.65%	\$71,226	\$0	\$0
3.0 INTERIOR/FINISHES								
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling		SF		2000	1.57%	\$0	\$10,951	\$12,468
Flooring								
Remove & Replace Carpet		SF		600	0.46%	\$0	\$6,402	\$0
Replace Toilet Room Flooring - Hard Tile (Medium)		SF		600	2.72%	\$0	\$37,908	\$0
Paint								
Painting Allowance		SF		5000	0.86%	\$0	\$11,934	\$0
Restrooms								
Renovate - Toilet/Locker Rooms		EA		0.5	4.54%	\$0	\$63,180	\$0
Other								
Renovate - Kitchen		SF		160	4.26%	\$0	\$0	\$67,516
Renovate - Watch Room		SF		100	0.76%	\$0	\$10,530	\$0
INTERIOR/FINISHES SUBTOTAL					15.17%	\$0	\$140,905	\$79,984
4.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance		Allowance		1.75	4.41%	\$47,250	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					4.41%	\$47,250	\$0	\$0
5.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Hot Water Heater (Domestic)		50 Gal.		1	0.81%	\$0	\$11,232	\$0
Replace Flush Valves and Faucets to be hands-free		Allowance		1	1.01%	\$0	\$14,040	\$0
Piping								
Replace Piping, Valves & Unions		Allowance		1	1.33%	\$4,752	\$6,178	\$7,033
PLUMBING SYSTEMS SUBTOTAL					3.15%	\$4,752	\$31,450	\$7,033
6.0 HVAC SYSTEMS								
Equipment								
Replace Furnace		EA		1	0.50%	\$5,400	\$0	\$0
Hydronic Piping								
Replace Piping, Valves & Unions		Allowance		1	0.91%	\$4,860	\$6,318	\$0
HVAC SYSTEMS SUBTOTAL					1.41%	\$10,260	\$6,318	\$0
7.0 ELECTRICAL SYSTEMS								
Lighting								
Replace Exterior Wall Packs		EA		0	0.00%	\$0	\$0	\$0
Other								
Replace Existing Emergency Generator - 100 KW Natural Gas		EA		1	3.53%	\$0	\$49,140	\$0
Replace PA System		Allowance		1	2.52%	\$27,000	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					6.05%	\$27,000	\$49,140	\$0
8.0 SECURITY								
Security								
Security Allowance		Allowance		1	3.73%	\$0	\$51,948	\$0
SECURITY SYSTEMS SUBTOTAL					3.73%	\$0	\$51,948	\$0
9.0 ABATEMENT								
Abatement								
Abatement Allowance		Allowance		1	3.53%	\$37,800	\$0	\$0
ABATEMENT SUBTOTAL					3.53%	\$37,800	\$0	\$0
12.0 SITE								
Paving								
Remove and Replace Concrete Driveway		SF		15000	27.09%	\$0	\$376,974	\$0
Landscaping								
Landscaping Allowance		Allowance		1	2.02%	\$7,200	\$9,360	\$10,656
SITE SUBTOTAL					29.11%	\$7,200	\$386,334	\$10,656
Building Infrastructure Improvement Total:								
				\$95.22	73.23%	\$205,488	\$666,095	\$97,673
Project Contingency:	10.00%				6.88%	\$15,824	\$66,610	\$9,767
Permits, Testing & Printing:	2.50%				1.89%	\$4,352	\$18,318	\$2,686
Professional Fees & Costs:	10.00%				8.69%	\$19,982	\$84,114	\$12,334
Construction Manager Fee & Costs:	12.00%				9.31%	\$21,410	\$90,123	\$13,215
PROJECT TOTAL					100.00%	\$267,055	\$925,259	\$135,675
						ESCALATED PROJECT TOTAL		
						\$1,327,990		

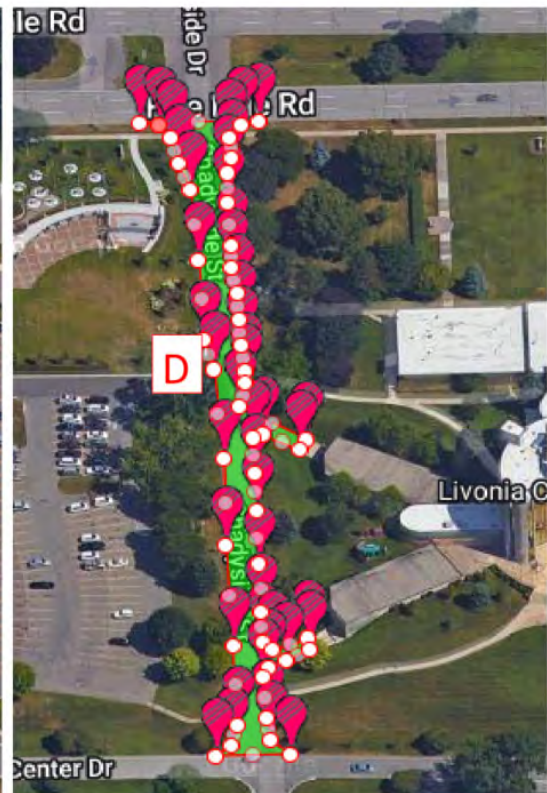
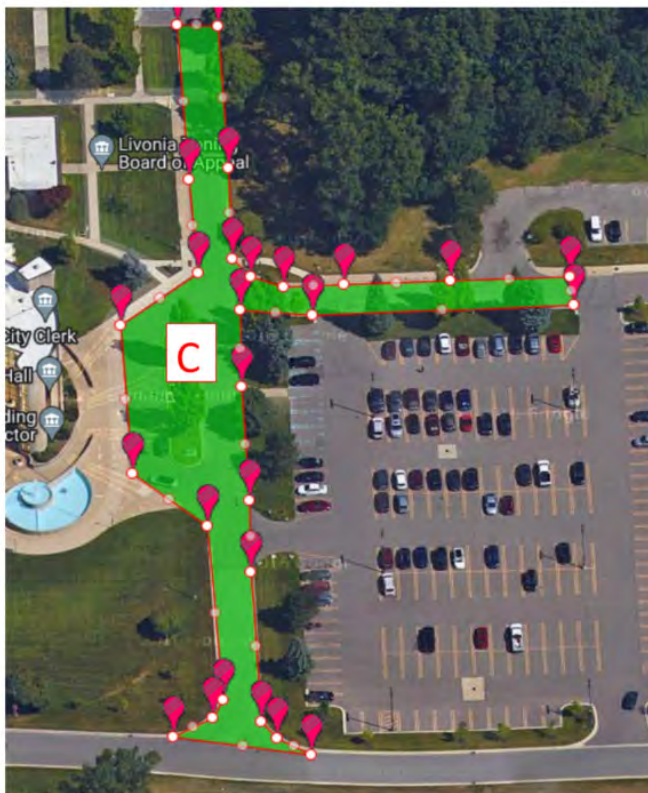
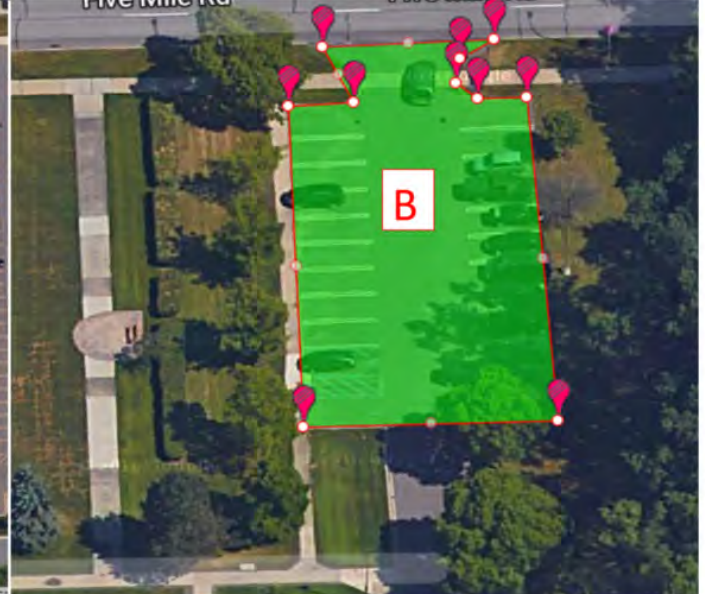
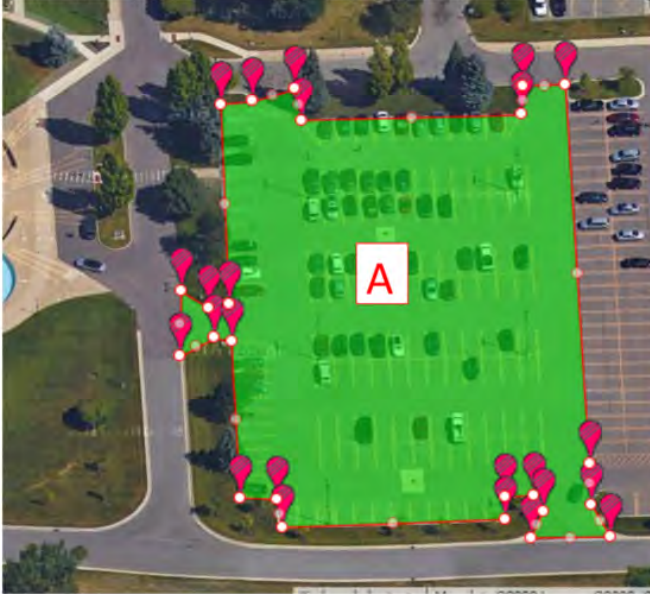


Section D

Parking Lot Take-Offs

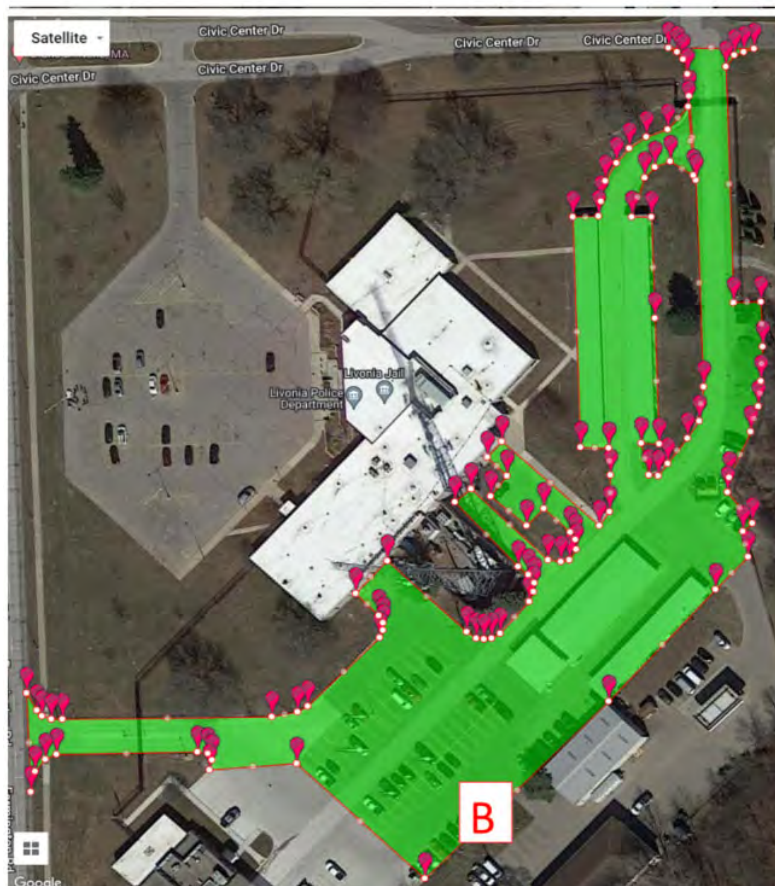
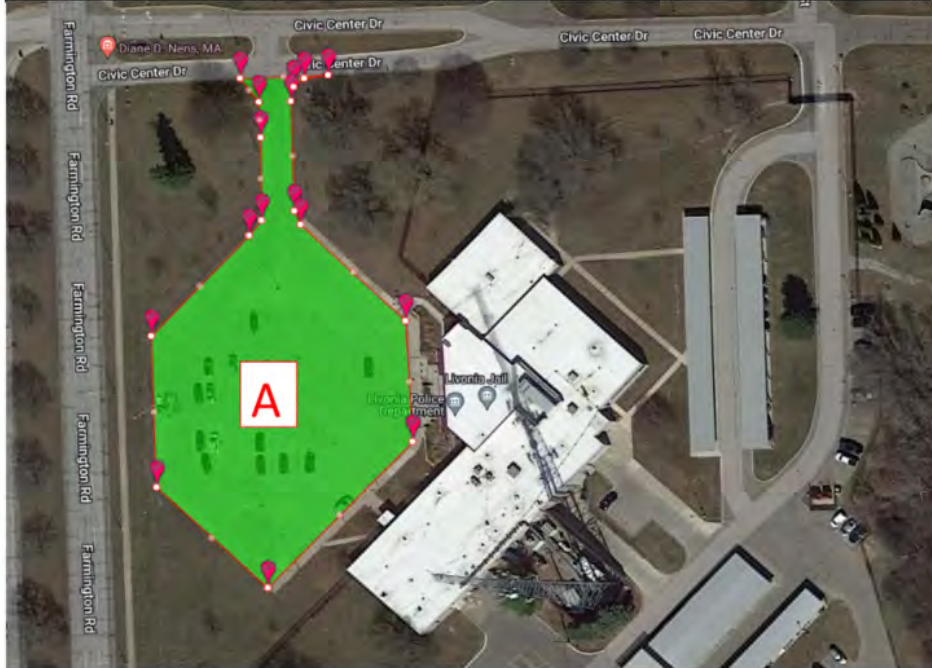
SECTION D PARKING LOT TAKE-OFFS

Bldg. No.	Name	Address	
1	City Hall	33000 Civic Center Drive, Livonia, MI 48154	
Parking Area	Material	Sq.ft.	Notes
A	Asphalt	59,369	
B	Asphalt	9,156	
C	Asphalt	22,225	Island removed from total
D	Asphalt	19,447	
TOTAL		110,197	



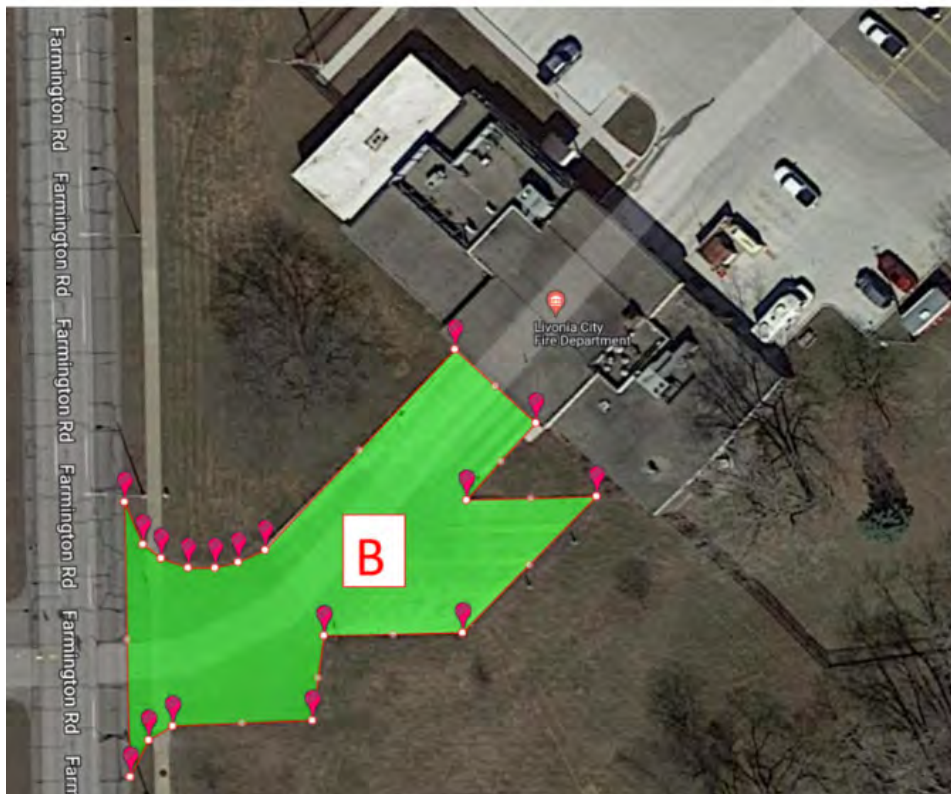
SECTION D PARKING LOT TAKE-OFFS

Bldg. No.	Name	Address	No
1	Police Department	15050 Farmington Rd. Livonia, MI 48154	
Parking Area	Material	Sq.ft.	
A	Asphalt	49,165	
B	Asphalt	105,749	
TOTAL		154,914	



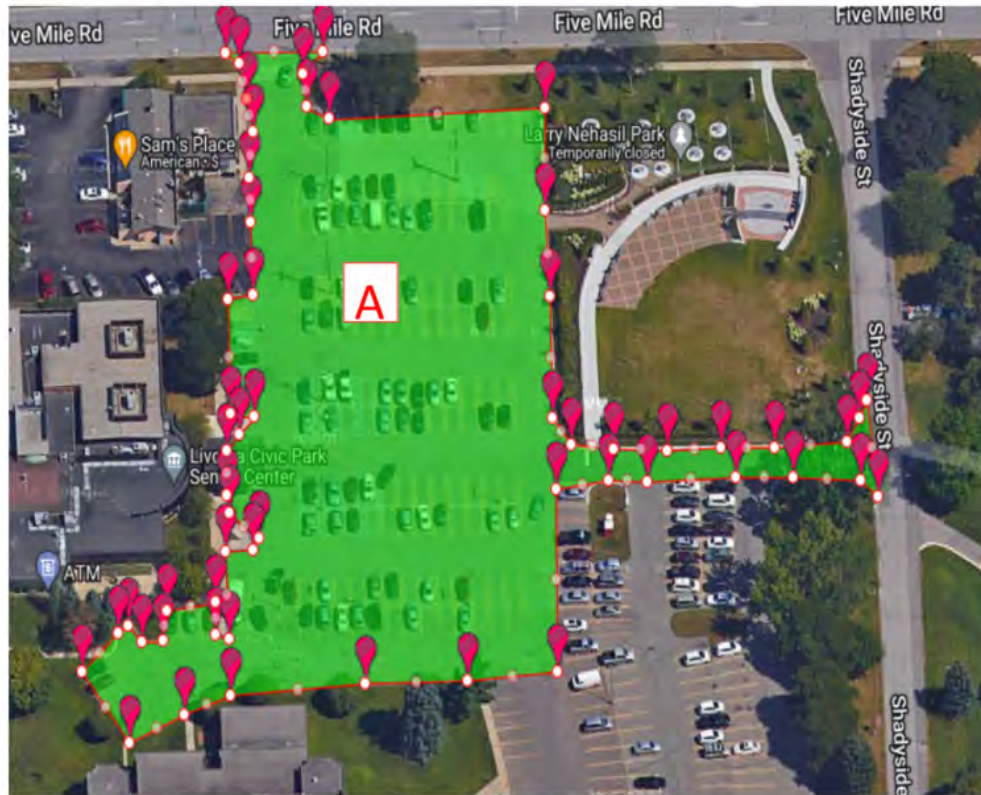
SECTION D PARKING LOT TAKE-OFFS

Bldg. No.	Name	Address
1	Livonia City Fire Department	14910 Farmington Rd. Livonia MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	16,365
B	Concrete	11,512
TOTAL		27,877



SECTION D PARKING LOT TAKE-OFFS

Bldg. No.	Name	Address	Notes
1	Senior Center	15218 Farmington Rd. MI 48154	
Parking Area	Material	Sq.ft.	
A	Asphalt	82,497	
TOTAL		82,497	



Bldg. No.	Name	Address	Notes
1	Rec Center	15100 Hubbard St. Livonia MI 48154	
Parking Area	Material	Sq.ft.	
A	Asphalt	59,129	Islands removed from total
B	Asphalt	147,576	Islands removed from total
C	Asphalt	9,013	
D	Asphalt	6,634	
TOTAL		222,352	



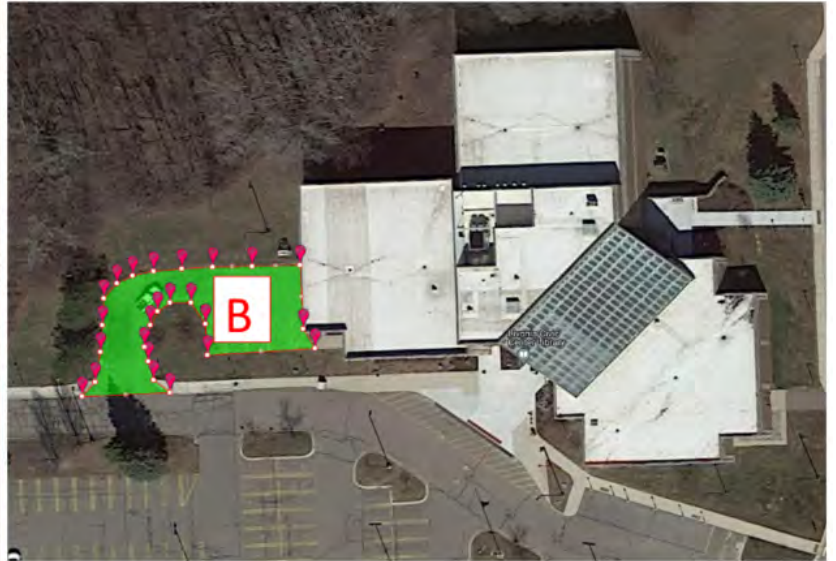


SECTION D PARKING LOT TAKE-OFFS

Bldg. No.	Name	Address
1	Livonia Civic Center Library	32777 Five Mile Rd. Livonia MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	77,118
B	Asphalt	5,269
TOTAL		82,387

Notes

Islands removed from total 2,681
 Islands removed from total 835
 Islands removed from total 649
 Islands removed from total 549
 4,714



Bldg. No.	Name	Address
1	Livonia Housing Commission	10800 Farmington Rd. Livonia MI 48150
Parking Area	Material	Sq.ft.
A	Asphalt	32,954
TOTAL		32,954



SECTION D PARKING LOT TAKE-OFFS

Bldg. No.	Name	Address
1	Carl Sandburg Library	30100 W. Seven Mile Rd. Livonia MI 48152
Parking Area	Material	Sq.ft.
A	Asphalt	52,073
TOTAL		52,073



Bldg. No.	Name	Address
1	Alfred Noble Building	32901 Plymouth Rd. Livonia MI 48150
Parking Area	Material	Sq.ft.
A	Asphalt	31,227
TOTAL		31,227





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Plante Moran Cresa
3000 Town Center, Suite 100
Southfield, MI 48075

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City of Livonia Facility Condition Assessment and Space Needs Assessment Update and Phase 2 Overview

07/17/2023



Agenda

- Plante Moran Cresa (PMC) Phase 1 engagement overview
- Phase 1 preliminary findings + recommendations
- PMC Phase 1 extension and Phase 2 engagement overview
- Phase 1 extension and Phase 2 milestone schedule
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 - Milestone schedule example



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- Fire Department
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- Based on visual observation, evaluate the condition of each facilities' building systems, including site conditions, building envelope (roof, exterior walls, windows and doors), interior finishes; mechanical, electrical, and plumbing systems.
- Determine the investment required to maintain these facilities over a ten-year period.
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 - Deferrable maintenance (4 – 6 years)
 - Future need (7 – 10 years)
- Provide the City of Livonia with a capital planning template



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- Quantify the City of Livonia's current space and future needs
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Phase 1 Preliminary Findings + Recommendation

Following are Plante Moran Cresa's (PMC) preliminary findings and recommendations based on the Facility Condition Assessment and Space Needs Assessment PMC recently completed, as well as the City of Livonia Vision 21 Master Plan completed in 2018.



City Center Conceptual Plan from the City of Livonia Vision 21 Master Plan with approximate location of existing facilities overlaid.



Phase 1 Preliminary Findings + Recommendations

Facility Condition Assessment – Cost Summary

SUMMARY OF COSTS BY PRIORITIZATION FACILITY ASSESSMENT					
Bldg #	Name of Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Future Need (7 - 10)	Complete Cost with Escalation
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2	Police Department	\$8,467,808	\$3,381,330	\$1,875,608	\$13,724,746
3	Fire Department #1	\$1,335,601	\$897,792	\$766,557	\$2,999,950
4	Civic Center Library	\$6,348,772	\$4,936,406	\$1,240,231	\$12,525,410
5	Senior Center/Community Transit	\$5,811,271	\$659,776	\$1,029,377	\$7,500,424
6	Livonia Community Recreation Center	\$2,699,860	\$10,977,139	\$10,236,580	\$23,913,579
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TOTAL BUILDINGS BUDGET		\$41,930,405	\$30,064,991	\$24,976,366	\$96,971,763

Notes:

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2. Costs are based on 2022 market conditions
3. Costs reflect escalation of 8% per year



PMC Phase 1 Extension and Phase 2 Engagement Overview

- PMC's Phase 1 extension includes the following scope of work:
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 - Detailed building/site program, conceptual budget, and preliminary schedule for:
 - Livonia City Hall
 - Livonia Police Department
 - Livonia Fire Stations No. 1
 - Highest and best use options analysis
 - Area assessment
 - Due diligence
 - Market study
 - Feasible development options



PMC Phase 1 Extension and Phase 2 Engagement Milestone Schedule

- Phase 1 extension (space needs assessment and capital planning) = approximately 6 months
- Phase 2 (building/site program, conceptual budget, and preliminary schedule) = approximately 4 months
- Highest and best use analysis = approximately 6 months
- Anticipated total project duration = 6 months



Next Steps

- Authorization to proceed with Phase 1 extension and Phase 2 scope of work
- Initiate engagement



Appendix



Sample Deliverables (Building Program)

FUNCTION	FTE 2021	FTE 2026	SPT	PO	WS	Type	SF/UNIT 2021	SF/UNIT 2026	TOTAL SF 2021	TOTAL SF 2026	NOTES
Office Area											
Probation											
Probation clerks 103	2	3			3		64	48	164	144	
Office 103A	1	1		1			130	120	130	120	
Office 103B	1	1		1			88	120	88	120	
Office 103C	4	4		2			64	120	127	240	4 FTE, 2 FTE rotate at 2 desks
Office 103H	1	1		1			88	120	88	120	
Office 103J (def att.)	1	1		1			140	120	140	120	
Office (future)		1		1				120		120	
Subtotal									737	984	
Secondary Circulation									144	413	
Total Probation	10	12		7	3				881	1,397	
Clerical											
Court Admin 138	1	1		1			168	220	168	220	large enough to meet with four people, or small conference room.
Clerical 111	16	18			16		48	48	768	864	
Office Supervisor		1		1				120	-	120	
MIDC Clerk		1		1				120	-	120	
Account Clerk		1		1				120	-	120	
Office (Magistrates)	4	4		2				120	-	240	four magistrates, work one day per week, requires two offices
Walk-up window				1			120	120	120	120	
Work area and safe				1			146	146	146	146	
Subtotal									1,202	1,950	
Secondary Circulation									600	819	
Total Clerical	21	26		8	16				1,802	2,769	



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Subtotal									106	290	
Secondary Circulation										122	
Total Deputies	3	4		-					106	412	
Judicial and Admin											
Judge 1 office	1	1		1			282	282	282	282	includes toilet room
Judge 1 secretary	1	1			1		154	154	154	154	
Judge 1 clerk	1	1			1		169	169	169	169	
Judge 2 office	1	1		1			269	269	269	282	includes toilet room
Judge 2 secretary	1	1			1		169	169	169	154	
Judge 2 clerk	1	1			1		154	154	154	169	
Judge 3 office		1		1				282	-	282	includes toilet room
Judge 3 secretary		1			1			154	-	154	
Judge 3 clerk		1			1			169	-	169	
Office 127A (account clerk)	1	1		1			166	166	166	166	
Subtotal									1,363	1,981	
Secondary Circulation									410	832	
Total Judicial and Admin	7	10		4	6				1,773	2,813	
Total Office Area	41	52		19	25				4,562	7,391	



Sample Deliverables (Building Program)

FUNCTION	FTE 2021	FTE 2026	SPT	PO	WS	Type	SF/UNIT 2021	SF/UNIT 2026	TOTAL SF 2021	TOTAL SF 2026	NOTES
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Jury Assembly 114			1				641	950	641	950	
Courtroom 1			1				1,018	1,018	1,018	1,532	7 person jury
Victim Waiting 107			1				107	107	107	107	
Courtroom Vestibule 102A			1				55	55	55	55	
Conference Room 106			1				106	106	106	106	
Courtroom 2			1				1,032	1,032	1,032	1,532	7 person jury
Victim Waiting			1					107	-	107	
Courtroom Vestibule 101A			1				55	55	55	55	
Conference Room 105			1				106	106	106	106	
Courtroom 3			1					1,532	-	1,532	
Victim Waiting			1					107	-	107	
Courtroom Vestibule			1					55	-	55	
Conference Room			1					106	-	106	
Conference (medium)			3					220	-	660	
Library 132			1				170	170	170	170	
Jury Room 127B			1				165	165	165	165	
Cell 123			1				67	67	67	67	
Cell 122			1				136	136	136	136	
Cell (Gender Neutral)			1					70	-	70	
Reception (Probation)			1					180	-	180	
E-file area			1					200	-	200	
Work Room (Clerical)			1					200	-	200	
Processing (Security)			1					200	-	200	
Locker Room (Security)			1					200	-	200	
Conference Room/Lock up (medium)			2					220	-	440	
Jury Deliberation Room			2					300	-	600	includes toilet room
Sally port			2					600	-	1,200	
Subtotal									4,788	13,041	
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Total Support Area									5,188	18,518	



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Public Lobby 100			1				1,783	1,783	1,783	1,783	46 seats, includes circulation
Lobby (Probation)			1					200	-	200	
Men 109			1				157	157	157	600	
Women 110			1				166	166	166	600	
Men's Toilet Room (staff)			1					180	-	180	
Women's Toilet Room (staff)			1					180	-	180	
Unisex Toilet Room 103G			1				63	70	63	70	
JC 103F			3				80	64	240	192	
Jury Assembly Toilet Room 117			1				45	70	45	70	
Toilet Room 126			1				49	70	49	70	
Wellness Room			1					120	-	120	
Mechanical Room 124			1				61	200	61	200	
Tele Closet 125			4				35	64	140	256	
Electrical Room			1					200		200	
Subtotal									2,863	4,880	
Secondary Circulation									348	2,050	
Total Common Area									3,211	6,930	

Grand Total - All Areas

12,961 32,839



Sample Deliverables (Site Program)

Site Areas		Square Feet	
Building Footprint	1 story		32,839
Building Support Areas	Qty.	SF/space	
Staff Parking	50	350	17,500
Visitor Parking	70	350	24,500
Parking Expansion	30	400	12,000
Subtotal	150		54,000
Site Amenities			
Docks	2		4,000
Trailer Storage	4		6,400
Company Truck Parking	12		4,800
Bulk Oxygen Tank	1		900
Bulk Nitrogen Tank	1		900
Bulk Argon Tank	1		900
Scrap Storage	6		1,800
Pallet Storage	6		1,800
Bottled Gas Storage (racks)	4		1,200
Covered Storage	2		1,000
On Grade Doors	2		400
Compactor	1		600
Scrap Hoppers	1		40
Dumpster	1		600
Outside storage	4		2,400
Subtotal			27,740
Total			114,579
Retention Area			20,000
			134,579
Circulation, Setbacks, Greenbelts, etc.			53,832
Total			188,410
	rounded		5.0 Acres



Sample Deliverables (Conceptual Budget)

▪ Land Cost	\$ 5,000,000
▪ Professional Services (AE, Owner's Rep, IT Consultant, Building Envelope Consultant, Environmental Consultant, Topographic Survey, Legal Fees, Geotechnical Survey, Material Testing, Commissioning)	\$ 20,000,000
▪ Site Costs (Submittal/Fees)	\$ 50,000
▪ Regulatory (Plan Review Fees)	\$ 1,500,000
▪ Owner Costs (Builder's Risk, Move Mgt., Admin., Etc.)	\$ 1,500,000
▪ Construction	\$150,000,000
▪ Furniture, Fixtures, and Equipment	\$ 3,000,000
▪ Owner Equipment	\$ 250,000
▪ Technology (includes contingency and escalation)	\$ 15,000,000
▪ Contingencies (Project/Owner's)	\$ 25,000,000
▪ Escalation	\$ 10,000,000
Total Project Budget	\$233,300,000



Sample Deliverables (Milestone Schedule)

<u>Activity</u>	<u>Duration</u>
▪ Planning and Professional Services Procurement	12 Months
▪ Building Design	14 Months
▪ Bidding (multiple bid packages)	12 Months
▪ Construction	36 Months
▪ Closeout	4 Months
▪ Schedule Contingency	6 Months
Total	60 Months



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**City of Livonia
Facility Condition Assessment and
Space Needs Assessment
Update and Phase 2 Overview**

07/17/2023



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Tele Closet 125			4				35	64	140	256	
Electrical Room			1					200		200	
Subtotal									2,863	4,880	
Secondary Circulation									348	2,050	
Total Common Area									3,211	6,930	

Grand Total - All Areas

12,961 32,839



Sample Deliverables (Site Program)

Site Areas		Square Feet	
Building Footprint	1 story		32,839
Building Support Areas	Qty.	SF/space	
Staff Parking	50	350	17,500
Visitor Parking	70	350	24,500
Parking Expansion	30	400	12,000
Subtotal	150		54,000
Site Amenities			
Docks	2		4,000
Trailer Storage	4		6,400
Company Truck Parking	12		4,800
Bulk Oxygen Tank	1		900
Bulk Nitrogen Tank	1		900
Bulk Argon Tank	1		900
Scrap Storage	6		1,800
Pallet Storage	6		1,800
Bottled Gas Storage (racks)	4		1,200
Covered Storage	2		1,000
On Grade Doors	2		400
Compactor	1		600
Scrap Hoppers	1		40
Dumpster	1		600
Outside storage	4		2,400
Subtotal			27,740
Total			114,579
Retention Area			20,000
			134,579
Circulation, Setbacks, Greenbelts, etc.			53,832
Total			188,410
	rounded		5.0 Acres



Sample Deliverables (Conceptual Budget)

▪ Land Cost	\$ 5,000,000
▪ Professional Services (AE, Owner's Rep, IT Consultant, Building Envelope Consultant, Environmental Consultant, Topographic Survey, Legal Fees, Geotechnical Survey, Material Testing, Commissioning)	\$ 20,000,000
▪ Site Costs (Submittal/Fees)	\$ 50,000
▪ Regulatory (Plan Review Fees)	\$ 1,500,000
▪ Owner Costs (Builder's Risk, Move Mgt., Admin., Etc.)	\$ 1,500,000
▪ Construction	\$150,000,000
▪ Furniture, Fixtures, and Equipment	\$ 3,000,000
▪ Owner Equipment	\$ 250,000
▪ Technology (includes contingency and escalation)	\$ 15,000,000
▪ Contingencies (Project/Owner's)	\$ 25,000,000
▪ Escalation	\$ 10,000,000
Total Project Budget	\$233,300,000



Sample Deliverables (Milestone Schedule)

<u>Activity</u>	<u>Duration</u>
▪ Planning and Professional Services Procurement	12 Months
▪ Building Design	14 Months
▪ Bidding (multiple bid packages)	12 Months
▪ Construction	36 Months
▪ Closeout	4 Months
▪ Schedule Contingency	6 Months
Total	60 Months



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
May 12, 2023

MEETING DATE

COI062823/R071023

PREPARED BY

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

CR 02-23 Subject matter of the 2022 Facility Condition Assessment and Space Needs Assessment.

BACKGROUND DETAILS

#002-23 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Rob Donovic, at the Regular Meeting held January 18, 2023, the Council does hereby refer the "2022 Facility Condition Assessment and Space Needs Assessment" to the Capital Outlay and Infrastructure Committee for further discussion.

PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

To discuss updated information as presented.

SPECIFIC NAME OF PRODUCT AND NUMBER TO BE PURCHASED (if more than one)

CONTRACT: Amount and/or purchase price and length of contract (with dates if applicable)

DETAILED WORK BEING PERFORMED

COI030123/R031323

FISCAL CONSIDERATIONS (Amount requested and Account(s) used. If applicable, Grant Funding information)

ACCEPTANCE OF BID (Please detail the following: Why accepted, why not lowest bidder, company name, contact person, full address)

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc):

ATTACHMENTS

1. City of Livonia PMC - First Amendment FINAL
2. COI030123 Space Needs Assessment Documents Item 1- New Data
3. COI030123 LTC Space Needs and Cap Plan Svcs Report

4. R011823 Subject matter of Space Needs Assessment to COI CR 02-23
5. S013122 Space Needs Assessment Documents
6. R021622 Approval of engineering svcs for Space Needs Assess and Cap Planning CR 51-22
7. 20221119_COL_FCA and SNA_Preliminary Findings-FINAL
8. 20221119_COL_Facility Condition Assessment-FINAL
9. 20221119_COL_Space Needs Assessment-FINAL

APPROVED BY

**First Amendment to the Agreement for Space Needs and Capital Planning
Between CITY OF LIVONIA and
PLANTE & MORAN CRESA, LLC**

This First Amendment (this “**First Amendment**”) to the Agreement for Space Needs and Capital Planning Services is effective as of May 11, 2023 (the “**Effective Date**”), between CITY OF LIVONIA (“**COL**”) and PLANTE & MORAN CRESA, LLC (“**PMC**”). This First Amendment modifies that certain agreement for Space Needs and Capital Planning Services between such parties, dated as of January 18, 2022 (the “**Agreement**”). As used herein and where context dictates, reference to the Agreement may mean the Agreement, as modified by this First Amendment. Where any provision of the Agreement is modified herein, the provisions of this First Amendment shall control; otherwise the terms and provisions of the Agreement shall remain unmodified. All defined terms in this First Amendment shall have the same meanings as set forth in the Agreement, unless the context clearly requires otherwise.

WHEREAS, COL and PMC are parties to the Agreement for PMC to provide Real Estate Consulting Services for the City of Livonia Civic Center and fire facilities (the “**Project**”);

WHEREAS, COL has requested addition services related to the Project; and

WHEREAS, the parties mutually desire to update and modify the Agreement so as to better support and align with the Project’s updated parameters.

NOW THEREFORE, for good and valuable consideration the sufficiency of which is acknowledged, COL and PMC agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby made part of this Amendment.
2. **Changes to the Agreement.** The Agreement is amended as follows:
 - a. **Services.** PMC’s Services are modified as follows:
 - i. Phase 1 Extension – Space Needs Assessment & Capital Planning Services – Scope of Work as outlined in Exhibit A
 - ii. Phase 2 – Part 1 – Real Estate Consulting Services – Space and Site Programming Services – Scope of Work as outlined in Exhibit A
 - iii. Phase 2 – Part 2 – Real Estate Consulting Services – Highest and Best Use Analysis – Scope of Work as outlined in Exhibit A
 - b. **Compensation.** Compensation is modified as follows:
 - i. Phase 1 Extension – Space Needs Assessment & Capital Planning Services

**First Amendment to the Agreement for Space Needs and Capital Planning
Between CITY OF LIVONIA and
PLANTE & MORAN CRESA, LLC**

Fixed Fee- COL shall pay PMC a fixed fee of Forty Thousand Dollars and zero cents (\$40,000.00), payable in equal monthly installments of Eight Thousand Dollars and zero cents (\$8,000.00);

ii. Phase 2 – Part 1 – Real Estate Consulting Services – Space Programming– Fixed Fee- COL shall pay PMC a fixed fee of Thirty Thousand Dollars and zero cents (\$30,000.00), payable in equal monthly installments of Six Thousand Dollars and zero cents (\$6,000.00);

iii. Phase 2 – Part 2 Real Estate Consulting Services – Highest and Best Use Analysis – Fixed Fee- COL shall pay PMC a fixed fee of Fifty-Five Thousand Dollars and zero cents (\$55,000.00), payable in equal monthly installments of Eleven Thousand Dollars and zero cents (\$11,000.00);

c. Term. The Agreement's term is modified to conclude five (5) months after execution of this Agreement.

d. Other. Revised Exhibit B, Terms & Conditions to the original Agreement

3. **Incorporation Into the Agreement**. When signed by the parties, this First Amendment shall be deemed part of the Agreement and, except as otherwise provided herein shall be subject to all of the terms and conditions of the agreement.
4. **Amendment Controls**. In the event of inconsistency between the terms and conditions of this First Amendment and the Agreement, the terms of this First Amendment shall control.
5. **Agreement Remains in Force**. Except as expressly modified by this First Amendment, the Agreement remains in full force and effect and the parties acknowledge and agree to be bound by the terms and provisions thereof.
6. **Partial Invalidity**. If any term, covenant, condition or provision of this First Amendment or the Agreement is found by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect, and shall in no way be affected, impaired or invalidated.
7. **Counterparts**. To facilitate execution of this First Amendment, the parties may execute this First Amendment in counterparts and exchange signatures by facsimile transmission or by

**First Amendment to the Agreement for Space Needs and Capital Planning
Between CITY OF LIVONIA and
PLANTE & MORAN CRESA, LLC**

electronic delivery of a PDF copy of the executed First Amendment, which facsimile or PDF copy shall be deemed valid and binding.

[SIGNATURES ON FOLLOWING PAGE]

Exhibit A

Scope of Work

Upon execution of PMC's proposal dated May 12, 2023, this Exhibit A shall be incorporated into the Agreement between Plante & Moran Cresa, L.L.C. ("**PMC**") and City of Livonia ("**COL**"). PMC shall provide to COL, in accordance with the terms and conditions set forth in Exhibit B, its Services comprised of the following:

Phase 1 Extension – Space Needs Assessment & Capital Planning Services

Project Related Assumptions:

- The Project's anticipated duration is five (5) months
- The Services will include Space Needs & Capital Planning Services of the following locations:
 - Livonia City Fire Department Station 3 – 35000 Seven Mile Rd. Livonia MI 48152
 - Livonia City Fire Department Station 4 – 12300 Middlebelt Rd. Livonia MI 48150
 - Livonia City Fire Department Station 5 – 18910 Middlebelt Rd. Livonia MI 48152
 - Livonia City Fire Department Station 6 & Garage – 37876 Plymouth Rd. Livonia MI 48150
- Any alternations, building additions, or new facilities shall be constructed of normal, durable, and readily available materials, as used in the construction of similar facilities
- COL will provide PMC with all available building and site drawings, previous reports, assessments, equipment/building repair, replacement information and any other pertinent information
- COL designates Jacob Rushlow as COL's Designated Representative for the purposes of this engagement
- PMC's review, recommendations, analysis, and conclusions are, in whole or in part, derived from and dependent on information provided by COL, the Project team, and other third parties neither contracted by nor controlled by PMC. PMC's services do not include a review as to the accuracy of such information. Therefore, PMC provides no opinion on, or assurance of, the reliability of such information. Misstatements may exist that impact PMC's Services and deliverables.
- The funding source for the Services will be determined by COL which will be communicated to PMC in writing along with any associated funding related requirements.

Space Needs Assessment Services:

1. **Review of Previous Reports:** Reviewing previous reports provided by COL relative to COL's facilities. PMC will meet with COL staff to identify all reliable sources of existing data such as facility inventory lists, plans, maps, studies, etc. If available, existing studies, reports, and plans will be provided to PMC for use in completing the scope of work.

2. **Determine Space Needs:** The activities constituting PMC's Space Needs services may be comprised of the following:
 - a. Conduct tours of COL's facilities and associated sites;
 - b. Assistance developing and distributing user/occupant surveys;
 - c. Conducting clarification interviews;
 - d. Assisting in the development of workplace standards;
 - e. Assisting in defining expansion and contraction requirements;
 - f. Assisting in identifying preferred adjacency requirements;
 - g. Assisting in defining parking and site requirements;
 - h. Assisting in defining preferred amenities,
 - i. Assisting in determining centralized and decentralized (multiple locations) operation requirements;
 - j. Assisting in incorporating current workplace trends; and
 - k. Assisting and advising COL in the review and refinement of space needs and workplace strategy.
3. **Utilization and Capacity Analysis:** Based on the findings from COL's site tour and space needs activities, create a utilization and capacity analysis with corresponding floor plans for COL's facilities illustrating current usage and capacities for COL's consideration.
4. **Preliminary Findings:** Presenting preliminary findings of PMC's Space Needs and Building Utilization and Capacity Analysis at two (2) meeting with COL administration to review department and operational goals and objectives in comparison to current utilization and capacity information, review and prioritize improvement opportunities identified, and finalize preliminary budget findings.
5. **Final Report:** Based on input from COL's administration relative to the preliminary findings and in review of department and operational goals and objectives, provide a final presentation and report to the COL administration, and to City Council at three (3) meetings.

Capital Planning Services:

1. **Capital Assessment:** PMC shall perform a cursory capital assessment through one or more site visits to the Project identified in PMC's proposal as well as review previous reports provided by the COL, and capital needs relative to demolition, renovation, and replacement of like-kind.

2. **Due Diligence:** Assisting COL in reviewing the existing due diligence information including:
 - a. Environmental Phase I and Phase II
 - b. Baseline environmental assessment
 - c. Asbestos/Lead surveys or reports
 - d. Survey (ALTA or similar)
 - e. Geotechnical reports
 - f. Other due diligence reasonably necessary for potential redevelopment or saleIf due diligence documentation is not available, PMC will assist COL in hiring and coordinating the services of professionals to obtain this information.
3. **Benchmarking:** Conduct benchmarking of current and projected capital projects in relation to market conditions in the greater context of local, regional, and national trends with relation to repurpose, sale, or demolition of the facility/site.
4. **Review of Purchase (or Lease) Agreement:** Assisting COL and its legal counsel with reviewing the purchase (or lease) agreement, and advise on the terms and conditions regarding:
 - a. Facility sale
 - b. Purchase agreements
 - c. Option agreements
 - d. Development agreements
5. **Capital Planning Improvement Plan:** Meeting with COL's project committee, administration, and City council to discuss facility and technology system improvement needs and generate an implementation strategy based on COL's goals and budget. PMC will assist COL in developing a Capital Planning Improvement Plan that will categorize the areas of need/goals by critical, deferred maintenance, and enhancement in alignment with funding opportunities. PMC will assist COL to review asset management programs to be utilized as a repository of findings for the Capital Planning Improvement Plan.
6. **Preliminary Findings:** Presenting preliminary findings of PMC's assessment and analysis at two (2) COL administration meetings to review goals and objectives in comparison to current and projected capital and operations and review and prioritize improvement opportunities identified in relation to preliminary budget findings.
7. **Final Report:** Based on input from COL administration relative to the preliminary findings and in review of goals and objectives, provide a final presentation and report to the COL administration, and if requested, at three (3) COL City council meetings.

Phase 2 Part 1 - Real Estate Consulting – Building and Site Programming Services

The following key assumptions have been made by PMC In preparing this scope of work, which have been relied upon by PMC in determining the Services, PMC's compensation, and the terms of this Agreement.

Project Related Assumptions:

- The Project's anticipated duration is five (5) months
- The Services will include Real Estate Consulting Services of the following locations:
 - Livonia City Hall – 33000 Civic Center Dr. Livonia MI 48154
 - Livonia Police Department – 15050 Farmington Rd. Livonia MI 48154
 - Livonia City Fire Department Station 1/Headquarters - 14910 Farmington Rd. Livonia MI 48154
- Any alternations, building additions, or new facilities shall be constructed of normal, durable, and readily available materials, as used in the construction of similar facilities
- COL will provide PMC with all available building and site drawings, previous reports, assessments, equipment/building repair, replacement information and any other pertinent information
- COL designates Jacob Rushlow as COL's Designated Representative for the purposes of this engagement
- PMC's review, recommendations, analysis, and conclusions are, in whole or in part, derived from and dependent on information provided by COL, the Project team, and other third parties neither contracted by nor controlled by PMC. PMC's services do not include a review as to the accuracy of such information. Therefore, PMC provides no opinion on, or assurance of, the reliability of such information. Misstatements may exist that impact PMC's Services and deliverables.
- The funding source for the Services will be determined by COL which will be communicated to PMC in writing along with any associated funding related requirements.

Scope of Work: PMC shall provide Real Estate and Consulting – Building and Site Programming Services to COL upon execution of the initial engagement. PMC's Real Estate Consulting Services may be comprised of the following:

1. **Review of Relevant Information.** PMC will review all relevant documentation related to the COL facilities and real estate. Unless otherwise specifically indicated by COL in writing, PMC may rely on the relevant information provided by COL. The activities constituting PMC's Review of relevant Information may be comprised from the following:
 - a. Reviewing previous surveys
 - b. Review of current agreements with surrounding landowners
 - c. Review of Project Development Agreement (PDA)
 - d. Review current design documents for the COL

- e. Review previously completed environmental due diligence such as BEA's, Due Care Plans, Phase I Environmental Site Assessments, and Phase II Environmental Site Assessments
 - f. Other information provided by COL
- 2. Space Programming Services.** PMC will assist COL in the development of its Space Programming needs. The activities constituting PMC's Space Programming Services may be comprised of the following:
- a. Assistance developing and distributing user/occupant surveys;
 - b. Assistance to conduct clarification interviews;
 - c. Assisting in the development of workplace standards;
 - d. Assisting in the development of high-level space needs;
 - e. Assisting in defining expansion, contraction and consolidation requirements;
 - f. Assisting in identifying preferred adjacency requirements;
 - g. Assisting in defining parking and site requirements;
 - h. Assisting in defining preferred amenities,
 - i. Assisting in determining centralized and decentralized (multiple locations) operation requirements;
 - j. Assisting in incorporating current workplace trends; and
 - k. Assisting in the review and refinement of space needs and workplace strategy.
- 3. Milestone Schedule.** PMC will research and summarize milestone schedule information for the COL facilities and real estate. The milestone schedule information is intended to serve as a planning tool and will include proposed Project phasing and delivery method implications. The milestone schedule information may include key tasks and milestones such as:
- a. Procurement
 - b. Facility Design
 - c. Preconstruction
 - d. Regulatory Review (EGLE, Wayne County, Authority Having Jurisdiction, etc.)
 - e. Construction
 - f. Occupancy and Activation
 - g. Close-out Activities
- 4. Conceptual Budget.** PMC will research and summarize conceptual budget information for the Project. The conceptual budget information is intended to capture the Project's anticipated costs. The conceptual budget information will be developed based on the project components related to the COL facilities and Real Estate. The information will be provided in the following format, hard construction (building and site costs), soft costs (professional services, specialty consultants, contingencies), and ancillary costs; The

conceptual budget will include technology infrastructure, furniture, fixtures and equipment allowances.

5. **Summary Report.** After completion of our review, PMC will communicate its findings to COL in a written format (the “Summary Report”), which may include supporting information and data related to the components listed above. Upon request by, PMC will provide up to three (3) in-person or remote presentation of the findings outlined in the Summary Report.

Phase 2 Part 2 - Real Estate Consulting Services – Highest and Best Use Analysis

Phase 2 Services shall be performed by PMREIA as a sub-consultant to PMC. The following key assumptions have been made by PMREIA In preparing this scope of work, which have been relied upon by PMREIA in determining the Services, PMREIA’s compensation, and the terms of this Agreement

Project Related Assumptions:

- The Project’s anticipated duration is five (5) months
- PMREIA’s services will generally involve an analysis of the highest and best uses for the COL Owned Civic Center
- COL will create a steering committee with whom PMREIA will work pursuant to the Scope of Services
- COL will provide key relevant information to PMREIA including:
 - Title work
 - Survey
 - Topographic survey
 - Environmental Reports
 - Soils reports
 - Utility plans, incl. availability and capacity
 - Programming requirements for public spaces
 - Relevant planning studies for each site

Scope of Work: PMC shall provide Real Estate and Consulting Services – Highest and Best Use Analysis to COL upon execution of the initial engagement. PMC’s Real Estate Consulting Services may be comprised of the following:

Deliverables/Meetings: At the completion of this assignment, PMREIA will provide COL a final report to summarize findings, the analysis, and recommendations. During the completion of the below scope of work, PMREIA will meet a total of three (3) times with the

City selected steering committee to provide them with updates and to obtain guidance. Additionally, PMREIA will attend up to three (3) meetings with the City Council to discuss the report and its findings.

Highest & Best Use Analysis – PMREIA will perform a real estate analysis utilizing both previously collected and current data to assess the property:

- i. Area Assessment - Conduct a thorough walk-through of the subject properties/land and surrounding area(s) to understand their physical characteristics and current market uses that will influence redevelopment.
- ii. Due Diligence – Review of property due diligence reports to understand zoning, master planning, visibility/access, title /survey issues, utility capacity, wetlands/woodlands, traffic counts, eligibility for incentives and environmental (as reports are available). To supplement the aforementioned, interviews with City engineering, planning, and zoning personnel will be conducted as warranted.
- iii. Market Analysis – Assess current market conditions, trends, and market development pipeline to aid in key analysis assumptions such as property values, lease/rental rates, vacancy rates, absorption rates and construction costs. Analysis includes assessing the competitive market set/supply for all asset classes based on in-depth market knowledge, coupled with database sources and key market data. Market data will also be gathered through networking with brokerage, real estate investor/owners and the development community within the market area.

Development Strategy – PMREIA will test various uses to determine feasibility and suggest approaches for redevelopment:

- i. Financial Analysis: Consolidate the financial and market data assumptions from the highest and best use into a high-level financial pro-forma to determine the financial viability of the proposed program. The financial proforma will include sources/uses, cash flow schedules, financing scenarios and key return metrics. The analysis may identify potential economic “gaps” in the sources of capital projected.

- ii. Development Approach: Assess/analyze possible development approach scenarios, dependent on programming and market analysis, including joint ventures or ground leases under a public/private partnership structure. The approaches will suggest tools or alternate development options that mitigate any economic gaps forecasted in the Financial Analysis. In anticipation of an RFP/RFQ, an RFI (request for information) may be formally or informally conducted to validate conceptual approaches and or enhance those identified in the analysis.

End of Exhibit A

Exhibit B
Terms and Conditions

Upon execution of PMC's proposal dated May 12, 2023, this revised Exhibit B shall be incorporated into the Agreement between Plante & Moran Cresa, L.L.C. ("**PMC**") and City of Livonia ("**COL**").

1. PMC's SERVICES:

- 1.1. PMC's services (the "**Services**") include the consulting services designated on Exhibit A to the Agreement and additional services, if any, performed by PMC in connection with its engagement under the Agreement. PMC shall perform the Services in accordance with the Terms and Conditions in this Exhibit B.
- 1.2. PMC's Services are inherently advisory in nature. PMC has no responsibility for, nor do its Services include, any management decisions or management functions of COL in connection with this engagement to provide the Services outlined herein. PMC and COL acknowledge that PMC shall have no authority, express or implied, to enter into written or oral agreements on behalf of COL, to take any other actions with respect to COL's projects, transactions, or other business affairs of COL, or to commit or otherwise obligate COL in any manner whatsoever. Further, COL acknowledges that COL is responsible for all such management decisions and management functions; for the evaluation of the adequacy and results of PMC's Services and for making decisions and the results of those decisions with regard to the assistance, advice, recommendations, and reporting provided by PMC in connection with its Services; and for establishing and maintaining internal controls, including monitoring ongoing activities, in connection with this Agreement.

2. COL RESPONSIBILITIES:

- 2.1. COL represents that its Designated Representative identified in assumptions to PMC's proposal has the necessary skill, knowledge, experience, and authority to act on COL's behalf to be the contact person for purposes of the communications between COL and PMC and to provide direction to PMC regarding the Project and PMC's Services.
- 2.2. COL shall provide full information to PMC regarding COL's requirements as necessary for the performance of PMC's Services.
- 2.3. COL shall provide information, review documents provided by PMC, and render decisions relating to PMC's Services on a timely basis so as not to delay the performance of PMC's Services.

- 2.4. COL shall engage third parties to provide services, including by way of example, surveyors, testing consultants, architects, engineers, attorneys and risk management consultants, as reasonably required for the performance of PMC's Services.
- 2.5. COL shall obtain all permits required for its use and operation of the project, facilities, and systems which are the subject of this engagement, including, by way of example, air and water discharge permits for operation of manufacturing process equipment.
- 2.6. COL represents that it has, or will obtain, adequate financing for the Project which is the subject of this engagement and that the required funds will be available on a timely basis. COL acknowledges that COL 's failure to timely provide necessary funds as required may adversely affect the Project's cost and schedule.
- 2.7. COL shall pay PMC for Services in accordance with the payment terms in the Agreement and these Terms and Conditions. For Services rendered, these rights and obligations shall survive the Agreement's termination or expiration.
- 2.8. COL agrees to report promptly in writing to PMC any default or defect in PMC's services or non-conformance with any provision of this agreement.
- 2.9. COL agrees during the term of this Agreement and for the period of one year after its completion or termination not to solicit for employment, on behalf of COL or any other entity, any PMC staff member or members working on the engagement under this Agreement, including former PMC staff members. COL acknowledges that PMC will incur substantial loss and damage if any of PMC's personnel terminate their employment with PMC to accept employment with COL or another entity engaged by COL, including without limitation the expense to train such personnel and loss of anticipated revenues. Accordingly, any provisions of this Agreement precluding claims for special, incidental and consequential damages, or otherwise limiting damages, shall not apply to actions by PMC to enforce this section.

3. PMC'S RESPONSIBILITIES:

- 3.1. PMC shall perform the Services in accordance with the standard of professional skill and care exercised by other consultants performing similar services under similar circumstances.
- 3.2. PMC does not warrant or guarantee the outcome of project pro formas, budgets or other financial projections, or any other analysis (collectively "Analysis") developed by PMC for use in

connection with its Services. Analysis prepared by PMC represents PMC's professional judgment as a consultant. It is recognized, however, that neither PMC nor COL has control over the cost of labor, materials or equipment, market conditions, contractors' methods of determining bid prices or other competitive bidding or negotiating conditions. PMC cannot and does not warrant or represent that the outcome of bids or negotiated prices will not vary from any project budget proposed, established or approved by COL, or from any Analysis prepared by PMC.

- 3.3. PMC shall not be responsible for the failure of engineers, architects, general contractors, subcontractors, vendors, attorneys, or other consultants to carry out their respective duties and obligations to COL. PMC is not responsible for the performance of any party not employed directly by PMC, and PMC is not responsible for the performance of consultants engaged by PMC in connection with PMC's Services under this Agreement.
- 3.4. PMC's Services do not include professional architectural or engineering services. PMC shall not be responsible for the design of any project, for any errors, omissions or other deficiencies in the construction drawings and specifications for a project, for any other error or omissions of architects or other design professionals, if any, in connection with a project, or for the failure of the construction drawings and specifications for a project to comply with the requirements of COL or COL's landlord or subtenants, or with applicable codes or legal requirements. It shall be the responsibility of COL's architects and engineers, not PMC, to identify building code and other legal requirements pertaining to the design of a project for COL. PMC's Services do not include with respect to any existing or planned building or property the identification or resolution of any life safety issues or the non-compliance with any building code or legal requirements.
- 3.5. PMC shall not be responsible for construction means, methods, techniques, sequences and procedures, and safety programs and measures employed by contractors or others in the performance of their contracts, and shall not be responsible for the failure of any contractor or supplier to carry out work in accordance with the construction drawings and specifications or any other contract or legal requirements.
- 3.6. Any acts of PMC in providing consultation, advice and/or recommendations to COL regarding the performance or the default of COL's architect, contractor(s), vendors or other consultant(s), shall not be deemed to be the assumption by PMC of management or control of the architect, contractor(s), vendors or consultants or of COL's project.
- 3.7. PMC is not an attorney at law, and the Services provided by PMC exclude professional legal services. If the scope of PMC's Services includes assistance with the negotiations of agreements

on behalf of COL, such agreements shall be subject to COL's approval. COL shall provide for the review of such agreements by COL's attorneys and insurance consultants as deemed to be appropriate by COL.

- 3.8. PMC shall not be considered in breach of this Agreement, nor be liable, for any delay or failures in performance resulting from circumstances beyond its reasonable control including, without limitation, acts of God, acts of war or terrorism, shortage or disruption of materials or labor, accidents, epidemic, pandemic, quarantine, natural catastrophe or weather, or government acts or omission. Notwithstanding the foregoing, PMC and COL shall make a good faith effort to mitigate any impacts of such circumstances to PMC's Services.

4. COMPENSATION:

- 4.1. For the performance of Services, COL shall compensate PMC as provided in the Agreement. Unless provided otherwise in the Agreement, PMC shall submit monthly invoices for Services rendered by PMC to COL. All invoices shall be prepared in accordance with the compensation terms in the Agreement and COL agrees to pay invoices within thirty (30) days after receipt thereof; provided, however, that in the event COL disputes the accuracy for any invoice prepared and presented, payment for the portion which is disputed by COL may be withheld until such dispute is resolved. Time is of the essence with respect to COL's payment obligations hereunder. All billings not in dispute are payable within thirty (30) days of receipt of invoice.
- 4.2. PMC shall be entitled to additional compensation if any of the following occur: increase in the Scope of Services designated on Exhibit A or other changes in the scope of PMC's Services; change in any of the key assumptions of this engagement listed in the Agreement; change in the time period for performance of PMC's Services; change in the nature of the Services required to be performed, including changes that require more effort or resources of PMC; default of COL's architect, engineers, contractor(s), or other consultants or vendors; delay or interruption in the transaction or project; failure of COL to follow the advice and recommendations of PMC; or failure to provide adequate financing for the Project on a timely basis.
- 4.3. Should PMC be required to provide evidence, prepare for hearings, evaluate claims, assist in the review or preparation of claims or defenses, or otherwise participate or assist in the resolution of legal disputes either: (i) on behalf of COL or (ii) resulting from PMC's role providing its Services to COL (unless caused by PMC's gross negligence or intentional misconduct), PMC will be reimbursed on a "Time and Materials" basis, which is defined to mean the numbers of hours of Services performed by PMC's personnel multiplied by PMC's then current standard hourly

rates ("Standard Hourly Rates") plus the direct cost incurred by PMC in performance of such services.

4.4. Any taxes or fees, enacted by local, state or federal government subsequent to the date of this agreement, and based on gross receipts or revenues will be added to the amounts due under this agreement, in accordance with any such fees or taxes.

4.5. The rights and obligations of this Article 4 shall survive the Agreement's termination or expiration.

5. LIMITATION ON LIABILITY:

5.1. In no event shall COL or PMC be liable to the other for special, incidental or consequential damages, including without limitation, loss of anticipated profits, revenue or use of capital, loss of use of leased spaces, and penalties imposed under the leases, whether based on contract, tort, negligence, strict liability or otherwise; provided, however, that the foregoing shall not limit or preclude a claim of PMC with respect to compensation due to PMC under this Agreement.

5.2. Except for amounts due PMC under this Agreement, either party's liability under this Agreement shall not in any event exceed the amounts of compensation for Services paid to PMC under this Agreement.

5.3. Except for actions to enforce payment to PMC, any claim or cause of action arising under or otherwise relating to this engagement must be filed within one (1) year of the events giving rise to the claim or cause of action.

5.4. The rights and obligations of this Article 5 shall survive the Agreement's termination or expiration.

6. ENVIRONMENTAL CONDITION OF SITE:

6.1. PMC's Services shall not include any services or responsibility (including for the detection, identification, prevention, collection of samples, testing of samples, abatement, or disposal) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, (vii) any viral, bacterial, or any other organism capable of inducing physical distress, harm, illness, or disease (including but not limited to any fungus, mold, mildew, mycotoxins, spores, or scents) or any byproduct thereof, or (viii) any other substance,

product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMC is not, and shall not be considered or required to be, an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

7. MISCELLANEOUS:

- 7.1. Nothing contained in this Agreement shall create a contractual relationship or a cause of action in favor of a third party against either COL or PMC. The Services performed by PMC under this Agreement are for the sole benefit of COL, and shall not be relied upon by other parties.
- 7.2. PMC and COL may not assign their rights under this Agreement without the prior written consent of the other.
- 7.3. PMC shall be entitled to use COL's name, photographs, renderings, narrative descriptions and similar materials relating to PMC's Services in connection with publications, awards, press releases, and marketing materials.
- 7.4. Provided that COL has paid all amounts due to PMC under this Agreement, COL shall be entitled to use all studies, reports, summaries, cost estimates, budgets, and other documents prepared by PMC in the performance of its Services; provided, however that COL shall not disclose or permit other parties to use such information and documents. PMC shall be entitled to retain copies of such documents for PMC's files. Notwithstanding the foregoing, PMC shall retain all ownership and intellectual property rights in, and COL shall not use or permit the use by others of, all standard contract provisions and modifications, financial analysis programs and similar tools developed by PMC for PMC's use generally and not developed solely for purposes of this engagement.
- 7.5. Any disputes between COL and PMC relating to PMC's Services or this Agreement shall be governed by the laws of the State of Michigan without giving effect to any choice of law or conflict of law rules or provisions (whether of the State of Michigan or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Michigan. Any controversy, dispute, or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by binding confidential arbitration in accordance with the applicable arbitration rules of the American Arbitration Association. Such confidential arbitration shall be

held in Oakland County Michigan, and the judgment upon the award rendered by the arbitrator or arbitrators may be entered in any court having jurisdiction. In the event of any dispute between the parties arising out of or in connection with this Agreement or these Terms and Conditions, the prevailing party shall be entitled to recover its costs incurred in connection therewith, including reasonable attorney fees.

- 7.6. PMC and COL shall each maintain insurance coverage as deemed by each to be necessary for its own protection; provided, however, that COL shall include PMC as an additional insured under COL's general liability insurance policy with respect to claims and losses related to this engagement only. In addition, if PMC provides Services under this Agreement in connection with the construction of a project for COL, the following shall apply: (i) COL's general contractor's/construction manager's general liability insurance for such project shall include PMC as an additional insured; and (ii) PMC and COL shall each waive all rights against each other and the contractors, consultants, agents and employees of the other for any loss or damage, for which property insurance is maintained by the injured party, and PMC and COL each shall require appropriate similar waivers from their contractors, consultants and agents.
- 7.7. No failure by COL or PMC to insist upon strict performance of any covenant, agreement, term or condition of this Agreement or to exercise any right, term or remedy for a breach of this Agreement, shall constitute a waiver of any such breach or of such covenant, agreement, term or condition.
- 7.8. The rights and obligations of this Article 7 shall survive the Agreement's termination or expiration.

8. TERMINATION

- 8.1. This Agreement may be terminated by COL upon thirty (30) days prior written notice if PMC is in default under this Agreement and fails to cure such default within such thirty day period. In addition, provided that COL is acting in good faith, COL shall be entitled to terminate this Agreement without cause upon thirty (30) days prior written notice to PMC.
- 8.2. PMC may terminate this Agreement or suspend its Services upon thirty (30) days prior written notice in the event of any of the following defaults by COL and failure of COL to cure such default within such thirty (30) day period: COL fails to make payment of amounts due to PMC under this Agreement; COL fails to follow the advice or recommendations of PMC; or COL otherwise is in default under this Agreement.

- 8.3. If PMC's Services are suspended for more than thirty (30) consecutive days, PMC may terminate this Agreement upon thirty (30) days prior written notice to COL.
- 8.4. In the event this Agreement is terminated for any reason, PMC shall be compensated on an equitable basis for services performed as of the effective date of termination in accordance with this Agreement. Upon any such termination and payment of amounts due to PMC, the parties hereto shall be released of any and all further liability hereunder.
- 8.5. This Agreement shall commence upon execution of the Agreement between PMC and COL and shall continue in effect for the term described in the Agreement, as may be extended by agreement of the parties, unless terminated sooner under the terms of this Section.
- 9. THIS AGREEMENT:**
- 9.1. COL and PMC accept the obligations of good faith and fair dealing towards each other with respect to this engagement.
- 9.2. This Agreement includes the proposal executed by PMC and COL, Exhibit A Scope of PMC's Services, Exhibit B Terms and Conditions, and other documents, if any, listed in the Agreement. This Agreement sets forth the entire, integrated agreement between PMC and COL, supersedes all prior proposals, negotiations, representations and agreements, whether written or oral, between PMC and COL, and shall govern the relationship between PMC and COL with respect to all Services provided by PMC to COL in connection with the engagement described in the Agreement. This Agreement may be amended only by written instrument signed by both PMC and COL.
- 9.3. Neither this Agreement nor PMC's performance of Services shall be deemed to create a partnership or joint venture between COL and PMC.
- 9.4. The parties to this Agreement have jointly participated in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement is to be construed as jointly drafted by the parties hereto and no presumption of burden of proof is to arise favoring or disfavoring any party by virtue of the authorship of any provision of this Agreement.

End of Exhibit B

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City of Livonia Facility Condition Assessment and Space Needs Assessment Update

03/01/2023



Agenda

- Plante Moran Cresa (PMC) engagement overview
- Activities completed to date
- Preliminary Findings + Recommendations
- Next steps



PMC Engagement Overview

Plante Moran Cresa (PMC) was engaged by the City of Livonia (COL) March of 2022 to conduct a Facility Condition Assessment (FCA) and Space Needs Assessment (SNA) for the following facilities:

- City Hall
- Police Department
- Fire Department
- Civic Center Library
- Senior Center + Community Transit Office
- Jack E. Kirksey Livonia Community Recreation Center
- Housing Commission
- Carl Sandburg Branch Library
- Alfred Noble Branch Library

These facilities were selected due to their potential impact on the Livonia Vision 21 Master Plan



PMC Engagement Overview

Purpose of Facility Condition Assessment:

- Based on visual observation, evaluate the condition of each facilities' building systems, including site conditions, building envelope (roof, exterior walls, windows and doors), interior finishes; mechanical, electrical, and plumbing systems.
- Determine the investment required to maintain these facilities over a ten-year period.
- Prioritize needs based on
 - Critical need (1 – 3 years)
 - Deferrable maintenance (4 – 6 years)
 - Future need (7 – 10 years)
- Provide The City of Livonia (COL) a capital planning template



PMC Engagement Overview

Purpose of Space Needs Assessment:

- Quantify the COL's current space and future needs
- Evaluate the COL's real estate to determine:
 - Current level of utilization and efficiency
 - Current level of workspace functionality (office/workstation size, natural day light, support spaces, etc.)
- Evaluate departmental adjacencies
- Identify opportunities for implementing an Alternate Work Schedule and/or Free-Addressing/Hoteling
- Compare COL's current workspace with modern workplace standards to identify opportunities for improved space utilization and efficiencies



Activities Completed to Date

Facility Condition Assessment:

- Reviewed historical information provided by COL (existing floor plans, surveys, etc.)
- Developed and distributed pre-site visit survey
- Collected and reviewed pre-site visit survey responses
- Toured facilities with COL staff
- Met with COL staff to validate data collected from site visits
- Compiled data to illustrate our preliminary findings
- Reviewed preliminary findings with COL team
- Developed Facility Condition Assessment Report



Activities Completed to Date

Space Needs Assessment:

- Reviewed owner furnished floor plans and historical data
- Toured facilities with COL staff
- Distributed a space needs survey to key department heads
- Conducted follow up interviews with department heads to review and validate survey responses
- Documented existing utilization and space deficiencies
- Compiled data to illustrate our preliminary findings
- Reviewed preliminary findings with COL team
- Developed Space Needs Assessment Report



Preliminary Findings + Recommendation

Following are Plante Moran Cresa's (PMC) preliminary findings and recommendations based on the Facility Condition Assessment and Space Needs Assessment PMC recently completed, as well as the City of Livonia Vision 21 Master Plan completed in 2018.



City Center Conceptual Plan from the City of Livonia Vision 21 Master Plan with approximate location of existing facilities overlaid.



Preliminary Findings + Recommendations

Facility Condition Assessment – Cost Summary

SUMMARY OF COSTS BY PRIORITIZATION					
FACILITY ASSESSMENT					
Bldg #	Name of Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Future Need (7 - 10)	Complete Cost with Escalation
1	City Hall	\$12,397,784	\$7,595,335	\$8,392,853	\$28,385,972
2	Police Department	\$8,467,808	\$3,381,330	\$1,875,608	\$13,724,746
3	Fire Department #1	\$1,335,601	\$897,792	\$766,557	\$2,999,950
4	Civic Center Library	\$6,348,772	\$4,936,406	\$1,240,231	\$12,525,410
5	Senior Center/Community Transit	\$5,811,271	\$659,776	\$1,029,377	\$7,500,424
6	Livonia Community Recreation Center	\$2,699,860	\$10,977,139	\$10,236,580	\$23,913,579
7	Housing Commission	\$856,369	\$169,270	\$310,537	\$1,336,176
8	Carl Sandburg Library	\$1,737,877	\$821,019	\$410,894	\$2,969,791
9	Alfred Noble Branch Library*	\$346,062	\$0	\$0	\$346,062
10	City Wide - Technology	\$1,928,999	\$626,925	\$713,730	\$3,269,654
TOTAL BUILDINGS BUDGET		\$41,930,405	\$30,064,991	\$24,976,366	\$96,971,763

Notes:

1. Alfred Noble Branch Library costs are for building demolition only. Costs associated with abatement and site prep are not included.
2. Costs are based on 2022 market conditions
3. Costs reflect escalation of 8% per year



Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department



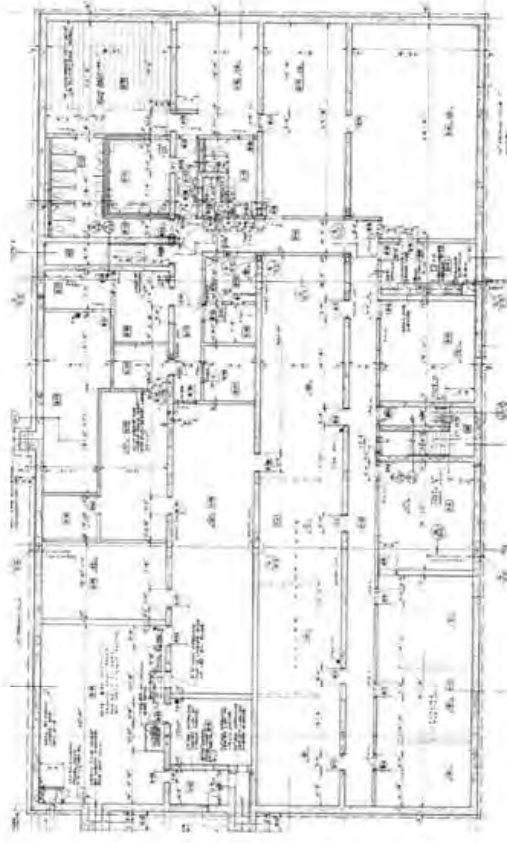
Address:	:5050 Farmington Rd, Livonia MI 48154
Year Built:	:1961/1987
Square Footage:	:99,540
Site Area:	:46.48 Acres
Parking Spaces:	:76
Stories:	:1
Basement:	:Yes
Elevator(s):	:Yes
Exterior Façade:	:Brick
Roof:	:PVC
Fire Protection:	:No

Site Plan:



SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department Basement Floor Plan (1961):





Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department
Basement Floor Plan (1986)

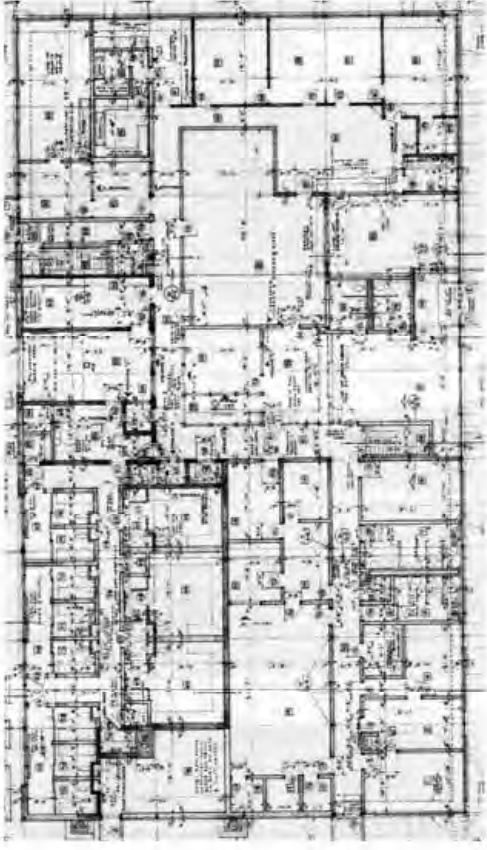


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SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department
1st Floor Plan (1961)



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Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department
1st Floor Plan (1986):



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Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

Program Area		Quantity		Unit	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
		Per Unit						
1.0 SITE								
Paving								
Pavement and Base Reconstruction			156,000	SF	\$0	\$1,314,144	\$0	
Replace Concrete Stairs and Railings			1	Allowance	\$27,000	\$0	\$0	
Selective Sidewalk & Curb Replacement			1	Allowance	\$48,384	\$0	\$0	
Sealcoating/Re-striping			156,000	SF	\$50,544	\$0	\$0	
Utilities								
Catch Basin / Manholes			6	EA	\$0	\$37,740	\$0	
Misc. Utility Repairs			1	Allowance	\$0	\$70,200	\$0	
Fire Suppression Utilities			1	Allowance	\$54,000	\$0	\$0	
Misc.								
Monument Sign - Powered & Electronic Display			1	EA	\$54,000	\$0	\$0	
Repairs Needed for Carports			1	Allowance	\$0	\$280,800	\$0	
Rework Concrete Entrance (Ramps and Railings)			1	Allowance	\$216,000	\$0	\$0	
SITE SUBTOTAL					\$449,928	\$1,702,884	\$0	\$2,152,812
2.0 BUILDING ENVELOPE								
Roofing Work								
Existing PVC Roof (Under Warranty- Install Year Unknown)			37000		\$0	\$0	\$0	
Install Guard Rails Around Roof Hatch			1	Allowance	\$5,400	\$0	\$0	
Windows								
Replace Exterior Window Systems			1	Allowance	\$324,000	\$0	\$0	
Re-caulk Windows			1	Allowance	\$91,800	\$0	\$0	
Exterior Walls								
Re-Caulk Expansion Joints			1	Allowance	\$16,200	\$0	\$0	
Tuckpointing			1	Allowance	\$81,000	\$0	\$0	
Exterior Doors								
Overhead Door Replacement			2	EA	\$24,192	\$0	\$0	
BUILDING ENVELOPE SUBTOTAL					\$542,592	\$0	\$0	\$542,592



Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

Program Area		Quantity		Unit	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
		Per Unit						
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware			240	EA	\$1,036,800	\$0	\$0	
Walls & Partitions								
Replace Fabric Wall Panels in Line Up Room			1	Allowance	\$16,200	\$0	\$0	
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling			60,000	SF	\$550,800	\$0	\$0	
Flooring								
Remove & Replace Flooring - Carpet			30,000	SF	\$108,540	\$141,102	\$0	
Remove & Replace VCT Flooring with LVT			30,000	SF	\$0	\$379,080	\$0	
Remove & Replace Carpet- Training Room			1	Allowance	\$54,000	\$0	\$0	
New Tile At Old Lobby Entrance			1	Allowance	\$5,400	\$0	\$0	
Windows								
Remove & Replace Window Treatments			1	Allowance	\$0	\$0	\$95,904	
Paint								
Paint - Basement			1	Allowance	\$81,000	\$0	\$0	
Paint - Interior			59,540	SF	\$0	\$125,391	\$0	
Paint Structural Steel in Carports			1	Allowance	\$64,800	\$0	\$0	
Paint Basement			1	Allowance	\$0	\$0	\$0	
Signage								
Replace Interior Signage			59,540	SF	\$0	\$33,438	\$0	
Restrooms								
Renovate Toilet Rooms			8	EA	\$432,000	\$0	\$0	
Casework & Countertops								
Replace Misc. Casework/Millwork			1	Allowance	\$21,600	\$0	\$31,968	
Other								
Elevator Cab Upgrade			1	Allowance	\$0	\$84,240	\$0	
Renovate Various Locker Rooms			1	Allowance	\$1,080,000	\$0	\$0	
Renovate Cafeteria / Lounge (In Process)			1	Allowance	\$10,800	\$0	\$0	
INTERIOR/FINISHES SUBTOTAL					\$3,461,940	\$763,251	\$127,872	\$4,353,063



Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

Program Area		Quantity Per Unit	Unit	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
4.0 PLUMBING SYSTEMS							
Fire Protection							
New Fire Suppression System		40,000	SF	\$216,000	\$0	\$0	
Equipment & Fixtures							
Existing Lochinvar Hot Water Heater, Serial # 102522081, 2015		1	EA	\$0	\$11,232	\$0	
Existing Lochinvar Hot Water Heater, Serial # AB4230360, 2004- Replaced 2022		1	EA	\$0	\$0	\$0	
Existing Lochinvar Hot Water Heater, Serial # AB4258516, 2004- Replaced 2022		1	EA	\$0	\$0	\$0	
Existing Lochinvar Hot Water Heater, Serial # 1243A006858, 2012		1	EA	\$8,640	\$0	\$0	
Provide Bottle Filler Drinking Fountains		6	EA	\$43,546	\$0	\$0	
Piping							
Replace Piping, Valves & Unions		1	0	\$0	\$0	\$0	
			Allowance	\$0	\$0	\$39,960	
PLUMBING SYSTEMS SUBTOTAL				\$268,186	\$11,232	\$39,960	\$319,378
5.0 HVAC SYSTEMS							
Equipment							
Existing Lochinvar Boiler, 2009		1	EA	\$0	\$0	\$0	
Existing Lochinvar Boiler, Serial # I09H00221808, 2009		1	EA	\$0	\$0	\$0	
Existing Carrier Roof Top Unit, Serial # 2496G21157, 1996 (In Process)		1	EA	\$27,000	\$0	\$0	
Existing Trane Roof Top Unit, Serial # C13H04967, 2013		1	EA	\$0	\$0	\$39,960	
Existing Liebert Condensing Unit, Serial # 0739C03857, 2007		1	EA	\$0	\$0	\$39,960	
Existing Liebert Condensing Unit, Serial # 0112C46261, 2001		1	EA	\$0	\$0	\$39,960	
Existing Carrier Air Handling Unit, Serial # 2213U21703, 2021			EA	\$0	\$0	\$0	
Existing Trane Chiller, Serial # J98H82634, 1998		1	EA	\$108,000	\$0	\$0	
Existing Fujitsu Split System, Serial # BWP 000063, 2017		1	EA	\$0	\$0	\$22,378	
Existing Fujitsu Split System, Serial # BWP 000546, 2016		1	EA	\$0	\$0	\$22,378	
Existing Fujitsu Split System, Serial # QVA 017109, 2019		1	EA	\$0	\$0	\$22,378	
Existing Fujitsu Split System, Serial # QVN 012696, 2019		1	EA	\$0	\$0	\$22,378	
Piping							
Replace Piping, Valves & Unions		1	Allowance	\$0	\$0	\$39,960	
Other HVAC							
Air and Water Balance		59,540	SF	\$0	\$0	\$28,551	
Commissioning		59,540	SF	\$0	\$0	\$19,034	
Temperature Controls		59,540	SF	\$0	\$0	\$266,472	
HVAC SYSTEMS SUBTOTAL				\$135,000	\$0	\$584,890	\$719,890



Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

Program Area		Quantity		Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
		Per Unit	Unit				
6.0 ELECTRICAL SYSTEMS							
Power							
Power for IT Equipment & Upgrades		1	Allowance	\$21,600	\$0	\$0	
Replace Existing Electrical Panels		1	Allowance	\$0	\$0	\$79,920	
Power for new HVAC		1	Allowance	\$60,480	\$0	\$89,510	
Miscellaneous Power Allowance		59,540	SF	\$25,721	\$0	\$0	
Panel Capacity Investigations and Re-tagging		1	Allowance	\$18,144	\$0	\$0	
Lighting							
Replace Lighting with LED's (New OS, Switching, etc.)		59,540	SF	\$469,413	\$0	\$0	
Replace Exterior Wall Packs		12	EA	\$10,886	\$0	\$0	
Fire Alarm System							
Adjustments to Fire Alarm System		1	Allowance	\$0	\$0	\$17,902	
Other							
Replace PA System		1	Allowance	\$108,000	\$0	\$0	
ELECTRICAL SYSTEMS SUBTOTAL				\$714,245	\$0	\$187,332	\$901,578
7.0 SECURITY							
Security							
Security Allowance - Cameras / Surveillance		1	Allowance	\$0	\$0	\$119,880	
Security Allowance - Access Controls		1	Allowance	\$0	\$0	\$119,880	
Security Allowance		1	Allowance	\$36,000	\$46,800	\$53,280	
SECURITY SYSTEMS SUBTOTAL				\$36,000	\$46,800	\$293,040	\$375,840
8.0 ABATEMENT							
Abatement							
Abatement Allowance		1	Allowance	\$540,000	\$0	\$0	
ABATEMENT SUBTOTAL				\$540,000	\$0	\$0	\$540,000
9.0 FURNITURE & EQUIPMENT							
General Furniture							
FFE Allowance		1	Allowance	\$151,200	\$0	\$223,776	
Other							
Replace Jail Metal Benches/Cots		1	Allowance	\$81,000	\$0	\$0	
FURNITURE & EQUIPMENT SUBTOTAL				\$232,200	\$0	\$223,776	\$455,976



Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

Program Area		Quantity		Unit	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
		Per Unit						
10.0 TECHNOLOGY								
Technology								
Primary Dispatch Center - 2020								
Primary Dispatch Center Equipment - 2021						EA	\$0	\$0
Laptop/Desktop Replacement (Every 5 Years) \$2,400/Each						EA	\$0	\$0
						EA	\$0	\$0
							\$0	\$0
							\$0	\$0
TECHNOLOGY SUBTOTAL							\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:							\$6,380,091	\$2,524,166
Project Contingency:					10.00%		\$614,789	\$252,417
Permits, Testing & Printing:					2.50%		\$169,067	\$69,415
Professional Fees & Costs:					9.00%		\$680,004	\$279,192
Construction Manager Fee & Costs:					9.00%		\$623,857	\$256,140
PROJECT TOTAL							\$8,467,808	\$3,381,330
								\$1,875,608
								\$990,515
								\$272,392
								\$1,095,586
								\$1,005,125



Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

Photos:



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Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

Photos:



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SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

Photos:



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Preliminary Findings + Recommendations

Facility Condition Assessment – Police Station

SECTION C | Individual Building Assessments:

Building 02 – Livonia Police Department

Photos:



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SECTION C | Individual Building Assessments:

Building 02 – Livonia Police Department

Photos:



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Preliminary Findings + Recommendations

Note:

- The following recommendations are based on PMC's preliminary findings from the Facility Condition Assessment and Space Needs Assessment, as well as the Vision 21 Master Plan.
- PMC recommends the COL obtain the following additional information for consideration:
 - Detailed space and site programs for each facility
 - Highest and best use report
 - Operational cost report
 - Market analysis
 - Library strategic plan



Preliminary Findings + Recommendations

Space Needs Assessment - City Hall

Preliminary Findings

- Current facility is approximately 45 years old
- Many of the existing building systems have reached the end of their useful life
- Critical Need (1-3 Years) = \$12M and Deferrable Maintenance (4-6 Years) = \$7.5M
- Inefficient floor plates and excessive volume
- Opportunity to reduce required square footage by approximately 7,600 square feet
- Opportunity to reduce operations and maintenance costs
- Current building location, aesthetic, and typology does not align with the Vision 21 Master Plan

Recommendations

- Based on our preliminary findings; PMC recommends the City of Livonia consider relocating City Hall to a new facility.



Preliminary Findings + Recommendations

Space Needs Assessment - Police Station

Preliminary Findings

- Current facility is approximately 61 years old (original building) and 36 years old (addition)
- Many of the existing building systems have reached the end of their useful life
- Critical Need (1-3 Years) = \$8.4M and Deferrable Maintenance (4-6 Years) = \$3.3M
- Inefficient floor plate
- Lack of natural daylight
- Lack of gun range and Virtra Simulation Room
- Opportunity to reduce required square footage by approximately 6,000 square feet
- Current building location, aesthetic, and typology does not align with the Vision 21 Master Plan

Recommendations

- Based on our preliminary findings; PMC recommends the City of Livonia consider relocating Police Department to a new facility or consider a major renovation to the existing facility.



Preliminary Findings + Recommendations

Space Needs Assessment - Fire Station

Preliminary Findings

- Current facility is approximately 55 years old (original building) and 4 years old (addition)
- Many of the existing building systems have reached the end of their useful life
- Critical Need (1-3 Years) = \$1.3M and Deferrable Maintenance (4-6 Years) = \$900K
- Opportunity to reduce required square footage by approximately 2,400 square feet
- Current building aesthetic does not reflect modern fire station design standards

Recommendations

- Based on our preliminary findings, PMC recommends the City of Livonia consider relocating Fire Station No. 1 to a new facility or consider a major renovation to the existing facility.



Preliminary Findings + Recommendations **Space Needs Assessment - Senior Center/Community Transit**

Preliminary Findings

- Current facility is approximately 58 years old (original building), 38 Years old (lobby renovation) and 21 years old (office renovation)
- Many of the existing building systems have reached the end of their useful life
- Critical Need (1-3 Years) = \$5.8M and Deferrable Maintenance (4-6 Years) = \$650K
- Inefficient floor plan
- Parking lot safety issues
- Lack of conference/flex space
- Current building location, aesthetic, and typology does not align with the Vision 21 Master Plan

Recommendations

- Based on our preliminary findings; PMC recommends the City of Livonia consider relocating the Senior Center/Community Transit to a new facility.



Preliminary Findings + Recommendations

Space Needs Assessment - Recreation Center

Preliminary Findings

- Current facility is approximately 19 years old
- Critical Need (1-3 Years) = \$2.6M and Deferrable Maintenance (4-6 Years) = \$10.9M
- Some areas are underutilized, while others are overutilized

Recommendations

- Based on our preliminary findings, PMC recommends the City of Livonia consider renovating the Recreation Center to include the following:
 - Converting the existing Concession/Vending area to a Teen Zone
 - Reconfigure the Entry Lobby and Reception area to improve member/public access and security.
 - Repurposing the underutilized spectator gallery to accommodate programs that are in high demand (fitness, aerobics, multi-purpose, etc.)
 - Critical CIP needs



Preliminary Findings + Recommendations **Space Needs Assessment - Housing Commission**

Preliminary Findings

- Current facility is approximately 56 years old
- Many of the existing building systems have reached the end of their useful life
- Critical Need (1-3 Years) = \$850K and Deferrable Maintenance (4-6 Years) = \$170K
- Opportunity to reduce required square footage by approximately 3,800 square feet

Recommendations

- Based on our preliminary findings, PMC recommends the City of Livonia consider consolidating the Housing Commission with the new City Hall facility.



Preliminary Findings + Recommendations

Space Needs Assessment - Civic Center Library

Preliminary Findings

- Current facility is approximately 35 years old
- Many of the existing building systems are reaching the end of their useful life
- Critical Need (1-3 Years) = \$6.3M and Deferrable Maintenance (4-6 Years) = \$4.9M

Recommendations

- Based on our preliminary findings, PMC recommends the City of Livonia consider renovating the Civic Center Library to create a more efficient layout that addresses the deficiencies identified in the SNA and consolidates the services/programs currently housed at Carl Sandburg Library.



Preliminary Findings + Recommendations

Space Needs Assessment - Carl Sandburg Branch Library

Preliminary Findings

- Current facility is approximately 61 years old
- Many of the existing building systems are reaching the end of their useful life
- Critical Need (1-3 Years) = \$1.7M and Deferrable Maintenance (4-6 Years) = \$800K

Recommendations

- Based on our preliminary findings, PMC recommends the City of Livonia consider consolidating the Carl Sandburg Library with the Civic Center Library.



Preliminary Findings + Recommendations

Space Needs Assessment - Alfred Noble Branch Library

Preliminary Findings

- Current facility is approximately 55 years old
- Many of the existing building systems are reaching the end of their useful life
- Critical Need (1-3 Years) = \$350K (demolition only)

Recommendations

- Based on our preliminary findings, PMC recommends the City of Livonia consider demolishing the Alfred Noble Library.



Next Steps

- Consider PMC's recommendations for relocation of certain facilities with development of a detailed space/site program for each.
- Implement recommended critical needs capital improvements for remaining facilities
- Proceed with PMREIA Phase 2 scope including highest & best use analysis and development strategy



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
January 23, 2023

MEETING DATE

COI030123/R031323

PREPARED BY

Sara Kasproicz, Council Office Manager,

AGENDA ITEM

CR 02-23 Subject matter of the 2022 Facility Condition Assessment and Space Needs Assessment.

BACKGROUND

#002-23 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Rob Donovic, at the Regular Meeting held January 18, 2023, the Council does hereby refer the "2022 Facility Condition Assessment and Space Needs Assessment" to the Capital Outlay and Infrastructure Committee for further discussion.

RECOMMENDATION

To discuss item as presented.

FISCAL CONSIDERATION

ATTACHMENTS

1. COI022223 LTC Space Needs and Cap Plan Svcs Report
2. R011823 Subject matter of Space Needs Assessment to COI CR 02-23
3. S013122 Space Needs Assessment Documents
4. R021622 Approval of engineering svcs for Space Needs Assess and Cap Planning CR 51-22
5. 20221119_COL_FCA and SNA_Preliminary Findings-FINAL
6. 20221119_COL_Facility Condition Assessment-FINAL
7. 20221119_COL_Space Needs Assessment-FINAL

APPROVED BY

On a motion by Councilmember McCullough, supported by Councilmember Donovic and unanimously adopted, it was:

#002-23 RESOLVED, that upon the motion by Councilmember Brandon McCullough, seconded by Councilmember Rob Donovic, at the Regular Meeting held January 18, 2023, the Council does hereby refer the "2022 Facility Condition Assessment and Space Needs Assessment" to the Capital Outlay and Infrastructure Committee for further discussion.

<i>ITEM REQUESTED BY COUNCIL (Regular Meeting of January 18, 2023)</i>
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Motion:	McCullough
Second:	Donovic
Ayes:	Bahr, Donovic, Morgan, McCullough, McIntyre, Jolly
Nays:	None
Absent:	Toy

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF THE STUDY MEETING HELD JANUARY 31, 2022**

17

Meeting was called to order at 8:00 p.m. by President Jim Jolly. Present: Rob Donovic, Scott Morgan, Brandon McCullough, Kathleen McIntyre, Scott Bahr and President Jim Jolly. Absent: Vice President Laura Toy

12. AWARD OF CONTRACT: Department of Public Works; re: with Plante Moran Cresa, LLC, to provide professional engineering services for Space Needs Assessments and Capital Planning; from budgeted funds.

Dave Varga, Chief of Staff, presented the request to Council. He explained that this assessment was something that Council and the Community have asked for and was identified in the Livonia 21 Master Plan. They have met with officials from Livonia Public Schools, sharing key role that Plante Moran Cresa (PMC) played in developing their facilities. Brandon McCullough asked if this was procured or if PMC is on a rotating list of companies that offer professional services. Jacob Rushlow, Assistant Director of Public Works, responded that PMC is not currently and will be addressed later in the presentation. Rob Donovic noted the list of different capital planning services, asking if the buildings were in chronological order. Jacob stated the buildings are listed to identify all of the buildings. They are not in chronological order; they will be done at the same time.

Scott Bahr noted this was discussed at length during the budget process last year. He referred to the buildings previously spoken about, noting that each Department Heads at each building will have a handle on what the needs of the buildings are. He asked to differentiate what is being done here from the normal activity. Jacob stated PMC would perform a needs assessment for space in each building, assess how Department Heads and key staff work within their facility and assess the condition of each building. This will create a life cycle analysis of the needs for each building. Jacob stated that recommendations to prioritize improvements will be provided in the report for each building along with budget considerations. Jacob introduced PMC to the podium.

Andrew Fountain, 5938 Oakland Valley Drive, Oakland Township, provided background information on working with the school district, along with neighboring communities. Brandon McCullough referred to the Capital Improvement Plan, asking if it was part of Phase 1 or Phase 2. Andrew responded that the Space Needs Assessment and the Capital Improvement Plan are both in Phase 1. Brandon asked if what was under the due diligence were not included. Andrew stated that after reviewing historical information, if there were services that require any of those items, they would make recommendations to enter a contract to procure those services. Brandon asked if they would be making recommendations on new construction. Andrew responded that recommendations would be provided for each facility. Brandon asked upon approval, they are looking at three months. Andrew

clarified with a duration of four months.

Rob Donovic referred to Phase 2 services not having fees and questioned if this was the normal process. Andrew responded that the results from Phase 1 analysis will drive the scope of Phase 2. If the City wanted to activate Phase 2 services, they would create a fee and scope that matches Phase 1. Scott Bahr offered an approve resolution for the Consent agenda. Brandon McCullough asked about the procurement of this project, as he referred to earlier on this item. Jacob Rushlow responded that PMC services are a unique combination of services that they won't be able to find under roof, it would be a combination of different companies. Brandon stated that he is on the fence about not procuring the services and would like this item to be on the Regular agenda.

Jim Jolly stated that PMC provided work for the building of the new courthouse approximately ten (10) years ago and would like to hear about our experience in working with them. He noted that Mike Slater, Finance Director was there and could give detail on that project. Mike Slater agreed that PMC was the advisor on the new district court. He stated they provided excellent service on the project; they were on time and within budget. His experience was very favorable. He spoke that in the Finance ordinance, one of the exceptions for waiving sealed bids is the procurement of professional services. This is an existing exemption that Council has the opportunity to use for the procurement of this type of service.

DIRECTION: APPROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

17.

DPW
February 1, 2022

MEETING DATE

Study Meeting of
January 31, 2022

PREPARED BY

Lori Miller, Deputy City Clerk,

AGENDA ITEM

AWARD OF CONTRACT: Department of Public Works; re: with Plante Moran Cresa, LLC, to provide professional engineering services for Space Needs Assessments and Capital Planning; from budgeted funds.

BACKGROUND

Over the past few months, the DPW, Planning & Economic Development, Parks & Recreation, Inspection, Finance, and the Mayor's Office have been collaborating with the goal of continued progress toward priorities set by the community in the Livonia Vision 21 master plan. With a focus on the Civic Center campus, the team realized the first step towards responsible capital planning for facility improvements begins with knowing what you have and how it's being used. A space needs assessment is proposed to be conducted for multiple building facilities including city hall, police and fire, library, senior center, rec center, housing, and community transit. This assessment will analyze available building space, utilization, capacity, departmental operations, and future objectives. Recommendations to prioritize improvement opportunities will be provided for each along with associated budget considerations. With the assessment complete, a capital improvement plan will be developed that will categorize the areas of need by critical, deferred maintenance, and enhancement in alignment with funding availability.

In order to assist the City with this endeavor, we have conferred with team members from Plante Moran Cresa (PMC). We believe that PMC can offer a unique combination of services not found by any other single planning firm in Southeast Michigan. Their approach to real estate consulting and program management services will truly guide the City with strategic, financial, and mission-driven decisions during capital project planning. They come with vast experience in relevant public/governmental sectors, including providing ongoing services as program manager for the Livonia Public Schools since 2012.

The detailed proposal and scope of services from PMC is attached.

RECOMMENDATION

It is respectfully requested that City council authorize the Mayor and City Clerk to execute an agreement for professional services with Plante Moran Cresa, LLC, 3000 Town Center, Suite 100, Southfield, MI 48075 for Space Needs and Capital Planning for an amount not to exceed \$120,000.00 from budgeted funds.

FISCAL CONSIDERATION

Budgeted funds in the amount of \$120,000.00 are available in account no. 418-000-813-000, Building Improvement Fund – Professional Services.

ATTACHMENTS

1. Plante Moran - Capital Planning and Space Needs Assessment EL 011822
2. Plante Moran - Cover letter

APPROVED BY



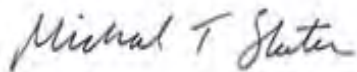
Jacob Rushlow, P.E., Assistant Director of Public Works

Date: January 21, 2022



Donald Rohraff, Director of Public Works

Date: January 21, 2022



Michael Slater, Finance Director

Date: January 21, 2022



Maureen Miller Brosnan, Mayor

Date: January 21, 2022

January 18, 2022

VIA EMAIL TO: jrushlow@livonia.gov

Mr. Jacob Rushlow, P.E.
Assistant Director of Public Works
City of Livonia
12973 Farmington Rd.
Livonia, MI 48150

RE: Proposal for Space Needs and Capital Planning Services For City of Livonia

Dear Mr. Rushlow:

Thank you for the opportunity to allow Plante & Moran Cresa, L.L.C. ("**PMC**") to present this proposal to provide the Space Needs and Capital Planning Services outlined in this letter (the "**Services**") to City of Livonia ("**COL**"). PMC agrees on behalf of itself and each of its employees that no such person or entity shall represent the products or services of any related architect, engineer, property owner, landlord, contractor, or vendor.

ENGAGEMENT

It is our understanding that the engagement generally will involve providing Phase 1 - Space Needs and Capital Planning services for the City of Livonia Civic Center (the "**Project**"). Following the completion of Phase 1 Services, this engagement may be amended, at COL's discretion, for PMC to provide Phase 2 Services set forth herein.

Phase 1 - Space Needs and Capital Planning Services to be provided by PMC for this engagement are more particularly described in the Scope of Services attached as Exhibit A (the "**Services**") and will be performed subject to the Terms and Conditions attached as Exhibit B.

In preparing this proposal, PMC has made the following key assumptions regarding this engagement. These key assumptions have been relied upon by PMC in determining the required Scope of Services designated on Exhibit A, PMC's compensation for its Services, and the terms of this engagement:

Project Related Assumptions:

- The Project's anticipated duration is four (4) months
- The Services will include Capital Planning Services of the following locations:
 - Livonia City Hall – 33000 Civic Center Dr. Livonia MI 48154
 - Livonia Police Department – 15050 Farmington Rd. Livonia MI 48154
 - Livonia City Fire Department - 14910 Farmington Rd. Livonia MI 48154
 - Livonia Civic Center Library – 32777 Five Mile Rd. Livonia MI 48154
 - Livonia Civic Center Park Senior Center – 15218 Farmington Rd. MI 48154

- o Jack E. Kirksey Livonia Community Recreation Center – 15100 Hubbard St. Livonia MI 48154
- o Livonia Housing Commission – 10800 Farmington Rd. Livonia MI 48150
- o Livonia Community Transit – 15218 Farmington Rd. Livonia MI 48154
- o Carl Sandburg Library – 30100 W. Seven Mile Rd. Livonia MI 48152
- o Alfred Noble Branch Library – 32901 Plymouth Rd. Livonia MI 48150
- Any alternations, building additions, or new facilities shall be constructed of normal, durable, and readily available materials, as used in the construction of similar facilities
- COL will provide PMC with all available building and site drawings, previous reports, assessments, equipment/building repair, replacement information and any other pertinent information
- COL will provide a single point of contact that is authorized to make timely decisions on behalf of COL for the services
- The funding source for the Services will be determined by COL which will be communicated to PMC in writing along with any associated funding related requirements.
- Plante Moran Real Estate Investment Advisors, L.L.C (“PMREIA”) will provide Phase 2 services, upon authorization by COL, as a sub-consultant to PMC.
- The current and potential future impacts of COVID-19 to PMC’s Services are unknown and difficult for PMC or COL to anticipate and plan for. If COVID-19, or other circumstances beyond PMC’s control, impact PMC’s ability to travel, conduct in-person or onsite activities, or otherwise deliver its Services, PMC and COL shall work together in good faith to mitigate the impacts to PMC’s services and PMC shall not be deemed in breach of the agreement.

COMPENSATION

PMC will be compensated by COL for its Services in accordance with the payment terms in Exhibit B as follows:

Phase 1 Services - Fixed Fee - COL shall pay PMC a fixed fee of One Hundred Twenty Thousand and Dollars and zero cents (\$120,000.00), payable in equal monthly installments of Thirty Thousand Dollars and zero cents (\$30,000.00);

Phase 2 Services - COL and PMC may amend this agreement for PMC to perform Phase 2 Services, upon authorization by COL. COL and PMC will work together to establish a mutually agreeable fee and duration for Phase 2 services.

ACCEPTANCE & TERM

To accept this proposal including the terms of this letter and Exhibits A and B attached hereto, please sign below and return it to me. Upon execution, this proposal (including Exhibits A and B) will become a binding agreement (the “**Agreement**”) between COL and PMC.

This Agreement is effective, and PMC’s Services will commence as of the Agreement's execution. The term of the Agreement shall continue for four (4) months from the effective date of the Agreement. Should you have any questions please contact me at 248-603-5088.

Sincerely,
PLANTE & MORAN CRESA, L.L.C.



Greg VanKirk
Partner



Andy Fountain
Vice President

We accept this proposal, including Exhibits A and B attached hereto, which sets forth the entire Agreement between COL and PMC for the Services specified herein. We acknowledge that such acceptance creates a binding agreement between COL and PMC.

Accepted and Agreed:
CITY OF LIVONIA

_____/_____
By: Mayor Maureen Miller Brosnan Date
Its: Mayor City of Livonia

_____/_____
By: Ms. Susan M. Nash Date
Its: City Clerk

_____/_____
By: Paul Bernier Date
Its: Legal Counsel

_____/_____
By: Mr. Michael Slater Date
Its: Finance Department Head

Exhibit A

Scope of Services

Upon execution of PMC's proposal dated January 18, 2022, this Exhibit A shall be incorporated into the Agreement between Plante & Moran Cresa, L.L.C. ("**PMC**") and City of Livonia ("**COL**"). PMC shall provide to COL, in accordance with the terms and conditions set forth in Exhibit B, its Services comprised of the following:

Phase 1: PMC shall provide Space Needs Assessment and Capital Planning Services to COL upon execution of the initial engagement. PMC's Space Needs Assessment and Capital Planning Services may be comprised of the following:

Space Needs Assessment Services:

1. **Review of Previous Reports:** Reviewing previous reports provided by COL relative to COL's facilities. PMC will meet with COL staff to identify all reliable sources of existing data such as facility inventory lists, plans, maps, studies, etc. If available, existing studies, reports, and plans will be provided to PMC for use in completing the scope of work.
2. **Determine Space Needs:** The activities constituting PMC's Space Needs services may be comprised of the following:
 - I. Conduct tours of COL's facilities and associated sites;
 - II. Assistance developing and distributing user/occupant surveys;
 - III. Conducting clarification interviews;
 - IV. Assisting in the development of workplace standards;
 - V. Assisting in defining expansion and contraction requirements;
 - VI. Assisting in identifying preferred adjacency requirements;
 - VII. Assisting in defining parking and site requirements;
 - VIII. Assisting in defining preferred amenities,
 - IX. Assisting in determining centralized and decentralized (multiple locations) operation requirements;
 - X. Assisting in incorporating current workplace trends; and
 - XI. Assisting and advising COL in the review and refinement of space needs and workplace strategy.
3. **Utilization and Capacity Analysis:** Based on the findings from COL's site tour and space needs activities, create a utilization and capacity analysis with corresponding floor plans for COL's facilities illustrating current usage and capacities for COL's consideration.
4. **Preliminary Findings:** Presenting preliminary findings of PMC's Space Needs and Building Utilization and Capacity Analysis at two (2) meeting with COL administration to review department and operational goals and objectives in comparison to current utilization and capacity information, review and prioritize improvement opportunities identified, and finalize preliminary budget findings.

5. **Final Report:** Based on input from COL's administration relative to the preliminary findings and in review of department and operational goals and objectives, provide a final presentation and report to the COL administration, and to City Council at three (3) meetings.

Capital Planning Services:

1. **Capital Assessment:** PMC shall perform a cursory capital assessment through one or more site visits to the Project identified in PMC's proposal as well as review previous reports provided by the COL, and capital needs relative to demolition, renovation, and replacement of like-kind.
2. **Due Diligence:** Assisting COL in reviewing the existing due diligence information including:
 - a. Environmental Phase I and Phase II
 - b. Baseline environmental assessment
 - c. Asbestos/Lead surveys or reports
 - d. Survey (ALTA or similar)
 - e. Geotechnical reports
 - f. Other due diligence reasonably necessary for potential redevelopment or saleIf due diligence documentation is not available, PMC will assist COL in hiring and coordinating the services of professionals to obtain this information.
3. **Benchmarking:** Conduct benchmarking of current and projected capital projects in relation to market conditions in the greater context of local, regional, and national trends with relation to repurpose, sale, or demolition of the facility/site.
4. **Review of Purchase (or Lease) Agreement:** Assisting COL and its legal counsel with reviewing the purchase (or lease) agreement, and advise on the terms and conditions regarding:
 - a. Facility sale
 - b. Purchase agreements
 - c. Option agreements
 - d. Development agreements
5. **Capital Planning Improvement Plan:** Meeting with COL's project committee, administration, and City council to discuss facility and technology system improvement needs and generate an implementation strategy based on COL's goals and budget. PMC will assist COL in developing a Capital Planning Improvement Plan that will categorize the areas of need/goals by critical, deferred maintenance, and enhancement in alignment with funding opportunities. PMC will assist COL to review asset management programs to be utilized as a repository of findings for the Capital Planning Improvement Plan.
6. **Preliminary Findings:** Presenting preliminary findings of PMC's assessment and analysis at two (2) COL administration meetings to review goals and objectives in comparison to current and projected capital and operations and review and prioritize improvement opportunities identified in relation to preliminary budget findings.
7. **Final Report:** Based on input from COL administration relative to the preliminary findings and in review of goals and objectives, provide a final presentation and report to the COL administration, and if requested, at three (3) COL City council meetings.

Phase 2: COL and PMC may amend the Agreement for PMC to provide Phase 2 services. PMC shall have no obligation to provide Phase 2 Services unless and until the Agreement is amended accordingly. Phase

2 Services shall be performed by PMREIA as a sub-consultant to PMC. PMREIA's Phase 2 Services may be comprised of the following:

The following key assumptions have been made by PMREIA In preparing this scope of work, which have been relied upon by PMREIA in determining the Services, PMREIA's compensation, and the terms of this Agreement.

- COL will create a steering committee with whom PMREIA will work pursuant to the Scope of Services
- COL will provide key relevant information to PMREIA including:
 - Title work
 - Survey
 - Topographic survey
 - Environmental Reports
 - Soils reports
 - Utility plans, incl. availability and capacity
 - Programming requirements for public spaces
 - Relevant planning studies for each site

Deliverables/Meetings: At the completion of this assignment, PMREIA will provide COL a final report to summarize findings, the analysis, and recommendations. During the completion of the below scope of work, PMREIA will meet a total of three (3) times with the City selected steering committee to provide them with updates and to obtain guidance. Additionally, PMREIA will attend a meeting with the City Council to discuss the report and its findings.

Highest & Best Use Analysis – PMREIA will perform a real estate analysis utilizing both previously collected and current data to assess the property:

- i. Area Assessment - Conduct a thorough walk-through of the subject properties/land and surrounding area(s) to understand their physical characteristics and current market uses that will influence redevelopment.
- ii. Due Diligence – Review of property due diligence reports to understand zoning, master planning, visibility/access, title /survey issues, utility capacity, wetlands/woodlands, traffic counts, eligibility for incentives and environmental (as reports are available). To supplement the aforementioned, interviews with City engineering, planning, and zoning personnel will be conducted as warranted.
- iii. Market Analysis – Assess current market conditions, trends, and market development pipeline to aid in key analysis assumptions such as property values, lease/rental rates, vacancy rates, absorption rates and construction costs. Analysis includes assessing the competitive market set/supply for all asset classes based on in-depth market knowledge, coupled with database

sources and key market data. Market data will also be gathered through networking with brokerage, real estate investor/owners and the development community within the market area.

Development Strategy – PMREIA will test various uses to determine feasibility and suggest approaches for redevelopment:

- i. Financial Analysis: Consolidate the financial and market data assumptions from the highest and best use into a high-level financial pro-forma to determine the financial viability of the proposed program. The financial proforma will include sources/uses, cash flow schedules, financing scenarios and key return metrics. The analysis may identify potential economic “gaps” in the sources of capital projected.
- ii. Development Approach: Assess/analyze possible development approach scenarios, dependent on programming and market analysis, including joint ventures or ground leases under a public/private partnership structure. The approaches will suggest tools or alternate development options that mitigate any economic gaps forecasted in the Financial Analysis. In anticipation of an RFP/RFQ, an RFI (request for information) may be formally or informally conducted to validate conceptual approaches and or enhance those identified in the analysis.

End of Exhibit A

Exhibit B
Terms & Conditions

Upon execution of PMC's proposal dated January 18, 2022, this Exhibit B shall be incorporated into the Agreement between Plante & Moran Cresa, L.L.C. ("**PMC**") and City of Livonia ("**COL**").

1. PMC's SERVICES:

- 1.1. PMC's services (the "**Services**") include the consulting services designated on Exhibit A to the Agreement and additional services, if any, performed by PMC in connection with its engagement under the Agreement. PMC shall perform the Services in accordance with the Terms and Conditions in this Exhibit B.
- 1.2. PMC and COL acknowledge that PMC shall have no authority, express or implied, to enter into written or oral agreements on behalf of COL, to take any other actions with respect to COL's project or the business affairs of COL, or to commit or otherwise obligate COL in any manner whatsoever, without the prior written approval of COL. The Services provided by PMC are inherently advisory in nature. PMC shall have no responsibility for management decisions or management functions.

2. COL RESPONSIBILITIES:

- 2.1. COL shall designate Jacob Rushlow, Assistant Director of Public Works and Mark Taormina, Planning and Economic Development Director as qualified representatives with industry knowledge and authority to act on COL's behalf to be the contact person for purposes of the communications between COL and PMC regarding PMC's Services. These individuals will oversee the performance of the services identified in Exhibit B, including evaluating the adequacy of and accepting responsibility for the results of the services.
- 2.2. COL shall provide full information to PMC regarding COL's requirements as necessary for the performance of PMC's Services.
- 2.3. COL shall provide information, review documents provided by PMC, and render decisions relating to PMC's Services on a timely basis so as not to delay the performance of PMC's Services.
- 2.4. COL shall engage third parties to provide services, including by way of example, surveyors, testing consultants, architects, engineers, attorneys, and risk management consultants, as reasonably required for the performance of PMC's Services.
- 2.5. COL shall obtain all permits required for its use and operation of the project, facilities, and systems which are the subject of this engagement, including, by way of example, air and water discharge permits for operation of manufacturing process equipment.
- 2.6. COL represents that it has, or will obtain, adequate financing for the Project which is the subject of this engagement and that the required funds will be available on a timely basis. COL acknowledges that COL 's failure to timely provide necessary funds as required may adversely affect the Project's cost and schedule.

- 2.7. COL shall pay PMC for Services in accordance with the payment terms in the Agreement and these Terms and Conditions. For Services rendered, these rights and obligations shall survive the Agreement's termination or expiration.
- 2.8. COL agrees to report promptly in writing to PMC any default or defect in PMC's services or non-conformance with any provision of this agreement.
- 2.9. COL agrees during the term of this Agreement and for the period of one year after its completion or termination not to solicit for employment, on behalf of COL or any other entity, any PMC staff member or members working on the engagement under this Agreement, including former PMC staff members. COL acknowledges that PMC will incur substantial loss and damage if any of PMC's personnel terminate their employment with PMC to accept employment with COL or another entity engaged by COL, including without limitation the expense to train such personnel and loss of anticipated revenues. Accordingly, any provisions of this Agreement precluding claims for special, incidental, and consequential damages, or otherwise limiting damages, shall not apply to actions by PMC to enforce this section.
- 3. PMC'S RESPONSIBILITIES:**
- 3.1. PMC shall perform the Services in accordance with the standard of professional skill and care exercised by other consultants performing similar services under similar circumstances.
- 3.2. PMC does not warrant or guarantee the outcome of project pro formas, budgets or other financial projections, or any other analysis (collectively "Analysis") developed by PMC for use in connection with its Services. Analysis prepared by PMC represents PMC's professional judgment as a consultant. It is recognized, however, that neither PMC nor COL has control over the cost of labor, materials or equipment, market conditions, contractors' methods of determining bid prices or other competitive bidding or negotiating conditions. PMC cannot and does not warrant or represent that the outcome of bids or negotiated prices will not vary from any project budget proposed, established, or approved by COL, or from any Analysis prepared by PMC.
- 3.3. PMC shall not be responsible for the failure of engineers, architects, general contractors, subcontractors, vendors, attorneys, or other consultants to carry out their respective duties and obligations to COL. PMC is not responsible for the performance of any party not employed directly by PMC, and PMC is not responsible for the performance of consultants engaged by PMC in connection with PMC's Services under this Agreement.
- 3.4. PMC's Services do not include professional architectural or engineering services. PMC shall not be responsible for the design of any project, for any errors, omissions or other deficiencies in the construction drawings and specifications for a project, for any other error or omissions of architects or other design professionals, if any, in connection with a project, or for the failure of the construction drawings and specifications for a project to comply with the requirements of COL or COL's landlord or subtenants, or with applicable codes or legal requirements. It shall be the responsibility of COL's architects and engineers, not PMC, to identify building code and other legal requirements pertaining to the design of a project for COL. PMC's Services do not include with respect to any existing or planned building or property the identification or resolution of any life safety issues or the non-compliance with any building code or legal requirements.

- 3.5. PMC shall not be responsible for construction means, methods, techniques, sequences and procedures, and safety programs and measures employed by contractors or others in the performance of their contracts, and shall not be responsible for the failure of any contractor or supplier to carry out work in accordance with the construction drawings and specifications or any other contract or legal requirements.
- 3.6. Any acts of PMC in providing consultation, advice and/or recommendations to COL regarding the performance or the default of COL's architect, contractor(s), vendors or other consultant(s), shall not be deemed to be the assumption by PMC of management or control of the architect, contractor(s), vendors or consultants or of COL's project.
- 3.7. PMC is not an attorney at law, and the Services provided by PMC exclude professional legal services. If the scope of PMC's Services includes assistance with the negotiations of agreements on behalf of COL, such agreements shall be subject to COL's approval. COL shall provide for the review of such agreements by COL's attorneys and insurance consultants as deemed to be appropriate by COL.
- 3.8. PMC shall not be considered in breach of this Agreement, nor be liable, for any delay or failures in performance resulting from circumstances beyond its reasonable control including, without limitation, acts of God, acts of war or terrorism, shortage or disruption of materials or labor, accidents, epidemic, pandemic, quarantine, natural catastrophe or weather, or government acts or omission. Notwithstanding the foregoing, PMC and COL shall make a good faith effort to mitigate any impacts of such circumstances to PMC's Services.

4. COMPENSATION:

- 4.1. For the performance of Services, COL shall compensate PMC as provided in the Agreement. Unless provided otherwise in the Agreement, PMC shall submit monthly invoices for Services rendered by PMC to COL. All invoices shall be prepared in accordance with the compensation terms in the Agreement and COL agrees to pay invoices within thirty (30) days after receipt thereof; provided, however, that in the event COL disputes the accuracy for any invoice prepared and presented, payment for the portion which is disputed by COL may be withheld until such dispute is resolved. Time is of the essence with respect to COL's payment obligations hereunder. All billings not in dispute are payable within thirty (30) days of receipt of invoice.
- 4.2. PMC shall be entitled to additional compensation if any of the following occur: increase in the Scope of Services designated on Exhibit A or other changes in the scope of PMC's Services with prior written approval of COL; change in any of the key assumptions of this engagement listed in the Agreement; change in the time period for performance of PMC's Services; change in the nature of the Services required to be performed, including changes that require more effort or resources of PMC; default of COL's architect, engineers, contractor(s), or other consultants or vendors; delay or interruption in the transaction or project; failure of COL to follow the advice and recommendations of PMC; or failure to provide adequate financing for the Project on a timely basis.
- 4.3. Should PMC be required to provide evidence, prepare for hearings, evaluate claims, assist in the review or preparation of claims or defenses, or otherwise participate or assist in the resolution of legal disputes either: (i) on behalf of COL or (ii) resulting from PMC's role providing its Services to

COL (unless caused by PMC's gross negligence or intentional misconduct), PMC will be reimbursed on a "Time and Materials" basis, which is defined to mean the numbers of hours of Services performed by PMC's personnel multiplied by PMC's then current standard hourly rates ("Standard Hourly Rates") plus the direct cost incurred by PMC in performance of such services.

4.4. Any taxes or fees, enacted by local, state, or federal government subsequent to the date of this agreement, and based on gross receipts or revenues will be added to the amounts due under this agreement, in accordance with any such fees or taxes.

4.5. The rights and obligations of this Article 4 shall survive the Agreement's termination or expiration.

5. LIMITATION ON LIABILITY:

5.1. In no event shall COL or PMC be liable to the other for special, incidental, or consequential damages, including without limitation, loss of anticipated profits, revenue or use of capital, loss of use of leased spaces, and penalties imposed under the leases, whether based on contract, tort, negligence, strict liability or otherwise; provided, however, that the foregoing shall not limit or preclude a claim of PMC with respect to compensation due to PMC under this Agreement.

5.2. Except for amounts due PMC under this Agreement, either party's liability under this Agreement shall not in any event exceed the amounts of compensation for Services paid to PMC under this Agreement.

5.3. Except for actions to enforce payment to PMC, any claim or cause of action arising under or otherwise relating to this engagement must be filed within one (1) year of the events giving rise to the claim or cause of action.

5.4. The rights and obligations of this Article 5 shall survive the Agreement's termination or expiration.

6. ENVIRONMENTAL CONDITION OF SITE:

6.1. PMC's Services shall not include any services or responsibility (including for the detection, identification, prevention, collection of samples, testing of samples, abatement, or disposal) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, (vii) any viral, bacterial, or any other organism capable of inducing physical distress, harm, illness, or disease (including but not limited to any fungus, mold, mildew, mycotoxins, spores, or scents) or any byproduct thereof, or (viii) any other substance, product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMC is not, and shall not be considered or required to be, an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

7. MISCELLANEOUS:

- 7.1. Nothing contained in this Agreement shall create a contractual relationship or a cause of action in favor of a third party against either COL or PMC. The Services performed by PMC under this Agreement are for the sole benefit of COL, and shall not be relied upon by other parties.
- 7.2. PMC and COL may not assign their rights under this Agreement without the prior written consent of the other.
- 7.3. PMC shall be entitled to use COL's name, photographs, renderings, narrative descriptions and similar materials relating to PMC's Services in connection with publications, awards, press releases, and marketing materials.
- 7.4. Provided that COL has paid all amounts due to PMC under this Agreement, COL shall be entitled to use all studies, reports, summaries, cost estimates, budgets, and other documents prepared by PMC in the performance of its Services; provided, however that COL shall not disclose or permit other parties to use such information and documents. PMC shall be entitled to retain copies of such documents for PMC's files. Notwithstanding the foregoing, PMC shall retain all ownership and intellectual property rights in, and COL shall not use or permit the use by others of, all standard contract provisions and modifications, financial analysis programs and similar tools developed by PMC for PMC's use generally and not developed solely for purposes of this engagement.
- 7.5. Any disputes between COL and PMC relating to PMC's Services or this Agreement shall be governed by the laws of the State of Michigan without giving effect to any choice of law or conflict of law rules or provisions (whether of the State of Michigan or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Michigan. Any controversy, dispute, or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by binding confidential arbitration in accordance with the applicable arbitration rules of the American Arbitration Association. Such confidential arbitration shall be held in Oakland County Michigan, and the judgment upon the award rendered by the arbitrator or arbitrators may be entered in any court having jurisdiction. In the event of any dispute between the parties arising out of or in connection with this Agreement or these Terms and Conditions, the prevailing party shall be entitled to recover its costs incurred in connection therewith, including reasonable attorney fees.
- 7.6. PMC and COL shall each maintain insurance coverage as deemed by each to be necessary for its own protection; provided, however, that COL shall include PMC as an additional insured under COL's general liability insurance policy with respect to claims and losses related to this engagement only. In addition, if PMC provides Services under this Agreement in connection with the construction of a project for COL, the following shall apply: (i) COL's general contractor's/construction manager's general liability insurance for such project shall include PMC as an additional insured; and (ii) PMC and COL shall each waive all rights against each other and the contractors, consultants, agents and employees of the other for any loss or damage, for which property insurance is maintained by the injured party, and PMC and COL each shall require appropriate similar waivers from their contractors, consultants and agents.

- 7.7. No failure by COL or PMC to insist upon strict performance of any covenant, agreement, term, or condition of this Agreement or to exercise any right, term, or remedy for a breach of this Agreement, shall constitute a waiver of any such breach or of such covenant, agreement, term, or condition.
- 7.8. The rights and obligations of this Article 7 shall survive the Agreement's termination or expiration.

TERMINATION

- 7.9. This Agreement may be terminated by COL upon thirty (30) days prior written notice if PMC is in default under this Agreement and fails to cure such default within such thirty day period. In addition, provided that COL is acting in good faith, COL shall be entitled to terminate this Agreement without cause upon thirty (30) days prior written notice to PMC.
- 7.10. PMC may terminate this Agreement or suspend its Services upon thirty (30) days prior written notice in the event of any of the following defaults by COL and failure of COL to cure such default within such thirty (30) day period: COL fails to make payment of amounts due to PMC under this Agreement; COL fails to follow the advice or recommendations of PMC; or COL otherwise is in default under this Agreement.
- 7.11. If PMC's Services are suspended for more than thirty (30) consecutive days, PMC may terminate this Agreement upon thirty (30) days prior written notice to COL.
- 7.12. In the event this Agreement is terminated for any reason, PMC shall be compensated on an equitable basis for services performed as of the effective date of termination in accordance with this Agreement. Upon any such termination and payment of amounts due to PMC, the parties hereto shall be released of any and all further liability hereunder.
- 7.13. This Agreement shall commence upon execution of the Agreement between PMC and COL and shall continue in effect for the term described in the Agreement, as may be extended by agreement of the parties, unless terminated sooner under the terms of this Section.

8. THIS AGREEMENT:

- 8.1. COL and PMC accept the obligations of good faith and fair dealing towards each other with respect to this engagement.
- 8.2. This Agreement includes the proposal executed by PMC and COL, Exhibit A Scope of PMC's Services, Exhibit B Terms and Conditions, and other documents, if any, listed in the Agreement. This Agreement sets forth the entire, integrated agreement between PMC and COL, supersedes all prior proposals, negotiations, representations, and agreements, whether written or oral, between PMC and COL, and shall govern the relationship between PMC and COL with respect to all Services provided by PMC to COL in connection with the engagement described in the Agreement. This Agreement may be amended only by written instrument signed by both PMC and COL.
- 8.3. Neither this Agreement nor PMC's performance of Services shall be deemed to create a partnership or joint venture between COL and PMC.

- 8.4. The parties to this Agreement have jointly participated in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement is to be construed as jointly drafted by the parties hereto and no presumption of burden of proof is to arise favoring or disfavoring any party by virtue of the authorship of any provision of this Agreement.

End of Exhibit B

January 20, 2022

Mr. Jacob Rushlow, P.E.
Assistant Director of Public Works
City of Livonia
12973 Farmington Rd.
Livonia, MI 48150

Via Email To: jrushlow@livonia.gov

RE: Proposal for Space Needs and Capital Planning Services for City of Livonia

Dear Mr. Rushlow:

Thank you for allowing Plante Moran Cresa (PMC) the opportunity to submit our proposal for Space Needs and Capital Planning Services for the City of Livonia (COL). Our goal is to provide space needs and capital planning services that will work in harmony with the City, and to be your trusted advisor on this important engagement. We believe PMC's comprehensive approach and unique ability to perform these services will help guide the evaluation of the City's real estate needs. As a trusted advisor, we bring dedicated resources, proven processes, and deep experience to guide our clients in making the right strategic, financial, and mission-driven decisions during their projects.

Teaming with our firm offers the following benefits to COL:

Relevant Public Sector Experience: In the past five years, PMC has completed more than \$2.5 billion worth of capital projects for the public and municipal sectors (i.e., police stations, courthouses, K-12 school buildings, libraries, fire stations, city halls, etc.). This includes the renovation and expansion of more than 450 facilities, with costs ranging in value from \$1 million to over \$195 million. PMC has also served as program manager for Livonia Public Schools since 2012, planning and implementing over \$400 million worth of capital improvements.

We understand municipalities: We specialize in working with mission-driven, consensus decision-making bodies. Our experience working on more than a billion dollars in public projects means we understand the challenges and opportunities these types of projects present.

We are local: We have 12 offices in Michigan with our headquarters located in Southfield, just 15 miles away from COL's municipal offices.

Independence: We will solely represent and advocate on behalf of your municipality, which allows us to provide unbiased recommendations throughout the project as your independent advocate.

Custom Solutions: PMC offers one-stop shopping for a full suite of Real Estate Consulting and Program Management services, providing best-in-class services to both our private and public sector clients, that we believe are unmatched in Southeast Michigan. We believe our approach will be truly unique by bringing our proven processes and deep experience in to guide COL's strategic goals.

We look forward to the opportunity to work with COL to ensure the goals and objectives of the Space Needs and Capital Planning Services process are met. Again, thank you for the opportunity to present this proposal. We look forward to discussing it in more detail with you.

Sincerely,



Greg VanKirk
Plante Moran Cresa



Andy Fountain
Plante Moran Cresa

On a motion by McCullough, seconded by Donovic, and unanimously adopted, it was:

#51-22 RESOLVED, that having considered the report and recommendation of the Assistant Director of Public Works, dated January 21, 2022, which bears the signatures of the Director of Public Works and the Director of Finance, and is approved for submission by the Mayor, to which is attached a proposed agreement between the City of Livonia and Plante Moran Cresa, LLC, 3000 Town Center, Suite 100, Southfield, MI 48075 to provide professional Space Needs Assessments and Capital Planning services, the Council does hereby authorize the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute the attached agreement between the City of Livonia and Plante Moran Cresa, LLC, 3000 Town Center, Suite 100, Southfield, MI 48075, subject to approval as to form and substance by the Department of Law, to provide professional Space Needs Assessments and Capital Planning services in an amount not to exceed \$120,000.00; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$120,000.00 from funds budgeted in Account No. 418-000-813-000 (Building Improvement Fund–Professional Services) for this purpose.

<i>UNFINISHED BUSINESS ITEM 17 (Regular Meeting of February 16,2022)</i>
--

Motion by:	McCullough
Seconded by:	Donovic
ROLL CALL:	
Ayes:	Morgan, McCullough, McIntyre, Toy*, Bahr, Donovic, Jolly
Nays:	None
Absent:	None



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City of Livonia
Facility Condition Assessment and
Space Needs Assessment
Preliminary Findings Summary

November 18, 2022



Facility Condition Assessment and Space Needs Assessment Preliminary Findings Summary

Following are Plante Moran Cresa's (PMC) preliminary findings based on the Facility Condition Assessment and Space Needs Assessment PMC recently completed, as well as the City of Livonia Vision 21 Master Plan completed in 2018.



City Center Conceptual Plan from the City of Livonia Vision 21 Master Plan with approximate location of existing facilities overlaid.

City Hall

1. Current facility is approximately 45 years old
2. Many of the existing building systems have reached the end of their useful life
3. Critical Need (1-3 Years) = \$12M and Deferrable Maintenance (4-6 Years) = \$7.5M
4. Inefficient floor plates and excessive volume
5. Opportunity to reduce required square footage by approximately 7,600 square feet
6. Current building location, aesthetic, and typology does not align with the Vision 21 Master Plan (see snapshot above).



Preliminary Findings Summary

Police Station

1. Current facility is approximately 61 years old (original building) and 36 years old (addition)
2. Many of the existing building systems have reached the end of their useful life
3. Critical Need (1-3 Years) = \$8.4M and Deferrable Maintenance (4-6 Years) = \$3.3M
4. Inefficient floor plate
5. Lack of natural daylight
6. Lack of gun range and Virtra Simulation Room
7. Opportunity to reduce required square footage by approximately 6,000 square feet
8. Current building location, aesthetic, and typology does not align with the Vision 21 Master Plan (see snapshot above).

Fire Station No. 1

1. Current facility is approximately 55 years old (original building) and 4 years old (addition)
2. Many of the existing building systems have reached the end of their useful life
3. Critical Need (1-3 Years) = \$1.3M and Deferrable Maintenance (4-6 Years) = \$900K
4. Opportunity to reduce required square footage by approximately 2,400 square feet
5. Current building aesthetic does not reflect modern fire station design standards

Senior Center/Community Transit

1. Current facility is approximately 58 years old (original building), 38 Years old (lobby renovation) and 21 years old (office renovation)
2. Many of the existing building systems have reached the end of their useful life
3. Critical Need (1-3 Years) = \$5.8M and Deferrable Maintenance (4-6 Years) = \$650K
4. Inefficient floor plan
5. Parking lot safety issues
6. Lack of conference/flex space
7. Current building location, aesthetic, and typology does not align with the Vision 21 Master Plan (see snapshot above).

Recreation Center

1. Current facility is approximately 19 years old
2. Critical Need (1-3 Years) = \$2.6M and Deferrable Maintenance (4-6 Years) = \$10.9M
3. Some areas are underutilized, while others are overutilized

Housing Commission

1. Current facility is approximately 56 years old
2. Many of the existing building systems have reached the end of their useful life
3. Critical Need (1-3 Years) = \$850K and Deferrable Maintenance (4-6 Years) = \$170K
4. Opportunity to reduce required square footage by approximately 3,800 square feet



Preliminary Findings Summary

Civic Center Library

1. Current facility is approximately 35 years old
2. Many of the existing building systems are reaching the end of their useful life
3. Critical Need (1-3 Years) = \$6.3M and Deferrable Maintenance (4-6 Years) = \$4.9M
4. Current building location, aesthetic, and typology does not align with the Vision 21 Master Plan (see snapshot above).

Carl Sandburg Library

1. Current facility is approximately 61 years old
2. Many of the existing building systems have reached the end of their useful life
3. Critical Need (1-3 Years) = \$1.7M and Deferrable Maintenance (4-6 Years) = \$800K

Alfred Noble Library

1. Current facility is approximately 55 years old
2. Many of the existing building systems have reached the end of their useful life
3. Critical Need (1-3 Years) = \$300K (demolition and site prep)

Note:

To assist in the development of recommendations on a building-by-building basis that aligns the City of Livonia Vision 21 Master Plan, PMC suggests the City of Livonia obtain the following information:

1. Detailed space and site programs
2. Highest and best use report
3. Operational costs report
4. Market analysis
5. Library strategic plan



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PMCRESA.COM | 248.223.3500

Plante Moran Cresa
3000 Town Center, Suite 100
Southfield, MI 48075



plante moran | cresa

2022 Facility Condition Assessment

City of Livonia
November 2022



City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

November 2022

Dear City of Livonia Leadership:

Plante Moran Cresa (PMC) was engaged by The City of Livonia (COL) to conduct a physical building assessment of nine (9) facilities currently in use by COL. The goal of this assessment was to provide COL with a capital planning template to determine the cost of maintaining COL's facilities over a ten-year period with three major components: critical need, deferrable maintenance, and future need.

The building assessments were intended to be at a high level; they were not exhaustive, nor did they include any diagnostic or destructive investigation. We conducted our assessment through on-site visits at each building and grounds, interviews with staff, and review of City of Livonia-provided documentation. We wish to acknowledge the city and the staff their time, assistance, and cooperation in providing information for the preparation of this assessment.

We understand COL's intent is to use the combination of these assessments as a guiding road map in determining the most practical and efficient way to maintain these buildings. It is our sincerest hope that this information will confidently supply you with objective facts in your quest for alignment and enable COL to make informed decisions beneficial to the future of their buildings.

We would be happy to answer any questions that may arise as well as provide clarifications to any items found herein. Please feel free to contact me with any questions or concerns regarding this report.

Sincerely,

Plante Moran Cresa

A handwritten signature in black ink, appearing to read "David Goldman", followed by a long horizontal flourish.

David Goldman,
Senior Consultant



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Facility Assessment

City of Livonia

33000 Civic Center Drive

Livonia, Michigan 48154

Contact:

Andy Fountain

Andy.Fountain@PlanteMoran.com

248-343-2714

Rick Erickson

Rick.Erickson@PlanteMoran.com

248-227-4691

David Goldman

David.Goldan@PlanteMoran.com

248-568-0745

Plante Moran Cresa

3000 Towne Center, Suite 100

Southfield, MI 48075



Section A

Executive Summary



Executive Summary

Overview

Plante Moran Cresa (PMC) performed this property assessment at the request of **City of Livonia (COL)** for the city's, support services, transportation, and administrative buildings.

Date(s) of Assessment:	3/29/22 - 4/11/22
City Staff Present:	Sammy Lovin (Building Maintenance); Ted Davis (Senior Center/ Rec. Center); Jacob Rushlow (DPW)
PMC Staff Present:	David Goldman
Architect/Engineer Staff Present:	N/A
Number of Buildings:	9
Average Building Age:	~47 Years

Acknowledgements

For their assistance and cooperation, we wish to acknowledge all city staff, and all additional user groups who provided information for the preparation of this assessment report and during PMC's visit to each individual property.

Purpose

The purpose of this assessment is as follows:

- Observe and document readily visible building site conditions (roadways, walkways, surface parking, lighting, and equipment), building envelope conditions (roof systems, walls, windows and entry/exit doors) interior building conditions (walls, floors, ceilings, millwork/casework, restrooms, gymnasiums, lockers, pools, food service areas and equipment, etc.) as well as building system (heating, ventilating, air conditioning, plumbing, electrical) deficiencies that impact the function and value of the buildings and properties
- Quantify and communicate the condition of each building and site component and assign a repair / replacement value within a future ten-year period. Withing this ten-year timeframe, building and site needs are identified as: Critical Needs (1 – 3 years), Deferrable Maintenance (4 – 6 years) and Future Needs (7 – 10 years). Projected replacement costs include an annual escalation factor. **PMC recommends costs be revisited, at a minimum, once a year to adjust for inflation/escalation.**

Scope

This assessment report is based on city provided information and site visit(s) during which PMC performed a visual, nonintrusive, and nondestructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection. No diagnostic testing or invasive inspections took place. PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

PMC observed representative samples of the major building components and the physical conditions of the following:

- Site conditions
- Building structure
- Architectural (interior finishes)
- Mechanical and electrical systems
- Plumbing system – Observations did not include collection or testing of water samples

The city provided PMC with the following documentation to aid in the creation of this report:

- Property site plans
- Floor plans

PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

Building List:

1. City Hall
2. Police Station
3. Fire Station #1
4. Civic Center Library
5. Senior Center
6. Jack E. Kirksey Recreation Center
7. Housing Commission
8. Carl Sandburg Library
9. Alfred Branch Library

Assumptions & Clarifications

CITY OF LIVONIA ASSUMPTIONS / CLARIFICATIONS
This Facility Assessment Report is based on site visits during which PMC performed a visual, non-intrusive, and non-destructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection. PMC does not include the identification or resolution of any life safety issues or the non-compliance with any building code or other legal requirements
Placeholder allowances for landscaping have been designated for each facility and should be evaluated for funding amount as well as placement within the 10-yr timeframe.
Building and Site Acres estimated using DraftLogic online program if the information was not provided by the City.
Square footage used for the ceilings at city hall are based on the reflected ceiling plans from 1977.
Door count for city hall based on the plans from 1977
Roof Replacement at city hall is area above parking deck entrance and exit
While we made an effort to locate and identify all mechanical equipment; there may be some pieces that were not observed/assessed.
Assume 2,500 lb elevator for city hall
Assume that the Noble Library is beyond repair and needs to be demolished
Door count for civic Center Library based on the plans from 1986
It is assumed that any building aged 1980 or newer is non-asbestos containing. Prior to beginning any work, it is recommended that City of Livonia hire an environmental consultant to confirm this assumption and review the abatement scope at each facility. The funding allowances found within this 10-yr capital are assumptions based upon limited information
It is assumed that that fire proofing / caulking at all multi story City of Livonia facilities is code compliant. If this is not correct, there may be substantial costs to upgrade
Abatement allowance added for each building for unknown/unforeseen conditions. I licensed abatement contractor should be hired for all abatement work
Assume that new monument signs will be allowed by the city
Rework of concrete entrance at City Hall includes ramps and railings
Redesign entry fountain at City Hall includes new plumbing
Assume all utility feeds to each building are sufficient for the current use
Wood Paneling in City Hall Auditorium is Not Included in the costs
Curtain wall replacement costs at City Hall is an allowance only. Actual sizes will need to be obtained in order to provide a better estimate.
Number of VAVs in city hall is just an estimate. PMC did not look above any ceilings for these during our walkthrough
Technology costs are shown for the senior center at the request of City of Livonia staff. PMC to meet with city technology director to discuss pricing needed for Technology across all city buildings
There is a Roof Top HVAC unit on told on the recently renovated space in the fire station. This unit is oversized for the space and is causing a lot of humidity issues. This unit should be replaced with a correct sized unit.
Plante Moran meet with Casey O'Neil- City of Livonia- Information Systems Director and Steven Arslanian- LPD- Computer Services on 9/27/22 to discuss the technology needs for the city. The discussion included the following (high level):
Controls needed for all HVAC equipment (all locations)
The data center is located in the City Hall Basement. This should be relocated above ground
PD device re-fresh plan: laptops and desktops on a 5 year replacement plan; All larger equipment is on a 7-8 year replacement plan.
Each department buys their own technology
New Phone System needed at City Hall
Re-cabling of Rec. Center needed
Wireless network upgrades needed
Electronic time keeping system needs to be upgraded
It is suggested that Plante Moran do a more in-depth review and discussion of all technology needs with the city. An amendment to the contract is being drafted up as of 10/3/22. All costs provided are just allowances at this time

Condition Definitions

The following terms are used throughout the report and are defined as follows:

Excellent (E)

Observed to be new or like new.

Good (G)

Observed to be of average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair (F)

Observed to be of average condition for the building system evaluated. Satisfactory; however, some short-term and/or immediate attention is required or recommended (primarily due to normal aging and wear of the building system) to return the system to a good condition.

Poor (P)

Observed to be of below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement is anticipated to return the building system or material to an acceptable condition.

Critical Need (CN)

Items that through our observations or discussions with COL may require capital expenditure **within the next 1 to 3 years** by virtue of current condition, remaining useful life, or COL's priorities.

Deferred Maintenance (DM)

These are items that through our observations or discussions with COL **may require capital expenditure within the next 4 to 6 years** by virtue of current condition, remaining useful life, or COL's priorities.

Future Need (FN)

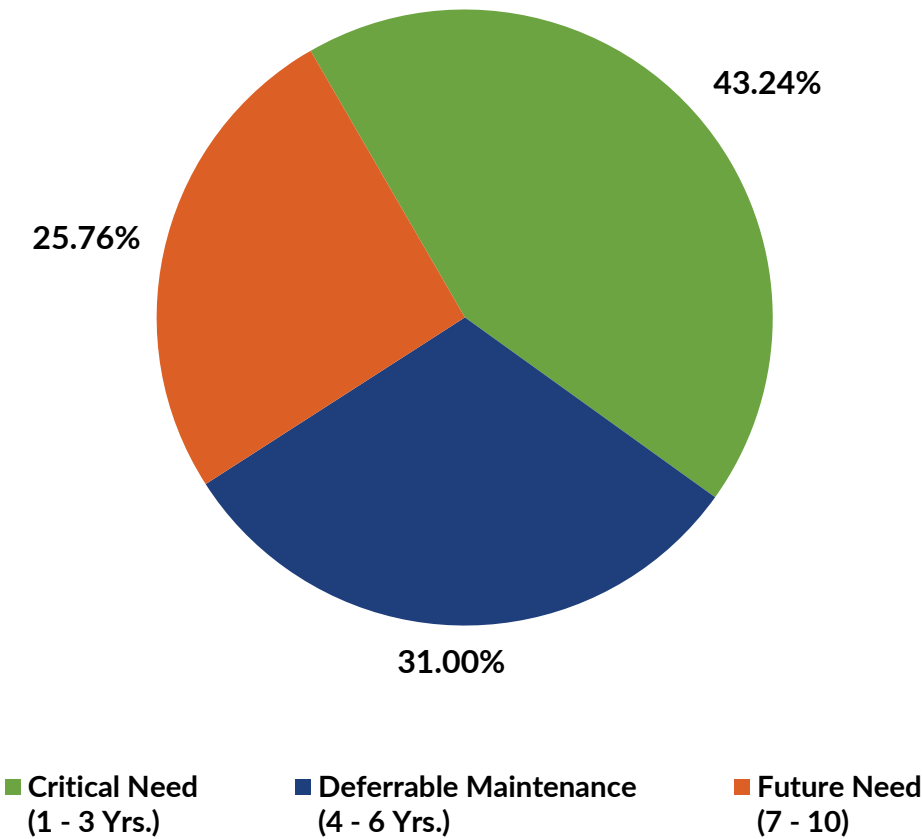
These are items that through our observations or discussions with COL **may require capital expenditure within the next 7 to 10 years** by virtue of current condition, remaining useful life, or COL's priorities.

Summary of Costs by Priority

SUMMARY OF COSTS BY PRIORITIZATION					
FACILITY ASSESSMENT					
Bldg #	Name of Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Future Need (7 - 10)	Complete Cost with Escalation
1	City Hall	\$12,397,784	\$7,595,335	\$8,392,853	\$28,385,972
2	Police Department	\$8,467,808	\$3,381,330	\$1,875,608	\$13,724,746
3	Fire Department #1	\$1,335,601	\$897,792	\$766,557	\$2,999,950
4	Civic Center Library	\$6,348,772	\$4,936,406	\$1,240,231	\$12,525,410
5	Senior Center/Community Transit	\$5,811,271	\$659,776	\$1,029,377	\$7,500,424
6	Livonia Community Recreation Center	\$2,699,860	\$10,977,139	\$10,236,580	\$23,913,579
7	Housing Commission	\$856,369	\$169,270	\$310,537	\$1,336,176
8	Carl Sandburg Library	\$1,737,877	\$821,019	\$410,894	\$2,969,791
9	Alfred Noble Branch Library*	\$346,062	\$0	\$0	\$346,062
10	City Wide - Technology	\$1,928,999	\$626,925	\$713,730	\$3,269,654
TOTAL BUILDINGS BUDGET		\$41,930,405	\$30,064,991	\$24,976,366	\$96,971,763

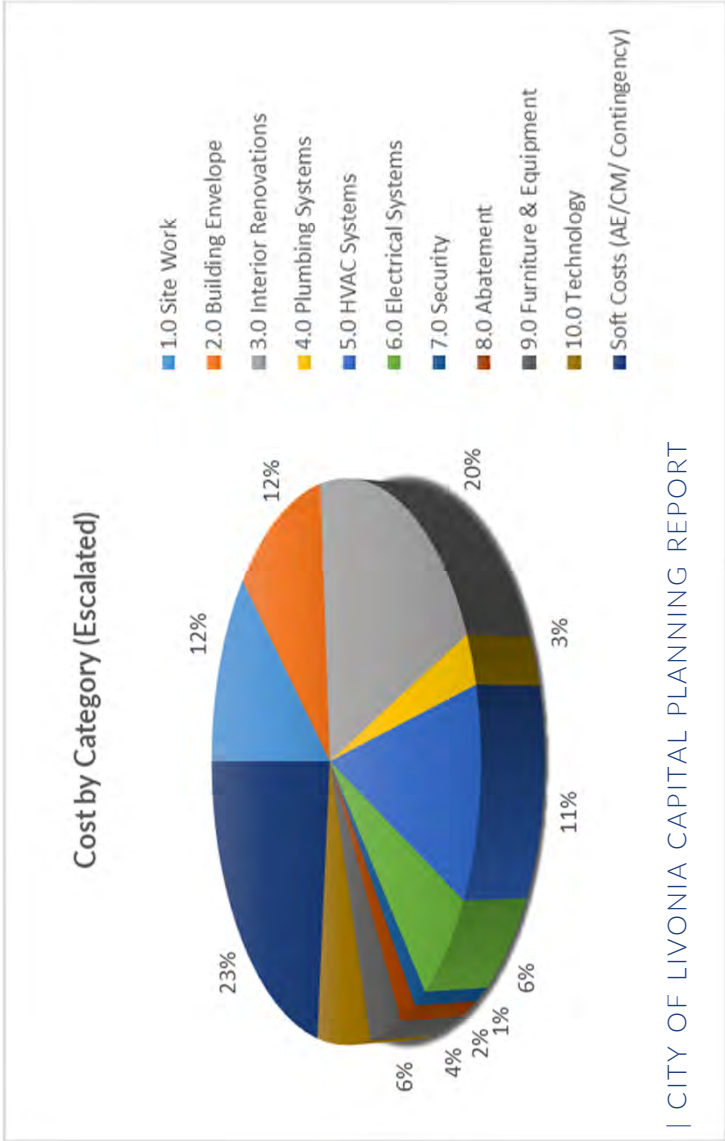
* This is for demolition costs only

Cost Priority



Summary of Costs by Category – Escalated

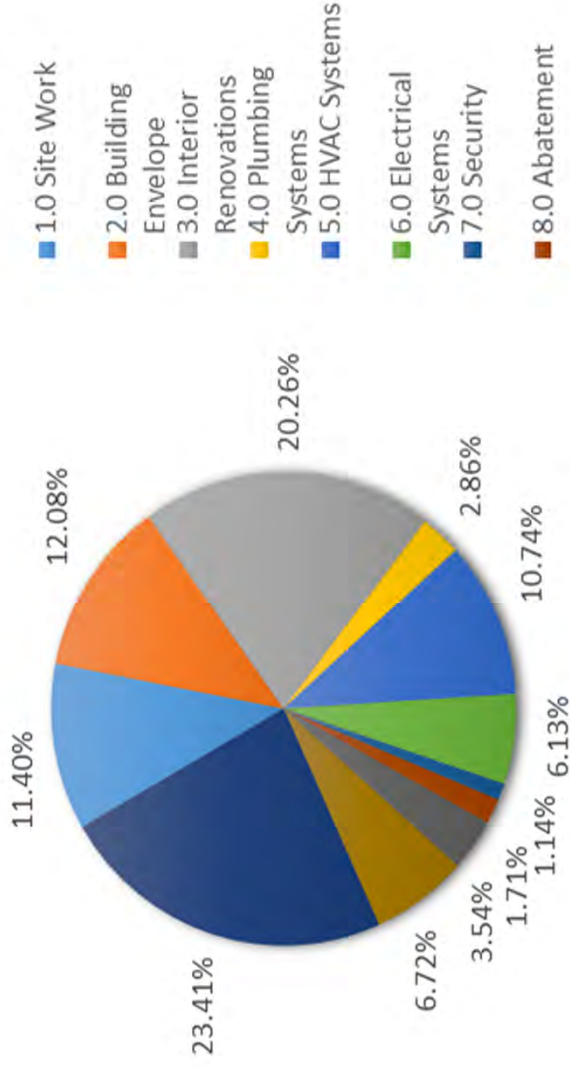
SUMMARY OF COSTS BY SCOPE OF WORK (ESCALATED)														
Bldg #	Name of Facility	Net Present Value	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Security	8.0 Abatement	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AE/CM/ Contingency)	Total Cost (Escalated)
1	City Hall	\$24,609,976	\$3,880,047	\$2,737,260	\$6,330,544	\$473,710	\$2,310,841	\$1,329,946	\$386,100	\$799,200	\$1,020,600	\$2,921,138	\$6,196,586	\$28,385,972
2	Police Department	\$12,278,278	\$2,152,812	\$542,592	\$4,353,063	\$319,378	\$719,890	\$901,578	\$375,840	\$540,000	\$455,976	\$0	\$3,363,619	\$13,724,746
3	Fire Department #1	\$2,544,154	\$104,976	\$521,640	\$596,333	\$124,050	\$386,508	\$289,109	\$95,904	\$60,480	\$81,000	\$0	\$739,951	\$2,999,950
4	Civic Center Library	\$10,984,002	\$1,139,865	\$1,647,000	\$3,139,322	\$52,618	\$1,609,425	\$767,275	\$111,888	\$120,960	\$1,020,600	\$0	\$2,916,457	\$12,525,410
5	Senior Center/Community Transit	\$7,014,316	\$899,640	\$1,284,854	\$1,491,075	\$226,454	\$403,380	\$588,617	\$69,768	\$54,000	\$454,680	\$324,000	\$1,703,955	\$7,500,424
6	Livonia Community Recreation Center	\$18,060,421	\$2,547,711	\$4,084,560	\$2,595,170	\$1,227,830	\$5,050,504	\$1,660,241	\$159,840	\$0	\$272,160	\$432,000	\$5,883,562	\$23,913,579
7	Housing Commission	\$1,196,399	\$312,284	\$74,520	\$165,264	\$55,188	\$77,807	\$185,469	\$32,400	\$42,120	\$70,200	\$0	\$320,923	\$1,336,176
8	Carl Sandburg Library	\$2,647,062	\$613,950	\$326,399	\$355,996	\$114,972	\$221,076	\$364,176	\$47,952	\$64,800	\$144,180	\$0	\$716,289	\$2,969,791
9	Alfred Noble Branch Library	\$346,062	\$258,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,726	\$346,062
10	City Wide - Technology	\$2,893,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,440,800	\$828,854	\$3,269,654
TOTAL		\$82,574,169	\$11,909,620	\$11,218,826	\$19,026,767	\$2,594,200	\$10,779,431	\$6,086,411	\$1,279,692	\$1,681,560	\$3,519,396	\$6,117,938	\$22,757,921	\$96,971,763



Summary of Costs by Category – Net Present Value

SUMMARY OF COSTS BY SCOPE OF WORK (NET PRESENT VALUE)													
Bldg #	Name of Facility	Net Present Value	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Security	8.0 Abatement	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AE/CM/Contingency)
1	City Hall	\$24,609,976	\$2,963,801	\$2,570,184	\$5,505,499	\$428,026	\$2,245,264	\$1,249,526	\$297,000	\$540,000	\$810,000	\$2,635,507	\$5,365,170
2	Police Department	\$12,278,278	\$1,759,838	\$542,592	\$4,135,467	\$321,106	\$530,196	\$780,341	\$270,000	\$540,000	\$383,400	\$0	\$3,015,339
3	Fire Department #1	\$2,544,154	\$81,000	\$521,640	\$494,646	\$107,876	\$291,332	\$216,974	\$64,800	\$60,480	\$81,000	\$0	\$624,407
4	Civic Center Library	\$10,984,002	\$925,299	\$1,517,400	\$2,704,968	\$48,470	\$1,599,264	\$602,942	\$75,600	\$120,960	\$810,000	\$0	\$2,579,098
5	Senior Center/Community Transit	\$7,014,316	\$845,208	\$1,284,854	\$1,408,050	\$208,310	\$340,200	\$473,256	\$61,992	\$54,000	\$426,600	\$324,000	\$1,587,845
6	Livonia Community Recreation Center	\$18,060,421	\$1,782,883	\$3,140,100	\$2,017,516	\$1,099,224	\$3,587,069	\$1,263,600	\$108,000	\$0	\$216,000	\$432,000	\$4,414,029
7	Housing Commission	\$1,196,399	\$305,532	\$71,280	\$150,684	\$50,004	\$52,572	\$145,837	\$32,400	\$32,400	\$70,200	\$0	\$285,490
8	Carl Sandburg Library	\$2,647,062	\$491,335	\$326,399	\$312,444	\$100,354	\$221,076	\$330,480	\$32,400	\$64,800	\$129,600	\$0	\$638,174
9	Alfred Noble Branch Library	\$346,062	\$258,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,726
10	City Wide - Technology	\$2,893,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,160,000	\$733,499
TOTAL		\$82,574,169	\$9,413,232	\$9,974,450	\$16,729,273	\$2,363,369	\$8,866,973	\$5,062,956	\$942,192	\$1,412,640	\$2,926,800	\$5,551,507	\$19,330,777

Cost by Category (Net Present Value)



Opinion of Probable Cost

Based upon observations during our site visit and information received from our interviews with building users, which for the purpose of this report was deemed reliable, PMC prepared general scope opinions of probable cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated cost were considered commensurate with subject's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, a decorative part or parcel of a building renovation program, routine, or normal preventative maintenance were included as future needs. Costs provided are based on mid-level commercial pricing.

Our intent in this report is to outline material physical deficiencies and the corresponding opinion of probable costs that are commensurate with the complexity and age of the buildings. Opinions of probable costs that are a threshold amount of approximately \$1,000 or less are omitted from our review.

Replacement and repair preliminary budgets are based on approximate quantities. Specific building square footages are estimates based on the information provided by the city. A detailed inventory of quantities for cost estimating is not a part of the scope of this report. Budgets were derived using Metro Detroit area material and labor costs. As this report projects costs over the next 10 years, PMC utilized a reasonable cost escalation factor for these costs based on the anticipated time of improvement implementation.

Please note that the budget values in this report are conceptual values only, and do not represent hard bid market pricing our opinions of probable costs will likely vary from actual market conditions. These conceptual budget values are intended for a high-level planning approach by the city in consideration for future renovations of the aforementioned buildings. We highly recommend that, if any of the recommendations are to move forward accordingly, the city (a) have a formal design completed by a registered architectural or engineering firm and (b) in conjunction with its registered architectural or engineering firm and construction professional develop a refined preliminary budgets and (c) undergo the formal competitive bid process per the requirements set forth.

Statement of Limitations

This assessment report represents a statement of the physical condition of the buildings and properties based upon visual site observation. It applies only to those portions of the property, items, and equipment that PMC staff were able to visually observe. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. PMC's assessment of plumbing systems did not include the collection or testing of water samples to determine water quality. The assessment of mechanical systems and equipment based on general observations of condition and/or age and not a full diagnostic or inspection by a certified maintainer.

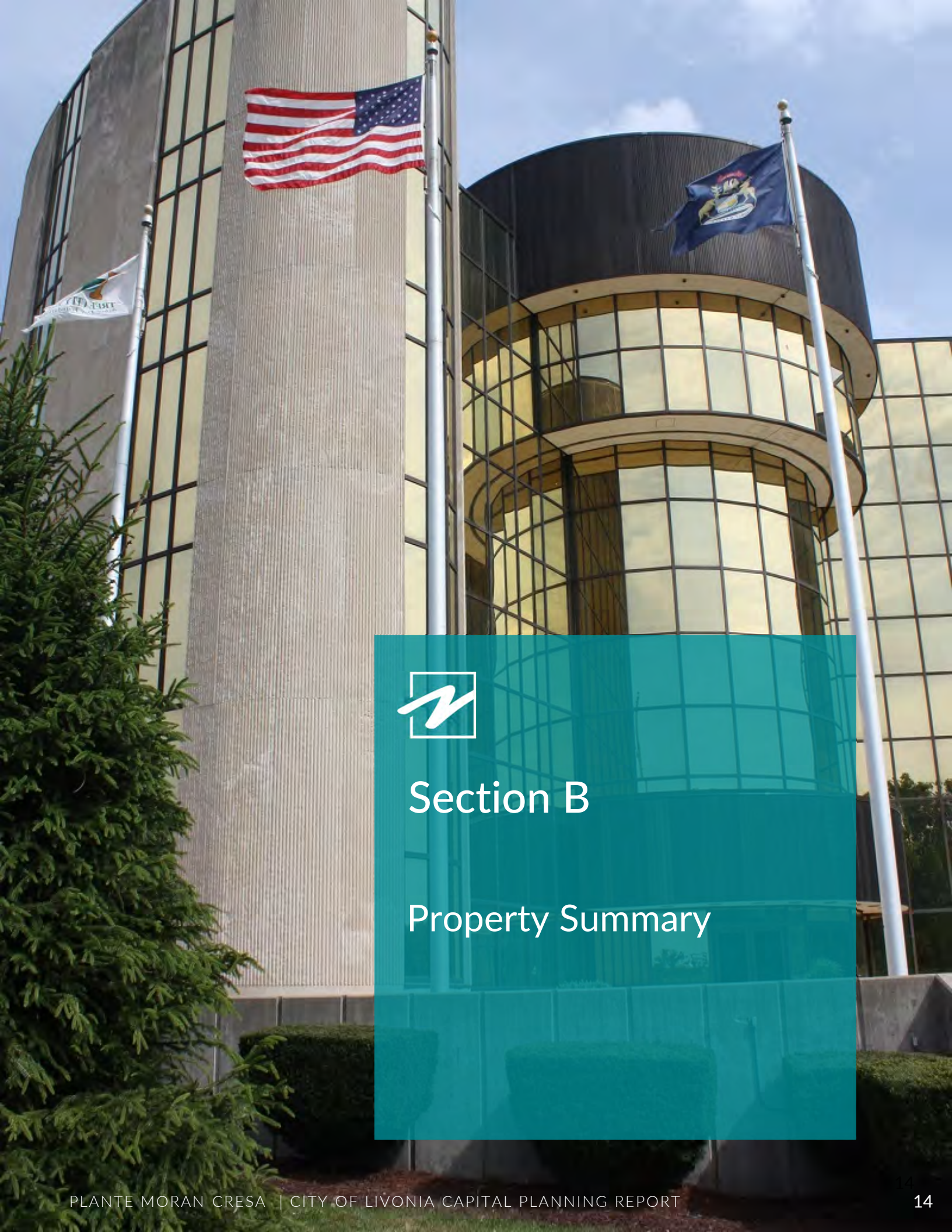
In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMC's assessment, analysis, and recommendations are, in whole or in part, dependent on the information provided by The City of Livonia and other third parties. PMC cannot provide an opinion on the reliability of such information, and inaccuracies in such information may impact our assessment, analysis, and recommendations.

This assessment does not include any services (including the collection or testing of samples) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, or (vii) any substance, product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMC is not and shall not be required to be an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

This report was prepared for and intended solely for the information use of The City of Livonia and may not be used or relied upon by another party without the express written authorization of PMC.

The contents of the report are based on the relevant information available, and the condition observed at the time of issuance. Information and conditions are subject to change, and PMC assumes, no responsibility to update this report in the event of such change.

This assessment report should be read in its entirety. Information provided in the various sections is complementary and, in some instances, provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.

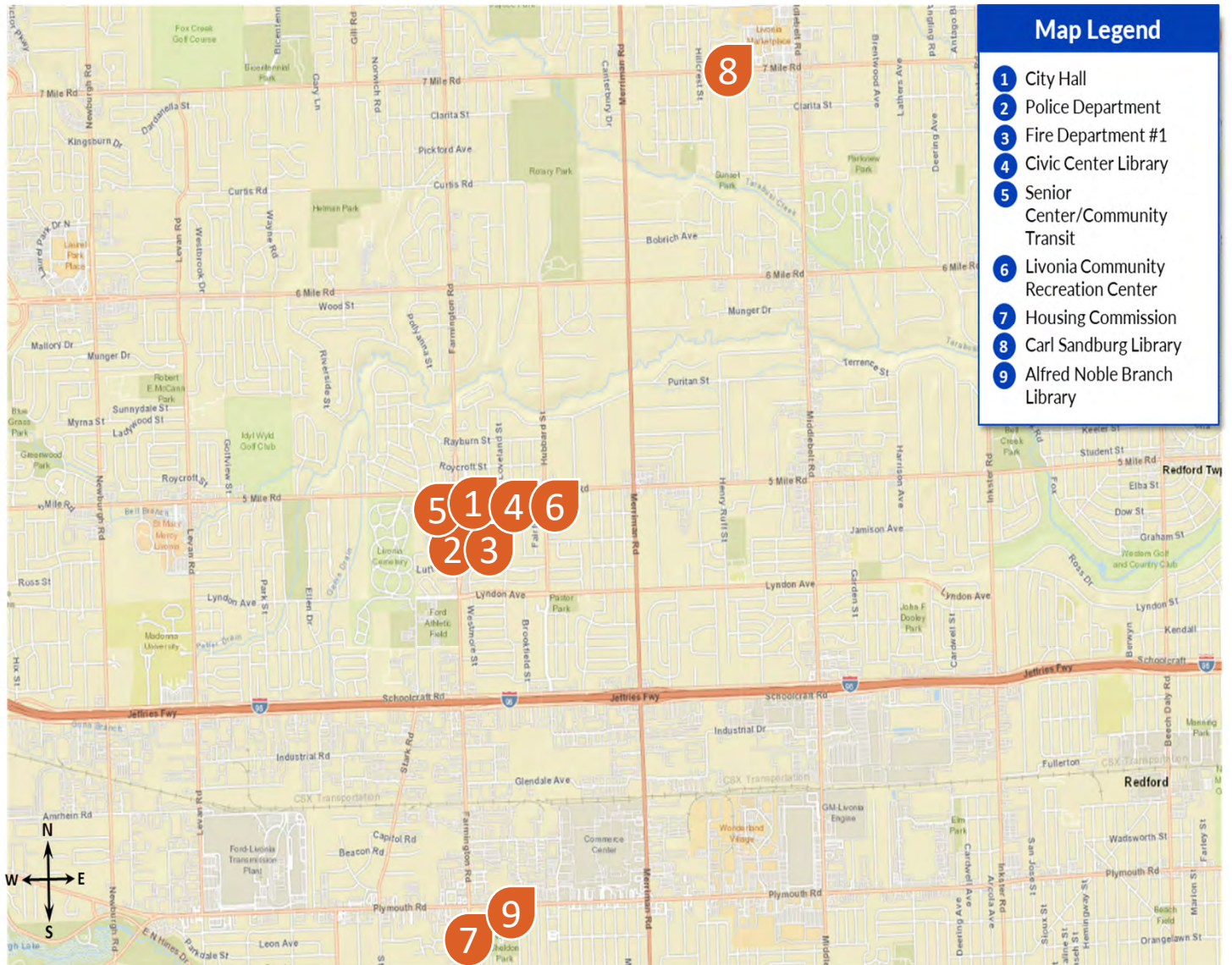


Section B

Property Summary

Property Summary

Building Locations Map | City, State



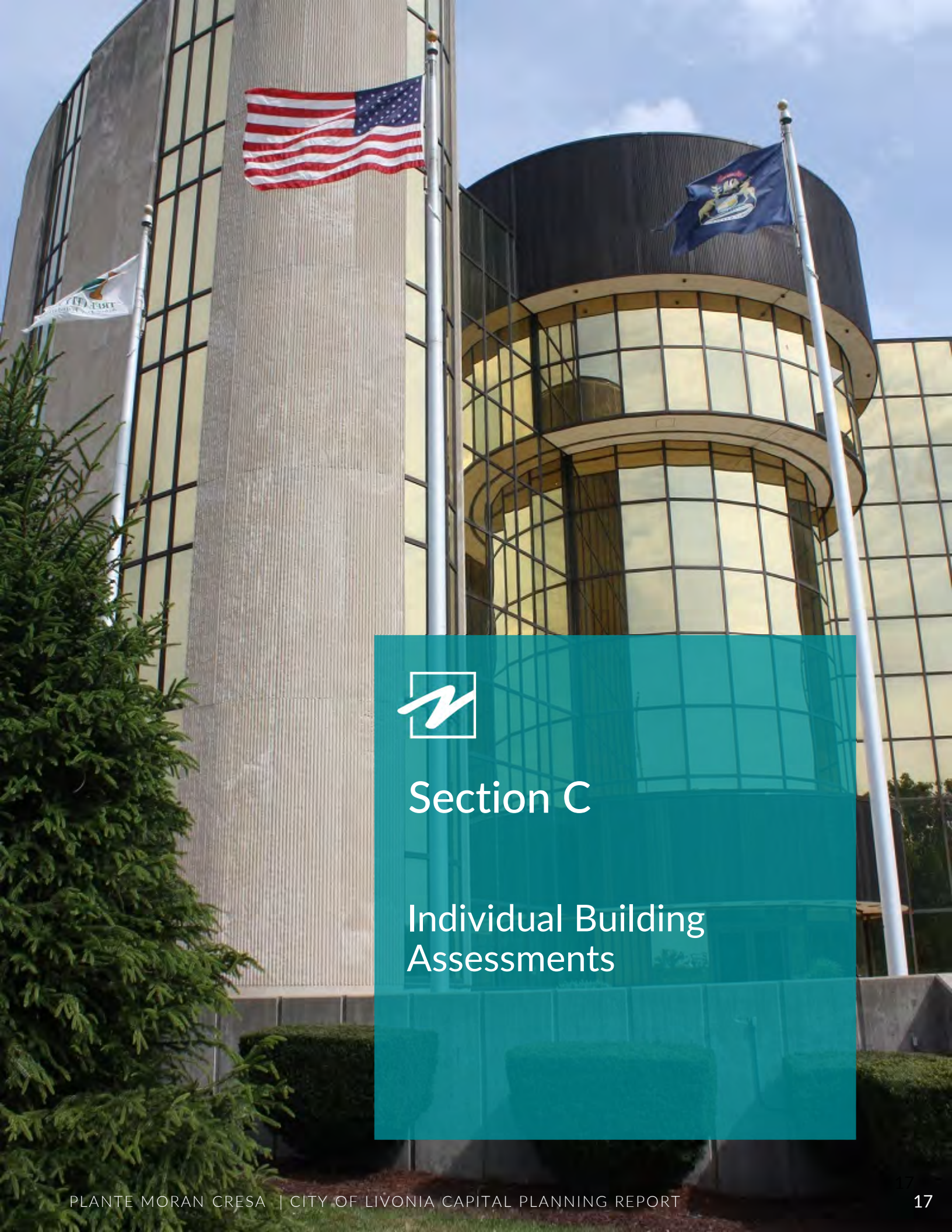


Property Summary

Building Locations Map | City, State

Bldg #	Facility	Address	City	State	Zip
BUILDINGS					
1	City Hall	33000 Civic Center Drive	Livonia	Michigan	48154
2	Police Department	15052 Farmington Road	Livonia	Michigan	48154
3	City Fire Department	14910 Farmington Road	Livonia	Michigan	48154
4	Civic Center Library	32777 Five Mile Road	Livonia	Michigan	48154
5	Civic Center Park Senior Center & Transit Office	15218 Farmington Road	Livonia	Michigan	48154
6	Jack E. Kirksey Livonia Community Recreation Center	15100 Hubbard Street	Livonia	Michigan	48154
7	Housing Commission	10800 Farmington Road	Livonia	Michigan	48150
8	Carl Sandburg Library	30100 West Seven Mile Road	Livonia	Michigan	48152
9	Alfred Noble Branch Library	32901 Plymouth Road	Livonia	Michigan	48150

See Building Location Map on slide 15 for building location/proximity



Section C

Individual Building Assessments

Building 01 – Livonia City Hall



Address:	33000 Civic Center Dr. Livonia MI 48154
Year Built:	1977
Square Footage:	67,736
Site Area:	4.99 acres
Parking Spaces:	115
Stories:	5
Basement:	Yes
Elevator(s):	2
Exterior Façade:	Glass Curtain Wall/Brick/Concrete
Roof:	TPO
Fire Protection:	Fully Sprinkled

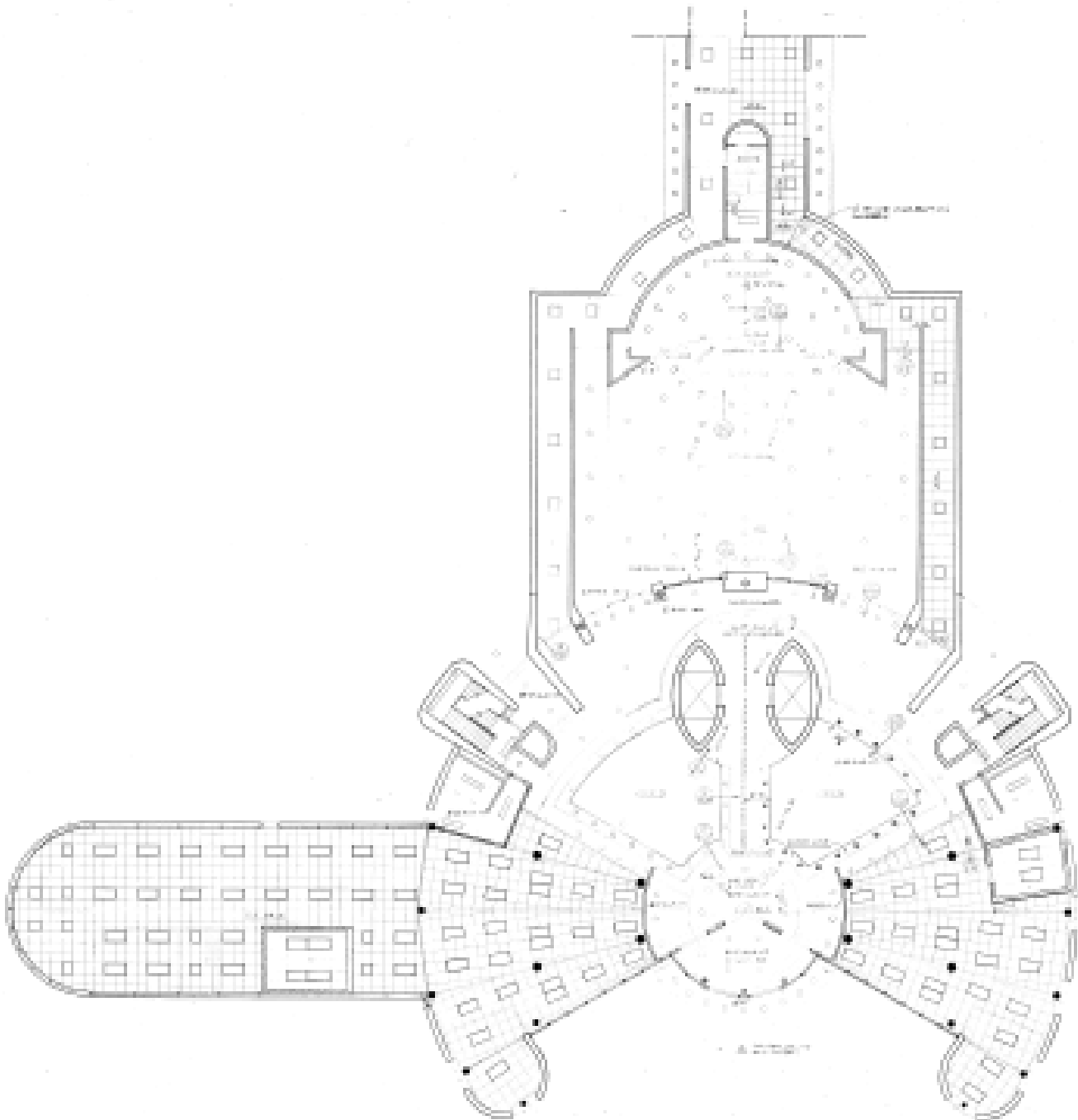
Site Plan:



Ground Floor Plan:

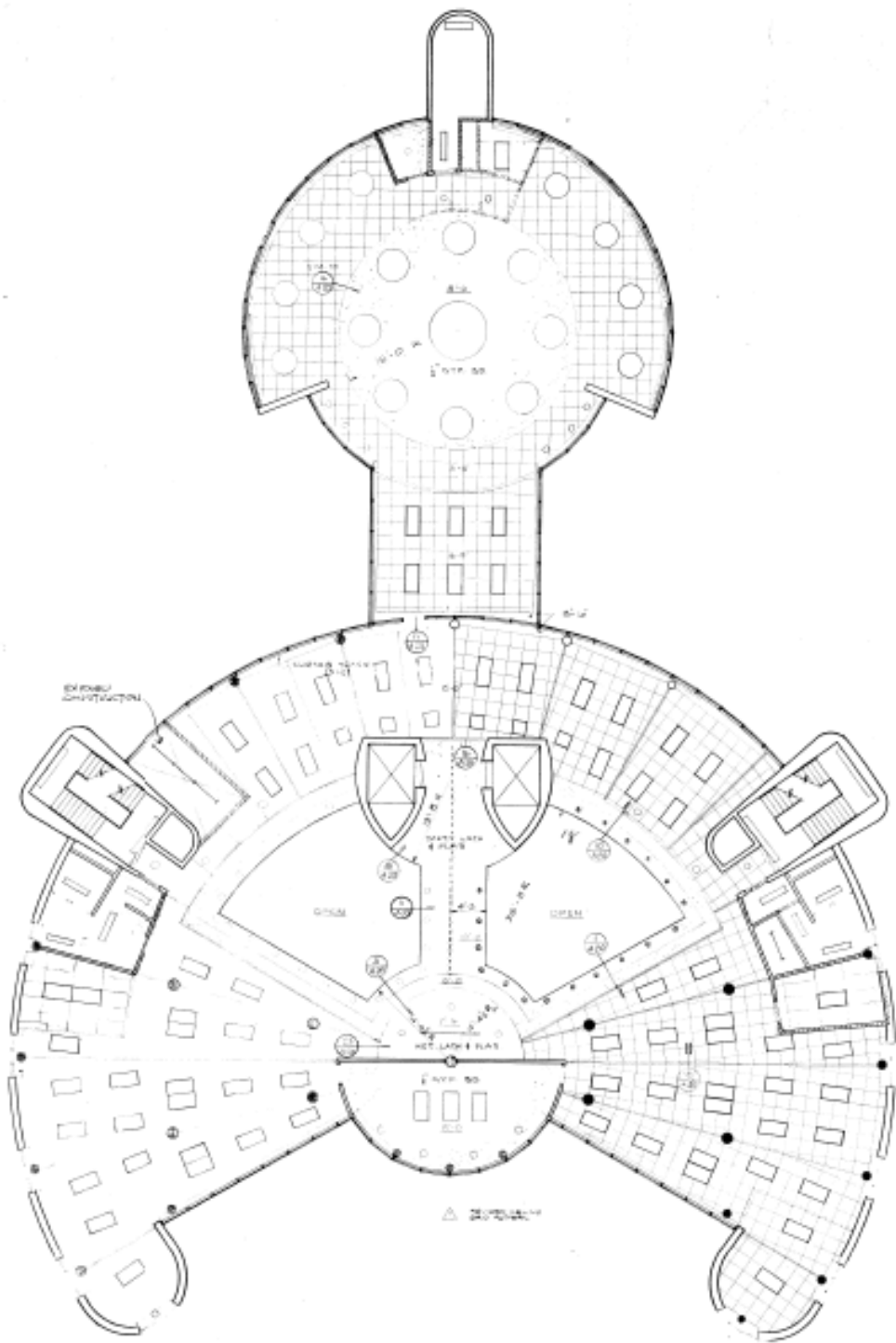
Building 01 - Livonia City Hall

1st Floor Plan:



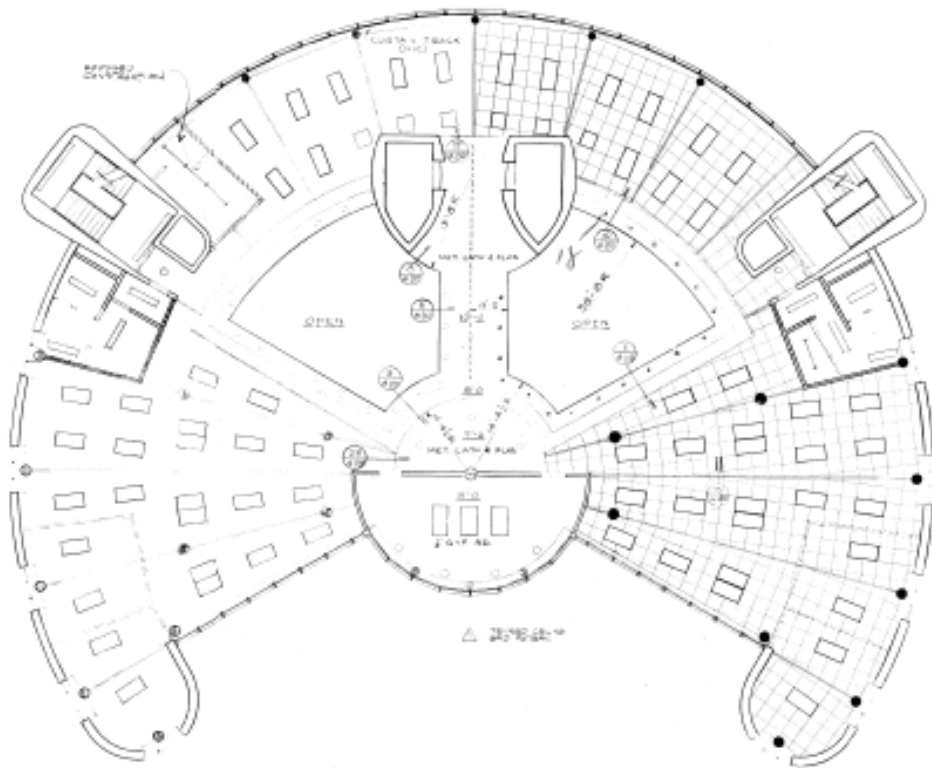
Building 01 - Livonia City Hall

2nd Floor Plan

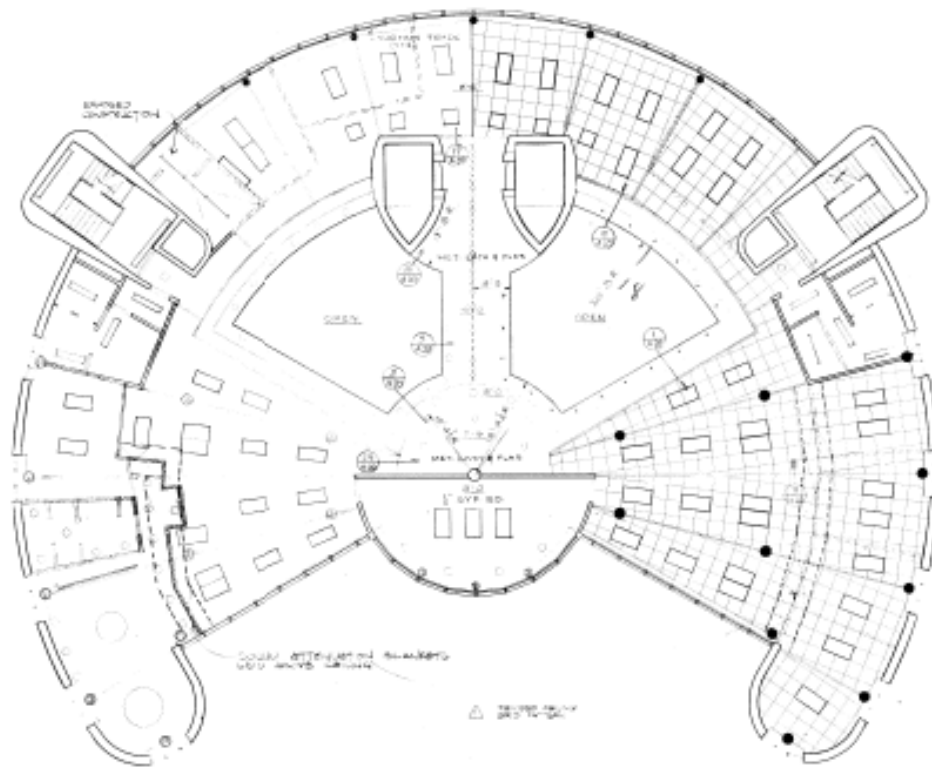


Building 01 - Livonia City Hall

3rd Floor Plan:



4th Floor Plan:



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Summary of Budgets:

City Hall		Cost Data							
Building SF		67,736		Specification Factor =		Geographic Factor =		Cost Escalation Factors	
				Cost Escalation Factor =		1.08		1.30	
						1.48			
Program Area		Quantity	Unit	# of	Total Units	As % of	Critical Needs	Deferrable	Future Need
		Per Unit		Units		Cost	(1 - 3 years)	Maintenance Cost	Cost
							(1 - 3 years)	(4 - 6 years)	(7 - 10 years)
1.0 SITE									
Paving									
Pavement and Base Reconstruction	110,200	SF	1	110,200	2.90%	\$0	\$0	\$1,056,862	
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.66%	\$54,000	\$70,200	\$79,920	
Sealcoating/Re-stripping	110,200	SF	1	110,200	0.15%	\$35,705	\$0	\$0	
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.	1	Allowance	1	1	1.32%	\$0	\$421,200	\$0	
Landscaping									
Improve Landscaping	1	Allowance	1	1	1.32%	\$0	\$0	\$479,520	
Utilities									
Misc. Utility Repairs	1	Allowance	1	1	1.32%	\$108,000	\$140,400	\$159,840	
Misc.									
Monument Sign - Powered & Electronic Display	1	Allowance	1	1	0.44%	\$0	\$140,400	\$0	
Rework Concrete Entrance (Ramps and Railings)	1	Allowance	1	1	1.76%	\$432,000	\$0	\$0	
Refurbish Entry Fountain (Includes New Plumbing)	1	Allowance	1	1	2.19%	\$0	\$702,000	\$0	
SITE SUBTOTAL					12.04%	\$629,705	\$1,474,200	\$1,776,142	
2.0 BUILDING ENVELOPE									
Roofing Work									
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Parking Garage)	10,000	SF	1	10,000	1.54%	\$378,000	\$0	\$0	
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Main Tower) ~2015/ 30 yr. Warranty	13,800	SF	1	13,800	2.12%	\$0	\$0	\$0	
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Annex)	14,000	SF	1	14,000	2.15%	\$0	\$0	\$783,216	
Misc. Drainage Repair	1	Allowance	1	1	0.07%	\$18,144	\$0	\$0	
Paint Structural Steel for Equipment Screens	1	Allowance	1	1	0.09%	\$0	\$28,080	\$0	
Replace Exterior Curtainwall System	1	Allowance	1	1	3.07%	\$0	\$0	\$1,118,880	
Exterior Walls									
Re-Caulk Expansion Joints	1	Allowance	1	1	0.11%	\$0	\$0	\$39,960	
Tuckpointing	1	Allowance	1	1	0.33%	\$0	\$105,300	\$0	
Exterior Envelope Repairs/Upgrades (Curtain Wall/ Precast/ Soffits/ Painting)	1	Allowance	1	1	0.44%	\$36,000	\$46,800	\$53,280	
Replace Exterior Doors	24	EA	1	24	0.53%	\$129,600	\$0	\$0	
BUILDING ENVELOPE SUBTOTAL					10.44%	\$561,744	\$180,180	\$1,995,336	
3.0 INTERIOR/FINISHES									
Interior Doors & Hardware									
Replace Door Hardware	200	EA	1	200	2.63%	\$648,000	\$0	\$0	
Walls & Partitions									
Misc. Plaster/ Drywall Repairs	1	Allowance	1	1	0.88%	\$0	\$280,800	\$0	
Ceilings									
Remove Existing & Install New Acoustic Tile Ceiling	30,700	SF	1	30,700	1.15%	\$281,826	\$0	\$0	
Flooring									
Remove & Replace Flooring - Carpet	34,000	SF	1	34,000	1.00%	\$246,024	\$0	\$0	
Remove and Replace VCT Tile	17,000	SF	1	17,000	0.67%	\$165,240	\$0	\$0	
Remove and Replace Hard Tile Flooring	17,000	SF	1	17,000	2.24%	\$550,800	\$0	\$0	
Interior Storefront Repairs/Replacement	1	Allowance	1	1	2.19%	\$270,000	\$351,000	\$0	
Paint									
Painting Allowance	67,736	SF	1	67,736	0.74%	\$0	\$237,753	\$0	
Signage									
Replace Interior Signage	67,736	SF	1	67,736	0.12%	\$0	\$38,041	\$0	
Way-finding and Branding	1	Allowance	1	1	0.66%	\$0	\$0	\$239,760	
Restrooms									
Renovate Floor Restrooms (2/floor)	12	EA	1	12	3.95%	\$486,000	\$631,800	\$0	
Auditorium / Little Theater									
Replace Fabric and Make Repairs to Chairs	330	EA	1	330	0.22%	\$53,460	\$0	\$0	
Rework Seating Configuration to Improve Accessibility	1	Allowance	1	1	1.10%	\$270,000	\$0	\$0	
Casework & Countertops									
Replace Misc. Casework/Millwork	1	Allowance	1	1	2.19%	\$270,000	\$351,000	\$0	
Other									
Replace Elevator	2	Allowance	1	2	2.63%	\$0	\$0	\$959,040	
INTERIOR/FINISHES SUBTOTAL					22.37%	\$3,241,350	\$1,890,394	\$1,198,800	
4.0 PLUMBING SYSTEMS									
Fire Protection									
Add / Modify Fire Suppression System for Improvements	1	Allowance	1	1	0.39%	\$97,200	\$0	\$0	
Equipment & Fixtures									
Existing Lochinvar Water Heater, Serial # 1227M000978, 2012	1	EA	1	1	0.04%	\$0	\$11,232	\$0	
Existing Lochinvar Water Heater, Serial # HG15292920, 2011	1	EA	1	1	0.04%	\$0	\$11,232	\$0	
Provide Bottle Filler Drinking Fountains	6	EA	1	6	0.18%	\$43,546	\$0	\$0	
Piping									
Replace Portions- Domestic Water/Sanitary Piping and Valves	1	Allowance	1	1	1.10%	\$135,000	\$175,500	\$0	
PLUMBING SYSTEMS SUBTOTAL					1.74%	\$275,746	\$197,964	\$0	

SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Summary of Budgets:

City Hall		Cost Data						
Building SF		Specification Factor =		Geographic Factor =		Cost Escalation Factors		
67,736						1.08	1.30	1.48
						Cost Escalation Factor =		
Program Area		Quantity	# of	As % of		Critical Needs	Deferrable	Future Need
		Per Unit	Unit	Units	Total Units	Cost	Cost	Cost
						(1 - 3 years)	(4 - 6 years)	(7 - 10 years)
5.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boiler, Serial # I11H10196040, 2011		1	EA		-	0.00%	\$0	\$0
Existing Lochinvar Boiler, Serial # I11H10196045, 2011		1	EA		-	0.00%	\$0	\$0
Existing Lochinvar Boiler, Serial # I11H10202692, 2011		1	EA		-	0.00%	\$0	\$0
Existing Lochinvar Boiler, 2011		1	EA		-	0.00%	\$0	\$0
Existing Lochinvar Boiler, Serial # H985854, 1998		1	EA	1	1	0.71%	\$175,392	\$0
Existing Lochinvar Boiler, Serial # H985853, 1998		1	EA	1	1	0.71%	\$175,392	\$0
Existing Lochinvar Boiler, Serial # H985852, 1998		1	EA	1	1	0.71%	\$175,392	\$0
Replace Boiler Pumps		3	EA	1	3	0.11%	\$27,216	\$0
Existing Trane Air Handler Unit, Serial # C18H06307, 2018		1	EA		-	0.00%	\$0	\$0
Existing Trane Air Handler Unit, Serial # C18H06309, 2018		1	EA		-	0.00%	\$0	\$0
Existing Alton Air Handling Unit (Not Able to Read Tag)		1	EA	1	1	1.10%	\$270,000	\$0
Replace Existing Variable Air Volume (VAV) Units		30	EA	1	30	0.79%	\$0	\$252,720
Existing McQuay Chiller, Serial #58K8504302, 1998		1	EA	1	1	0.88%	\$216,000	\$0
Existing Fujitsu Split System, Serial # KSA031893		1	EA	1	1	0.03%	\$0	\$11,189
Existing Fujitsu Split System, Serial # KSA022850		1	EA	1	1	0.03%	\$0	\$11,189
Piping								
Replace Portions- Hydronic Piping and Valves		1	Allowance	1	1	1.10%	\$270,000	\$0
Other HVAC								
Air and Water Balance		67,736	SF	1	67,736	0.09%	\$21,946	\$0
Commissioning		67,736	SF	1	67,736	0.06%	\$14,631	\$0
Temperature Controls		67,736	SF	1	67,736	1.49%	\$365,774	\$0
Clean/Sanitize All Ductwork and Grilles		1	Allowance	1	1	1.32%	\$324,000	\$0
HVAC SYSTEMS SUBTOTAL						9.12%	\$2,035,744	\$252,720
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades		1	Allowance	1	1	0.44%	\$108,000	\$0
Power for new HVAC		1	Allowance	1	1	0.25%	\$60,480	\$0
Upgrade Panels and Add New Circuits Throughout Building		67,736	SF	1	67,736	0.89%	\$0	\$285,304
Panel Capacity Investigations and Re-tagging		1	Allowance	1	1	0.20%	\$48,600	\$0
Lighting								
Replace Lighting with LEDs (New OS, Switching, and Controls)		67,736	SF	1	67,736	2.97%	\$731,549	\$0
Replace Exterior Wall Packs		12	EA	1	12	0.04%	\$10,886	\$0
Replace Emergency & Exit Lights		67,736	SF	1	67,736	0.09%	\$21,946	\$0
Fire Alarm System								
Adjustments to Fire Alarm System		1	Allowance	1	1	0.20%	\$0	\$63,180
ELECTRICAL SYSTEMS SUBTOTAL						5.08%	\$981,462	\$348,484
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance		1	Allowance	1	1	0.00%	\$0	\$280,800
Security Allowance - Access Controls		1	Allowance	1	1	0.00%	\$0	\$105,300
SECURITY SYSTEMS SUBTOTAL						1.21%	\$0	\$386,100
8.0 ABATEMENT								
Abatement								
Abatement Allowance		1	Allowance	1	1	2.19%	\$0	\$799,200
ABATEMENT SUBTOTAL						2.19%	\$0	\$799,200
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance		1	Allowance	1	1	3.29%	\$270,000	\$351,000
FURNITURE & EQUIPMENT SUBTOTAL						3.29%	\$270,000	\$351,000
10.0 TECHNOLOGY								
Technology								
Relocate Data Center from Basement to Above Ground		1	Allowance	1	1	6.58%	\$1,620,000	\$0
Re-rack Servers SAN (2020)			EA		-	0.00%	\$0	\$0
Re-rack Servers Host (2021)			EA		-	0.00%	\$0	\$0
New Phone System		1	Allowance	1	1	2.19%	\$0	\$702,000
TECHNOLOGY SUBTOTAL						10.71%	\$1,778,502	\$908,053
SOFT COSTS								
Building Infrastructure Improvement Total:						78.20%	\$9,774,252	\$5,989,095
Project Contingency:		10.00%				6.42%	\$772,575	\$473,004
Permits, Testing & Printing:		2.50%				1.77%	\$212,458	\$130,076
Professional Fees & Costs:		9.00%				7.10%	\$854,528	\$523,179
Construction Manager Fee & Costs:		9.00%				6.51%	\$783,970	\$479,981
PROJECT TOTAL						100.00%	\$12,397,784	\$7,595,335
								\$8,392,853

Building 01 – Livonia City Hall

Photos: Provided by City of Livonia



Phone Room Leak Aftermath



Fifth Floor 2013



Fifth Floor Ventilation Grates 2013



First Floor Leak



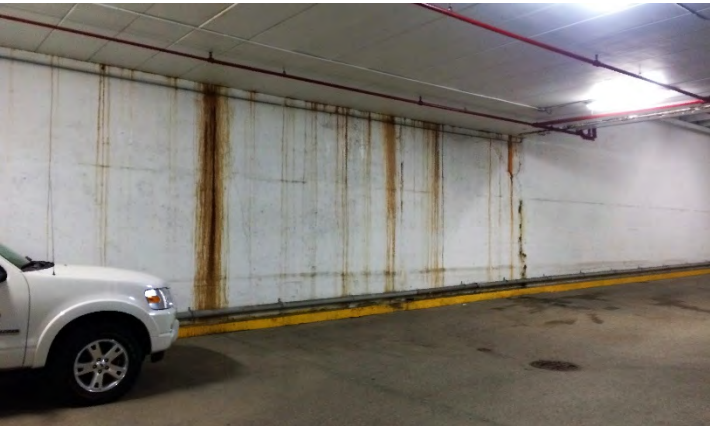
Annex Lobby 2017



Basement Leak Near Elevator 2016

Building 01 – Livonia City Hall

Photos: Provided by City of Livonia



Garage 20107



Garage 2017



Garage 2017



Ruptured Pipe in Annex 2022



Annex Hall Damage 2022

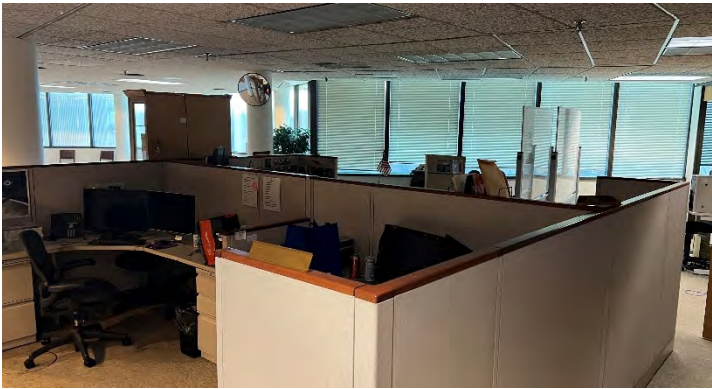
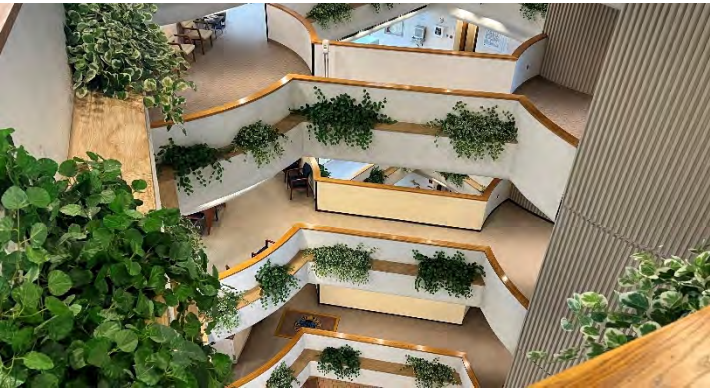


Basement Storage & Sump 2016

SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:



Building 01 - Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

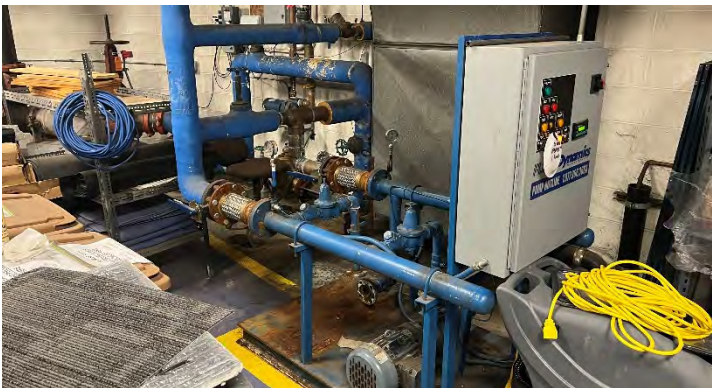
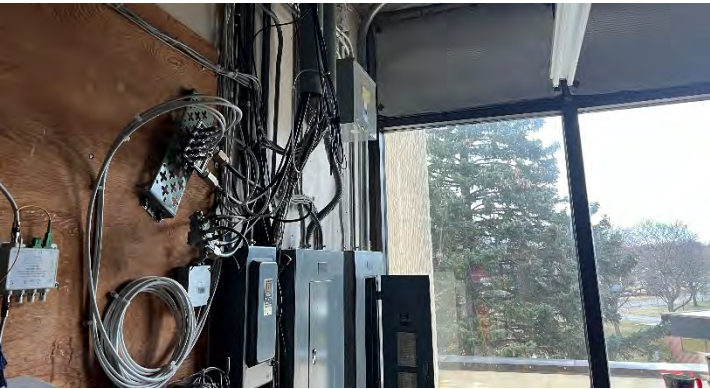
Building 01 – Livonia City Hall

Photos:



Building 01 - Livonia City Hall

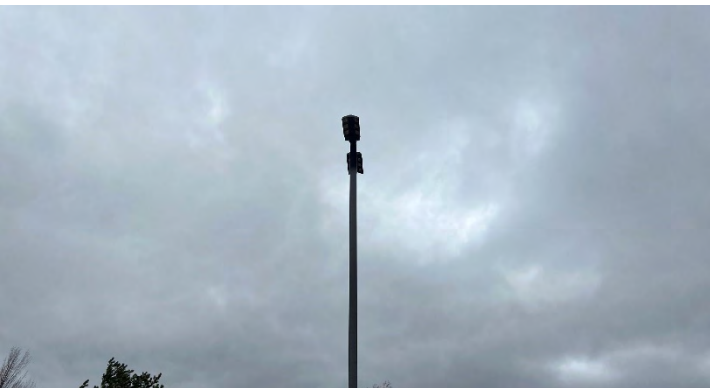
Photos:



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:



Building 01 – Livonia City Hall

Photos:



Building 02 – Livonia Police Department



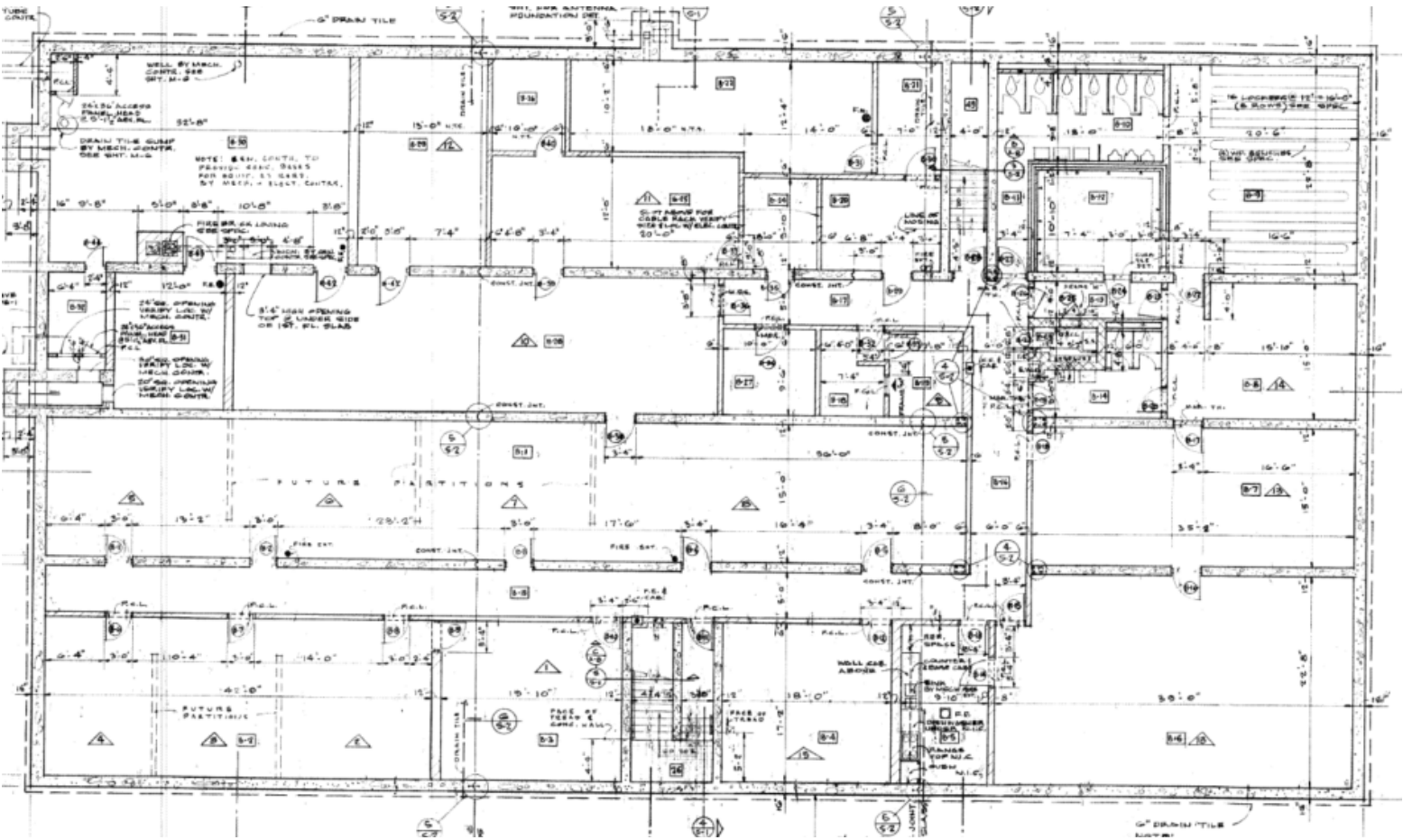
Address:	15050 Farmington Rd. Livonia MI 48154
Year Built:	1961/1987
Square Footage:	59,540
Site Area:	46.48 Acres
Parking Spaces:	76
Stories:	1
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	PVC
Fire Protection:	No

Site Plan:



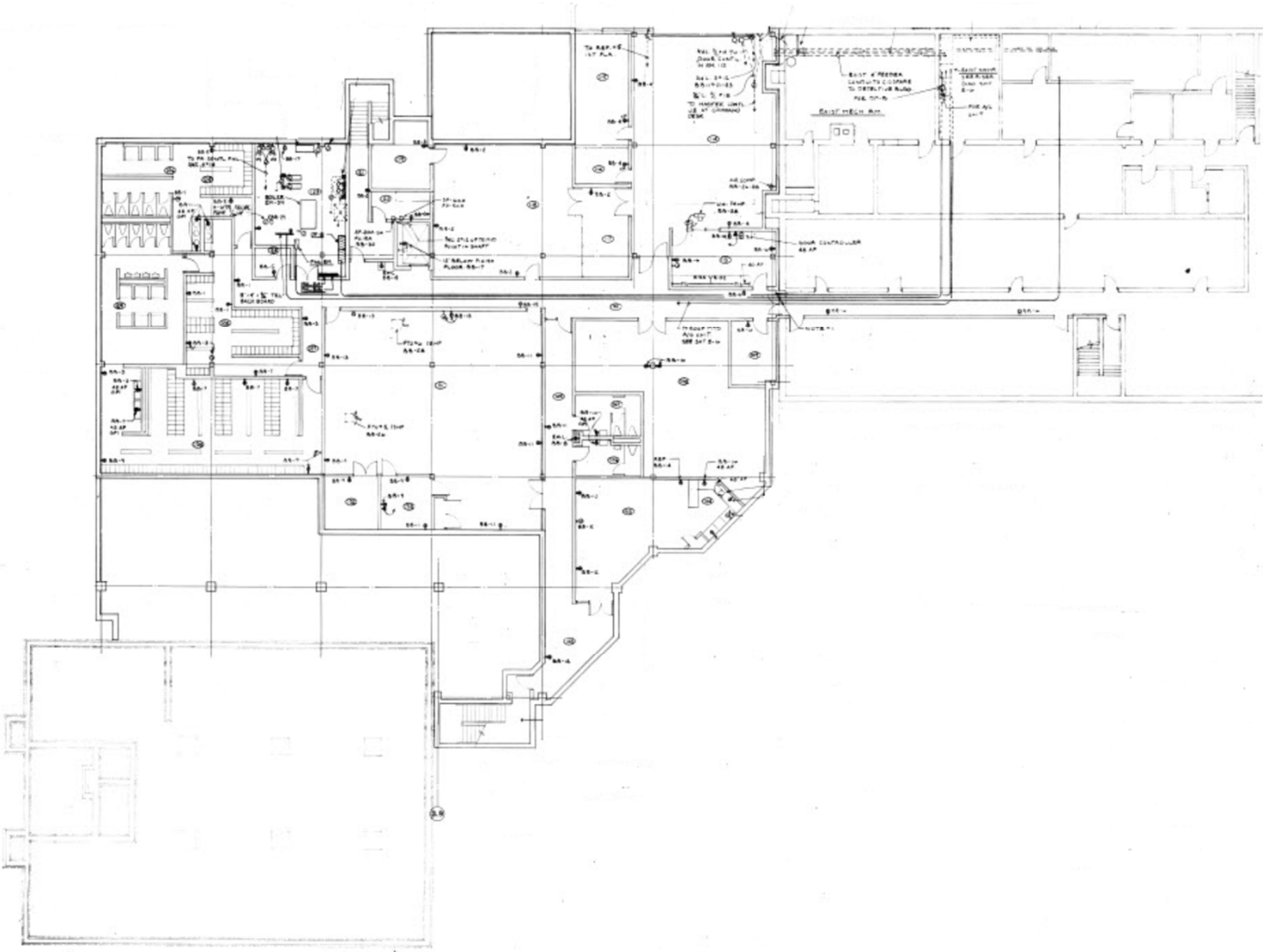
Building 02 - Livonia Police Department

Basement Floor Plan (1961):



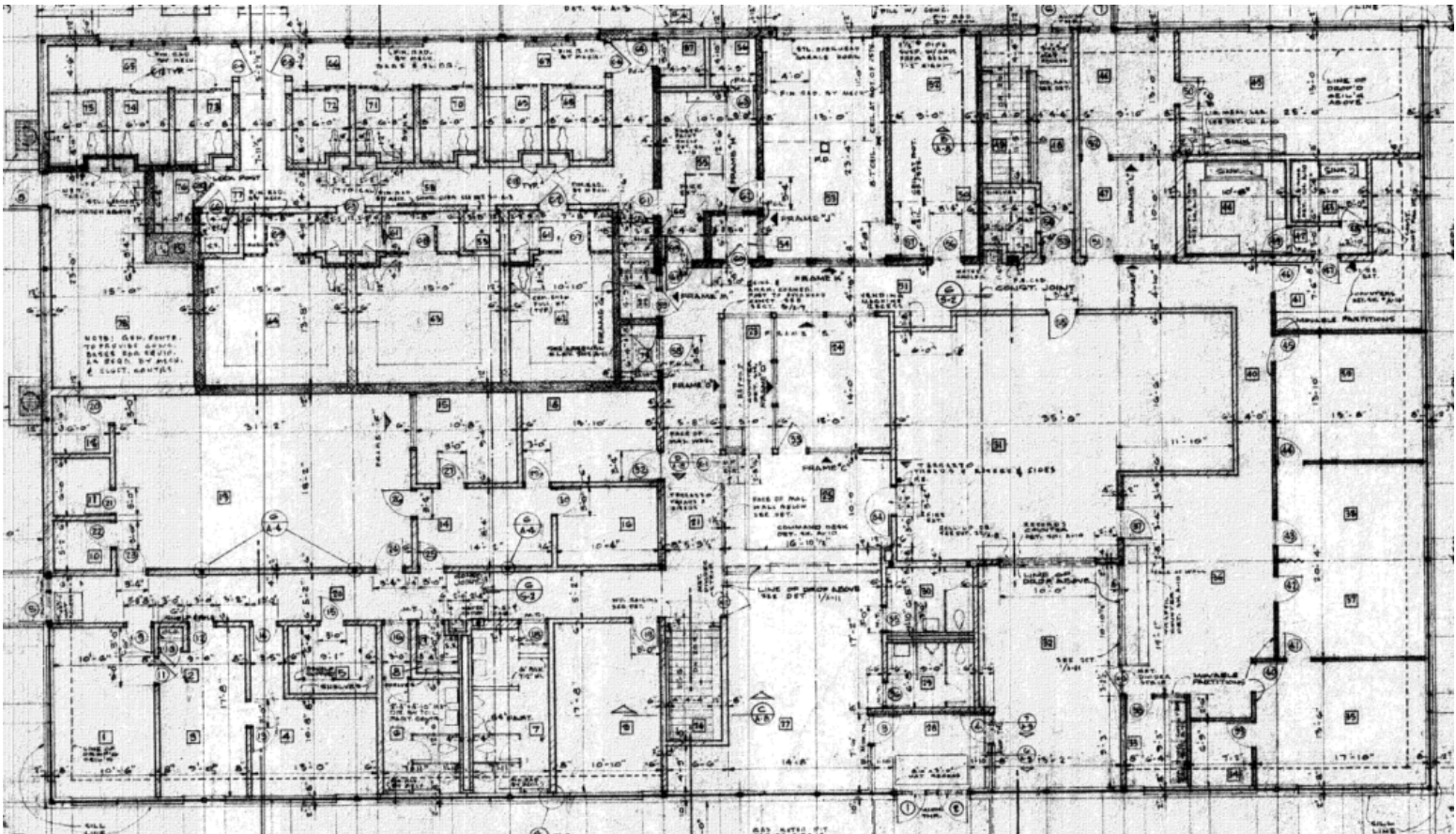
Building 02 – Livonia Police Department

Basement Floor Plan (1986):



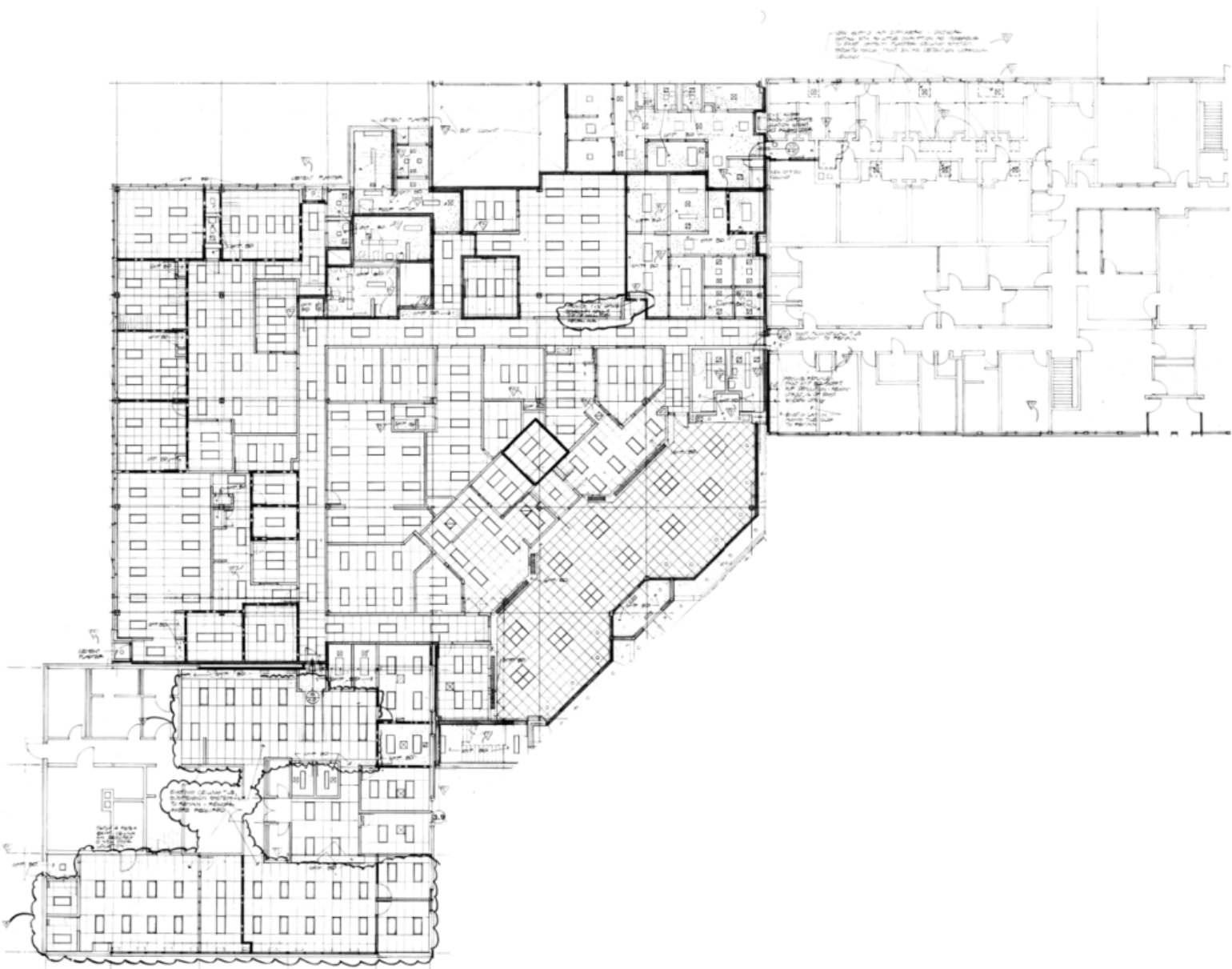
Building 02 – Livonia Police Department

1st Floor Plan (1961):



Building 02 - Livonia Police Department

1st Floor Plan (1986):



SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

Summary of Budgets:

Police Department						Cost Data		
Building SF						Specification Factor =		
59,540						Geographic Factor =		
						Cost Escalation Factor =		
						1.08		
						1.30		
						1.48		
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	156,000	SF	1	156,000	8.23%	\$0	\$1,314,144	\$0
Replace Concrete Stairs and Railings	1	Allowance	1	1	0.22%	\$27,000	\$0	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.39%	\$48,384	\$0	\$0
Sealcoating/Re-striping	156,000	SF	1	156,000	0.41%	\$50,544	\$0	\$0
Utilities								
Catch Basin / Manholes	6	EA	1	6	0.24%	\$0	\$37,740	\$0
Misc. Utility Repairs	1	Allowance	1	1	0.44%	\$0	\$70,200	\$0
Fire Suppression Utilities	1	Allowance	1	1	0.44%	\$54,000	\$0	\$0
Misc.								
Monument Sign - Powered & Electronic Display	1	EA	1	1	0.44%	\$54,000	\$0	\$0
Reapirs Needed for Carports	1	Allowance	1	1	1.76%	\$0	\$280,800	\$0
Rework Concrete Entrance (Ramps and Railings)	1	Allowance	1	1	1.76%	\$216,000	\$0	\$0
SITE SUBTOTAL					14.33%	\$449,928	\$1,702,884	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Existing PVC Roof (Under Warranty- Install Year Unknown)	37000		1	37,000	0.00%	\$0	\$0	\$0
Install Guard Rails Around Roof Hatch	1	Allowance	1	1	0.04%	\$5,400	\$0	\$0
Windows								
Replace Exterior Window Systems	1	Allowance	1	1	2.64%	\$324,000	\$0	\$0
Re-caulk Windows	1	Allowance	1	1	0.75%	\$91,800	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.13%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
Exterior Doors								
Overhead Door Replacement	2	EA	1	2	0.20%	\$24,192	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					4.42%	\$542,592	\$0	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	240	EA	1	240	8.44%	\$1,036,800	\$0	\$0
Walls & Partitions								
Replace Fabric Wall Panels in Line Up Room	1	Allowance	1	1	0.13%	\$16,200	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	60,000	SF	1	60,000	4.49%	\$550,800	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	30,000	SF	1	30,000	1.77%	\$108,540	\$141,102	\$0
Remove & Replace VCT Flooring with LVT	30,000	SF	1	30,000	2.37%	\$0	\$379,080	\$0
Remove & Replace Carpet- Training Room	1	Allowance	1	1	0.44%	\$54,000	\$0	\$0
New Tile At Old Lobby Entrance	1	Allowance	1	1	0.04%	\$5,400	\$0	\$0
Windows								
Remove & Replace Window Treatments	1	Allowance	1	1	0.53%	\$0	\$0	\$95,904
Paint								
Paint - Basement	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
Paint - Interior	59,540	SF	1	59,540	0.79%	\$0	\$125,391	\$0
Paint Structural Steel in Carports	1	Allowance	1	1	0.53%	\$64,800	\$0	\$0
Paint Basement	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Signage								
Replace Interior Signage	59,540	SF	1	59,540	0.21%	\$0	\$33,438	\$0
Restrooms								
Renovate Toilet Rooms	8	EA	1	8	3.52%	\$432,000	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	0.35%	\$21,600	\$0	\$31,968
Other								
Elevator Cab Upgrade	1	Allowance	1	1	0.53%	\$0	\$84,240	\$0
Renovate Various Locker Rooms	1	Allowance	1	1	8.80%	\$1,080,000	\$0	\$0
Renovate Cafeteria / Lounge (In Process)	1	Allowance	1	1	0.09%	\$10,800	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					33.68%	\$3,461,940	\$763,251	\$127,872
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	40,000	SF	1	40,000	1.76%	\$216,000	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 102522081, 2015	1	EA	1	1	0.07%	\$0	\$11,232	\$0
Existing Lochinvar Hot Water Heater, Serial # AB4230360, 2004- Replaced 2022	1	EA	1	1	0.07%	\$0	\$0	\$0
Existing Lochinvar Hot Water Heater, Serial # AB4258516, 2004- Replaced 2022	1	EA	1	1	0.07%	\$0	\$0	\$0
Existing Lochinvar Hot Water Heater, Serial # 1243A006858, 2012	1	EA	1	1	0.07%	\$8,640	\$0	\$0
Provide Bottle Filler Drinking Fountains	6	EA	1	6	0.35%	\$43,546	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.22%	\$0	\$0	\$39,960
PLUMBING SYSTEMS SUBTOTAL					2.62%	\$268,186	\$11,232	\$39,960

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

Summary of Budgets:

Police Department						Cost Data		
Building SF						Specification Factor =		
59,540						Geographic Factor =		
						Cost Escalation Factor =		
						1.08		
						1.30		
						1.48		
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
5.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boiler, 2009	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Lochinvar Boiler, Serial # I09H00221808, 2009	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Carrier Roof Top Unit, Serial # 2496G21157, 1996 (In Process)	1	EA	1	1	0.22%	\$27,000	\$0	\$0
Existing Trane Roof Top Unit, Serial # C13H04967, 2013	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Liebert Condensing Unit, Serial # 0739C03857, 2007	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Liebert Condensing Unit, Serial # 0112C46261, 2001	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Carrier Air Handling Unit, Serial # 2213U21703, 2021		EA	-	-	0.00%	\$0	\$0	\$0
Existing Trane Chiller, Serial # J98H82634, 1998	1	EA	1	1	0.88%	\$108,000	\$0	\$0
Existing Fujitsu Split System, Serial # BWB 000063, 2017	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # BWP 000546, 2016	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # QVA 017109, 2019	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # QVN 012696, 2019	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.22%	\$0	\$0	\$39,960
Other HVAC								
Air and Water Balance	59,540	SF	1	59,540	0.16%	\$0	\$0	\$28,551
Commissioning	59,540	SF	1	59,540	0.10%	\$0	\$0	\$19,034
Temperature Controls	59,540	SF	1	59,540	1.47%	\$0	\$0	\$266,472
HVAC SYSTEMS SUBTOTAL						4.32%	\$135,000	\$0
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.18%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	Allowance	1	1	0.44%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	0.49%	\$60,480	\$0	\$89,510
Miscellaneous Power Allowance	59,540	SF	1	59,540	0.21%	\$25,721	\$0	\$0
Panel Capacity Investigations and Re-tagging	1	Allowance	1	1	0.15%	\$18,144	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	59,540	SF	1	59,540	3.82%	\$469,413	\$0	\$0
Replace Exterior Wall Packs	12	EA	1	12	0.09%	\$10,886	\$0	\$0
Fire Alarm System								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.10%	\$0	\$0	\$17,902
Other								
Replace PA System	1	Allowance	1	1	0.88%	\$108,000	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL						6.36%	\$714,245	\$0
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$119,880
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$119,880
Security Allowance	1	Allowance	1	1	0.88%	\$36,000	\$46,800	\$53,280
SECURITY SYSTEMS SUBTOTAL						2.20%	\$36,000	\$46,800
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	4.40%	\$540,000	\$0	\$0
ABATEMENT SUBTOTAL						4.40%	\$540,000	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	2.46%	\$151,200	\$0	\$223,776
Other								
Replace Jail Metal Benches/Cots	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL						3.12%	\$232,200	\$0
10.0 TECHNOLOGY								
Technology								
Primary Dispatch Center - 2020		EA	-	-	0.00%	\$0	\$0	\$0
Primary Dispatch Center Equipment - 2021		EA	-	-	0.00%	\$0	\$0	\$0
Laptop/Desktop Replacement (Every 5 Years) \$2,400/Each		EA	-	-	0.00%	\$0	\$0	\$0
TECHNOLOGY SUBTOTAL						0.00%	\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					75.44%	\$6,380,091	\$2,524,166	\$1,456,870
Project Contingency:	10.00%				7.23%	\$614,789	\$252,417	\$123,309
Permits, Testing & Printing:	2.50%				1.99%	\$169,067	\$69,415	\$33,910
Professional Fees & Costs:	9.00%				8.00%	\$680,004	\$279,192	\$136,390
Construction Manager Fee & Costs:	9.00%				7.34%	\$623,857	\$256,140	\$125,128
PROJECT TOTAL						100.00%	\$8,467,808	\$3,381,330

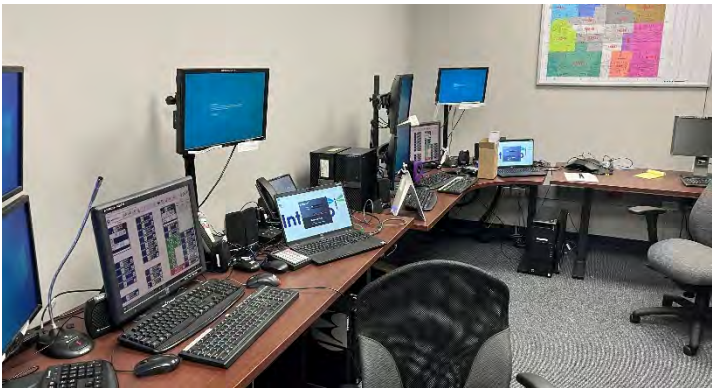
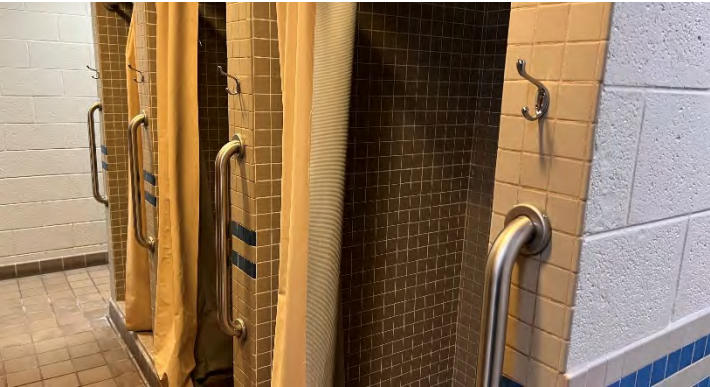
Building 02 – Livonia Police Department

Photos:



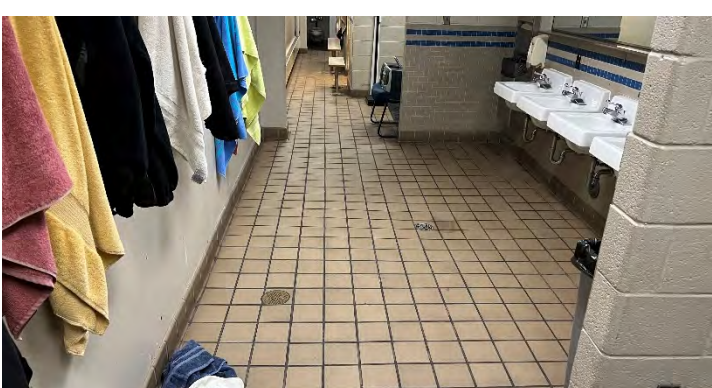
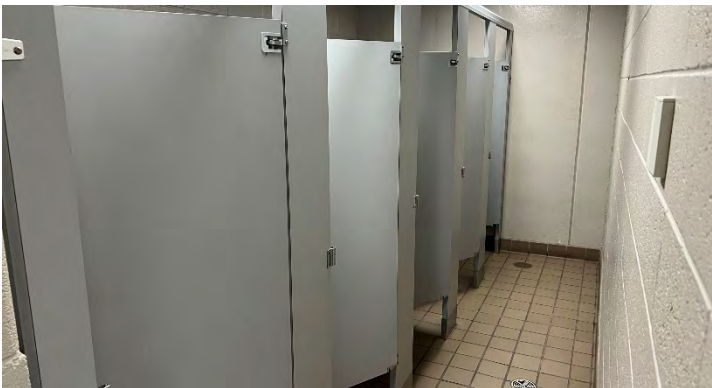
Building 02 – Livonia Police Department

Photos:



Building 02 – Livonia Police Department

Photos:



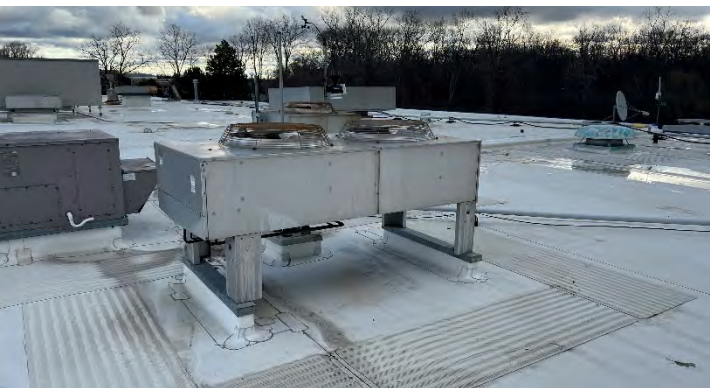
Building 02 – Livonia Police Department

Photos:



Building 02 – Livonia Police Department

Photos:

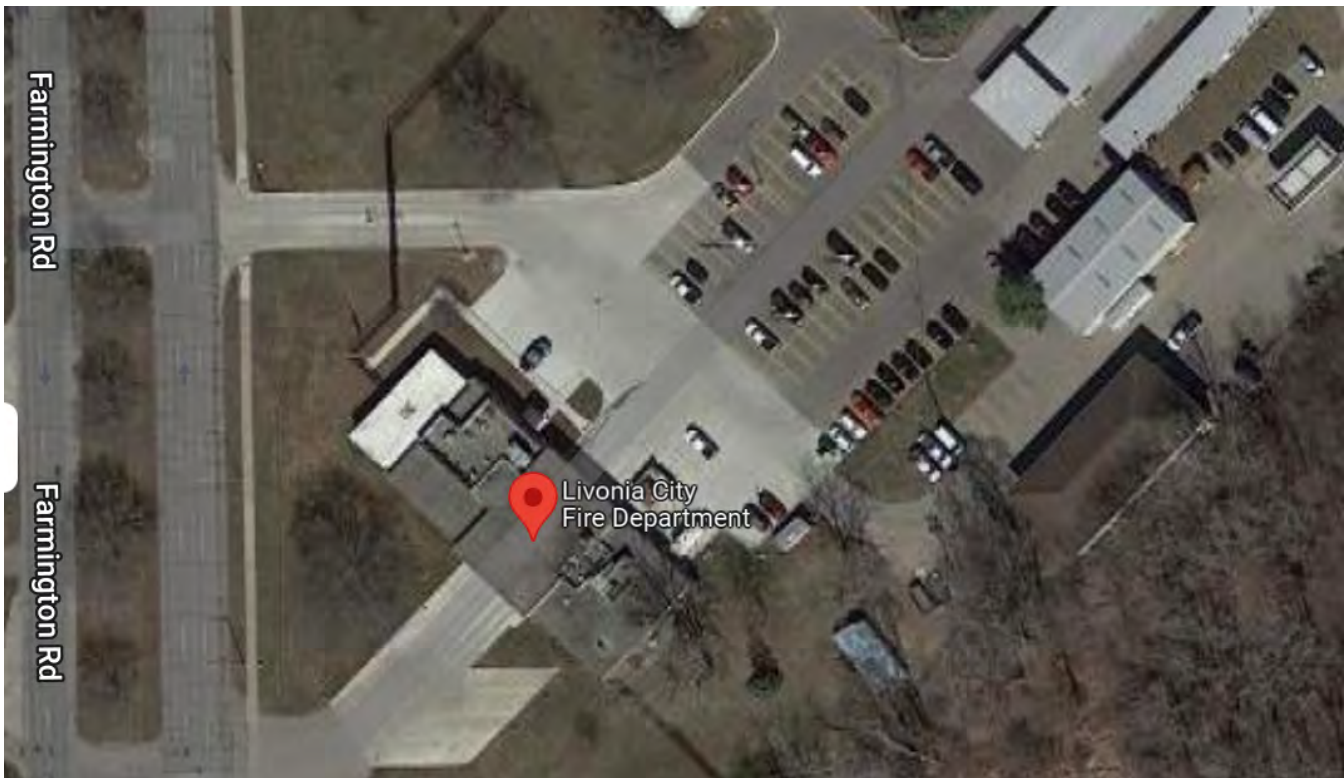


Building 03 – Livonia City Fire Department



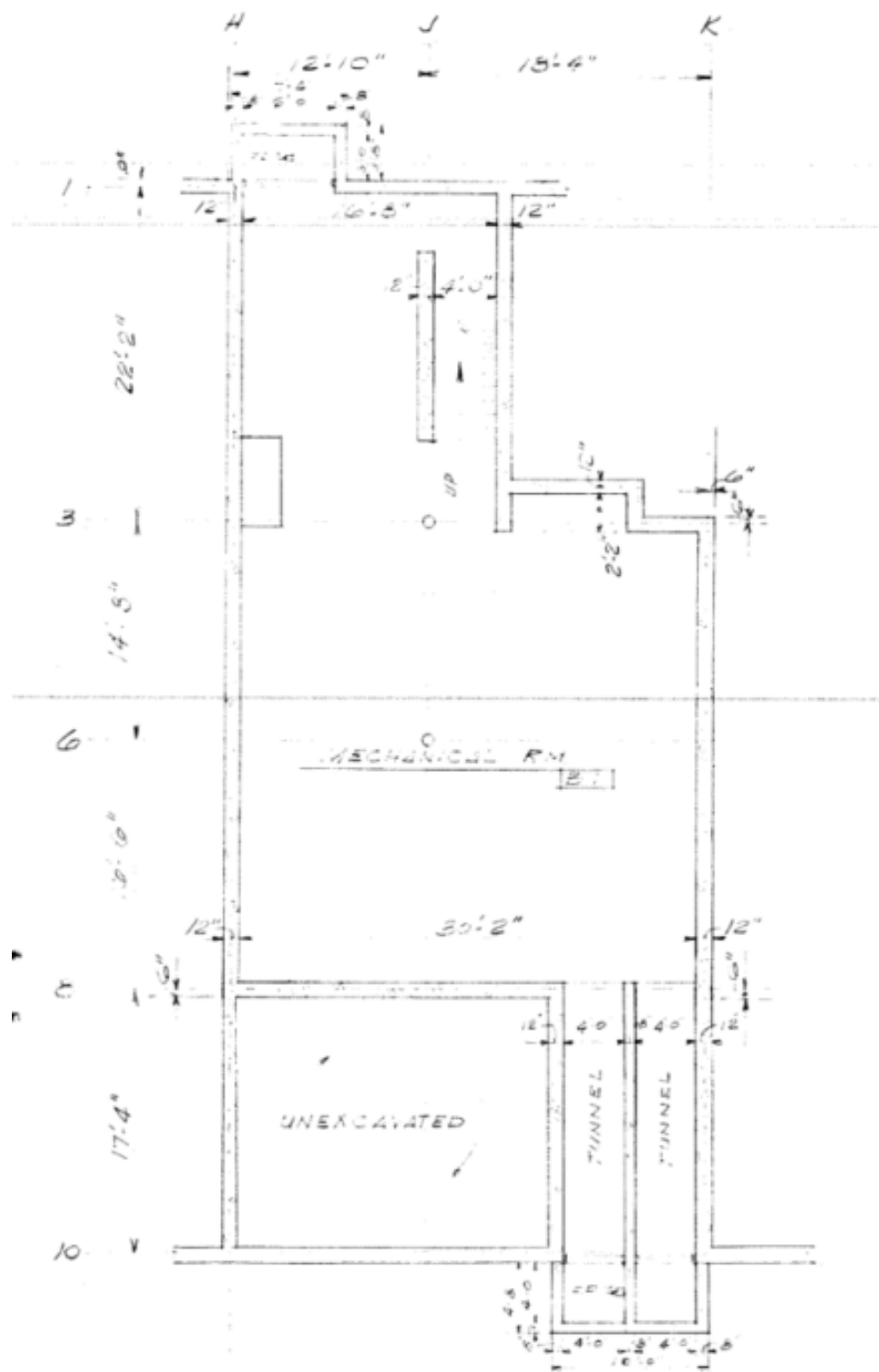
Address:	14910 Farmington Rd. Livonia MI 48154
Year Built:	1967 – 2018 (Addition)
Square Footage:	13,137
Site Area:	46.48 Acres
Parking Spaces:	26
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	PVC (Addition) & Tar
Fire Protection:	No

Site Plan:



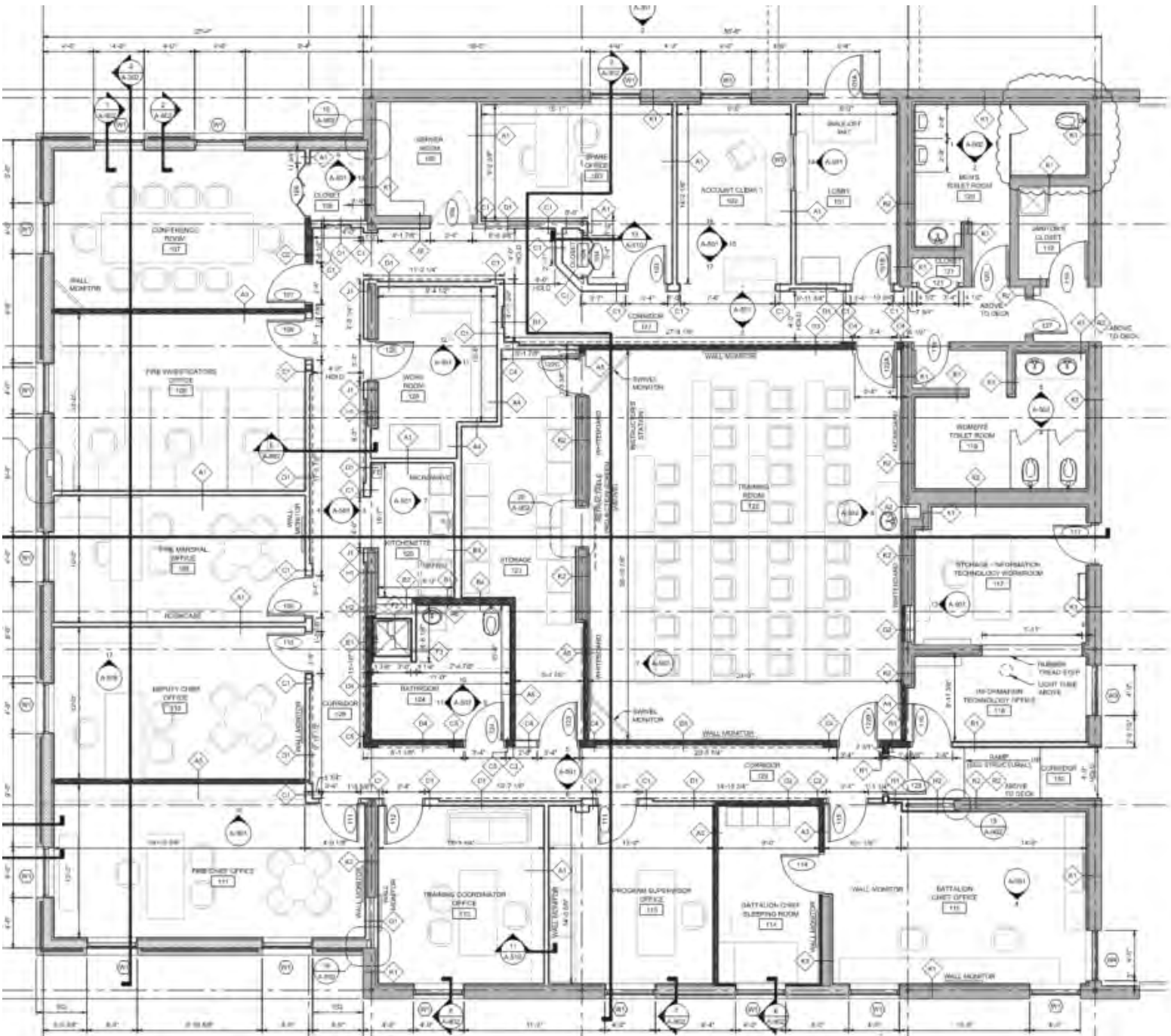
Building 03 - Livonia City Fire Department

Basement Floor Plan:



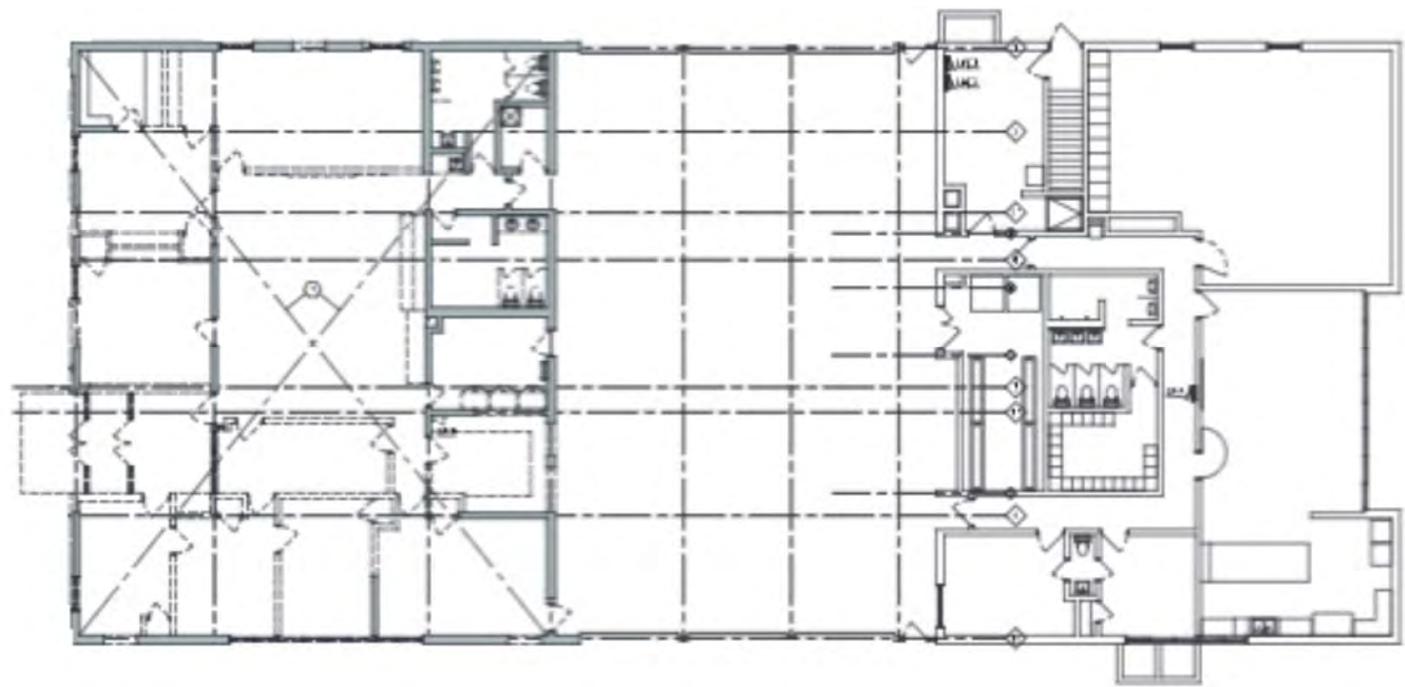
Building 03 – Livonia City Fire Department

1st Floor Plan (W/ Addition- 2017):

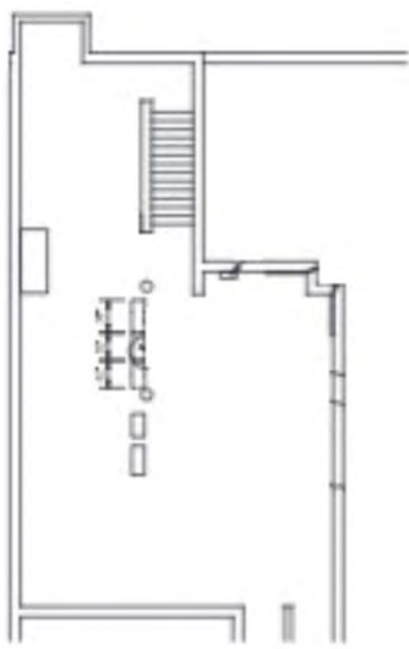


Building 03 – Livonia City Fire Department

1st Floor Plan:



Basement Floor Plan:



Penthouse Floor Plan:



SECTION C | Individual Building Assessments

Building 03 – Livonia City Fire Department

Summary of Budgets:

Fire Department #1						Cost Data		
Building SF						Specification Factor =	Geographic Factor =	Cost Escalation Factor =
		13,137				1.08		
						1.30		
						1.48		
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.42%	\$10,800	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.21%	\$0	\$0	\$7,992
Utilities								
Misc. Utility Repairs	1	Allowance	1	1	0.42%	\$0	\$0	\$15,984
Misc.								
Monument Sign - Powered & Electronic Display	1	EA	1	1	2.12%	\$0	\$70,200	\$0
SITE SUBTOTAL						3.18%	\$10,800	\$70,200
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered (Old Portion of Bldg.)- In Process	12,000	SF	1	12,000	17.83%	\$453,600	\$0	\$0
Windows								
Re-caulk Windows	1	Allowance	1	1	0.64%	\$16,200	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.64%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	1.27%	\$32,400	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	1	EA	1	1	0.13%	\$3,240	\$0	\$0
BUILDING ENVELOPE SUBTOTAL						20.50%	\$521,640	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	35	EA	1	35	5.94%	\$151,200	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	12,000	SF	1	12,000	0.00%	\$0	\$143,208	\$0
Flooring								
Remove & Replace Flooring - Carpet	6,000	SF	1	6,000	1.71%	\$0	\$0	\$64,256
Remove & Replace Corridor Flooring - LVT	2,500	SF	1	2,500	0.96%	\$0	\$0	\$35,964
Paint								
Paint - Interior	13,137	SF	1	13,137	0.84%	\$0	\$0	\$31,497
Restrooms								
Renovate Toilet/Locker Rooms	2	EA	1	2	1.43%	\$36,288	\$0	\$0
Lockers								
Replace Lockers by Dormitory	1	Allowance	1	1	2.12%	\$54,000	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	2.12%	\$0	\$0	\$79,920
INTERIOR/FINISHES SUBTOTAL						19.44%	\$241,488	\$143,208
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	13,137	SF	1	13,137	2.79%	\$70,940	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 1326A008396, 2013	1	EA	1	1	0.34%	\$0	\$11,232	\$0
Replace Flush Valves & Faucets	1	Allowance	1	1	0.48%	\$0	\$0	\$17,902
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.64%	\$0	\$0	\$23,976
PLUMBING SYSTEMS SUBTOTAL						4.24%	\$70,940	\$11,232
5.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boiler, Serial # G985529, 1998	1	EA	1	1	3.18%	\$0	\$105,300	\$0
Existing Lochinvar Boiler, Serial # G985530, 1998	1	EA	1	1	3.18%	\$0	\$105,300	\$0
Replace Boiler Pumps	2	EA	1	2	0.71%	\$0	\$23,587	\$0
Existing Trane Split System Heat Pump, Serial # 1802S1043X, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Trane Split System Heat Pump, Serial #. 1804S2187X, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Trane Roof Top Unit, Serial # 181312500L, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Trane Roof Top Unit Serial # 181410054D, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Trane Roof Top Unit Serial # N26101795D, 1998	1	EA	1	1	1.06%	\$0	\$0	\$39,960
Replace Exhaust Fans	5	EA	1	5	0.83%	\$0	\$27,518	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.64%	\$0	\$0	\$23,976
Other HVAC								
Air and Water Balance	13,137	SF	1	13,137	0.17%	\$0	\$5,533	\$0
Commissioning	13,137	SF	1	13,137	0.11%	\$0	\$3,689	\$0
Temperature Controls	13,137	SF	1	13,137	1.56%	\$0	\$51,644	\$0
HVAC SYSTEMS SUBTOTAL						11.45%	\$0	\$322,572

SECTION C | Individual Building Assessments

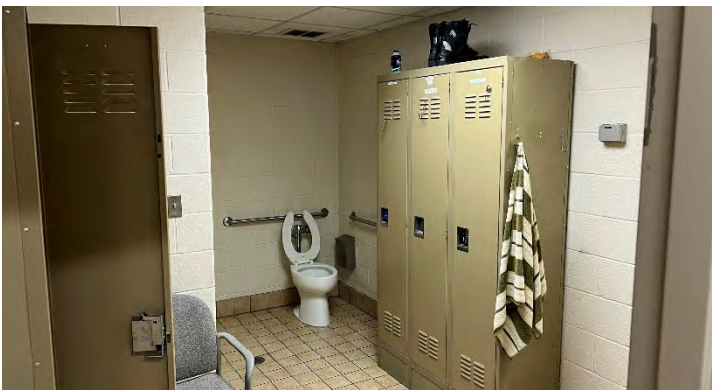
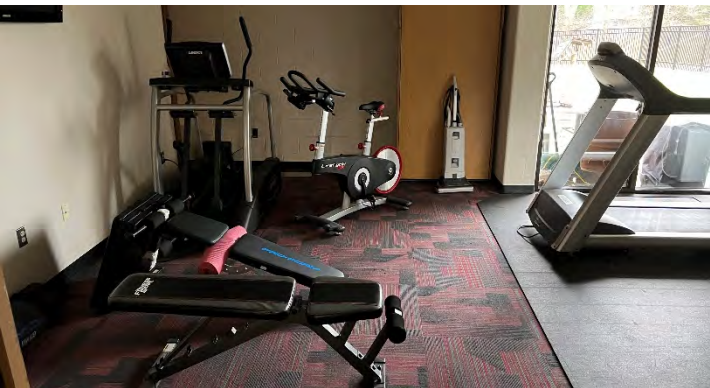
Building 03 – Livonia City Fire Department

Summary of Budgets:

Fire Department #1						Cost Data		
Building SF		13,137				Specification Factor =		
						Geographic Factor =		
						Cost Escalation Factor =		
						1.08		
						1.30		
						1.48		
Program Area	Quantity	Unit	# of	Total Units	As % of	Critical Needs	Deferrable	Future Need
	Per Unit		Units		Total	Cost	Maintenance	Cost
					Cost	(1 - 3 years)	Cost	(7 - 10 years)
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.85%	\$0	\$0	\$31,968
Power for new HVAC	1	Allowance	1	1	2.38%	\$0	\$0	\$89,510
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	12,000	SF	1	12,000	3.72%	\$0	\$122,990	\$0
Replace Exterior Wall Packs	10	EA	1	10	0.36%	\$0	\$0	\$13,427
Fire Alarm System								
Replace Fire Alarm System	13,137	SF	1	13,137	1.23%	\$31,214	\$0	\$0
Other								
Existing Kohler Generator	1	EA	1		0.00%	\$0	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					8.53%	\$31,214	\$122,990	\$134,905
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$47,952
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$47,952
SECURITY SYSTEMS SUBTOTAL					2.55%	\$0	\$0	\$95,904
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	2.38%	\$60,480	\$0	\$0
ABATEMENT SUBTOTAL					2.38%	\$60,480	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	3.18%	\$81,000	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					3.18%	\$81,000	\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					75.46%	\$1,017,561	\$670,202	\$572,236
Project Contingency:	10.00%				7.23%	\$93,656	\$67,020	\$57,224
Permits, Testing & Printing:	2.50%				1.99%	\$25,755	\$18,431	\$15,736
Professional Fees & Costs:	9.00%				7.99%	\$103,591	\$74,130	\$63,294
Construction Manager Fee & Costs:	9.00%				7.33%	\$95,038	\$68,009	\$58,068
PROJECT TOTAL					100.00%	\$1,335,601	\$897,792	\$766,557

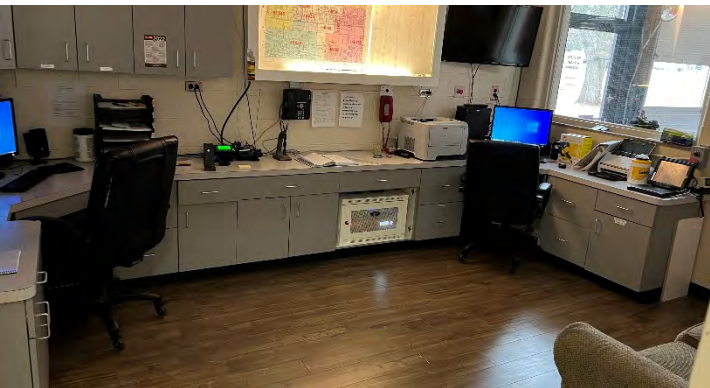
Building 03 – Livonia City Fire Department

Photos:



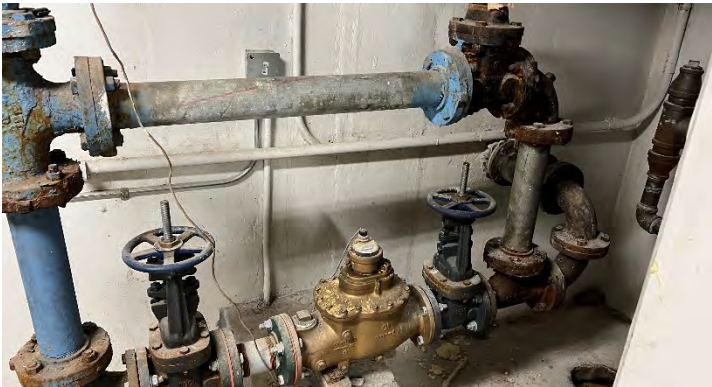
Building 03 – Livonia City Fire Department

Photos:



Building 03 – Livonia City Fire Department

Photos:



Building 04 – Livonia Civic Center Library



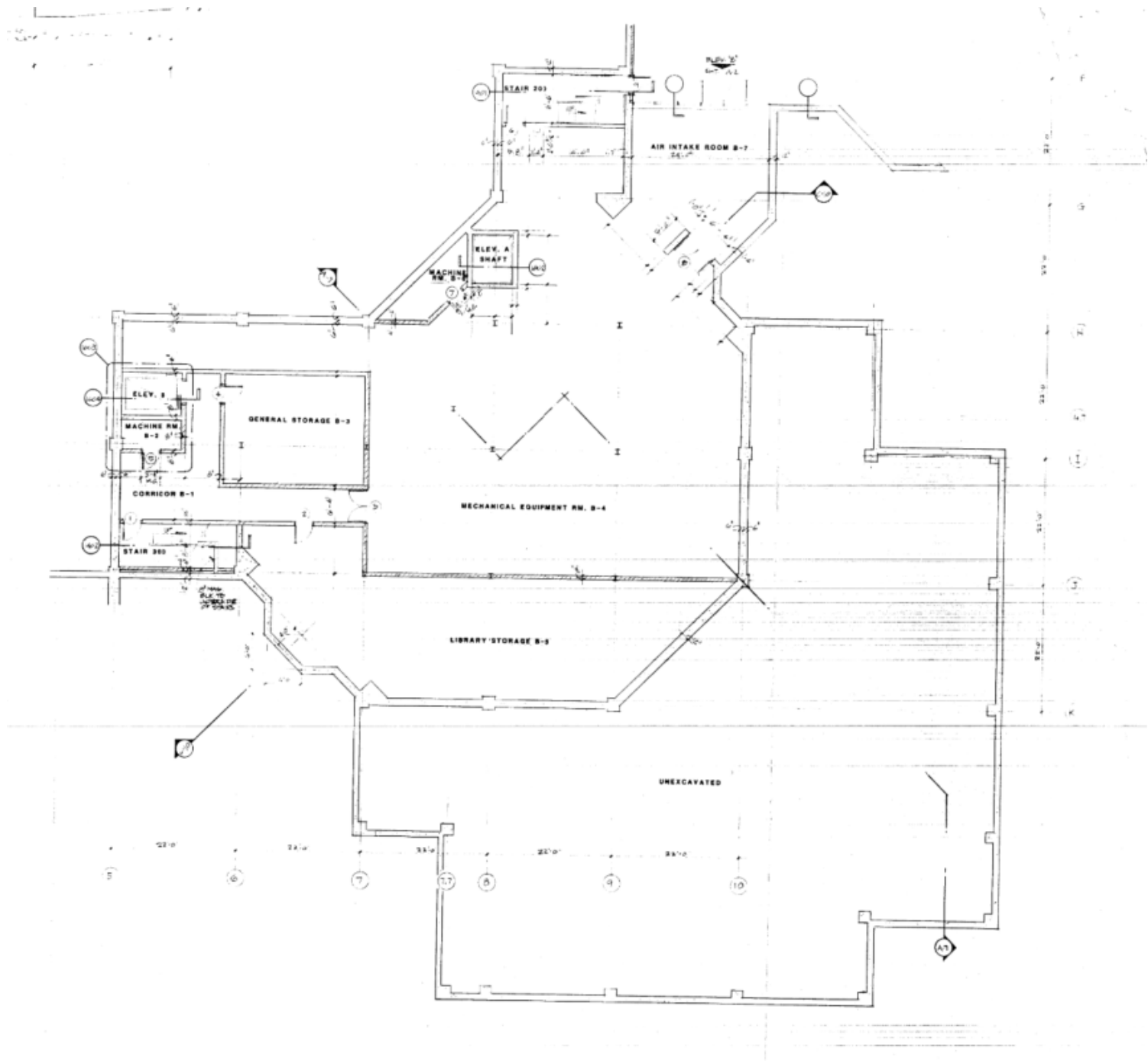
Address:	32777 Five Mile Rd. Livonia MI 48154
Year Built:	1987
Square Footage:	64,000
Site Area:	3.85
Parking Spaces:	197
Stories:	3
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick & Limestone
Roof:	TPO
Fire Protection:	Yes

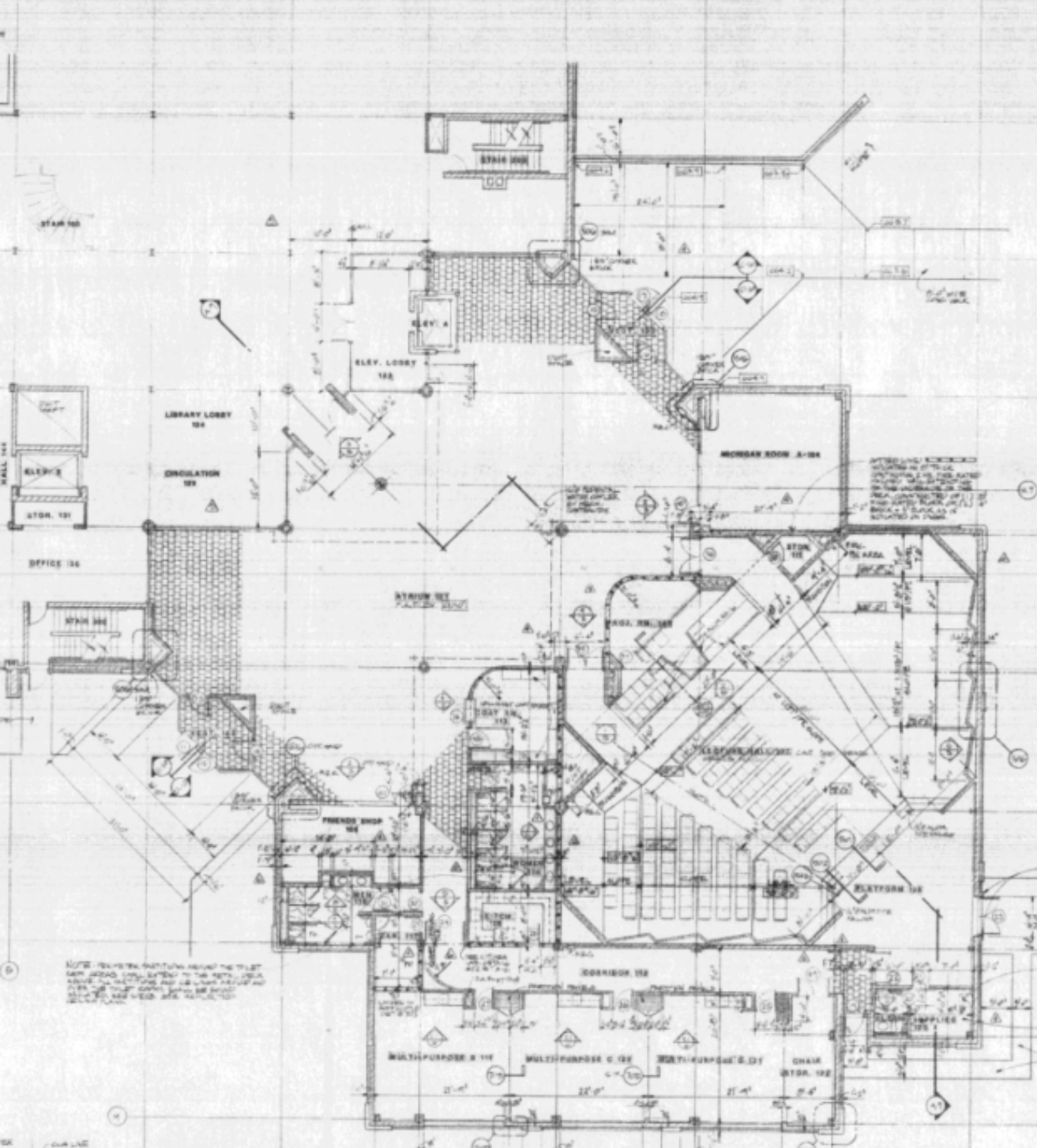
Site Plan:



Building 04 – Livonia Civic Center Library

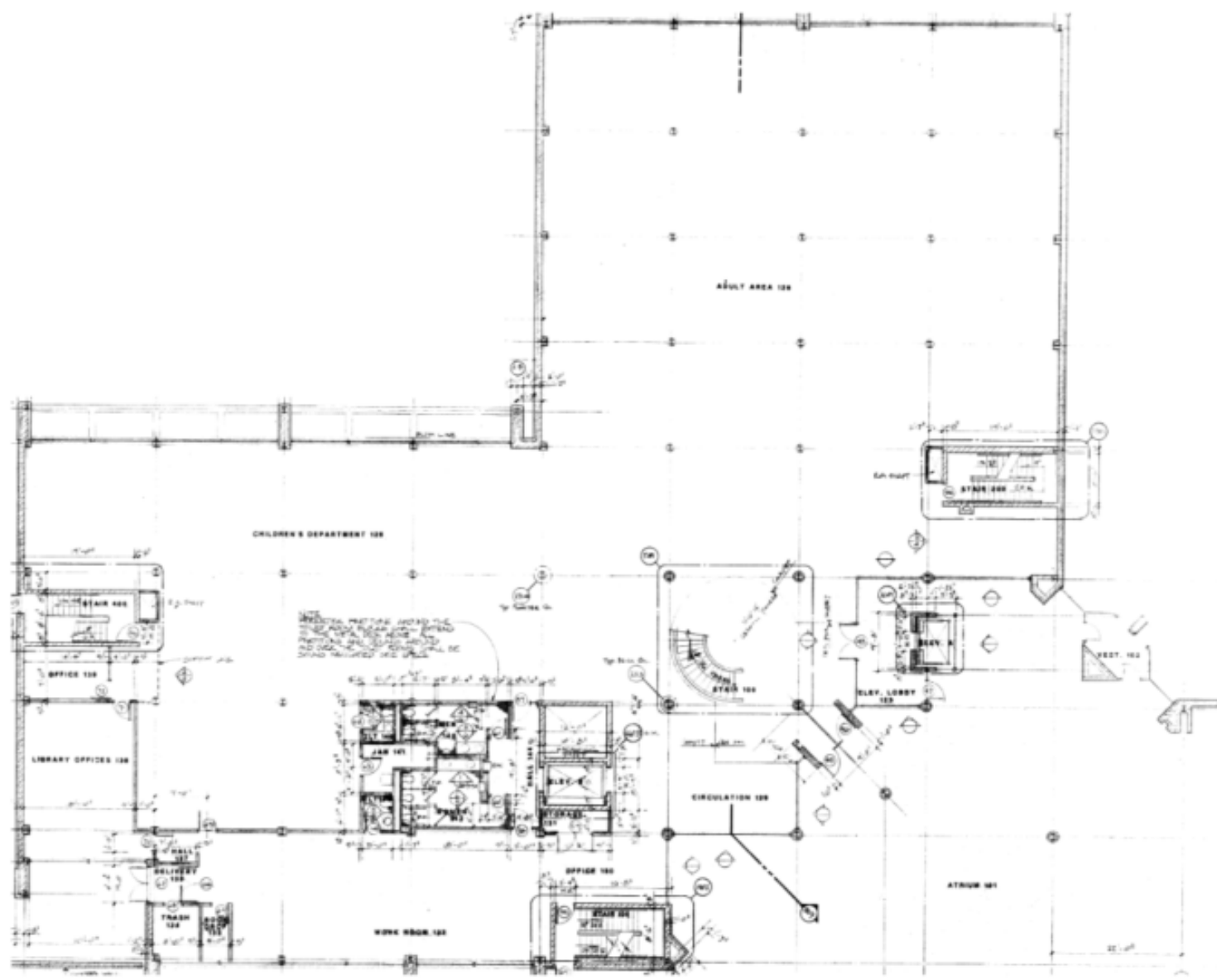
Basement Floor Plan:





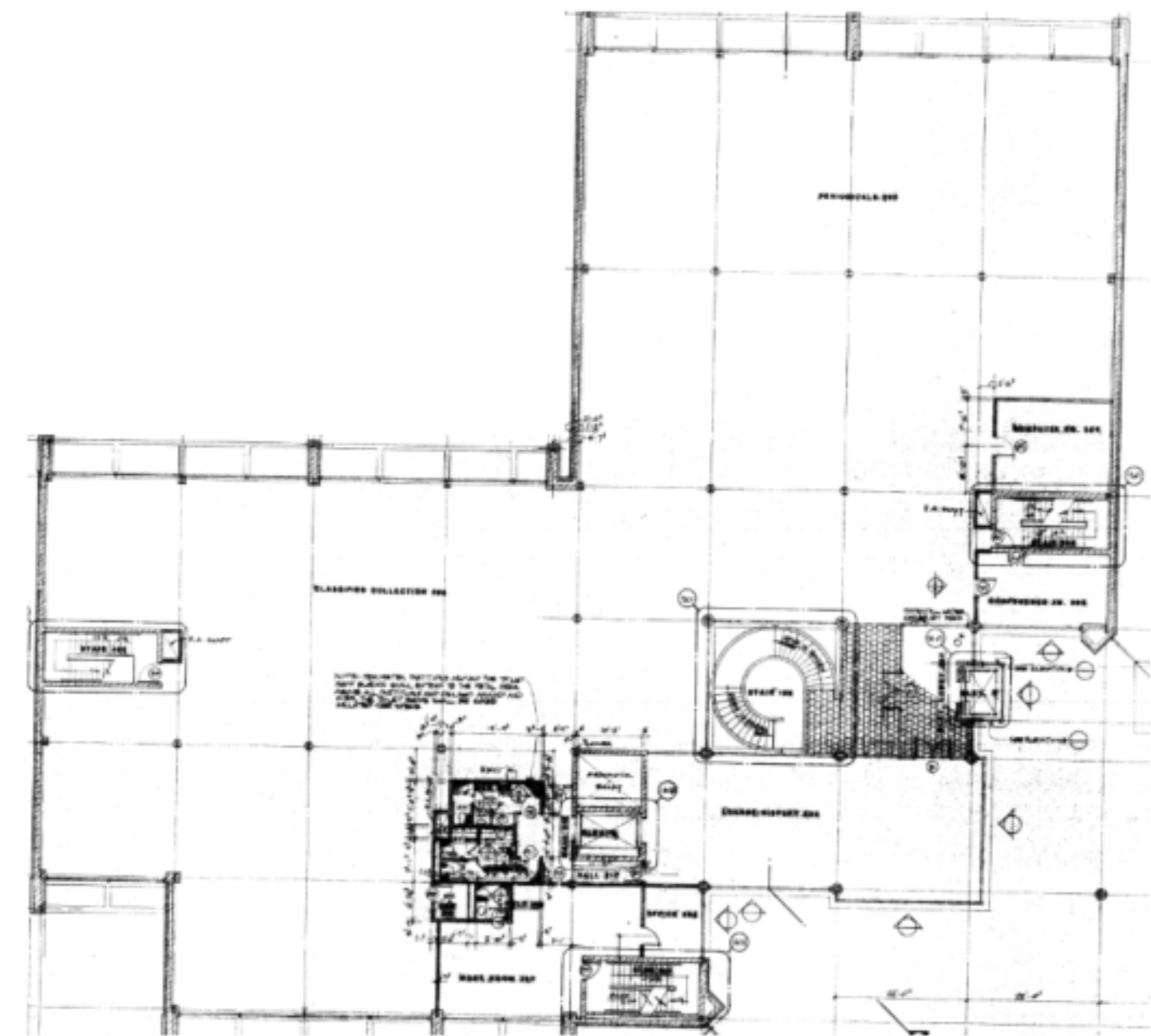
Building 04 – Livonia Civic Center Library

1st Floor Plan:



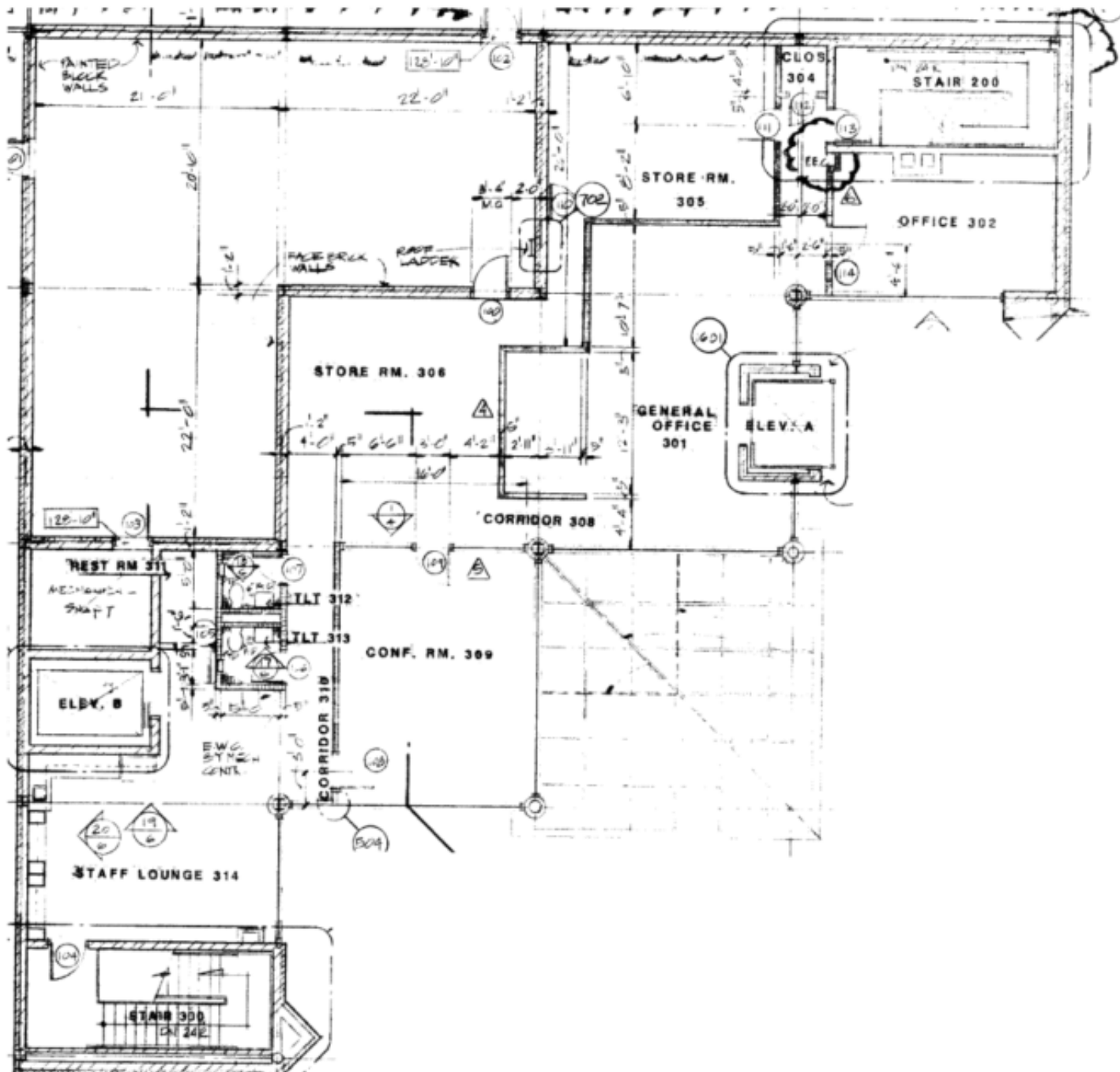
Building 04 - Livonia Civic Center Library

2nd Floor Plan:



Building 04 – Livonia Civic Center Library

3rd Floor Plan:



SECTION C | Individual Building Assessments

Building 04 – Livonia Civic Center Library

Summary of Budgets:

Civic Center Library						Cost Data		
Building SF		Specification Factor = Geographic Factor = Cost Escalation Factor =				Cost Escalation Factors		
64,000						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	82,387	SF	1	82,387	4.86%	\$0	\$694,028	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.44%	\$48,384	\$0	\$0
Sealcoating/Re-striping	82,387	SF	1	82,387	0.24%	\$26,693	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Utilities								
Catch Basin / Manholes	4	EA	1	4	0.18%	\$0	\$25,160	\$0
Misc. Utility Repairs	1	Allowance	1	1	1.47%	\$0	\$210,600	\$0
Misc.								
Monument Sign - Powered & Electronic Display	1	EA	1	1	0.49%	\$54,000	\$0	\$0
SITE SUBTOTAL					8.42%	\$210,077	\$929,788	\$0
2.0 BUILDING ENVELOPE								
Windows								
Replace Exterior Window Systems	1	Allowance	1	1	2.46%	\$0	\$0	\$399,600
Re-caulk Windows	1	Allowance	1	1	0.98%	\$108,000	\$0	\$0
Atrium Window Leak Repair- (In Process)	1	Allowance	1	1	6.88%	\$756,000	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints- (In Process)	1	Allowance	1	1	0.39%	\$43,200	\$0	\$0
Tuckpointing- (In Process)	1	Allowance	1	1	0.98%	\$108,000	\$0	\$0
Clean Limestone, Masonry and Retaining Wall- (In Process)	1	Allowance	1	1	1.23%	\$135,000	\$0	\$0
Paint Exposed Steel Where Paint is Peeling	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	3	EA	1	3	0.09%	\$9,720	\$0	\$0
Exterior Hollow Metal Doors/Frames/Hardware- Double Door	1	EA	1	1	0.06%	\$6,480	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					13.81%	\$1,247,400	\$0	\$399,600
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	114	EA	1	114	4.48%	\$492,480	\$0	\$0
Walls & Partitions								
Misc. Drywall Repairs	1	Allowance	1	1	0.39%	\$21,600	\$0	\$31,968
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	64,000	SF	1	64,000	5.35%	\$0	\$763,776	\$0
Flooring								
Remove & Replace Flooring - Carpet	50,000	SF	1	50,000	4.92%	\$540,000	\$0	\$0
Remove & Replace Flooring in Attrium- Hard Tile	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Windows								
Remove & Replace Window Treatments	1	Allowance	1	1	0.44%	\$0	\$63,180	\$0
Paint								
Paint - Interior	64,000	SF	1	64,000	1.57%	\$0	\$224,640	\$0
Signage								
Replace Interior Signage	64,000	SF	1	64,000	0.25%	\$0	\$35,942	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	5	EA	1	5	0.83%	\$0	\$117,936	\$0
Renovate - Toilet Room (Group)	6	EA	1	6	4.42%	\$0	\$631,800	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.23%	\$135,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					24.63%	\$1,270,080	\$1,837,274	\$31,968
4.0 PLUMBING SYSTEMS								
Fire Protection								
Add / Modify Fire Suppression System for Improvements	1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Water Heater; Serial # 1915114512800, 2012	1	EA	1	1	0.08%	\$0	\$0	\$12,787
Provide Bottle Filler Drinking Fountains	4	EA	1	4	0.26%	\$29,030	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					0.44%	\$39,830	\$0	\$12,787
5.0 HVAC SYSTEMS								
Equipment								
Existing Apex Boiler, Serial # 65750249, 2020 (Sidewalk Radiant Heating)	1	EA	1		0.00%	\$0	\$0	\$0
Existing Raypak Boiler, Serial #	1	EA	1	1	1.60%	\$175,392	\$0	\$0
Existing Raypak Boiler, Serial #	1	EA	1	1	1.60%	\$175,392	\$0	\$0
Replace Boiler Pumps	3	EA	1	3	0.25%	\$27,216	\$0	\$0
Existing Trane Airfoil Fan, Serial # K87C09323, 1987	1	EA	1	1	1.47%	\$162,000	\$0	\$0
Existing BAC Chiller, Serial # 0151933401-01-01 (In Progress)	1	EA	1	1	7.37%	\$810,000	\$0	\$0
Replace Exhaust Fans	5	EA	1	5	0.19%	\$0	\$0	\$31,329
Other HVAC								
Air and Water Balance	64,000	SF	1	64,000	0.19%	\$20,736	\$0	\$0
Commissioning	64,000	SF	1	64,000	0.13%	\$13,824	\$0	\$0
Temperature Controls	64,000	SF	1	64,000	1.76%	\$193,536	\$0	\$0
HVAC SYSTEMS SUBTOTAL					14.56%	\$1,578,096	\$0	\$31,329

Building 04 – Livonia Civic Center Library

Summary of Budgets:

Civic Center Library						Cost Data						
Building SF		64,000				Specification Factor =	Geographic Factor =	Cost Escalation Factor =				
						Cost Escalation Factors						
						1.08	1.30	1.48				
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)				
6.0 ELECTRICAL SYSTEMS												
Power												
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.25%	\$0	\$0	\$39,960				
Power for new HVAC	1	Allowance	1	1	0.55%	\$60,480	\$0	\$0				
Lighting												
Replace Lighting with LED's (New OS, Switching, etc.)	64,000	SF	1	64,000	4.59%	\$0	\$655,949	\$0				
Replace Exterior Wall Packs	12	EA	1	12	0.10%	\$10,886	\$0	\$0				
ELECTRICAL SYSTEMS SUBTOTAL						5.49%	\$71,366	\$655,949				
7.0 SECURITY												
Security												
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$55,944				
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$55,944				
SECURITY SYSTEMS SUBTOTAL						0.69%	\$0	\$111,888				
8.0 ABATEMENT												
Abatement												
Abatement Allowance	1	Allowance	1	1	1.10%	\$120,960	\$0	\$0				
ABATEMENT SUBTOTAL						1.10%	\$120,960	\$0				
9.0 FURNITURE & EQUIPMENT												
General Furniture												
FFE Allowance (Including Book Shelves)	1	Allowance	1	1	7.37%	\$270,000	\$351,000	\$399,600				
FURNITURE & EQUIPMENT SUBTOTAL						7.37%	\$270,000	\$399,600				
SOFT COSTS												
Building Infrastructure Improvement Total:					76.52%	\$4,807,810	\$3,774,011	\$1,027,132				
Project Contingency:					6.91%	\$453,781	\$342,301	\$62,753				
Permits, Testing & Printing:					1.90%	\$124,790	\$94,133	\$17,257				
Professional Fees & Costs:					7.65%	\$501,917	\$378,612	\$69,410				
Construction Manager Fee & Costs:					7.02%	\$460,474	\$347,350	\$63,679				
PROJECT TOTAL					100.00%	\$6,348,772	\$4,936,406	\$1,240,231				

Building 04 – Livonia Civic Center Library

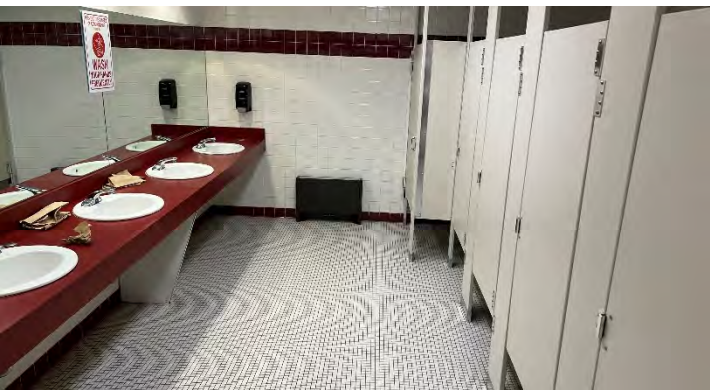
Photos:



SECTION C | Individual Building Assessments

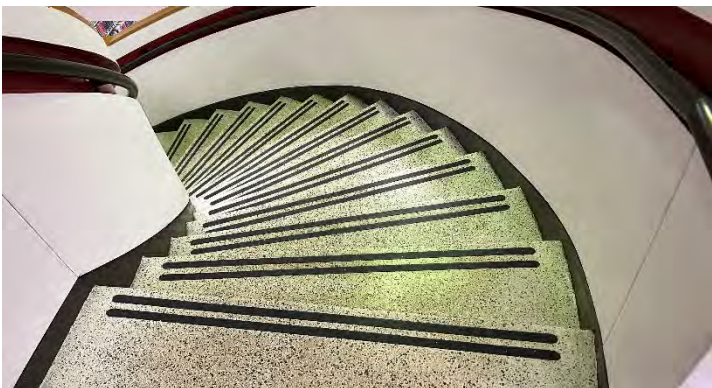
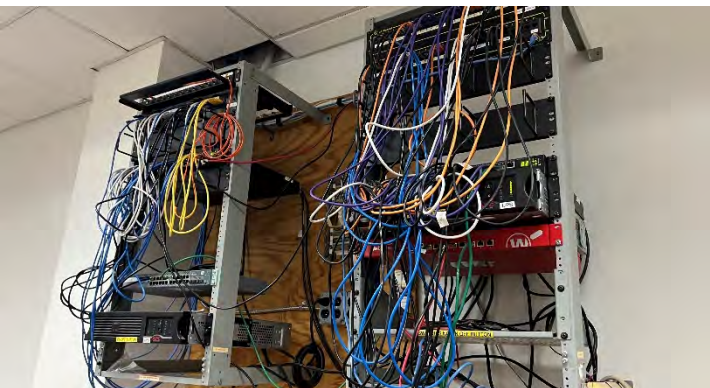
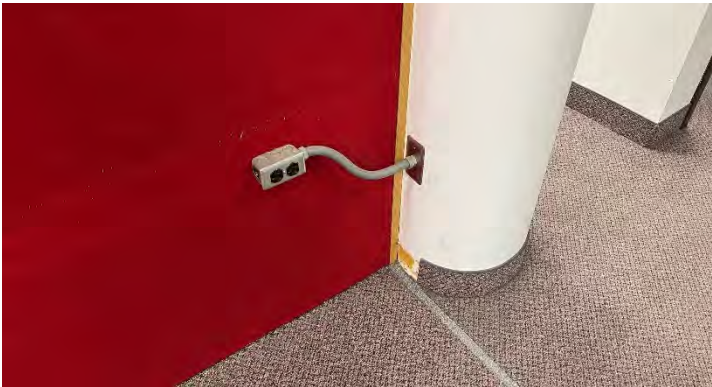
Building 04 – Livonia Civic Center Library

Photos:



Building 04 – Livonia Civic Center Library

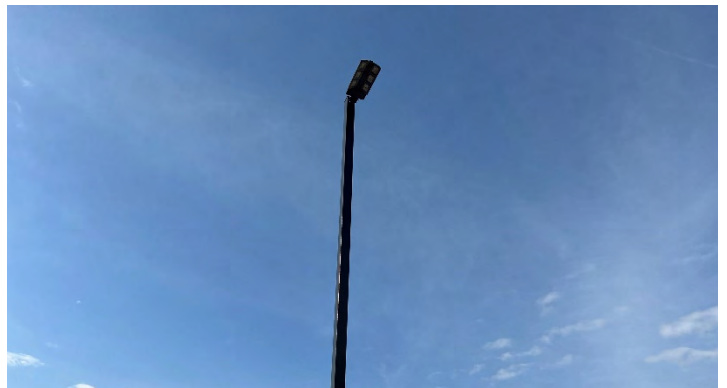
Photos:



Building 04 – Livonia Civic Center Library

Photos:





Building 05 – Livonia Civic Center Park Senior Center & Transit Office



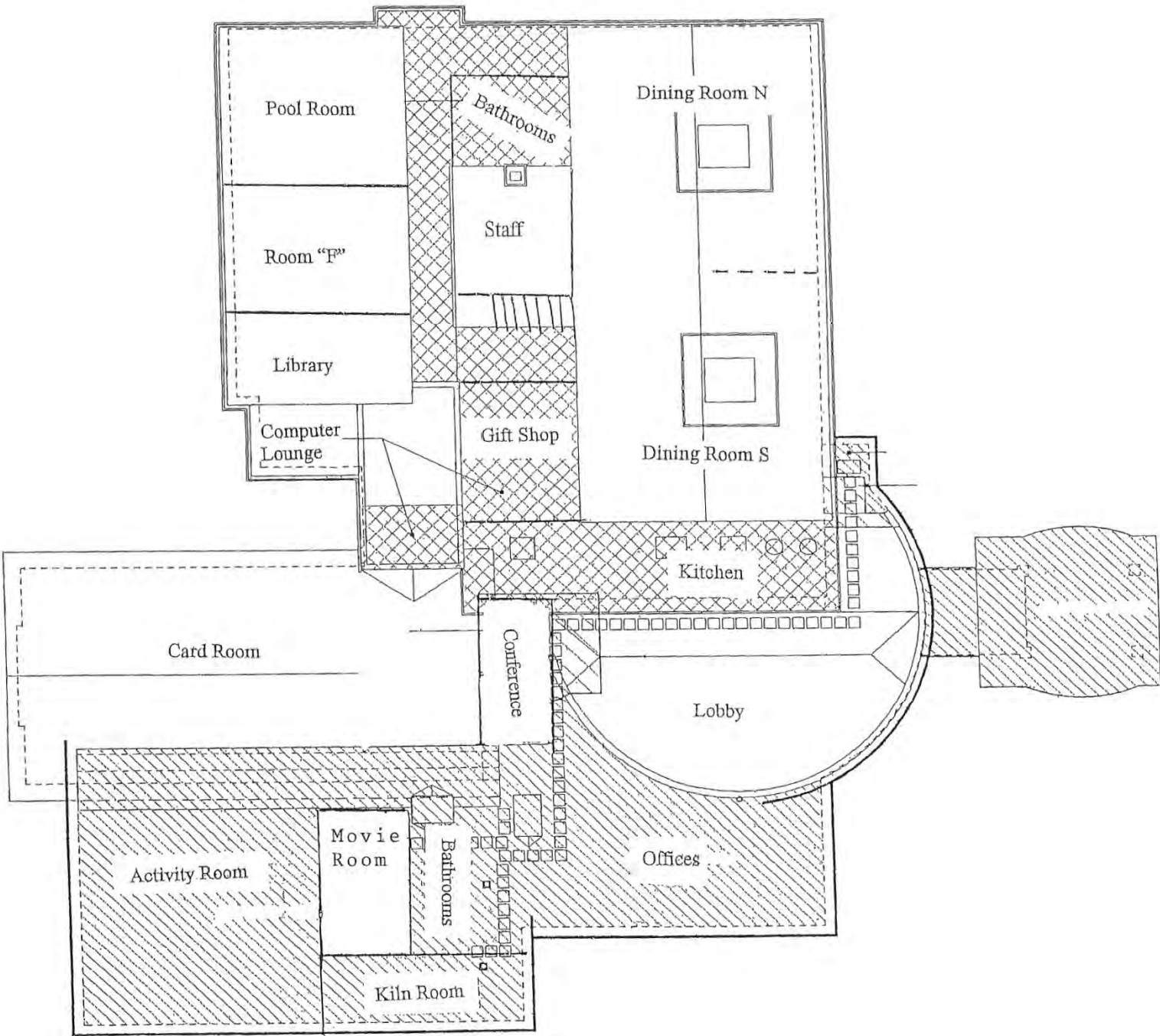
Address:	15218 Farmington Rd. Livonia MI 48154
Year Built:	1964 Additions: 1984 Lobby, 2001 Offices
Square Footage:	25,000
Site Area:	1.99 acres
Parking Spaces:	135
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Shingled and EPDM
Fire Protection:	None

Site Plan:



Building 05 – Livonia Civic Center Park Senior Center & Transit Office

1st Floor Plan:



Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Summary of Budgets:

Senior Center/Community Transit						Cost Data		
Building SF						Specification Factor =		
25,000						Geographic Factor =		
						Cost Escalation Factor =		
						1.08		
						1.30		
						1.48		
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	83,000	SF	1	83,000	7.67%	\$537,840	\$0	\$0
Replace Concrete Approach	1,000	SF	1	1,000	0.22%	\$15,768	\$0	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.77%	\$54,000	\$0	\$0
Site Amenities								
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.46%	\$0	\$0	\$47,952
Utilities								
Catch Basin / Manholes	3	EA	1	3	0.23%	\$16,200	\$0	\$0
Misc. Utility Repairs	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0
Misc.								
Internally Lit Monument Sign w/ Brick Base	1	EA	1	1	0.77%	\$0	\$0	\$79,920
SITE SUBTOTAL					12.05%	\$731,808	\$0	\$167,832
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (Asphalt Shingle)	3,800	SF	1	3,800	0.47%	\$32,832	\$0	\$0
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered	21,000	SF	1	21,000	6.47%	\$453,600	\$0	\$0
Replace Gutters & Downspouts	850	LF	1	850	0.16%	\$11,016	\$0	\$0
Misc. Drainage Repair	1	Allowance	1	1	0.18%	\$12,960	\$0	\$0
Paint Structural Steel for Equipment Screens	1	Allowance	1	1	0.38%	\$27,000	\$0	\$0
Windows								
Replace Exterior Window Systems	1	Allowance	1	1	5.39%	\$378,000	\$0	\$0
Recaulk Windows	1	Allowance	1	1	0.38%	\$27,000	\$0	\$0
Reseal Windows	1	Allowance	1	1	0.15%	\$10,800	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.23%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	0.62%	\$43,200	\$0	\$0
Replace Soffits	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0
Replace Fascia	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0
Exterior Doors								
Exterior FRP Doors/Frames/Hardware - Single Door	5	EA	1	5	0.39%	\$27,216	\$0	\$0
Exterior FRP Doors/Frames/Hardware - Double Door	3	EA	1	3	0.41%	\$29,030	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					18.32%	\$1,284,854	\$0	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	45	EA	1	45	2.77%	\$194,400	\$0	\$0
Misc. Drywall Repairs	1	Allowance	1	1	0.15%	\$10,800	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	25,000	SF	1	25,000	3.27%	\$229,500	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	12,500	SF	1	12,500	1.29%	\$0	\$117,585	\$0
Remove & Replace VCT Flooring with LVT	12,500	SF	1	12,500	1.73%	\$0	\$157,950	\$0
Remove & Replace Window Treatments		Allowance		50,000	6.93%	\$486,000	\$0	\$0
Paint								
Paint - Interior	25,000	SF	1	25,000	0.77%	\$0	\$70,200	\$0
Signage								
Replace Interior Signage	25,000	SF	1	25,000	0.15%	\$0	\$14,040	\$0
Restrooms								
Renovate - Toilet Room (Group)	4	Allowance	1	4	1.85%	\$129,600	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.15%	\$81,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					20.07%	\$1,131,300	\$359,775	\$0
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	25,000	SF	1	25,000	1.92%	\$135,000	\$0	\$0
Equipment & Fixtures								
Existing Hot Water Heater: Lochinvar, Serial # 1147A013612, November 2011	1	EA	1	1	0.12%	\$0	\$11,232	\$0
Existing Hot Water Heater: Lochinvar, Serial # EC10347074, March 2008	1	EA	1	1	0.12%	\$0	\$11,232	\$0
Replace Additional Bottle Filling Stations at Existing Drinking Fountains	2	EA	2	4	0.41%	\$29,030	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960
PLUMBING SYSTEMS SUBTOTAL					2.97%	\$164,030	\$22,464	\$39,960

SECTION C | Individual Building Assessments

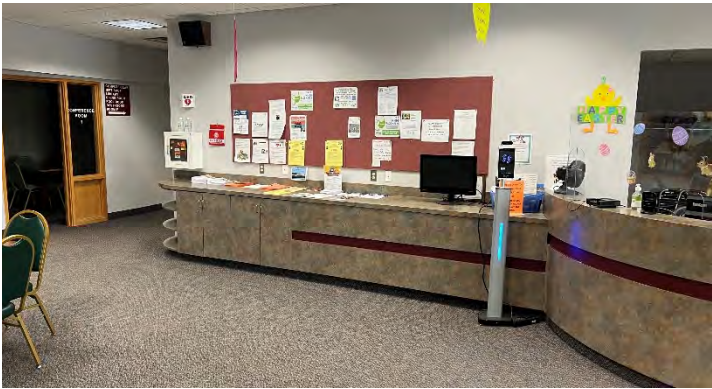
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Summary of Budgets:

Senior Center/Community Transit						Cost Data		
Building SF						Specification Factor =		
25,000						Geographic Factor =		
						Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
5.0 HVAC SYSTEMS								
Equipment								
Existing Rooftop Unit: Trane, Serial # 823101169L	1	EA	1	1	0.54%	\$37,800	\$0	\$0
Existing Rooftop Unit: Trane Serial # 8222G4W9H, May 2008	1	EA	1	1	0.54%	\$0	\$49,140	\$0
Existing Rooftop Unit: HyperCore Serial # T09C06177	1	EA	1	1	0.54%	\$37,800	\$0	\$0
Existing Rooftop Unit: Trane Serial # 222100111L, May 2002	1	EA	1	1	0.54%	\$37,800	\$0	\$0
Existing Rooftop Unit: Trane Serial # 162810069L, July 2016		EA	-	-	0.00%	\$0	\$0	\$0
Existing Rooftop Unit: Trane Serial # 210810277L, Feb 2021	1	EA	-	-	0.00%	\$0	\$0	\$0
Existing Rooftop Unit: Trane Serial # 113910340L, March 2011	1	EA	1	1	0.54%	\$0	\$0	\$55,944
Existing Rooftop Unit: Trane Serial # 113910354L, 2011	1	EA	1	1	0.54%	\$0	\$0	\$55,944
Add Exhaust Fans (Kilns)	1	EA	1	1	0.08%	\$5,400	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960
Air and Water Balance	25,000	SF	-	-	0.00%	\$0	\$0	\$0
Commissioning	25,000	SF	1	25,000	0.08%	\$0	\$0	\$7,992
Temperature Controls	25,000	SF	1	25,000	1.08%	\$75,600	\$0	\$0
HVAC SYSTEMS SUBTOTAL						4.85%	\$194,400	\$49,140
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.31%	\$0	\$0	\$31,968
Replace Existing Electrical Panels	1	Allowance	1	1	0.77%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	0.86%	\$0	\$0	\$89,510
Electrical Wiring Upgrades	1	Allowance	1	1	0.86%	\$20,160	\$26,208	\$29,837
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	25,000	SF	1	25,000	2.81%	\$197,100	\$0	\$0
Replace Emergency & Exit Lights	25,000	SF	1	25,000	0.12%	\$8,100	\$0	\$0
Fire Alarm System								
Replace Fire Alarm System	25,000	SF	1	25,000	0.85%	\$0	\$0	\$87,912
Adjustments to Fire Alarm System	1	Allowance	1	1	0.17%	\$0	\$0	\$17,902
ELECTRICAL SYSTEMS SUBTOTAL						6.75%	\$225,360	\$26,208
7.0 SECURITY								
Security								
Access Control System (Prox Card Readers)	8	EA	1	8	0.34%	\$24,192	\$0	\$0
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$23,976
Security Allowance	1	Allowance	1	1	0.31%	\$21,600	\$0	\$0
SECURITY SYSTEMS SUBTOTAL						0.88%	\$45,792	\$23,976
8.0 ABATEMENT								
Abatement Allowance	1	Allowance	1	1	0.77%	\$54,000	\$0	\$0
ABATEMENT SUBTOTAL						0.77%	\$54,000	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	1.54%	\$36,000	\$46,800	\$53,280
Other FF&E								
Renovate Kitchen and Replace Appliances	1	Allowance	1	1	3.46%	\$243,000	\$0	\$0
Existing Walk-in Fridge: Vollrath	1	Allowance	1	1	0.54%	\$37,800	\$0	\$0
Existing Walk-in Freezer: Vollrath	1	Allowance	1	1	0.54%	\$37,800	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL						6.08%	\$354,600	\$46,800
10.0 TECHNOLOGY								
Technology								
Misc. Technology Upgrades	25,000	SQFt	1	25,000	4.62%	\$324,000	\$0	\$0
TECHNOLOGY SUBTOTAL						4.62%	\$324,000	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					77.36%	\$4,510,145	\$504,387	\$781,937
Project Contingency:	10.00%				6.67%	\$383,154	\$45,759	\$72,866
Permits, Testing & Printing:	2.50%				1.83%	\$105,367	\$12,584	\$20,038
Professional Fees & Costs:	9.00%				7.37%	\$423,799	\$50,613	\$80,595
Construction Manager Fee & Costs:	9.00%				6.76%	\$388,806	\$46,434	\$73,940
PROJECT TOTAL						100.00%	\$5,811,271	\$659,776
								\$1,029,377

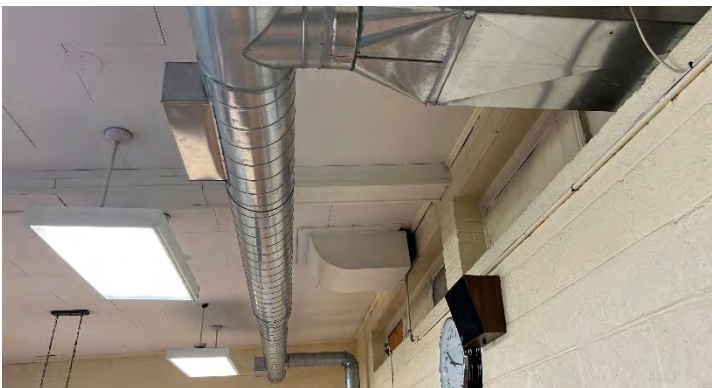
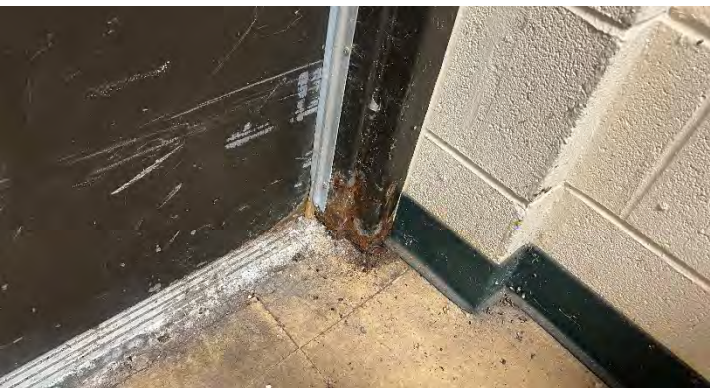
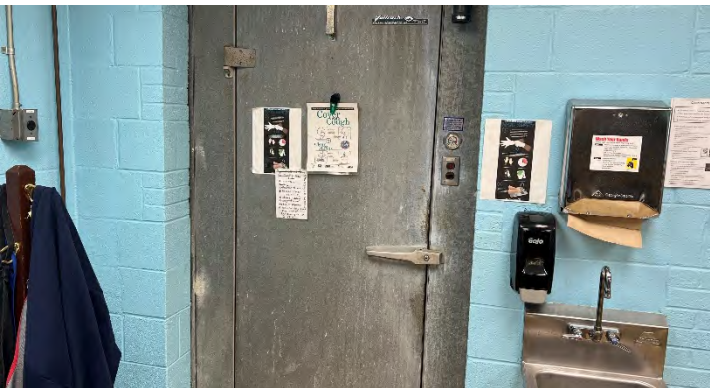
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



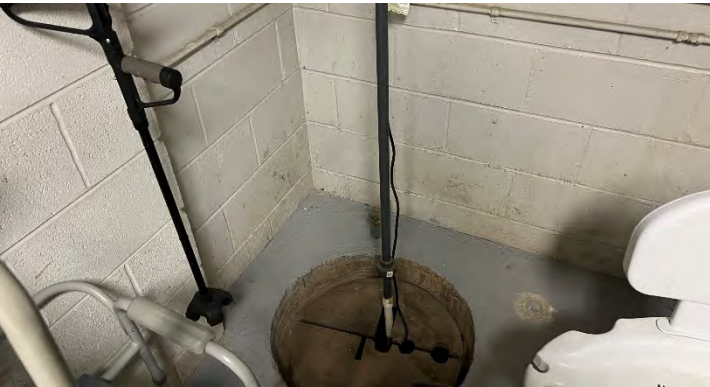
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center



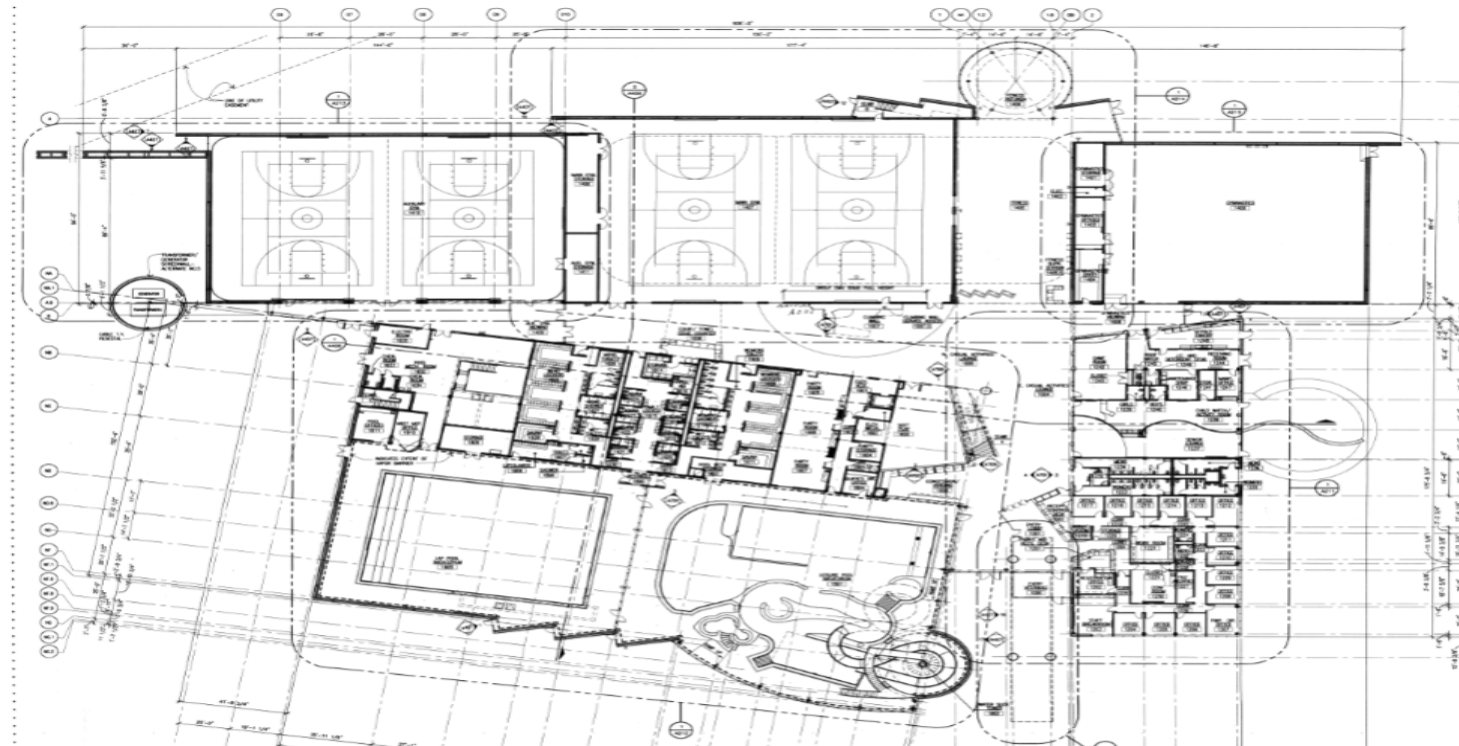
Address:	15100 Hubbard St. Livonia MI 48154
Year Built:	2003
Square Footage:	130,000
Site Area:	Approximately 17 Acres
Parking Spaces:	381
Stories:	2
Basement:	No
Elevator(s):	1
Exterior Façade:	Brick
Roof:	EPDM
Fire Protection:	Fully Sprinkled

Site Plan:

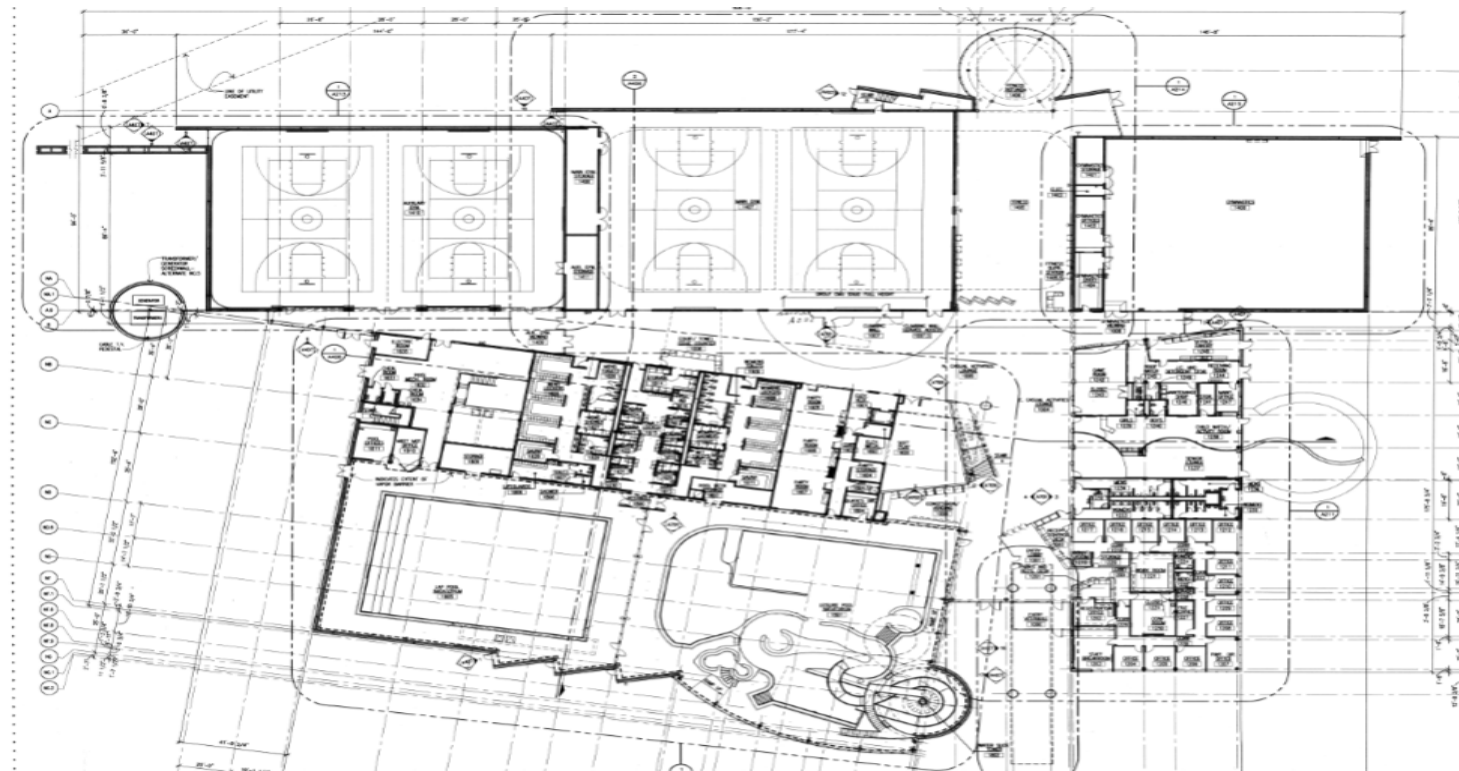


Building 06 – Jack E. Kirksey Livonia Community Recreation Center

1st Floor Plan:



2nd Floor Plan:



SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Summary of Budgets:

Jack E. Kirksey Recreation Center						Cost Data		
Building SF 130,000						Specification Factor = Geographic Factor = Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	222352	SF	1	222,352	7.98%	\$0	\$0	\$2,132,445
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.09%	\$16,200	\$0	\$0
Sealcoating/Re-stripping	222352	SF	1	222,352	0.40%	\$72,042	\$0	\$0
Playground / Play pad								
Provide Synthetic Safety Surfacing on Playground (Kid Quarters)	1	Allowance	1	1	0.18%	\$32,400	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.30%	\$0	\$70,200	\$0
Redesign and Replace Illuminated Bollards	1	Allowance	1	1	0.60%	\$0	\$140,400	\$0
Utilities								
Misc. Utility Repairs	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960
Misc.								
Add Power to Outdoor Pavilion	1	Allowance	1	1	0.06%	\$0	\$0	\$15,984
Update Site Signage	1	Allowance	1	1	0.12%	\$0	\$28,080	\$0
SITE SUBTOTAL					9.87%	\$120,642	\$238,680	\$2,188,389
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered	110000	SF	1	80,000	16.74%	\$0	\$3,931,200	\$0
Windows								
Recaulk Windows	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.04%	\$8,100	\$0	\$0
Tuckpointing	1	Allowance	1	1	0.45%	\$0	\$105,300	\$0
BUILDING ENVELOPE SUBTOTAL					17.39%	\$8,100	\$4,036,500	\$39,960
3.0 INTERIOR/FINISHES								
Walls & Partitions								
Misc. Drywall Repairs	1	Allowance	1	1	0.06%	\$10,800	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	14,000	SF	1	14,000	0.71%	\$0	\$167,076	\$0
Flooring								
Remove & Replace Flooring - Carpet (Offices + Kid Quarters)	5,500	SF	1	5,500	0.22%	\$39,798	\$0	\$0
Remove & Replace Flooring - Carpet (Gymnastics) Done in 2020	9,800	SF	1	9,800	0.39%	\$0	\$0	\$104,951
Remove & Replace Flooring - Carpet (1st and 2nd Floor Cardio) Done in 2019	8,800	SF	1	8,800	0.35%	\$0	\$0	\$94,242
Windows								
Remove & Replace Window Treatments	1	Allowance	1	1	0.39%	\$0	\$0	\$103,896
Paint								
Paint - Interior	130,000	SF	1	130,000	1.55%	\$93,600	\$121,680	\$138,528
Restrooms								
Renovate - Toilet Room (Single / Staff)	2	EA	1	2	0.20%	\$0	\$0	\$53,706
Renovate - Toilet Room (Group)	6	EA	1	6	3.01%	\$0	\$0	\$805,594
Gym / Pool Equipment								
Replace ADA Lift	1	Allowance	1	1	0.09%	\$0	\$21,060	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.20%	\$0	\$140,400	\$159,840
Other								
Renovate Tree Fort	1	Allowance	1	1	2.99%	\$540,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					11.17%	\$684,198	\$450,216	\$1,460,756
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	130,000	SF	1	130,000	3.89%	\$702,000	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 1934116042349,	1	EA	1	1	0.05%	\$0	\$0	\$12,787
Existing Lochinvar Hot Water Heater, Serial #	1	EA	1	1	0.05%	\$0	\$0	\$12,787
Replace Flush Valves & Faucets	1	Allowance	1	1	0.07%	\$4,032	\$5,242	\$5,967
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960
Pool								
Pool - Preventative Maintenance (grout, acid wash, etc.)	1	Allowance	1	1	0.36%	\$0	\$0	\$95,904
Misc. Pool Equipment Replacement (\$25K/Year)	10	Allowance	1	10	1.49%	\$90,000	\$117,000	\$133,200
PLUMBING SYSTEMS SUBTOTAL					6.09%	\$796,032	\$122,242	\$309,557

SECTION C | Individual Building Assessments

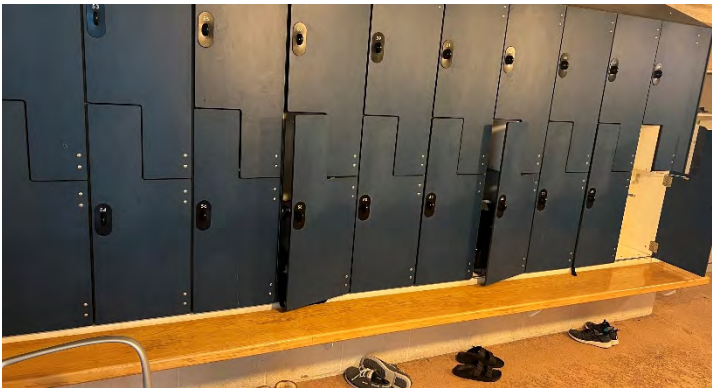
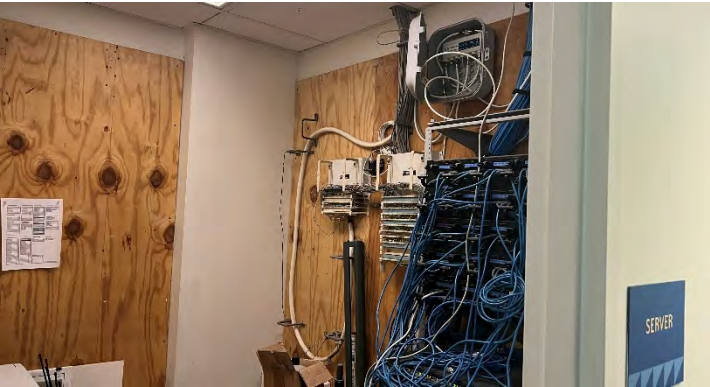
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Summary of Budgets:

Jack E. Kirksey Recreation Center						Cost Data		
Building SF 130,000						Specification Factor = Geographic Factor = Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
5.0 HVAC SYSTEMS								
Equipment								
Existing Cleaver Brooks Boiler Serial # OL101674, 2002 (10,000,000 BTU)	1	EA	1	1	3.59%	\$0	\$0	\$959,040
Existing Cleaver Brooks Boiler Serial # OL101673, 2002 (10,000,000 BTU)	1	EA	1	1	3.59%	\$0	\$0	\$959,040
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0
Existing Evapco Chiller, Serial # T020199, 2002	1	EA	1	1	2.39%	\$0	\$0	\$639,360
Replace Exhaust Fans	8	EA	1	8	0.19%	\$0	\$0	\$50,126
Replace Misc. HVAC Equipment	1	Allowance	1	1	2.01%	\$0	\$0	\$537,062
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960
Air and Water Balance	130,000	SF	1	130,000	0.23%	\$0	\$54,756	\$0
Commissioning	130,000	SF	1	130,000	0.16%	\$0	\$36,504	\$0
Temperature Controls	130,000	SF	1	130,000	2.18%	\$0	\$511,056	\$0
HVAC SYSTEMS SUBTOTAL					19.86%	\$0	\$1,865,916	\$3,184,588
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.21%	\$0	\$0	\$55,944
Replace Existing Electrical Panels	1	Allowance	1	1	0.30%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	0.33%	\$0	\$78,624	\$0
Miscellaneous Power Allowance	130,000	SF	1	130,000	0.31%	\$0	\$0	\$83,117
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	130,000	SF	1	130,000	5.67%	\$0	\$1,332,396	\$0
Replace Exterior Wall Packs	20	EA	1	20	0.10%	\$18,144	\$0	\$0
Fire Alarm System								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.07%	\$12,096	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					7.00%	\$30,240	\$1,411,020	\$218,981
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$79,920
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$79,920
SECURITY SYSTEMS SUBTOTAL					0.60%	\$0	\$0	\$159,840
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	1.20%	\$72,000	\$93,600	\$106,560
FURNITURE & EQUIPMENT SUBTOTAL					1.20%	\$72,000	\$93,600	\$106,560
10.0 TECHNOLOGY								
Technology								
Recable all IT Wiring	1	Allowance	1	1	2.39%	\$432,000	\$0	\$0
TECHNOLOGY SUBTOTAL					2.39%	\$432,000	\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					75.56%	\$2,143,212	\$8,218,174	\$7,668,631
Project Contingency:	10.00%				7.20%	\$163,921	\$812,457	\$756,207
Permits, Testing & Printing:	2.50%				1.98%	\$45,078	\$223,426	\$207,957
Professional Fees & Costs:	9.00%				7.96%	\$181,310	\$898,641	\$836,424
Construction Manager Fee & Costs:	9.00%				7.30%	\$166,339	\$824,441	\$767,361
PROJECT TOTAL					100.00%	\$2,699,860	\$10,977,139	\$10,236,580

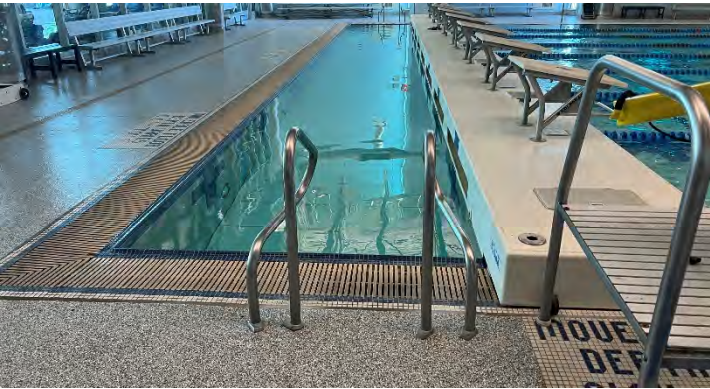
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center

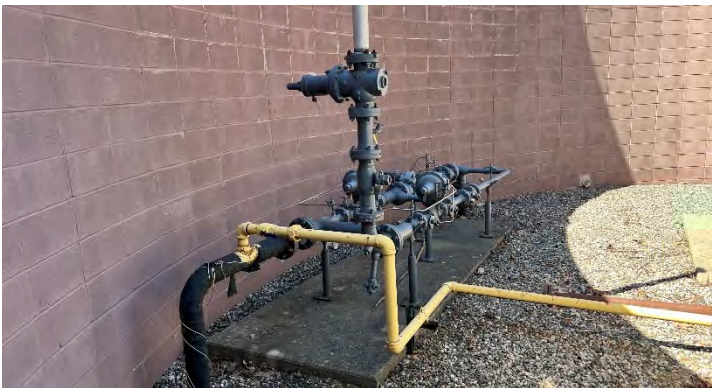
Photos:



SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 07 – Livonia Housing Commission



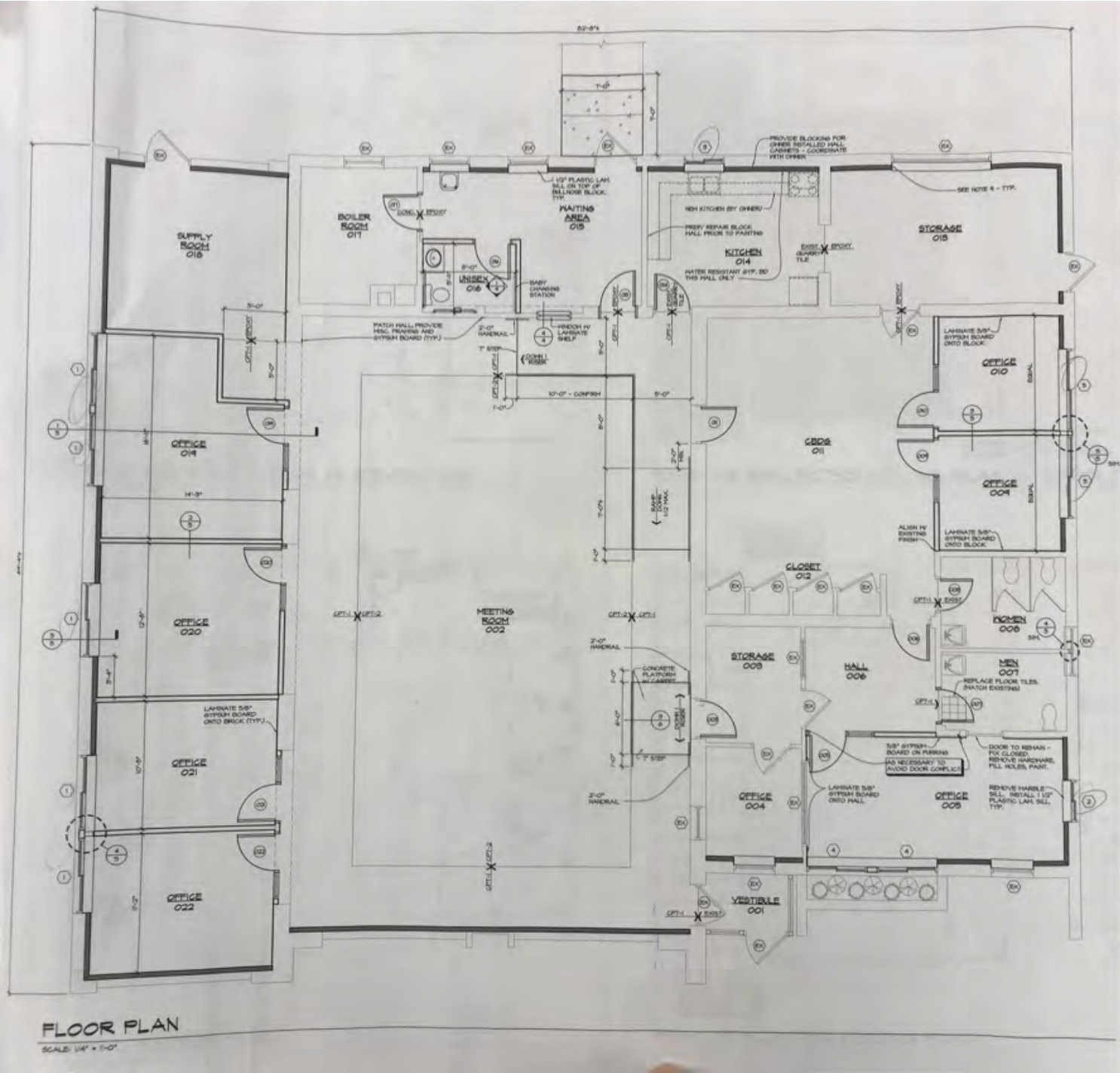
Address:	10800 Farmington Rd. Livonia MI 48150
Year Built:	~1966
Square Footage:	5,660
Site Area:	9.98 Acres
Parking Spaces:	54
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	Brick
Roof:	EPDM
Fire Protection:	None

Site Plan:



Building 07 - Livonia Housing Commission

1st Floor Plan:



SECTION C | Individual Building Assessments

Building 07 – Livonia Housing Commission

Summary of Budgets:

Housing Commission		Cost Data						
Building SF		Specification Factor =				Cost Escalation Factors		
5,660		Geographic Factor =				1.08	1.30	1.48
		Cost Escalation Factor =						
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	33000	SF	1	33,000	17.87%	\$213,840	\$0	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.90%	\$10,800	\$0	\$0
Sealcoating/Re-stripping	33000	SF	1	33,000	0.89%	\$0	\$0	\$15,824
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.90%	\$10,800	\$0	\$0
Utilities								
Misc. Utility Repairs	1	Allowance	1	1	0.45%	\$0	\$7,020	\$0
Monument Sign - Powered & Electronic Display	1	EA	1	1	4.51%	\$54,000	\$0	\$0
SITE SUBTOTAL					25.54%	\$289,440	\$7,020	\$15,824
2.0 BUILDING ENVELOPE								
Roofing Work								
Misc. Roof Repairs	1	Allowance	1	1	0.90%	\$0	\$14,040	\$0
Windows								
Re-caulk Windows	1	Allowance	1	1	0.63%	\$7,560	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	2.26%	\$27,000	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	3	EA	1	3	0.81%	\$9,720	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					5.96%	\$60,480	\$14,040	\$0
3.0 INTERIOR/FINISHES								
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	5,660	SF	1	5,660	4.34%	\$51,959	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	5,660	SF	1	5,660	3.42%	\$40,956	\$0	\$0
Paint								
Paint - Interior	5,660	SF	1	5,660	0.77%	\$9,169	\$0	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	1	EA	1	1	0.90%	\$0	\$14,040	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	3.16%	\$0	\$49,140	\$0
INTERIOR/FINISHES SUBTOTAL					12.59%	\$102,084	\$63,180	\$0
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	5,660	SF	1	5,660	2.55%	\$30,564	\$0	\$0
Equipment & Fixtures								
Existing Bradford White Hot Water Heater, Serial # EJ11099631,2008	1	EA	1	1	0.72%	\$8,640	\$0	\$0
Replace Flush Valves & Faucets	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
PLUMBING SYSTEMS SUBTOTAL					4.18%	\$39,204	\$0	\$15,984
5.0 HVAC SYSTEMS								
Equipment								
Existing Trane Roof Top Unit, Serial # 111510840L, 2011	1	EA	1	1	2.26%	\$0	\$0	\$39,960
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
Other HVAC								
Air and Water Balance	5,660	SF	1	5,660	0.15%	\$0	\$0	\$2,714
Commissioning	5,660	SF	1	5,660	0.10%	\$0	\$0	\$1,809
Temperature Controls	5,660	SF	1	5,660	1.43%	\$0	\$0	\$25,331
HVAC SYSTEMS SUBTOTAL					4.39%	\$0	\$0	\$77,807
6.0 ELECTRICAL SYSTEMS								
Power for IT Equipment & Upgrades								
Power for new HVAC	1	Allowance	1	1	0.72%	\$0	\$0	\$12,787
Miscellaneous Power Allowance	1	Allowance	1	1	5.06%	\$0	\$0	\$89,510
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	5,660	SF	1	5,660	3.73%	\$44,623	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0
Fire Alarm System								
Install Fire Alarm System	5,660	SF	1	5,660	1.12%	\$0	\$0	\$19,903
ELECTRICAL SYSTEMS SUBTOTAL					12.19%	\$63,269	\$0	\$122,201

Building 07 – Livonia Housing Commission

Summary of Budgets:

Housing Commission						Cost Data			
Building SF						Specification Factor =	Cost Escalation Factors		
5,660						Geographic Factor =	1.08	1.30	1.48
Cost Escalation Factor =									
						Critical Needs Cost	Deferrable Maintenance Cost	Future Need Cost	
						(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost				
7.0 SECURITY									
Security									
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$16,200	\$0	\$0	
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$16,200	\$0	\$0	
SECURITY SYSTEMS SUBTOTAL					2.71%	\$32,400	\$0	\$0	
8.0 ABATEMENT									
Abatement									
Abatement Allowance	1	Allowance	1	1	2.71%	\$0	\$42,120	\$0	
9.0 FURNITURE & EQUIPMENT									
General Furniture									
FFE Allowance	1	Allowance	1	1	4.51%	\$54,000	\$0	\$0	
Other FF&E									
New Fridge and Freezers Allowance	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0	
FURNITURE & EQUIPMENT SUBTOTAL					5.87%	\$70,200	\$0	\$0	
SOFT COSTS									
Building Infrastructure Improvement Total:					76.14%	\$657,076	\$126,360	\$231,816	
Project Contingency:	10.00%				7.03%	\$58,688	\$12,636	\$23,182	
Permits, Testing & Printing:	2.50%				1.93%	\$16,139	\$3,475	\$6,375	
Professional Fees & Costs:	9.00%				7.77%	\$64,913	\$13,976	\$25,641	
Construction Manager Fee & Costs:	9.00%				7.13%	\$59,553	\$12,822	\$23,524	
PROJECT TOTAL					100.00%	\$856,369	\$169,270	\$310,537	

SECTION C | Individual Building Assessments

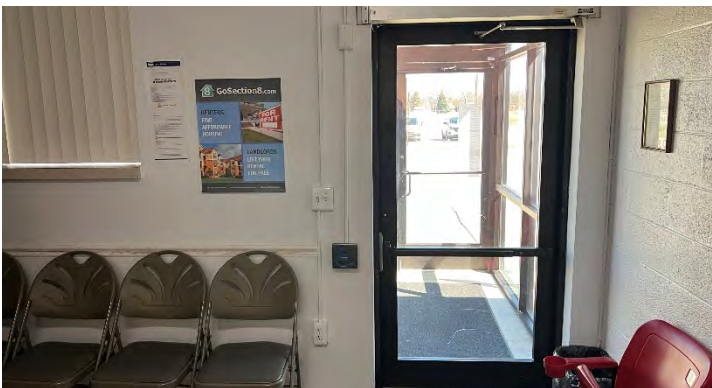
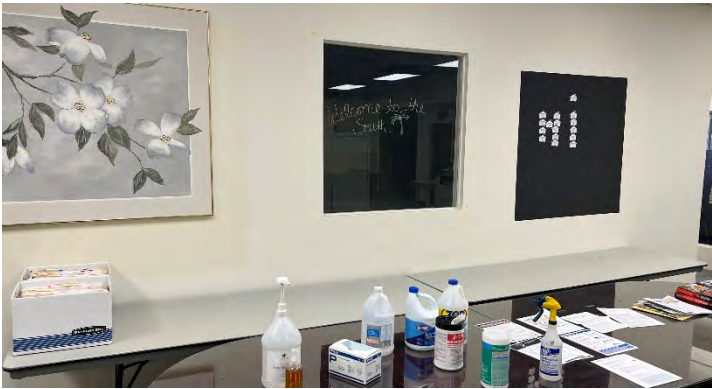
Building 07 – Livonia Housing Commission

Photos:



Building 07 – Livonia Housing Commission

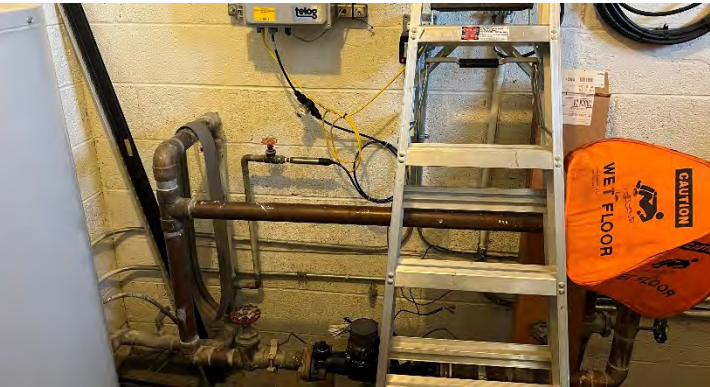
Photos:



SECTION C | Individual Building Assessments

Building 07 – Livonia Housing Commission

Photos:

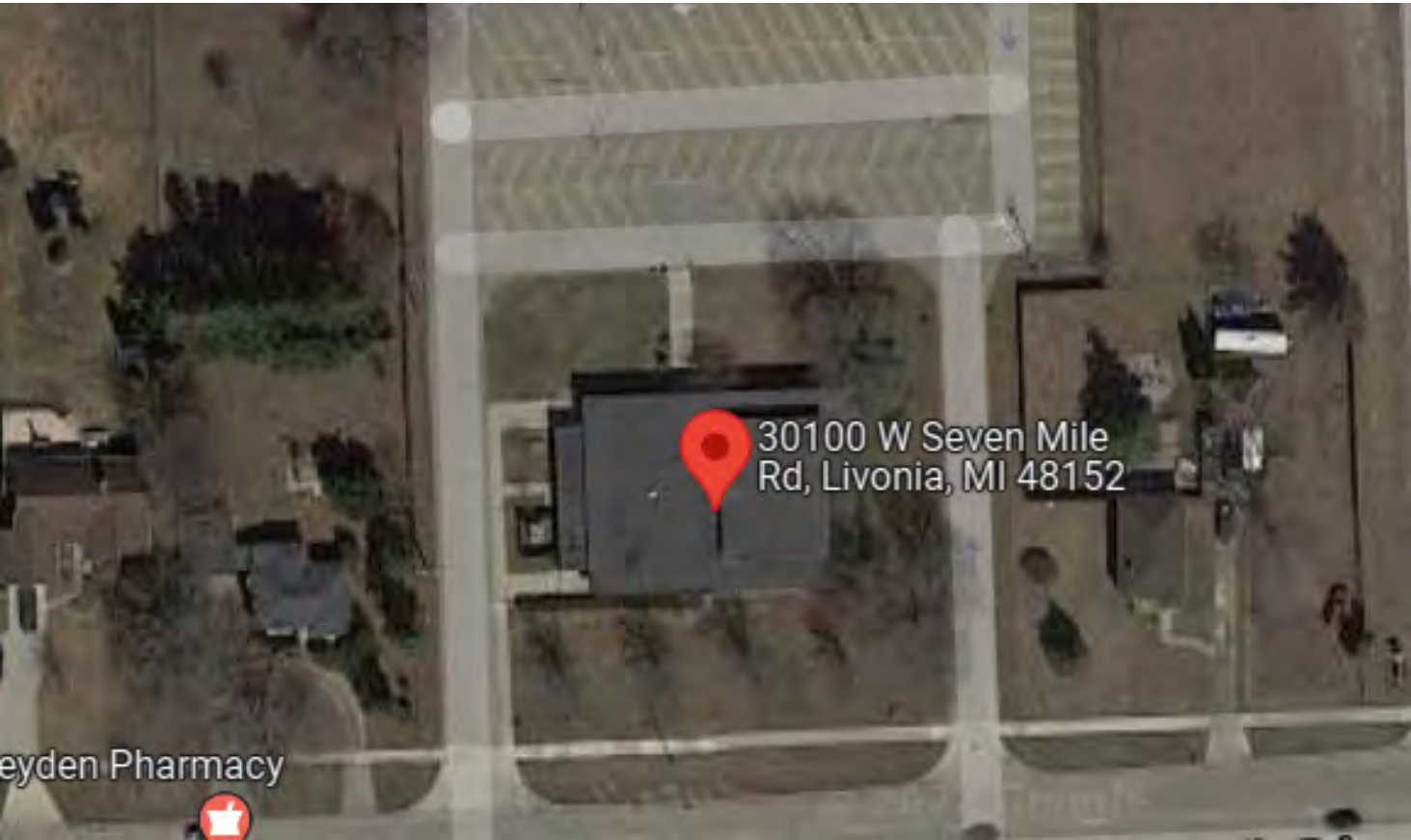


Building 08 – Carl Sandburg Library



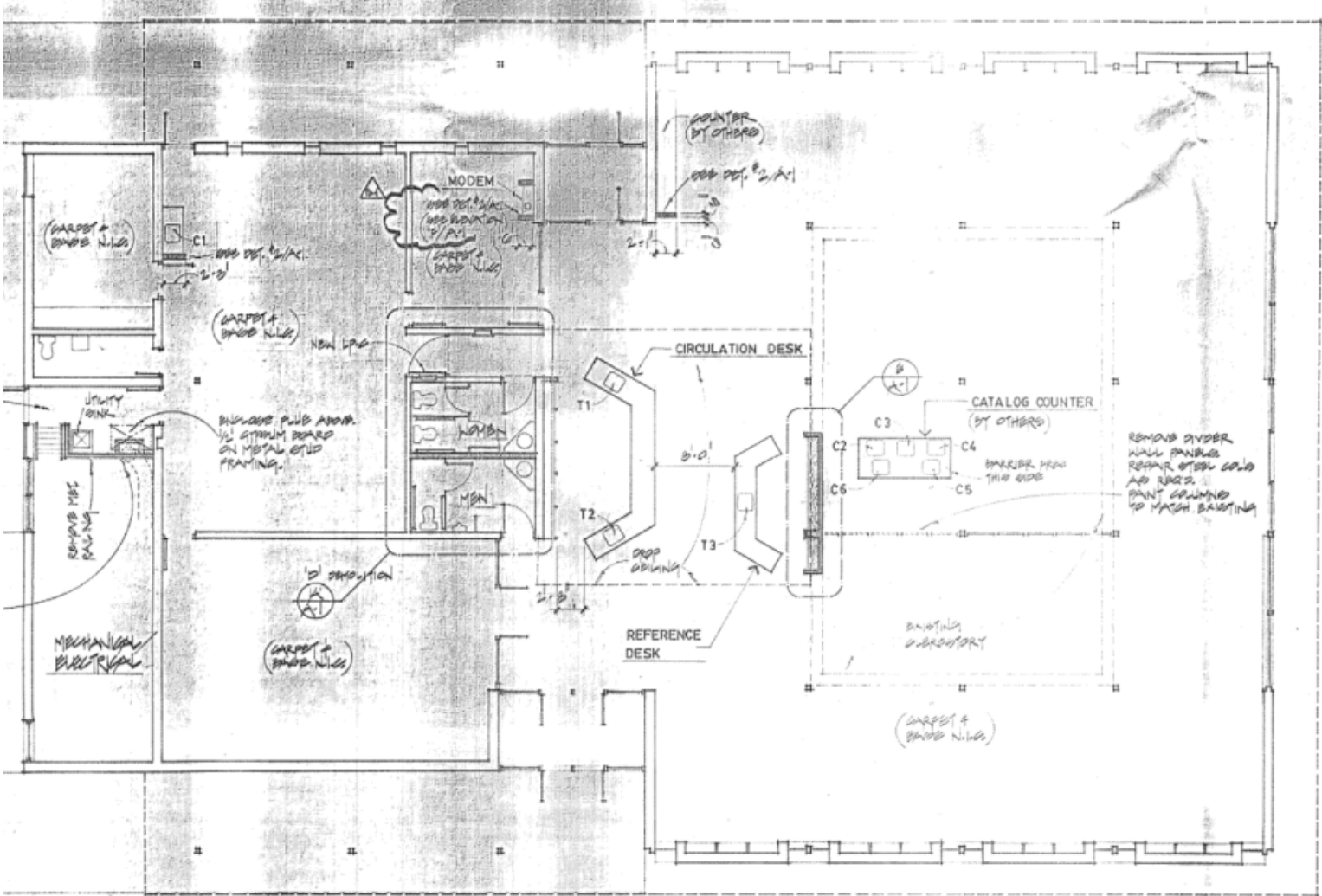
Address:	30100 W. Seven Mile Rd. Livonia MI 48152
Year Built:	1961
Square Footage:	8,600
Site Area:	2.20 Acres
Parking Spaces:	107
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Tar
Fire Protection:	No

Site Plan:



Building 08 – Carl Sandburg Library

1st Floor Plan:



SECTION C | Individual Building Assessments

Building 08 – Carl Sandburg Library

Summary of Budgets:

Carl Sandburg Library						Cost Data		
Building SF						Specification Factor =	Geographic Factor =	Cost Escalation Factor =
11,000						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	55,000	SF	1	55,000	13.46%	\$0	\$463,320	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.41%	\$10,800	\$0	\$0
Sealcoating/Re-striping	55,000	SF	1	55,000	0.67%	\$17,820	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.41%	\$0	\$14,040	\$0
Utilities								
Catch Basin / Manholes	3	EA	1	3	0.55%	\$0	\$18,870	\$0
Misc. Utility Repairs	1	Allowance	1	1	1.02%	\$0	\$35,100	\$0
Monument Sign - Powered & Electronic Display	1	EA	1	1	2.04%	\$54,000	\$0	\$0
SITE SUBTOTAL					18.56%	\$82,620	\$531,330	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered- (In Process)	15,000	SF	1	15,000	9.44%	\$250,000	\$0	\$0
Install Roof Access Ladder	1	EA	1	1	0.09%	\$2,419	\$0	\$0
Windows								
Re-caulk Windows	1	Allowance	1	1	0.31%	\$8,100	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.61%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	1.63%	\$43,200	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	2	EA	1	2	0.24%	\$6,480	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					12.33%	\$326,399	\$0	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	10	EA	1	10	1.63%	\$43,200	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	3,000	SF	1	3,000	1.04%	\$27,540	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	11,000	SF	1	11,000	3.01%	\$0	\$0	\$117,802
Paint								
Paint - Interior	11,000	SF	1	11,000	0.67%	\$0	\$23,166	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	1	EA	2	2	1.37%	\$36,288	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	4.08%	\$108,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					11.80%	\$215,028	\$23,166	\$117,802
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	11,000	SF	1	11,000	2.24%	\$59,400	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 1213A012099, 2012	1	EA	1	1	0.33%	\$0	\$11,232	\$0
Replace Flush Valves & Faucets	1	Allowance	1	1	0.46%	\$0	\$0	\$17,902
Provide Bottle Filler Drinking Fountains	1	EA	1	1	0.27%	\$7,258	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.49%	\$0	\$0	\$19,181
PLUMBING SYSTEMS SUBTOTAL					3.79%	\$66,658	\$11,232	\$37,083
5.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boiler, Serial #J938512, 1990	1	EA	1	1	3.06%	\$81,000	\$0	\$0
Replace Boiler Pumps	1	EA	1	1	0.34%	\$9,072	\$0	\$0
Existing MagicAire Air Handler Unit, Serial # 940489444, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0
Existing MagicAire Air Handler Unit, Serial # 940592687, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0
Existing MagicAire Air Handler Unit, Serial # 94059286, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0
Existing Trane Chiller, Serial # J94E81342, 1994 (Slated for replacement 2022)	1	EA	-	-	0.00%	\$0	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	1.02%	\$27,000	\$0	\$0
Other HVAC								
Air and Water Balance	11,000	SF	1	11,000	0.13%	\$3,564	\$0	\$0
Commissioning	11,000	SF	1	11,000	0.09%	\$2,376	\$0	\$0
Temperature Controls- (In Process)	11,000	SF	1	11,000	1.26%	\$33,264	\$0	\$0
HVAC SYSTEMS SUBTOTAL					8.35%	\$221,076	\$0	\$0

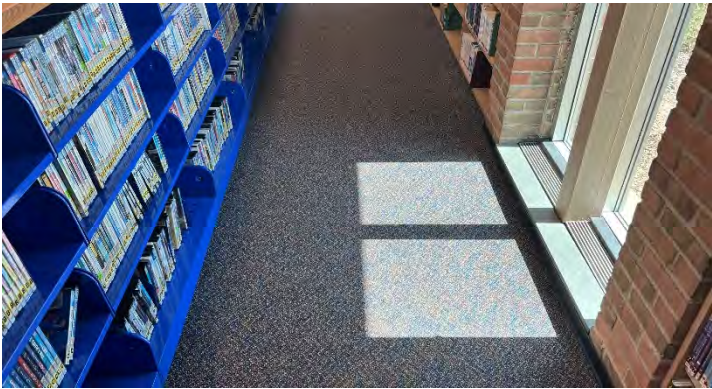
Building 08 – Carl Sandburg Library

Summary of Budgets:

Carl Sandburg Library						Cost Data							
Building SF						Specification Factor =	Cost Escalation Factors						
11,000						Geographic Factor =	1.08	1.30	1.48				
						Cost Escalation Factor =							
Program Area						Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
6.0 ELECTRICAL SYSTEMS													
Power													
Power for IT Equipment & Upgrades						1	Allowance	1	1	0.61%	\$0	\$0	\$23,976
Replace Existing Electrical Panels						1	Allowance	1	1	2.04%	\$0	\$0	\$79,920
Power for new HVAC						1	Allowance	1	1	2.28%	\$60,480	\$0	\$0
Miscellaneous Power Allowance- (New Outlets Needed)						11,000	SF	1	11,000	0.18%	\$4,752	\$0	\$0
Panel Capacity Investigations and Re-tagging						1	Allowance	1	1	0.69%	\$18,144	\$0	\$0
Lighting													
Replace Lighting with LED's (New OS, Switching, etc.)						11,000	SF	1	11,000	3.28%	\$86,724	\$0	\$0
Replace Emergency & Exit Lights						11,000	SF	1	11,000	0.13%	\$3,564	\$0	\$0
Building Exterior/Site Lighting Allowance						1	Allowance	1	1	2.28%	\$60,480	\$0	\$0
Fire Alarm System													
Install Fire Alarm System						11,000	SF	1	11,000	0.99%	\$26,136	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL										12.48%	\$260,280	\$0	\$103,896
7.0 SECURITY													
Security													
Security Allowance - Cameras / Surveillance						1	Allowance	1	1	0.61%	\$0	\$0	\$23,976
Security Allowance - Access Controls						1	Allowance	1	1	0.00%	\$0	\$0	\$23,976
SECURITY SYSTEMS SUBTOTAL										1.22%	\$0	\$0	\$47,952
8.0 ABATEMENT													
Abatement													
Abatement Allowance						1	Allowance	1	1	2.45%	\$64,800	\$0	\$0
ABATEMENT SUBTOTAL										2.45%	\$64,800	\$0	\$0
9.0 FURNITURE & EQUIPMENT													
General Furniture													
FFE Allowance						1	Allowance	1	1	1.84%	\$0	\$63,180	\$0
New Book Shelves						1	Allowance	1	1	3.06%	\$81,000	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL										4.90%	\$81,000	\$63,180	\$0
SOFT COSTS													
Building Infrastructure Improvement Total:										75.89%	\$1,317,861	\$628,908	\$306,733
Project Contingency:						10.00%				7.10%	\$123,686	\$56,573	\$30,673
Permits, Testing & Printing:						2.50%				1.95%	\$34,014	\$15,558	\$8,435
Professional Fees & Costs:						9.00%				7.85%	\$136,806	\$62,574	\$33,927
Construction Manager Fee & Costs:						9.00%				7.20%	\$125,510	\$57,407	\$31,126
PROJECT TOTAL										100.00%	\$1,737,877	\$821,019	\$410,894

Building 08 – Carl Sandburg Library

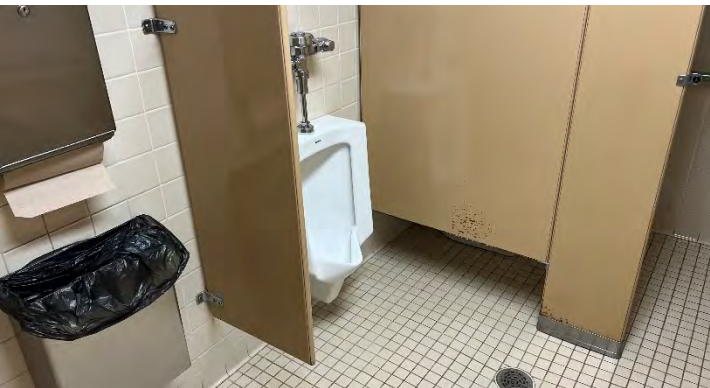
Photos:



SECTION C | Individual Building Assessments

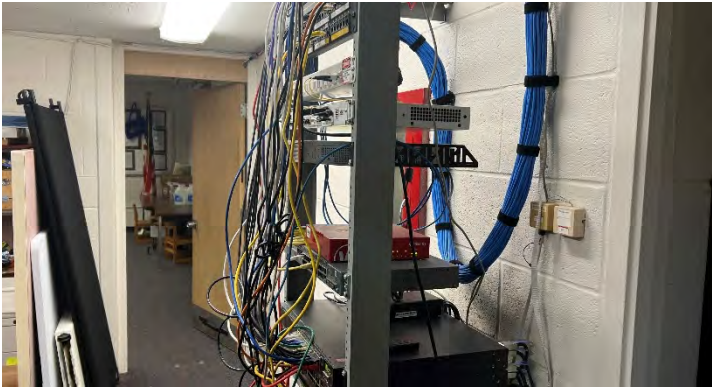
Building 08 – Carl Sandburg Library

Photos:



Building 08 – Carl Sandburg Library

Photos:



Building 08 – Carl Sandburg Library

Photos:



Building 09 – Alfred Noble Branch Library



Address:	32901 Plymouth Rd. Livonia MI 48150
Year Built:	1967
Square Footage:	12,175
Site Area:	4.84 Acres
Parking Spaces:	81
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	EPDM & Shingles
Fire Protection:	No

Site Plan:



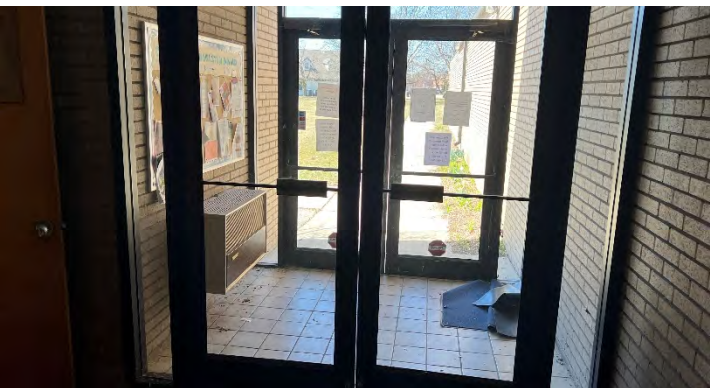
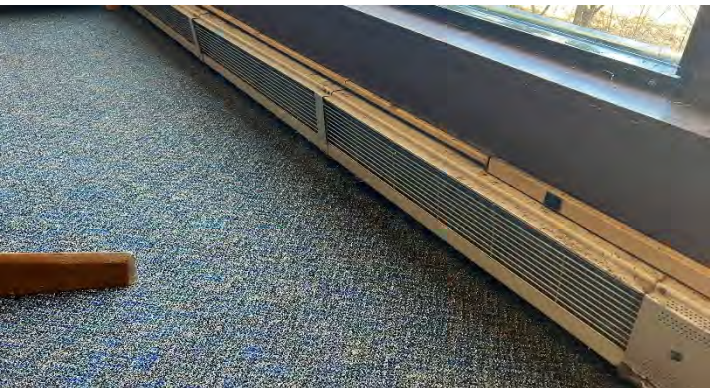
Building 09 – Alfred Noble Branch Library

Summary of Budgets:

Alfred Noble Branch Library						Cost Data		
Building SF						Specification Factor =		
16,000						Geographic Factor =		
						Cost Escalation Factor =		
						1.081.301.48		
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost	Deferrable Maintenance Cost	Future Need Cost
						(1 - 3 years)	(4 - 6 years)	(7 - 10 years)
1.0 SITE								
Demolition								
Building Demolition (Non-Abated)	16000	SF	1	16,000	47.44%	\$164,160	\$0	\$0
Paving								
Pulverize Existing Parking Lot	32,000	SF	1	32,000	5.99%	\$20,736	\$0	\$0
Landscaping								
Landscape Restoration	85000	SF	1	85,000	21.22%	\$73,440	\$0	\$0
SITE SUBTOTAL					74.65%	\$258,336	\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					74.65%	\$258,336	\$0	\$0
Project Contingency:	10.00%				7.47%	\$25,834	\$0	\$0
Permits, Testing & Printing:	2.50%				2.05%	\$7,104	\$0	\$0
Professional Fees & Costs:	9.00%				8.26%	\$28,574	\$0	\$0
Construction Manager Fee & Costs:	9.00%				7.58%	\$26,215	\$0	\$0
PROJECT TOTAL					100.00%	\$346,062	\$0	\$0

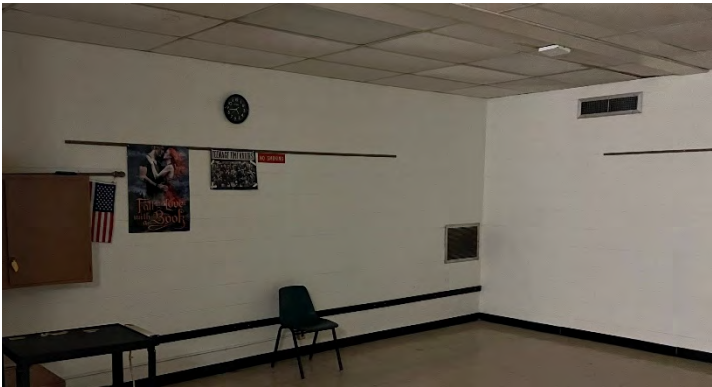
Building 09 – Alfred Noble Branch Library

Photos:



Building 09 – Alfred Noble Branch Library

Photos:



Building 09 – Alfred Noble Branch Library

Photos:



Building 10 – City Wide Technology

Summary of Budgets:

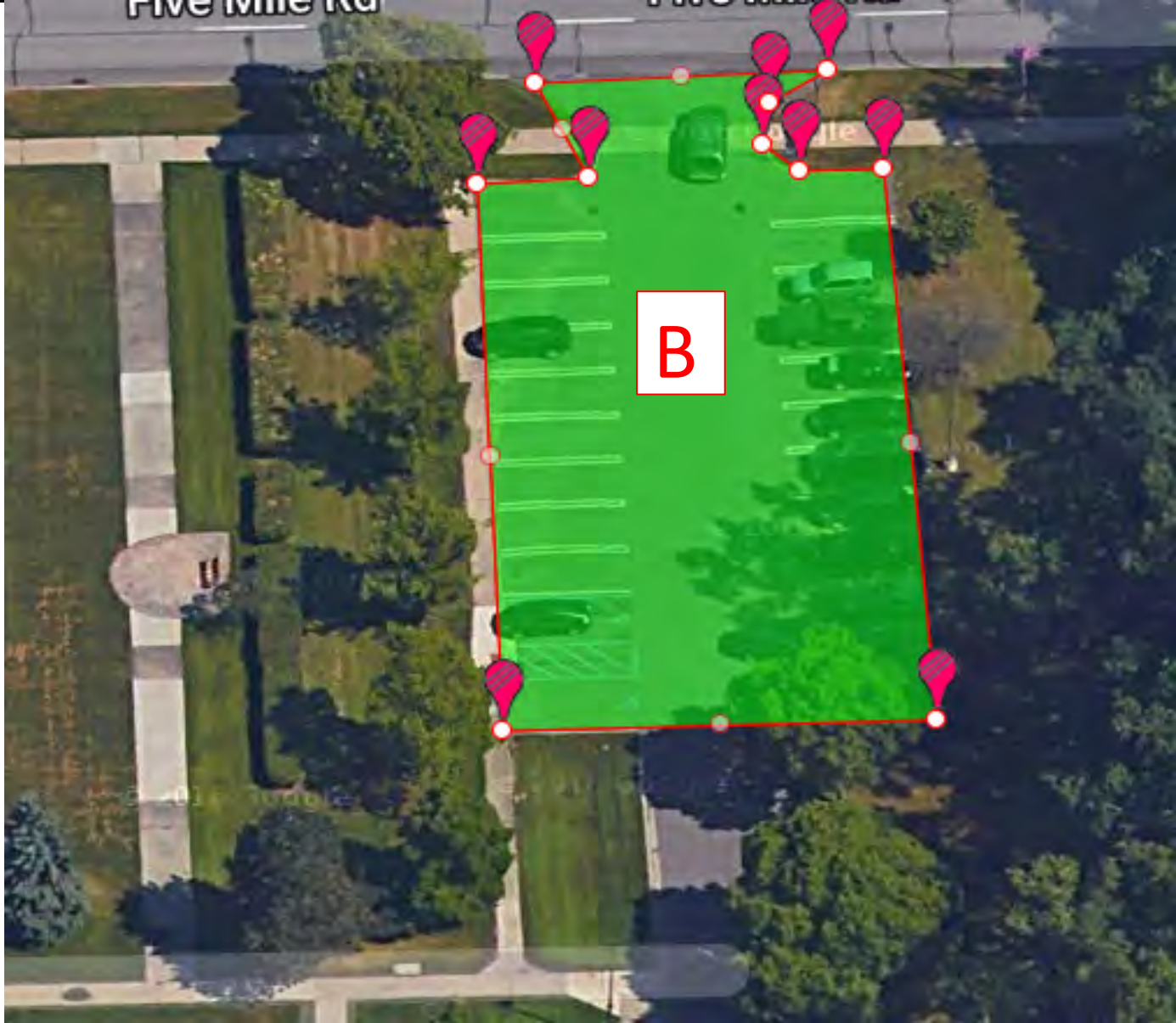
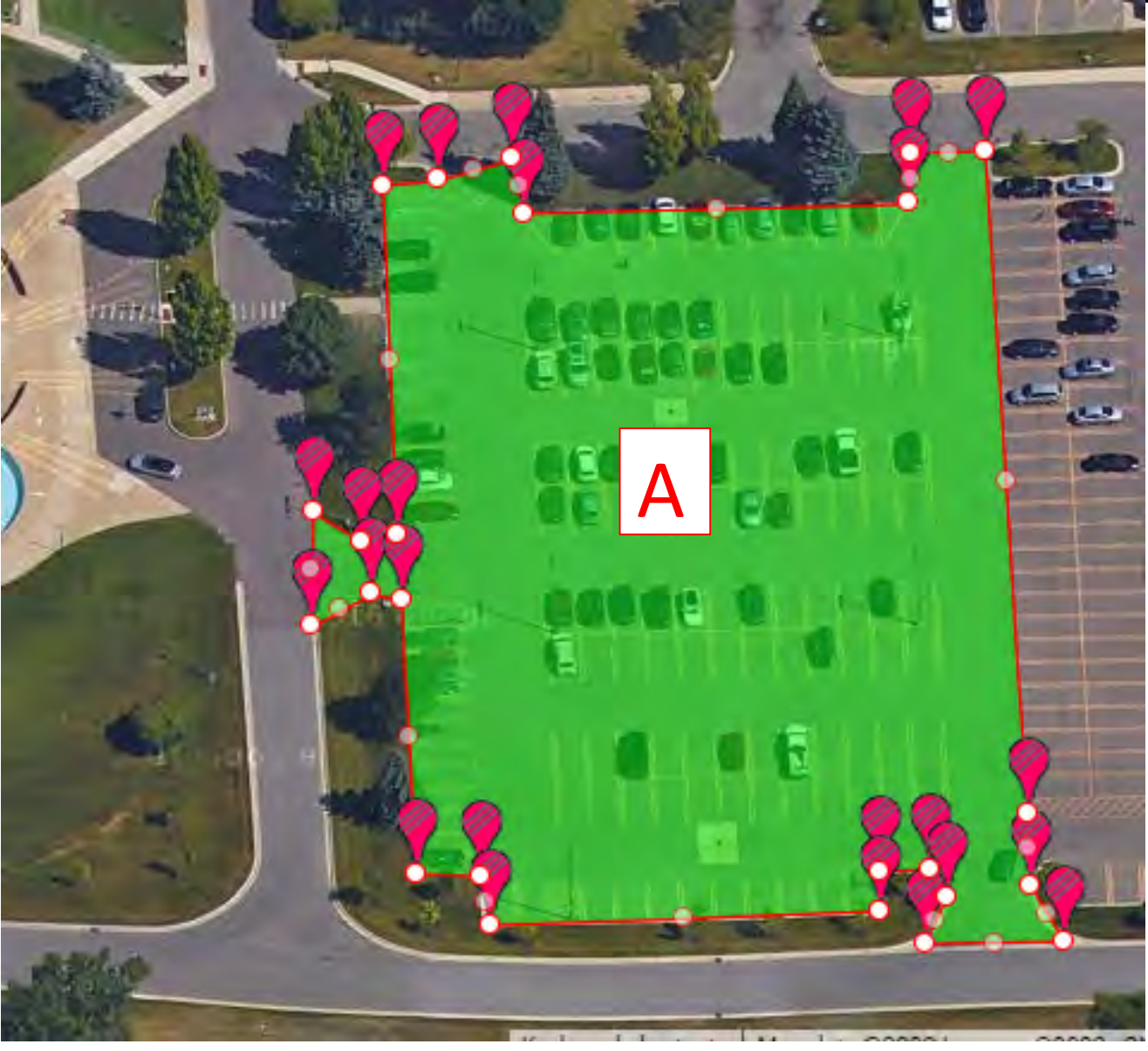
City Wide - Technology						Cost Data		
Building SF						Specification Factor =		
						Geographic Factor =		
						Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
						Critical Needs	Deferrable	Property
						Cost	Maintenance	Enhancement
						(1 - 3 years)	Cost	Cost
						(4 - 6 years)		(7 - 10 years)
Program Area	Quantity	Unit	# of	As % of				
	Per Unit	Units	Total Units	Cost				
10.0 TECHNOLOGY								
Technology								
Run Fiber To All Buildings (In Process)	10	EA	1	10	37.33%	\$360,000	\$468,000	\$532,800
Upgrade Wireless Networks	1	Allowance	1	1	18.66%	\$540,000	\$0	\$0
Electronic Time Keeping System	1	Allowance	1	1	18.66%	\$540,000	\$0	\$0
TECHNOLOGY SUBTOTAL				74.65%		\$1,440,000	\$468,000	\$532,800
SOFT COSTS								
Building Infrastructure Improvement Total:				74.65%		\$1,440,000	\$468,000	\$532,800
Project Contingency:	10.00%			7.47%		\$144,000	\$46,800	\$53,280
Permits, Testing & Printing:	2.50%			2.05%		\$39,600	\$12,870	\$14,652
Professional Fees & Costs:	9.00%			8.26%		\$159,275	\$51,764	\$58,932
Construction Manager Fee & Costs:	9.00%			7.58%		\$146,124	\$47,490	\$54,066
PROJECT TOTAL				100.00%		\$1,928,999	\$626,925	\$713,730

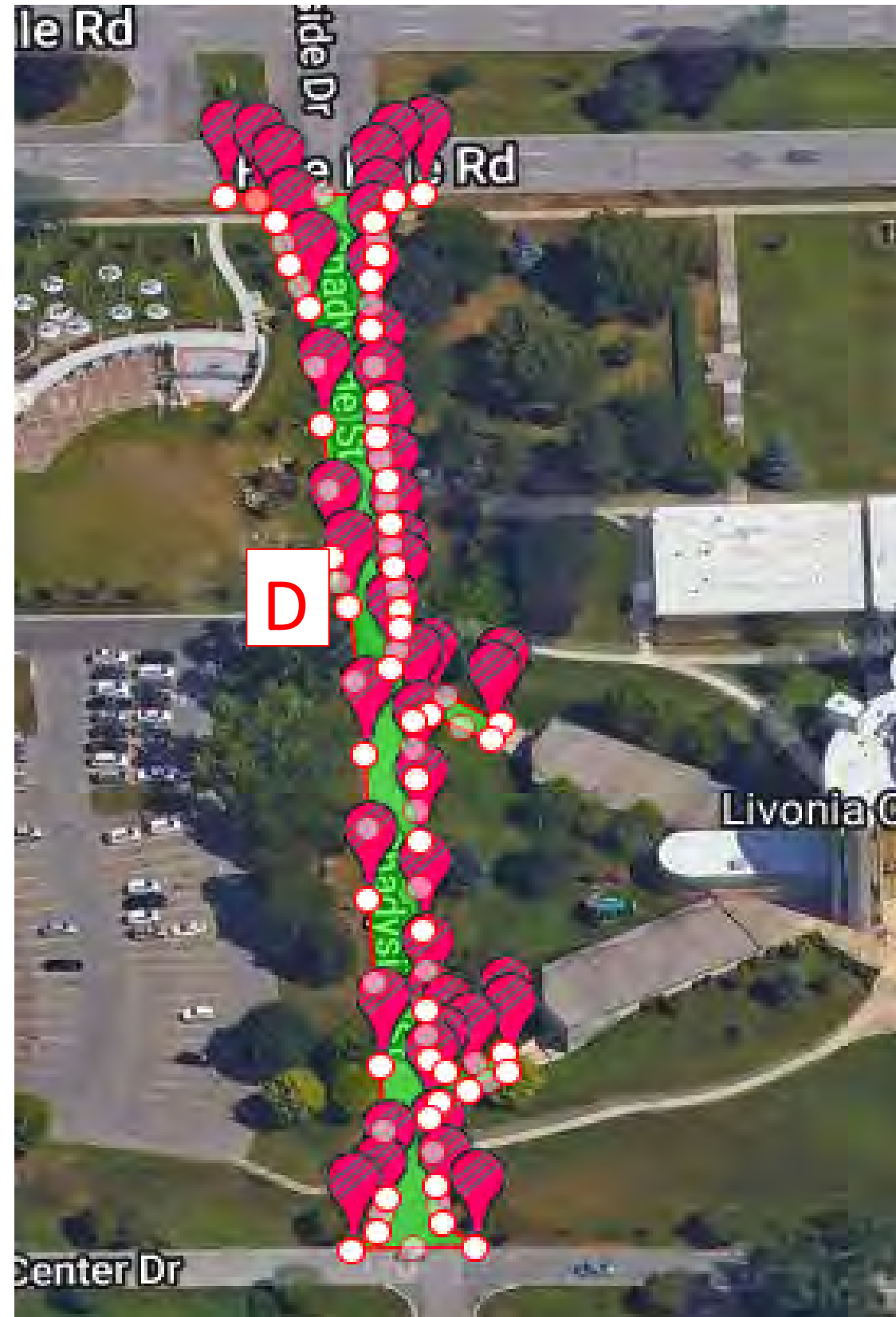
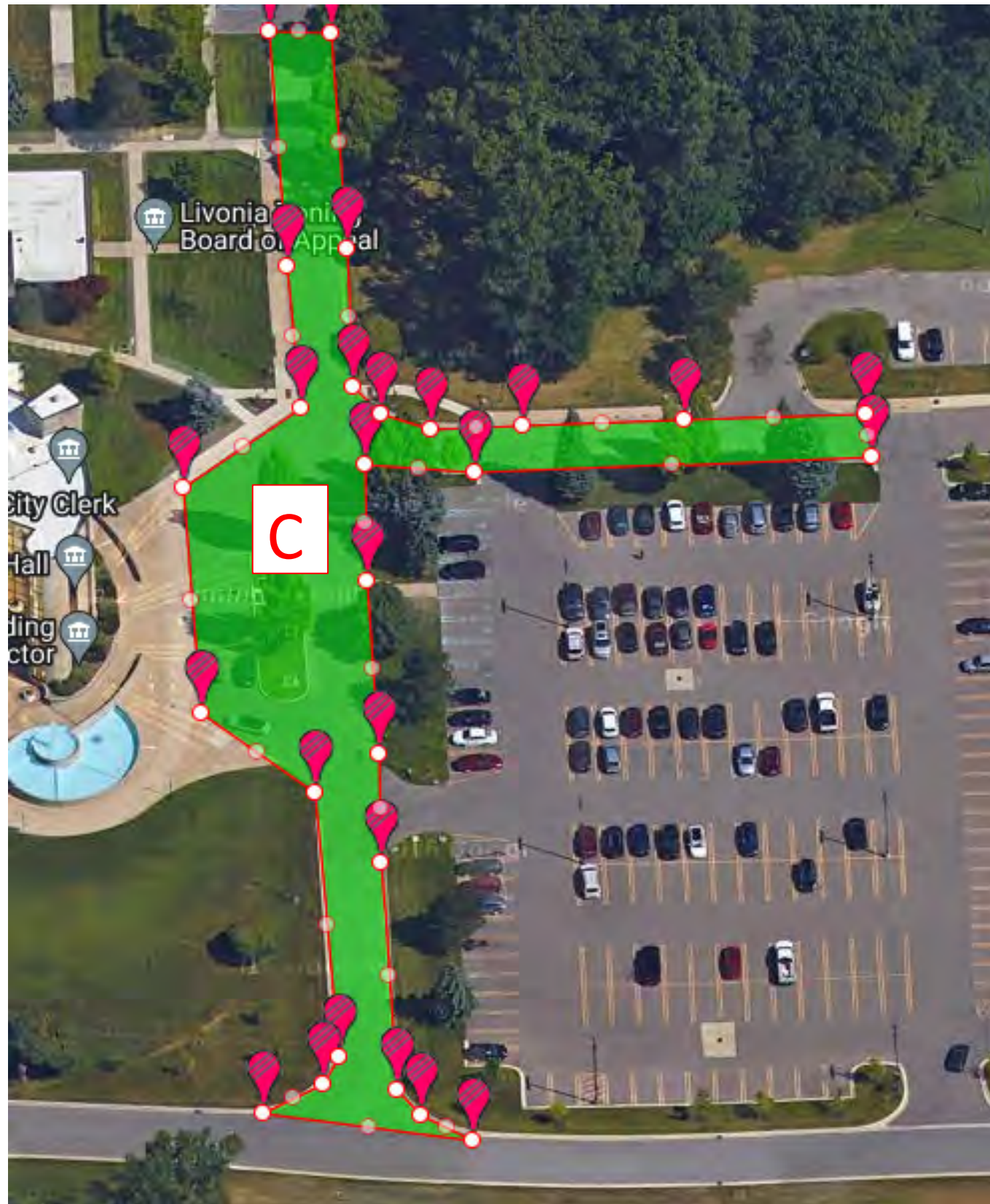


Section D

Parking Lot Take-Offs

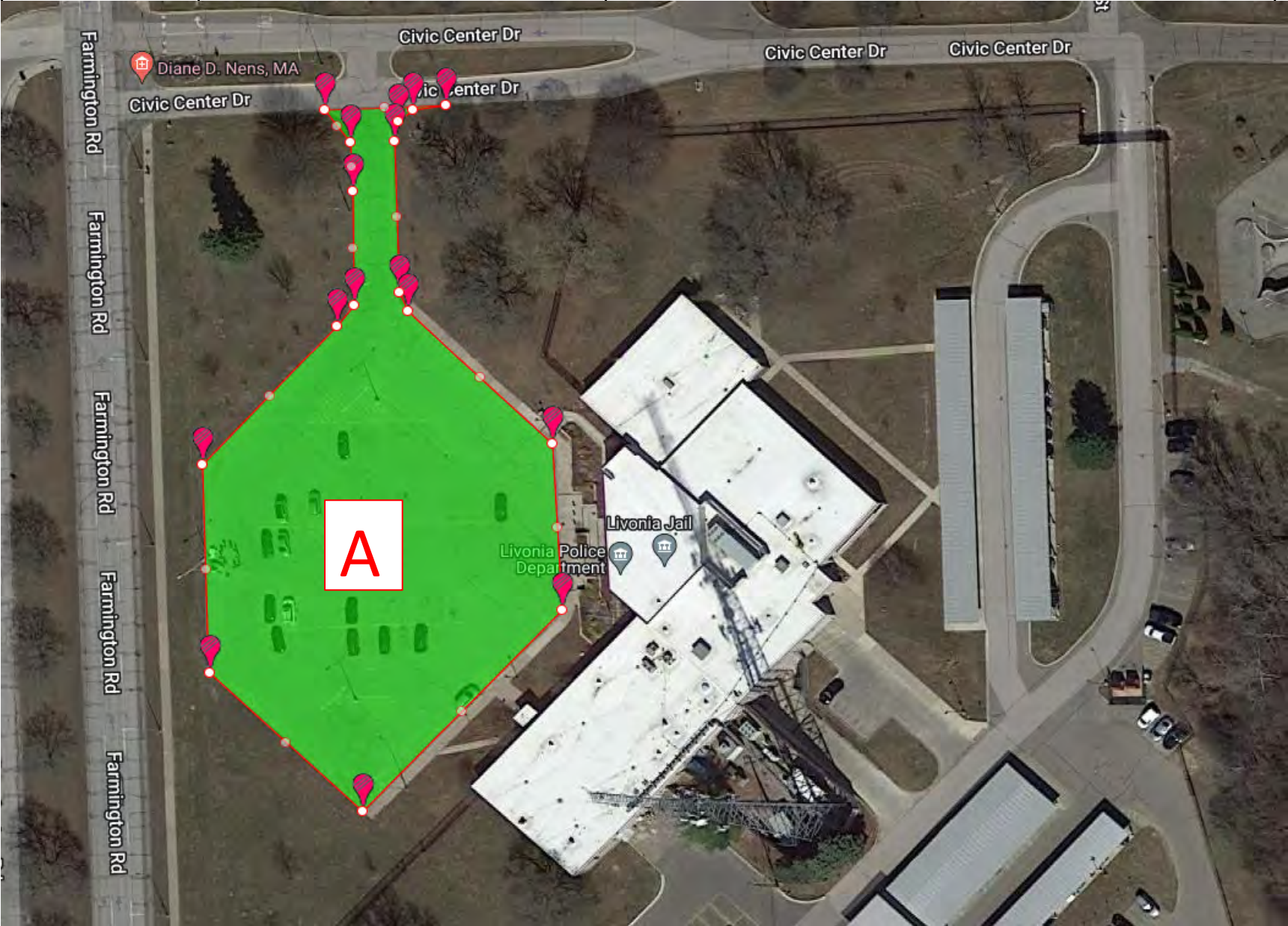
Bldg. No.	Name	Address	
1	City Hall	33000 Civic Center Drive, Livonia, MI 48154	
Parking Area	Material	Sq.ft.	Notes
A	Asphalt	59,369	
B	Asphalt	9,156	
C	Asphalt	22,225	Island removed from total
D	Asphalt	19,447	
TOTAL		110,197	

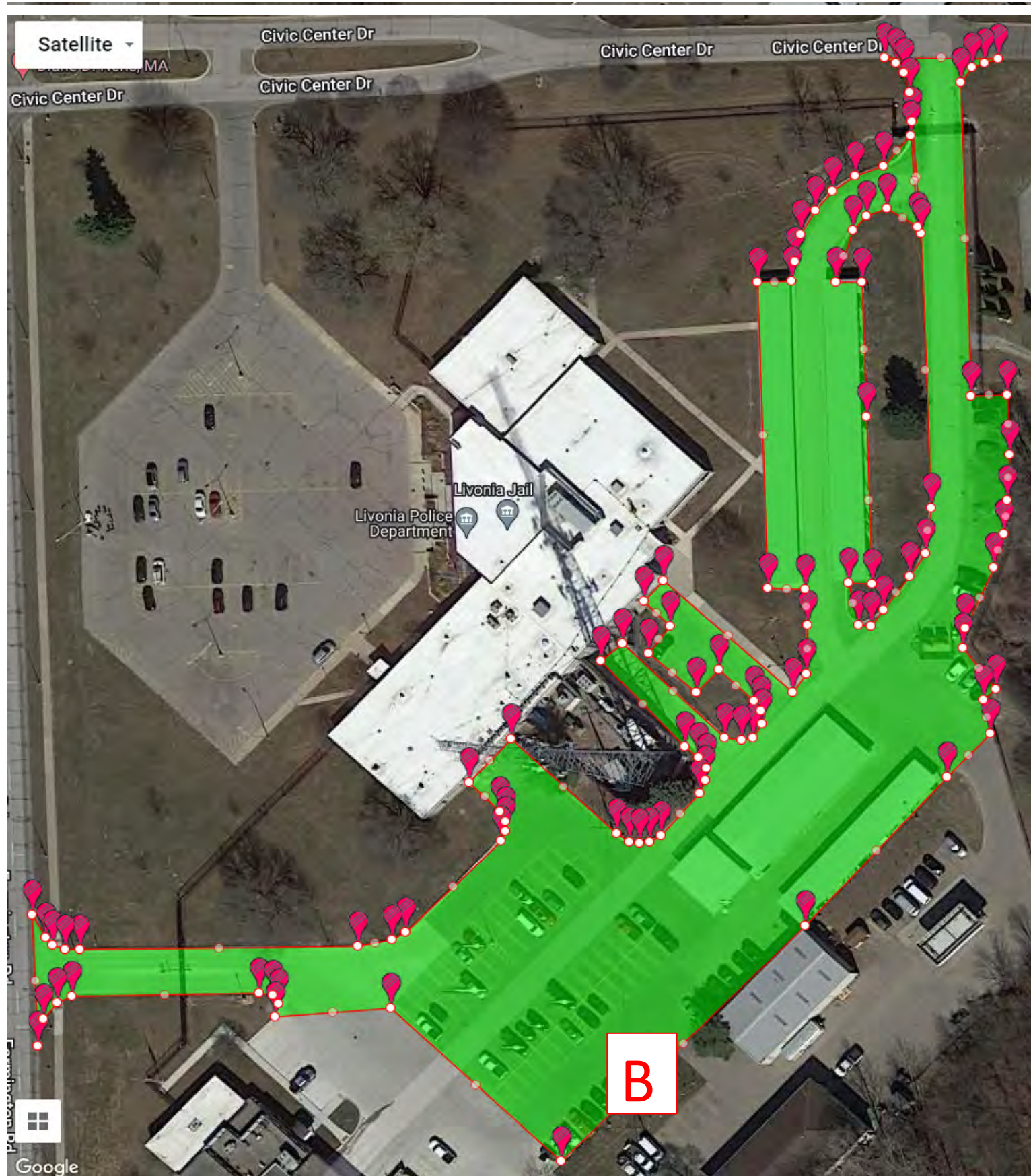




Bldg. No.	Name	Address
1	Police Department	15050 Farmington Rd. Livonia, MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	49,165
B	Asphalt	105,749
TOTAL		154,914

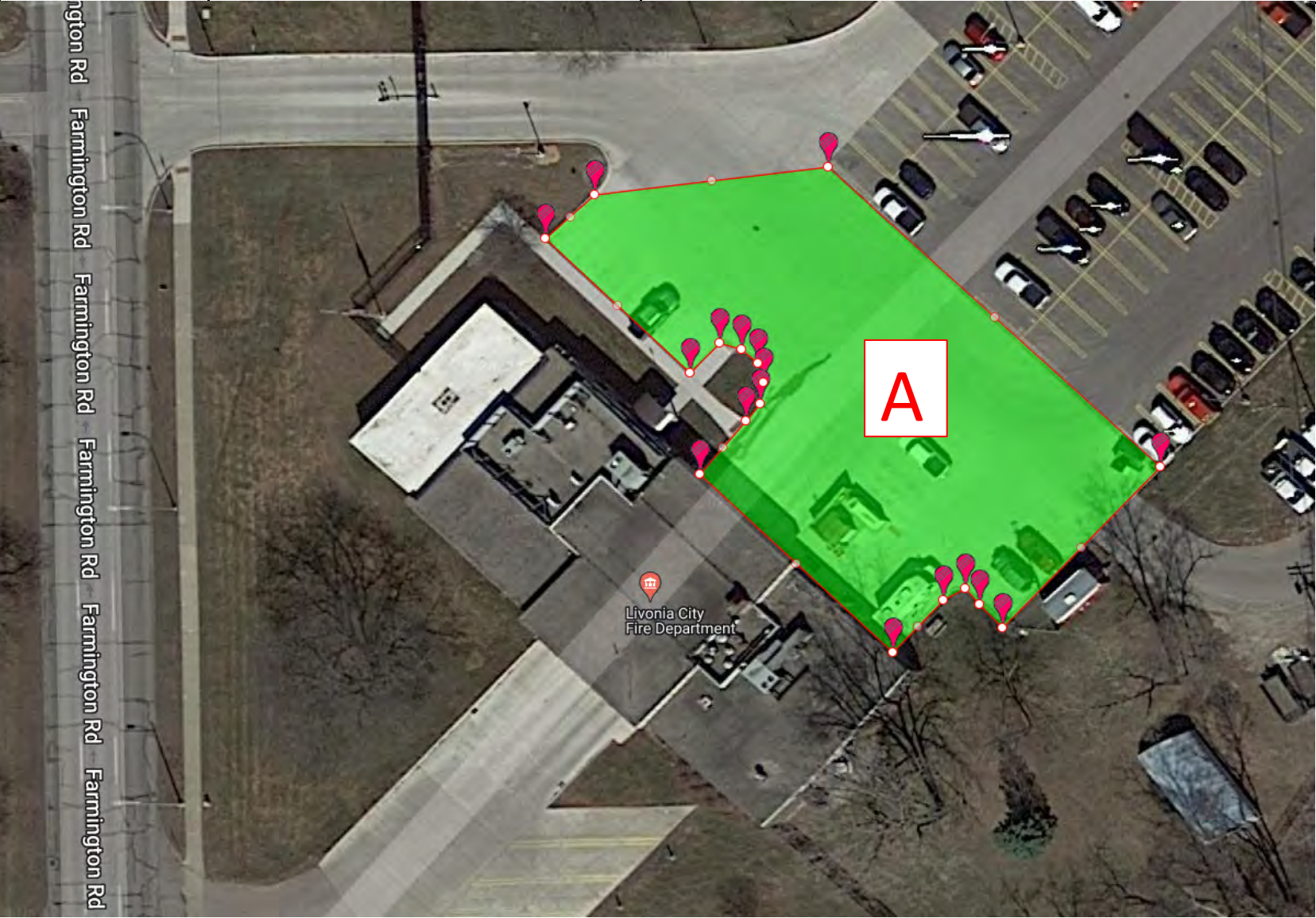
Notes

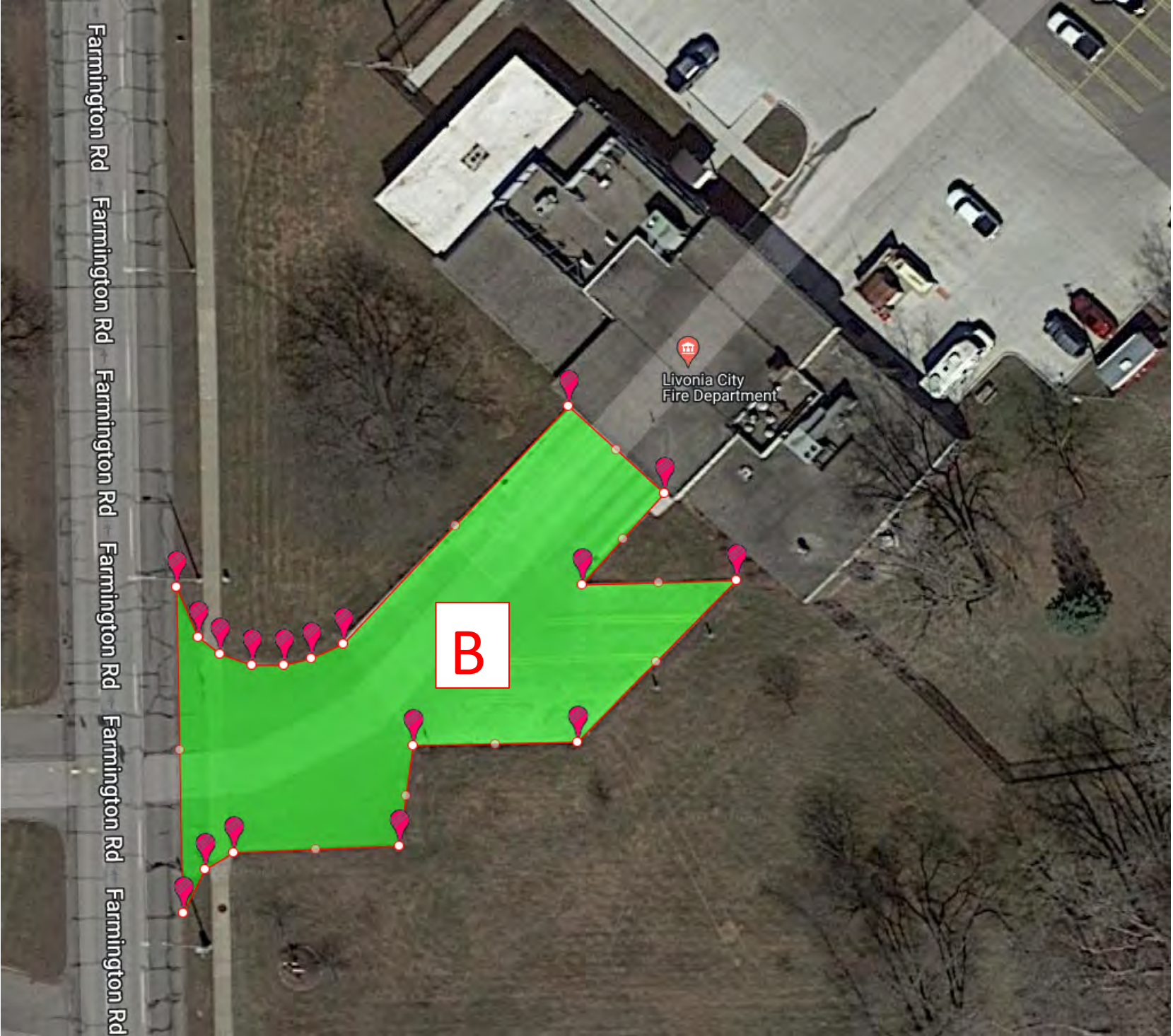




Bldg. No.	Name	Address
1	Livonia City Fire Department	14910 Farmington Rd. Livonia MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	16,365
B	Concrete	11,512
TOTAL		27,877

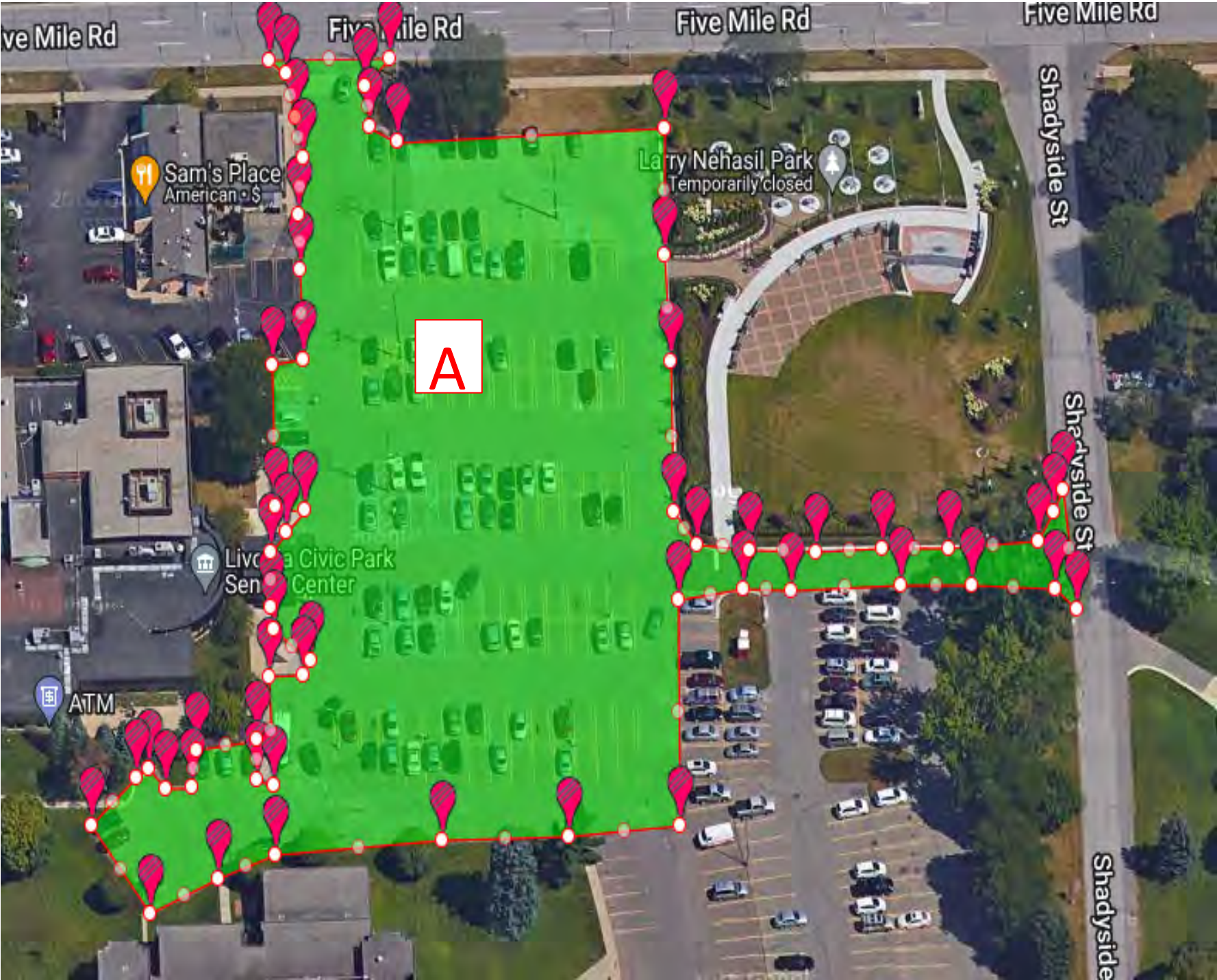
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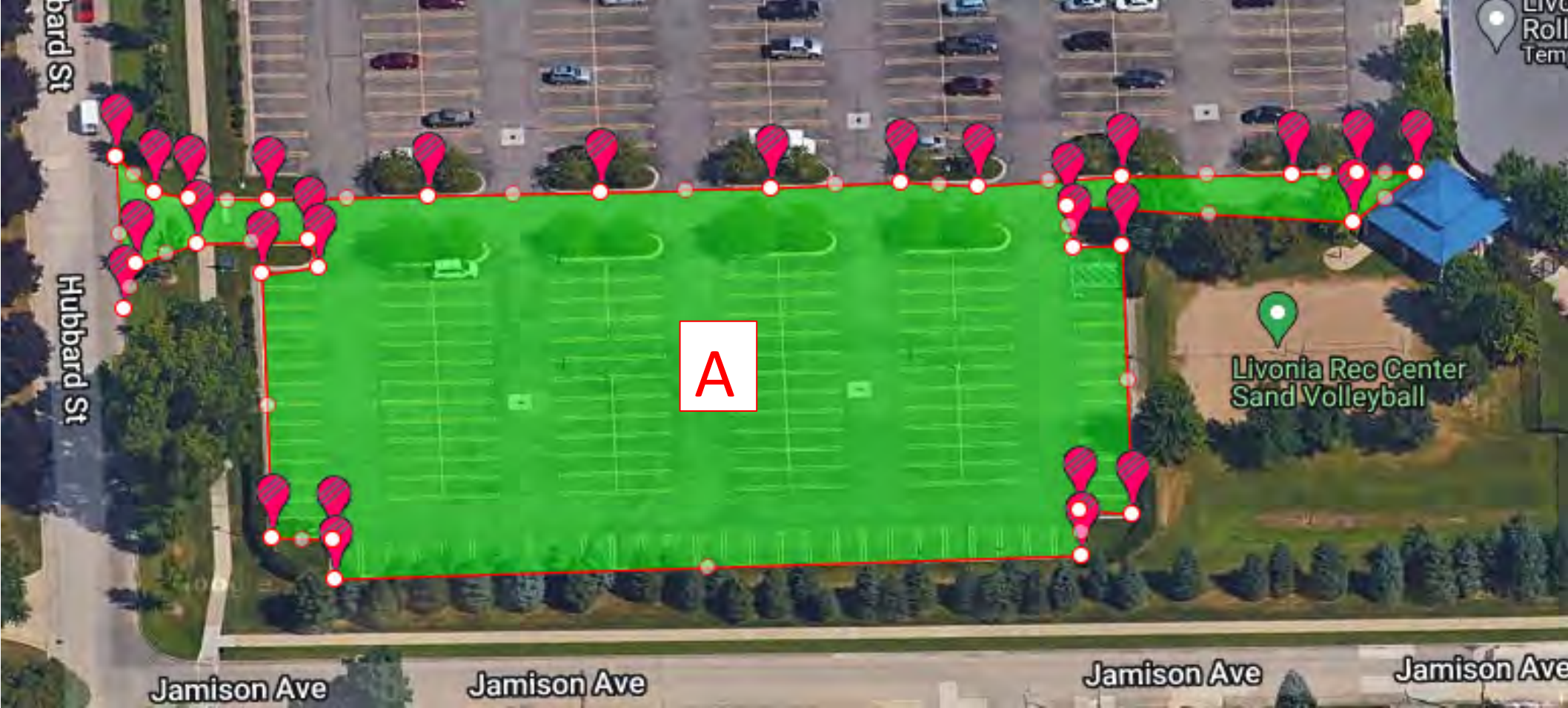


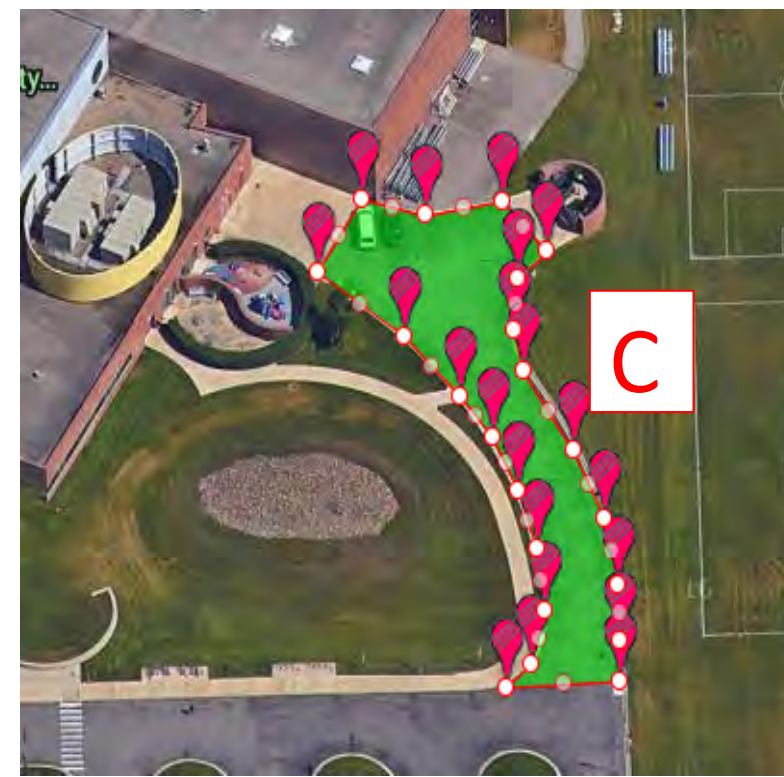
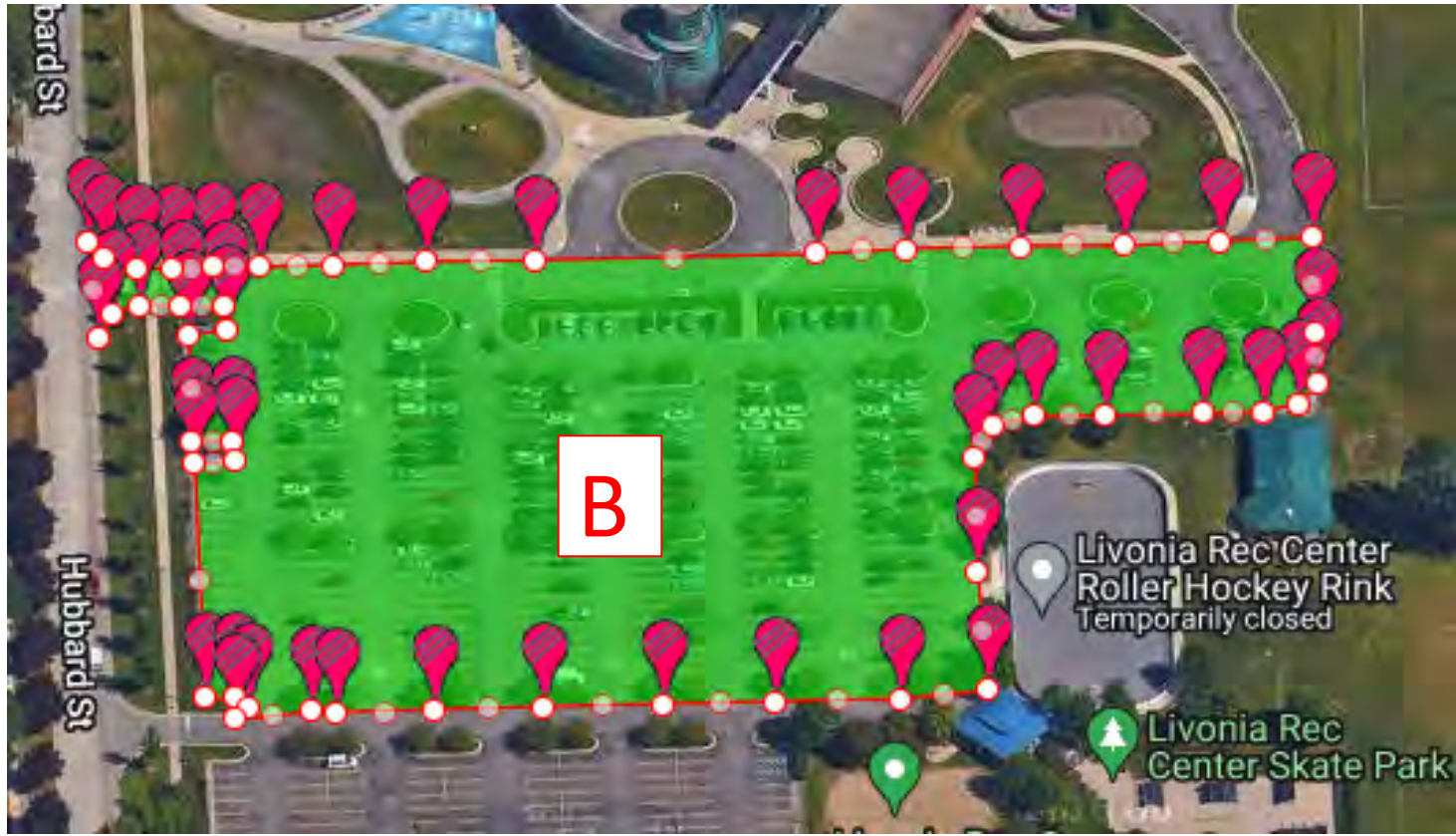
Bldg. No.	Name	Address
1	Senior Center	15218 Farmington Rd. MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	82,497
TOTAL		82,497

Notes



Bldg. No.	Name	Address	
1	Rec Center	15100 Hubbard St. Livonia MI 48154	
Parking Area	Material	Sq.ft.	Notes
A	Asphalt	59,129	Islands removed from total
B	Asphalt	147,576	Islands removed from total
C	Asphalt	9,013	
D	Asphalt	6,634	
TOTAL		222,352	

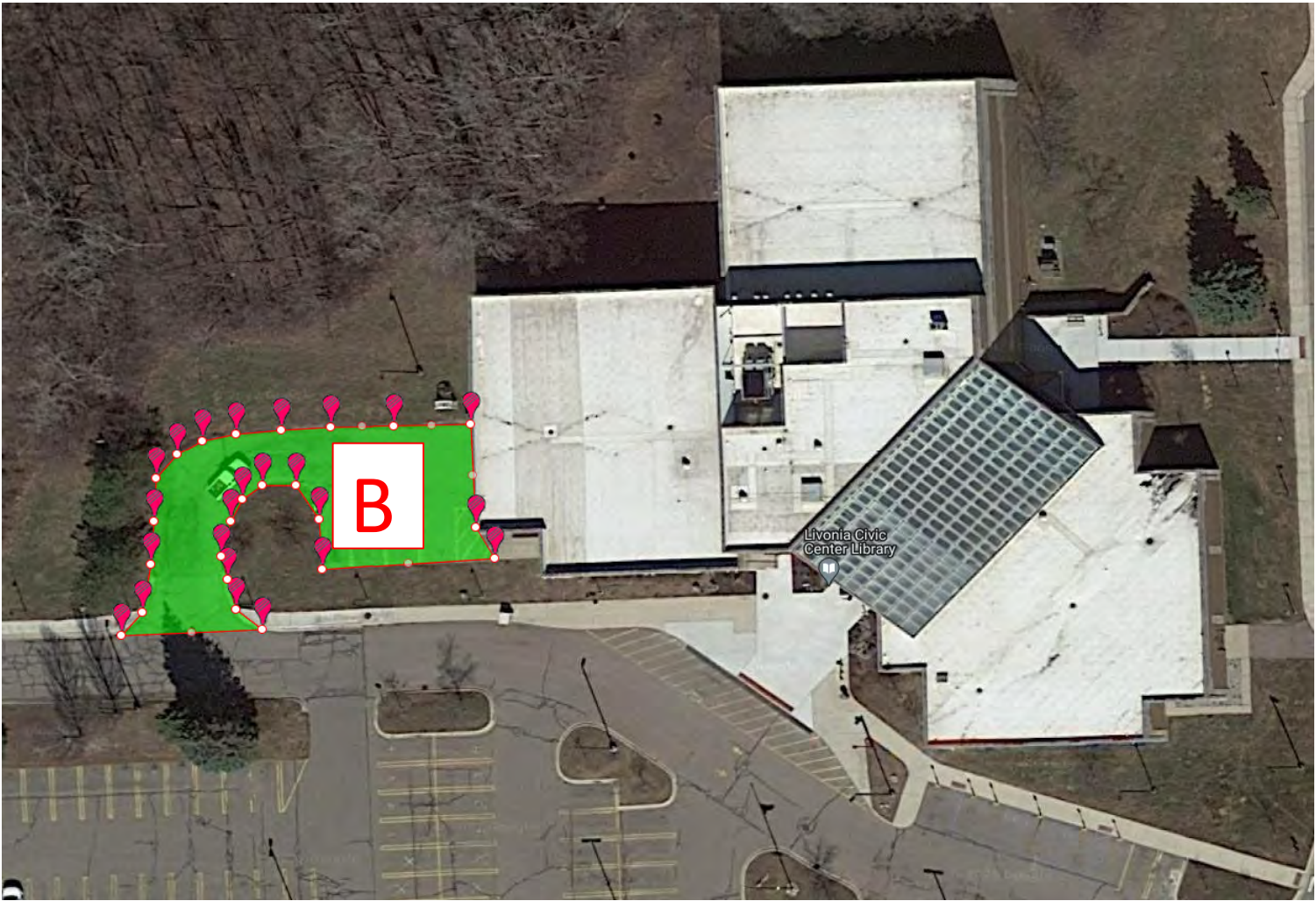




Bldg. No.	Name	Address
1	Livonia Civic Center Library	32777 Five Mile Rd. Livonia MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	77,118
B	Asphalt	5,269
TOTAL		82,387

Notes

Islands removed from total	2,681
Islands removed from total	835
Islands removed from total	649
Islands removed from total	549
	4,714



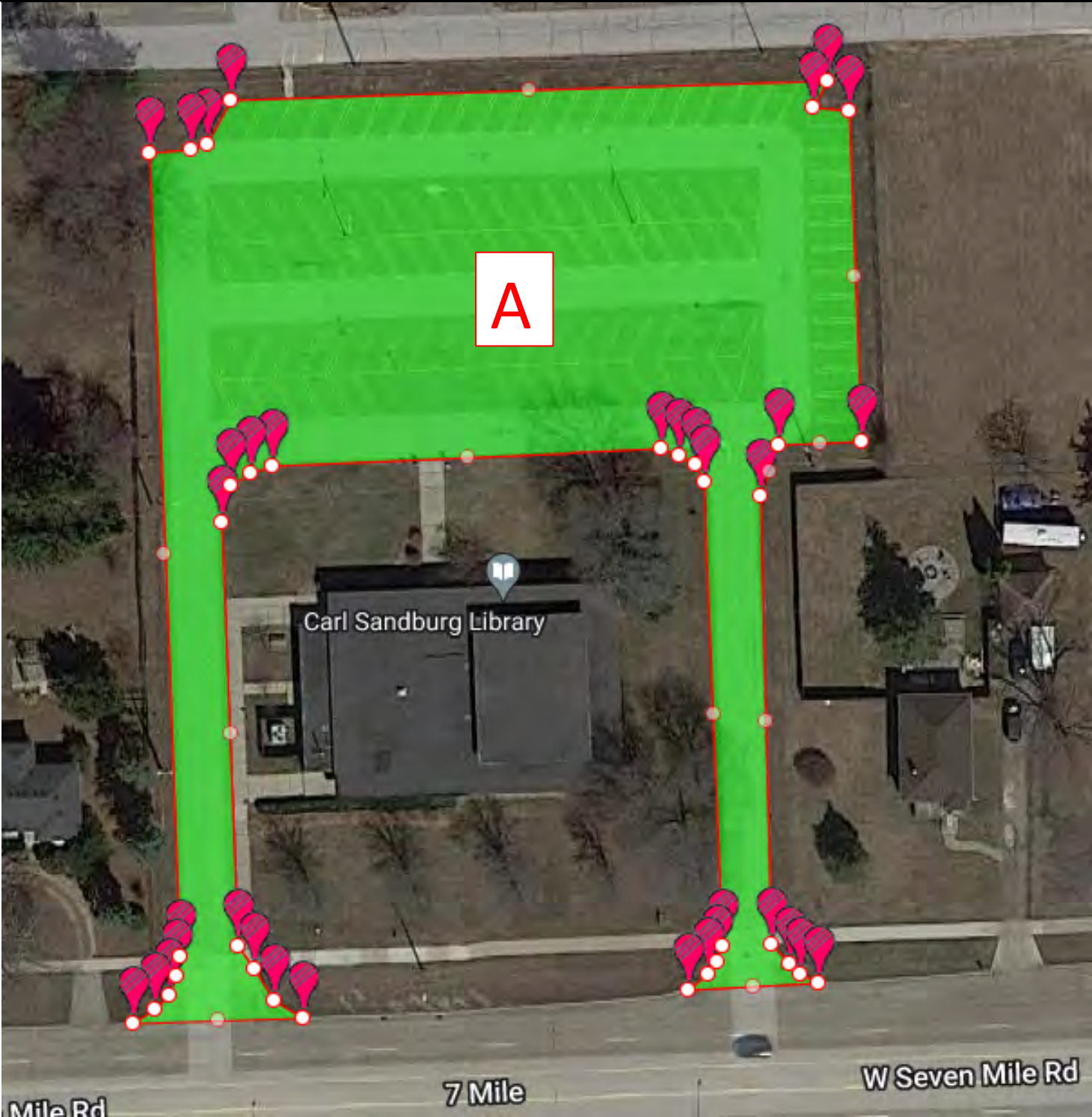
Bldg. No.	Name	Address
1	Livonia Housing Commission	10800 Farmington Rd. Livonia MI 48150
Parking Area	Material	Sq.ft.
A	Asphalt	32,954
TOTAL		32,954

Notes



Bldg. No.	Name	Address
1	Carl Sandburg Library	30100 W. Seven Mile Rd. Livonia MI 48152
Parking Area	Material	Sq.ft.
A	Asphalt	52,073
TOTAL		52,073

Notes



Bldg. No.	Name	Address
1	Alfred Noble Branch Library	32901 Plymouth Rd. Livonia MI 48150
Parking Area	Material	Sq.ft.
A	Asphalt	31,227
TOTAL		31,227

Notes





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PMCRESA.COM | 248.223.3500

Plante Moran Cresa
3000 Town Center, Suite 100
Southfield, MI 48075



plante moran | cresa

City of Livonia Space Needs Assessment

November 1, 2022



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Assumptions and Clarifications

- Existing square footages were calculated from owner furnished drawings and are approximate. PMC did not verify dimensions in field.
- FA = Free Addressing (unassigned offices and workstations).
- AWS = Alternative Work Schedule = 2 to 3 days in office and 2 to 3 days at home (remote). The AWS model assumes Free-Addressing (FA) will be implemented.
- Free-Addressing (FA) is based on 3 seats per 4 FTE
- Modern Workplace Standards (MWS) is based on 200 SF to 250 SF/Seat, in an office setting. For reference, Plante Moran's Southfield office is 180 SF/Seat (seats in offices and workstations). This standard will accommodate:
 - 10'x10' offices
 - 6'x6' workstation
 - Open collaboration areas
 - Wellness Rooms
 - Common Café/Pantry
 - Training Rooms
 - Conference Rooms
 - Huddle and Phone Rooms



Process

- Toured existing facilities
- Reviewed owner provided floor plans
- Distributed a space needs survey to key department heads
- Conducted follow up interviews with department heads to review and validate survey responses
- Documented existing utilization and space deficiencies
- Developed space utilization matrix illustrating:
 - Data Set 1 = Current Full Time Equivalent (FTE), office and workstation count, and square footage.
 - Data Set 2 = Projected (5-years) FTE, office and workstation count that reflects implementing Modern Workplace Standards (MWS), and square footage.
 - Data Set 3 = Projected (5-years) FTE, office and workstation count that reflects implementing Modern Workplace Standards (MWS) and Alternate Work Schedule/Free-Addressing (AWS/FA), and square footage.
- Compiled demographic data for similar communities identified by COL
- Compiled case study data for facilities similar to those included in this assessment



Process (Continued)

- Developed recommendations for each facility based on the following information:

		Facility							
		City Hall	Police Station	Fire Station	Senior Center	Rec Center	Housing Com.	Civic Center Library	Carl Sandburg Library
Recommendation Criteria	Survey Responses	P	P	P	P	P	P	P	P
	Benefit of Implementing Modern Workplace Standards	P	S	S	S	S	S	S	S
	Room Reservation + Utilization Data	NA	NA	NA	S	S	NA	NA	NA
	Demographics Comparison	NA	S	S	S	S	NA	S	S
	Case Study Comparison	S	S	S	S	S	NA	S	S

P = Primary consideration

S = Secondary consideration

NA = Not applicable



Recommendations

City Hall:

- Based on the utilization data, the age of this facility, inefficiencies due to the size and shape of the floor plates, PMC recommends the City of Livonia consider relocating City Hall to a new facility. This process should include developing a detailed space/site program, based on Modern Design Standards, to define/validate the space required to accommodate current and future needs; as well as considering the data included in the Facility Condition Assessment, Highest/Best Use report, and the Livonia Vision 21 Master Plan to develop a holistic, long-term solution.

Police Department:

- Based on the utilization data, the age of this facility, inefficiencies due to the shape of the floor plates, and lack of natural daylight, PMC recommends the City of Livonia consider relocating Police Department to a new facility. This process should include developing a detailed space/site program, based on Modern Design Standards, to define/validate the space required to accommodate current and future needs; as well as considering the data included in the Facility Condition Assessment, Highest/Best Use report, and the Livonia Vision 21 Master Plan to develop a holistic, long-term solution.

Fire Station No. 1:

- Based on the utilization data and the age of this facility, PMC recommends the City of Livonia consider relocating Fire Station No. 1 to a new facility. This process should include developing a detailed space/site program, based on Modern Design Standards, to define/validate the space required to accommodate current and future needs; as well as considering the data included in the Facility Condition Assessment, Highest/Best Use report, and the Livonia Vision 21 Master Plan to develop a holistic, long-term solution.



Recommendations (Continued)

Senior Center/Community Transit:

- Consider relocating to a new facility. Locating adjacent to the existing rec center may provide opportunities for shared space program elements.

Recreation Center:

- Consider converting the existing Concession/Vending area to a Teen Zone
- Consider reconfiguring the Entry Lobby and Reception area for improved member/public access and security.
- Consider repurposing the underutilized spectator gallery to accommodate programs that are in high demand (fitness, aerobics, multi-purpose, etc.)
- Consider developing a detailed space program based on Modern Design Standards to define/validate the type, quantity, and size of spaces required to accommodate current and future needs.

Housing Commission:

- Consider consolidating with City Hall

Civic Center Library:

- Consider renovating to create a more efficient layout and address the space deficiencies identified as a result of this assessment.
- Consider consolidating the services/programs currently housed at Carl Sandburg Library.



Recommendations (Continued)

Carl Sandburg Library:

- Consider consolidating with Civic Center Library

Alfred Noble Library:

- Consider demolishing the existing facility.
- Consider conducting a feasibility study to determine the highest and best use of this site.



City Hall



Year Built: 1977 (45 Years Old)

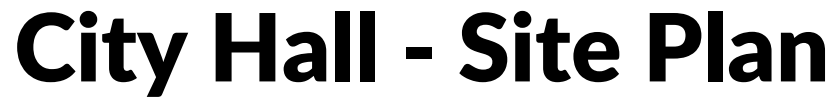


City Hall - Preliminary Findings and Observations

Executive Summary:

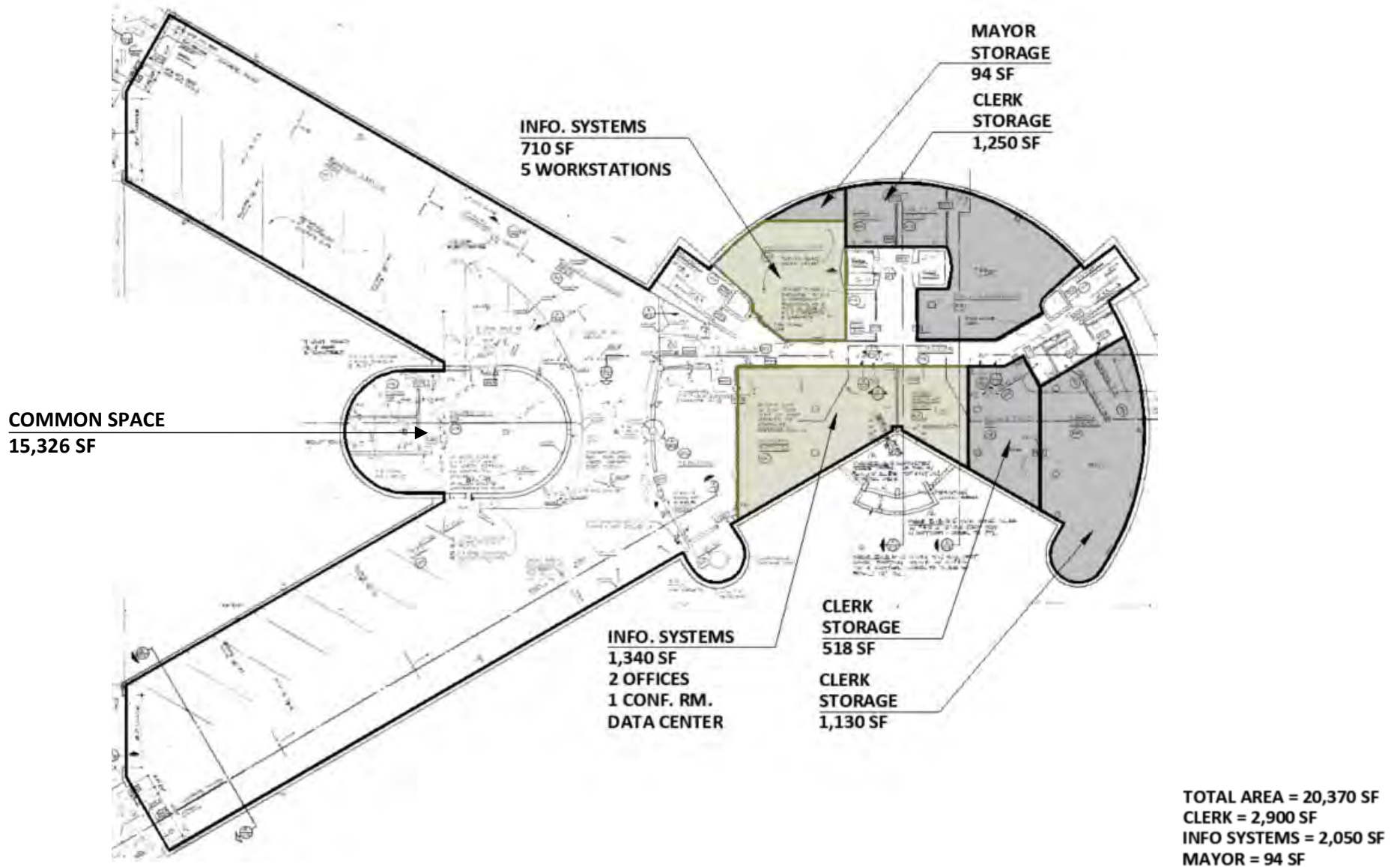
Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)					
	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.
Total (Common/Non-Office Area)	51,614	0	NA	0	0	51,614	0	NA	0	0	51,614	0	NA	NA	0	0
Total (Office Area)	30,358	112	271	31	81	23,200	116	200	32	84	22,750	116	196	200	31	83
Total (City Hall)	81972	112	732	31	81	74814	116	645	32	84	74364	116	196	200	31	83

1. The shape of building, the small floor plates (approximately 7,500 SF), and the two openings in each floor plate creates space planning inefficiencies.
2. Current space program deficiencies include:
 - Open collaboration areas
 - Wellness Rooms
 - Common Café/Pantry
 - Training Rooms
 - Conference Rooms
3. By implementing MWS and AWS/FA, the current City Hall program could be reduced by approximately 7,600 SF.





City Hall – Lower Level Floor Plan (Clerk, Information Systems, Mayor)





City Hall – Lower Level Preliminary Findings and Observations

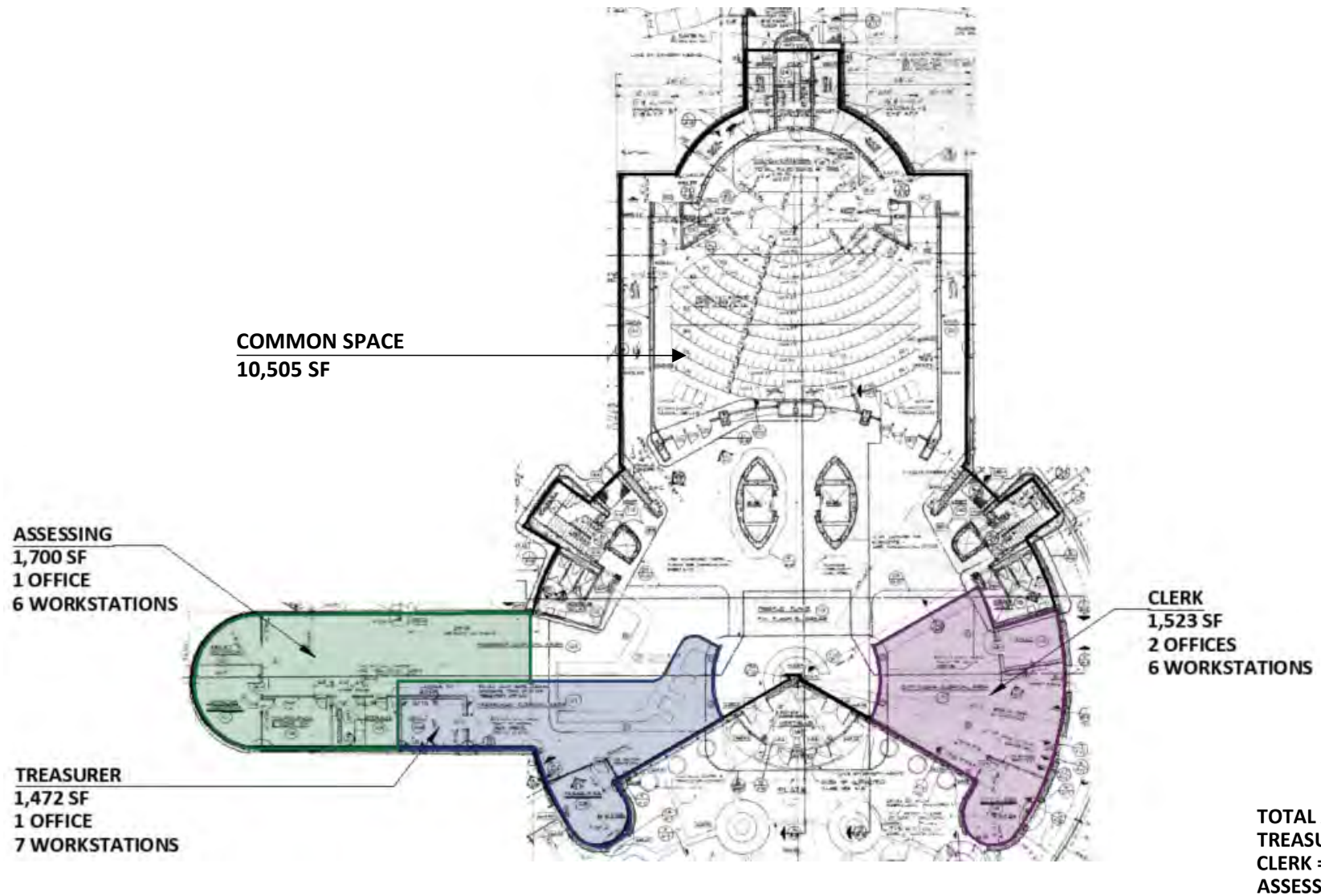
Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Lower Level	Common Area	15326	0	NA	0	0	15326	0	NA	0	0	15326	0	NA	NA	0	0	NA
	Clerk (Susan Nash)	2900	0	NA	0	0	2900	0	NA	0	0	2900	0	NA	NA	0	0	NA
	Information Systems (Casey O'Neil)	2050	6	342	2	4	1200	6	200	2	4	1200	6	200	200	2	4	AWS = Y FA = N
	Mayor (Dave Varga)	94	0	NA	0	0	94	0	NA	0	0	94	0	NA	NA	0	0	NA
	Subtotal (Lower Level)	20370	6	3395	2	4	19520	6	3253	2	4	19520	6	3253	3253	2	4	

1. The Data Room is oversized
2. No natural daylight
3. Garage brings in noise and fumes



City Hall - First Floor Plan (Assessing, Clerk, Treasurer)





City Hall - First Floor Preliminary Findings and Observations

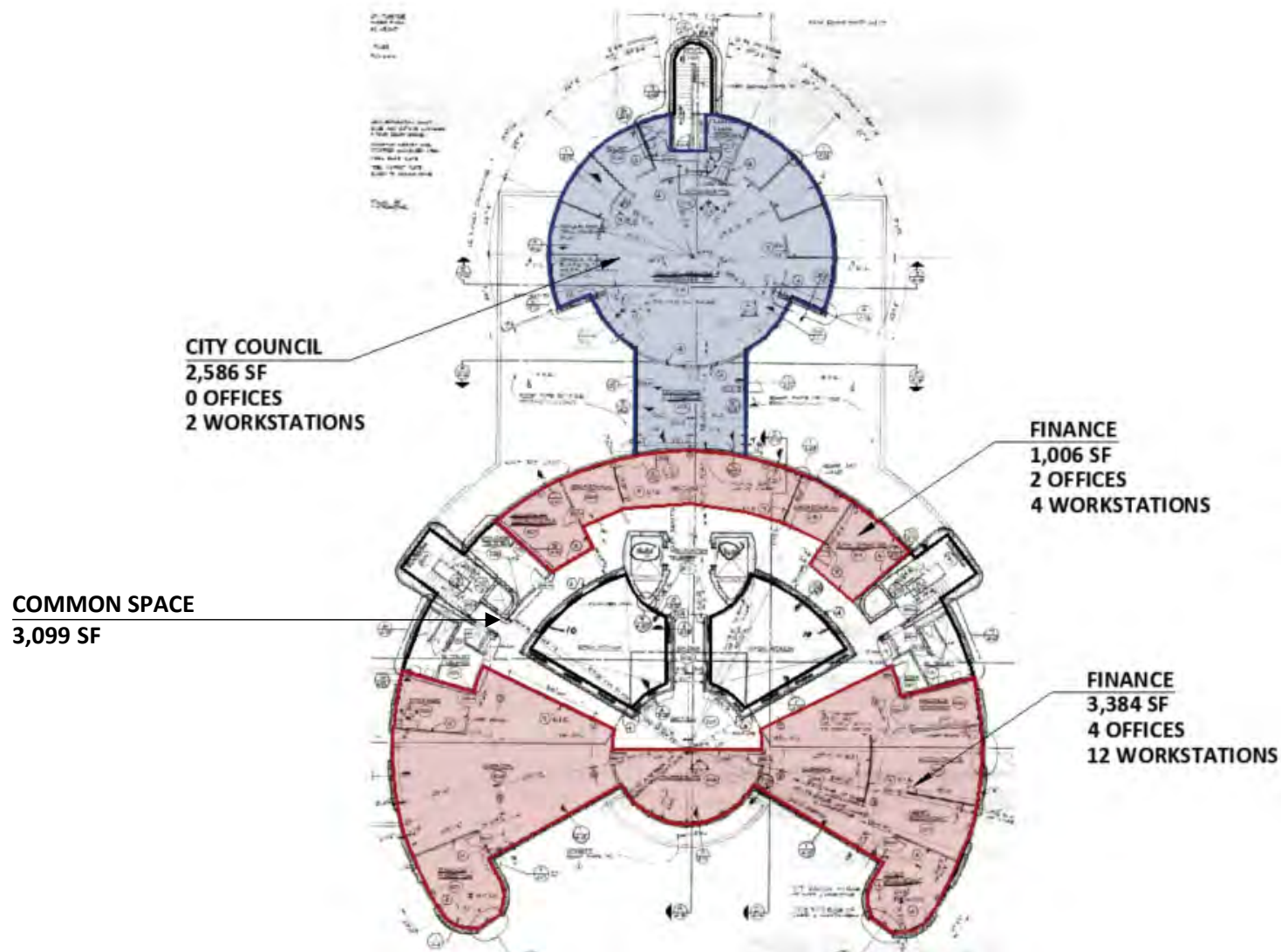
Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
First Floor	Common Area	10651	0	NA	0	0	10651	0	NA	0	0	10651	0	NA	NA	0	0	NA
	Treasurer (Lynda Scheel)	1472	8	184	1	7	1600	8	200	1	7	1600	8	200	200	1	7	AWS = N FA = N
	Clerk (Susan Nash)	1523	8	190	2	6	1800	9	200	2	7	1800	9	200	200	2	7	AWS = N FA = N
	Assessing (Jacob Liberati)	1700	7	243	1	6	1600	8	200	1	7	1600	8	200	200	1	7	AWS = N FA = N
	Subtotal (First Floor)	15346	23	667	4	19	15651	25	626	4	21	15651	25	626	626	4	21	

1. Clerk's office is in multiple locations, efficiencies can be realized by locating elections all on one floor.



City Hall - Second Floor Plan (City Council, Finance)



TOTAL AREA = 10,075 SF
FINANCE = 4,390 SF
CITY COUNCIL = 2,586 SF



City Hall - Second Floor Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Second Floor	Common Area	3099	0	NA	0	0	3099	0	NA	0	0	3099	0	NA	NA	0	0	NA
	Finance (Connie Kumpula)	4,390	18	244	6	12	3600	18	200	7	11	3600	18	200	200	7	11	AWS = Y FA = N
	City Council - Office Area (Sara Kasproicz)	412	2	206	0	2	400	2	200	0	2	400	2	200	200	0	2	AWS = Y FA = N
	City Council - Chambers (Sara Kasproicz)	2,174	0	NA	0	0	2,174	0	NA	0	0	2174	0	NA	NA	0	0	AWS = Y FA = N
	Subtotal (Second Floor)	10075	20	504	6	14	9273	20	464	7	13	9273	20	464	464	7	13	

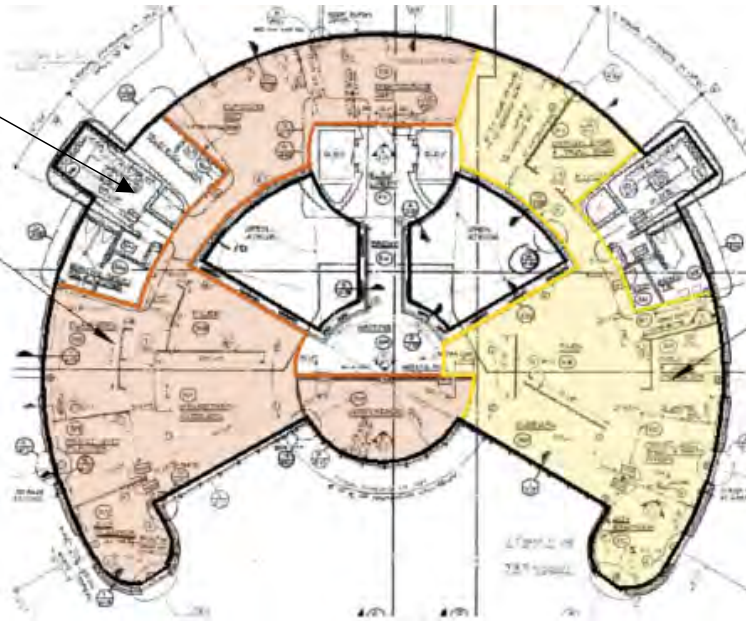
1. Water billing currently conducts business on two different floors



City Hall - Third Floor Plan (Civil Service, Planning)

COMMON SPACE
2,008 SF

PLANNING
3,000 SF
2 OFFICE
3 WORKSTATIONS



CIVIL SERVICE
2,320 SF
3 OFFICES
5 WORKSTATIONS

TOTAL AREA = 7,328 SF
PLANNING = 3,000 SF
CIVIL SERVICE = 2,320 SF



City Hall - Third Floor Preliminary Findings and Observations

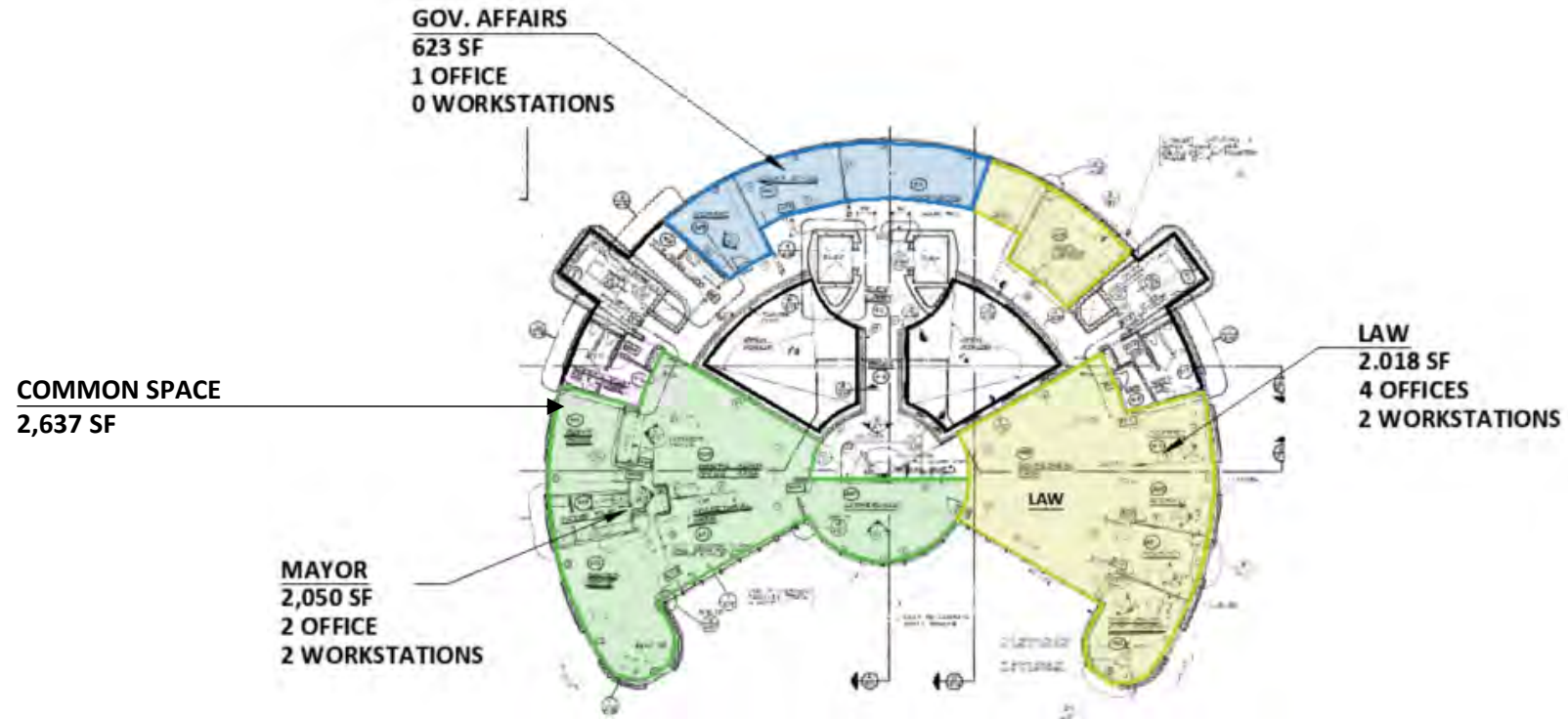
Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Third Floor	Common Area	2008	0	NA	0	0	2008	0	NA	0	0	2008	0	NA	NA	0	0	NA
	Planning (Mark Taormina)	3,000	5	600	2	3	1000	5	200	2	3	1000	5	200	200	2	3	AWS = Y FA = N
	Civil Service (Elizabeth Hallack)	2,320	8	290	3	5	2,000	10	200	3	7	2000	10	200	200	3	7	AWS = Y FA = N
	Subtotal (Third Floor)	7328	13	564	5	8	5008	15	334	5	10	5008	15	334	334	5	10	

1. Excess floor space
2. Multi-level building reduces efficiency
3. Planning requested ten feet of counter space to interact with walk-in customers



City Hall - Forth Floor Plan (Gov. Affairs, Law, Mayor)



TOTAL AREA = 7,328 SF
MAYOR = 2,050 SF
LAW = 2,018 SF
GOV. AFFAIRS = 623 SF

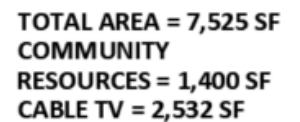


City Hall - Forth Floor Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Forth Floor	Common Area	2637	0	NA	0	0	2637	0	NA	0	0	2637	0	NA	NA	0	0	NA
	Mayor (Dave Varga)	2,050	4	513	2	2	800	4	200	2	2	800	4	200	200	2	2	AWS = N FA = N
	Law (Paul Bernier)	2,018	6	336	4	2	1200	6	200	4	2	1200	6	200	200	4	2	AWS = Y FA = N
	Government Affairs (LaShawn Thomas)	623	1	623	1	0	200	1	200	1	0	200	1	200	200	1	0	AWS = N FA = N
	Subtotal (Forth Floor)	7328	11	666	7	4	4837	11	440	7	4	4837	11	440	440	7	4	

1. Confidentiality concerns, one more office with at door for Chief of Staff.
2. No Break Room
3. Better flow of office space would be beneficial
4. Space is too large





City Hall - Fifth Floor Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Fifth Floor	Common Area	3593	0	NA	0	0	3593	0	NA	0	0	3593	0	NA	NA	0	0	NA
	Community Resources (Josh Sabo)	1,400	9	156	4	5	1800	9	200	4	5	1350	9	150	200	3	4	AWS = Y FA = Y
	Cable-Livonia TV Office Area (Mike DiFazio)	800	4	200	1	3	800	4	200	1	3	800	4	200	200	1	3	AWS = Y FA = N
	Cable-Livonia TV Studio Areas (Mike DiFazio)	1,732	0	NA	0	0	1,732	0	NA	0	0	1732	0	NA	NA	0	0	AWS = Y FA = N
	Subtotal (Fifth Floor)	7525	13	579	5	8	7925	13	610	5	8	7475	13	575	695	4	7	

1. Space between Gallery and Livonia TV is underutilized
2. The Gallery, which is one of the City's signature meeting spaces, is generally outdated
3. Staff area is quite small, offices with storage would be beneficial
4. A proper sound booth would improve audio quality
5. A larger area for shoots would be beneficial
6. More storage so gear does not have to be stored off-site



City Hall - Annex Floor Plan(Building/Inspection)





City Hall - Annex Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Annex	Common Area	7400	0	NA	0	0	7400	0	NA	0	0	7400	0	NA	NA	0	0	NA
	Building & Inspection (Jerome Hanna)	6,600	26	254	2	24	5200	26	200	2	24	5200	26	200	200	2	24	AWS = N FA = N
	Subtotal (Annex)	14000	26	538	2	24	12600	26	485	2	24	12600	26	485	485	2	24	

1. The building is original city hall office circa 1950.
2. Lack of large meeting rooms and customer waiting area.
3. Annex is not connected to City Hall generator. Power outages and surges are frequent.



City Hall – Case Study



City Hall – Case Study

Client: City of Royal Oak

Location: Royal Oak, MI

Population (2020): 58,211

Area: approximately 27,500 SF

Completion date: 2020

Construction cost: \$12,200,000 (443\$/SF)

AE: Krieger Klatt





City Hall – Case Study

We were honored to have the opportunity to design both the exterior and interior of the new city hall in Royal Oak. The building was part of the City Center project, which included a five-story office building, a new police station, and a new central park. The old city hall was worn down and inefficient, so fiscally, it made more sense to build a new one and move it across the street to allow for the full development to become an anchor to the residents and visitors of the city. The interior was designed to be open and flexible to allow combined departments to be together. The building is also more secure and energy-efficient. The exterior intended to be traditional, which the city requested, and we designed to add touches of history to the new home of city hall.



City Hall – Case Study





City Hall – Case Study





City Hall – Case Study





City Hall – Case Study





City Hall – Case Study





City Hall – Case Study





City Hall – Case Study





Police Department

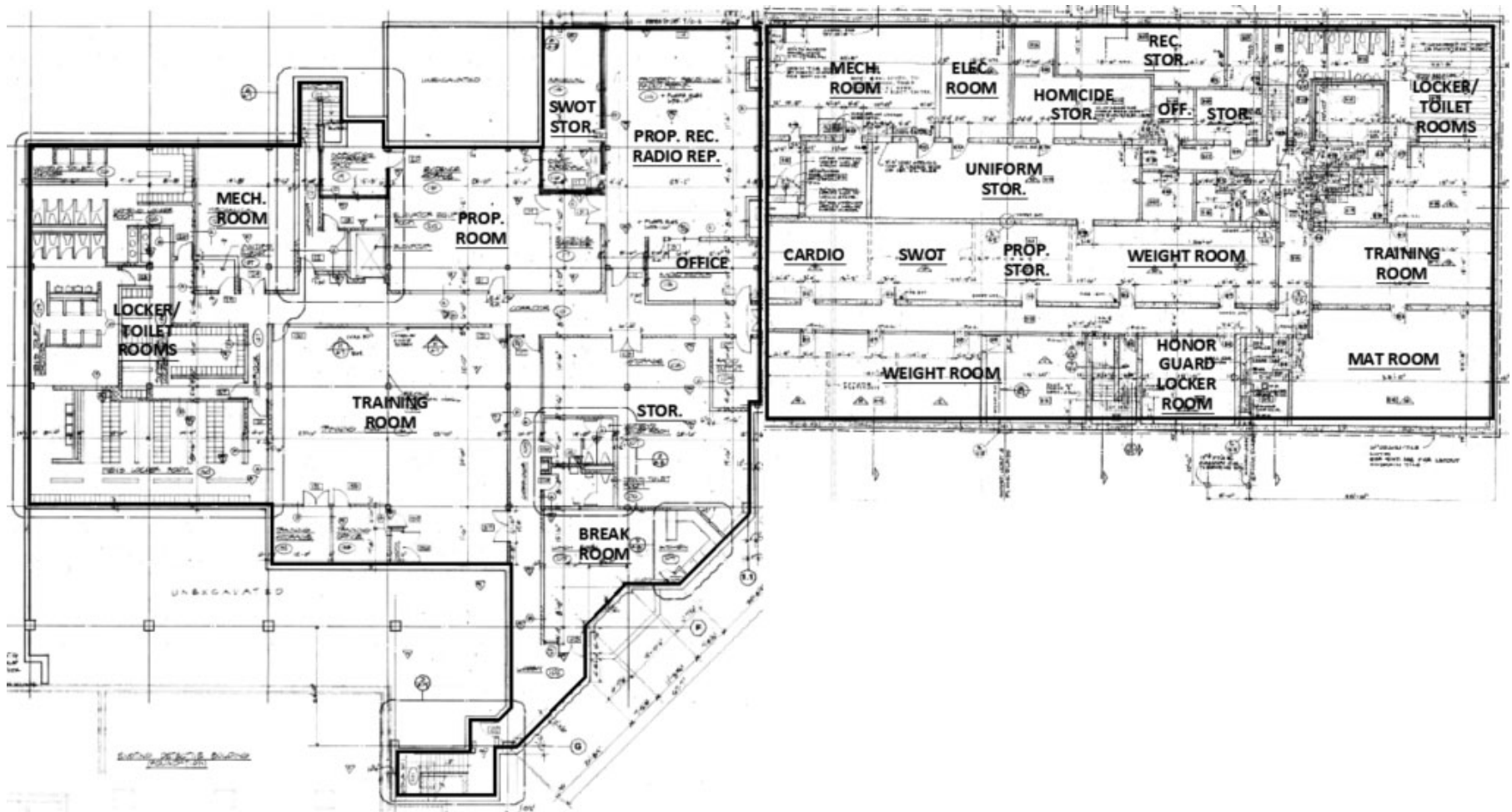


Year Built: Original building = 1961 (61 Years Old), Addition = 1986 (36 Years Old)





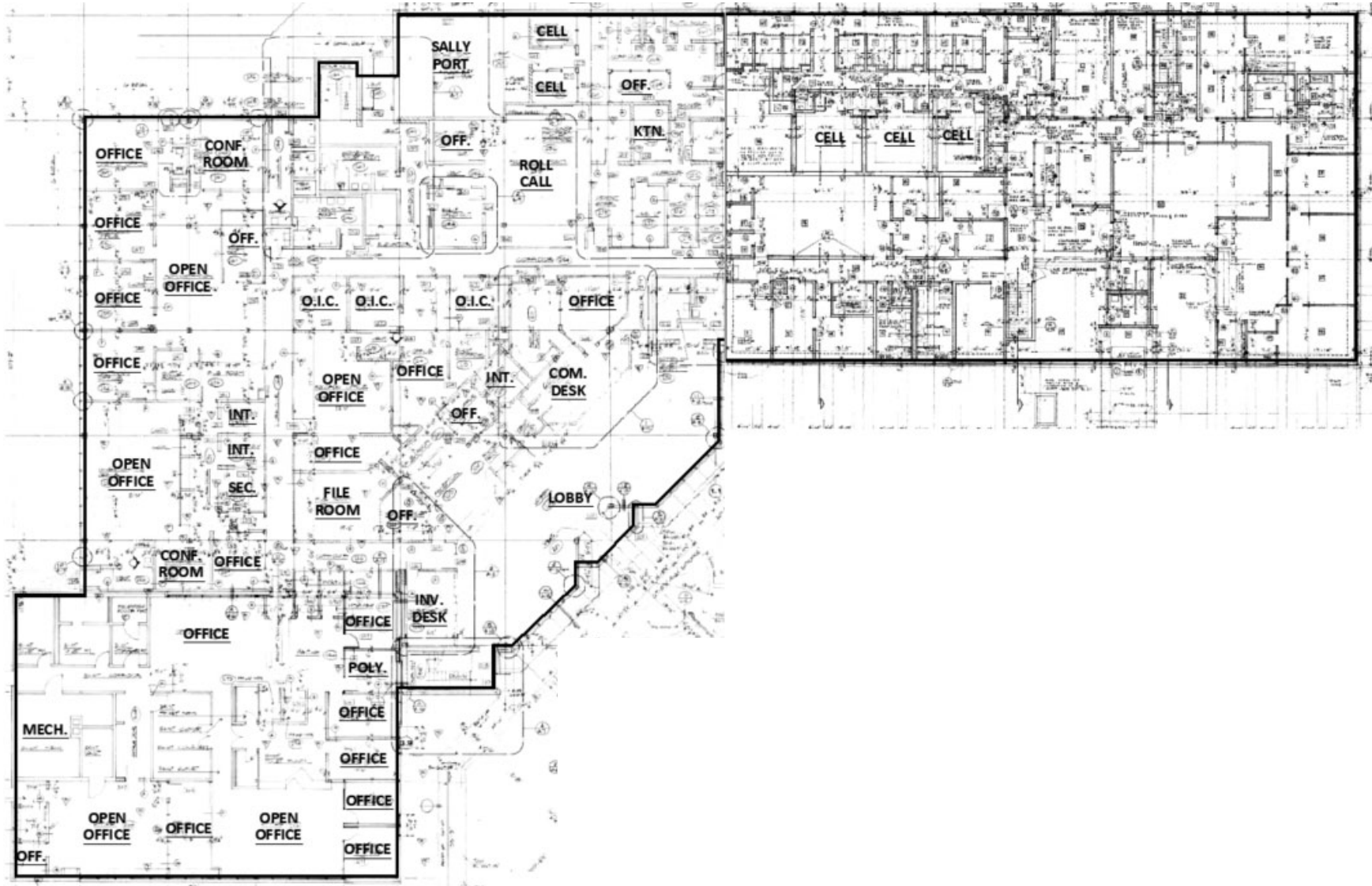
Police Department – Lower Level Floor Plan



TOTAL AREA = 25,200 SF



Police Department - First Floor Plan





Police Department - Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Lower Level	Police Department (Lt. Eric Marcotte)	25221	2	12611	2	0	25221	2	12611	2	0	25221	2	12611	12611	2	0	AWS = N FA = N
	Subtotal (Lower Level)	25221	2	12611	2	0	25221	2	12611	2	0	25221	2	12611	12611	2	0	
First Floor	Police Department Office Area (Lt. Eric Marcotte)	23600	55	429	25	30	17600	88	200	32	56	17600	88	200	200	32	56	AWS = N FA = N
	Police Department Back-of-House Area (Lt. Eric Marcotte)	11475	0	NA	0	0	11475	0	NA	0	0	11475	0	NA	NA	0	0	AWS = N FA = N
	Subtotal (First Floor)	35075	55	638	25	30	29075	88	330	32	56	29075	88	330	330	32	56	
Total (Police Department)		60296	57	1058	27	30	54296	90	603	34	56	54296	90	603	603	34	56	

1. The previous addition/renovation to connect the original detective building and police station resulted in an oddly shaped floor plate, creating space planning inefficiencies.
2. Lack of natural daylight (especially on lower level)
3. By implementing MWS and AWS/FA, the current Police Station program could be reduced by approximately 6,000 SF.



Police Department - Preliminary Findings and Observations

4. The following program elements were requested (square footage for these spaces, approximately 4,100 SF) is not reflected in the matrix above):

- Computer Lab/Training Room (20 seats) = 300 SF
- CSU (2x existing) = 200 SF
- Larger Female Locker Room = 300 SF
- Break Room = 240 SF
- Report Writing Area = 180 SF
- Conference Rooms = 480 SF
- Gun Range = 1,800 SF
- Virtra Simulator Room = 600 SF

Demographic Comparison:

City	Population	Area (Square Miles)	Population Density (People per SM)	% of Population Age 65+	No. of Library Facilities	Library Area (SF)	No. of Police Stations	Police Station Area (SF)	No. of Fire Stations	Fire Station Area (SF) - Main Station	No. of Rec Center Facilities	Rec Center Area (SF)	No. of Senior Center Facilities	Senior Center Area (SF)
Livonia	95535	35.70	2676	20.6%	2	71470	1	55275	5	12500	1	129300	1	20780
Novi	66243	30.24	2191	14.1%	1	55000	1	41000	4	12500	1	NA	0	NA
Rochester Hills	76028	32.80	2318	17.6%	1	70000	1	16000	5	13171	0	NA	1	90000
Farmington Hills	83292	33.27	2504	20.4%	1	43288	1	30000	5	19000	1	146000	1	68000
Canton	98620	36.11	2731	14.8%	1	53500	1	33200	3	16202	1	92800	1	2200

Notes:

1. The demographic information above was referenced from the U.S. Census Bureau
2. Rochester Hills is serviced by the Oakland County Sheriff's office
3. None of the facilities referenced above accommodate shared services (i.e. police/fire, Rec/Senior Center)



Police Department – Case Study

Client: Michigan City

Location: Michigan City, IN

Population (2020): 32,075

Area: 42,000 SF

Completion date: 2017

Construction cost: \$13,000,000 (\$309/SF)

AE: American StructurePoint





Police Department – Case Study

In partnership with the Michigan City Police Department, American Structurepoint's Architecture + Interiors Group designed this state-of-the-art law enforcement facility to provide a long-term public safety solution for officers, to promote energy efficiency, and to improve the quality of life in the Eastport neighborhood. These strategies create a gateway to the city that becomes a neighborhood landmark for revitalization.

The new police station was strategically located on the site of the former Eastport Elementary School for its central location and proximity to Cleveland Park. An investment of \$13 million, the 42,000 square foot building is a catalyst for redevelopment along Michigan Boulevard. Replacing an outdated, 50-year-old station, the move also opens a valuable piece of property near Lake Michigan for redevelopment.

AWARDS

2018 AIA Indiana Design Awards - Citation Award, Project Cost Greater Than \$1 Million Category



Police Department – Case Study





Police Department – Case Study





Police Department – Case Study





Police Department – Case Study





Police Department – Case Study





Police Department – Case Study





Police Department – Case Study





Police Department – Case Study





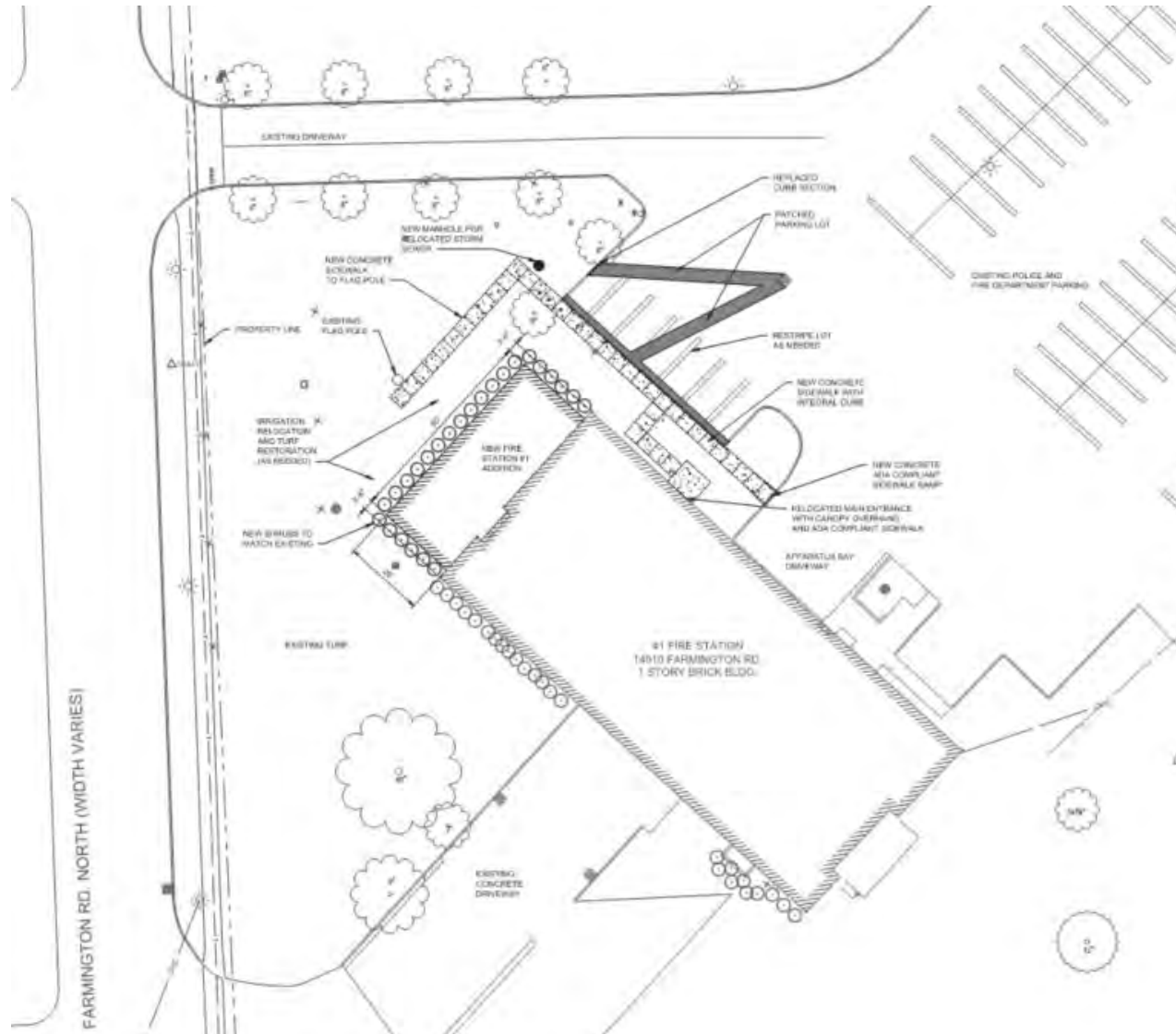
Fire Department No. 1



Year Built: Original = 1967 (55 Years Old), Addition = 2018 (4 Years Old)

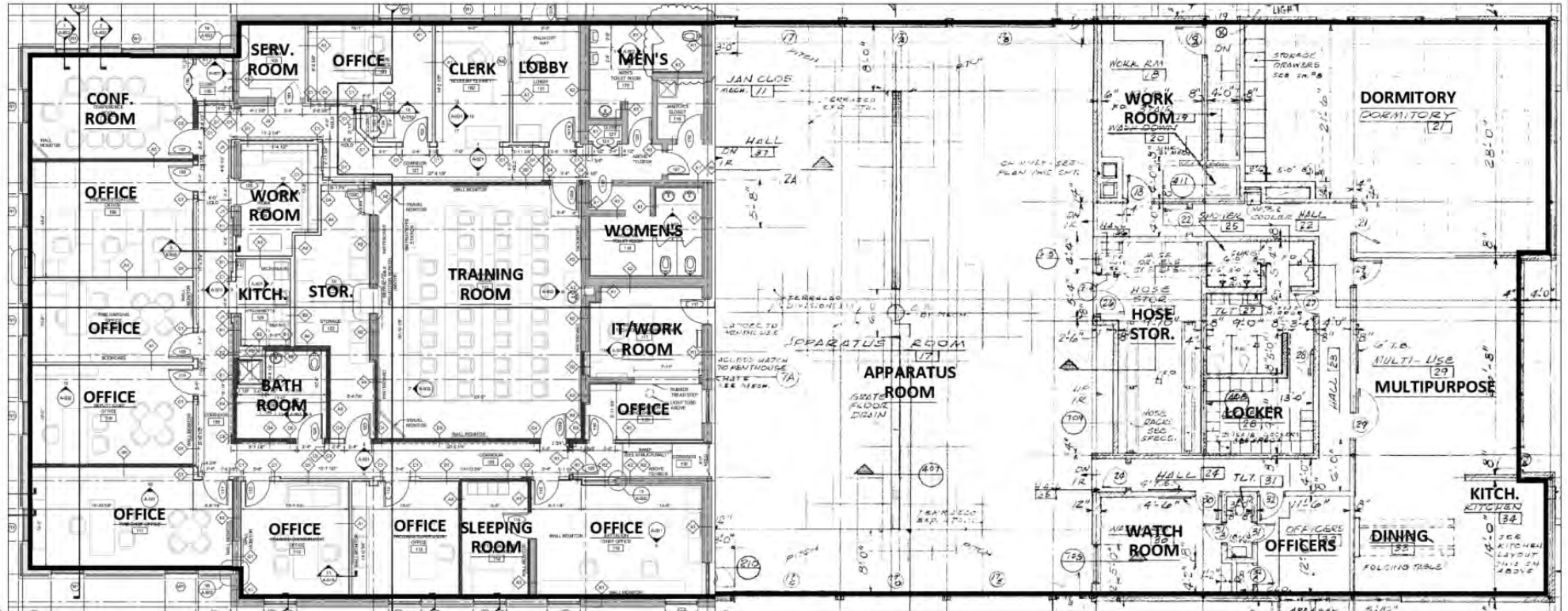


Fire Department No. 1 - Site Plan





Fire Department No. 1 - First Floor Plan



TOTAL AREA = 12,500 SF



Fire Department No. 1 - Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
First Floor	Fire Department Office Area (John Unsworth)	5654	11	514	8	3	2200	11	200	8	3	2200	11	200	200	8	3	AWS = N FA = N
	Fire Department Back-of-House Area (John Unsworth)	6983	0	NA	0	0	6983	0	NA	0	0	6983	0	NA	NA	0	0	
	Subtotal (First Floor)	12637	11	1149	8	3	9183	11	835	8	3	9183	11	835	835	8	3	

- The following program elements were requested (square footage for these spaces, approximately 980 SF) is not reflected in the matrix above):
 - Additional beds (4) = 480 SF
 - Storage (office) = 100 SF
 - Storage (currently off site) = 200 SF
 - Secured Evidence Room = 200 SF
- Site circulation can be improved
- The main public entrance is difficult to identify
- By implementing MWS and AWS/FA, the current Fire Station program could be reduced by approximately 2,400 SF (including the additional spaces referenced in item 1 above).



Fire Department No. 1 - Preliminary Findings and Observations

Demographic Comparison:

City	Population	Area (Square Miles)	Population Density (People per SM)	% of Population Age 65+	No. of Library Facilities	Library Area (SF)	No. of Police Stations	Police Station Area (SF)	No. of Fire Stations	Fire Station Area (SF) - Main Station	No. of Rec Center Facilities	Rec Center Area (SF)	No. of Senior Center Facilities	Senior Center Area (SF)
Livonia	95535	35.70	2676	20.6%	2	71470	1	55275	5	12500	1	129300	1	20780
Novi	66243	30.24	2191	14.1%	1	55000	1	41000	4	12500	1	NA	0	NA
Rochester Hills	76028	32.80	2318	17.6%	1	70000	1	16000	5	13171	0	NA	1	90000
Farmington Hills	83292	33.27	2504	20.4%	1	43288	1	30000	5	19000	1	146000	1	68000
Canton	98620	36.11	2731	14.8%	1	53500	1	33200	3	16202	1	92800	1	2200

Notes:

1. The demographic information above was referenced from the U.S. Census Bureau
2. Rochester Hills is serviced by the Oakland County Sheriff's office
3. None of the facilities referenced above accommodate shared services (i.e. police/fire, Rec/Senior Center)



Fire Department - Case Study

Client: Commerce Township

Location: Commerce Township, MI

Population (2020): 43,058

Area: 12,460 SF

Completion date: 2021

Project cost: \$5,500,000 (\$441/SF)

AE: A3C





Fire Department - Case Study

Commerce Township Fire Department built three new Fire Stations (#1, #2, #4) in the late 1990's to provide better service to the rapidly developing Township. The fourth station was not replaced or upgraded at that time. Fire Station #3 will replace this existing fire station in the same location providing much needed improvement for the department with a new and larger facility ready to take on the continuing growth and needs of the area.

The new station is designed with 4 long bays for apparatus and vehicles with associated decontamination, workrooms, storage and fitness spaces. Separated from the apparatus bay, for the safety of the staff, are the areas consisting of the watch room and offices, dorm rooms, kitchen, dining, day room, separate laundry, toilet and locker rooms. Private toilet, showers and dorm rooms ensure privacy for a more diverse staff.

The building's vernacular was designed to remain consistent with the surrounding architecture. Durable and easily cleanable materials are utilized throughout to ensure the station serves its occupants and the community for a long time to come. The station is planned to provide for the safety of the fire fighters with exhaust removal systems, and separation of 'clean' and 'dirty' rooms ensuring contaminants to not cross from one side to the other.



Fire Department - Case Study





Fire Department - Case Study





Fire Department - Case Study



① **BUILDING ELEVATION - WEST**
SCAL 1/8" = 1'-0"
E:



② **BUILDING ELEVATION - EAST**
SCAL 1/8" = 1'-0"
E:



Senior Center/Community Transit

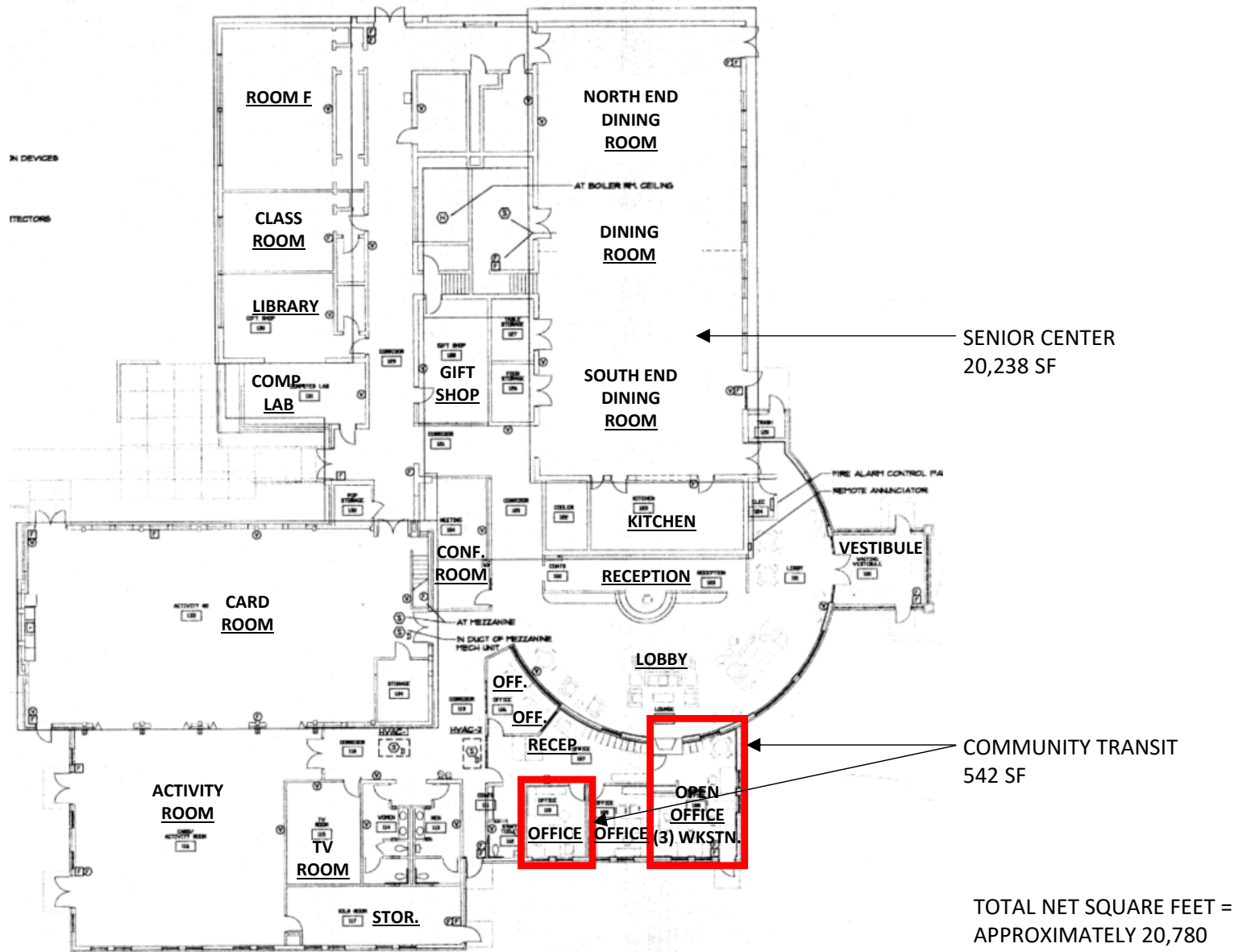


Year Built: 1964/1984 (lobby renovation)/2001 (office area renovation) (58/38/21 Years Old)





Senior Center/Community Transit - First Floor Plan





Senior Center - Utilization Analysis

Time	Activity Room	Card Room	Conference Room	Lobby	Movie Room	N Dining Room	S Dining Room	Pool Room
8:30 AM						Table Tennis		
9:00 AM	Art Class					Table Tennis	Fitness Class	Open Play
9:30 AM	Art Class	Card Games	Class	Games		Table Tennis	Fitness Class	Open Play
10:00 AM	Art Class	Card Games	Class	Games		Table Tennis		Open Play
10:30 AM	Art Class	Card Games	Class	Games		Table Tennis	Fitness Class	Open Play
11:00 AM	Art Class	Card Games	Class	Games		Table Tennis	Fitness Class	Open Play
11:30 AM				Games		Table Tennis	Fitness Class	Open Play
12:00 PM	Card Games	Card Games				Lunch	Bingo	Open Play
12:30 PM	Card Games	Card Games		Games		Lunch	Bingo	Open Play
1:00 PM	Card Games	Card Games		Games		Lunch	Bingo	Open Play
1:30 PM	Card Games	Card Games		Games			Bingo	Open Play
2:00 PM	Card Games	Card Games		Games		Fitness Class	Bingo	Open Play
2:30 PM	Card Games	Card Games		Games		Fitness Class	Bingo	Open Play
3:00 PM	Card Games	Card Games		Games				Open Play
3:30 PM	Card Games	Card Games		Games				Open Play
4:00 PM	Card Games	Card Games		Games				Open Play
4:30 PM								Open Play
5:00 PM								



Senior Center - Utilization Analysis

Time	Activity Room	Card Room	Conference Room	Lobby	Movie Room	N Dining Room	S Dining Room	Pool Room
Room Availability (Hours per day)	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5
Room Utilization (Hours per day)	7	6.5	2	6.5	0	6	5.5	8
Percent Utilized	82%	76%	24%	76%	0%	71%	65%	94%

Room Size (SF)	1740	2700	290	1260		1730	1730	684
Occupant Load Factor (NSF/OCC)	50	15	15	50	NA	15	15	50
Max Occupants	35	180	19	25	NA	115	115	14
Average Class Size	50	40	10	20	NA	70	25	2

Notes:

1. Assembly (gaming floors) = 11 GSF
2. Assembly (without fixed seats, chairs only, not fixed) = 7 NSF
3. Assembly (without fixed seats, standing space) = 5 NSF
4. Assembly (without fixed seats, tables and chairs) = 15 NSF
5. Exercise Rooms = 50 GSF



Senior Center - Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondant)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
First Floor	Parks + Recreation Office Area (Karl Peters)	800	5	160	3	2	1200	6	200	4	2	1200	6	200	200	4	2	AWS = Y FA = N
	Parks + Recreation Back-of-House Area (Karl Peters)	19438	0	NA	0	0	19438	0	NA	0	0	19438	0	NA	NA	0	0	
	Community Transit (Brandie Isaacson)	542	4	136	1	3	800	4	200	1	3	800	4	200	200	1	3	AWS = N FA = N
First Floor Subtotals		20780	9	2309	4	5	21438	10	2144	5	5	21438	10	2144	2144	5	5	



Senior Center/Community Transit -Preliminary Findings and Observations

1. Space is broken up, no storage, too many hallways. No reception at entry point, making it difficult for visitors to navigate the space. Not enough handicapped parking. Many rooms are too small.
2. Parking lot is used for Senior Center visitors and busses, creating a pedestrian safety hazard.
3. The following program elements were requested (square footage for these spaces, approximately 1,890 SF) is not reflected in the matrix above:
 - Conference Room (40 occupants) = 600 SF
 - Flex Space (150 occupants) = 1,050
 - Break Room (Community Transit) = 240 SF

Demographic Comparison:

City	Population	Area (Square Miles)	Population Density (People per SM)	% of Population Age 65+	No. of Library Facilities	Library Area (SF)	No. of Police Stations	Police Station Area (SF)	No. of Fire Stations	Fire Station Area (SF) - Main Station	No. of Rec Center Facilities	Rec Center Area (SF)	No. of Senior Center Facilities	Senior Center Area (SF)
Livonia	95535	35.70	2676	20.6%	2	71470	1	55275	5	12500	1	129300	1	20780
Novi	66243	30.24	2191	14.1%	1	55000	1	41000	4	12500	1	NA	0	NA
Rochester Hills	76028	32.80	2318	17.6%	1	70000	1	16000	5	13171	0	NA	1	90000
Farmington Hills	83292	33.27	2504	20.4%	1	43288	1	30000	5	19000	1	146000	1	68000
Canton	98620	36.11	2731	14.8%	1	53500	1	33200	3	16202	1	92800	1	2200

Notes:

1. The demographic information above was referenced from the U.S. Census Bureau
2. Rochester Hills is serviced by the Oakland County Sheriff's office
3. None of the facilities referenced above accommodate shared services (i.e. police/fire, Rec/Senior Center)



Senior Center – Case Study

Client: Hadley Senior Center

Location: Hadley, MA

Area: 10,350 SF

Completion date: 2021

Project cost: \$4,650,000 (\$449/SF)

AE: EDM

Contractor: Forish Construction Co





Senior Center – Case Study

EDM designed a new senior center located in the historic district of the Town of Hadley. The center is single-story building with approximately 10,350 SF of usable space.

Located along the Connecticut River, Hadley is known for their agricultural roots, which inspired the exterior design of the building. Large, gable forms with a covered front porch give the building a “farm-like” feel, while also taking cues from local municipal architecture. The functional spaces will likely include reception area, commercial grade kitchen, dining area, administration offices, conference room, gathering area, exercise rooms, nurse’s office, classrooms and outdoor area with seating.

The building was located on a single parcel of Town owned land that shared outdoor space with a new town library building that was being designed and constructed in parallel with the senior center. The design teams from each project worked together to create a single parcel site design that fit within the Town’s masterplan guidelines, creating a campus-like set-up to the site.



Senior Center – Case Study



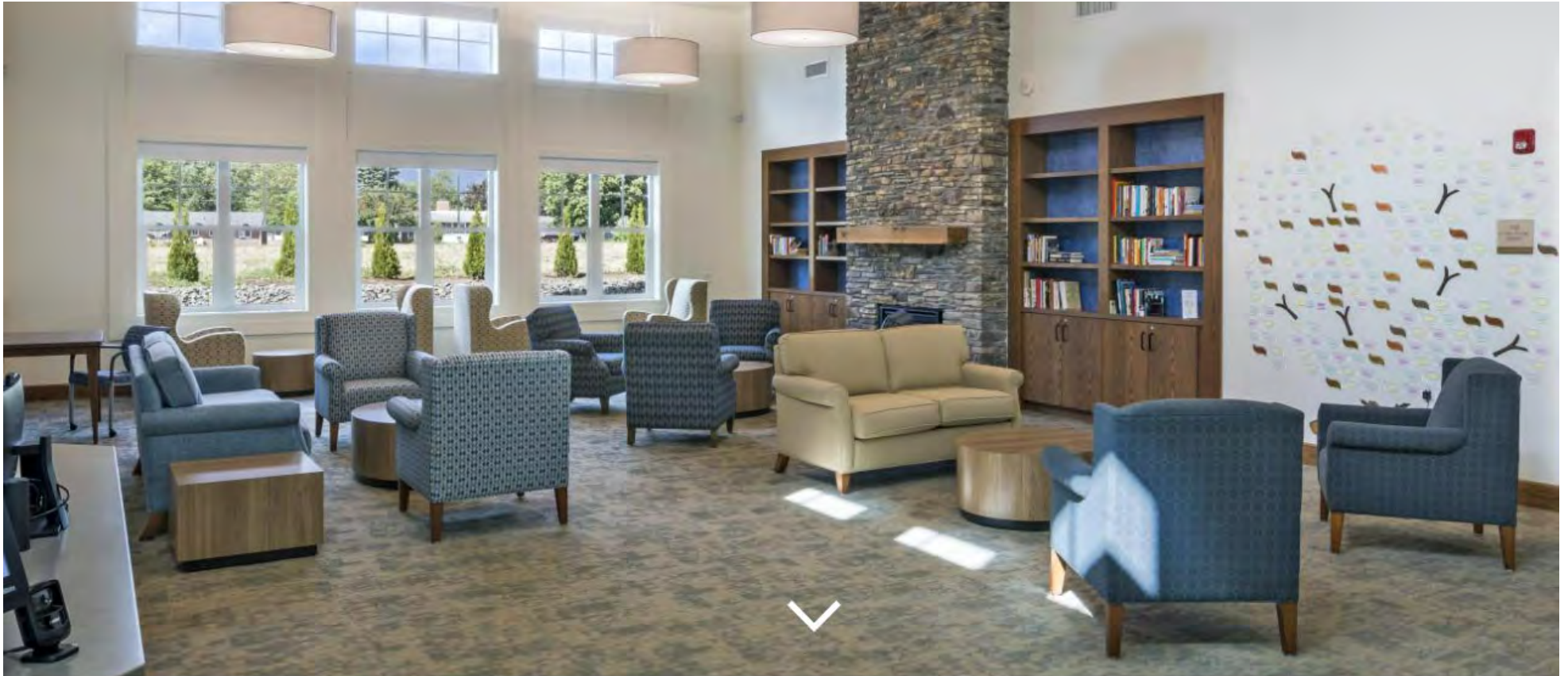


Senior Center – Case Study





Senior Center – Case Study





Senior Center – Case Study





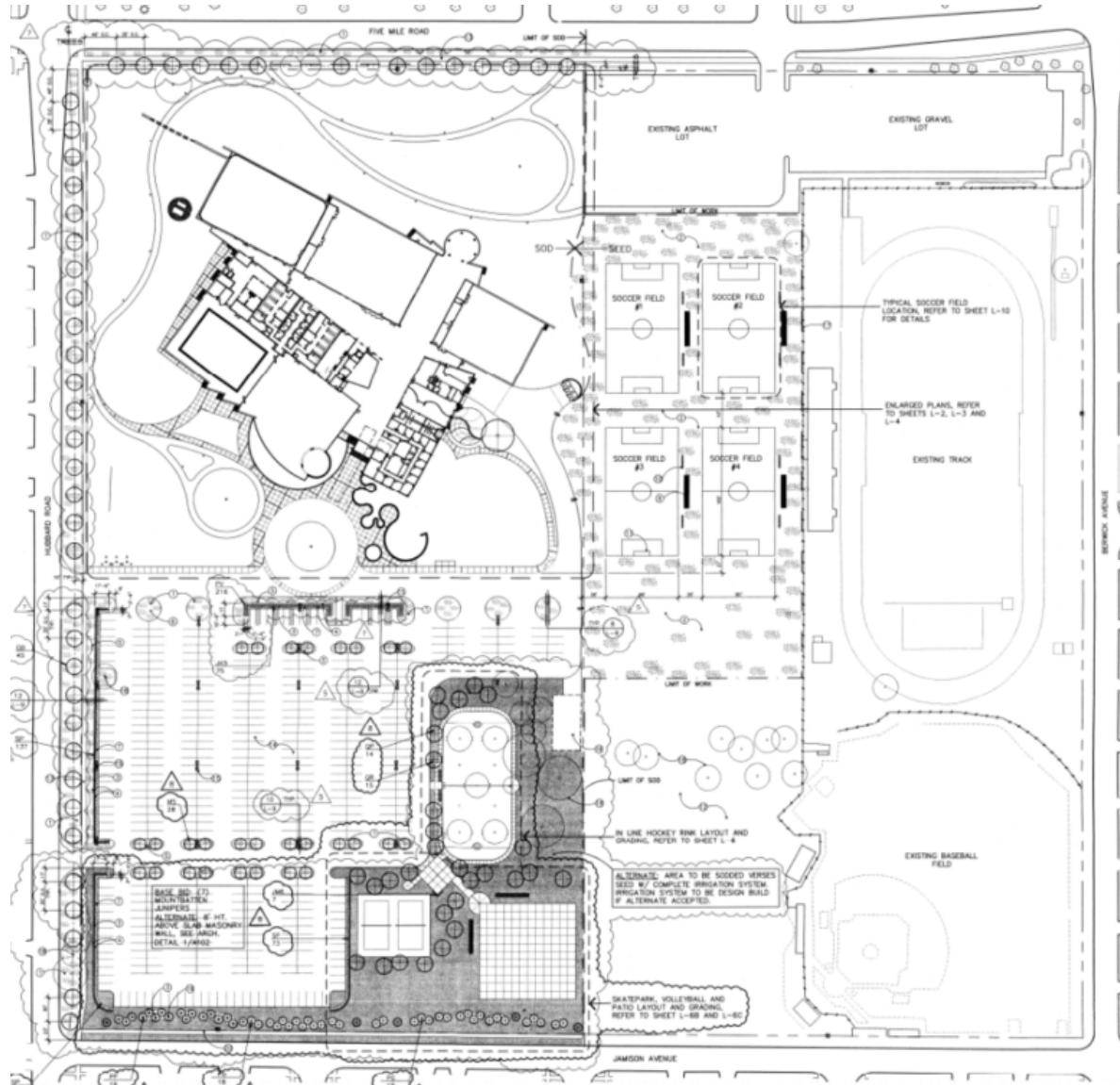
Rec Center



Year Built: 2003 (19 Years Old)

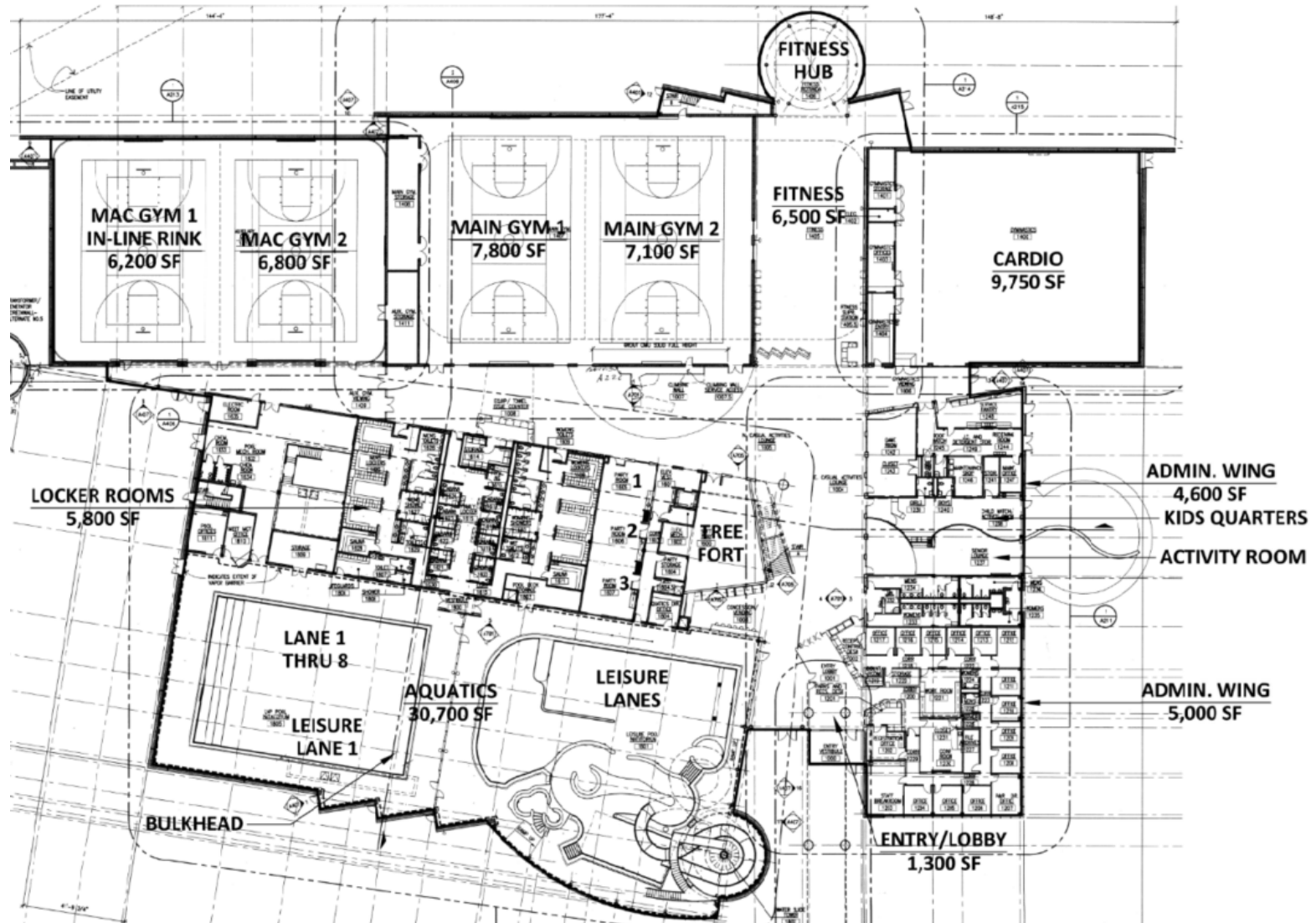


Rec Center - Site Plan





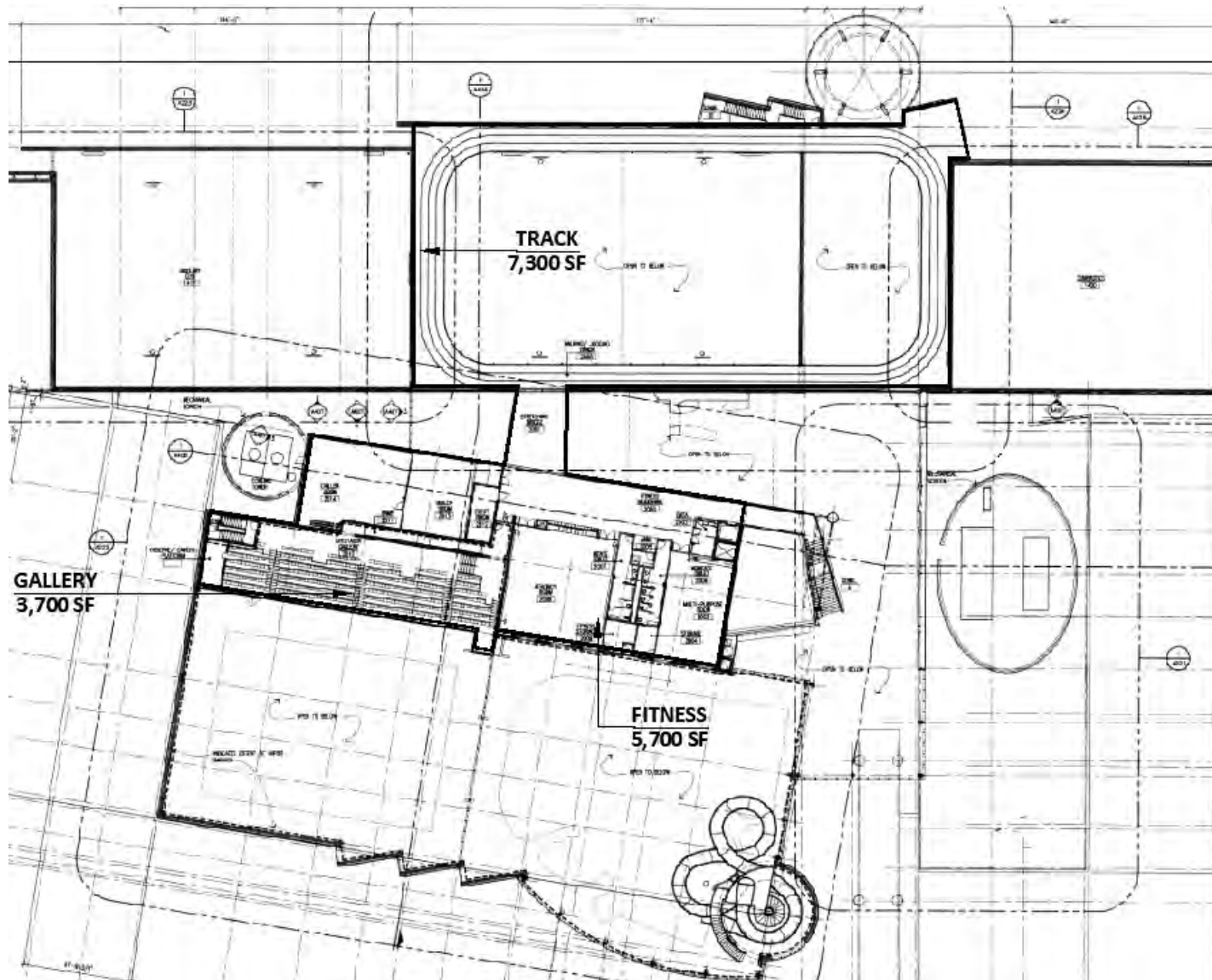
Rec Center - First Floor Plan



TOTAL AREA = 109,800 SF



Rec Center - Second Floor Plan



TOTAL AREA = 19,500 SF

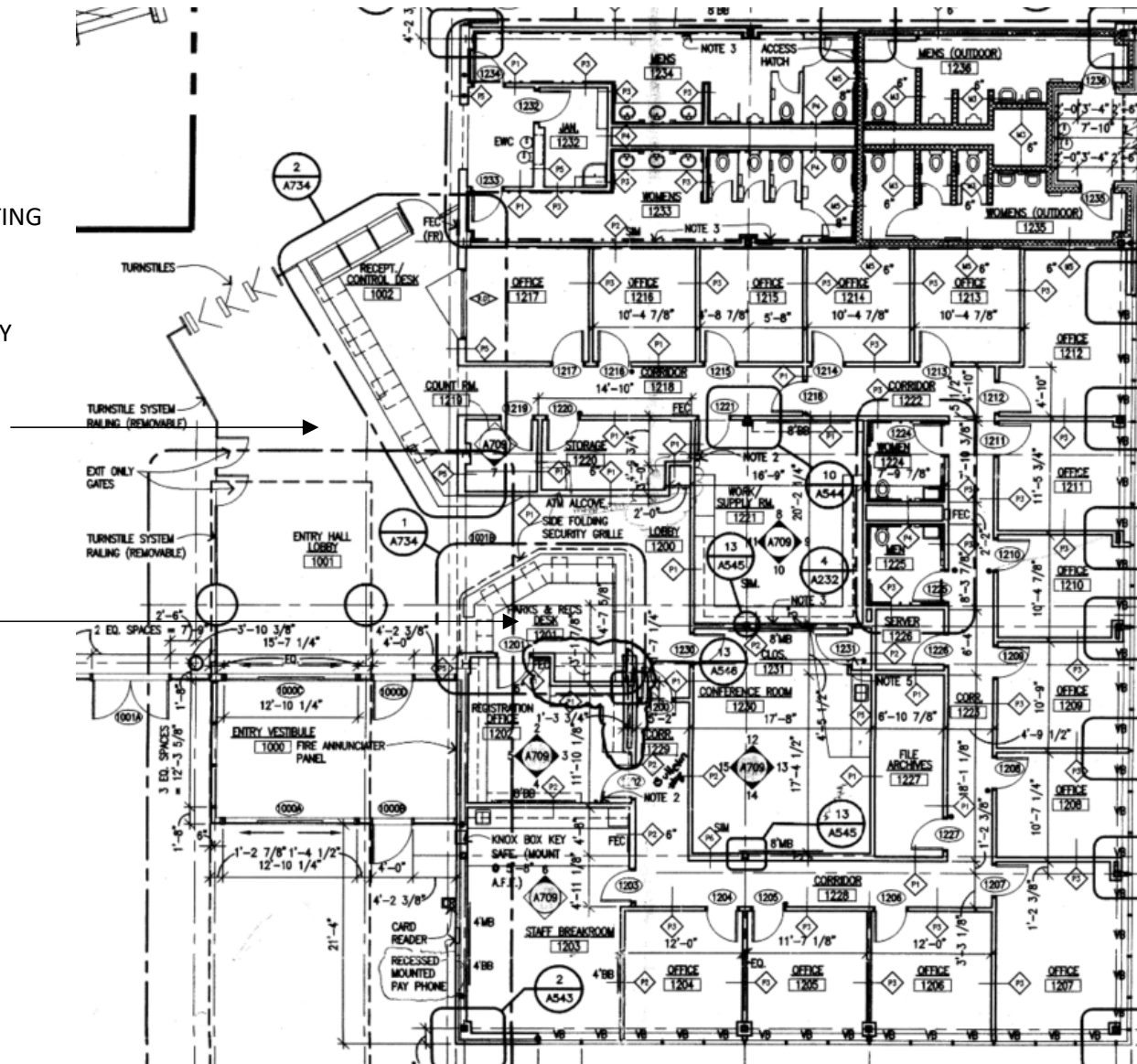


Rec Center - First Floor - Admin. Wing and Lobby

CONCESSIONS AND
VENDING AREA IS
UNDERUTILIZED.
CONSIDER CONVERTING
TO A TEEN ZONE.

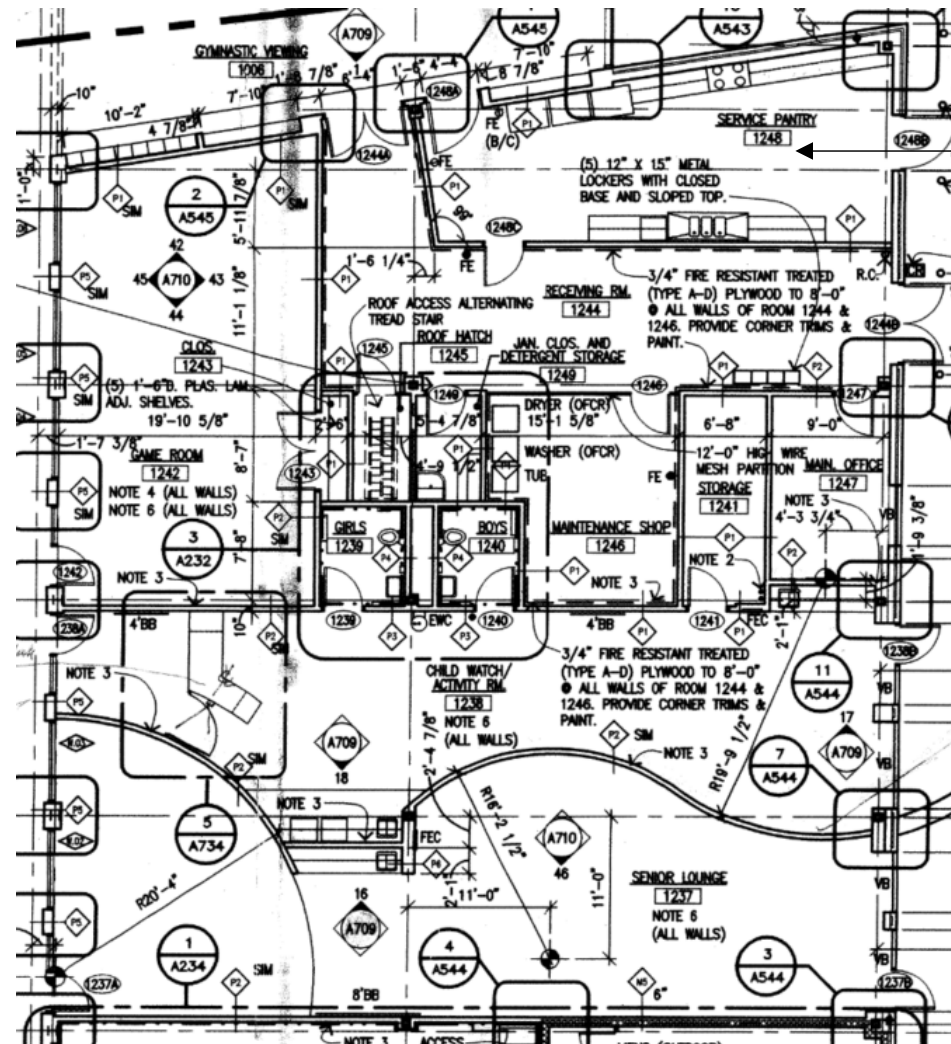
RECONFIGURE ENTRY
LOBBY AND
RECEPTION FOR
BETTER
PUBLIC/MEMBER
ACCESS

PARKS + REC
RECEPTION IS
UNDERUTILIZED.





Rec Center - First Floor- Admin. Wing



SERVICE PANTRY IS UNDERUTILIZED AS A FULL KITCHEN

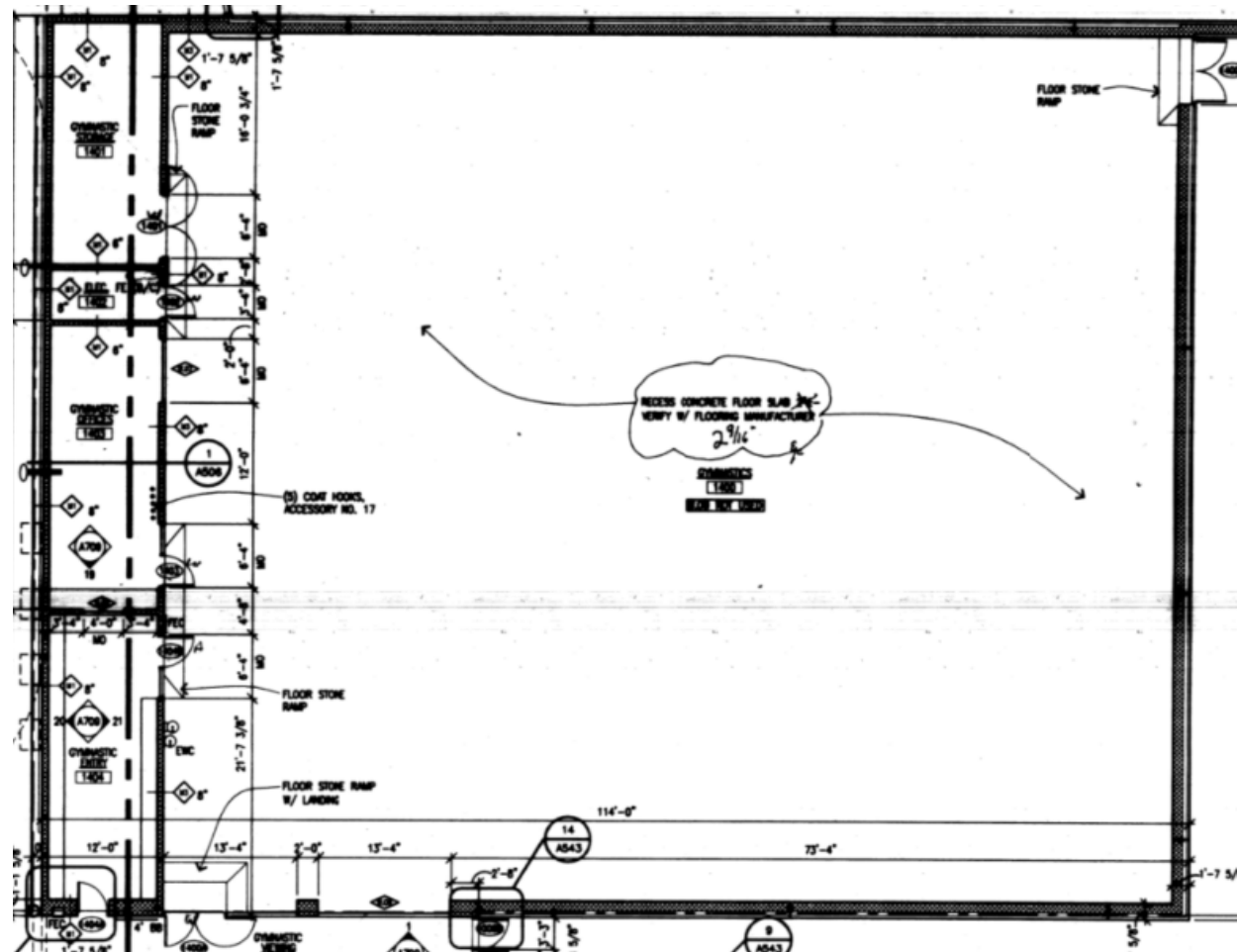






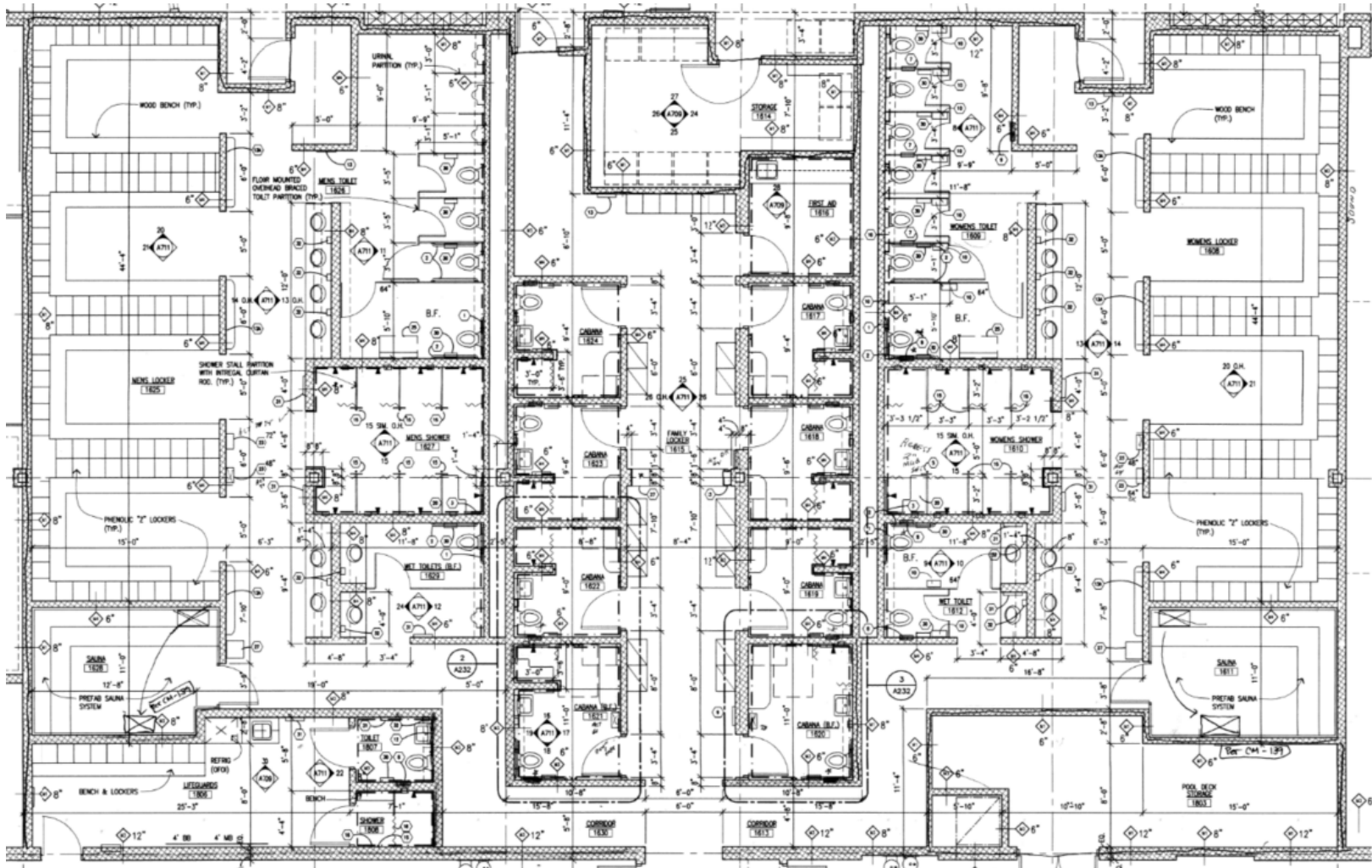


Rec Center - First Floor - Cardio



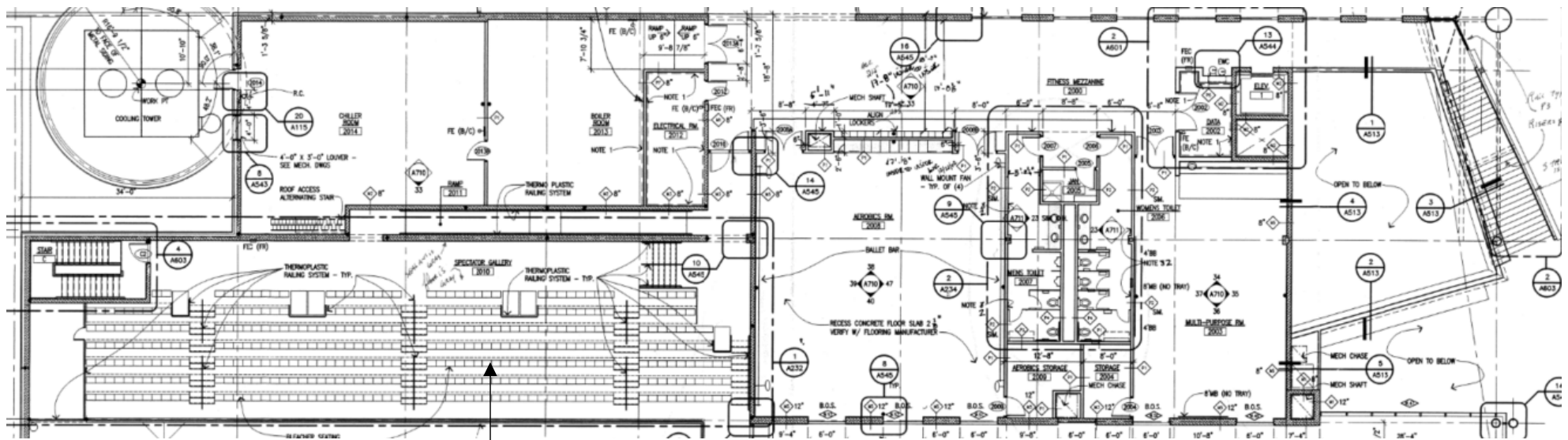


Rec Center - First Floor - Locker Rooms





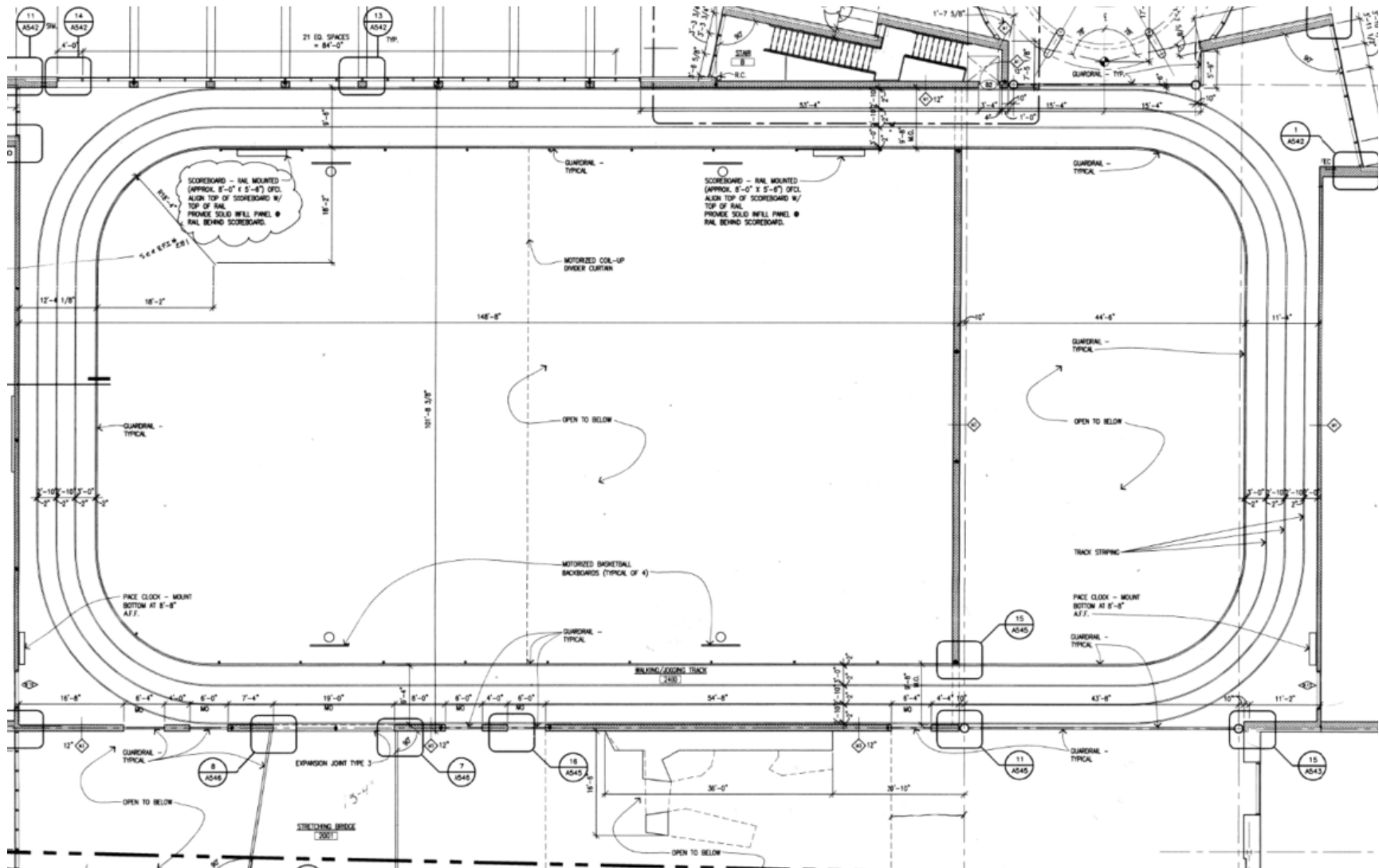
Rec Center - Second Floor – Gallery + Fitness



SPECTATOR GALLERY
IS UNDERUTILIZED



Rec Center - Second Floor - Track





Rec Center - Utilization Analysis

Time/Facility	Activity Room	Party Room 1	Party Room 2	Party Room 3	Main 1	Main 2	MAC 1	MAC 2	MPR	Aerobics
5am										
530										
6						Fitness Class		Fitness Class		
630						Fitness Class		Fitness Class		
7										
730										
8										
830		Kids Classes	Kids Classes	Kids Classes						
9		Kids Classes	Kids Classes	Kids Classes				Pickleball	Fitness Class	
930		Kids Classes	Kids Classes	Kids Classes				Pickleball	Fitness Class	
10		Kids Classes	Kids Classes	Kids Classes			Fitness Class	Pickleball		Fitness Class
1030		Kids Classes	Kids Classes	Kids Classes		Fitness Class		Pickleball		Fitness Class
11						Fitness Class	Fitness Class			
1130							Fitness Class			
12										
1230										
1										
130										
2										
230										
3										
330										
4										
430										
5										Fitness Class
530		STEAM	STEAM	STEAM			Sports & Games			Fitness Class
6	Fitness Class	STEAM	STEAM	STEAM		Martial Arts	Sports & Games	Fitness Class	Martial Arts	Fitness Class
630	Fitness Class						Sports & Games	Fitness Class	Martial Arts	Fitness Class
7	Dance	Fitness Class	Fitness Class	Fitness Class			Sports & Games		Martial Arts	Fitness Class
730	Dance	Fitness Class	Fitness Class	Fitness Class			LJAL		Martial Arts	Fitness Class
8	Dance						LJAL	Pickleball		
830	Dance						LJAL	Pickleball		
9							LJAL	Pickleball		
930								Pickleball		

Room Availability
during hours of
operation
(Hours per day)
Room Utilization
during hours of
operation
(Hours per day)
Percent of time
room is booked
during hours of
operation

17	17	17	17	17	17	17	17	17	17	17
3	4.5	4.5	4.5	0	2.5	5.5	6	3	4	
18%	26%	26%	26%	0%	15%	32%	35%	18%	24%	



Rec Center - Utilization Analysis

Time/Facility	Activity Room	Party Room 1	Party Room 2	Party Room 3	Main 1	Main 2	MAC 1	MAC 2	MPR	Aerobics
Room Availability (Hours per day)	17	17	17	17	17	17	17	17	17	17
Room Utilization (Hours per day)	3	4.5	4.5	4.5	0	2.5	5.5	6	3	4
Percent Utilized	18%	26%	26%	26%	see note 6	see note 6	32%	35%	18%	24%

Room Size (SF)	1160	450	450	450	7000	7000	6200	6200	1040	1700
Occupant Load Factor (NSF/OCC)	50	15	15	15	50	50	50	50	15	50
Max Occupants	23	30	30	30	140	140	124	124	69	34
Average Class Size	8	8	8	8	50	32	18	18	17	19

Notes:

1. Assembly (gaming floors) = 11 GSF
2. Assembly (without fixed seats, chairs only, not fixed) = 7 NSF
3. Assembly (without fixed seats, standing space) = 5 NSF
4. Assembly (without fixed seats, tables and chairs) = 15 NSF
5. Exercise Rooms = 50 GSF
6. Main Gym 1 and 2 are open and available for member use (e.g. pick up basketball) when not programmed.



Rec Center – Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	SF/Seat	Offices	Wkstn.	
First Floor	Parks + Recreation Office Area (Ted Davis)	5000	32	156	14	18	6800	34	200	16	18	5200	34	153	200	12	14	AWS = Y FA = Y
	Parks + Recreation Public Area (Ted Davis)	104800	0	NA	0	0	104800	0	NA	0	0	104800	0	NA	NA	0	0	
	First Floor Subtotals	109800	32	3431	14	18	111600	34	3282	16	18	110000	34	3235	4231	12	14	
Second Floor	Parks + Recreation (Ted Davis)	19500	0	NA	0	0	19500	0	NA	0	0	19500	0	NA	NA	0	0	NA
	Second Floor Subtotals	19500	0	NA	0	0	19500	0	NA	0	0	19500	0	NA	NA	0	0	
Total (Rec Center)		129300	32	4041	14	18	131100	34	3856	16	18	129500	34	3809	4981	12	14	

1. Existing Concession/Vending area is underutilized. Consider converting to a Teen Zone
2. Entry Lobby + Reception for better public/member access
3. Spectator Gallery is underutilized.



Rec Center – Preliminary Findings and Observations

Demographic Comparison:

City	Population	Area (Square Miles)	Population Density (People per SM)	% of Population Age 65+	No. of Library Facilities	Library Area (SF)	No. of Police Stations	Police Station Area (SF)	No. of Fire Stations	Fire Station Area (SF) Main Station	No. of Rec Center Facilities	Rec Center Area (SF)	No. of Senior Center Facilities	Senior Center Area (SF)
Livonia	95535	35.70	2676	20.6%	2	71470	1	55275	5	12500	1	129300	1	20780
Novi	66243	30.24	2191	14.1%	1	55000	1	41000	4	12500	1	NA	0	NA
Rochester Hills	76028	32.80	2318	17.6%	1	70000	1	16000	5	13171	0	NA	1	90000
Farmington Hills	83292	33.27	2504	20.4%	1	43288	1	30000	5	19000	1	146000	1	68000
Canton	98620	36.11	2731	14.8%	1	53500	1	33200	3	16202	1	92800	1	2200

Notes:

1. The demographic information above was referenced from the U.S. Census Bureau
2. Rochester Hills is serviced by the Oakland County Sheriff's office
3. None of the facilities referenced above accommodate shared services (i.e. police/fire, Rec/Senior Center)



Rec Center - Case Study

Client: O'Connell Athletic Center

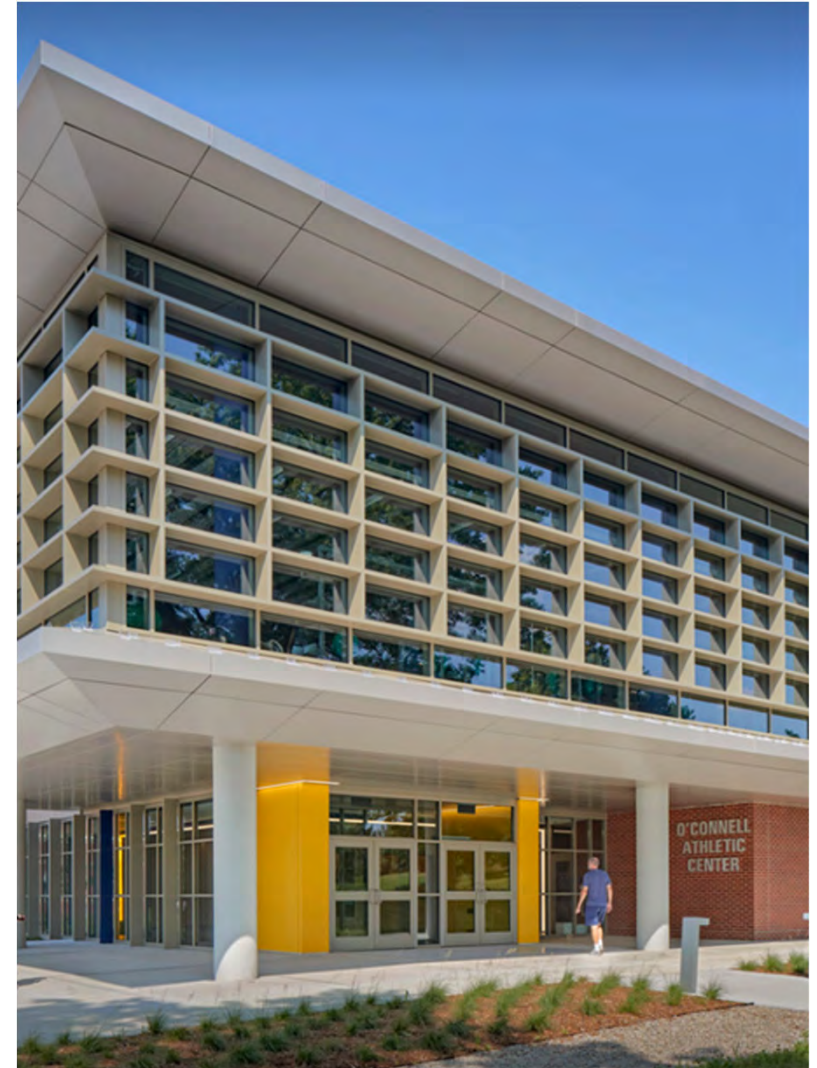
Location: West Hartford, CT

Area: 31,277 SF

Completion date: 2021

Construction cost: \$14,300,000 (\$457/SF)

AE: JCJ Architecture





Rec Center - Case Study

JCJ Architecture is working with the University of Saint Joseph, a private Catholic and recent co-educational college, to renovate and expand the existing O'Connell Athletic Center into a new, energized, central Basketball Arena and athletics venue. The new athletics expansion will also meet the needs of a growing number of students either looking to continue their sports careers or others pursuing degrees in athletic training, sports management or physical education and sports studies.



Rec Center - Case Study





Rec Center - Case Study





Rec Center - Case Study





Rec Center - Case Study





Rec Center - Case Study



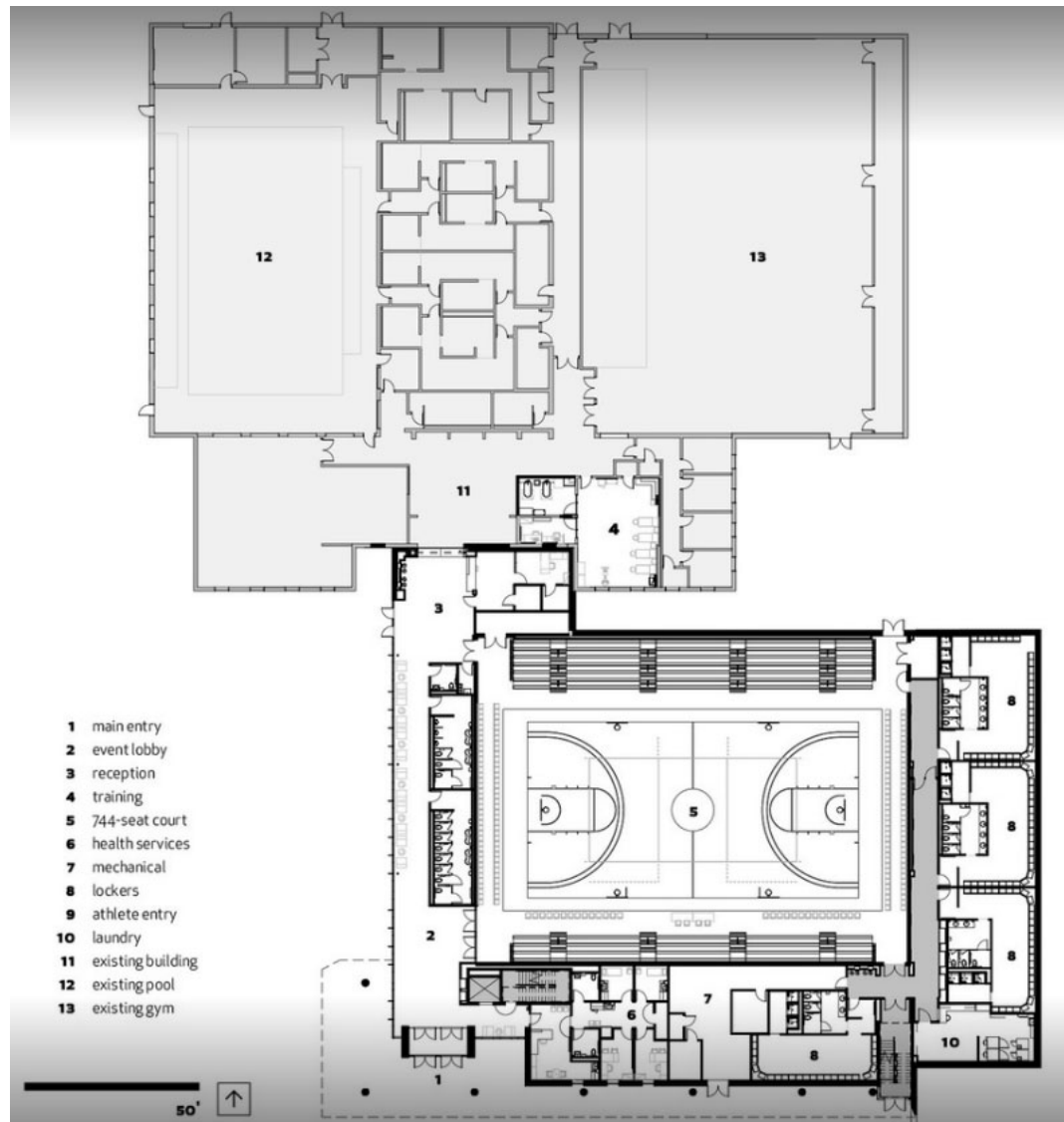


Rec Center - Case Study



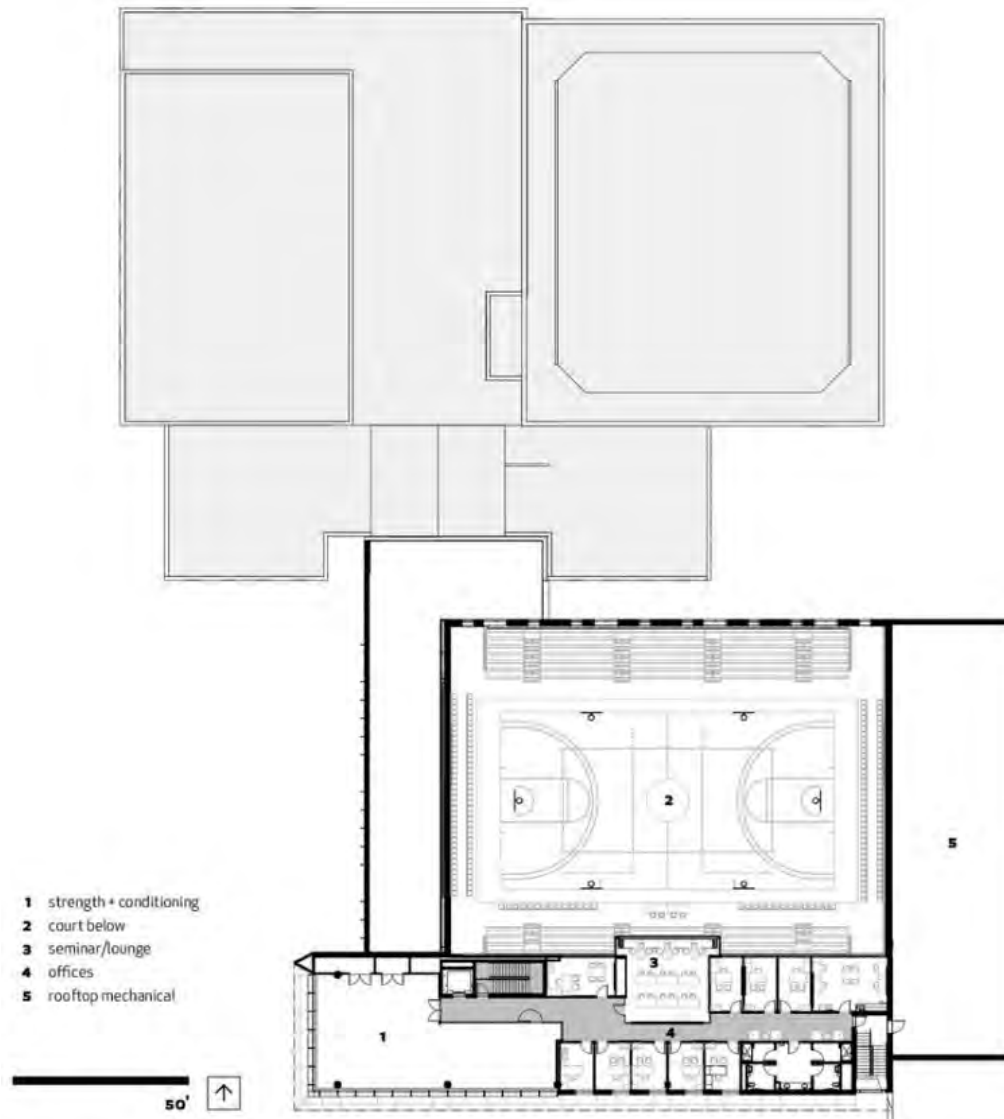


Rec Center - Case Study





Rec Center - Case Study





Housing Commission



Year Built: 1966 (56 Years Old)

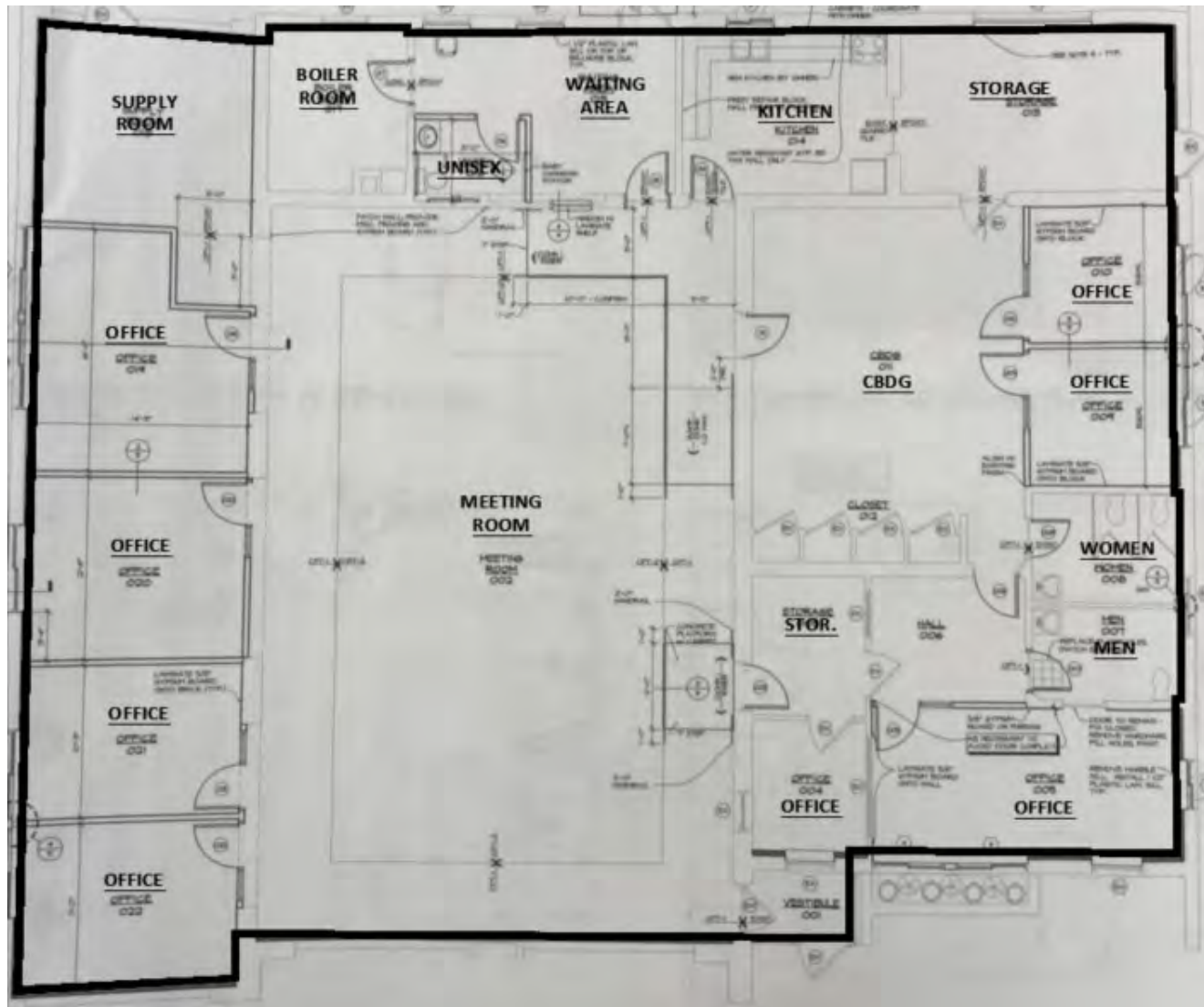


Housing Commission - Site Plan





Housing Commission - First Floor Plan



TOTAL AREA = 5,400 SF



Housing Commission - Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Lower Level	Housing Commission (Brandie Isaacson)	5400	8	675	8	0	1600	8	200	8	0	1600	8	200	200	8	0	AWS = N FA = N
	Subtotal (Lower Level)	5400	8	675	8	0	1600	8	200	8	0	1600	8	200	200	8	0	

1. Former Fire Station building used for the purpose of Housing commission offices creates inefficiencies within the floor plan layout.
2. Conference Room (formerly the fire apparatus garage bay) is largely oversized.



Civic Center Library



Year Built: 1987 (35 Years Old)

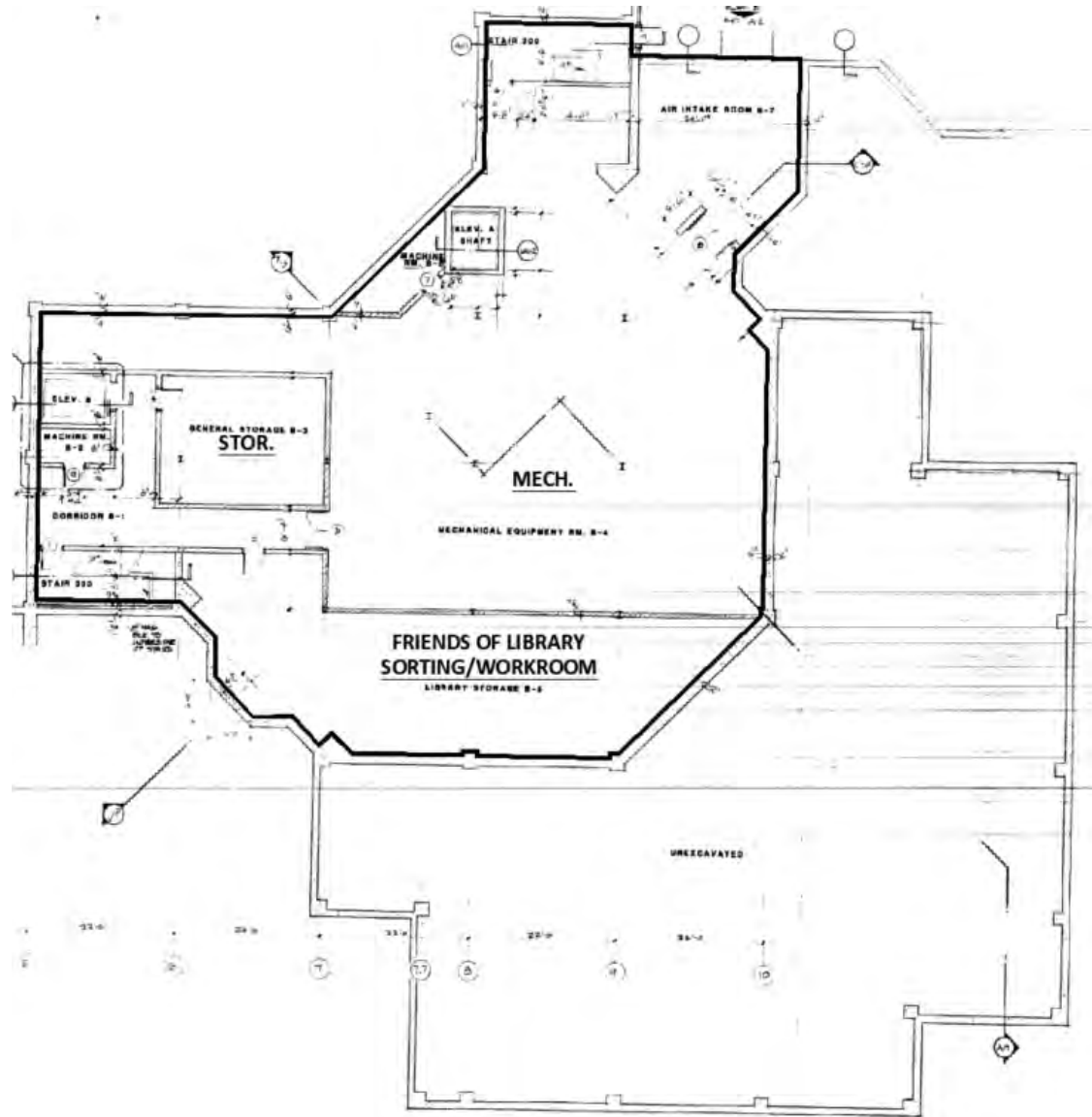


Civic Center Library - Aerial Photo





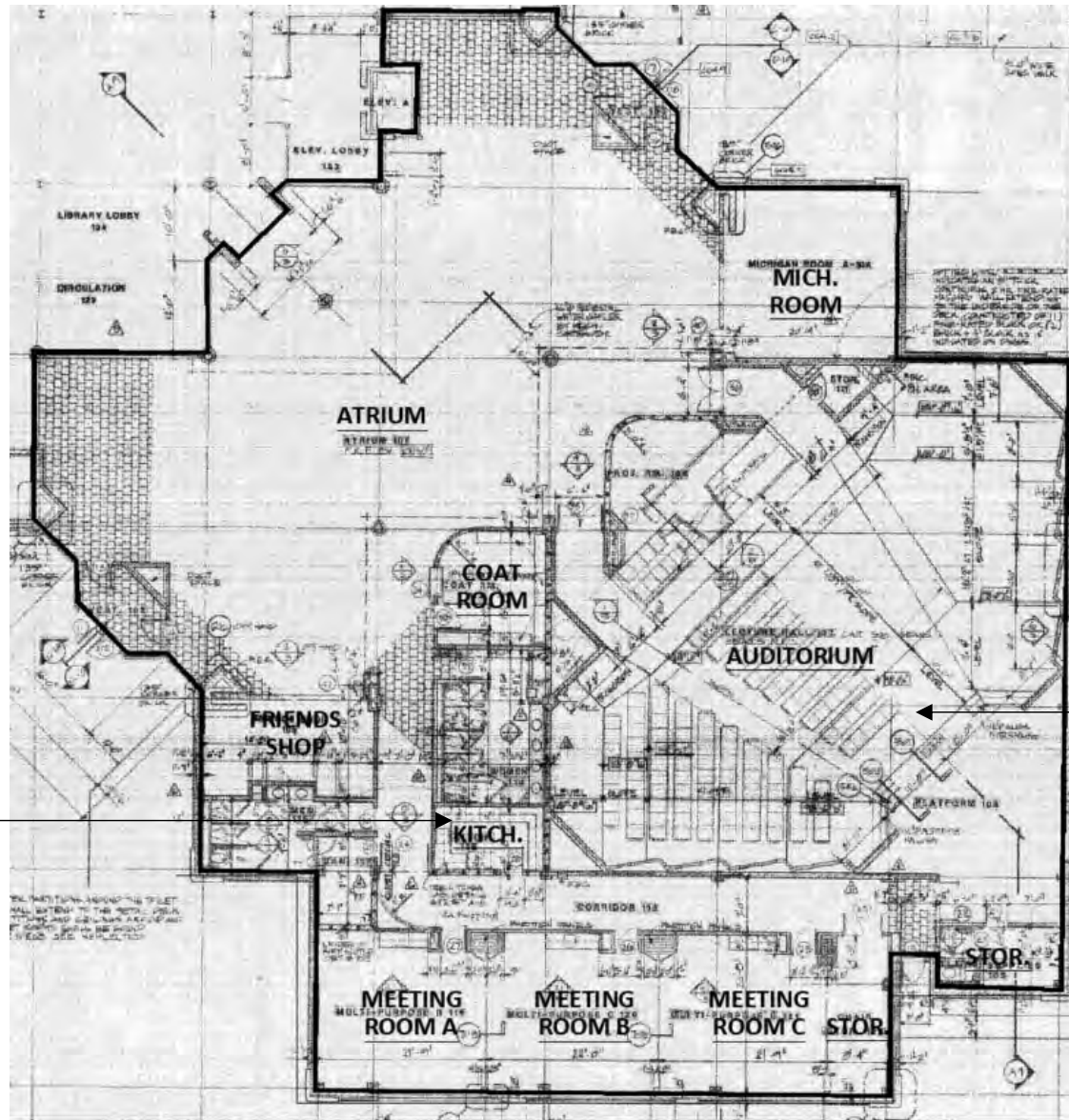
Civic Center Library - Lower-Level Floor Plan



TOTAL AREA = 8,300 SF



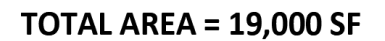
Civic Center Library - First Floor Plan (Lecture Hall)

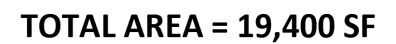


KITCHEN IS TOO SMALL

AUDITORIUM IS CURRENTLY UNDERUTILIZED DUE TO COVID RESTRICTIONS

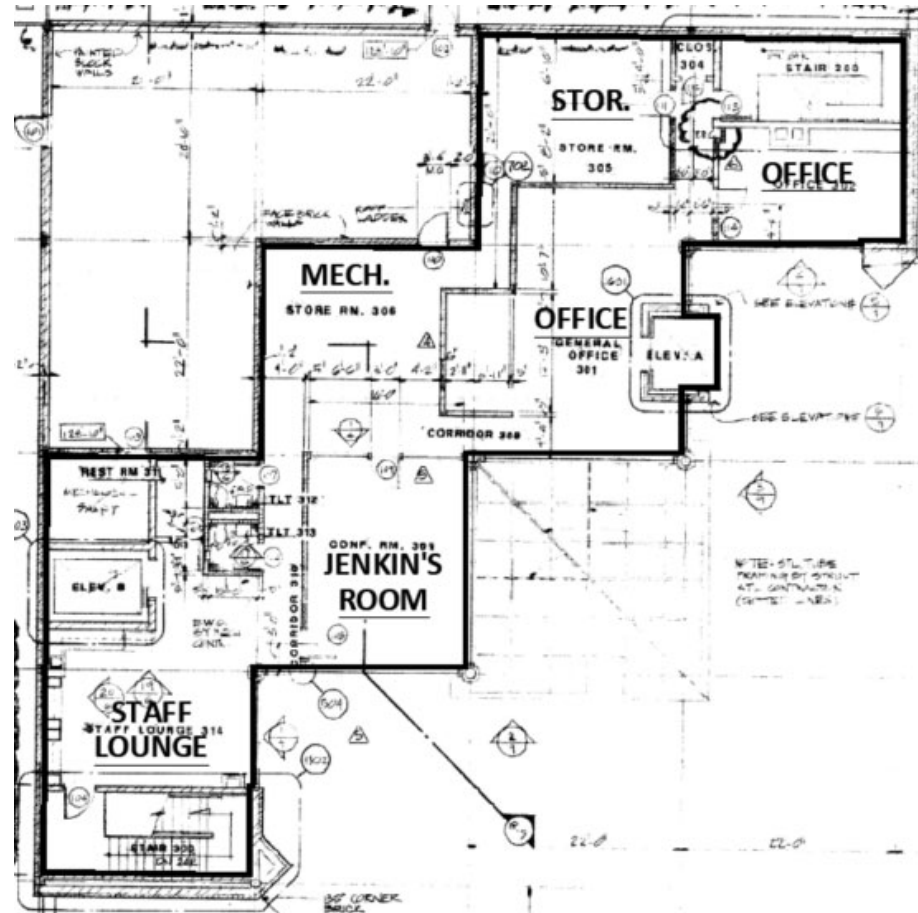
TOTAL AREA = 13,300 SF







Civic Center Library - Third Floor Plan



TOTAL AREA = 3,320 SF



Civic Center Library - Utilization Analysis

	Meeting Room A							Meeting Room B							Meeting Room C							Michigan Room						
	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.
9:00 AM	R	R	R	LP	LP	R		R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	
9:30 AM	R	R	R	LP	LP	R		R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	
10:00 AM	R	R	R	LP	LP	R		R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	
10:30 AM	R	R	R	LP	LP	R		R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	
11:00 AM	R	R	R	LP	LP	R		R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	
11:30 AM	R	R	R	LP	LP	R		R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	
12:00 PM	R	R	R	LP	LP	R		R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	
12:30 PM	R	R	R	LP	LP	R		R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	
1:00 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
1:30 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
2:00 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
2:30 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
3:00 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
3:30 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
4:00 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
4:30 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
5:00 PM	R	R	R	LP	LP	R	R	R	R	LP	LP	LP	R		R	R	LP	R	LP	R		R	LP	R	R	LP	R	R
5:30 PM	R	R	R	LP				R	R	LP	LP				R	R	LP	R				R	LP	R	R			
6:00 PM	R	R	R	LP				R	R	LP	LP				R	R	LP	R				R	LP	R	R			
6:30 PM	R	R	R	LP				R	R	LP	LP				R	R	LP	R				R	LP	R	R			
7:00 PM	R	R	R	LP				R	R	LP	LP				R	R	LP	R				R	LP	R	R			
7:30 PM	R	R	R	LP				R	R	LP	LP				R	R	LP	R				R	LP	R	R			
8:00 PM	R	R	R	LP				R	R	LP	LP				R	R	LP	R				R	LP	R	R			
8:30 PM	R	R	R	LP				R	R	LP	LP				R	R	LP	R				R	LP	R	R			
9:00 PM	R	R	R	LP				R	R	LP	LP				R	R	LP	R				R	LP	R	R			
9:30 PM																												

Notes:

1. Assembly (gaming floors) = 11 GSF
2. Assembly (without fixed seats, chairs only, not fixed) = 7 NSF
3. Assembly (without fixed seats, standing space) = 5 NSF
4. Assembly (without fixed seats, tables and chairs) = 15 NSF
5. Fixed seating (actual seats installed)
6. LP = Library Program
7. R = Rental
8. PU = Public Use
9. SM = Staff Meeting
10. PM = Public Meeting
11. ST = Storytimes
12. FW = FOL Workshop
13. PA = Proctoring by Appointment



Civic Center Library - Utilization Analysis

	Meeting Room A							Meeting Room B							Meeting Room C							Michigan Room						
	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.
Room Availability (Hours per day)	12	12	12	12	8	8	4	12	12	12	12	8	8	4	12	12	12	12	8	8	4	12	12	12	12	8	8	4
Room Utilization (Hours per day)	12	12	12	12	8	8	4	12	12	12	12	8	8	0	12	12	12	12	8	8	0	12	12	12	12	8	8	4
Percent Utilized	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	100%	100%	100%	100%	100%	100%	0%	100%	100%	100%	100%	100%	100%	100%
Room Size (SF)	438							438							429							502						
Occupant Load Factor (NSF/OCC)	15							15							15							15						
Max Occupants	29							29							29							33						
Average Class Size	24							24							24							24						



Civic Center Library - Utilization Analysis

	Auditorium							Atrium							Jenkins Room							Storytime Room							Quiet Study Proctoring Room							
	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	
9:00 AM	LP	LP	LP	R	LP	LP						PU	PU		SM				SM			ST	ST	ST	ST		LP		PA	PA	PA	PA	PA	PA		
9:30 AM	LP	LP	LP	R	LP	LP						PU	PU		SM				SM			ST	ST	ST	ST		LP		PA	PA	PA	PA	PA	PA		
10:00 AM	LP	LP	LP	R	LP	LP						PU	PU		SM				SM			ST	ST	ST	ST		LP		PA	PA	PA	PA	PA	PA		
10:30 AM	LP	LP	LP	R	LP	LP						PU	PU		SM				SM			ST	ST	ST	ST		LP		PA	PA	PA	PA	PA	PA		
11:00 AM	LP	LP	LP	R	LP	LP						PU	PU		SM				SM			ST	ST	ST	ST		LP		PA	PA	PA	PA	PA	PA		
11:30 AM	LP	LP	LP	R	LP	LP						PU	PU		SM	LP			SM			ST	ST	ST	ST		LP		PA	PA	PA	PA	PA	PA		
12:00 PM	LP	LP	LP	R	LP	LP					LP	PU	PU		SM				SM			ST	ST	ST	ST		LP		PA	PA	PA	PA	PA	PA		
12:30 PM	LP	LP	LP	R	LP	LP					LP	PU	PU		SM												LP		PA	PA	PA	PA	PA	PA		
1:00 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU	LP	PU	PU	PU	SM	SM/PM	SM/PM									LP		PA	PA	PA	PA	PA	PA	PA		
1:30 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU	LP	PU	PU	PU	SM	SM/PM	SM/PM									LP		PA	PA	PA	PA	PA	PA	PA		
2:00 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU	LP	PU	PU	PU	SM	SM/PM	SM/PM									LP		PA	PA	PA	PA	PA	PA	PA		
2:30 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU		PU	PU	PU	SM	SM/PM	SM/PM									LP		PA	PA	PA	PA	PA	PA	PA		
3:00 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU		PU	PU	PU	SM	SM/PM	SM/PM									LP		PA	PA	PA	PA	PA	PA	PA		
3:30 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU		PU	PU	PU	SM	SM/PM	SM/PM									LP		PA	PA	PA	PA	PA	PA	PA		
4:00 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU		PU	PU	PU	SM	SM/PM	SM/PM									LP		PA	PA	PA	PA	PA	PA	PA		
4:30 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU		PU	PU	PU	SM	SM/PM	SM/PM									LP		PA	PA	PA	PA	PA	PA	PA		
5:00 PM	LP	LP	LP	R	LP	LP	R	PU	PU	PU		PU	PU	PU	SM	SM/PM	SM/PM	PM								LP		PA	PA	PA	PA	PA	PA	PA		
5:30 PM	LP	LP	LP	R											SM	SM/PM	SM/PM	PM										PA	PA	PA	PA	PA				
6:00 PM	LP	LP	LP	R											SM	SM/PM	SM/PM	PM										PA	PA	PA	PA	PA				
6:30 PM	LP	LP	LP	R											SM	SM/PM	SM/PM	PM										PA	PA	PA	PA	PA				
7:00 PM	LP	LP	LP	R											SM	SM/PM	SM/PM	PM										PA	PA	PA	PA	PA				
7:30 PM	LP	LP	LP	R											SM	SM/PM	SM/PM	PM										PA	PA	PA	PA	PA				
8:00 PM	LP	LP	LP	R											SM	SM/PM	SM/PM	PM										PA	PA	PA	PA	PA				
8:30 PM	LP	LP	LP	R											SM	SM/PM	SM/PM	PM																		
9:00 PM	LP	LP	LP	R											SM	SM/PM	SM/PM	PM																		
9:30 PM																																				



Civic Center Library - Utilization Analysis

	Auditorium							Atrium							Jenkins Room							Storytime Room							Quiet Study Proctoring Room						
	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.	Sun.
Room Availability (Hours per day)	12	12	12	12	8	8	4	12	12	12	12	8	8	4	12	12	12	12	8	8	4	12	12	12	12	8	8	4	12	12	12	12	8	8	4
Room Utilization (Hours per day)	12	12	12	12	8	8	4	4	4	4	2	8	8	4	12	8	8	4	3	0	0	3	3	3	3	0	8	0	11	11	11	11	11	8	4
Percent Utilized	100%	100%	100%	100%	100%	100%	100%	33%	33%	33%	17%	100%	100%	100%	100%	67%	67%	33%	38%	0%	0%	25%	25%	25%	25%	0%	100%	0%	92%	92%	92%	92%	138%	100%	100%
Room Size (SF)	4070							4730							360							860							293						
Occupant Load Factor (NSF/OCC)	Actual							7							Actual							7							15						
Max Occupants	290							676							12							123							20						
Average Class Size	290							125							12							40							8						



Civic Center Library - Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Lower Level	Library Services (Toni LaPorte)	8300	0	NA	0	0	8300	0	NA	0	0	8300	0	NA	NA	0	0	NA
	Subtotal (Lower Level)	8300	0	NA	0	0	8300	0	NA	0	0	8300	0	NA	NA	0	0	
First Floor	Library Services (Toni LaPorte)	32300	17	1900	0	19	32300	17	1900	0	19	32300	17	1900	1700	0	19	AWS = N FA = N
	Subtotal (First Floor)	32300	17	1900	0	19	32300	17	1900	0	19	32300	17	1900	1700	0	19	
Second Floor	Library Services (Toni LaPorte)	19,400	9	2156	2	12	19,400	9	2156	2	12	19400	9	2156	1386	2	12	AWS = N FA = N
	Subtotal (Second Floor)	19400	9	2156	2	12	19400	9	2156	2	12	19400	9	2156	1386	2	12	
Third Floor	Library Administration (Toni LaPorte)	3,320	2	1660	1	2	3,320	2	200	1	2	3320	2	1660	1107	1	2	AWS = N FA = N
	Subtotal (Third Floor)	3320	2	1660	1	2	3320	2	1660	1	2	3320	2	1660	1107	1	2	
Total (Civic Center Library)		63320	28	2261	3	33	63320	28	2261	3	33	63320	28	2261	1759	3	33	



Civic Center Library - Preliminary Findings and Observations

Preliminary Findings/Observations:

1. Atrium is heavily used, needs more power/data, needs acoustical improvements
2. Staff workrooms (circulation, children's, and adult) need to be reconfigured and updated for better utilization.
3. Current layout is poor and deters from work efficiency. Built in 1988, the needs of the workers have changed quite a lot.
4. The following program elements were requested (square footage for these spaces, approximately 2,000 SF) is not reflected in the matrix above):
 - Coffee Shop = 500 SF
 - Storage = 200 SF
 - Larger Kitchen = 100 SF
 - Maker Space = 600 SF
 - We-Work Space = 600 SF



Library – Case Study

Client: City of Novi

Location: Novi, MI

Area: 55,000 SF

Completion date: 2011

Construction cost: \$14,500,000 (\$263/SF)

AE: BEI/Diamon and Schmitt Architects





Library – Case Study

BEI Architects & Engineers, Inc. is currently partnered with Diamond and Schmitt Architects to provide architectural and engineering services for a new two-story 55,000 square foot library for the City of Novi. The new library will replace the existing library, which will be demolished to make room for a new parking lot.

The new library is strategically located on the Novi Civil Center Campus with good visibility from 10 Mile Road.

The new library includes a book drop-off, a fireplace and landscaping, including bio-swales as part of the storm water management plant. It also includes an outdoor patio with views of the adjacent city-owned Fuerst Farm Park and space for a collection of over 180,000 volumes.

Among the many amenities, the new library will include a 200-seat meeting room, 104 computer stations, additional space for patrons, staff and collections, a teen area, Friends of the Novi Public Library used book store and a cafe.



Library – Case Study





Library – Case Study





Library – Case Study





Library – Case Study





Library – Case Study





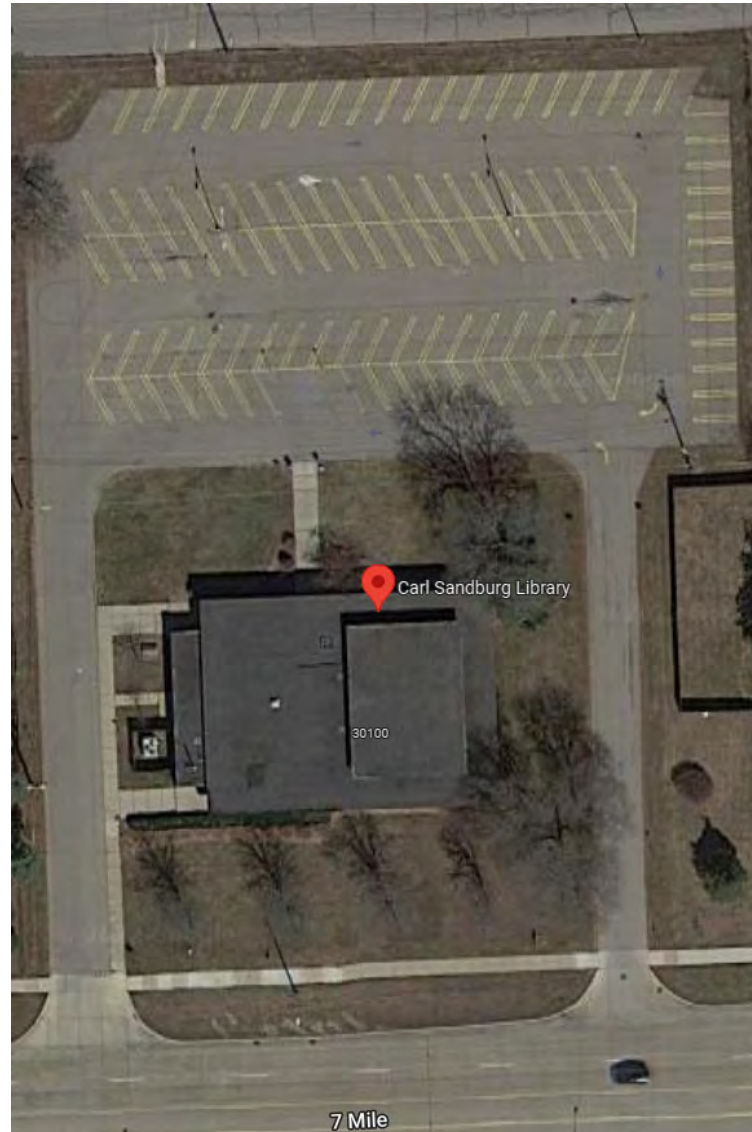
Carl Sandburg Library



Year Built: 1961 (61 Years Old)

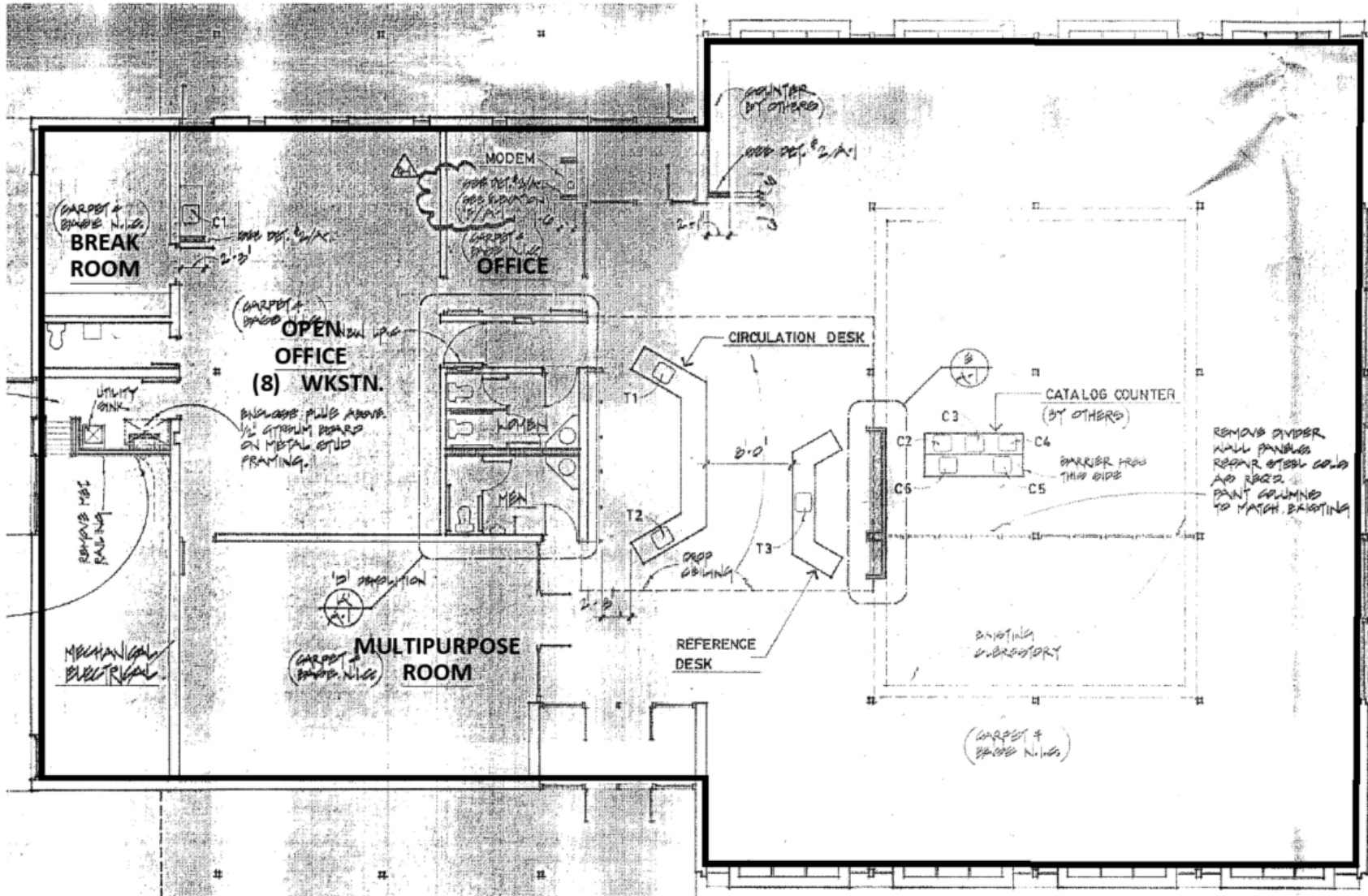


Carl Sandburg Library - Aerial Photo





Carl Sandburg Library - First Floor Plan



TOTAL AREA = 8,150 SF



Carl Sandburg Library - Preliminary Findings and Observations

Preliminary Findings/Observations:

Floor	Department (Respondent)	Data Set 1 Current					Data Set 2 Projected 5-years (Implementing Modern Workplace Standards)					Data Set 3 Projected 5-years (Implementing Modern Workplace Standards + Alternate Work Schedule/Free-Addressing)						Readiness + Willingness to Adopt AWS Model
		SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	Offices	Wkstn.	SF	FTE	SF/FTE	USF/Seat	Offices	Wkstn.	
Lower Level	Carl Sandburg Library Office Area (Jeff Lelek)	2100	9	233	1	8	1800	9	200	1	8	1800	9	200	200	1	8	AWS = N FA = N
	Carl Sandburg Library Public Area (Jeff Lelek)	6050	0	NA	0	0	6050	0	NA	0	0	6050	0	NA	NA	0	0	
	Subtotal (Lower Level)	8150	9	906	1	8	7850	9	872	1	8	7850	9	872	872	1	8	

1. Storage is lacking throughout
2. It's a small building, so we are always working to revise, consolidate and find new storage space. A renovation staff space could lead to improvements in these areas.



Client: City of Warren

Location: Warren, MI

Area: 6,640 SF

Completion date: February 2017

Construction cost: \$2,150,000 (\$323/SF)

AE: Partners in Architecture





New 21st Century Library Opens in South Warren

The replacement of the Dorothy M. Busch Branch Library began as part of a library millage passed by the community in 2010. The existing library constructed in 1963 could no longer serve the needs of the community and the building systems were failing. The project included the demolition of the existing 4,700 square foot library and adjacent house in preparation for the new building and expanded site amenities.

The new library was designed with flexibility in mind and integrated technology to accommodate a diverse range of programming and community use. The warm, welcoming and inspirational environment provides dedicated space for children, teens and adults. The library also boasts an abundance of technology accommodations including several computers, presentation equipment and Wi-Fi access. The site was greatly improved with new site circulation, increased parking, fresh landscaping and exterior reading areas. The project was completed in February 2017.



















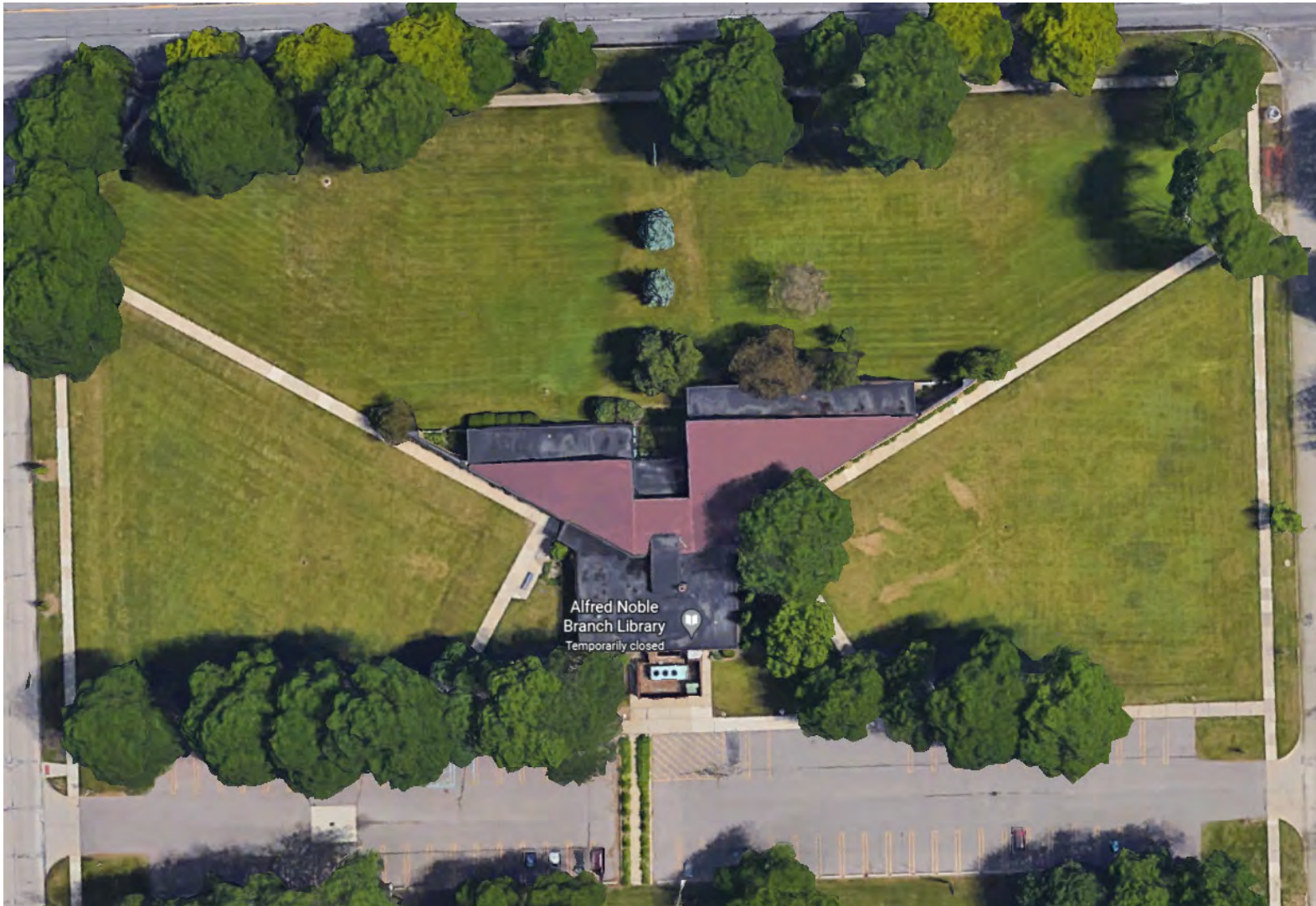
Alfred Noble Library



Year Built: 1967 (55 Years Old)

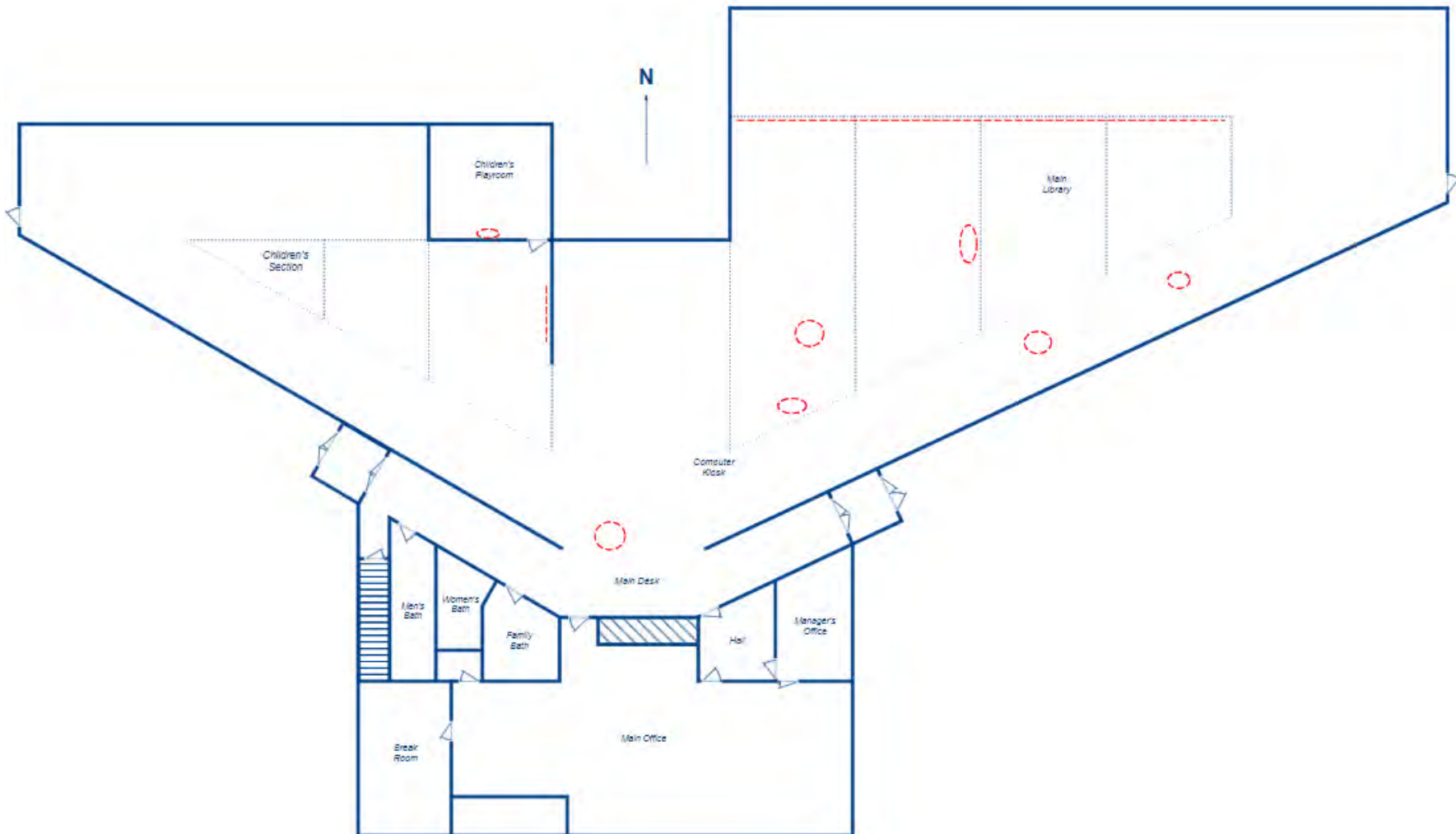


Alfred Noble Library - Aerial Photo



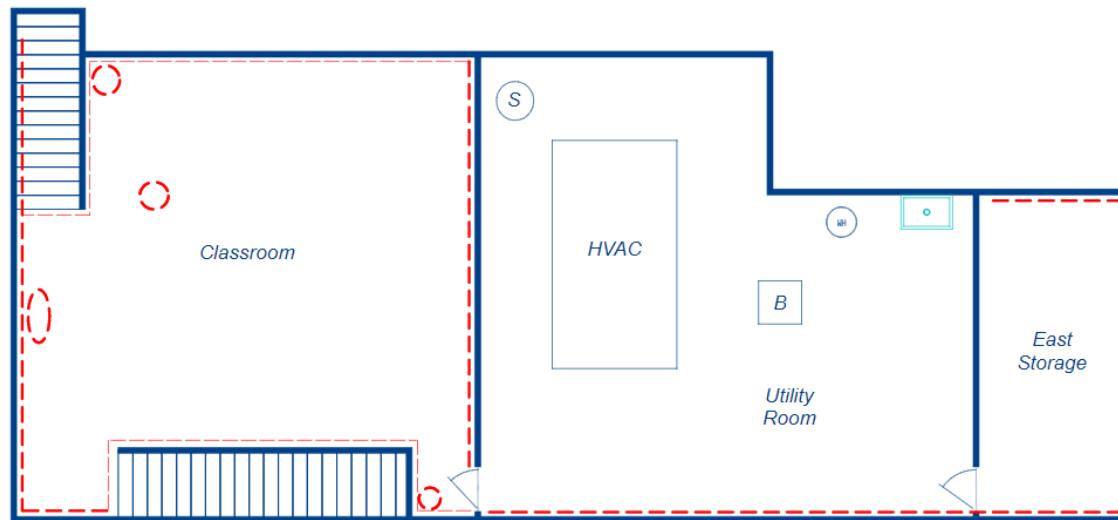


Alfred Noble Library – First Floor Plan





Alfred Noble Library – Basement Floor Plan





Alfred Noble Library - Preliminary Findings and Observations

Preliminary Findings/Observations:

1. Per the Opinion of Costs report published by OHM on March 8, 2021, the cost for building and site demo is \$246,000; the cost for building renovations and site improvements is \$1,620,000; and the cost for a new building is \$6,430,000. See Appendix A for more details.
2. Per the Building Assessment prepared by Jerome Hanna, director of Inspection, on March 8, 2021, that was prompted by previous inspections and concerns about the interior of the structure in late 2019 due to concerns of water infiltration at the time; a limited moisture and microbial assessment was conducted at that time by Mold Quest International. Elevated levels of Penicillium/Aspergillus were noted but no Stachybotrys (black mold) was detected at the time. See Appendix A for more details.
3. Per the Affidavit published by Linda Gosselin, Michigan Master Assessing Officer, on August 23rd, 2021, the property at 32901 Plymouth Road, was found to fit the definition of functional obsolescence. See Appendix B for more details.



Appendix A – OHM Opinion of Costs and Building Assessment by Jerome Hanna



July 8, 2021

Mr. Michael Slater
Finance Director
City of Livonia

RE: Alfred Noble Library Opinion of Costs

Dear Mr. Slater:

In May 2021, OHM Advisors visited the Alfred Noble Library building and completed a walkthrough with City staff. The City of Livonia previously closed the Library in December 2019, due to moisture problems. The purpose of the visit was to review the current condition of the facility and provide the City with our professional opinion of costs for various options the City is currently considering. Additionally, the building assessment report completed by City Inspector Jerome Hanna as well as the limited moisture and microbial assessment report by MQI was provided to us. This information along with original building drawings were utilized to develop three conceptual opinion of costs requested by the City for their use.

Background and Summary

In October, 2019 a limited moisture and microbial assessment was completed by Mold Quest International. With several areas of water infiltration in the building, this assessment provided recommendations based on their limited testing as noted in the report. This report provided several remediation recommendations to be completed at the library. In December of 2019 the library was closed due to these findings and recommendations. Building systems were limited to provide a conditioned space. In March of 2021, a visual inspection of the building was completed by City Inspector Jerome Hanna which identified additional areas of work that should be addressed pertaining to water infiltration, water damage, and microbial growth.

In May 2021, city staff and OHM walked the building to review the current condition of the building and had additional discussions regarding the building condition. These items, as well as the information from previous report findings, were utilized in preparing a high-level conceptual cost analysis for repair work identified in the scope of work assumed below for the building. Additionally, OHM developed a cost opinion to demolish the building and prepare a clean site as well as a cost opinion for a new building of comparable size, use and materials. Below is a summary of these three approaches and associated costs:

Option	Description	Cost
1	Building/Site Demolition	\$ 246,000
2	Building Renovation and Site Improvements	\$ 1,620,000
3	New Building	\$ 6,430,000

A further breakdown of the above costs, including general construction, contingency, design fees, and contractor fees are outlined below in the Opinion of Cost section.

The following lists and photos are references, and provide explanation of the scope of work assumed to be included as part of a possible renovation project:



Exterior

1. Removal and replacement of asphalt shingles – include removal of deteriorated wood decking and replace flashing.
2. Removal and replacement of membrane roofing – provide additional taper and improved drainage, additional provide required minimum flashing heights at perimeter conditions.
3. General tuckpointing of masonry
4. At basement footprint, remove soils at exterior down to foundation and provide new waterproofing.
5. Window seal replacement
6. Re-grading perimeter to provide positive drainage away from building
7. Relocate roof downspout discharges away from building.



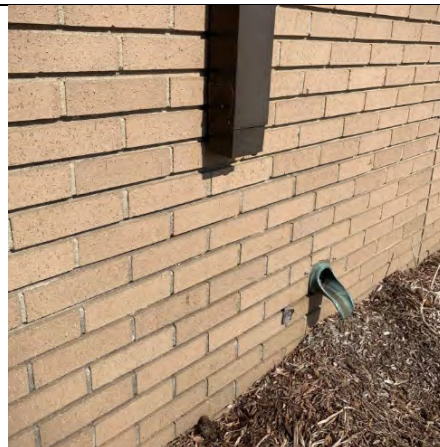
Roof ponding, little/no positive slope to scuppers



Roof ponding, little/no positive slop to scuppers. Less than minimal flashing height at transition to roof, failed flashing sealant.



Miscellaneous brick repairs (tuckpointing), miscellaneous general window sealant failures as well as interior wood moisture issues noted in report



Reinstall proper termination of downspouts, regrade low spots that have settled due to water.



Interior

1. Remove and replace drop ceiling tiles
2. Remove and replace wall and door trim
3. Remove and replace drywall – at both walls and ceilings where water damaged.
4. Remove and replace carpeted flooring areas
5. Clean and repaint CMU Block walls
6. Remove and replace any cavity insulation.
7. Replace furnishings
8. Cleaning of entire space to remain – damp wipe and/or HEPA vacuum.
9. Clean HVAC systems and replace filters.
10. Electrical devices, fixtures, or wiring that has been in contact with water should be replaced.



General interior conditions:



Lay-in ceiling, various areas of water damage



Basement, interior wall paint flaking and water infiltration from exterior.





Additional items noted/discussed follow and are considered part of renovation opinion of cost:

1. Replace furnace, it is original to the structure and past its life span.
2. Current restrooms do not provide ADA Accessible fixtures.



Opinion of Cost

Of recent, the current market has been volatile and ever changing as it relates to construction costs. With cost of materials availability and long lead times, labor, and unknown factors, the following opinion of costs have taken into consideration higher than normal contingency value as well as included an escalation markup for both materials and an estimated construction time from starting end of 2021 at the earliest. If additional years are considered, there should be escalation costs added to these numbers between 3-4 annually%.

Demolition of existing building and site clearing

The opinion of cost for demolition of existing building includes demolition of entire building, removal of foundations and infill at basement area, sidewalks and site garden areas to be removed, general infill grading and seeding of area. Parking lot to remain.

No	Description	Cost
1	Building demolition	\$ 135,000
2	Basement demo and infill	\$ 28,000
3	Site	\$ 27,000
4	Subtotal	\$ 190,000
5	Contingency (10%)	\$ 19,000
6	Escalation (4%)	\$ 8,000
7	Testing (5%)	\$ 10,000
8	General Conditions/OH&P (10%)	\$ 19,000
10	Total	\$ 246,000

Renovation of existing building and site improvements

The opinion of costs includes items noted above. Additionally, we have included a 30% contingency with type of renovation work being performed and possible mitigation required as additional areas/materials are exposed. We have also included a 7% contingency that is reflective of the current market conditions for material costs, this could be an anomaly that levels off or maintains itself as a new norm. A testing allowance of 6% is included due to further



assessment of material abatement and existing conditions of materials that should be re-tested as work is completed to confirm all work has been done correctly.

No	Description	Cost
1	Building Renovations	\$ 700,000
2	Site work	\$ 35,000
3	Furniture	\$ 250,000
4	Subtotal	\$ 985,000
5	Contingency (30%)	\$ 296,000
6	Escalation/Material Contingency (7%)	\$ 69,000
7	Testing (6%)	\$ 59,000
8	General Conditions/OH&P (10%)	\$ 100,000
9	Professional Fees (12%)	\$ 111,000
10	Total	\$ 1,620,000

New building of similar size and function

The new building cost includes cost for a new 13,500 SF building on a green site.

No	Description	Cost
1	Building	\$ 3,700,000
2	Site work	\$ 550,000
3	Furniture	\$ 250,000
4	Subtotal	\$ 4,500,000
5	Contingency (15%)	\$ 675,000
6	Escalation/Material Contingency (7%)	\$ 315,000
7	Testing (2%)	\$ 90,000
8	General Conditions/OH&P (10%)	\$ 450,000
9	Professional Fees (9%)	\$ 400,000
10	Total	\$ 6,430,000

If you have any questions or want to discuss any items in more detail, please do not hesitate to call to review further.

Sincerely,
 OHM Advisors


 Christopher Ozog, Project Architect

Encl: MQI Report dated October 14, 2019
 Building Assessment report dated March 8, 2021

cc: Rhett Gronevelt, OHM Advisors
 Jerome Hanna, City of Livonia



MOLD QUEST

INTERNATIONAL

9575 Commerce Road
Commerce Township, MI 48382
(866) 665-3783

Client: Livonia Public Libraries
32777 Five Mile Road
Livonia, MI 48154

Project Site: 32901 Plymouth Road
Livonia, MI 48150
Project #: RMK-19440

MoldQuest International, LLC (MoldQuest) conducted a limited moisture and microbial assessment at 32901 Plymouth Road in Livonia, MI. The assessment followed methods and procedures consistent with good commercial or customary practice. This report is exclusively for the use and benefit of our Client and is not intended for the use or benefit of any other person or entity.

Property Description/History

The subject unit consisted of a one-story library with a partial basement and partial slab-on-grade foundation. Per the Client, roof leaks and basement seepage issues are known to be affecting the structure. Water damage and microbial growth are reported to be visible on building materials in the affected areas. A microbial assessment has been requested.

Purpose/Scope of Investigation

This investigation was performed to evaluate the subject property for the presence of water damage and/or microbial growth. At the request of the Client, the scope of this investigation was limited to non-invasive visual observations and moisture meter testing, plus limited non-viable fungal air sampling to determine if spore aerosolization/cross-contamination issues are indicated. One outdoor air sample was collected to serve as a basis of interpretation for the indoor sample results.

Visual Inspection

- Basement – Classroom
 - Moderate mVOC odor was present.
 - Exterior foundation walls (W/S) exhibit peeling/efflorescence and light microbial growth.
 - Ceiling tiles exhibit intermittent water staining/damage.
 - Ceiling tiles exhibit light/spotty microbial growth.
 - Growth pattern is indicative of an elevated Rh condition over time.
 - Contents (tables/chairs, etc.) exhibit light/spotty microbial growth.
 - Growth pattern is indicative of an elevated Rh condition over time.
 - Lower east wall exhibits light/spotty growth.
- Basement – Utility Room
 - Moderate mVOC odor was present.
 - South foundation wall exhibits efflorescence and light microbial growth due to seepage & elevated Rh.
- Basement – East Storage
 - Moderate mVOC odor was present.
 - N/E/S foundation walls exhibit efflorescence and light microbial growth due to seepage & elevated Rh.
- 1st Floor – East Wing (Adult Section)
 - Ceiling tiles exhibit water damage intermittently due to roof leaks.
 - Efflorescence is present below windows at the NE & NW corners of this wing.
 - Water damage and light microbial growth is present on the north wall drywall in the vaulted ceiling area below the windows (intermittent).
- 1st Floor – West Wing (Children's Section)
 - East wallboard (upper) exhibits water damage just south of kid's playroom.
 - Children's Playroom (at NE corner) ceiling tile at south wall exhibits water staining/damage.
- 1st Floor – Main Desk/Computer Kiosk
 - Ceiling tiles exhibit water staining/damage due to roof leaks.

Moisture Meter Test Results

Materials exceeding 15% saturation (or 300 relative for concrete/cinderblock) were found in the following areas:

- Basement – Classroom
 - Exterior foundation walls throughout basement
 - Floor/slab (all).
- Basement – Utility Room
 - Exterior foundation walls throughout basement
 - Floor/slab (all).
- Basement – East Storage
 - Exterior foundation walls throughout basement
 - Floor/slab (all).
- 1st Floor – All
 - Cinderblock below the windows at the west wing NW corner and east wing NE/NW corners.
 - All other accessible materials measured <13% WME (<300 relative for concrete/block).

Sample Results

Non-Viable Air Samples:

Fungal Group/Genus	E137832-1 Basement West	E137832-2 Basement (E) Utility	E137832-3 1 st Floor Main Office	E137832-4 1 st Floor Mgr. Office	E137832-12 Outdoor Air
<i>Alternaria</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Ascospores	0 /m ³	0 /m ³	0 /m ³	53 /m ³	12,300 /m ³
Basidiospores	480 /m ³	480 /m ³	693 /m ³	320 /m ³	22,100 /m ³
<i>Chaetomium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Cladosporium</i>	2,030 /m ³	1,280 /m ³	267 /m ³	53 /m ³	320 /m ³
<i>Curvularia</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	53 /m ³
<i>Ganoderma</i>	107 /m ³	0 /m ³	0 /m ³	0 /m ³	160 /m ³
<i>Penicillium/Aspergillus</i> group	1,280 /m ³	3,890 /m ³	160 /m ³	107 /m ³	0 /m ³
Rusts	0 /m ³	0 /m ³	0 /m ³	53 /m ³	107 /m ³
Smuts/Periconia/Myxomycetes	0 /m ³	0 /m ³	0 /m ³	53 /m ³	0 /m ³
<i>Stachybotrys</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Trichothecium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Pollen	0 /m ³	0 /m ³	53 /m ³	0 /m ³	0 /m ³
Debris Rating	L	L	M	L	L
Fragments	N/A	N/A	N/A	N/A	N/A
Total Count	3,900 /m³	5,650 /m³	1,120 /m³	639 /m³	35,000 /m³

Fungal Group/Genus	E137832-5 1 st Floor Break Room	E137832-6 1 st Floor (W) Children's	E137832-7 1 st Floor (C) Desk/Computers	E137832-8 1 st Floor (E) Adult Books	E137832-12 Outdoor Air
<i>Alternaria</i>	0 /m ³	53 /m ³	0 /m ³	0 /m ³	0 /m ³
Ascospores	0 /m ³	53 /m ³	0 /m ³	53 /m ³	12,300 /m ³
Basidiospores	267 /m ³	533 /m ³	320 /m ³	427 /m ³	22,100 /m ³
<i>Chaetomium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Cladosporium</i>	53 /m ³	53 /m ³	107 /m ³	213 /m ³	320 /m ³
<i>Curvularia</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	53 /m ³
<i>Ganoderma</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	160 /m ³
<i>Penicillium/Aspergillus</i> group	533 /m ³	0 /m ³	1,550 /m ³	160 /m ³	0 /m ³
Rusts	53 /m ³	0 /m ³	0 /m ³	0 /m ³	107 /m ³
Smuts/Periconia/Myxomycetes	53 /m ³	53 /m ³	107 /m ³	0 /m ³	0 /m ³
<i>Stachybotrys</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Trichothecium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Pollen	0 /m ³	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Debris Rating	L	L	L	L	L
Fragments	VL	VL	N/A	N/A	N/A
Total Count	959 /m³	745 /m³	2,080 /m³	853 /m³	35,000 /m³

Fungal Group/Genus	E137832-9 1 st Floor Main Entrance (W)	E137832-10 1 st Floor Men's Bath	E137832-11 1 st Floor Family Bath	E137832-12 Outdoor Air
<i>Alternaria</i>	0 /m ³	53 /m ³	0 /m ³	0 /m ³
<i>Arthrinium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Ascospores	53 /m ³	0 /m ³	0 /m ³	12,300 /m ³
Basidiospores	480 /m ³	533 /m ³	693 /m ³	22,100 /m ³
<i>Bipolaris/Drechslera</i> group	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Cercospora group	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Chaetomium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Cladosporium</i>	1,650 /m ³	533 /m ³	267 /m ³	320 /m ³
<i>Curvularia</i>	0 /m ³	0 /m ³	0 /m ³	53 /m ³
<i>Epicoccum nigrum</i>	0 /m ³	53 /m ³	0 /m ³	0 /m ³
<i>Erysiphe/Oidium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Fusarium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Ganoderma</i>	0 /m ³	53 /m ³	0 /m ³	160 /m ³
Helicomyces group	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Mitospores	0 /m ³	107 /m ³	0 /m ³	0 /m ³
<i>Penicillium/Aspergillus</i> group	4,160 /m ³	53 /m ³	747 /m ³	0 /m ³
Pestalotiopsis	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Polythrincium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Rusts	0 /m ³	53 /m ³	0 /m ³	107 /m ³
Smuts/Periconia/Myxomycetes	53 /m ³	53 /m ³	0 /m ³	0 /m ³
<i>Stachybotrys</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Stemphylium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Torula</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
<i>Trichothecium</i>	0 /m ³	0 /m ³	0 /m ³	0 /m ³
Pollen	53 /m ³	0 /m ³	0 /m ³	0 /m ³
Debris Rating	M	M	M	L
Fragments	VL	VL	N/A	N/A
Total Count	6,400 /m³	1,490 /m³	1,710 /m³	35,000 /m³

IAQ Conclusions

Air samples indicate elevations of the *Penicillium/Aspergillus* group relative to the current/measured outdoor count and historic outdoor range data throughout the basement, and in the 1st floor's west entry hall, family bathroom, main desk/computer kiosk area (main library center) and break room.

All other detected fungal groups/genera at all indoor test sites were present at levels which were either (A) similar to or less than the current outdoor count for that group/genus, and/or (B) were within the historic outdoor range for the group/genus, and/or (C) were present at trace* levels only. No "target" organisms (e.g. *Stachybotrys* sp. – a.k.a. "black" mold) were detected at any indoor sample site

These sample results indicate that spore aerosolization HAS occurred, resulting in cross-contamination of exposed surfaces/contents in the affected areas.

Containment and Personal Protection

All remediation should be performed under strict containment conditions. IICRC defined Condition 3 work zones should be separated from the remainder of the structure using polyethylene sheeting material (Poly) with a zippered entry/exit point. HVAC vents should be sealed. A negative pressure differential ≥ 5 Pascals (Pa) should be applied to the containment area(s) via air exhausted directly to the outdoors through a high-volume HEPA filtration unit.

All workers shall don appropriate personal protective equipment, including Tyvek coveralls, respiratory protection (P100), eye protection, and gloves. ***The work zone should remain under containment/vacuum conditions until acceptable PRE/T results are obtained.***

Remediation Recommendations

Basement – Classroom (West):

1. Remove contents (items affected – restoration needed).
2. Remove all drop ceiling tiles.
3. Remove all wall and door side molding/trim.
4. Remove all wallboard.
5. Remove all finish flooring materials (expose slab).
6. Remove any/all exposed wall/joist cavity insulation.
 - Inspect cavity(s). Extend removal until 2' past any visible cavity damage/growth (if present).
7. Wood materials exhibiting water staining/damage or microbial growth should be treated as follows.
 - Remove any material which exhibits evidence of degradation.
 - Discolored wood surfaces should be abrasively cleaned (sanded, dry-ice (cryo) blasted or similar).
8. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
9. Verify/dry all remaining materials to <15% WME.
10. HEPA vacuum and/or damp wipe all exposed surfaces to remove/reduce dust and loose spore counts.

Basement – Utility Room:

1. Remove contents (items affected – restoration needed).
2. Wood materials exhibiting water staining/damage or microbial growth should be treated as follows.
 - Remove any material which exhibits evidence of degradation.
 - Discolored wood surfaces should be abrasively cleaned (sanded, dry-ice (cryo) blasted or similar).
3. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
4. Verify/dry all remaining materials to <15% WME.
5. HEPA vacuum and/or damp wipe all exposed surfaces to remove/reduce dust and loose spore counts.

Basement – East Storage Room:

1. Wood materials exhibiting water staining/damage or microbial growth should be treated as follows.
 - Remove any material which exhibits evidence of degradation.
 - Discolored wood surfaces should be abrasively cleaned (sanded, dry-ice (cryo) blasted or similar).
2. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
3. Verify/dry all remaining materials to <15% WME.
4. HEPA vacuum and/or damp wipe all exposed surfaces to remove/reduce dust and loose spore counts.

1st Floor – West Wing (Children's Area):

1. Remove books (to storage – no cleaning needed).
2. Remove all drop ceiling tiles exhibiting water damage/microbial growth.
3. Remove upper east wallboard (south of children's playroom) to 2' past visible staining/damage.
4. Remove any/all exposed wall/joist cavity insulation.
 - Inspect cavity(s). Extend removal until 2' past any visible cavity damage/growth (if present).
5. Wood materials exhibiting water staining/damage or microbial growth should be treated as follows.
 - Remove any material which exhibits evidence of degradation.
 - Discolored wood surfaces should be abrasively cleaned (sanded, dry-ice (cryo) blasted or similar).
6. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
7. Verify/dry all remaining materials to <15% WME.
8. HEPA vacuum and/or damp wipe all exposed surfaces to remove/reduce dust and loose spore counts.

1st Floor – East Wing (Adult Section):

1. Remove books (to storage – no cleaning needed).
2. Remove all drop ceiling tiles exhibiting water damage/microbial growth.
3. Remove ceiling drywall exhibiting water damage/staining.
4. Remove all wallboard/trim surrounding & below the north side windows in the vaulted ceiling cavity, extending removal down to the lower ceiling as needed until 2' past any visible cavity damage/stainig/growth).
5. Remove any/all exposed wall/joist cavity insulation.
 - Inspect cavity(s). Extend removal until 2' past any visible cavity damage/growth (if present).
6. Wood materials exhibiting water staining/damage or microbial growth should be treated as follows.
 - Remove any material which exhibits evidence of degradation.
 - Discolored wood surfaces should be abrasively cleaned (sanded, dry-ice (cryo) blasted or similar).
7. Scour any/all concrete/cinderblock surfaces exhibiting efflorescence, staining or growth.
8. Verify/dry all remaining materials to <15% WME.
9. HEPA vacuum and/or damp wipe all exposed surfaces to remove/reduce dust and loose spore counts.

1st Floor – Center (Main Desk/Computer Kiosk):

1. Remove contents (items affected – restoration needed).
2. Remove all drop ceiling tiles exhibiting water damage/microbial growth.
3. HEPA vacuum and/or damp wipe all exposed surfaces to remove/reduce dust and loose spore counts.

1st Floor – Break Room/Family Bathroom/West Entry Hall:

1. HEPA vacuum and/or damp wipe all exposed surfaces to remove/reduce dust and loose spore counts.

Notes & Other Areas:

1. HVAC system(s) should be cleaned and filter(s) replaced.
2. All exposed contents in affected areas should be treated or discarded per IICRC S520 guidelines.
3. Any/all active water sources must be identified and corrected or damage/growth may recur.
 - Roof/window repairs or replacement should be conducted ASAP.
 - A foundation specialist should be consulted to determine how best to stop or divert basement seepage.
 1. Installation of a “B-Dry” style system or water proofing from the exterior may be needed.
4. Indoor relative humidity (Rh) should be maintained at <50% year-round.
 - Use of a self-draining dehumidifier is REQUIRED in the basement spring through fall.

Post Remediation Evaluation (PRE)

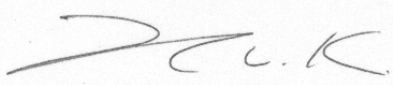
At the completion of the above procedures, all fans (air-movers), dehumidifiers and recirculating HEPA scrubbers should be disabled (intakes should be plugged/wrapped prior to shutting down the units). If IICRC Condition 1 adjacent zones exist, negative air machines (NAM) should remain operating on the “low” setting until acceptable clearance sampling results are obtained. NAM units should exhaust directly to the outdoor air if possible. All cleaned surfaces should remain exposed for evaluation. Opaque coatings should not be applied prior to evaluation as they will hinder the ability of the investigator to perform a thorough clearance investigation.

Clearance confirmation should be performed by a qualified investigator experienced in mold contamination and familiar with recent property history. Prior to collecting any clearance samples, the investigator shall perform a thorough visual inspection and moisture evaluation of the remaining materials within the remediated area. Should any portion of the remediated area be deemed suspect by the investigator based on this evaluation, those areas should be brought to the attention of the remediation contractor, and additional remediation efforts shall be implemented prior to collecting clearance samples. Clearance sampling should be performed to evaluate the effectiveness of the remediation effort. Clearance samples should include, at a minimum, non-viable fungal IAQ testing of the affected (IICRC Condition 2&3) zones. Surface testing (alone) is not sufficient to determine the condition status of the affected space(s).

Limitations

All the professional opinions presented in this report are based solely on the scope of work conducted. The data presented by MoldQuest International, LLC in this report was collected and analyzed using generally accepted industry methods and practices at the time the report was generated. This report is based on limited information obtained at the time of our investigation. No assumptions should be made regarding areas outside of our scope of investigation based on the information contained in this report. No inferences regarding other conditions, locations, or materials, at a later or earlier time may be made based on the contents of this report. No warranty is made.

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Matthew W. Koche, IH, CMC
Council Certified Microbial Consultant
Board-awarded by the American Council for Accredited Certification



October 14, 2019

Date

*Trace is defined as 1 spore raw count or <50 spores/m³ extrapolated.
†Trace amounts “pass” for “target” organisms at one spore raw count only, if detected at one indoor location only.

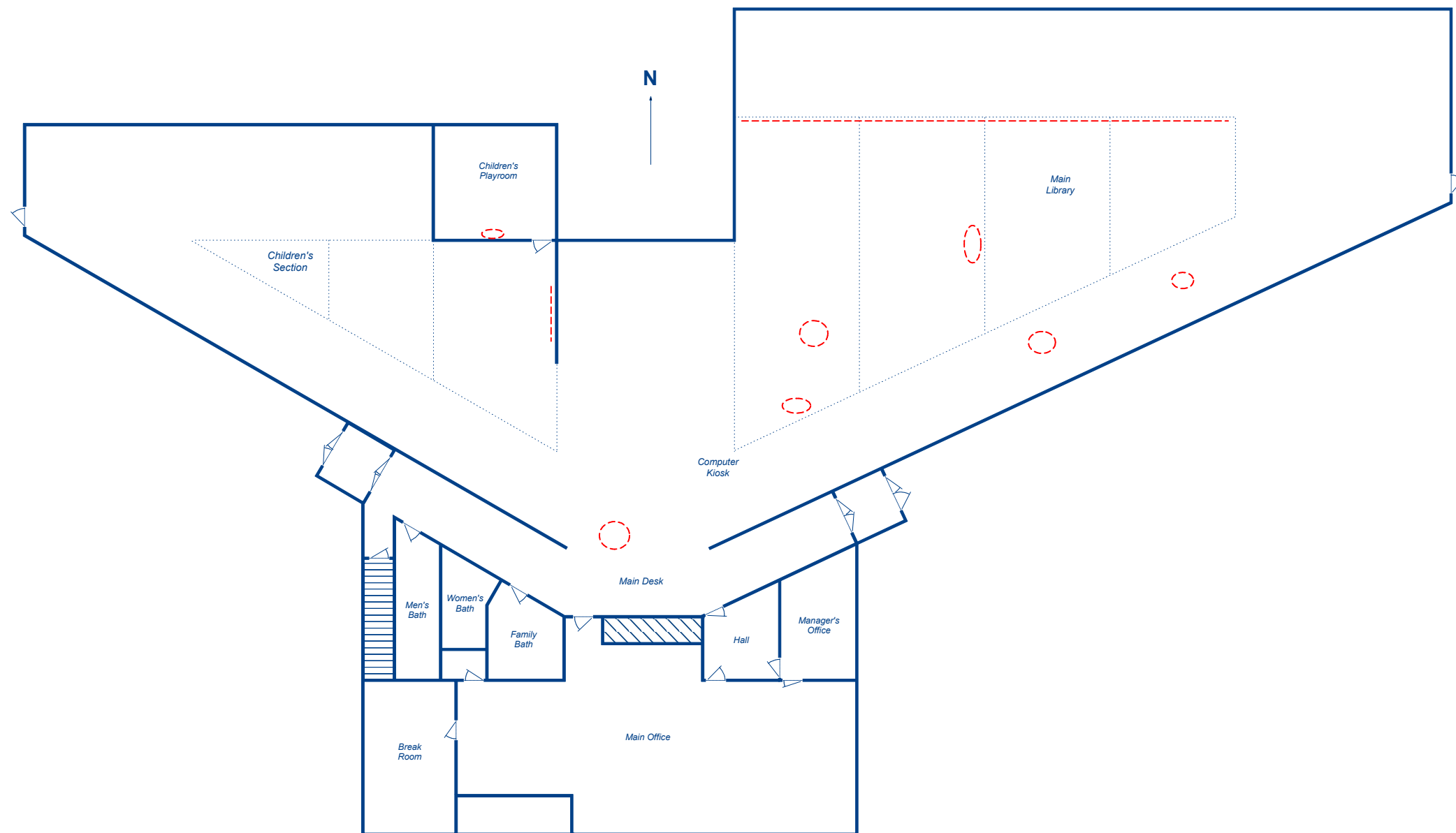
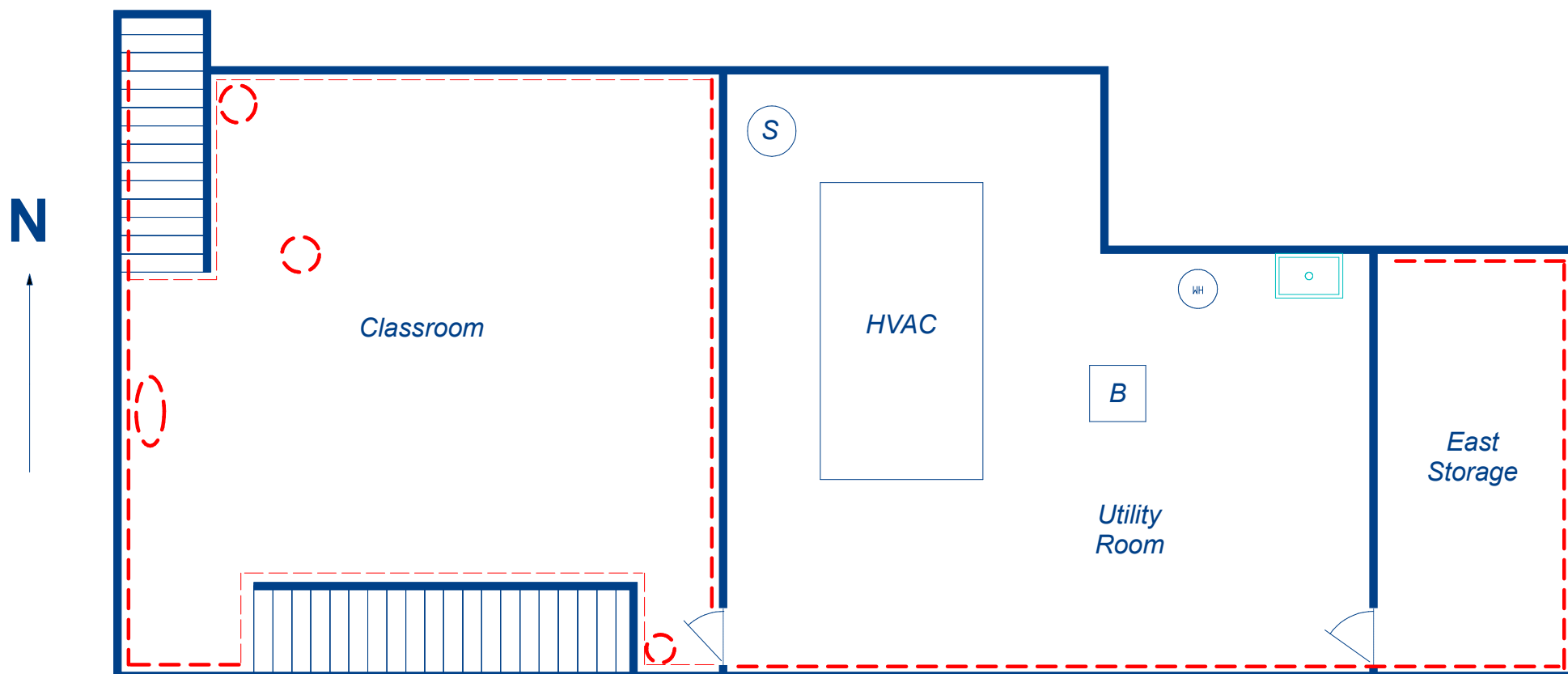


Figure 1: Floor Plan With Notes



** This diagram is for reference purposes only, and may not be exact in dimension or scale. The colored boxes encompass the general area of visible fungal growth and/or water damage, saturation/staining. Solid/Filled boxes indicate inaccessible areas (due to quantity/placement of contents). This diagram is not intended to portray exact remediation boundaries.*

**Figure 2: Floor Plan (Basement)
With Notes**



3130 Old Farm Lane, Suite 1
Commerce Twp., MI 48390

877-665-3373

Laboratory Report

Prepared Exclusively For:

MoldQuest
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Project: Library - I

Lab # E137832

Report Date: 09/23/2019

Sampled: 09/20/2019

Received: 09/23/2019

Analyzed: 09/23/2019



Report Prepared For: MoldQuest
Project Name: Library - I
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1 - Laboratory Results

Location: Basement - West

Sample # E137832 - 1	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160070	Cladosporium	38	2,030	52.09%
Exposure: 15.00 l/min. for 5.00 min.	Pen/Asp group	24	1,280	32.85%
Reporting Limit: 53 Spores/cu. m	Basidiospores	9	480	12.32%
	Ganoderma	2	107	2.75%
	Total Fungi	73	3,900	100.00%
	Background Item	Level		
	Dust / Debris	Low		
	Opaque Particles	Very Low		

Location: Basement - East (Utility Room)

Sample # E137832 - 2	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160068	Pen/Asp group	73	3,890	68.85%
Exposure: 15.00 l/min. for 5.00 min.	Cladosporium	24	1,280	22.65%
Reporting Limit: 53 Spores/cu. m	Basidiospores	9	480	8.50%
	Total Fungi	106	5,650	100.00%
	Background Item	Level		
	Dust / Debris	Low		
	Opaque Particles	Very Low		

Location: 1F - Main Office

Sample # E137832 - 3	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160075	Basidiospores	13	693	61.88%
Exposure: 15.00 l/min. for 5.00 min.	Cladosporium	5	267	23.84%
Reporting Limit: 53 Spores/cu. m	Pen/Asp group	3	160	14.29%
	Total Fungi	21	1,120	100.00%
	- Other -			
	Pollen	1	53	100.00%
	Background Item	Level		
	Dust / Debris	Medium		
	Opaque Particles	Very Low		



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Location: 1F - Managers Office

Sample # E137832 - 4	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160073	Basidiospores	6	320	50.08%
Exposure: 15.00 l/min. for 5.00 min.	Pen/Asp group	2	107	16.74%
Reporting Limit: 53 Spores/cu. m	Ascospores	1	53	8.29%
	Cladosporium	1	53	8.29%
	Rust	1	53	8.29%
	Smuts/Periconia/Myxomycetes	1	53	8.29%
	Total Fungi	12	639	100.00%
	Background Item	Level		
	Dust / Debris	Low		
	Opaque Particles	Very Low		

Location: 1F - Break Room

Sample # E137832 - 5	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160080	Pen/Asp group	10	533	55.58%
Exposure: 15.00 l/min. for 5.00 min.	Basidiospores	5	267	27.84%
Reporting Limit: 53 Spores/cu. m	Cladosporium	1	53	5.53%
	Rust	1	53	5.53%
	Smuts/Periconia/Myxomycetes	1	53	5.53%
	Total Fungi	18	959	100.00%
	- Other -			
	Hyphal Fragment	1	53	100.00%
	Background Item	Level		
	Dust / Debris	Low		
	Hyphal Fragments	Very Low		
	Opaque Particles	Very Low		

Location: 1F Main Library West (Childrens)

Sample # E137832 - 6	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160071	Basidiospores	10	533	71.54%
Exposure: 15.00 l/min. for 5.00 min.	Alternaria	1	53	7.11%
Reporting Limit: 53 Spores/cu. m	Ascospores	1	53	7.11%
	Cladosporium	1	53	7.11%
	Smuts/Periconia/Myxomycetes	1	53	7.11%
	Total Fungi	14	745	100.00%
	- Other -			
	Hyphal Fragment	3	160	100.00%
	- Sample data continued on next page -			



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Background Item	Level
Dust / Debris	Low
Hyphal Fragments	Very Low
Opaque Particles	Very Low

Location: 1F - Main Library Center (Computers)

Sample # E137832 - 7	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160081	Pen/Asp group	29	1,550	74.38%
Exposure: 15.00 l/min. for 5.00 min.	Basidiospores	6	320	15.36%
Reporting Limit: 53 Spores/cu. m	Cladosporium	2	107	5.13%
	Smuts/Periconia/Myxomycetes	2	107	5.13%
	Total Fungi	39	2,080	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Very Low

Location: 1F - Main Library East

Sample # E137832 - 8	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160076	Basidiospores	8	427	50.06%
Exposure: 15.00 l/min. for 5.00 min.	Cladosporium	4	213	24.97%
Reporting Limit: 53 Spores/cu. m	Pen/Asp group	3	160	18.76%
	Ascospores	1	53	6.21%
	Total Fungi	16	853	100.00%

Background Item	Level
Dust / Debris	Low
Opaque Particles	Very Low



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Lab Number: E137832

Location: 1F - Main Entrance / Hall (West)

Sample # E137832 - 9	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD Serial # 3160069 Exposure: 15.00 l/min. for 5.00 min. Reporting Limit: 53 Spores/cu. m	- Fungi -			
	Pen/Asp group	78	4,160	65.04%
	Cladosporium	31	1,650	25.80%
	Basidiospores	9	480	7.50%
	Ascospores	1	53	0.83%
	Smuts/Periconia/Myxomycetes	1	53	0.83%
	Total Fungi	120	6,400	100.00%
	- Other -			
	Hyphal Fragment	1	53	50.00%
	Pollen	1	53	50.00%
	Total Other	2	106	100.00%
Background Item		Level		
Dust / Debris		Medium		
Hyphal Fragments		Very Low		
Opaque Particles		Very Low		

Location: 1F - Men's Bath

Sample # E137832 - 10	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD Serial # 3160079 Exposure: 15.00 l/min. for 5.00 min. Reporting Limit: 53 Spores/cu. m	- Fungi -			
	Basidiospores	10	533	35.75%
	Cladosporium	10	533	35.75%
	Mitospores	2	107	7.18%
	Alternaria	1	53	3.55%
	Epicoccum nigrum	1	53	3.55%
	Ganoderma	1	53	3.55%
	Pen/Asp group	1	53	3.55%
	Rust	1	53	3.55%
	Smuts/Periconia/Myxomycetes	1	53	3.55%
	Total Fungi	28	1,490	100.00%
	- Other -			
	Hyphal Fragment	1	53	100.00%
Background Item		Level		
Dust / Debris		Medium		
Hyphal Fragments		Very Low		
Opaque Particles		Very Low		



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Lab Number: E137832

Location: 1F - Family Bath

Sample # E137832 - 11	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160083	Pen/Asp group	14	747	43.76%
Exposure: 15.00 l/min. for 5.00 min.	Basidiospores	13	693	40.60%
Reporting Limit: 53 Spores/cu. m	Cladosporium	5	267	15.64%
	Total Fungi	32	1,710	100.00%
	- Other -			
	Pollen	1	53	100.00%
	Background Item	Level		
	Dust / Debris	Medium		
	Opaque Particles	Very Low		

Location: O.D. Reference

Sample # E137832 - 12	Sample Identification	Raw Count	Spores/cu. m	Percent(%)
Medium Type: AllergencoD	- Fungi -			
Serial # 3160084	Basidiospores	414	22,100	63.07%
Exposure: 15.00 l/min. for 5.00 min.	Ascospores	230	12,300	35.10%
Reporting Limit: 53 Spores/cu. m	Cladosporium	6	320	0.91%
	Ganoderma	3	160	0.46%
	Rust	2	107	0.31%
	Curvularia	1	53	0.15%
	Total Fungi	656	35,000	100.00%
	Background Item	Level		
	Dust / Debris	Low		
	Opaque Particles	Very Low		

Analytic Methods and Formulas:

Calculated results may include one more significant figure than is mathematically justified in order to accommodate the client's needs.

IMS Laboratory Analytical Method: 2.2 (method for analyzing spore trap)

Spores per cubic meter is determined by: Total Spore Count x 4000 / (sampling rate x sampling time)

Note that this report may use mold-specific units of measure, such as Spores/cu. m and CFU/cu. m, for Sample Identifications which are not mold. Examples include pollen, fabric and fiberglass fibers, insect particles, and ash. In this context, "CFU" and "Spore" refer to individual pieces of the identified material.



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IMS Laboratory, LLC is accredited through the AIHA-LAP, LLC and participates in Environmental Microbiology Proficiency Testing, EMPAT #172958. Data is provided in compliance with AIHA-LAP, LLC policy modules and ISO/IEC 17025 guidelines.



Kathryn C. Langley

09/23/2019

Kathryn C. Langley, Laboratory Manager



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2 - Spore Trap Comparison Chart

SAMPLING LOCATIONS

- | | |
|-----------------------------------|-------------------------------------|
| 1: Basement - West | 4: 1F - Managers Office |
| 2: Basement - East (Utility Room) | 5: 1F - Break Room |
| 3: 1F - Main Office | 6: 1F Main Library West (Childrens) |

Spores per Cubic Meter

Mold Name \ Location #	1	2	3	4	5	6
<i>Alternaria</i>						53
<i>Arthrimum</i>						
Ascospores				53		53
Basidiospores	480	480	693	320	267	533
<i>Bipolaris / Drechslera group</i>						
<i>Chaetomium</i>						
<i>Cladosporium</i>	2,030	1,280	267	53	53	53
<i>Curvularia</i>						
<i>Epicoccum nigrum</i>						
<i>Erysiphe/Oidium</i>						
<i>Fusarium</i>						
<i>Ganoderma</i>	107					
Mitospores						
Pen/Asp group	1,280	3,890	160	107	533	
<i>Pithomyces</i>						
<i>Polythrincium</i>						
Rust				53	53	
<i>Smuts/Periconia/Myxomycetes</i>				53	53	53
<i>Stachybotrys</i>						
<i>Stemphylium</i>						
<i>Torula</i>						
Unknown Fungi						
FUNGAL TOTAL	3,900	5,650	1,120	639	959	745
Hyphal Fragment					53	160
Pollen			53			

Please refer to the Laboratory Results section for additional details.



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SAMPLING LOCATIONS

7: 1F - Main Library Center (Computers)
 8: 1F - Main Library East
 9: 1F - Main Entrance / Hall (West)

10: 1F - Men's Bath
 11: 1F - Family Bath
 12: O.D. Reference

Spores per Cubic Meter

Mold Name \ Location #	7	8	9	10	11	12
<i>Alternaria</i>				53		
<i>Arthrimum</i>						
Ascospores		53	53			12,300
Basidiospores	320	427	480	533	693	22,100
<i>Bipolaris / Drechslera group</i>						
<i>Chaetomium</i>						
<i>Cladosporium</i>	107	213	1,650	533	267	320
<i>Curvularia</i>						53
<i>Epicoccum nigrum</i>				53		
<i>Erysiphe/Oidium</i>						
<i>Fusarium</i>						
<i>Ganoderma</i>				53		160
Mitospores				107		
Pen/Asp group	1,550	160	4,160	53	747	
<i>Pithomyces</i>						
<i>Polythrincium</i>						
Rust				53		107
<i>Smuts/Periconia/Myxomycetes</i>	107		53	53		
<i>Stachybotrys</i>						
<i>Stemphylium</i>						
<i>Torula</i>						
Unknown Fungi						
FUNGAL TOTAL	2,080	853	6,400	1,490	1,710	35,000
Hyphal Fragment			53	53		
Pollen			53		53	

Please refer to the Laboratory Results section for additional details.



3 - Warranties, Legal Disclaimers, and Limitations

IMS's scope of accreditation through the AIHA-LAP, LLC is for the following FoT(s) / Method(s): Fungal Air - Direct Examination (SOP 2.2 and 2.3); Fungal Bulk - Direct Examination (SOP 2.6); and Fungal Surface - Direct Examination (SOP 2.1).

The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. This report is intended to provide an analysis based upon samples taken at the site at the time of the inspection. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently. This report is not intended to provide medical or healthcare advice. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. If this report indicates indoor mold levels that are higher than in typical indoor living spaces relative to the outdoor environment, or indicates any findings that are of concern to you, further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable.

Results pertain only to the samples tested, as received by IMS. Unless otherwise noted in the body of this report, the condition of samples upon receipt was acceptable. Blank samples are reported in the same manner as all other samples. The results are not corrected for contamination.

This report is generated by IMS at the request of, and for the exclusive use of, the IMS client named on this report. Project Name, Project Number, Sampling Date, Sampling Locations and Exposure times and rates have been provided to IMS by the client, and may affect the validity of the results. The analysis of the test samples is performed by IMS. This report applies only to the samples taken at the time, place and location referenced in the report and received by IMS, and to the property and weather conditions existing at that time only. Please be aware, however, that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions, the normal fluctuation of airborne mold, and many other factors. IMS does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the



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inspection and collect appropriate samples for analysis and interpretation. Neither IMS, nor its affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys ("IMS related party") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no IMS related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

Samples analyzed by IMS are disposed the day that they are analyzed. Storage may be available for a fee with written request at the time the samples are submitted for analysis.

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IMS accepts no legal responsibility for the purposes for which the client uses the test results. IMS will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Additionally, neither this report nor IMS makes any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to IMS serving as a basis for this report. The total liability of IMS related to or arising from this report to a client or any third party, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by IMS from the client for the report. The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions. Client shall indemnify IMS and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with IMS's services, the test result data or its use by client.

- End of Lab Report Number E137832 -

Building Assessment

Alfred Noble Public Library

32777 Five Mile Road

Livonia, MI 48154



Prepared by:

Jerome Hanna

Director of Inspection

March 8, 2021

Background

Building:	Alfred Noble Public Library
Address:	32901 Plymouth Road, Livonia MI
Assessment requested by:	Mayor Brosnan
Date of Assessment:	March 8, 2021
Date of Building Construction:	1967
Reason for Request:	Water infiltration and mold concerns

Building Description: The Alfred Noble Public Library was designed and constructed as a library in 1967. It is a single-story structure with a partial basement. The construction is masonry walls, concrete floors and flat roof combined with a shingled sloped area. The interior walls are covered with drywall and brick and the ceiling consists of suspended ceiling tiles.

Methods/Results

I performed a visual inspection of building materials for water damage and/or microbial growth and inspection of the exterior for sources of water infiltration.

Discussion

This visit was prompted by previous inspections and concerns about the interior of the structure in late 2019 due to concerns of water infiltration at the time. A limited moisture and microbial assessment was conducted at that time by Mold Quest International. Elevated levels of *Penicillium*/*Aspergillus* were

noted but no *Stachybotrys* (black mold) was detected at the time. The following was observed during this inspection:

- Water-damaged ceiling tiles on the first floor in numerous areas. (Pictures attached)
- Water damaged drywall at the top of the wall in the main area. (Pictures attached)
- Cracks in drywall around windows of the North wall.
- Microbial growth and efflorescence located on basement walls. (Pictures attached)
- Paint has flaked off along large portions of the basement walls due to water damage. (Pictures attached)
- Mechanical equipment shows rust due to high levels of moisture.
- Stains on basement floor from previous standing water.
- Brick and mortar damage around the exterior due to water infiltration. (Pictures attached)

The following conditions are likely contributing to water infiltration into the building.

- Numerous roof leaks in both the sloped roof and the flat roof areas of the structure.
- The windows located on the north elevation appear to have sealant failure allowing moisture to enter the structure.
- Some of the flashing on top of the walls has failed and is allowing moisture behind the brick/block. Mortar is deteriorating which in turn allows more moisture to penetrate the wall.
- The grade has settled around the foundation and does not provide positive drainage away from the building. (Pictures attached)
- Roof drains are discharging directly at the foundation walls. (Pictures attached)

Conclusions/Recommendations

In view of the findings at the time of the visit, the following minimum improvements are needed to bring the building back to safe occupancy:

1. Mold remediation should be performed by a certified mold remediation contractor.
2. Water-damaged/mold-colonized building materials should be removed.
3. Foundation walls should be waterproofed. This should comprise of excavating the soil from around the exterior foundation and repairing/ waterproofing the block foundation.
4. Roof should be replaced including any damaged sheathing and insulation.
5. Relocate downspouts to discharge away from the foundation. Sidewalk would need to be removed and replaced to accomplish this.
6. Repair damaged brick and mortar around the exterior.
7. Replace flashing and sealant around exterior windows.
8. Clean and sanitize duct work.
9. Furnace should be replaced. It is original to the structure and is past its life span.
10. Any electrical devices, fixtures or wiring that has been in contact with water should be replaced.
11. The estimated cost of the repairs and remediation listed above could be close to half the estimated cost for new construction. For a more precise estimate, a qualified firm should be hired to conduct a construction cost assessment.



Figure 1 damaged brick and mortar from water



Figure 2 Brick and mortar damaged from water infiltration



Figure 3 Basement wall



Figure 4 basement wall



Figure 5 Basement wall



Figure 6 Basement wall



Figure 7 Basement wall



Figure 8 Basement wall



Figure 9 Basement wall



Figure 10 Suspended ceiling main floor



Figure 11 Suspended ceiling main floor



Figure 12 Suspended ceiling main floor



Figure 13 Suspended ceiling main floor



Figure 14 Suspended ceiling main floor



Figure 15 Downspouts south side



Figure 16 Downspout north side



Figure 17 Downspout north side



Figure 18 Grade settled along foundation



Figure 19 Grade settled along foundation



Figure 20 Water damaged drywall main floor



Figure 21 Furnace in basement rusting from high moisture content



Appendix B – Assessor Affidavit

AFFIDAVIT

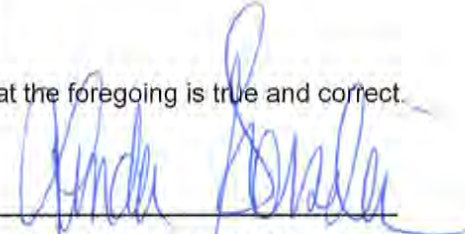
State of Michigan, County of Wayne:

I, Linda Gosselin, having first been duly sworn, depose and say:

1. I make this affidavit from my own personal knowledge, and I am competent to testify to the matters set forth herein
2. I currently hold a Michigan Master Assessing Officer (4) and a certified Personal Property Examiner.
3. Redevelopment of the Alfred Noble Library identified by tax parcel 46-134-03-1640-000; 32901 Plymouth Road has been proposed as a Brownfield project. A request for a Brownfield project requires the taxpayers to include with application, an affidavit signed by a Michigan Advanced Assessing Officer (3) or Michigan Master Assessing Officer (4) that states the property is functionally obsolete pursuant to Brown Redevelopment Financing Act 1996 PA 381 as amended.
4. Functionally obsolete property is property that is "unable to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as, overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(p) 2002. The Assessor's Manual as authorized by MCL 211.721 defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy; e.g., high ceilings, old fixtures or cabinets, poor floor plan in residences." 2003 Michigan Assessor Manual, Vol 1, Glossary, p275.
5. On behalf of the City of Livonia, I have reviewed the property at 32901 Plymouth Road, and have found that it fits within the definition of functional obsolescence. The building has deficiencies that render the building unusable in its current state and would require substantial investment to replace the roof, foundation, asphalt parking, mechanical, and electrical. The building also suffers from mold and mildew as a result of water damage. The building does not fully conform to code due to it partially non-ADA compliant. The current design and layout of the building as is, lacks functionality and does not fit the purpose of today's needs.

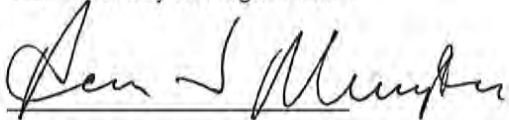
Dated this 23rd day of August 2021

I declare under penalty of perjury that the foregoing is true and correct.


Linda Gosselin, MMAO (4)

Subscribed and sworn before me

This 23rd day of August 2021



Bonnie Murphy, Notary Public Wayne County