

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

BRANDON McCULLOUGH, President
MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB GJONAJ DONOVIC
JIM JOLLY
SCOTT MORGAN
LAURA M. TOY



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LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR
THE REGULAR MEETING OF
MONDAY, MAY 6, 2024
7:00 P.M.**

**The electronic agenda is compiled, produced and
distributed by the City Council Staff.
(734) 466-2250**

The official documents are on file in the City Clerk's office.

**1992nd Regular Meeting Agenda of the Council of the City of Livonia
Monday, May 6, 2024 - Revised**

7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES – Revised Regular Meeting Minutes of April 1, 2024
Regular Meeting Minutes of April 15, 2024

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

[a. Communication from the Department of Finance, dated April 3, 2024, re: forwarding the Departmental Purchases Report, for the month ending March 2024.](#)

CONSENT AGENDA

1. [BLOCK PARTY: Denise Justice, re: to be held Saturday, August 3, 2024, from 1:00 p.m. to 10:00 p.m., on Washington Street between Hubbard and Indiana Streets, with a rain date of Saturday, August 10, 2024.](#)
2. [REQUEST TO BARRICADE CITY STREETS: Chris Inch, Stevenson Cross Country Head Coach, re: on Friday, August 23, 2024, from 12:00 p.m. through Saturday, August 24, 2024, at 12:00 a.m., with a rain date of August 24, 2024, on Perth Street from Stark Road until it dead-ends West of Farmington, for a nighttime high school cross country meet.](#)
3. [REAPPOINTMENT OF STEPHANIE BLATT TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.](#)
4. [REAPPOINTMENT OF OMAR FARIS TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire May 16, 2027.](#)
5. [REAPPOINTMENT OF PATRICK MIES TO THE PLYMOUTH ROAD REDEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.](#)
6. [REAPPOINTMENT OF DANIEL LAIBLE TO THE PLYMOUTH ROAD REDEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.](#)
7. [REQUEST TO EXTEND CONTRACT WITH ALLIE BROTHERS, INC: Livonia Fire Department, re: for a period of two years with a four percent increase, in order to supply Livonia Fire Department uniforms, from budgeted funds.](#)

8. REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) LIFE LINE TYPE-1 SUPERLINER AMBULANCE: Livonia Fire Department, re: to replace an ambulance in the vehicle replacement program, from budgeted funds.
9. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE THE PURCHASE OF ONE (1) PARATECH HEAVY STABILIZATION AND LIFT STRUT KIT: Livonia Fire Department, re: in order to enhance emergency response capabilities, from budgeted funds.
10. REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) TRANSIT VAN 250 HI ROOF CARGO VAN UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Works Division, re: to replace current van, from budgeted funds.
11. AWARD OF CONTRACT: Engineering Division, re: for the 2024 Pavement Joint and Crack Sealing Program, Contract 24-D.

UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEE

12. COMMITTEE OF THE WHOLE MEETING OF APRIL 22, 2024
 - a. The subject matter of addressing continuing efforts toward the improvement of ZBA administration and processes. (CR 52-24)
13. CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETINGS OF APRIL 17 & APRIL 24, 2024.
 - a. The subject matter of the 2022 Facility Condition Assessment and Space Needs Assessment. (CR 02-23)

UNFINISHED BUSINESS

14. REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located at the Northeast corner of Seven Mile and Merriman, in the Southwest 1/4 of Section 2 (19200 Merriman Ct) and to waive lot depth and lot area issue relative to Parcel 2.
15. REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located South of Eight Mile Road, and East of Merriman Road, just North of Pembroke in the Northwest 1/4 of Section 2 (19831 Purlingbrook Road) and to waive the lot width-to-depth ratio issue relative to Parcel A.
16. REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located North of Seven Mile Road and on the West side of Newburgh Road, in the Southeast 1/4 of Section 6 (19283 Newburgh Road) and to waive the lot depth and lot area for both proposed Parcel 1 and Parcel 2.
17. LANGUAGE CHANGE: Planning Commission, re: Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan. Public Hearing held on April 22, 2024.

NEW BUSINESS

AUDIENCE COMMUNICATION

NOTICE(S)

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with disabilities. Please call (734) 466-2236 or email clerk@livonia.gov as soon as possible if you need assistance. Council agendas are available on the City's website www.livonia.gov - under Your Government, City Council, Agendas & Minutes.

LORI L. MILLER, CITY CLERK

a.



LETTER TO THE LIVONIA CITY COUNCIL

Finance
April 3, 2024

MEETING DATE

R050624

PRESENTED BY

AGENDA ITEM

a. Communication from the Department of Finance, dated April 3, 2024, re: forwarding the Departmental Purchases Report, for the month ending March 2024.

BACKGROUND DETAILS

Finance Ordinance 3.04.130(A) requires that a report be provided to the governing body regarding departmental purchases that are between \$15,000 and \$19,999. Attached hereto are the departmental purchases that meet this criterion for the month ending March 31, 2024. Additional details on these purchases will be provided upon request.

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

We respectfully request that City council receive and file this report.

ATTACHMENTS

1. City Council - Receive and File Purchases - March 2024

APPROVED BY

Handwritten signature of Michael T Slater in blue ink.

Michael Slater, Finance Director

Date: April 03, 2024

Handwritten signature of Maureen Miller Brosnan in blue ink.

Maureen Miller Brosnan, Mayor

Date: April 04, 2024

City of Livonia
City Council – Recieve and File Purchases

For Month of : **March 2024**

Pursuant to Ordinance Section 3.04.130, purchases between \$15,000 and \$19,999 need to be submitted to City Council as a receive and file item. Below are the purchases that meet this criteria.

<u>Item #</u>	<u>Date</u>	<u>Department</u>	<u>Vendor</u>	<u>Item</u>	<u>Cost</u>	<u>Description</u>
1	3/1/2024	Police	Dell Computer Corporation #23995	Computer Hardware	\$19,820.00	(20) OptiPlex Tower (Plus 7010)
2	3/1/2024	Parks and Recreation	Holland Desk & Chair	MAC gym divider curtain	\$19,697.57	MAC gym divider curtain
3	3/1/2024	Police	Kiesler Police Supply	Ammunition	\$19,780.00	PO #23-215 (86) Fed Amer Eagle 223R 55G FMJ Boattail 500Rds
4	3/7/2024	Police	ACME Sports	Supplies	\$16,335.00	PO #23-408 Alien Gear Rapid Force Duty Holster Right/Left Hand
5	3/12/2024	DPW	Michigan Cat	Misc. equipment repair parts	\$19,754.37	Insurance Claim for equip. #253; repair parts
6	3/13/2024	Parks and Recreation	FJ Lafontaine & Sons	#13 fairway drainage	\$18,929.00	#13 fairway drainage at Fox Creek Golf Course
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**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

1. BLOCK PARTY: Denise Justice, re: to be held Saturday, August 3, 2024, from 1:00 p.m. to 10:00 p.m., on Washington Street between Hubbard and Indiana Streets, with a rain date of Saturday, August 10, 2024.

Denise Justice, Petitioner, presented the request to Council.

Councilmember Budzinski offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

1.

Clerk
April 3, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

AGENDA ITEM

BLOCK PARTY: Denise Justice, re: to be held Saturday, August 3, 2024, from 1:00 p.m. to 10:00 p.m., on Washington Street between Hubbard and Indiana Streets, with a rain date of Saturday, August 10, 2024.

BACKGROUND DETAILS

The block party to have a bounce house, outdoor games, radio music, and a fire truck. They will have approximately 50 people attending.

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

Approve as submitted.

ATTACHMENTS

1. S041524 Block Party Denise Justice 2nd response
2. S041524 Block Party Denise Justice response
3. Block Party - Washington

APPROVED BY

From: [Denise Justice](#)
To: [Kasprowicz, Sara](#)
Subject: Re: City Council Study Meeting of April 15, 2024
Date: Friday, April 5, 2024 10:03:17 AM
Attachments: [image005.png](#)
[image002.png](#)
[image004.png](#)
[image003.png](#)
[image001.png](#)

Hello again Sara,
I'm sorry to keep bugging you.

Can we change the block party dates to Aug 3 with rain date of Aug 10?
Denise

On Thu, Apr 4, 2024 at 2:35 PM Kasprowicz, Sara <skasprowicz@livonia.gov> wrote:

Here is what I have, please let me know if you see a need for any changes:

BLOCK PARTY: Denise Justice, re: to be held Saturday, August 10, 2024, from 1:00 p.m. to 10:00 p.m., on Washington Street between Hubbard and Indiana Streets, with a rain date of Saturday, August 17, 2024.

Sara Kasprowicz
Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov
www.livonia.gov

From: Denise Justice <djustice66@gmail.com>
Sent: Thursday, April 4, 2024 2:05 PM
To: Kasprowicz, Sara <skasprowicz@livonia.gov>
Subject: Re: City Council Study Meeting of April 15, 2024

Hello Sara,

Thank you for reaching out.

I apologize I have the incorrect side street. It should be Indiana.

Additionally, would it be possible to change the date of the event to August 10 at 1 pm instead of July 27?

Thanks

From: [Denise Justice](#)
To: [Kasprowicz, Sara](#)
Subject: Re: City Council Study Meeting of April 15, 2024
Date: Thursday, April 4, 2024 2:05:40 PM
Attachments: [SocialLink Youtube 32x32 9b8afb50-3b86-4678-b53d-7e423a9d8771.png](#)
[SocialLink Twitter 32x32 a844deab-cb87-48f2-9175-647012b70cfe.png](#)
[Livonia-Logo-250 2521acb0-d42c-429b-900f-b59ac98c1049.png](#)
[CitySeal100x100 8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png](#)
[SocialLink Facebook 32x32 15fe2196-de42-486f-ac8c-bd89c9da8fd7.png](#)

Hello Sara,
Thank you for reaching out.
I apologize I have the incorrect side street. It should be Indiana.
Additionally, would it be possible to change the date of the event to August 10 at 1 pm instead of July 27?
Thanks
Denise

On Thu, Apr 4, 2024 at 10:27 AM Kasprowicz, Sara <skasprowicz@livonia.gov> wrote:

Good Morning Denise,

I am reviewing your block party request to be heard at the Council meeting on April 15th.

I would please like to clarify the location of the barricades for the block party. I want to be sure the agenda reflects the correct streets, since this information goes to the Police and Fire Departments for safety reasons during your event.

The information provided reflects Washington Street from Vermont to Hubbard, but when I look at the map, Washington Street becomes Montana when it hits Ohio Street. Will you need the barricades the entire distance?

Thank you kindly! I will send the agenda by email to you once it is final and approved.

Sara



Sara Kasprowicz
Program Supervisor
City of Livonia | City Council Office
(734) 466-2250
skasprowicz@livonia.gov
www.livonia.gov



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Thank you.

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 4/1/24 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Denise Justice

Address (please include zip code): 32449 Washington St 48150

Telephone Number with area code: Cell 734 634 0224 Home: _____ Office: _____

Email: djustice66@gmail.com

Please circle what is being requested – **“BLOCK PARTY”** and/or **“STREET BARRICADING”**

7/27/24 8/17/24 12-10 PM

Date of Block Party
and/or Barricading

Rain Date

Start/end time of Block Party and/or Barricading
End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Washington St
Hubbard to Vermont

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) _____

Bounce house, outdoor games, radio music,
fire truck

How many barricades are you requesting (max. 10)? 8

Approximate Number Attending: 50

Date of Council Approval/Denial: _____

Council Resolution Number: _____

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

2.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

2. REQUEST TO BARRICADE CITY STREETS: Chris Inch, Stevenson Cross Country Head Coach, re: on Friday, August 23, 2024, from 12:00 p.m. through Saturday, August 24, 2024, at 12:00 a.m., with a rain date of August 24, 2024, on Perth Street from Stark Road until it dead-ends West of Farmington, for a nighttime high school cross country meet.

Chris Inch and Mark Lauzon, Petitioners, presented the request to Council.

Vice President Ptashnik offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
March 25, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

AGENDA ITEM

REQUEST TO BARRICADE CITY STREETS: Chris Inch, Stevenson Cross Country Head Coach, re: on Friday, August 23, 2024, from 12:00 p.m. through Saturday, August 24, 2024, at 12:00 a.m., with a rain date of August 24, 2024, on Perth Street from Stark Road until it dead-ends West of Farmington, for a nighttime high school cross country meet.

BACKGROUND DETAILS

A request to barricade city streets from Chris Inch, Stevenson Cross Country Head Coach and Mark Lauzon, Assistant, on Friday, August 23, 2024, from 12:00 p.m. through Saturday, August 24, 2024, at 12:00 a.m., with a rain date of August 24, 2024, on Perth Street from Stark Road until it dead-ends West of Farmington, for a nighttime high school cross country meet.

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

To approve as submitted.

ATTACHMENTS

1. S041524 Request for Barricading City Street - Lamplighter Invite August 23 2024

APPROVED BY

**REQUEST FOR NOISE WAIVER BLOCK PARTY and/or
BARRICADING OF CITY STREETS**

Send to: Livonia City Council, c/o City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097
or hand deliver to the City Clerk's Office at least 8 weeks prior to the planned event

PLEASE PRINT

Date of Application: 3/25/24 Date to appear at a Council Meeting: April 15th

Name of Neighborhood Representative: Chris Fuch - Head Coach, Stevenson Cross Country
Mark Lauzon - Event helper/volunteer
Chris: 23522 Longacre St. Mark: 19783 Gary Ln.

Address (please include zip code): Farmington, 48335 Livonia, 48152

Telephone Number with area code: Home: Chris: 248-910-9481 Office: Mark: 248-802-2540

Email: chrisinche@gmail.com
markflauzon@gmail.com

Please circle what is being requested - **"BLOCK PARTY"** and/or **"STREET BARRICADING"**
Friday August 23rd Saturday August 24th Start = noon; end 12:AM
Date of Block Party and/or Barricading Rain Date Start/end time of Block Party and/or Barricading
End time is no later than 10:00 p.m.

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries).

Barricading Perth Street at Stark Road.

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.)

The Lamplighter Invite. High School Cross Country meet sponsored by Stevenson H.S.

How many barricades are you requesting (max. 10)? 4

Approximate Number Attending: Approx. 2500 - 3000 runners and spectators

Date of Council Approval/Denial: _____

Council Resolution Number: _____

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

3.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

3. REAPPOINTMENT OF STEPHANIE BLATT TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.

Mark Taormina, Planning and Economic Development Director, presented the request to Council and indicated she was not able to be present at tonight's meeting.

Councilmember Budzinski offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Mayor's Office
April 5, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REAPPOINTMENT OF STEPHANIE BLATT TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.

BACKGROUND DETAILS

Honorable Members of the City Council, City of Livonia

RE: Reappointment of Stephanie Blatt to the Plymouth Road Redevelopment Authority

Dear Council Members:

I am herewith submitting to you, for your consideration and approval, the reappointment of Ms. Stephanie Blatt, 11801 Farmington Road, Livonia, Michigan 48150, as a member of the Plymouth Road Redevelopment Authority for a term that will expire on May 16, 2027.

Your approval on this reappointment is respectfully requested.

Sincerely,
Maureen Miller Brosnan, Mayor

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

Reappoint Stephanie Blatt to the Plymouth Road Redevelopment Authority for a three-year term.

ATTACHMENTS

None

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: April 05, 2024

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

4.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

4. REAPPOINTMENT OF OMAR FARIS TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire May 16, 2027.

Mark Taormina, Planning and Economic Development Director, presented the request to Council.

Mr. Faris was present to answer any questions of the Council and thanked them for the opportunity to continue to serve the Livonia community as a member of the PRDA.

Councilmember Donovic offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

4.

Mayor's Office
April 5, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REAPPOINTMENT OF OMAR FARIS TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY:
Office of the Mayor, re: for a three-year term, which will expire May 16, 2027.

BACKGROUND DETAILS

Honorable Members of the City Council, City of Livonia
RE: Reappointment of Omar Faris to the Plymouth Road Redevelopment Authority

Dear Council Members:

I am herewith submitting to you, for your consideration and approval, the reappointment of Mr. Omar Faris, 32910 Plymouth Road, Livonia, Michigan 48150, as a member of the Plymouth Road Redevelopment Authority for a term that will expire on May 16, 2027.

Your approval on this reappointment is respectfully requested.

Sincerely,
Maureen Miller Brosnan, Mayor

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

Reappoint Omar Faris to the Plymouth Road Redevelopment Authority for a three-year term.

ATTACHMENTS

None

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: April 05, 2024

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

5.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

5. REAPPOINTMENT OF PATRICK MIES TO THE PLYMOUTH ROAD REDEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.

Mark Taormina, Planning and Economic Development Director, presented the request to Council.

Mr. Mies was present to answer any questions of the Council and thanked them for the opportunity to continue to serve the Livonia community as a member of the PRDA.

Vice President Ptashnik offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

5.

Mayor's Office
April 5, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REAPPOINTMENT OF PATRICK MIES TO THE PLYMOUTH ROAD REDEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.

BACKGROUND DETAILS

Honorable Members of the City Council, City of Livonia

RE: Reappointment of Patrick Mies to the Plymouth Road Redevelopment Authority

Dear Council Members:

I am herewith submitting to you, for your consideration and approval, the reappointment of Mr. Patrick Mies, 9612 Berwick, Livonia, Michigan 48150, as a member of the Plymouth Road Redevelopment Authority for a term that will expire on May 16, 2027.

Your approval on this reappointment is respectfully requested.

Sincerely,
Maureen Miller Brosnan, Mayor

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

Reappoint Patrick Mies to the Plymouth Road Redevelopment Authority for a three-year term.

ATTACHMENTS

None

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: April 05, 2024

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

6.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

6. REAPPOINTMENT OF DANIEL LAIBLE TO THE PLYMOUTH ROAD REDEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.

Mark Taormina, Planning and Economic Development Director, presented the request to Council.

Mr. Laible was present to answer any questions of the Council and thanked them for the opportunity to continue to serve the Livonia community as a member of the PRDA.

Councilmember Donovic offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

Mayor's Office
April 5, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REAPPOINTMENT OF DANIEL LAIBLE TO THE PLYMOUTH ROAD REDEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2027.

BACKGROUND DETAILS

Honorable Members of the City Council, City of Livonia

RE: Reappointment of Daniel Laible to the Plymouth Road Redevelopment Authority

Dear Council Members:

I am herewith submitting to you, for your consideration and approval, the reappointment of Mr. Daniel Laible, 22626 Nona Street, Dearborn, Michigan 48124, as a member of the Plymouth Road Redevelopment Authority for a term that will expire on May 16, 2027.

Your approval on this reappointment is respectfully requested.

Sincerely,
Maureen Miller Brosnan, Mayor

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

Reappoint Daniel Laible to the Plymouth Road Redevelopment Authority for a three-year term.

ATTACHMENTS

None

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: April 05, 2024

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

7.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

7. REQUEST TO EXTEND CONTRACT WITH ALLIE BROTHERS, INC: Livonia Fire Department, re: for a period of two years with a four percent increase, in order to supply Livonia Fire Department uniforms, from budgeted funds.

Fire Chief Jennison presented the request to Council. The Chief indicated that Allie Brothers is in Livonia and has offered to extend their existing contract with the Fire Department with only a four percent increase for uniforms.

Vice President Ptashnik offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

7.

Fire
March 26, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Robert Jennison, Fire Chief

AGENDA ITEM

REQUEST TO EXTEND CONTRACT WITH ALLIE BROTHERS, INC: Livonia Fire Department, re: for a period of two years with a four percent increase, in order to supply Livonia Fire Department uniforms, from budgeted funds.

BACKGROUND DETAILS

Allie Brothers, Inc. has been the Fire department's uniform vendor for many years and has provided excellent service to the Fire Department. Allie Brothers, Inc is also the uniform vendor for the Livonia Police Department. The current Livonia Fire Department uniform contract began on 6/1/21 (CR #183-21) after Allie Brothers, Inc was the lowest bidder that responded to a solicitation for sealed bids in 2021. This contract expires on 5/31/24. As they did with the Police Department, Allie Brothers, Inc is willing to extend their contract conditions for an additional two years (6/1/24-5/31/26) for a 4% increase of the items to offset inflation.

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

It is the recommendation of the Fire Department that Council proceed as follows:

Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, as Allie Brothers, Inc was the lowest bidder on the previous solicitation. They are willing to extend their professional service contract for an additional two years, with only a small price increase to cover the cost of inflation. There would be no advantage to the City in soliciting bids. Allie Brothers is the only uniform provider in Livonia, so fitting and pickup are convenient. They have an excellent long-term track record of providing quality uniforms in a timely manner. Allie Brothers has been the uniform provider for the Livonia Fire Department for the excess of 30 years, without fail.

Accept the new professional service contract conditions (4% increase) from Allie Brothers, Inc for a period of two years (6/1/24-5/31/26) and authorize purchase from funds already budgeted in account 101-338-768-000.

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

n/a

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

n/a

DETAILED WORK BEING PERFORMED

n/a

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

Funding is budgeted for and available in Account No. 101-338-768-000.

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

n/a

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

ATTACHMENTS

1. Allie Bros - 2024 Extension Prices, 6-1-24 thru 5-31-26
2. Allie Bros - 2021 Bid Info, 6-1-21 thru 5-31-24

APPROVED BY



Robert Jennison, Fire Chief

Date: March 26, 2024



Michael Slater, Finance Director

Date: March 27, 2024



Paul Bernier, City Attorney

Date: March 27, 2024



Maureen Miller Brosnan, Mayor

Date: April 04, 2024

JUNE 1, 2024 - PRICES

LIVONIA FIRE DEPARTMENT UNIFORM SPECIFICATIONS

Submit 3 Copies of this Form

Complete Highlighted fields

No substitutions on any manufacturers, models, styles or specifications will be accepted (brand name only).

The quantities shown are only estimates of what would be purchased during the three year contract.
Please furnish the unit cost for the items and quantities listed.

<u>ESTIMATED QUANTITY</u>	<u>ITEM</u>	<u>MAKE</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
140	Uniform Shirts	Elbeco #G924 (FF long sleeve) Navy Tac Twill	\$42.63	5,968.20
200	Uniform Shirts	Elbeco #G934 (FF short sleeve) Navy Tac Twill	\$41.59	8,318.00
30	Uniform Shirts	Elbeco #310 (long sleeve dress) White 100% Poly	\$43.67	1,310.10
20	Uniform Shirts	Elbeco #3310 (short sleeve dress) White 100% Poly	\$42.63	852.60
100	Uniform Shirts	Elbeco #P878 (long sleeve) Lt. Blue Poly Cotton	\$36.39	3,639.00
140	Uniform Shirts	Elbeco #P868 (short sleeve) Lt. Blue Poly Cotton	\$34.31	4,803.40
75	Uniform Shirts	Elbeco #P878 (short sleeve duty) White Poly Cotton	\$33.27	2,495.25
75	Uniform Shirts	Elbeco #P877 (long sleeve duty) White Poly Cotton	\$34.31	2,573.25
50	Uniform Pants	Fechheimer #3910 Black f/Sr. Capt & above Fechheimer #3900 Navy 100% Poly	\$43.67	2,183.50
40	Dress Blouse	Elbeco #13750 Navy Poly Wool	\$228.79	9,151.60
40	Dress Pants	Fechheimer #34291 Navy Poly Wool	\$83.19	3,327.60
100	Winter Coat	Blauer #986060 ¾ Length w/DryFit Liner	\$249.59	24,959.00
600	Uniform Pants	511 Stryke #74369 Navy, Khaki & Black	\$72.28	43,368.00

40	Uniform Ties	Sam Broome #455B03 Poly Wool	\$5.20	208.00
60	Name Tag	Reeves #500	\$14.55	873.00
40	Dress Hat	Keystone #176	\$57.19	2,287.60
75	Fire Belt	Pando #229 Basket Weave Black 1 ¼"	\$31.19	2,339.25
12	Breast Badge – Battalion Chief	Blackinton #B38 Center, Karatclad- #A2873- Three Bugle Karatclad Badge Black Lettering Safety Pin Catch	\$93.59	1,123.08
8	Breast Badge – Deputy Chief	Blackinton #B38 Center, Flowed Enamel over Karatclad- #A6969- Four Bugle Karatclad Badge Black Lettering Safety Pin Catch	\$93.59	748.72
8	Breast Badge – Chief	Blackinton #B38 Center, Flowed Enamel over Karatclad- #A6965- Five Bugle Karatclad Badge Black Lettering Safety Pin Catch	\$93.59	748.72
8	Breast Badge – Training Officer	Blackinton #B38 Center, Flowed Enamel over Rhodium- #A6993- Firefighter Scramble Rhodium Badge Black Lettering Safety Pin Catch	\$46.79	374.32
120	Breast Badge – Firefighter	Blackinton #B38 Center, Rhodium- #2886- Firefighter Scramble Rhodium Badge Black Lettering Safety Pin Catch	\$46.79	5,614.80
40	Breast Badge – Engineer	Blackinton #B38 Center, Rhodium- #A2940- Plain Rhodium Badge Black Lettering	\$43.67	1,746.80

		Safety Pin Catch		
45	Breast Badge – Lieutenant	Blackinton #B38 Center, Rhodium- #A2876 – One Bugle Rhodium Badge Black Lettering Safety Pin Catch	\$42.63	1,918.35
45	Breast Badge – Captain	Blackinton #B38 Center, Rhodium- #A2875 – Two Bugle Rhodium Badge Black Lettering Safety Pin Catch	\$42.63	1,918.35
20	Breast Badge – Sr. Captain	Blackinton #B38 Center, Karatclad- #A2875 – Two Bugle Rhodium Badge Black Lettering Safety Pin Catch	\$43.67	873.40
50	Hat Badge- Firefighter	Blackinton #B484 Center, Rhodium- #2885 – Firefighter Scramble Rhodium Badge Black Lettering Center Screw Post for Hat	\$43.67	2,183.50
30	Hat Badge- Lieutenant	Blackinton #B484 Center, Rhodium- #A2876 – One Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	\$43.67	1,310.10
30	Hat Badge- Captain	Blackinton #B484 Center, Rhodium- #A2875 – Two Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	\$43.67	1,310.10
20	Hat Badge- Sr. Captain	Blackinton #B484 Center, Karatclad- #A2875 – Two Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	\$51.99	1,039.80

45	Collar Insignias- Lieutenant	Blackinton #A2876 1- Horn Rhodium	\$21.01	945.45
45	Collar Insignias- Captain	Blackinton #A2875 2- Horns Rhodium	\$21.01	945.45
20	Collar Insignias- Sr. Captain	Blackinton #A2875 2- Horns Gold	\$21.01	420.20
10	Collar Insignias- Fire Chief	Blackinton #A2871 5- Horns Gold White Enamel Background	\$21.01	210.10
20	Collar Insignias- Battalion Chief	Blackinton #A2873 3- Crossed Horns Gold	\$21.01	\$420.20
20	Collar Insignias- Senior Captain	Blackinton #A2875 2- Vertical Horns Gold	\$21.01	420.20
30	Collar Insignias- Engineer	Blackinton #A2940 Old Fashioned Fire Truck Rhodium	\$21.01	630.30
75	Collar Insignias- Firefighter	Blackinton #A2886 Fire Scramble Rhodium	\$21.01	1,575.75
10	Collar Insignias- Training Coord	Blackinton #A6993 Rhodium Blue Enamel Background	\$25.99	259.90
10	Collar Insignias- Apparatus Sup	Blackinton #A7871 Fire Truck Plain	\$21.01	210.10
10	Collar Insignias- Mechanic	Blackinton #A7871 Fire Truck Plain	\$21.01	210.10
10	Collar Insignias- Fire Marshal	Blackinton #A6973 3- Crossed Horns Gold Red Enamel Background	\$25.99	259.90
10	Collar Insignias- Sr. Inspector	Blackinton #A6981 2- Vertical Horns Rhodium Red Enamel Background	\$25.99	259.90
15	Collar Insignias- Inspector	Blackinton #A6985 1- Vertical Horn Rhodium Red Enamel Background	\$25.99	389.85
45	Shoe	Bates #00941 Clarino	\$103.99	4,679.55
15	Hat Badge-	Blackinton #B484		

	Battalion Chief	Center, Karatclad- #A2873 – Three Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	\$93.59	1,403.85
8	Hat Badge- Deputy Chief	Blackinton #B484 Center, Flowed Enamel Over Karatclad- #A6969 – Four Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	\$93.59	748.72
8	Hat Badge- Chief	Blackinton #B484 Center, Flowed Enamel Over Karatclad- #A6965 – Five Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	\$93.59	748.72
8	Hat Badge- Training Officer	Blackinton #B484 Center, Flowed Enamel Over Rhodium- #A5993 – Firefighter Scramble Rhodium Badge Black Lettering Center Screw Post for Hat	\$40.55	324.40
300	Duty Sweatshirt	8025-T Game Workwear Navy w/front left logo embroidered Livonia Fire & Rescue Maltese Cross Back logo silkscreened full back colors Right name/rank 1/4 zipper, right pocket Left & Right sleeve pen pocket Left & Right Shoulder mic-hold pocket	\$65.00	19,500.00
100	Polo Shirt	Grey: 5.11 Tactical Polo #71049	\$43.68	4,368.00
50	Polo Shirt	White: 5.11 Tactical Polo #71049	\$43.68	\$2,184.00
8	Belt	Sam Brown Clarino Jay Pee 402AC Black	\$62.39	499.12
300	Labor	2 Row Name/Rank Embroidery Service	\$5.20	1,560.00
Total Cost of all Items			\$	181,181.15

Are there exceptions to the required specifications?

Yes

Attach separate sheet detailing exceptions

No

XX

ALLIE BROTHERS UNIFORMS

Company Name

20295 MIDDLEBELT

Company Street Address

LIVONIA, MI 48154

Company City, State and Zip Code

ADAM SAMAAAN - MANAGER

Name and Title of Authorized Company Representative

SUSAN M. NASH
CITY CLERK

LORI L. MILLER
DEPUTY CLERK

OFFICE OF THE CITY CLERK



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2230
FAX: (734) 421-1147

June 15, 2021

Allie Bros. Uniforms, Inc.
20295 Middlebelt
Livonia, MI 48152

To Whom It May Concern:

The Council of the City of Livonia, at a Regular Meeting held June 14, 2021 adopted the following resolution:

#183-21 RESOLVED, that having considered the report and recommendation of the Fire Chief, dated May 10, 2021, which bears the signature of the Finance Director and is approved for submission by the Mayor, the Council does hereby accept the bid of Allie Bros. Uniforms, Inc., 20295 Middlebelt, Livonia, Michigan 48152, for supplying the fire department with uniforms and related uniform items for the unit prices set forth in the attachment to the referenced report and recommendation, for a period of three (3) years commencing June 1, 2021 to May 31, 2024, for an amount not to exceed \$168,344.52, the Council having determined to accept such bid for the reason that said bid was the lowest qualified bid received which met all specifications; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$168,344.52 from funds already budgeted in Account No. 101-338-768-000 (Uniform Allowance) for this purpose.

Very truly yours,

Susan M. Nash, City Clerk
SMN/bjm

cc: LFD
Finance

JUNE 1, 2021 PRICES

LIVONIA FIRE DEPARTMENT UNIFORM SPECIFICATIONS

Submit 3 Copies of this Form

Complete Highlighted fields

No substitutions on any manufacturers, models, styles or specifications will be accepted (brand name only).

The quantities shown are only estimates of what would be purchased during the three year contract.

Please furnish the unit cost for the items and quantities listed.

<u>ESTIMATED QUANTITY</u>	<u>ITEM</u>	<u>MAKE</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
140	Uniform Shirts	Elbeco #G924 (FF long sleeve) Navy Tac Twill	40.99	5,738.60
200	Uniform Shirts	Elbeco #G934 (FF short sleeve) Navy Tac Twill	39.99	7,998.00
30	Uniform Shirts	Elbeco #310 (long sleeve dress) White 100% Poly	41.99	1,259.70
20	Uniform Shirts	Elbeco #3310 (short sleeve dress) White 100% Poly	40.99	819.80
100	Uniform Shirts	Elbeco #P878 (long sleeve) Lt. Blue Poly Cotton	34.99	3,499.00
140	Uniform Shirts	Elbeco #P868 (short sleeve) Lt. Blue Poly Cotton	32.99	4,618.60
75	Uniform Shirts	Elbeco #P878 (short sleeve duty) White Poly Cotton	31.99	2,399.25
75	Uniform Shirts	Elbeco #P877 (long sleeve duty) White Poly Cotton	32.99	2,474.25
50	Uniform Pants	Fechheimer #3910 Black f/Sr. Capt & above Fechheimer #3900 Navy 100% Poly	41.99	2,099.50
40	Dress Blouse	Elbeco #13750 Navy Poly Wool	209.99	8,399.60
40	Dress Pants	Fechheimer #34291 Navy Poly Wool	79.99	3,199.60
100	Winter Coat	Blauer #986060 ¾ Length w/DryFit Liner	229.99	22,999.00
600	Uniform Pants	511 Stryke #74369 Navy, Khaki & Black	69.50	41,700.00

40	Uniform Ties	Sam Broome #455B03 Poly Wool	5.00	200.00
60	Name Tag	Reeves #500	13.99	839.40
40	Dress Hat	Keystone #176	54.99	2,199.60
75	Fire Belt	Pando #229 Basket Weave Black 1 1/4"	29.99	2,249.25
12	Breast Badge – Battalion Chief	Blackinton #B38 Center, Karatclad- #A2873- Three Bugle Karatclad Badge Black Lettering Safety Pin Catch	49.99	599.88
8	Breast Badge – Deputy Chief	Blackinton #B38 Center, Flowed Enamel over Karatclad- #A6969- Four Bugle Karatclad Badge Black Lettering Safety Pin Catch	49.99	399.92
8	Breast Badge – Chief	Blackinton #B38 Center, Flowed Enamel over Karatclad- #A6965- Five Bugle Karatclad Badge Black Lettering Safety Pin Catch	49.99	399.92
8	Breast Badge – Training Officer	Blackinton #B38 Center, Flowed Enamel over Rhodium- #A6993- Firefighter Scramble Rhodium Badge Black Lettering Safety Pin Catch	43.99	351.92
120	Breast Badge – Firefighter	Blackinton #B38 Center, Rhodium- #2886- Firefighter Scramble Rhodium Badge Black Lettering Safety Pin Catch	43.99	5,278.80
40	Breast Badge – Engineer	Blackinton #B38 Center, Rhodium- #A2940- Plain Rhodium Badge Black Lettering	41.99	1,679.60

		Safety Pin Catch		
45	Breast Badge -- Lieutenant	Blackinton #B38 Center, Rhodium- #A2876 -- One Bugle Rhodium Badge Black Lettering Safety Pin Catch	40.50	1,822.50
45	Breast Badge -- Captain	Blackinton #B38 Center, Rhodium- #A2875 -- Two Bugle Rhodium Badge Black Lettering Safety Pin Catch	40.50	1,822.50
20	Breast Badge -- Sr. Captain	Blackinton #B38 Center, Karatclad- #A2875 -- Two Bugle Rhodium Badge Black Lettering Safety Pin Catch	40.50	810.00
50	Hat Badge- Firefighter	Blackinton #B484 Center, Rhodium- #2885 -- Firefighter Scramble Rhodium Badge Black Lettering Center Screw Post for Hat	38.99	1,949.50
30	Hat Badge- Lieutenant	Blackinton #B484 Center, Rhodium- #A2876 -- One Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	38.99	1,169.70
30	Hat Badge- Captain	Blackinton #B484 Center, Rhodium- #A2875 -- Two Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	38.99	1,169.70
20	Hat Badge- Sr. Captain	Blackinton #B484 Center, Karatclad- #A2875 -- Two Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	49.99	999.80

45	Collar Insignias- Lieutenant	Blackinton #A2876 1- Horn Rhodium	20.20	909.00
45	Collar Insignias- Captain	Blackinton #A2875 2- Horns Rhodium	20.20	909.00
20	Collar Insignias- Sr. Captain	Blackinton #A2875 2- Horns Gold	20.20	404.00
10	Collar Insignias- Fire Chief	Blackinton #A2871 5- Horns Gold White Enamel Background	20.20	202.00
20	Collar Insignias- Battalion Chief	Blackinton #A2873 3- Crossed Horns Gold	20.20	404.00
20	Collar Insignias- Senior Captain	Blackinton #A2875 2- Vertical Horns Gold	20.20	404.00
30	Collar Insignias- Engineer	Blackinton #A2940 Old Fashioned Fire Truck Rhodium	20.20	606.00
75	Collar Insignias- Firefighter	Blackinton #A2886 Fire Scramble Rhodium	20.20	1,515.00
10	Collar Insignias- Training Coord	Blackinton #A6993 Rhodium Blue Enamel Background	24.99	249.90
10	Collar Insignias- Apparatus Sup	Blackinton #A7871 Fire Truck Plain	20.20	202.00
10	Collar Insignias- Mechanic	Blackinton #A7871 Fire Truck Plain	20.20	202.00
10	Collar Insignias- Fire Marshal	Blackinton #A6973 3- Crossed Horns Gold Red Enamel Background	24.99	249.90
10	Collar Insignias- Sr. Inspector	Blackinton #A6981 2- Vertical Horns Rhodium Red Enamel Background	24.99	249.90
15	Collar Insignias- Inspector	Blackinton #A6985 1- Vertical Horn Rhodium Red Enamel Background	24.99	374.85
45	Shoe	Bates #00941 Clarino	79.99	3,599.55
15	Hat Badge-	Blackinton #B484		

	Battalion Chief	Center, Karatclad- #A2873 – Three Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	49.99	749.85
8	Hat Badge- Deputy Chief	Blackinton #B484 Center, Flowed Enamel Over Karatclad- #A6969 – Four Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	49.99	399.92
8	Hat Badge- Chief	Blackinton #B484 Center, Flowed Enamel Over Karatclad- #A6965 – Five Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	49.99	399.92
8	Hat Badge- Training Officer	Blackinton #B484 Center, Flowed Enamel Over Rhodium- #A5993 – Firefighter Scramble Rhodium Badge Black Lettering Center Screw Post for Hat	38.99	311.92
300	Duty Sweatshirt	8025-T Game Workwear Navy w/front left logo embroidered Livonia Fire & Rescue Maltese Cross Back logo silkscreened full back colors Right name/rank 1/4 zipper, right pocket Left & Right sleeve pen pocket Left & Right Shoulder mic-hold pocket	62.50	18,750.00
100	Polo Shirt	Grey: 5.11 Tactical Polo #71049	37.50	3,750.00
50	Polo Shirt	White: 5.11 Tactical Polo #71049	37.50	1,875.00
8	Belt	Sam Brown Clarino Jay Pee 402AC Black	59.99	479.92
300	Labor	2 Row Name/Rank Embroidery Service	5.00	1,500.00
Total Cost of all Items			\$	168,344.52

Are there exceptions to the required specifications?

Yes

Attach separate sheet detailing exceptions

No

XXX

ALLIE BROS. INC.

Company Name

20295 MIDDLEBELT RD.

Company Street Address

LIVONIA, MI. 48152

Company City, State and Zip Code

ROBERT ALLIE PRESIDENT

Name and Title of Authorized Company Representative

**LIVONIA FIRE DEPARTMENT
UNIFORM SPECIFICATION
ADDITIONAL INFORMATION**

1. The vendor, if outside the City of Livonia, will deliver all items to the Livonia Fire Department. All bid items shall include any applicable shipping charges. No additional surcharges, such as for fuel, will be allowed during the term of the agreement. Each item will be packaged and clearly marked with the name of the officer who ordered the item(s).
2. Specifications must be strictly adhered to in order to maintain compatibility with the present uniform.
3. All items are to be first quality, no seconds will be allowed. ***ALL PRODUCTS MUST BE NEW.***
4. Examples of present uniform articles will be made available at the Livonia Fire Department upon request.
5. The vendor will be available for measurements at the beginning of the agreement and at times during the year for new employees and for emergency sessions. These sessions will be held at the Livonia Fire Department and may require the vendor to appear during the daytime, afternoon and midnight hours.
6. Sizes of uniforms and equipment: various sizes to be fitted. Proper fit will be the responsibility of the vendor, who will bear all additional alteration and fitting costs
7. Any additional charge for oversize/extended sizing shall be specified in the bid. Bid shall note sizes which may incur additional costs.
8. Shoulder patches for the shirts and jackets will be supplied by the vendor to the fire department. The shoulder patches are to be sewn on by the vendor and the charge to sew them on (if any) shall be included in the bid price of the shirts and jackets. Two shoulder patches are required on each shirt and jacket, one being on each sleeve one inch below the shoulder seam.
9. Sleeves and epaulet buttons on the uniform jackets are to be silver in color; gold for Fire Chief, Deputy Chief, Battalion Chief and Fire Marshal.
10. The length of the contract with the successful bidder will be for a period of three years from the date of approval by the Livonia City Council. The City, may, at its discretion renew the contract for an additional 2-year period.
11. The vendor will provide workman-like tailoring which insures that the garments fit each employee properly.
12. All uniform items will be provided by the vendor within fourteen (14) working days from the date of order by the Fire Department employee.
13. Any substitutions/changes of uniform items/equipment made necessary during the term of the contract by production discontinuation or change by the manufacturer must be approved by the Uniform Officer of the Livonia Fire Department.

**LIVONIA FIRE DEPARTMENT
UNIFORM SPECIFICATION
ADDITIONAL INFORMATION**
(Continued)

14. The vendor will invoice the City of Livonia-Division of Fire monthly for all items delivered to the Fire Department during the previous month. The monthly invoice must delineate each employee's purchase and amount.
15. Terms of the agreement between the City of Livonia and the successful vendor not met by the vendor may be reason for cancellation of the agreement.

The company referenced below has read and can comply fully with the specification stated herein.

 X Yes we will comply fully with the specifications without deviation

 We have noted exceptions in the Statement of Qualifications form included with our bid submission for your consideration

ALLIE BROS. INC.

Name of Company submitting Bid

ROBERT S. ALLIE

Name of person submitting Bid

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

8.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

8. REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) LIFE LINE TYPE-1 SUPERLINER AMBULANCE: Livonia Fire Department, re: to replace an ambulance in the vehicle replacement program, from budgeted funds.

Fire Chief Jennison presented the request to Council. The Chief indicated the process takes a long time to order an ambulance to be built, typically two to three years. When the vehicle has been completed and delivered to the Fire Department, they will then decide which vehicle will be disposed of, but it is too early at this point to say which vehicle the new ambulance will replace.

Vice President Ptashnik offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

Fire
March 26, 2024

MEETING DATE	PRESENTED BY
S041524/R050624	Robert Jennison, Fire Chief

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) LIFE LINE TYPE-1 SUPERLINER AMBULANCE: Livonia Fire Department, re: to replace an ambulance in the vehicle replacement program, from budgeted funds.

BACKGROUND DETAILS

It is respectfully requested that City Council approve the purchase of one (1) 2024 or newer, Life Line Type-1 Superliner Ambulance on a 2024 or newer Ford F-450 XLT Chassis from R & R Fire Truck, 751 Doheny Drive, Northville, MI (Representative of Life Line Emergency Vehicles, 1 Lifeline Drive, P.O. Box 299, Sumner, IA 50674) for a net cost of \$313,835 as follows:

Vehicle Cost	\$313,835
Less: Ford GPC Rebate	unknown at this time, price adjustment will be made on final invoice
Net Vehicle Cost	\$313,835

This vehicle would be provided through the Houston Galveston Area Council (HGAC-Buy) cooperative purchasing consortium previously approved by City Council (#61-17) at its Regular Meeting on 2/27/17.

This new ambulance will replace a current frontline vehicle at time of delivery as part of the department’s capital vehicle replacement program. At which time the replaced ambulance would be placed into reserve status, and a current reserve would be sold, auctioned, or traded; depending on the best possible advantage to the city at that time. The sale, auction or trade value would be consistent with what has previously been recovered utilizing disposal options listed.

It is anticipated that due to supply chain issues, this vehicle will not be received for up to 960 days, or until mid to late 2026. That time frame could also be extended if the delivery of a 2024 chassis is not realized. Due to these factors, knowing which ambulance would be replaced and/or rotated to reserve status, and which would be removed from service is not possible at this time. That would be determined nearing time of delivery.

In addition, due to supply chain issues, the payment would need to be split. The first payment would be required within 30-days of the arrival of the Ford F-450 chassis from Olathe Ford at Life Line’s factory in Sumner, IA. Remaining balance will be required prior to final inspection/delivery.

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

It is the recommendation of the Fire Department that Council proceed as follows:

Waive the formal bidding process in accordance with Section 3.04.140.E.4 of the Livonia Code of Ordinances, as amended, since the purchase is being made through the HGAC-Buy cooperative purchasing consortium.

Authorize purchase from R & R Fire Truck (Life Line Emergency Vehicles) (HGAC Contract: AM10-23 / Product Code: NA-06: Life Line Type-1 Superliner 171" Body, Ford F-450) in the amount of \$313,835 from budgeted funds in account 401-000-985-000.

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

n/a

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

n/a

DETAILED WORK BEING PERFORMED

n/a

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

Funding is budgeted for and available in Account No. 401-000-985-000.

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

n/a

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

ATTACHMENTS

1. R&R Sales Proposal

APPROVED BY



Robert Jennison, Fire Chief

Date: March 26, 2024



Michael Slater, Finance Director

Date: March 26, 2024



Paul Bernier, City Attorney

Date: March 26, 2024



Maureen Miller Brosnan, Mayor

Date: April 04, 2024



751 Doheny Drive Northville, MI 48167-1957

SALES PROPOSAL

Date: March 5, 2024

THIS PROPOSAL ("Proposal") is made by and between R&R Fire Truck Repair Inc., ("R&R"), and the **City of Livonia** ("Customer") for the purchase of **One [1] Life Line Type-I Ambulance**. In exchange for the Apparatus and Equipment, Customer agrees to pay R&R the sum of: **Three Hundred Thirteen Thousand Eight Hundred Thirty-Five Dollars (\$313,835.00)** ("Purchase Price"). If this proposal is not accepted by the purchaser within **45-days** from the date proposed, we reserve the right to withdraw this proposal.

(1) Subject to the terms of this Proposal, the R&R shall furnish, and Customer shall purchase, the apparatus and equipment ("Apparatus and Equipment") described and in accordance in all material respects with the specifications ("Original Specifications") submitted with the bid proposal (the "Bid Proposal"). In the event there is any conflict between Original Specification and the Bid Proposal, the Bid Proposal will prevail.

(2) This Proposal for Apparatus and Equipment conforms to all Federal Department of Transportation (DOT) and Environmental Protection Agency (EPA) rules and regulations, and Federal KKK Standards in effect as of the Effective Date. Any increased cost incurred by the manufacturer because of future changes in or additions to such DOT, EPA or KKK standards will be passed along to Customer as an addition to the Purchase Price set forth below.

(3) The Apparatus and Equipment shall be ready for delivery from the factory, within an **Est. 960- days**. **This delivery timeframe is subject to modification if there are customer driven delays to holding the pre-construction meeting and/or if there are customer driven delays to returning the corresponding signed change order to the factory. All days exceeding 10 days after the pre-construction conclusion with priced change order ready for approval will be added to the above-mentioned delivery timeframe.**

(4) A competent R&R service representative shall be provided to demonstrate and provide instructions in the handling and operation of Apparatus or Equipment described herein.

(5) Any applicable taxes not specified noted above will be paid by Customer directly or will be added to the Purchase Price. If Customer claims exemption from any tax, Customer shall furnish applicable exemption certificate to R&R and hold R&R harmless from any such tax, interest or penalty which may at any time be assessed against R&R.

All payments must be made to R&R Fire Truck Repair Inc. Any representation that payment is to be to any other party is unauthorized.

(6) R&R warrants that, at the time of delivery, the Apparatus and Equipment shall comply in all material respects with the Original Specifications. **OTHER MANUFACTURER WARRANTIES APPLICABLE TO THE APPARATUS AND EQUIPMENT ARE THOSE EXPRESSLY SET FORTH IN THE BID PROPOSAL AND IDENTIFIED AS APPLYING TO THE APPARATUS AND EQUIPMENT. SUCH WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE.**

(7) This proposal becomes part of the binding contract upon signing a "Contract" between R&R and customer along with authorized signatures of R&R (company officer) and Customer (authorized officials) signatures.

Submitted to Customer By: <u>Al DiAgostino</u> on <u>3/5/24</u> R&R Sales Representative – Print Name Date
<u>Al DiAgostino</u> R&R Sales Representative Signature



Service and repairs on all makes and models

Robert Jennison
Fire Chief
Livonia Fire Dept.
14910 Farmington Road
Livonia, MI 48154

March 5, 2024

Dear Chief Jennison,

This letter serves as a supplement to the attached R&R Proposal Document, and the H-GAC Buy Contract Package Documents.

This quote is based on the HGAC Contract AM10-23 [NA-06], with Liquid Spring Rear Suspension Installed. This quote also contains the required HGAC Contract Fee, Published Options Requested, and Un-Published Options required to complete the delivery. The Chassis will be a 2024 [or Newer] Ford F-450 XLT 193" WB, 4x4 7.3-liter Gas Engine, ordered Vermillion Red.

As you are aware, we ordered a Chassis back in September 2023, with the understanding that the Chassis would need to be paid for within 30-days of its arrival at Life Line's Factory in Sumner, IA. At this point, the Chassis is still "On-Order", with no VIN or Build Date assigned yet. If this Chassis is rejected as a 2024 build by Ford, we will be required to re-order it in the next available Model Year [MY], with current Chassis & Liquid Spring pricing applying.

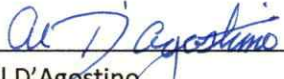
R&R Fire Truck Repair Inc. is the Michigan Dealer for Life Line Emergency Vehicles (LLEV), Sumner, IA. LLEV has been in business building custom high-end Ambulances for the past 39-years.

Note: The available Ford GPC Rebate is currently "unknown". If available, it will be noted and adjusted from the final invoice.

Delivery is running "approximately" 730-912 -Calendar Days after receipt of the Chassis from Olathe Ford [KS], with a "Signed Off" Work Order, and CAD Drawings.

Thank You for your business, we look forward to providing another state-of-the-art-Ambulance for the City of Livonia.

Feel free to contact me with any questions you may have at 248-697-8002


Al D'Agostino
Asst. Sales & Marketing Mgr.
R&R Fire Truck Repair Inc.
al@rrfiretruck.com



NOTE:

Final Payment will be required prior to Final Inspection in order to allow R&R time process payment to Life Line Emergency Vehicles. Two [2] weeks prior is recommended to allow for payment to clear the Bank waiting period.

Issue the Purchase Order to:

R&R Fire Truck Repair Inc.
751 Doheny drive
Northville, MI 48167

Tax ID#: _____

Note on P.O. The Following Information Please:

H-GAC Contract: AM10-23

Product Code: NA-06: Ford F-450, Superliner Type-I 171" Body, 4x4, Gas 7.3Liter V8

G. Total Purchase Price (D+E+F):



QTY	PART NO	DESCRIPTION	EXTENDED
AM10-23			
	10-00-5310	Order Ford Chassis with OEM Aluminum Wheels ILOS Steel Wheels	1,095.00
	10-00-5401	Ford XLT (17V) Value Package	1,729.00
	10-00-6050	Liquid Spring Suspension Kit For Ford F-450	10,350.00
	10-01-7501	Real Wheels SS Hub Covers with Valve Extensions	235.00
	10-01-8000	Delete Standard Wheel Covers	(200.00)
	10-03-0000	Large Custom Floor Console	600.00
	10-04-0000	F-Series & RAM Four Battery System	200.00
	15-01-1655	Federal K-Spec Package Thru Change Notice 14	775.00
	15-01-5200	74" Finished Headroom	1,296.00
	20-01-3000	Sliding Side Entry Door Window (Dark Tint)	125.00
	20-01-5500	Fixed Rear Entry Door Windows (Dark Tint)	100.00
3	20-01-9000	Delete Exterior Assist Handle On Side Or Rear Entry Doors (Ea)	(75.00)
	25-01-3224	31.5" TecNiq Model E41 LED Strip Lighting IATS For Exterior Compartment	56.00
	25-01-3225	54" TecNiq Model E41 LED Strip Lighting IATS For Exterior Compartment (	86.00
2	25-01-3226	72" TecNiq Model E41 LED Strip Lighting IATS For Exterior Compartment (	220.00
	25-01-3227	9" TecNiq Model E41 LED Strip Lighting IATS For Exterior Compartment (E	32.00
	25-04-3000	Delete Superliner Curbside Front Backboard Compartment	(300.00)
	25-05-3000	Superliner Curbside Rear Backboard Compartment	300.00
	25-05-6500	Streetside Wheel Well Slide Out Drawer Compartment	575.00
5	25-11-8000	Diamond Plate Adjustable Shelf W/ Ribbed Rubber Matting (Ea)	1,000.00
	25-12-1200	S.V.I. Adjustable Long Board Slots (Ea)	100.00
4	25-12-6000	Sweep Out Level Compartment Floor (Ea)	200.00
	25-13-5600	1.5" Seat Belt Style Compartment Equipment Strap (Ea)	75.00
	25-13-6500	Split Level Compartment Depth Design (Ea)	300.00
	25-CS-0510	Custom Compartment Notch (ea)	150.00
3	25-CS-0720	Vortex Angled Bracket for SCBA Tanks (ea)	450.00
	30-01-0500	STD Rear Bumper With Rubber Dock Option	50.00
	30-01-2010	Add Red/White Tape On The Center Section of Bumper	75.00
	35-01-3000	Diamond Plate Running Boards With Grip Strut	150.00
	35-01-7000	Whelen TOCACCCR Surface Mounted Running Board Lights (Pr)	328.00
	35-02-4500	Rear Corner Stone Guards (Kick Plate Height)	50.00
	35-02-5500	Polished Stainless Steel Plate Under Fuel Fill Area	100.00
	40-01-0301	Add Second Rear Touch Screen (Elite System)	2,600.00
	40-01-5000	Super Auto Eject Shoreline - 20 Amp	284.00
	40-01-7500	Shoreline On Indicator Light (Exterior)	75.00
	40-02-3500	Vanner LSC12-1100 1100W Inverter With Display Includes 55 Amp Battery	1,385.00
	40-03-5500	Add 12 Volt Power Outlet (Ea)	50.00
	40-03-6500	Delete Action Area 125 Volt Standard Style Hospital Grade Outlet	(60.00)
	40-03-8500	Add 125 Volt Standard Style Hospital Grade Outlet (Ea)	60.00
	40-03-8611	Add Dual 2.4 amp USB Charger And 20 amp 12v Outlet	110.00
	40-03-9500	Add 125 Volt 4-Plex (Ea)	120.00
	40-04-4500	Additional Power Door Lock (Ea) P-1	130.00
2	40-04-7000	Interior Body Switch For Power Door Locks (Ea)	390.00
	40-05-0500	2 Kenwood Speakers Mounted In The Ceiling Center Strip	175.00
3	40-05-1510	12 Volt Power And Ground Circuit (Ea)	150.00

3	40-05-2710	Streamlight Fire Vulcan LED Vehicle Mount System Flashlight (Ea)	630.00
	45-01-5510	6 - 3" Round Super-LED Surface Mounted Lights Down Center Strip	550.00
	45-02-4517	Red LED Strip Lighting By Vista at Floor Base On Both Walls	760.00
	50-02-7000	Whelen M6T Series "LED" Amber ArrowTurn Light IATS (Pr)	346.00
	50-02-9501	Whelen M6 Series LED Back-Up Lights (Pr)	233.00
	50-03-4901	Whelen Two Reverse Activated M9LZC Rear Load Lights	1,040.00
	50-03-8401	Whelen M9LZC Side Scene Lights (Two Each Side)	2,080.00
	50-04-5000	Wire Rear Emergency Light To Brake Circuit IATS	50.00
8	50-04-5700	Recessed Truck-Lite 60 "LED" Door Light (Red or Amber)(Ea)	800.00
8	50-04-7501	Whelen "OS" Series LED ICC Marker Lights ILOS (Ea)	120.00
	50-04-8410	FIRETECH Minibrow Single Stack Trunnion Mount Scene Light	1,002.00
	50-05-4545	Whelen ARGES LED 12Volt Remote Spot Light Cab Roof Mount	998.00
	50-05-4605	Golight Bracket for F-Series Cab Roof Installation	250.00
	55-01-3140	(2) 21" AHT Air Horns Thru Bumper Valance F-Series w/HDRR Compressor	2,422.00
	55-01-6000	Add Secondary Air Tank To Air Horn System	325.00
2	55-02-1500	KE-794 Module Roof Antenna Base/Coax (Ea)	150.00
6	55-02-5500	Radio Pre-Wire Power And Ground 20 AMP Or Less Circuit (Ea)	900.00
2	55-02-6500	Install Customer Supplied Radio Cables (Ea)	300.00
	60-01-1200	Whelen 295HFSA7 Dual Amplifier System ILOS	627.00
	60-01-2500	Federal EQ2B Electronic Siren System IATS	1,450.00
	60-01-9001	4 Whelen M9 Series "LED" Side Module Warning Lights	620.00
*	60-02-5000	Delete The 2 Standard Front Module Warning Lights (Credit)	(364.00)
*	60-02-8100	Delete The Standard Center Front Module Warning Light (Credit)	(182.00)
	60-02-9501	2 Whelen M9 Series "LED" Rear Module Warning Lights	310.00
	60-03-3001	1 Whelen M9 Series "LED" Center Rear Module Warning Light	155.00
	60-04-5271	2 Whelen TLI* ION T-Series Linear Super-LED Grille Lights w/Chrome Flang	44.00
	60-05-0494	2 Whelen M7 Series "LED" Intersection Lights (Type I)	200.00
	60-06-3502	2 Whelen M6 Series "LED" Rear Wheel Well Lights	546.00
	60-07-1530	7 Whelen M9 Series "LED" Front Module Warning Lights Clear Lens	1,831.00
	60-09-4455	Whelen TLI* ION T-Series Linear Super-LED Grille Lights Chrome Flange (E	185.00
	60-10-0160	Rear Window Level Whelen M9 Red Or Amber Or Blue Or Clear "LED" Ligh	818.00
	60-11-4400	Whelen ULF44 LED Flasher 4-Outlet 60 Watts (Ea)	110.00
	65-03-3500	Cabinet Above The Side Seat With Speed Load Door	250.00
	65-03-7500	L.F.O. Cabinet With Speed Load Door	150.00
	65-05-8500	EVS 1880S VAC Child Rear Facing Seat On Pedestal/Swivel Base	1,193.00
2	65-05-9795	Delete Contoured ERGO Backrest/IMMI 4 Point Seatbelt (Ea)	(400.00)
	65-07-1000	Right Front Upper ALS Cabinet With Heavy Polycarbonate Doors	75.00
	65-07-4510	Right Front Lower ALS Cabinet With "ROM" Series 4 Door	550.00
	65-07-5300	Top R.F.S. Cabinet W/Top Hinged Solid Door ILOS Heat/AC	50.00
	65-07-5410	Top R.F.S. Cabinet (Ducted Heat/AC In Ceiling Pkg Discount)	(50.00)
	65-07-9000	Add Cabinet In The Lower Walk-Thru Area	500.00
	65-08-5000	Formed Stainless Removable Sharps And Waste "A" Bar	275.00
	65-08-5100	Recessed Open Storage Area At Head End Of Squad Bench Vortex Lined	350.00
	65-08-5700	Docking Hardware For Removable "A" Bar	75.00
	65-09-2510	Two Section Bandage Cabinet W/Top Hinged Heavy Polycarbonate Doors	400.00
	65-09-6110	Latching Triple Glove Box Holder w/Clear Lid In Cushion Area Above Doors	390.00
	65-09-7001	Cabinet Glove Box Holder	225.00
	65-11-1000	Black Southco C5 Lever Cabinet Latches	75.00
	65-12-2810	BRG LED Digital Clock Mounted In Rear Head Cushion	325.00
	65-12-4100	Locking Cabinet Door With Simplex Push Button Lock (Ea)	50.00
	65-12-9800	Tip Out Trash And Sharps Container	300.00

	65-13-6500	6" High Polished Scuff Protector On Left Wall	200.00
	65-14-0000	6" High Polished Scuff Protector On Right Wall	200.00
	65-CS-1020	Add Flat Cabinet For The 2nd Rear Switch Panel	150.00
	70-01-0100	Delete Standard Module Fresh Air Intake Vent	(25.00)
	70-01-1010	Turbo 4000 12 Volt Powered 4" Exhaust Fan ILOS	200.00
	70-01-2301	Ducted Hoseline Center Mounted Heat/AC Location ILOS	1,550.00
	70-01-6520	Ultimate Additional Insulation Pkg with Yellow Certifoam Body/Floor/Door	750.00
	70-02-2710	Anti-Microbial Film in Patient Area	500.00
	75-01-3500	Delete Ceiling Mounted Oxygen Outlet	(125.00)
	75-01-6500	Add Ohio Style Oxygen Outlet(s) (Ea)	125.00
	75-02-3500	ZICO "OTS System" Electric Oxygen Lift Bracket	3,240.00
2	75-03-3010	ZICO Model QR-D-2 Quick Release Strapless Portable Oxygen Tank Bracket	810.00
	80-01-1000	Delete Onboard Suction System	(250.00)
	85-01-1500	Paint Module Body Other Color ILOS O.E.M. White	2,400.00
	85-01-4500	Delete Standard Beltline Stripe	(550.00)
	85-02-8500	Custom Two-Tone Paint	900.00
	85-02-9585	Paint AC Condenser Cover	550.00
100	85-03-3500	1" Scotchlite Striping (Per Foot)	200.00
44	85-03-5000	6" Scotchlite Striping (Per Foot)	352.00
	85-04-0100	6" Wide Rear Wall Chevron (Two Color-Full Wall & Doors)	1,800.00
	85-04-1200	Diamond Grade Chevron Upgrade	500.00
Total Published Options			63,262.00



LIFE LINE
EMERGENCY VEHICLES

HGACBUY THE SMART PURCHASING SOLUTION

QTY	PART NO	DESCRIPTION	EXTENDED
AM10-23			
1	Category 10 - Chassis Cab Customizations	Unpublished Engine, Transmission, wheels, axles, drivetrains, cab extensions, Auxially A/C compressors, mirrors, suspensions, batteries, extended warranties.	\$755.00
1	Category 20- Modular Body, Doors Window Hardware Customization	Unpublished special customization of body, doors, windows, and hardware.	
1	Category 25- Exterior Compartment Customization	Unpublished special compartment designs, engineering fees, hardware.	
1	Category 30- Rear Step, Bumper, Impact Rails, Stone Shields & Running Boards Customization	Unpublished custom rear steps, bumper assemblies, impact rails, stone shields, running boards & hardware.	
1	Category 40-Electrical Customization	Electrical boards, custom electrical items, camera, DVD players, HED electrical upgrades, inverters, Generators, etc.	
1	Category 45&50- Interior & Exterior Lighting Customization	Unpublished lighting customizations	
1	Category 55-Radio & Air Horn Customization	Unpublished Radio and air horn options.	
1	Category 60- Emergency Lighting Customization	Unpublished Siren and Emergency Lighting	\$50.00
1	Category 65- Patient Compartment Customization	Unpublished Patient Compartment options	\$125.00
1	Category 70- Patient Compartment Environment Customization	Unpublished Patient Compartment Environmental systems, custom A/C heaters, air purification systems, covid related anti-bacterial systems.	\$150.00
1	Category 75&80-Oxygen System & Suction Customization	Unpublished oxygen & suction systems and accesories.	
1	Category 85&90 Paint & Graphics Customization	Unpublished custom paint, graphics, & lettering.	

Total Customization

\$1,080.00

PARATECH

LIFT ♦ SHIFT ♦ CONTAIN ♦ STABILIZE ♦ PENETRATE
MADE IN THE USA & USED WORLDWIDE

INTERSTATE/MOTORWAY VSK

The ultimate vehicle stabilization kit. There is no vehicle on the road, runway or track that this kit cannot stabilize. When your vehicular rescue needs the strongest system available, look no further.

Maximum load up to 120,000 lb / 54,431 kg with a 4:1 safety factor



3 - LongShore Extension 235 24 in / 61 cm 22-796342



3 - LongShore Extension 435 48 in / 122 cm 22-796356



2 - LongShore Strut 304 36-50 in / 91-127 cm 22-796720



2 - LongShore Strut 406 48-73 in / 119-185 cm 22-796730



2 - LongShore Strut 610 72-116 in / 183-295 cm 22-796360



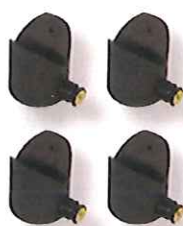
4 - Tie Down Keys with J Hook 22-796161



6 - Ratchet Belt with Finger Hook 27 ft / 8.2 m 22-890553



4 - Contour Base
22-796270



4 - V Base
22-796090



4 - Multi-Base
22-796025

Kit Part No.	Net Weight: lb	kg
22-796855	438.2	198.0

Part No.	Description	Quantity
22-796720	LongShore Strut 304 36-50 in / 91-127 cm	2
22-796730	LongShore Strut 406 48-73 in / 122-185 cm	2
22-796360	LongShore Strut 610 72-116 in / 183-295 cm	2
22-796342	LongShore 235 Extension 24 in / 61 cm	3
22-796356	LongShore 435 Extension 48 in / 122 cm	3
22-796090	V Base	4
22-796270	Contour Base	4
22-796025	Multi-Base	4
22-796180C	Hinged Base Plate w/ Anchor Ring 12 in / 30 cm	6
22-796165	Chain 20 ft / 6.1 m x 3/8 in, grade 80	2
22-890553	Ratchet Belt w/Finger Hook 27 ft / 8.2 m	6
22-796161	Tie Down Keys w/J Hook	4
22-890015	Non Slip Neoprene Pad	2



6 - Hinged Base with Anchor Ring 12 in / 30 cm 22-796180C



2 - Non Slip Neoprene Pad
22-890015



2 - Chain 20 ft / 6.1 m x 3/8 in, grade 80 22-796165



PARATECH

www.paratech.com

PARATECH HEADQUARTERS: P.O. BOX 1000, FRANKFORT, IL 60423 USA
TOLL FREE: +1 800 435 9358 PHONE: +1 815 469 3911 FAX: +1 815 469 7748 EMAIL: paratech@paratech.com

PARATECH EUROPE: P.O. BOX 174, 5260 ODENSE S, DENMARK
PHONE: +45 66 11 24 22 FAX: +45 66 11 32 EMAIL: paratech@paratech.dk



CERTIFICATE NO.
ISO9001:2008



Rescue Support Systems

HydraFusion Struts

The Paratech HydraFusion Struts offer end users the ability to lift up to 10 U.S. tons with a safety factor of 2:1 and to stabilize up to 20,000 lbs. with a safety factor of 4:1. The innovative, built in Dual Shaft End Adapter (patent pending) allows users to safely use Paratech LongShore, LockStroke or AcmeThread Struts and Extensions in conjunction with the incredible lifting ability of the HydraFusion Strut.

HydraFusion Strut Kits

All lift 10 tons (9.0 t) with a 2:1 safety factor.
All shore 20,000 lbs. (9.0 t) with a 4:1 safety factor



HydraFusion Strut 04 Kit

Net Weight: 42.2 lb 19.2 kg
Part No. 22-79HA04K



HydraFusion Strut 16 Kit

Net Weight: 60.7 lb 27.6 kg
Part No. 22-79HA16K



HydraFusion Strut 10 Kit

Net Weight: 51.8 lb 23.5 kg
Part No. 22-79HA10K



HydraFusion Pump With Gauge

With Gauge and Hose Only
Net Weight: 23.2 lb 10.5 kg
Part No. 22-790020G

No-spill, flat-face hydraulic coupling with a non-conductive 10 ft (3 m) kink-resistant hose. Two speed, single acting, lightweight, 10,000 psi (690 bar), metal hydraulic pump.



HydraFusion Hose Extension

Net Weight: 2.2 lb 1.0 kg
Part No. 22-790030X



HydraFusion Struts Accessories



Strut Converter
Use a Strut Converter to attach a base to the top end of a HydraFusion Strut
Net Weight: 2.7lb 1.2kg
Part No. 22-796035



HydraFusion Longshore Screw Adapter
Net Weight: 6.1lb 2.7kg
Part No. 22-790019



HydraFusion AcmeThread Screw Adapter
Net Weight: 6.5lb 2.9kg
Part No. 22-790067

Part No.	Description	Lift Height		Net Weight		Ship Weight	
		In	cm	lb	kg	lb	kg
22-79HA04	HydraFusion Strut 04	18.2	46.2	18.7	8.5	19.7	8.9
22-79HA10	HydraFusion Strut 10	25.2	64.0	28.3	12.8	29.3	13.3
22-79HA16	HydraFusion Strut 16	32.0	81.3	37.2	16.9	38.2	17.3
22-79HA04K	HydraFusion Strut 04 Kit	4	10.2	42.2	19.2	43.4	19.6
22-79HA10K	HydraFusion Strut 10 Kit	10	25.4	51.8	23.5	52.8	23.9
22-79HA16K	HydraFusion Strut 16 Kit	15.9	40.4	60.7	27.6	61.7	27.9
22-790020G	HydraFusion Pump with Gauge	N/A	N/A	23.2	10.5	24.5	11.1
22-790019	HydraFusion LongShore Screw Adapter	N/A	N/A	6.1	2.7	7.5	3.4
22-790067	HydraFusion AcmeThread Screw Adapter	N/A	N/A	6.5	2.9	8.1	3.6
22-796035	Strut Converter	N/A	N/A	2.7	1.2	3.1	1.4

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

9.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

9. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE THE PURCHASE OF ONE (1) PARATECH HEAVY STABILIZATION AND LIFT STRUT KIT: Livonia Fire Department, re: in order to enhance emergency response capabilities, from budgeted funds.

Fire Chief Jennison presented the request to Council. The Chief indicated due to technological advances and EV battery-powered vehicles, the Fire Department needs the necessary equipment to be able to be effective in various incidents and to lift and stabilize vehicles and/or structures that are much heavier than their current equipment can handle.

Councilmember Donovic offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

9.

Fire
March 26, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Robert Jennison, Fire Chief

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE THE PURCHASE OF ONE (1) PARATECH HEAVY STABILIZATION AND LIFT STRUT KIT: Livonia Fire Department, re: in order to enhance emergency response capabilities, from budgeted funds.

BACKGROUND DETAILS

The Livonia Fire Department is requesting authorization to purchase (1) PARATECH Interstate Rescue Stabilization/Shoring & Hydraulic Strut kit from MacQueen Emergency to enhance emergency stabilization and rescue capabilities. Currently, Livonia Fire Department does not possess the equipment needed to shore, stabilize, and safely perform rescue on vehicles larger than normal passenger size. Large EV powered passenger vehicles are even beyond the stabilization capacities of current rescue equipment, let alone the large commercial vehicles which travel the streets, highways and rails throughout the City of Livonia. In addition, this equipment is multi-faceted, and can be adapted for building shoring and stabilization, trench rescue scenarios, confined space rescue, and many other applications. The equipment also matches what departments throughout the County, Region and State currently deploy to aid in mutual aid incidents. MacQueen Emergency is the sole authorized distributor for PARATECH in Michigan.

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

It is the recommendation of the Fire Department that Council proceed as follows:

Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, as MacQueen Emergency is the sole authorized distributor for PARATECH in Michigan.

Authorize purchase from MacQueen Emergency, 350 Austin Circle, Delafield, WI 53018 in the amount of \$36,773.68 from funds already budgeted in account 101-338-979-000.

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

n/a

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

n/a

DETAILED WORK BEING PERFORMED

n/a

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

Funding is available in Account No. 101-338-979-000.

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

n/a

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

ATTACHMENTS

1. MacQueen Quote & MI Sole Distributor Letter

APPROVED BY



Robert Jennison, Fire Chief

Date: March 26, 2024



Michael Slater, Finance Director

Date: March 27, 2024



Paul Bernier, City Attorney

Date: March 27, 2024



Maureen Miller Brosnan, Mayor

Date: April 04, 2024



MACQUEEN
EQUIPMENT



MACQUEEN
EMERGENCY

350 Austin Circle
Delafield, WI 53018
(262) 646-5911
Fax: (262) 646-5912

Ship To: LIVONIA FIRE AND RESCUE
14910 FARMINGTON RD
LIVIONIA, MI 48154

Invoice To: LIVONIA FIRE & RESCUE
14910 FARMINGTON RD
ATTN: INVOICE/ACCTS PAYABLE
LIVIONIA MI 48154

Attention: DAN HAFNER

Branch 16 - DELAFIELD, WI		
Date 03/20/2024	Time 14:09:53 (O)	Page 1
Account No LIVON005	Phone No 2488934012	Est No 01 020120
Ship Via	Purchase Order QUOTE	
Tax ID No		
		Salesperson 394 / 349

ESTIMATE EXPIRY DATE: 04/19/2024

QUOTE - ORDER ACKNOWLEDGEMENT

Part#	Description	U	Qty	Price	Amount
22-796855	PARATECH INTERS		1	25000.00	25000.00
	PARATECH INTERSTATE/MOTORWAY VEHICLE STA BILIZATION KIT..INCLUDES:..(2) 22-796720 LONGSHORE STRUT...				
22-79HA10K	HYD FUS 10 KIT		2	5000.00	10000.00
	Paratech Rescue Support Systems HydraFusion Strut 10 Kit Includes: (1) 22-79HA10 HydraFusion Strut 10, 25.2" to 35.0" Extension Range (1) 22-790020G HydraFusion Pump w/ Gauge *Max Lift Up to 10.0 Tons w/ 2:1 Safety Factor, and Max Stabilized Load Up to 20,000 lbs. w/ 4:1 Safety Factor*				
22-796035	PARATECH STRUT		2	275.00	550.00
	Paratech Rescue Support Systems Strut Extension Converter for AcmeThread and LockStroke Struts (turns Extensions into a Fixed Length Strut)				
22-790019	LNGSHR SCRW		2	345.00	690.00
	Hfs Longshore Screw Adapter				
FRT	SHIP & HNDLING		1	533.68	533.68
				Subtotal:	36773.68
				Tax:	.00
				TOTAL:	36773.68

Authorization: _____

Return/Exchange Policy

Returns/Exchanges are accepted within 30 days of the purchase date on stock items in original, re-sellable packaging, with tags. No writing is allowed on the packaging. Please contact our Inside Sales Support Team at 800-615-6789 for a Return Authorization Number. A copy of the Return Authorization Form should accompany the return. We will not accept returns without a Return Authorization Number. A credit will be issued after a full product inspection is complete on an eligible return. Returns are subject to a 25% restocking fee, which we may waive for exchanges. Purchaser is responsible for freight. Unfortunately, all special orders, custom items, and SCBA cylinders are non-returnable. Other restrictions may apply. MacQueen Emergency reserves the right to refuse returns not received in the 30-day return period.

Visit Us Online
www.MacQueenGroup.com



March 20, 2024

Livonia Fire & Rescue
14910 Farmington Road
Attn: Chief Robert Jennison
Livonia, MI. 48154

Dear Chief Jennison,

I am pleased to inform you that Macqueen Emergency is the sole authorized dealer of the Paratech Product Line and product familiarization in the state of Michigan.

Please feel free to refer your product inquiries to Macqueen Emergency. They are well trained and properly equipped to service your requirements for Paratech products. I am quite proud of our long-standing relationship with Macqueen Emergency and know they will serve you well before and after the sale.

I appreciate your interest in our fine products and along with Macqueen Emergency look forward to providing you with the most advanced and highest quality equipment available for today's hazardous rescue operations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hans Frank Normolle". The signature is stylized with a large, sweeping "H" and a long, horizontal stroke extending to the right.

Hans Frank Normolle
Chief Sales Officer
Paratech, Inc.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

10.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

12. REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) TRANSIT VAN 250 HI ROOF CARGO VAN UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Works Division, re: to replace current van, from budgeted funds.

Doug Moore, Assistant Director of Public Works, presented the request to Council.

Vice President Ptashnik offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

12.

DPW

March 25, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) TRANSIT VAN 250 HI ROOF CARGO VAN UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Works Division, re: to replace current van, from budgeted funds.

BACKGROUND DETAILS

This purchase will be made through the State of Michigan Department of Vehicle Procurement contract #071B7700180 and Macomb County Contract #21-18 bid, an extended purchasing program made available to local governments through the State of Michigan. The contract this year was awarded to Lunghamer Ford, 1960 E. Main St., Owosso, MI 48867. The van will be used by the Water & Sewer division, vehicle #432, replacing a vehicle that was recently destroyed in an accident.

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

Recommendation to purchase one 2024 Ford Transit 250 from Lunghamer Ford, 1960 E. Main St., Owosso, MI 48867 for a total price of \$51,358.00 from budgeted funds in account 592-148-000.

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

Lunghamer Ford \$51,358.00
592-559-148-000 - from budgeted funds

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

\$51,358.00

DETAILED WORK BEING PERFORMED

Purchase of one 2024 Ford Transit 250 High Roof Cargo Van

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

\$51,358.00 from budgeted funds: 592-148-000

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

Co-Op Purchase

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.4 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

1. Transit Van - WATER# 432 2024 Quote

APPROVED BY



Don Rohraff, Director of Public Works

Date: March 28, 2024



Michael Slater, Finance Director

Date: April 01, 2024



Maureen Miller Brosnan, Mayor

Date: April 04, 2024



March 26, 2024

City of Livonia DPW
Attn: Gary Garrison
12973 Farmington Road
Livonia, MI 48150

Dear Gary Garrison:

Price on 2024 Vehicle State of Michigan Contract# 071B7700180 and Macomb County Contract# 21-18 Bid:

(1) 2024 Ford Transit 250 High Roof Cargo Van 148" WB in White \$51,358.00 ea

*** Water# 432**

Order Cutoff Date: TBD.

Ford Motor Company does not guarantee delivery---Ford Motor Company will make reasonable efforts to schedule orders received prior to fleet order cut-off date.

Payment requirements: All departments to pay on delivery of vehicle. 10-day grace period will be given if previous arrangements have been made. A \$9.50 per day floor plan will be charged if payment is not at the dealership within 10 days of delivery of the vehicle (s).

If you have any questions please call me, 888-92-FLEET (923-5338)

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

2024 Transit 250 Cargo Van 9,070# GVWR

Major Standard Equipment

POWERTRAIN

- Engine 3.5L PFDi V6 Includes port injection and E-85 Flex-Fuel Capable capability.
- Transmission 10-Speed Automatic Overdrive with SelectShift

FUNCTIONAL

- Alternator – 250 amp (3.5L PFDi V6 and 3.5L EcoBoost® V6 engines only)
- Horn – Single-note
- Air Conditioning Front only
- Antenna – Fender Mounted
- AM/FM stereo with 4.0" multi-function display, Bluetooth, and Dual USB ports
- Single AGM Battery – 70 amp-hr
- Brakes – 4-wheel Anti-lock Disc Brakes
- Parking Brake
- FordPass™ Connect / Telematics Essentials
- Instrumentation Tachometer, Fuel Level and Coolant Temperature
- PowerPoint – 12V One is located in the instrument panel and one in center console.
- Electric Power Assisted Steering (EPAS)
- Steering Wheel – Power Rack and Pinion
- Steering Wheel – Tilt and Telescoping
- Front – Independent MacPherson-strut, Stabilizer Bar
- Rear – Leaf Springs, Heavy-duty Gas Shock Absorbers

EXTERIOR

- Body Side Moldings – Carbon Black
- Front License Plate Bracket
- Front Bumper – Carbon Black, Body Colored with Lower Valance
- Rear Bumper – Carbon Black, without Integral Step
- 50/50 Hinged Rear Door, 180-degree Opening (Regular Length)
- Sliding Passenger-side Door
- Halogen Headlamps with Autolamp
- Headlamp Courtesy Delay
- Center High Mount Stop Lamp (CHMSL)
- Taillamps
- Auxiliary Fuel Port
- Fuel Tank – Capless Fuel Fill, 25 U.S. gallons (midship)
- Honeycomb Mesh Grille with Carbon Black Surround
- Mirrors, Short-Arm, Power Adjusting, Manual-Folding
- Tires – 235/65R16C 121/119 R BSW allseason
- Rear Recovery Tow Hook
- Wheels – 16" Silver Steel Wheel with Black Hubcap (Standard Front Axle configurations only)
- 16" Silver Steel Wheel with Exposed Lug Nuts (Heavy-Duty Front Axle configurations only)
- Full-size Spare Tire and Wheel
- No Cargo Area Windows
- High-Strength Laminated Glass (Sliding Doors)
- Tinted Glass

INTERIOR

- Step Well Pads – Black
- Medium Center Console with integrated shifter and a dual cup holder
- Glove Box – Locking
- Rear Cargo Door – Interior Exit Handle
- Rear Cargo Door – Exterior Lock Cylinder

- Power Equipment Group (Power Locks and Windows) with Remote Keyless-Entry
- Floor Covering Vinyl, Front only
- Rearview Mirror Delete (When Equipped Without Rear Glass)
- Front Dome Lamp with Map Lights and Theater Dimming
- Partial Rear Compartment Lighting (2 LED lights located in C-pillar)
- Accessory Delay – 30 minutes
- Front Overhead Shelf Delete
- A-Pillar Assist Handles (Driver and Passenger-side)
- B-Pillar Assist Handle (Passenger-side)
- D-Pillar Weld Nuts
- Headliner – Cloth, Front only
- Seating – Driver and Front-passenger Manual Reclining Bucket Seats with Adjustable Headrest (Includes driver-side and passenger-side inboard armrest)
- Sunvisors

SAFETY/SECURITY

- Autolocking Drive Away with Crash Unlocking.
 - AdvanceTrac® w/Roll Stability Control™ (RSC®)
 - Safety Belts – 3-point, All Positions
- Note:** Belt minder is included on the driver and front passenger seat(s).
- SecuriLock® Passive Anti-Theft System (PATS) with engine immobilizer
 - SOS Post-Crash Alert System
 - Tire Pressure Monitoring System (TPMS). Standard on SRW and DRW configurations.
 - Driver and Passenger Airbags
 - Passenger-side Airbag Cut-off Switch. Not available with Passenger Seat Delete (21J, 21K and 211) or Right Hand Door Delete (60X) configurations
 - Safety Canopy® Side-curtain Airbags

CO-PILOT350 TECHNOLOGY

- Forward Collision Warning
 - Hill Start Assist
 - Post-Collision Braking
- Note:** Can potentially lessen the severity of a secondary collision by automatically applying moderate brake pressure when an initial collision event is detected.
- Side Wind Stabilization
 - Pre-Collision with Automatically Emergency Braking
- Note:** If a potential collision is detected, a warning flashes and an alert sound, and if the driver's response is not sufficient, the system can automatically apply the brakes to help minimize a frontal collision.
- Lane-Keeping System
- Note:** Includes Lane-Keeping Alert and Driver Alert. This feature can alert the driver, during day or night, if their vehicle is unintentionally leaving its intended lane.
- Auto High-Beam Headlamps
 - Rear View Camera with Trailer Hitch Assist.
- Note:** Camera will be high-mount for Medium Roof and High Roof.
- Automatic Rain-Sensing Windshield Wipers

Option Included in Base Price: Front and Rear Vinyl Floor Covering (16E) and Rear Step Bumper (43E)

Base Prices Low Roof (83.6")

[] Transit 250 (R1Y/101A/43E) 130" Regular Wheelbase	\$44,840.00
[] Transit 250 (R2Y/101A/43E) 130" Regular Wheelbase All –Wheel Drive	\$48,626.00
[] Transit 250 (R1Y/101A/43E) 148" Long Wheelbase (V.2)	\$45,985.00
[] Transit 250 (R2Y/101A/43E) 148" Long Wheelbase All –Wheel Drive	\$49,777.00

Base Prices Medium Roof (100.8")

[] Transit 250 (R1C/101A/43E) 148" Long Wheelbase (V.2)	\$46,509.00
[] Transit 250 (R2C/101A/43E) 148" Long Wheelbase All –Wheel Drive	\$50,295.00

Base Prices High Roof (110.1")/EL (109.4")

[X] Transit 250 (R1X/101A) 148" Long Wheelbase	\$48,223.00
[] Transit 250 (R2X/101A) 148" Long Wheelbase All –Wheel Drive	\$52,005.00
[] Transit 250 EL (R3X/101A) 148" Extended Length	\$48,489.00
[] Transit 250 EL (R3U/101A) 148" Extended Length All –Wheel Drive	\$53,111.00

Available Options

	<u>Code</u>	<u>Price</u>
[] Vehicle Maintenance Monitor	61C	45.00
[] Heater, Engine Block	41H	75.00
[] Axle, Limited Slip	X_L	325.00
[] Dual Batteries 70 amp-hr (ea)	63E	295.00
[] Dual Batteries 70 amp-hr (ea) and Dual Alternators 250 Amps (ea)	63E/63C	1320.00
<u>(Available only with 3.5L Eco Boost Engine)</u>		
[] Seats Cloth, 2-way manual driver and Passenger Seats	21L/21M	115.00
[] Seats Cloth 10-way power Heated Driver and Passenger Seats	21Q/21R	990.00
[] Heavy Duty Front Axle (Standard on All-Wheel Drive)	41E	315.00
[] Front Fog Lamps	55D	105.00
[] Perimeter Anti-Theft Alarm	59D	155.00
[X] Daytime Running Lights	942	45.00
[] License Plate Bracket Front	153	N/C
[] Short Arm Manual Folding Power Heated with Turn Signals	545	160.00
[] Long Arm Non Telescoping Mirrors-Power	543	65.00
[] Long Arm Non Telescoping Mirrors-Power Heated with Turn Signals	544	220.00
[] Trailer Tow Package-Heavy Duty	53B	485.00
[X] Integrated Trailer Brake Controller (Inc. Trailer Tow Pkg. & Cruise)	67D/53B/60C	1215.00
[] Back Up Alarm	43B	150.00
[] Keyless-Entry Pad	52C	95.00
[X] Remote Start.	68B	495.00
[X] 50/50 Hinged Rear Door 253-degree Opening (148" Wheelbase)	18P	75.00
[] 60/40 Hinged Passenger Side Door (Low Roof Only)	59A	N/C
[X] Glass, Fixed Rear-Door	17A	250.00
[] Glass, Fixed Passenger Side/Fixed Rear-Door	17B	425.00
[] Windows-All-Around, fixed	17F	625.00
[] Air Conditioning Front/Rear (Driver controlled).	57G	860.00
<u>(Not Available with Rear Vinyl, Packages 96D & 96C)</u>		
[] AM/FM Stereo, Bluetooth, Dual USB Ports, SYNC3, and a 4.0 inch Multi-Function display	58V	280.00
[] SYNC 4 with 12-inch Display	58B/61E	930.00
[] SYNC 4 with Sirius XM with 360L, HD Radio, & 12-inch Display	58C/61E	1165.00
[] SYNC 4 with Sirius XM with 360L, HD Radio, Navigation Cruise Control & 12-inch Display	58E/61E/60C	1780.00

[] SYNC 4 with Sirius XM with 360L, HD Radio, Navigation Intelligent Adaptive Cruise Control & 12-inch Display	58F/61E	2050.00
[] Cruise Control	60C	325.00
[] Dual-Note Horn	85D	20.00
[X] Full Rear Compartment Lighting	15F	75.00
[] Cargo Tie-Down Hooks (6 Tie-Down Hooks)	17P	25.00
[] Heavy Duty Cargo Flooring and Heavy Duty Scuff Plate Kit	60B	875.00
(Not Available w/Rear Air Conditioning)		
[X] Upfitter Package (High Capacity Upfitter Switches, Large Center Console, Auxiliary Fuse Panel with High Spec Interface Connector, Dual AGM Batteries (63E), and Modified Vehicle Wiring System (53K))	67C	610.00
[] Load Area Protection Package (Full Height Polypropylene Cargo area panels)	96D	395.00
[] Exterior Upgrade Package (Chrome-trimmed, HID Headlamps, Wiper Activated Headlamps, Honeycomb Mesh Grill with Chrome Surround, and 16" Steel Wheel	18D	535.00
[] Interior Upgrade Package (Cruise control, Vinyl Front and Rear Flooring, Vinyl Sunvisor Illuminated Vanity Mirror, Cloth driver and passenger Seats (21L/21M), and Full Height Polypropylene Cargo area panels.)	96C	1435.00
[] Vinyl Sun Visors with Illuminated Vanity Mirror	85C	75.00
[X] (2) Additional Keys w/FOBS	86F	75.00
[] Power Outlet 110V/400W	90D	475.00
[] Power Point – 12V rear	87A	15.00
[X] Reverse Sensing System	43R	295.00
[] Blind Spot Assist 1.0	65A/58B	1725.00
[] Bulkhead with Window (Low and Medium Roof Only)	47U	900.00
[] Bulkhead with Lockable Door (Medium and High Roof Only)	47T	1350.00

Total Price \$51,358.00 ea

Colors for Transit 250 Cargo Van

<u>Solid</u>	<u>Interior Colors</u>	
<u>Exterior Colors</u>	<u>Pewter (VK/CK)</u>	<u>Charcoal (CB) (Cloth Only)</u>
School Bus Yellow	[BY] []	[]
Race Red	[PQ] []	[]
Oxford White	[YZ] [X]	[]
<u>Extra Cost Paint (add \$200.00)</u>		
Agate Black Metallic	[UM] []	[]
Ingot Silver	[UX] []	[]
Carbonized Gray Metallic	[M7] []	[]
Blue Metallic	[FT] []	[]
Avalanche Gray Metallic	[DR] []	[]
Abyss Gray Metallic	[ME] []	[]
Blue Mist	[MT] []	[]

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

11.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

13. AWARD OF CONTRACT: Engineering Division, re: for the 2024 Pavement Joint and Crack Sealing Program, Contract 24-D.

Todd Zilincik, City Engineer, presented the request to Council.

Vice President Ptashnik offered an approving motion for the Consent agenda.

DIRECTION

APPROVAL

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

13.

Engineering
April 3, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

AWARD OF CONTRACT: Engineering Division, re: for the 2024 Pavement Joint and Crack Sealing Program, Contract 24-D.

BACKGROUND DETAILS

In connection with the above referenced project, the Engineering Division completed plans and specifications and arranged for bids to be taken on April 2, 2024. In response to the advertisement on MITN of the bidding documents, two (2) bids were submitted. These bids are summarized as follows:

NAME OF BIDDER	AMOUNT BID
Michigan Joint Sealing, Inc. Farmington Hills, MI	\$168,805.00
Scodeller Construction, Inc. Wixom, MI	\$205,990.00

This bid is good until July 31, 2024.

Michigan Joint Sealing, Inc. has done numerous projects for other municipalities and the Michigan Department of Transportation (MDOT). Michigan Joint Sealing, Inc. has completed the City of Livonia's Pavement Crack and Joint Sealing Program from 2004 – 2006 and from 2008 - 2023 in a satisfactory manner. Due to the bid prices coming in below the anticipated estimated budget, we have coordinated with the contractor to utilize an additional \$81,195 from budgeted funds for a total contract amount of \$250,000 in order to complete some additional work.

Please note that the Contract 24-D, Form of Proposal, Note D, states that that City Council may authorize a three (3) year extension of this contract for years 2025, 2026 and 2027 based on satisfactory performance and will be based on unit prices for 24-D.

We respectfully recommend that the Council proceed as follows:

- Award a contract in the amount of \$250,000 to Michigan Joint Sealing, Inc., 28830 W. Eight Mile Road, Suite 103, Farmington Hills, MI 48336 on the basis of the bid unit prices, said amount to be adjusted based upon quantities of work actually completed. Please note that the contract requires

the work to be completed within seventy-five (75) days of the Notice to Proceed.

- Authorize an expenditure of \$250,000 as follows: \$200,000 from funds currently budgeted in Account No. 203-463-818-117 (Local Roads) and \$50,000 from funds currently budgeted in Account No. 202-463-818-117 (Major Roads).
- Authorize extension of contract for years 2025, 2026 and 2027 at the same unit prices upon satisfactory completion of 2024 award.
- Authorize the City Engineer to approve minor adjustments in the work as required.

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

We respectfully recommend that the Council proceed as follows:

- Award a contract in the amount of \$250,000 to Michigan Joint Sealing, Inc., 28830 W. Eight Mile Road, Suite 103, Farmington Hills, MI 48336 on the basis of the bid unit prices, said amount to be adjusted based upon quantities of work actually completed. Please note that the contract requires the work to be completed within seventy-five (75) days of the Notice to Proceed.
- Authorize an expenditure of \$250,000 as follows: \$200,000 from funds currently budgeted in Account No. 203-463-818-117 (Local Roads) and \$50,000 from funds currently budgeted in Account No. 202-463-818-117 (Major Roads).
- Authorize extension of contract for years 2025, 2026 and 2027 at the same unit prices upon satisfactory completion of 2024 award.
- Authorize the City Engineer to approve minor adjustments in the work as required.

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

n/a

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

\$250,000

DETAILED WORK BEING PERFORMED

2024 Pavement Joint and Crack Sealing Program

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

\$200,000 from Account No. 203-463-818-117 (Local Roads)
\$50,000 from Account No. 202-463-818-117 (Major Roads)

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

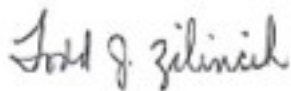
Lowest Qualified Bidder

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

ATTACHMENTS

1. Bid Tab 24D 04-02-2024

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: April 03, 2024



Don Rohraff, Director of Public Works

Date: April 03, 2024



Michael Slater, Finance Director

Date: April 03, 2024



Paul Bernier, City Attorney

Date: April 03, 2024



Maureen Miller Brosnan, Mayor

Date: April 04, 2024

**City of Livonia Engineering Division
Joint and Crack Sealing Program 24-D
Bid Tabulation
April 2, 2024**

Michigan Joint Sealing, Inc.
28830 W. Eight Mile Suite 103
Farmington Hills, MI 48336
(248) 476-4120
David K. Bacci

Scodeller Construction, Inc.
51722 Grand River Ave
Wixom MI 48393
(248) 374-1102
Peter Scodeller

ITEM	DESCRIPTION	EST. QTY		UNIT PRICE		TOTAL PRICE		UNIT PRICE		TOTAL PRICE	
1	Cleaning and Sealing Joints and Cracks (Hot Poured Rubber)	167,000	l.f	\$	0.83	\$	138,610.00	\$	0.97	\$	161,990.00
2	Cleaning and Sealing Joints and Cracks (Overband)	35,000	l.f	\$	0.33	\$	11,550.00	\$	0.35	\$	12,250.00
3	Cleaning and Sealing Joints and Cracks (Mastic One)	2,000	l.f	\$	6.00	\$	12,000.00	\$	9.50	\$	19,000.00
4	Cleaning and Sealing Joints and Cracks (SL1 or equivalent)	500	l.f	\$	1.29	\$	645.00	\$	4.50	\$	2,250.00
5	Inspector Days (based on 8 hrs/day) (minimum 60 days)	\$ 500	per day		12	\$	6,000.00		21	\$	10,500.00
TOTAL PROJECT							\$168,805.00	\$205,990.00			

**Bids Advertised:
MITN, March 2024
Bid Opening Date: April 2, 2024**

**COMMITTEE OF THE WHOLE MEETING
MONDAY, APRIL 22, 2024
7:00PM**

A Committee of the Whole meeting was held on Monday, April 22, 2024, in the City Council Chambers of Livonia City Hall.

Committee Members Present: Brandon McCullough, Council President and Chair
Martha Ptashnik, Council Vice President
Carrie Budzinski
Rob Gjonaj Donovic
Scott Morgan

Committee Members Absent: Jim Jolly
Laura M Toy

City Officials Present: Mike Fisher, Assistant City Attorney
Jerome Hanna, Inspection Director
Robb Drzewicki, Government Affairs Director

- | |
|--|
| 1. CR 52-24 The subject matter of addressing continuing efforts toward the improvement of ZBA administration and processes. |
|--|

The meeting commenced at 7:00pm and was chaired by President McCullough, who began by giving a brief background on how the subject matter came forward for discussion. Zoning Board Members had asked questions about procedures and wanted clarification on the new processes.

Requests and responses were made on the following:

1. New tablets provided to each ZBA member with the ability to change their own passwords.
 - Tablets or laptops will be ordered in the next budget cycle and adjustments will be made to allow ZBA Members the ability to change their passwords.
2. A consolidation of systems for viewing documents to avoid missing information.
 - CivicClerk was considered the best option, versus continued use of SharePoint.
3. A tutorial to use CivicClerk and the BS&A website for any ZBA Members needing help navigate through the systems.
 - A tutorial of the systems will be created and provided to the ZBA Members.
4. Clarification as to which department takes care of each part of the appeal case process.
 - The flow of procedures was explained that ZBA was moved out of the Inspection Department in 2020 and placed under the Council Office to carry out the administrative duties.
 - The Inspection Department is the first to receive a variance request, who then provides the documents to the Council Office for the next steps.
5. Clarification as to who is responsible for what part of the process.
 - It was explained that Sara Kasprovicz has been overseeing the administrative process of ZBA since being moved under the Council Office. As of January 2024, the Planning Department was able to offer part time help with ZBA procedures.
 - Any questions or concerns from ZBA Members can be asked of Sara.

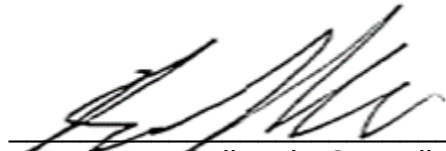
The meeting adjourned at 6:42pm

The Committee recommends:

For this subject matter to remain in Committee to revisit at a future date as needed.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of May 6, 2024**



Brandon McCullough, Council President



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
April 16, 2024

MEETING DATE

COW042224/R050624

PRESENTED BY

AGENDA ITEM

The subject matter of addressing continuing efforts toward the improvement of ZBA administration and processes. (CR 52-24)

BACKGROUND DETAILS

Regular Meeting Minutes of February 28, 2024:

On a motion by Vice President Ptashnik, supported by Councilmember Donovic and unanimously adopted, it was:

#052-24 RESOLVED, that upon the motion by Council Vice President Martha Ptashnik, seconded by Councilmember Rob Donovic, at the Regular Meeting held February 28, 2024, with respect to an email communication received from the Zoning Board of Appeals (ZBA), dated February 24, 2024, addressing continuing efforts toward the improvement of ZBA administration and processes for the benefit of all constituents, i.e., system access difficulties, case documentation availability, meeting notifications, etc., the Council does hereby refer this item to the Committee of the Whole for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. R022824 Subject matter of ZBA procedures to COW 52-24

APPROVED BY

Regular Meeting Minutes of February 28, 2024

On a motion by Vice President Ptashnik, supported by Councilmember Donovic and unanimously adopted, it was:

#052-24 RESOLVED, that upon the motion by Council Vice President Martha Ptashnik, seconded by Councilmember Rob Donovic, at the Regular Meeting held February 28, 2024, with respect to an email communication received from the Zoning Board of Appeals (ZBA), dated February 24, 2024, addressing continuing efforts toward the improvement of ZBA administration and processes for the benefit of all constituents, i.e., system access difficulties, case documentation availability, meeting notifications, etc., the Council does hereby refer this item to the Committee of the Whole for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCILMEMBER PTASHNIK (Regular Meeting of February 28,2024)</i>
--

Motion:	Ptashnik
Second:	Donovic
Ayes:	Morgan, Toy, Jolly, Ptashnik, Donovic, Budzinski, McCullough
Nays:	None
Absent:	None

**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, APRIL 17 & 24, 2024
7:00PM**

13.

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, April 17 & 24, 2024, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Rob Donovic, Chair
Jim Jolly, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: None

City Council Members Present:

**City Officials
and Others Present:**

**THIS PAGE WILL BE REPLACED WITH THE
APPROVED MINUTES OF THIS MEETING**

Additional Attendees: See attendee list attached

CAPTIAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, APRIL 17, 2024, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

MARK TASCINIA

PAUL BERNIER

Debbie Lichtenberg

Lori Miller

MAUL NAGLE

Dave Varga

**CAPTIAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, APRIL 24, 2024, 7:00PM**

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
***PERTAINING TO THE SUBJECT MATTER OF THIS MEETING**

Paul Bernier

LAW DEPT.

Robert Simpson

Finance

Financing the Vision

Redesigning the Civic Building Campus

Highest & Best Use – Option 2



Move & Construct New City Hall

Move & Construct New Police Station;
Renovate Fire Station No. 1

Move & Construct New City Hall

GOAL – Develop community confidence in the project by financing this portion using EXISTING funds.

How do we accomplish this?

- Strategic decision-making: Implementation of Medicare Advantage program for post-65 retirees has provided significant cost savings that can be shifted to fund the debt service to bond for City Hall.

Excerpt from the Mayor's 2023-24 Budget letter, sent to Council Sept. 25, 2023:

"It should be noted that the current ADC does not yet fully reflect the anticipated reduced costs from the transition to Medicare Advantage plans that occurred towards the end of 2022. The cost savings from this change should have a favorable impact on the ADC in future years."

- Conservative long-range financial strategy: By carefully managing the City's funding from ARPA and budgeting within our means, the City has accumulated ~\$9M in the Building Improvement fund.

Medicare Advantage Program

Post-65 Retiree Healthcare Insurance

In 2022, the City made a strategic business decision to move all eligible post65 retirees out of the City's self-insured healthcare pool and into the fully insured Medicare Advantage Program.

Why?

- Cost Savings - The Medicare Advantage program is heavily subsidized by the federal government, resulting in premiums that are less than the City's expected costs for self-insuring.
- Reducing Legacy Costs – Predictable, low-cost premiums reduce our future actuarial liabilities for retiree healthcare. This, in turn, reduces our required annual contributions into the VEBA plan and increases our overall funded %.
- Beneficial to our Retirees – By moving to a Medicare Advantage program, our retirees enjoy the benefits of:
 - Equal or improved benefits – MedAdv plans are selected to mirror, or improve, existing benefits – No concessions or compromised plans
 - Ease of use – MedAdv subscribers carry and present one card to providers. Coordination of benefits is automatic and does not require any extra effort on the part of the retiree.
 - Concierge Service – MedAdv subscribers have access to more responsive customer care representatives than traditional Medicare subscribers.

Savings from Implementing Medicare Advantage for post-65 retirees:
(Excerpt from the Nyhart actuarial valuation report dated April 4, 2024)

Actuarially Determined Contributions

City of Livonia GASB 74/75 Valuation For Fiscal Year Ending November 30, 2023

	FY 2023/24		FY 2024/25	
Discount rate (Funding)	7.10%		7.00%	
Payroll growth factor used for amortization	3.00%		3.00%	
Actuarial cost method	Entry Age Normal Level % of Salary		Entry Age Normal Level % of Salary	
Amortization type	Level % of Salary		Level Dollar	
Amortization period (years)	25		24	
Actuarial Accrued Liability (AAL) - beginning of year	\$	218,392,030	\$	132,112,710
Actuarial Value of Assets (AVA) - beginning of year		(131,191,254)		(135,183,513)
Unfunded AAL - beginning of year	\$	87,200,776	\$	(3,070,803)
Normal Cost	\$	999,891	\$	721,038
Amortization of Unfunded AAL		5,357,195		(250,225)
Total normal cost plus amortization	\$	6,357,086	\$	470,813
Interest to end of year		451,353		32,957
Actuarially Determined Contribution - Preliminary	\$	6,808,439	\$	503,770
Expected Benefit Payments		7,821,180		9,528,478
Actuarially Determined Contribution - Final	\$	6,808,439	\$	1,235,823

FY 23/24 ADC \$6,808,439

Budgeted at Reduced level due to limited funds X 60%

Total FY 23/24 Contribution (consistent with prior years) \$4,085,063

FY 24/25 ADC = New norm with MedAdv \$1,235,823

Total Savings \$2,849,240

General Fund Savings \$2,365,901

Other Funds Savings \$483,339

Total Savings \$2,849,240

Actuarially Determined Contribution (ADC) is the target or recommended contribution to a defined benefit OPEB plan, which if paid on an ongoing basis, will provide sufficient resources to fund future costs for services to be earned and liabilities attributed to past services. This is typically higher than the pay-as-you-go cost because it includes recognition of employer costs expected to be paid in future accounting periods.

How much does \$2.4 Million of annual funding allow us to finance?

City of Livonia				
Limited Tax GO Bonds				
Projected Bond Issuance Based on Annual Debt Service				
\$ 2,400,000	Annual Debt Service (1)			
Annual Debt Service	Bond Term	Interest Rate (2)	Estimated Total Interest	Bond Amount
\$ 2,400,000	20 Years	4.75%	\$ 17,344,625	\$ 30,600,000
\$ 2,400,000	25 Years	5.00%	\$ 26,134,188	\$ 33,805,000
\$ 2,400,000	30 Years	5.25%	\$ 36,150,778	\$ 35,755,000
(1) - Input Variable				
(2) - Estimated Rates - Actual rates determined at time of sale.				

Preliminary Cost Estimate range from PMR – New City Hall (hard and soft costs):

Reduced Program \$31,500,000

Full Program \$42,000,000

Mid-Range \$36,000,000

Note:
Additional funds available in Building Improvement Fund at 11/30/2023:
~\$9,000,000

Moving Forward with new City Hall

➤ Engage Plante Moran Realpoint in Phase III

- Phase III: Owner's Representative Work and Development Advisory Services
- First Steps:
 - Development of civic campus site master plan
 - Oversee design and construction of new City Hall

➤ Begin process for issuing bonds to finance City Hall construction

- Commitment of Medicare Advantage savings toward the debt service of these bonds
- Issuing capital improvement bonds typically takes between 90-120 days from start to finish

Questions??

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, APRIL 10, 2024
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, April 10, 2024, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Rob Donovic, Chair
Jim Jolly, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: None

City Council Members Present: Brandon McCullough, Council President
Martha Ptashnik, Council Vice President
Scott Morgan, Councilmember

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Bob Jennison, Fire Chief
Paul Bernier, City Attorney
Mike Slater, Finance Director
Debra Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Dev. Director
Don Rohraff, Director, DPW
Ted Davis, Superintendent of Parks and Recreation
Robb Drzewicki, Governmental Affairs Director

Doug Smith, Plante Moran Real Point
Paul Theriault, Plante Moran Real Point
Rick Erickson, Plane Moran Real Point

Additional Attendees: See attached list

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

The meeting convened at 7:00pm, led by Committee Chair, Rob Donovic.

This meeting was the first of at least three scheduled committee meetings to discuss this subject matter.

The topic of discussion for the first meeting was the Facility Condition Assessment and Site / Space Program Findings and Recommendations, primarily focusing on the Police Department, City Hall, and Fire Station 1.

Phase 1 was completed in March of 2023, which covered 9 buildings, which were selected due to their potential impact on Livonia Vision 21.

Mayor Brosnan explained the summary from PMRP (Plante Moran Real Point) is in phase 2 of the Facility Condition Assessment and Space Needs, expected to be completed in April 2024.

This summary is a Path Forward to Realizing City Center Development Principles.

Phase 2 covers Assessment and Site / Space Program Findings and Recommendations, conceptual budgets, highest and best uses, and preliminary development strategies.

PMRP recommends building a new Police Station, City Hall, and renovating Fire Station 1.

The budget impact to maintain and update these 9 critical buildings has increased from 96 million to 107 million dollars over the next 10 years.

Noble Library was discussed. This analysis does not recommend further investment in the building, only accounting for \$363,365 for demolition.

The current City Hall building has many issues, PMRP estimates over the next 10 years, operating and maintenance costs will be roughly 8 million dollars and capital improvements roughly 24 million, totaling 32 million dollars, while building a new City Hall is estimated to be 36 million dollars.

The City Hall building was mentioned as being a place for the residents, not just a standard office building with a conference room. A potential new City Hall would have a Council Chambers with a traditional Dias and meeting space to accommodate 200-300 people.

That the Council Chambers be a focal point and place for the residents, the community, and business owners to attend Council meetings and voice their opinions.

City administration has discussed in the past with Livonia Public Schools about a type of joint administration buildings to share and split costs, sharing a common building for administrative staff. LPS did not express interest in doing this, so this isn't an option.

The estimated costs in the packet are future projected prices in 2026, not today.

The cost to maintain the police department over the next 10 years is roughly 6 million with 12 million in capital improvement costs, totaling 18 million. A new police department would cost roughly 42 million dollars as it's an advanced building.

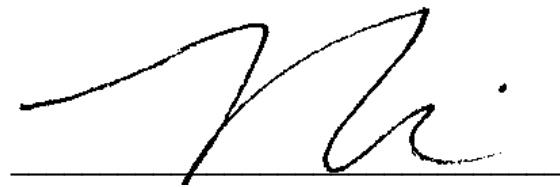
These costs only reflect 10 years into the future, the costs increase the next 10, 20, etc. years.

The next 2 or 3 meetings will be going more in depth into the report and financing structure and the public is welcome to attend.

PMRP provided a comprehensive report that I am asking the administration to enter into the meetings and be made available for the public to see in City Council committee agenda and or minutes.

The meeting concluded at 8:15pm

This meeting will be reported at the Regular Meeting of April 15, 2024.

A handwritten signature in black ink, appearing to read 'Rob', is written over a horizontal line.

Rob Gjonaj Donovic, Chair

CAPTIAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, APRIL 10, 2024, 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*
*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

Pick Erickson	PMP	248.227.4691
Steve Alexander		2981-9 6587
Mike Slater	Finance	
Debbie Lichtberg	Finance	
Robert Jernison	Fire Chief	
Ted Davis	P+D	



April 10, 2024

City of Livonia Engagement Update & Summary of Findings and Recommendations

City of Livonia

Development Principles



	1 Provide a mix of civic, residential and commercial uses with activity on the site throughout the day.
	2 Establish an identifiable and defined City Center for the residents of the City of Livonia.
	3 Include a critical mass of full-time residents on the property to enhance safety and civic activity.
	4 Promote the re-development of adjacent properties with uses that are synergistic with the new city center development.
	5 Create outdoor space for community activities including, festivities, galas, entertainment and a variety of other city gatherings. Entertainment and a variety of other City gatherings. Community activities including: concerts, festivities, galas, entertainment and a variety of other City gatherings.
	6 Establish opportunities for private investment on the campus site and surrounding properties.

These principles should inform how the form and character of future development may occur within the special planning area, or for any zoning code updates that are made. They are intended to be a guide and general in nature.

Path Forward: Realizing City Center Development Principles

COMMIT TO CAMPUS PLAN AND COMMENCE PLANNING



CATALYZE REDEVELOPMENT

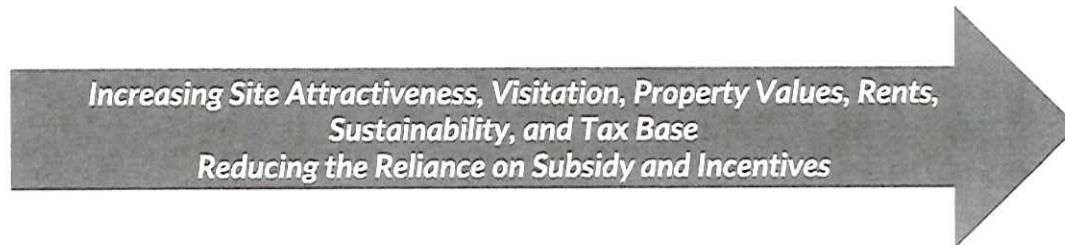


ENGAGE WITH DEVELOPMENT COMMUNITY



These phases overlap / are interrelated

Increasing Site Attractiveness, Visitation, Property Values, Rents, Sustainability, and Tax Base
Reducing the Reliance on Subsidy and Incentives



Meeting Expectations

Capital Outlay and Infrastructure Committee Meetings

Meeting 1
Wednesday,
April 10 @7pm

**Facility Condition
Assessment and
Site/Space Program
Findings and
Recommendations**

Meeting 2
Wednesday,
April 17 @7pm

**Highest and Best Use
Report Findings and
Recommendations**

Meeting 3A
Wednesday,
April 24 @7pm

**Financing Tools for
Town Center
Phase 1**

Meeting 3B
TBD

**Financing Tools for
Town Center
Phase 2**

PMR Engagement Overview

Phase 1 – Original Assignment - Completed and Presented in March 2023

Facility Condition Assessment (FCA) and Space Needs Assessment (SNA) for the following facilities:

- City Hall
- Police Department
- Fire Department No. 1
- Civic Center Library
- Senior Center + Community Transit Office
- Jack E. Kirksey Livonia Community Recreation Center
- Housing Commission
- Carl Sandburg Branch Library
- Alfred Noble Building

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

PMR Engagement Overview

Phase 2- Completed and Presented in April 2024

Facility Condition Assessment (FCA) and Space Needs Assessment (SNA) for the following facilities:

- Fire Station No. 3, 4, 5 and 6

Site/Space Program, Conceptual Budget and Milestone schedule for the following facilities:

- City Hall
- Police Department
- Fire Station No. 1

Highest and Best Use Analysis

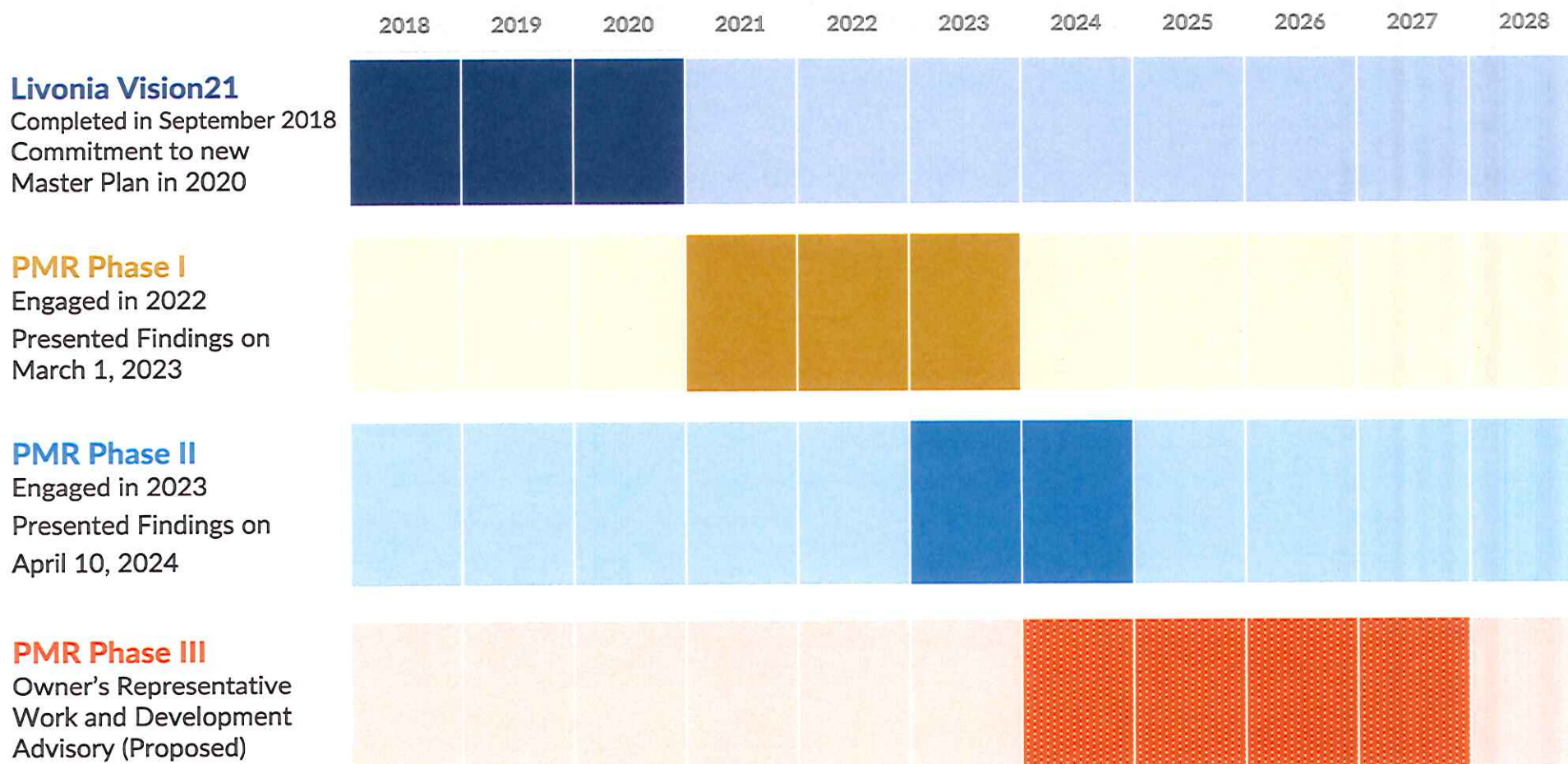
- Area Assessment
- Due Diligence
- Market Analysis

Preliminary Development Strategy

- Financial Analysis
- Development Approach

Timeline

Vision 21 Master Plan + PMR Engagements



PMR Engagement Overview

Facility Condition Purpose

- Evaluate the age and condition of each facilities' building 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 with a capital planning template

PMR Engagement Overview

Space Needs Assessment Purpose

- Quantify the City of Livonia's current space and future needs at a high-level
- Evaluate the City of Livonia's real estate to determine current level of utilization
- Identify opportunities for implementing an Alternate Work Schedule and/or Free-Addressing/Hoteling
- Compare the City of Livonia's current workspace with modern workplace standards to identify opportunities for improved space utilization and efficiencies

PMR Engagement Overview

Site + Space Programming Purpose

- Build upon data collected in Space Needs Assessment
 - Space programming survey
 - Interview + facility tour
- Develop detailed space program to define all room type, size, and quantity requirements
- Develop site program to define acreage required to accommodate building and site requirements

Facility Condition Assessment Cost Summary (as presented on March 1, 2023)

Completed in PMR's Phase I Engagement

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

Notes:

1. Alfred Noble Building costs are for building demolition only. Costs associated with abatement and site prep are not included.
2. Costs are based on 2022 market conditions

Facility Condition Assessment Cost Summary (as presented on April 10, 2024)

Updated in PMR's Phase II Engagement

Building	Critical Need (1 to 3 Years)	Critical Need (4 to 6 Years)	Critical Need (7 to 10 Years)	Complete Cost w/ Escalation
City Hall	\$13,017,673	\$7,975,102	\$8,812,496	\$29,805,271
Police Station	\$8,891,198	\$3,550,397	\$1,969,388	\$14,410,983
Fire Station No. 1	\$1,402,381	\$942,682	\$804,885	\$3,149,948
Civic Center Library	\$6,666,211	\$5,183,226	\$1,302,243	\$13,151,681
Senior Center	\$6,101,835	\$692,765	\$1,080,846	\$7,875,445
Rec Center	\$2,834,853	\$11,525,996	\$10,748,409	\$25,109,258
Housing Commission	\$899,187	\$177,734	\$326,064	\$1,402,985
Carl Sandburg Library	\$1,824,771	\$862,070	\$431,439	\$3,118,281
Alfred Noble Building [1]	\$363,365	\$0	\$0	\$363,365
City Wide Technology	\$2,177,358	\$855,773	\$974,241	\$4,007,351
Subtotal [2]	\$44,178,832	\$31,765,745	\$26,450,011	\$102,394,588
Additional facilities added in Phase II				
Fire Station No. 3	\$78,111	\$950,011	\$94,839	\$1,122,961
Fire Station No. 4	\$551,822	\$540,889	\$125,817	\$1,218,528
Fire Station No. 5	\$577,150	\$311,900	\$135,675	\$1,024,725
Fire Station No. 6	\$267,055	\$925,259	\$135,675	\$1,327,989
Total [2]	\$45,652,970	\$34,493,804	\$26,942,017	\$107,088,771

Notes:

1. Alfred Noble Building costs are for building demolition only. Costs associated with abatement and site prep are not included.
2. Costs are revised to reflect 2024 market conditions

City Hall Space Program Notes

Completed in PMR's Phase II Engagement

1. Projected Full program (66,200 GSF)
 - Added phone rooms, huddle rooms, open collaboration space, wellness room, storage, shared Café, shared Training and Conference Rooms
 - Removed underground parking, Auditorium, vacant space in Annex
 - Reduced size of Lobby

2. Projected Reduced program (49,500 GSF)
 - Projected full program with reduced square footage for phone rooms, huddle rooms, open collaboration space, storage, studio and conference space.

Notes:

- The full program reflects all "wants" and "needs" requested by each department to accommodate their current and future space needs, as well as right-sizing each department.
- The Reduced program reflects some "wants" and all "needs" requested by each department to accommodate their current and future needs, as well as right-size each department. Final program size will be determined upon validation of project funding.

Police Station Space Program Notes

Completed in PMR's Phase II Engagement

1. Projected Full program (76,800 GSF)
 - Added offices, gun range, digital evidence lab, conference room, community room, Café, wellness room
 - Increased size of locker rooms, virtra simulation room, training room, Emergency Operations Center, garage space, and weight room
 - Reduced size of Lobby
2. Projected Reduced program (63,800 GSF)
 - Projected full program with reduced square footage for training room, Emergency Operations Center, garage space, virtra simulation room, weight room, C.S.U. garage, digital evidence lab, community room, Café and gun range.

Notes:

- The full program reflects all "wants" and "needs" requested by each department to accommodate their current and future space needs, as well as right-sizing each department.
- The Reduced program reflects some "wants" and all "needs" requested by each department to accommodate their current and future needs, as well as right-size each department. Final program size will be determined upon validation of project funding.

Fire Station No. 1 Space Program Notes

Completed in PMR's Phase II Engagement

1. Projected Full program (24,900 GSF)

- Added offices, training room storage, two apparatus bays, EMS storage, turnout gear/workroom, clean gear storage, mezzanine storage, unisex showers and locker rooms.
- Increased size of conference and training room space

2. Projected Reduced program (16,900 GSF)

- Projected full program with reduced square footage for training room, training room storage, additional apparatus bays, storage, mezzanine storage, unisex locker rooms.

Notes:

- The full program reflects all "wants" and "needs" requested by each department to accommodate their current and future space needs, as well as right-sizing each department.
- The Reduced program reflects some "wants" and all "needs" requested by each department to accommodate their current and future needs, as well as right-size each department. Final program size will be determined upon validation of project funding.

Space Program Summary

Completed in PMR's Phase II Engagement

Building	Gross Square Footage (Existing)	Gross New Square Footage (Projected Full Program)	Gross New Square Footage (Projected 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
Police Department	62,410	76,800	63,800
Fire Station No. 1	14,150	24,900	16,900
Total	170,565	167,900	130,200

Notes:

- The full program reflects all "wants" and "needs" requested by each department to accommodate their current and future space needs, as well as right-sizing each department.
- The Reduced program reflects some "wants" and all "needs" requested by each department to accommodate their current and future needs, as well as right-size each department. Final program size will be determined upon validation of project funding.

Budget Summary

Completed in PMR's Phase II Engagement

Results from the Site/ Space Program

Building	Facility Condition Assessment (Complete Cost w/ Escalation)	New Construction Project Cost (Full Program)	New Construction Project Cost (Reduced Program)
City Hall	\$29,805,271	\$42,000,000	\$31,500,000
Police Station	\$14,410,983	\$53,000,000	\$44,000,000
Fire Station No. 1	\$3,149,948	\$20,000,000	\$14,000,000
Subtotal	\$47,366,202	\$115,000,000	\$89,500,000
Additional Building Renovations	Facility Condition Assessment (Complete Cost w/ Escalation)	Full Program Renovation Cost	Reduced Program Renovation Cost
Civic Center Library	\$13,151,681	\$13,151,681	\$13,151,681
Senior Center	\$7,875,445		
Rec Center	\$25,109,258		
Housing Commission	\$1,402,985		
Carl Sandburg Library	\$3,118,281	\$3,118,281	
Alfred Noble Building [2]	\$363,365		
City Wide Technology	\$4,007,351	\$4,007,351	\$4,007,351
Fire Station No. 3	\$1,122,961	\$1,122,961	\$1,122,961
Fire Station No. 4	\$1,218,528	\$1,218,528	\$1,218,528
Fire Station No. 5	\$1,024,725	\$1,024,725	\$1,024,725
Fire Station No. 6	\$1,327,989	\$1,327,989	\$1,327,989
Subtotal	\$59,722,569	\$24,971,516	\$21,853,235
	Capital Improvements Only (Renovation)	Full Program New Construction and Renovations	Reduced Program New Construction and Renovations
Total	\$107,088,771	\$139,971,516	\$111,353,235

Notes:

1. CIP costs are projected over a ten-year period. New construction costs reflect a fifty-year facility life span.
2. Demolition costs ONLY

Budget Summary (Continued)

City Hall (New Construction)

Total Project Cost = \$42M (\$634/SF)

- Hard Costs = \$29M (\$440/SF)
- Soft Costs = \$13M (\$194/SF)

Police Station (New Construction)

Total Project Cost = \$53M (\$691/SF)

- Hard Costs = \$38M (\$495/SF)
- Soft Costs = \$13M (\$196/SF)

Fire Station No. 1 (New Construction)

Total Project Cost = \$20 M (\$813/SF)

- Hard Costs = \$14M (\$584/SF)
- Soft Costs = \$6M (\$229/SF)

Notes:

1. Costs reflect new construction of the full program.
2. Soft costs include regulatory, professional service; furniture, fixtures, and equipment, etc.
3. Hard costs include construction materials and labor.
4. These costs reflect a 2026 construction start.

PV Analysis explanation

Completed in Phase II of PMR's Engagement

The present value analysis estimates the amount of money that, if invested today, would be adequate to fund a project for a specific time in the future.

For example, this approach could be used to estimate the amount of money needed to fund the following scenarios:

- 1) Renovation and funding ongoing maintenance of the Police Station for a 10-year period.
- 2) Building a new police station and funding ongoing maintenance for a 10-year period.

These estimates make it easier to understand cost differences between projects.

City Hall - Present Value Analysis and Considerations

Completed in Phase II of PMR's Engagement

Existing City Hall Renovation	New Construction City Hall
10- year Operating and Maintenance Costs \$8,000,000	10- year Operating and Maintenance Costs \$2,600,000
Capital Improvements Cost \$24,000,000	New Construction Cost \$36,400,000
Total \$32,000,000	Total \$39,400,000

The following assumptions were used:

- Costs above include Construction Hard/ Soft Costs plus 10 years of Operations and Maintenance Costs
- Operating costs of \$10/sf for existing and \$5/SF for new
- Presumes 57,850 SF new building (for this analysis we used a mid-point of square footage)
- Assumes 90,000 SF existing building

Police - Present Value Analysis and Considerations

Completed in Phase II of PMR's Engagement

Existing City Hall Renovation	New Construction City Hall
10- year Operating and Maintenance Costs \$6,000,000	10- year Operating and Maintenance Costs \$3,000,000
Capital Improvements Cost \$12,000,000	New Construction Cost \$41,200,000
Total \$18,000,000	Total \$44,200,000

The following assumptions were used:

- Costs above include Construction Hard/ Soft Costs plus 10 years of Operations and Maintenance Costs
- Operating costs of \$10/sf for existing and \$5/SF for new
- Presumes 65,000 SF new building
- Assumes 62,410 SF existing building

Fire Station No. 1 - Present Value Analysis and Considerations

Completed in Phase II of PMR's Engagement

Existing City Hall Renovation	New Construction City Hall
10- year Operating and Maintenance Costs \$1,300,000	10- year Operating and Maintenance Costs \$900,000
Capital Improvements Cost \$2,500,000	New Construction Cost \$13,300,000
Total \$3,800,000	Total \$14,200,000

The following assumptions were used:

- Costs above include Construction Hard/ Soft Costs plus 10 years of Operations and Maintenance Costs
- Operating costs of \$10/sf for existing and \$5/SF for new
- Presumes 20,900 SF new building
- Assumes 14,150 SF existing building

Preliminary Findings and Recommendations – City Hall

Preliminary Findings – City Hall

1. Current facility is approximately 45 years old
2. Existing building is not ADA- Compliant
3. Many of the existing building systems have reached the end of their useful life
4. Total capital improvement costs = \$29M
5. Existing floor plates create operational inefficiencies, poor acoustics and poor temperature stability.
6. Existing building envelope promotes insect infiltration
7. Existing facility is larger than space program requirements
8. Higher operations and maintenance costs than a new facility
9. Existing facility/workplace environment presents employee attraction and retention challenges
10. Current building location does not align with the Vision21 Master Plan

Recommendations – City Hall

1. Construct a new City Hall building

Note: PMR's recommendations are based on the preliminary findings of the Facility Condition Assessments, Space Needs Assessments, Space Programs, and Vision 21 master plan.

Preliminary Findings and Recommendations – Police Station

Preliminary Findings – Police Station

1. Current facility is approximately 65 years old
2. Existing building is not ADA- Compliant
3. Many of the existing building systems have reached the end of their useful life
4. Total capital improvement costs = \$14M
5. Existing floor plate creates operational inefficiencies
6. Lack of natural daylight results in poor working environment
7. Lack of essential program spaces for a modern PD (gun range, virtual simulation room)
8. The distance between the police station and courthouse requires detainees to be transported, creating logistical and safety issues for staff, detainees, and the public.
9. Existing facility/workplace environment presents employee attraction and retention challenges
10. Current building location does not align with the Vision21 Master Plan

Recommendations – Police Station

1. Construct a new Police Station building

Note: PMR's recommendations are based on the preliminary findings of the Facility Condition Assessments, Space Needs Assessments, Space Programs, and Vision 21 master plan.

Preliminary Findings and Recommendations – Fire Station No. 1

Preliminary Findings – Fire Station No. 1

1. Current facility is approximately 55 years old
2. Many of the existing building systems have reached the end of their useful life
3. Total capital improvement costs = \$3M
4. Current building location is ideal for quick access to Farmington Road and optimizes redevelopment opportunities for remaining campus
5. The City had recently invested in upgrades to Fire Station No. 1

Recommendations – Fire Station No. 1

1. Renovate the existing Fire Station No. 1

Note: PMR's recommendations are based on the preliminary findings of the Facility Condition Assessments, Space Needs Assessments, Space Programs, and Vision 21 master plan.

Conceptual Imagery



** Images are conceptual.*



Q&A

Thank You!

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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

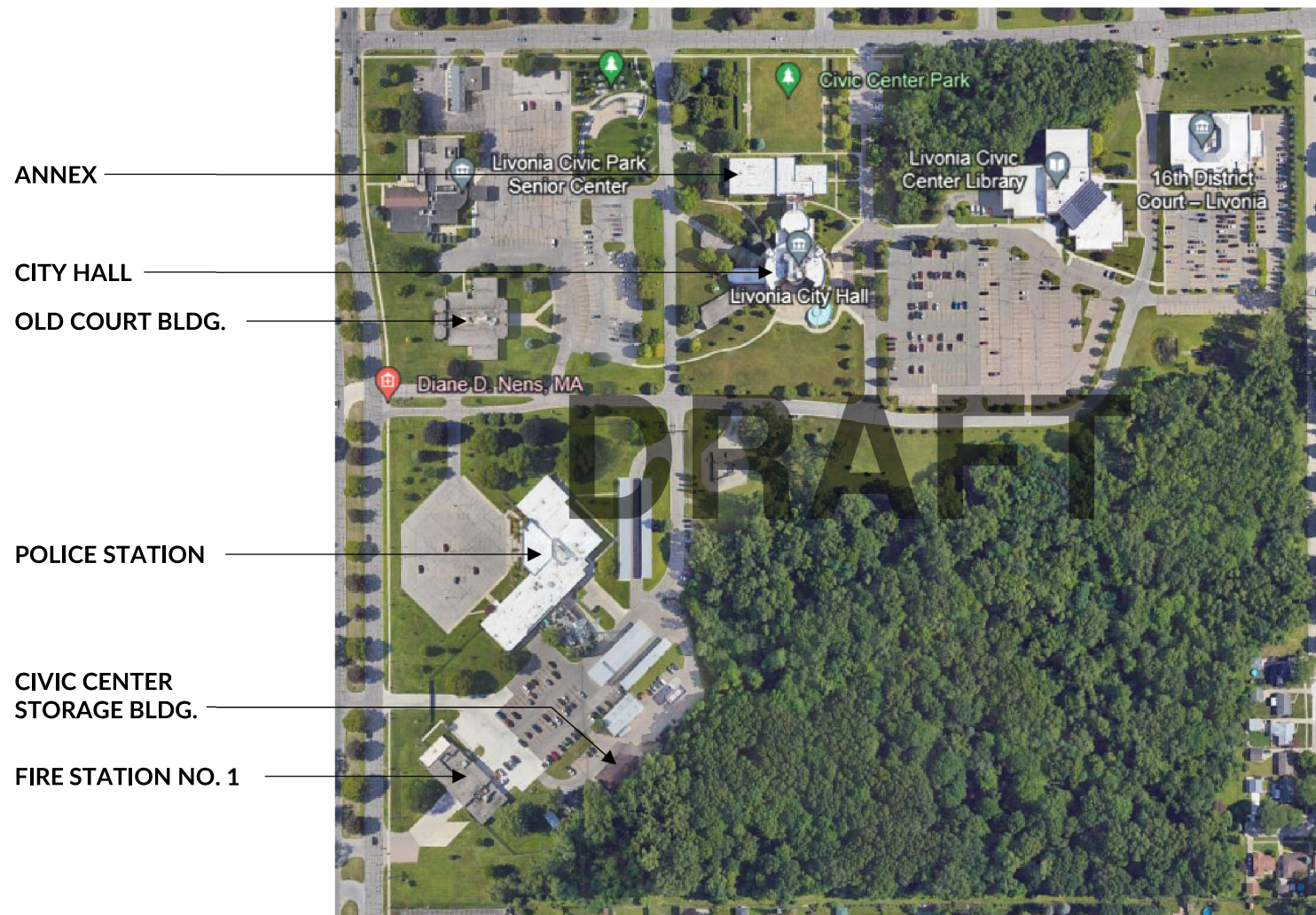
- PMR reviewed owner furnished floor plans to define and document department boundaries
- PMR distributed a space programming survey to key stakeholders to gather information about current staffing/space and projected staffing/space.
- PMR conducted follow up interviews with stakeholders to review and 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.

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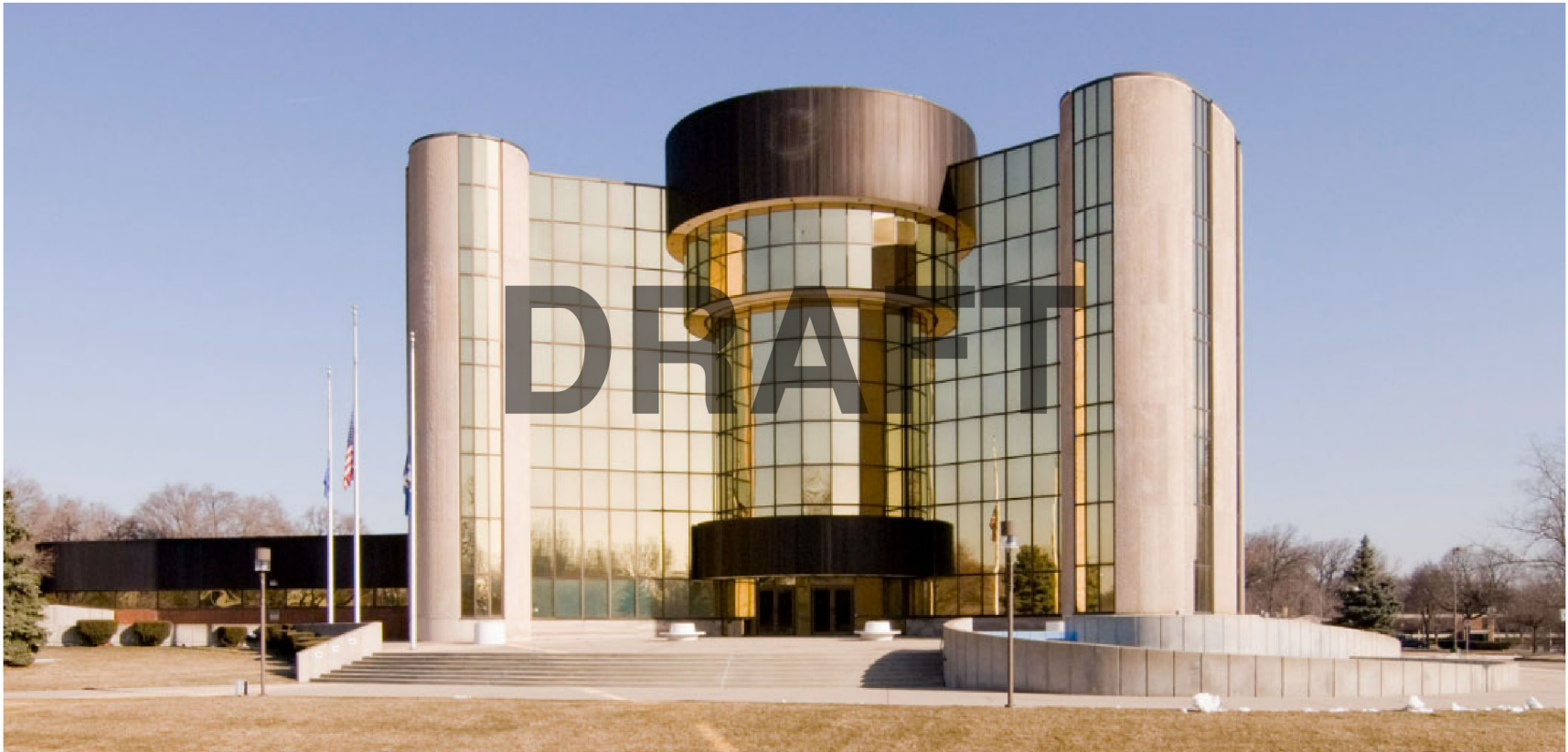
Executive Summary

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

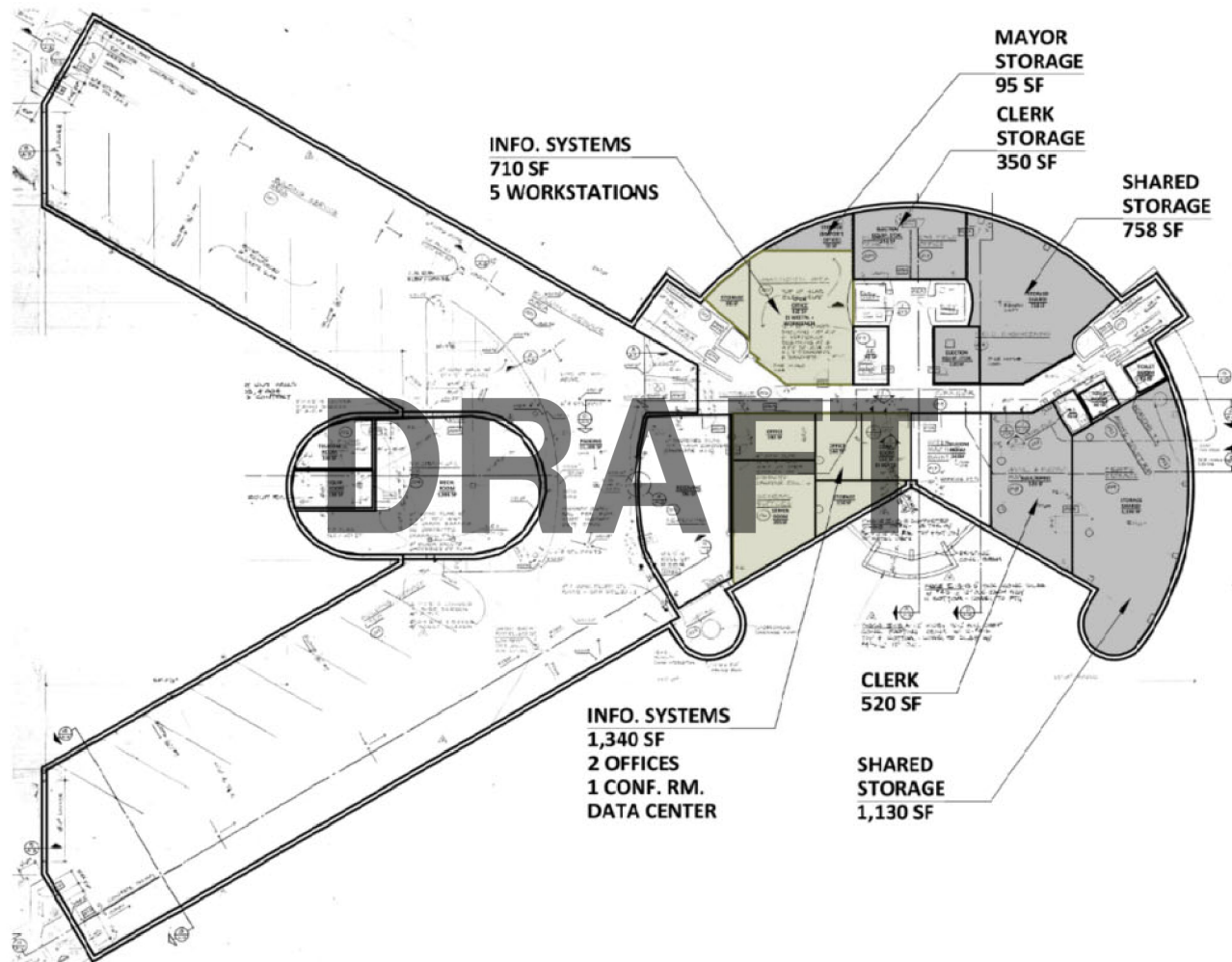


Year Built: 1977 (47 Years Old)

City Hall - Site



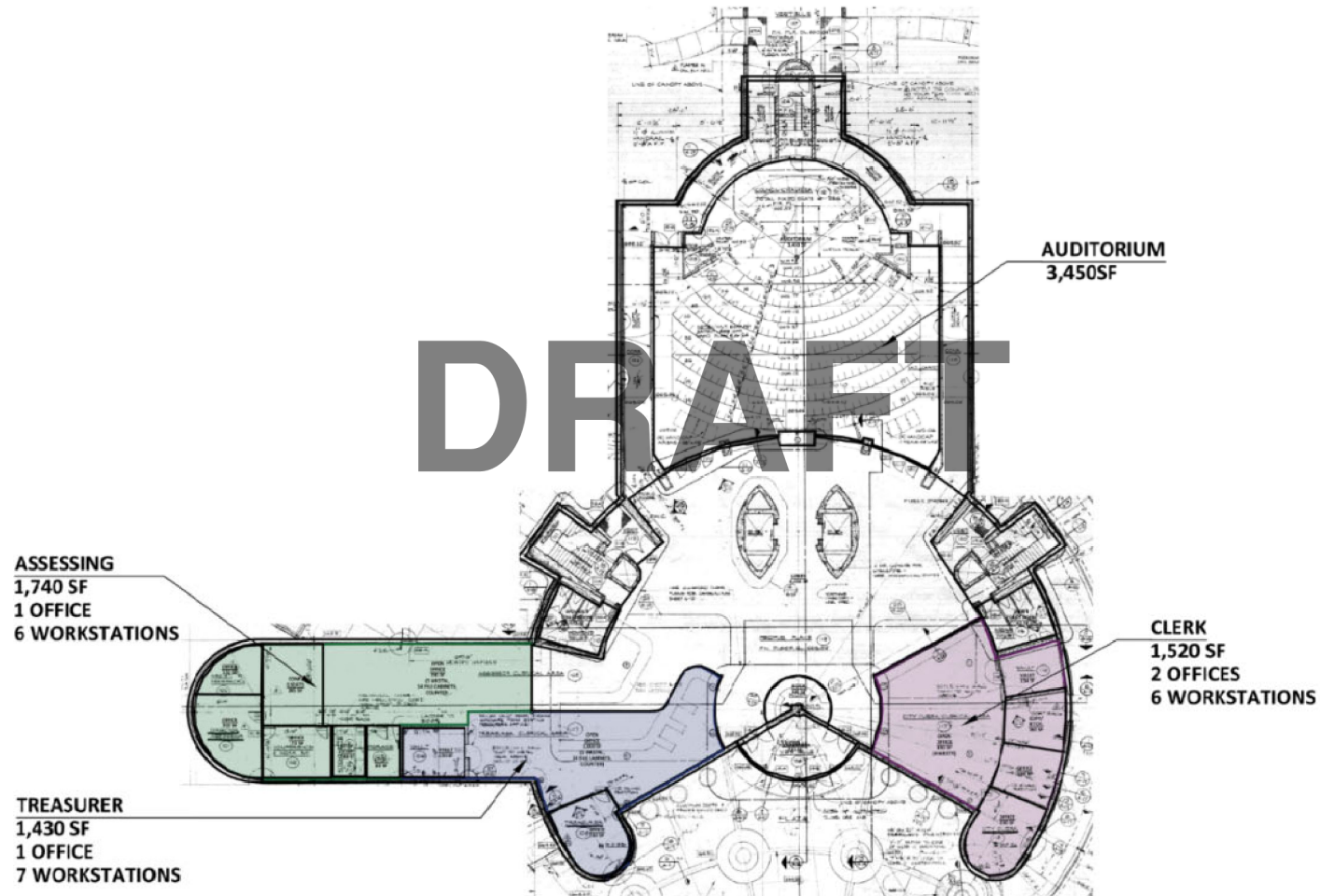
City Hall – Lower Level Floor Plan



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

21,353 GSF +/-

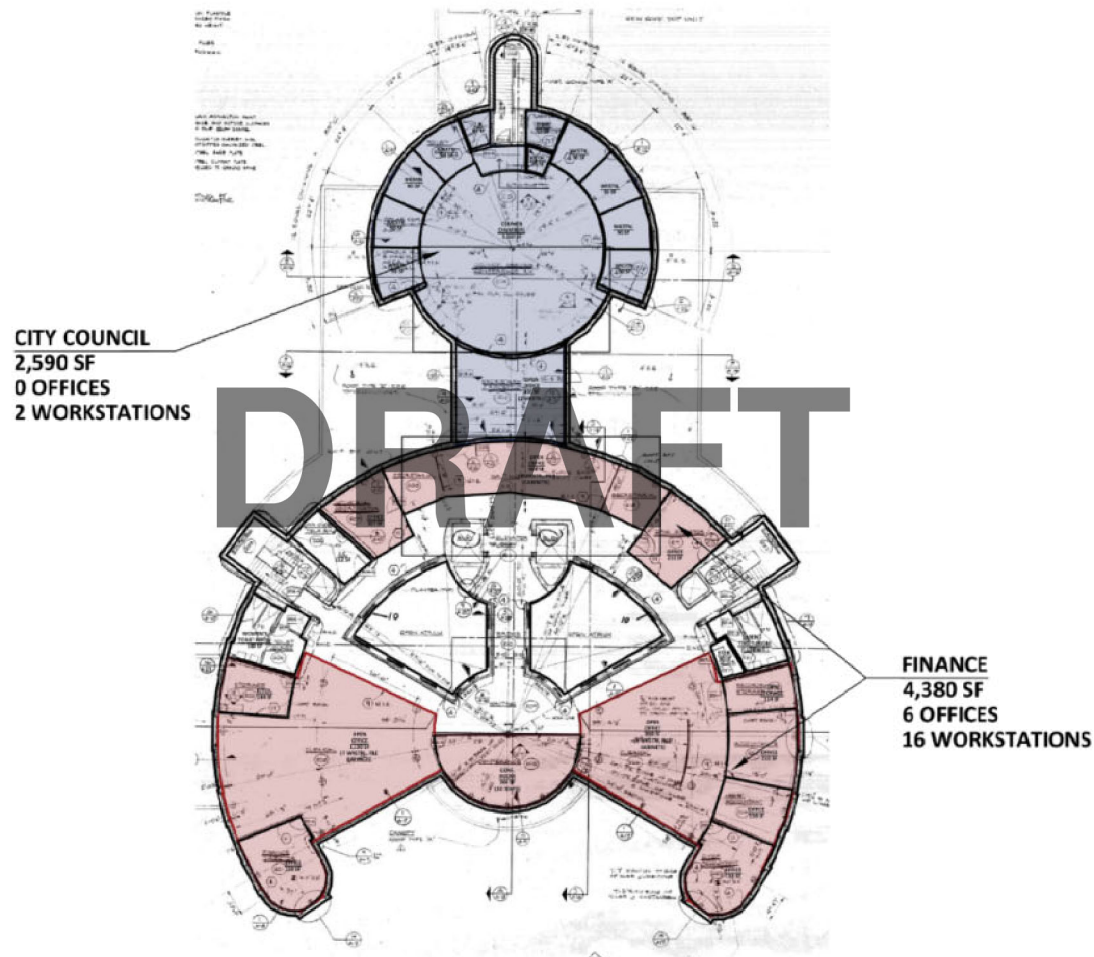
City Hall – Main Level Floor Plan



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

16,220 GSF +/-

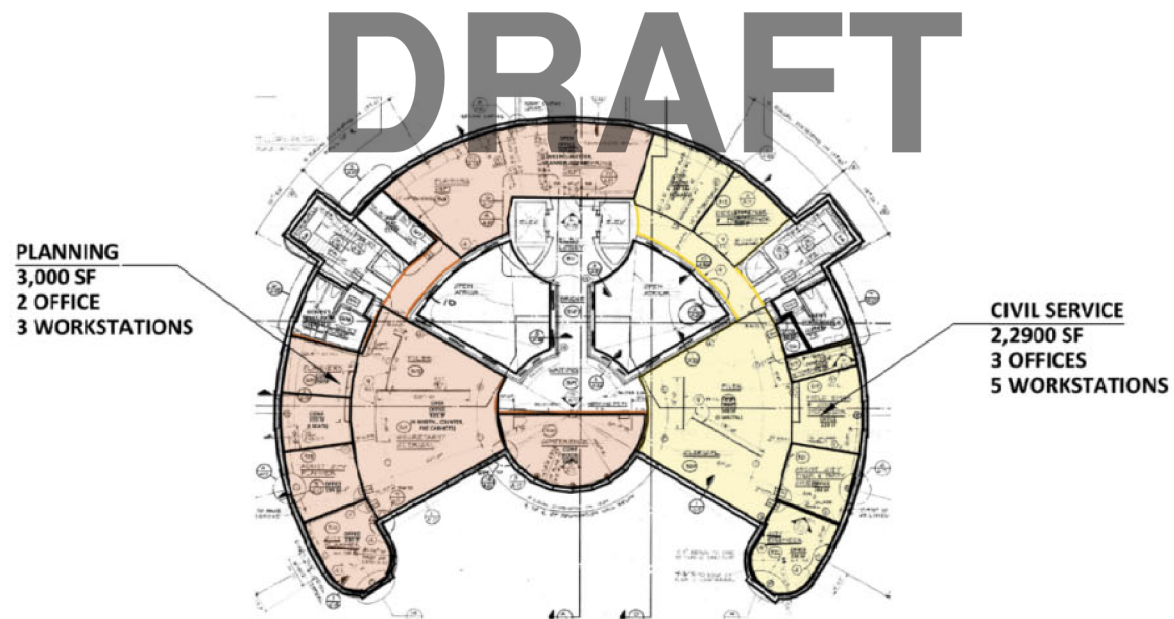
City Hall – Second Level Floor Plan



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

11,617 GSF +/-

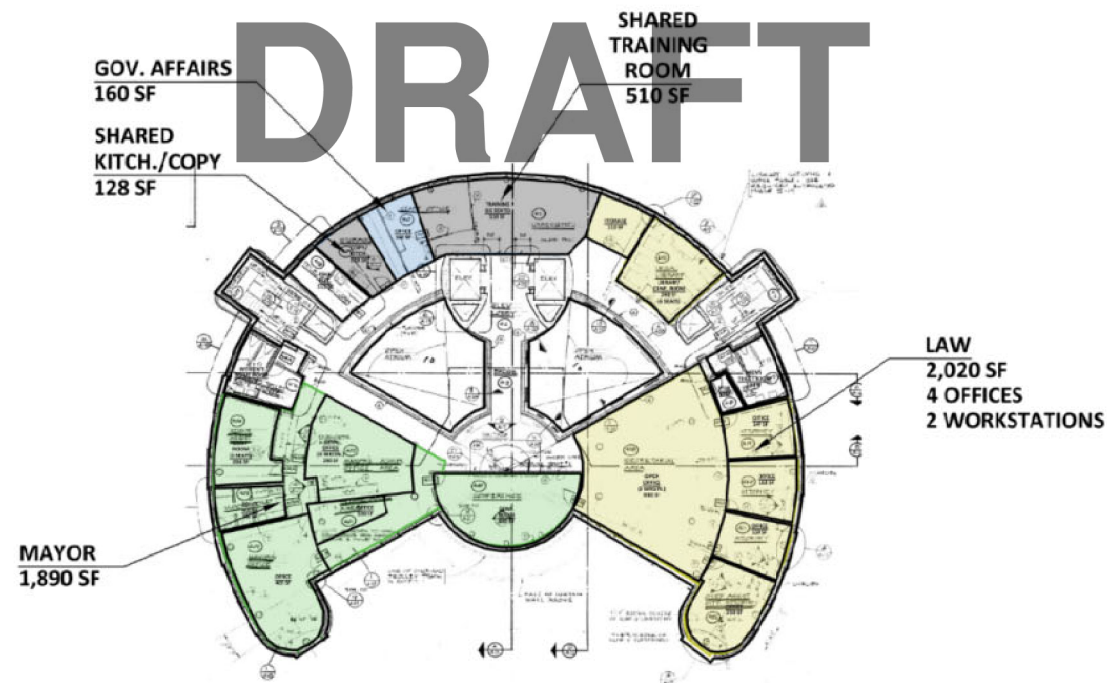
City Hall – Third Level Floor Plan



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

8,665 GSF +/-

City Hall – Forth Level Floor Plan

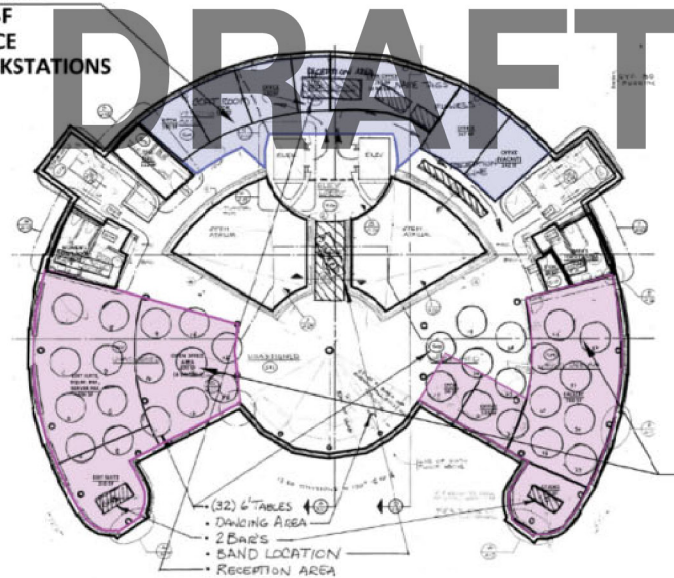


CITY OF LIVONIA - CITY HALL - FORTH LEVEL FLOOR PLAN
NOT TO SCALE

8,665 GSF +/-

City Hall – Fifth Level Floor Plan

**COMMUNITY
RESOURCES**
1,230 SF
3 OFFICE
3 WORKSTATIONS



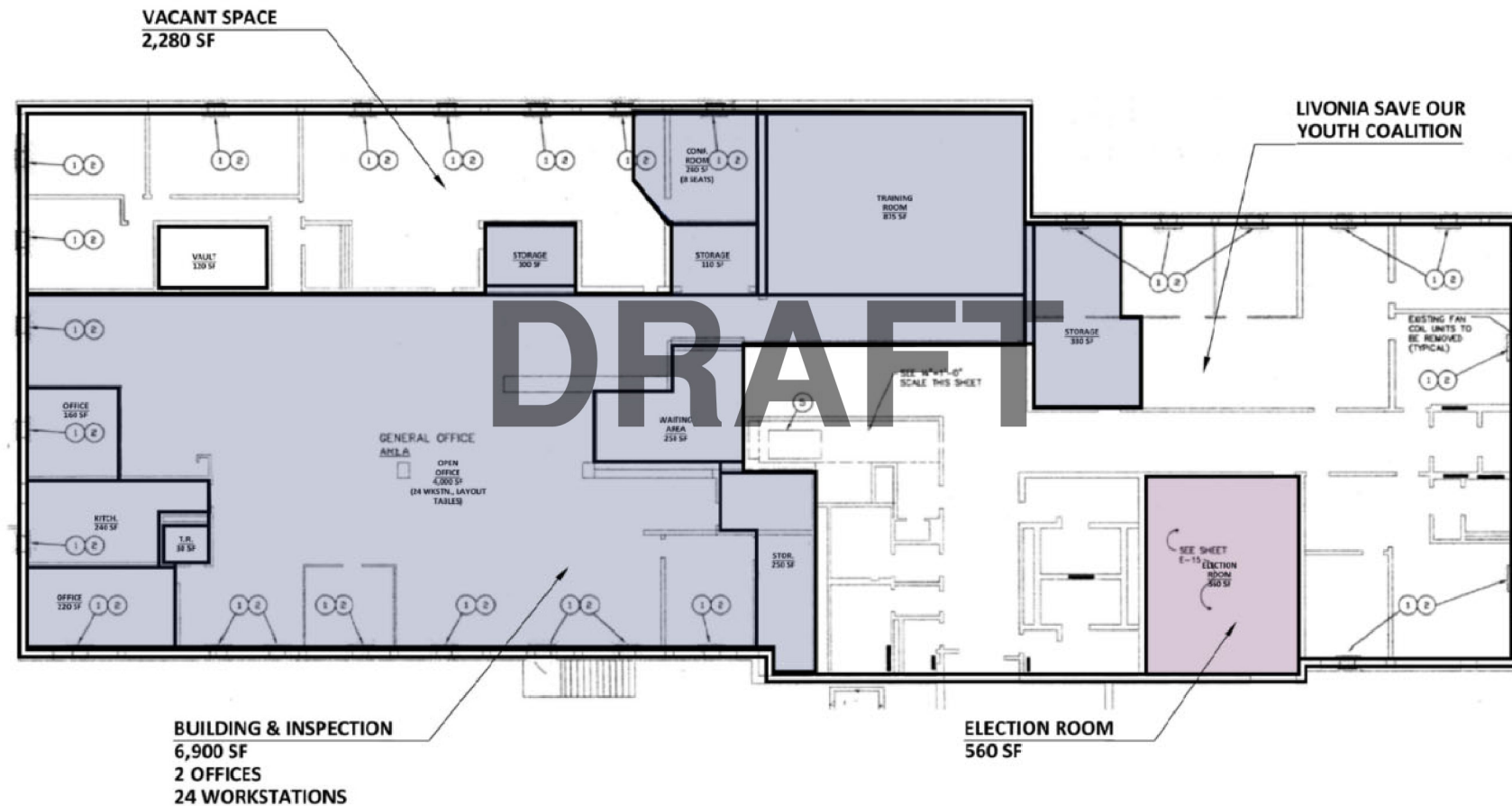
CABLE-LIVONIA TV
2,500 SF
1 OFFICES
5 WORKSTATIONS



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

8,865 GSF +/-

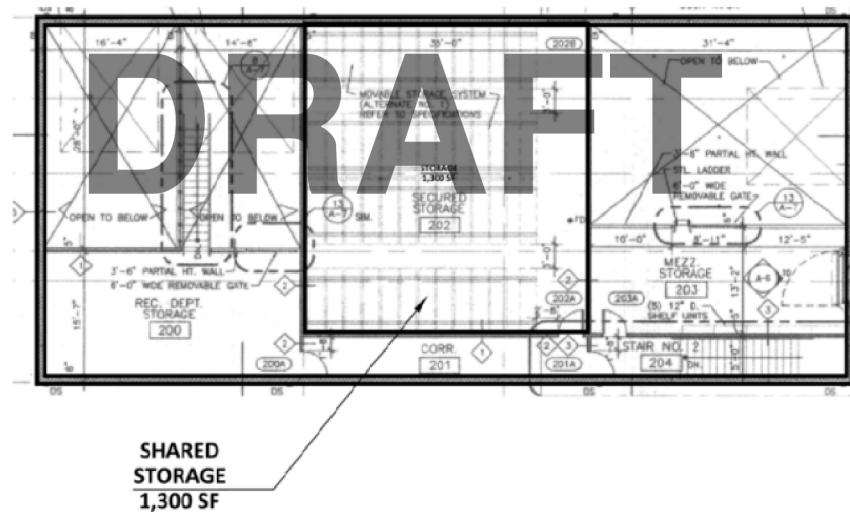
Annex – Main Level Floor Plan



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

14,660 GSF +/-

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		
Total	8	10		3	7			5,070	11,025	current space on first floor = 1,520 SF; storage space in basement, annex, old courthouse, and civic center storage building = approximately 3,550 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											
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

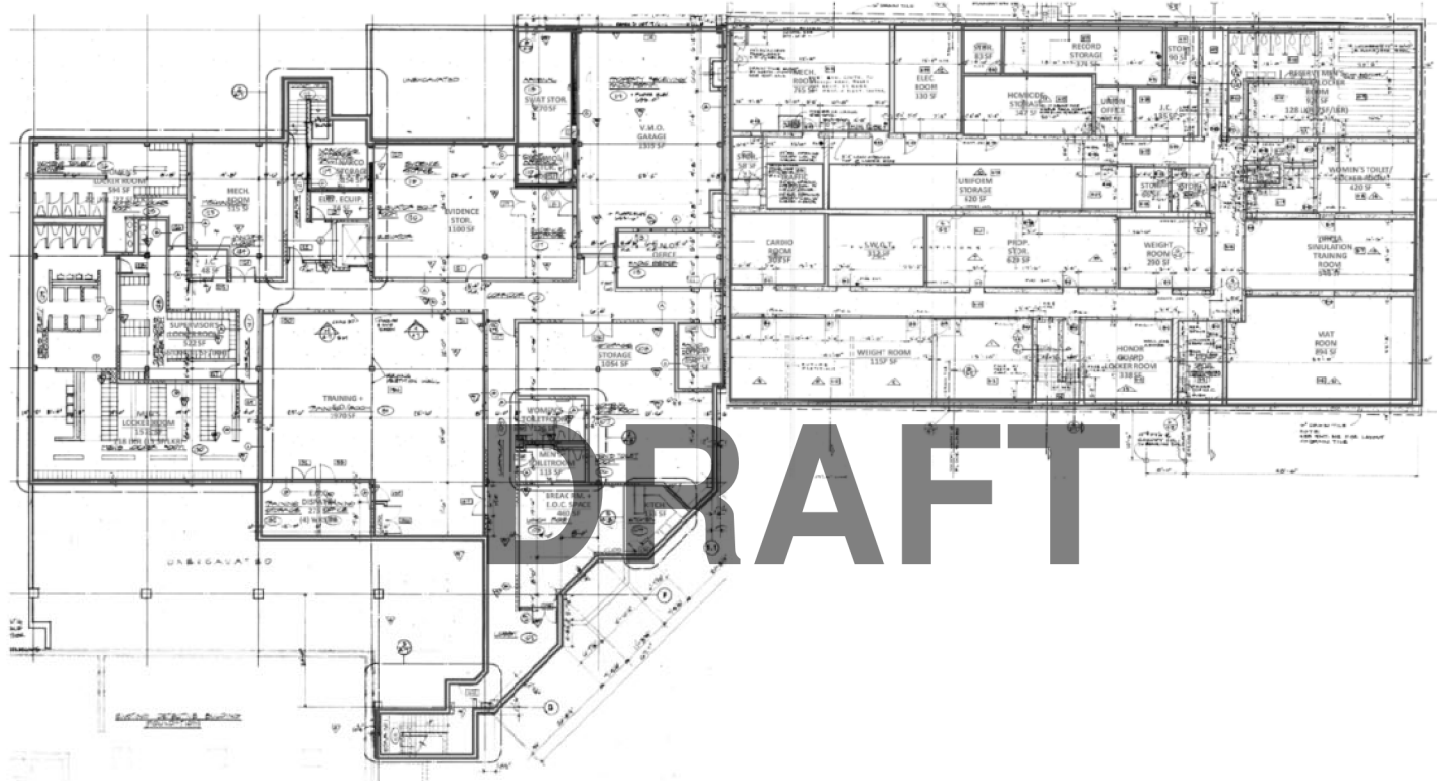


CITY OF LIVONIA - POLICE STATION - SITE

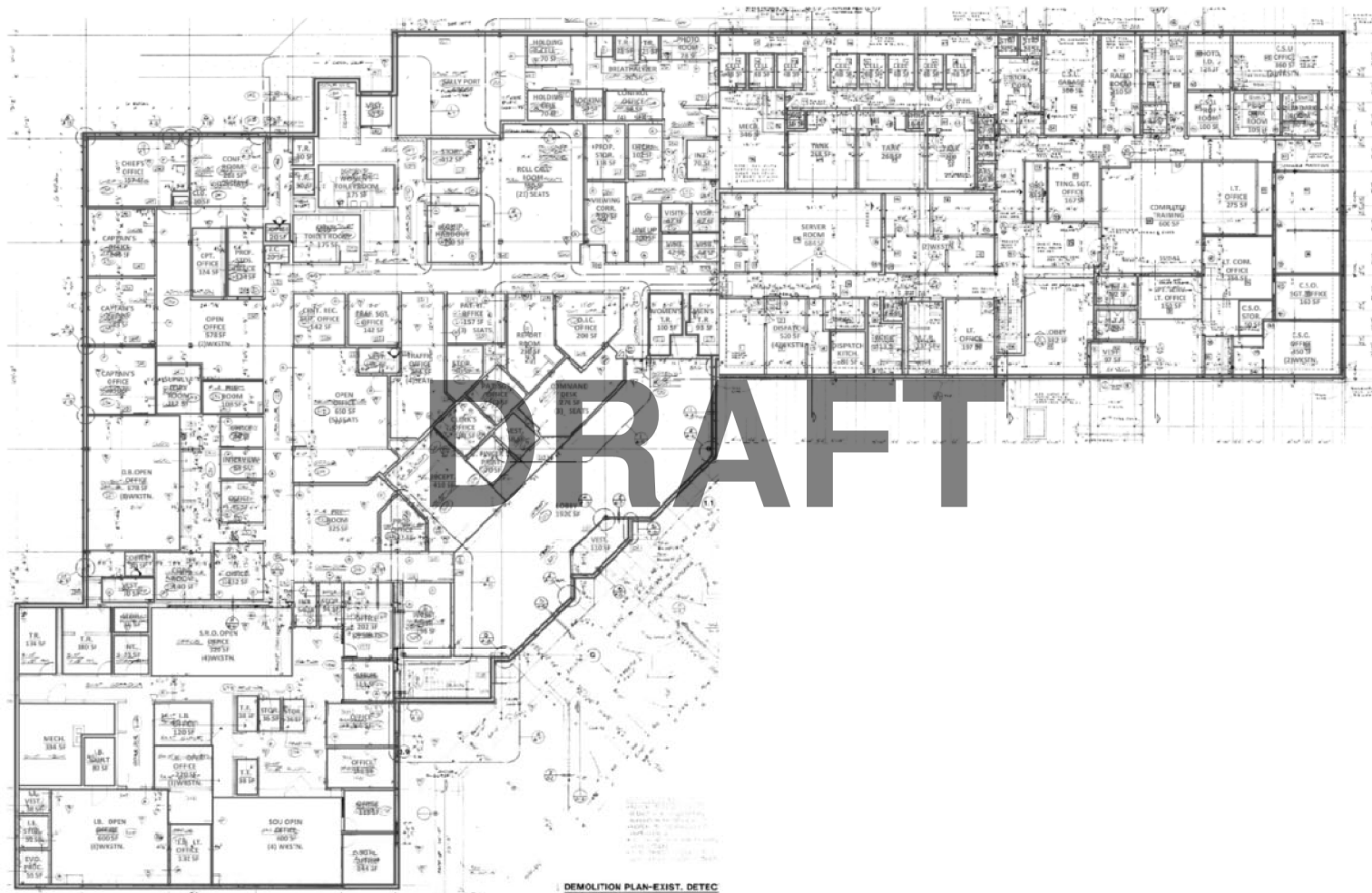
NOT TO SCALE

1/4/24

Police Department – Lower Level Floor Plan



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:

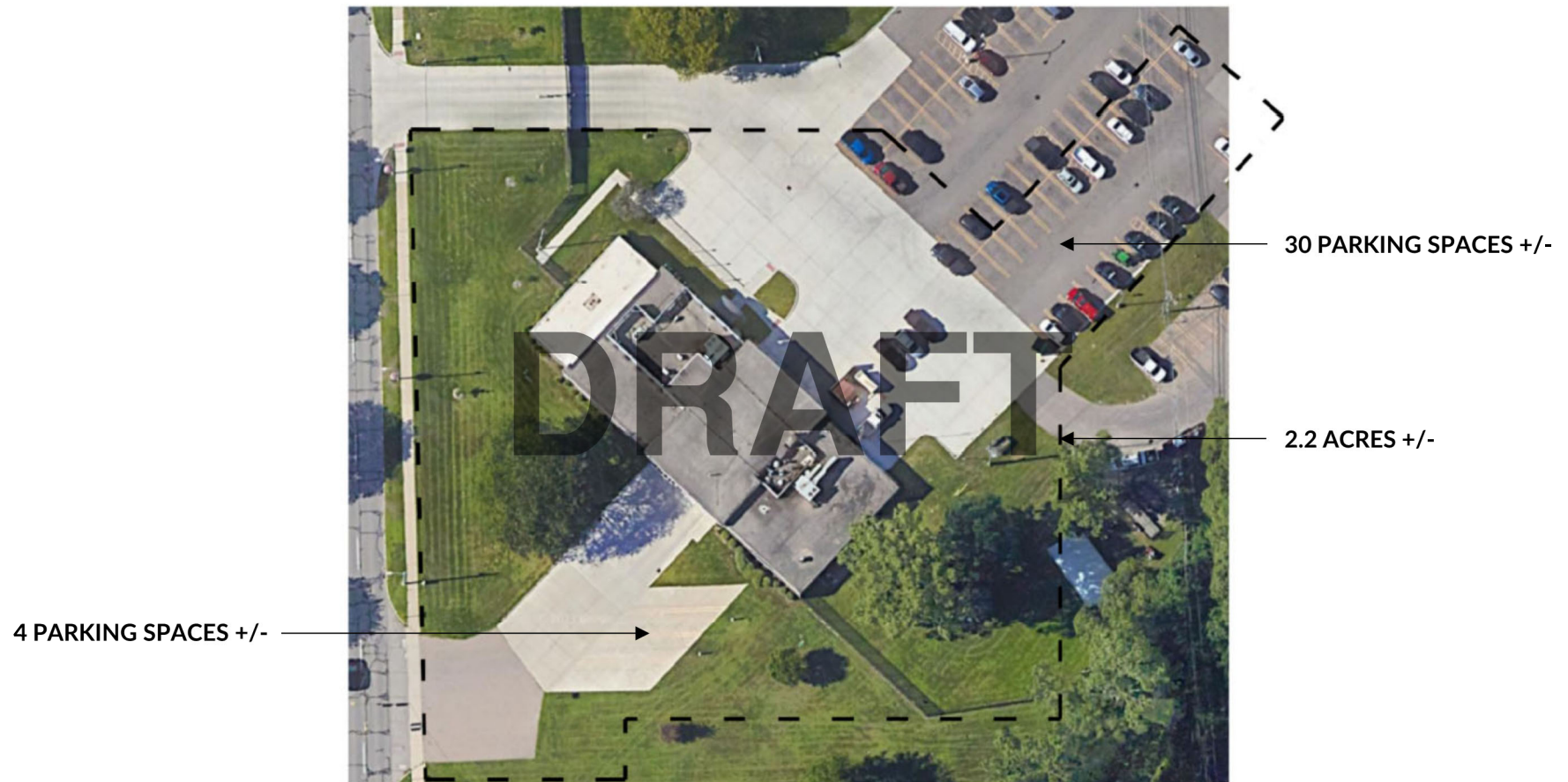
1. The City of Livonia will make timely decisions and provide timely approvals in order to maintain the project schedule.

Fire Station No. 1



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

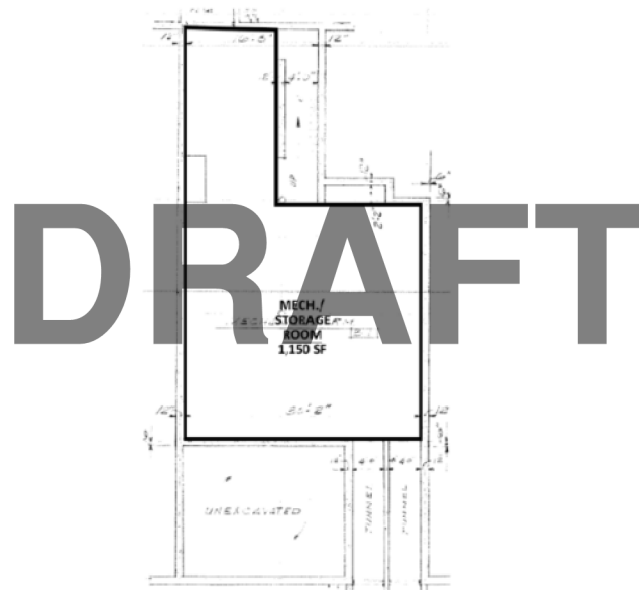
Fire Station No. 1 - Site



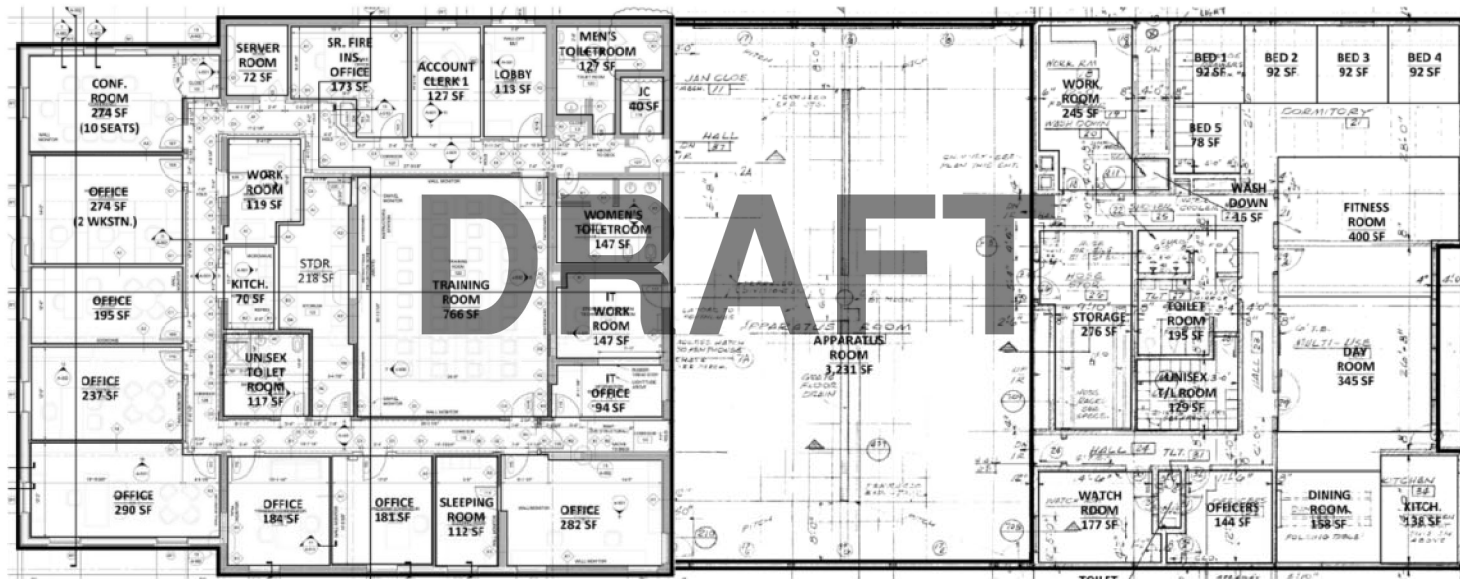
CITY OF LIVONIA - FIRE STATION NO. 1 - SITE PLAN
NOT TO SCALE

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	SPT	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

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33000 Civic Center Drive
Livonia, Michigan 48154

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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 (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.

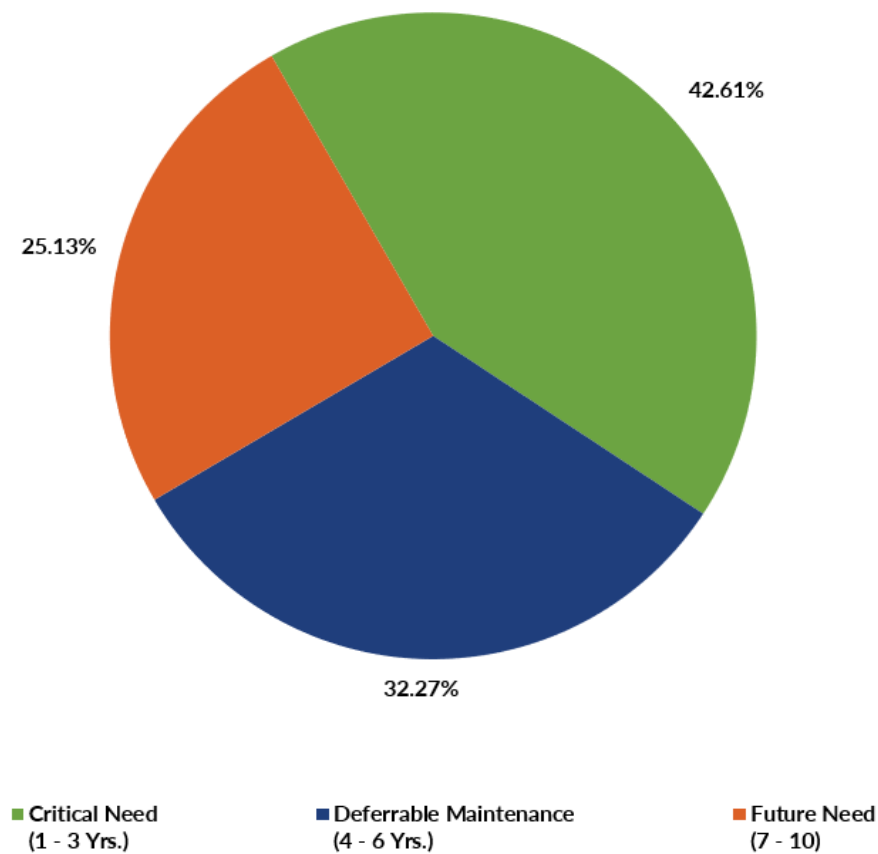
Deferred Maintenance (DM)

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.

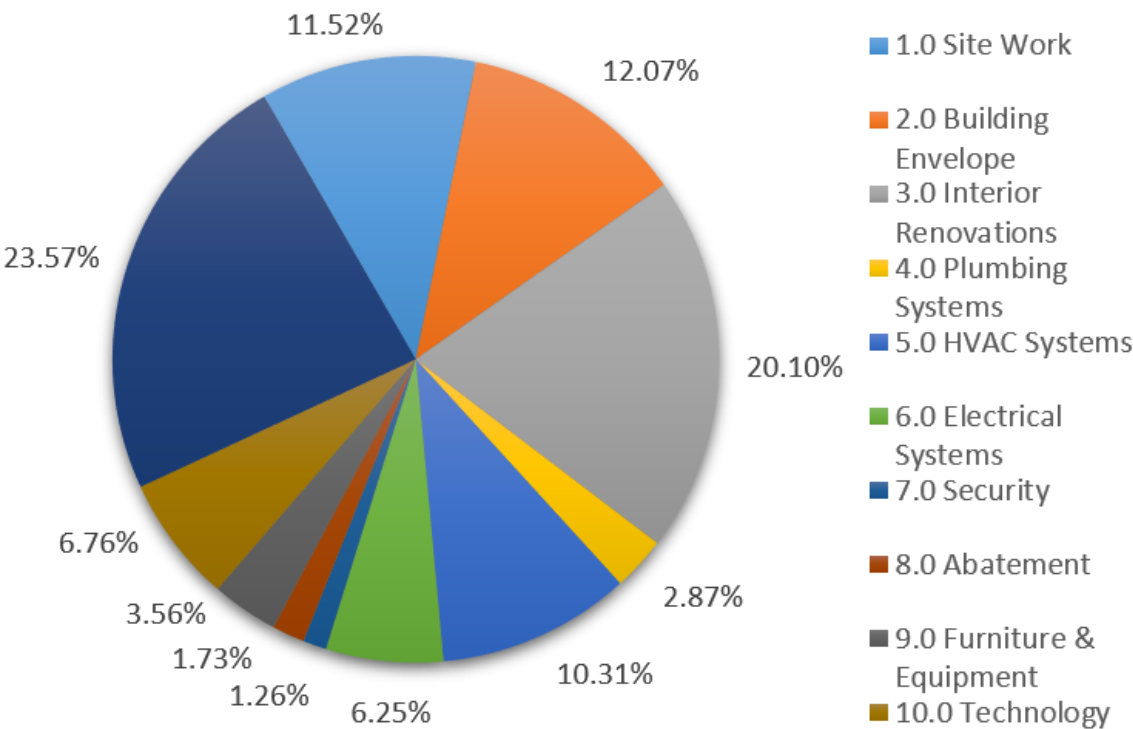
Summary of Costs by Priority



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

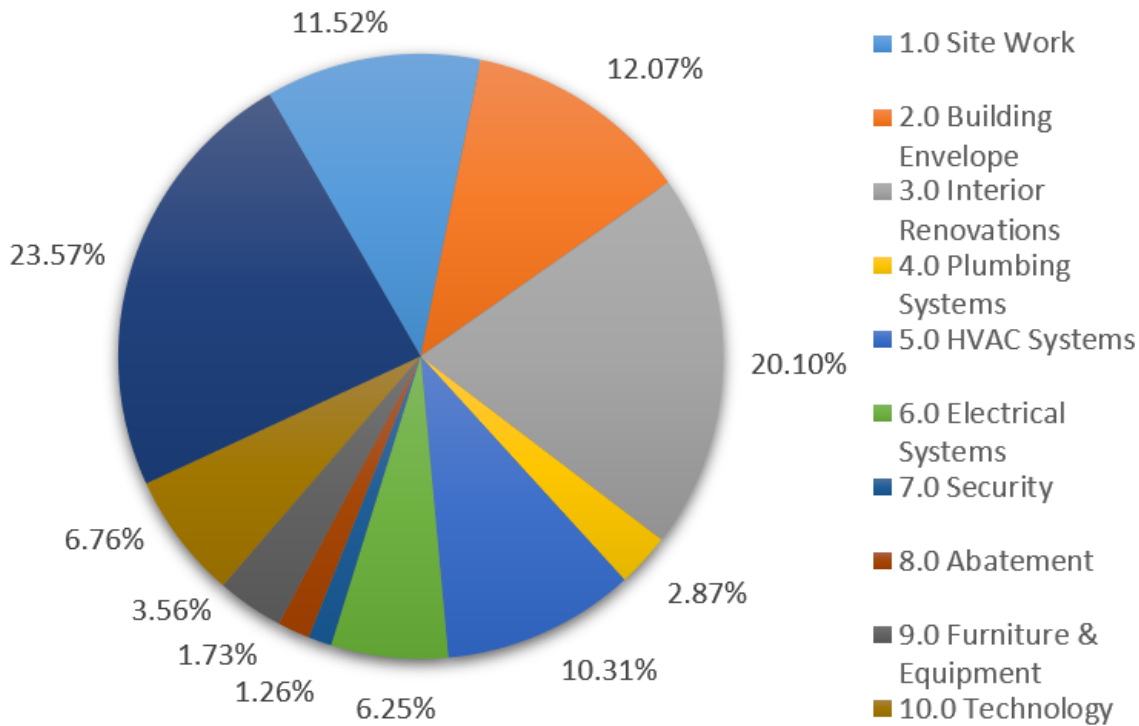
* This is for demolition costs only

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.

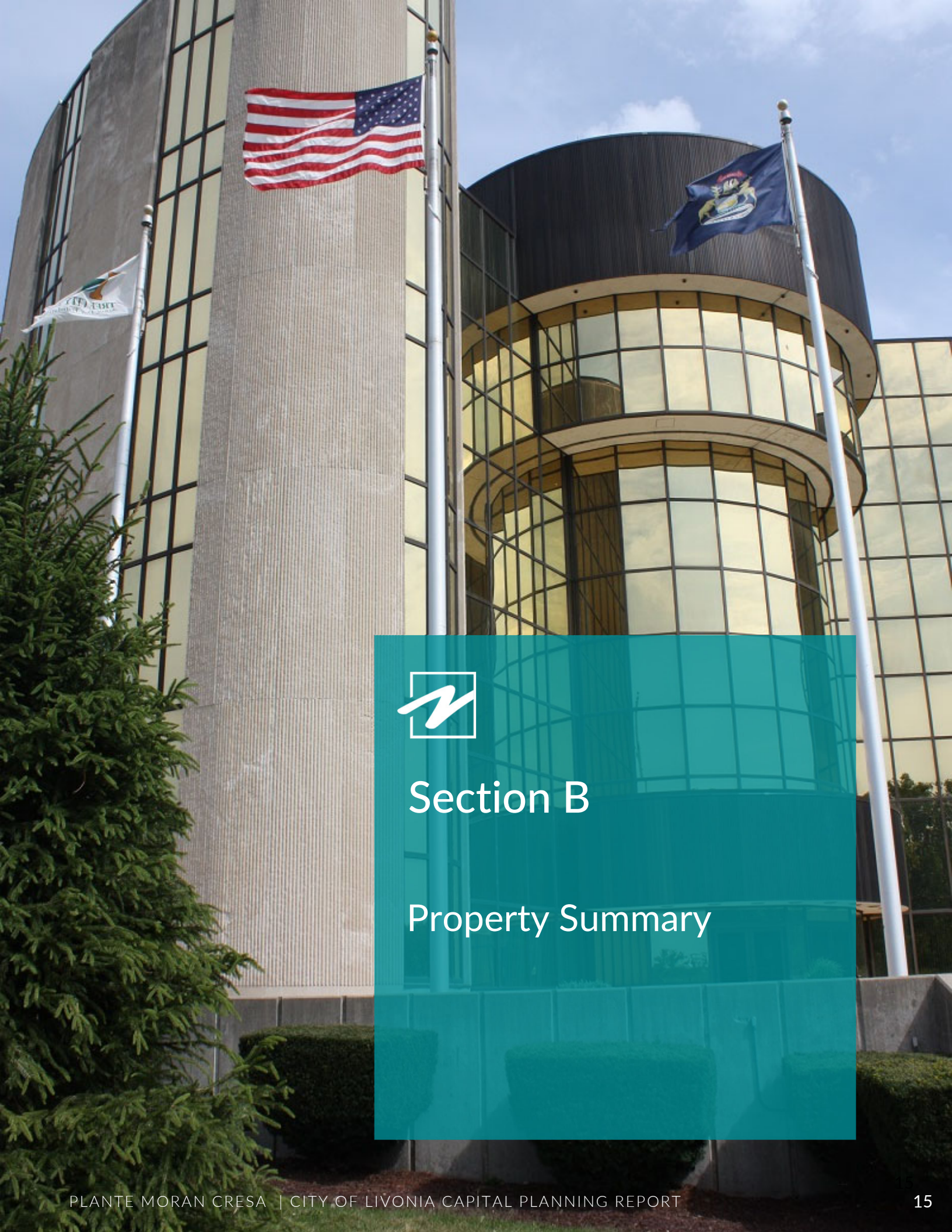
In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMC's assessment, analysis, and recommendations are, in 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

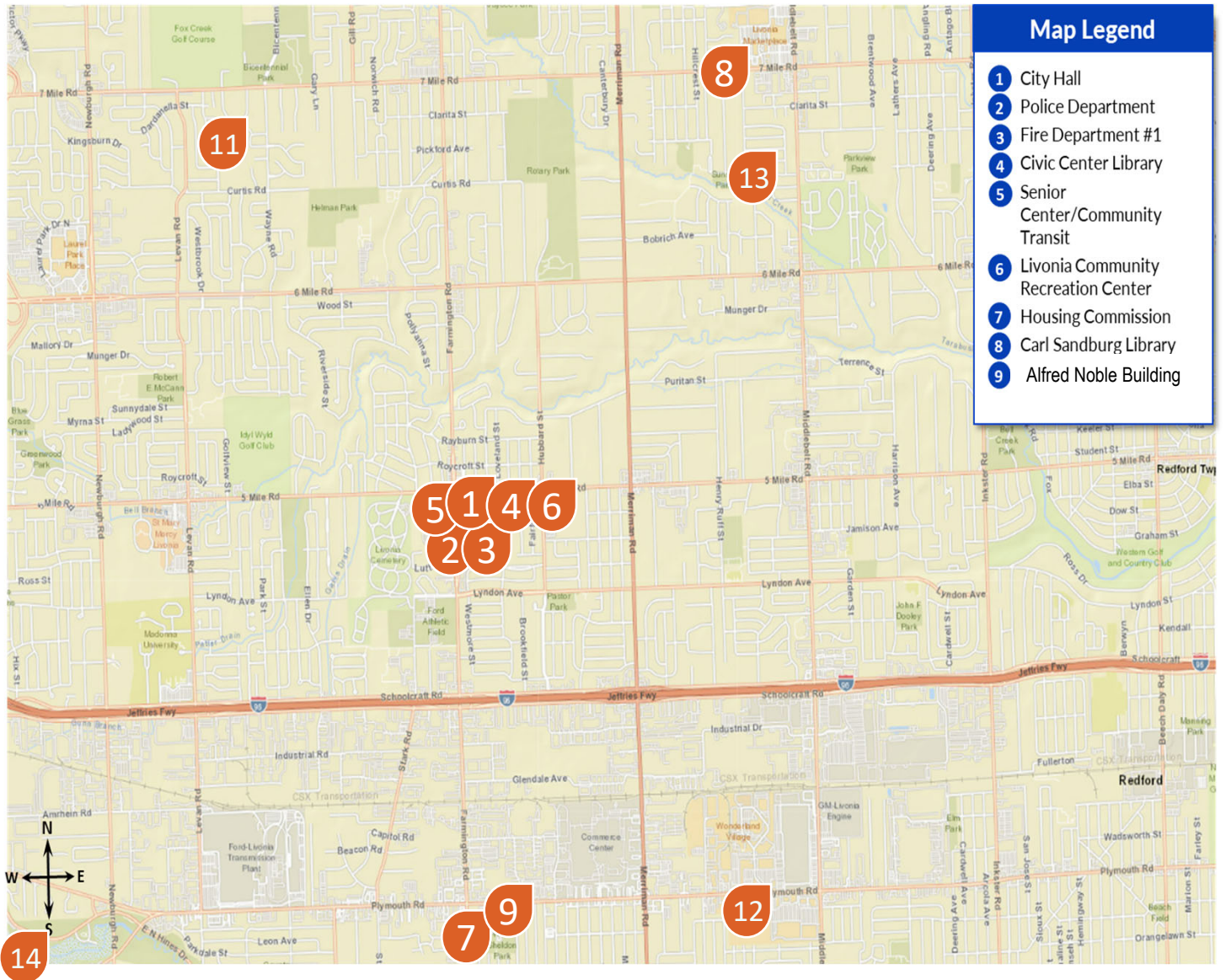
Property Summary



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

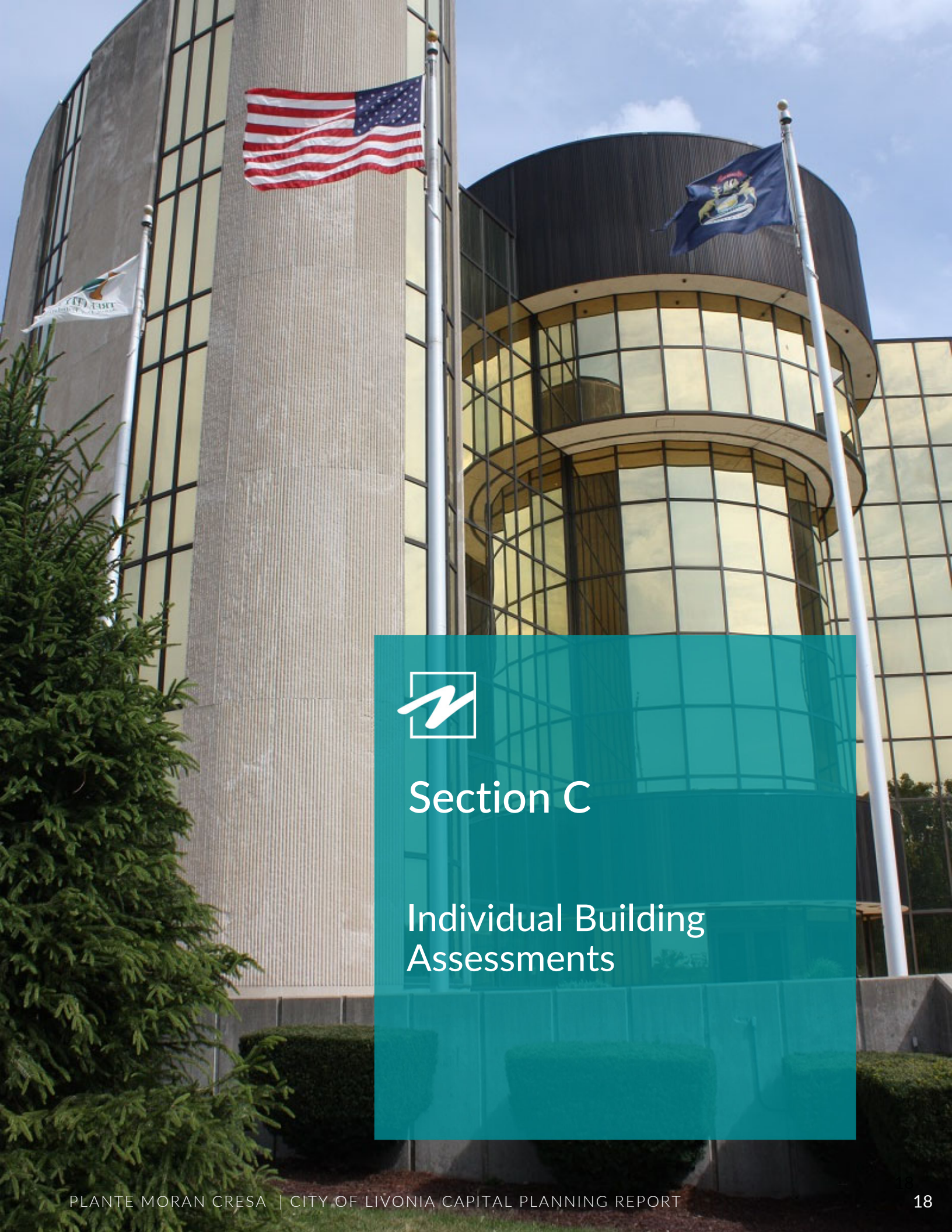


SECTION B

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



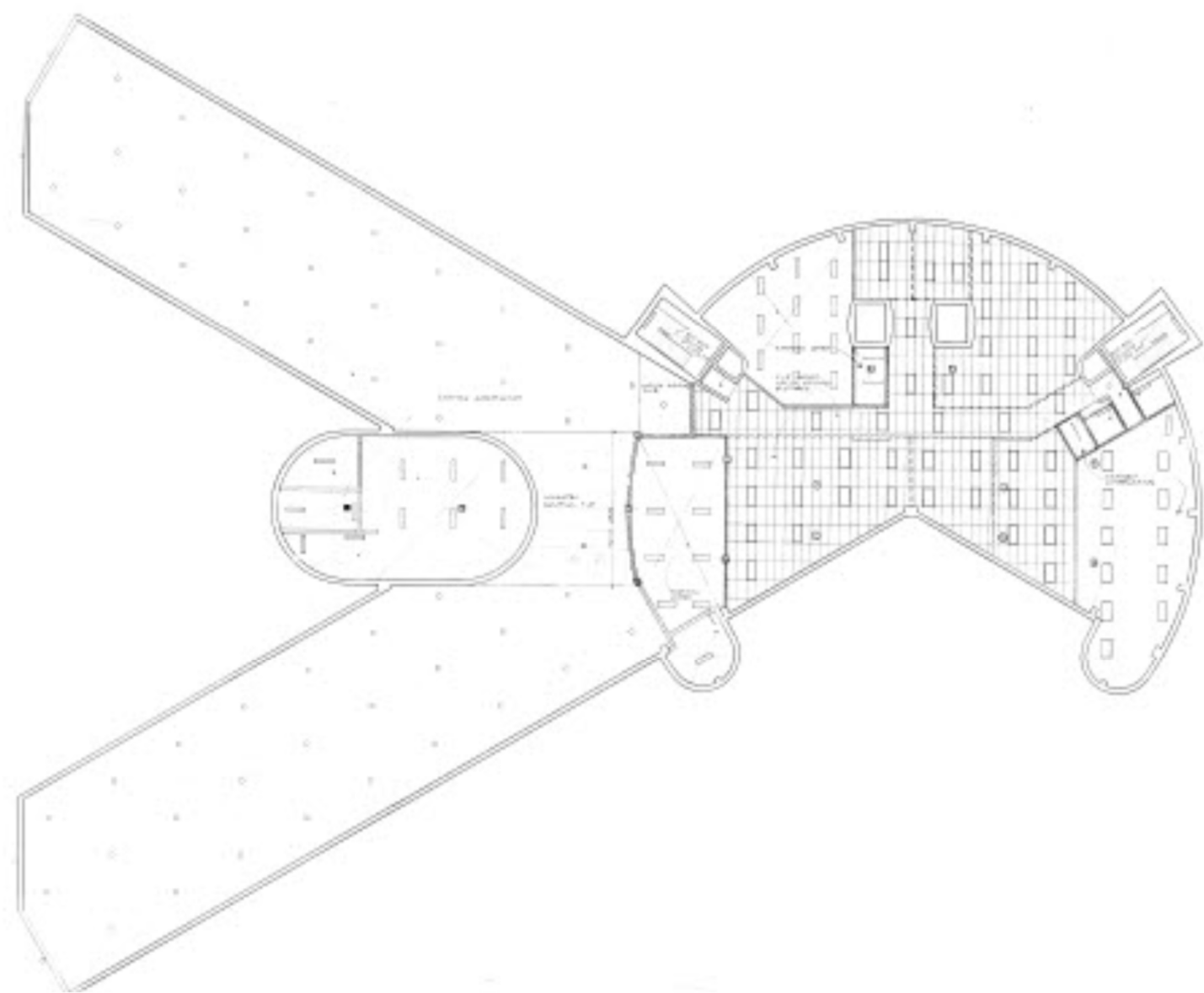
Address:	33000 Civic Center Dr. Livonia MI 48154
Year Built:	1977
Square Footage:	67,736
Site Area:	4.99 acres
Parking Spaces:	115
Stories:	5
Basement:	Yes
Elevator(s):	2
Exterior Façade:	Glass Curtain Wall/Brick/Concrete
Roof:	TPO
Fire Protection:	Fully Sprinkled

Site Plan:



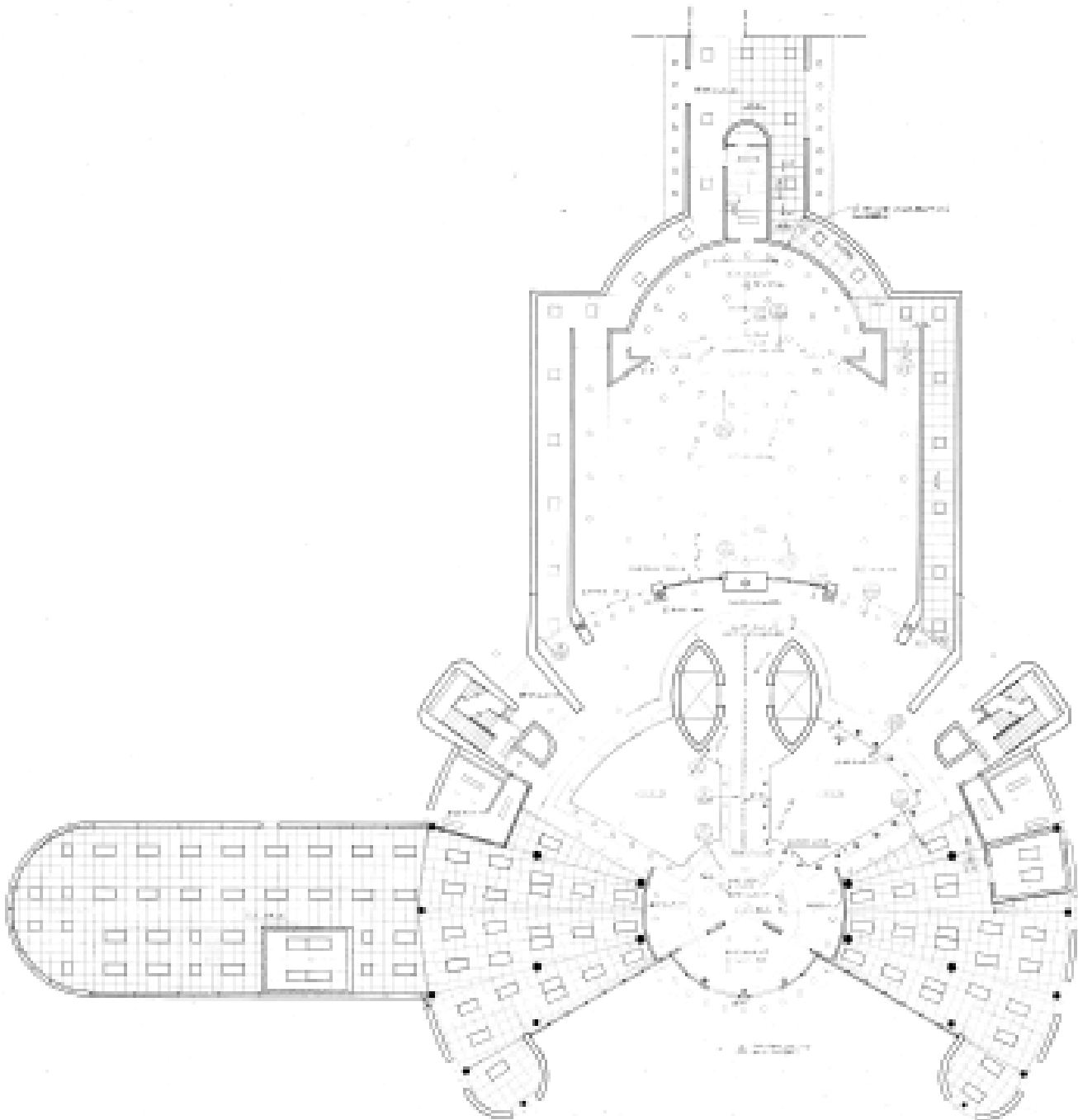
Building 01 - Livonia City Hall

Ground Floor Plan:



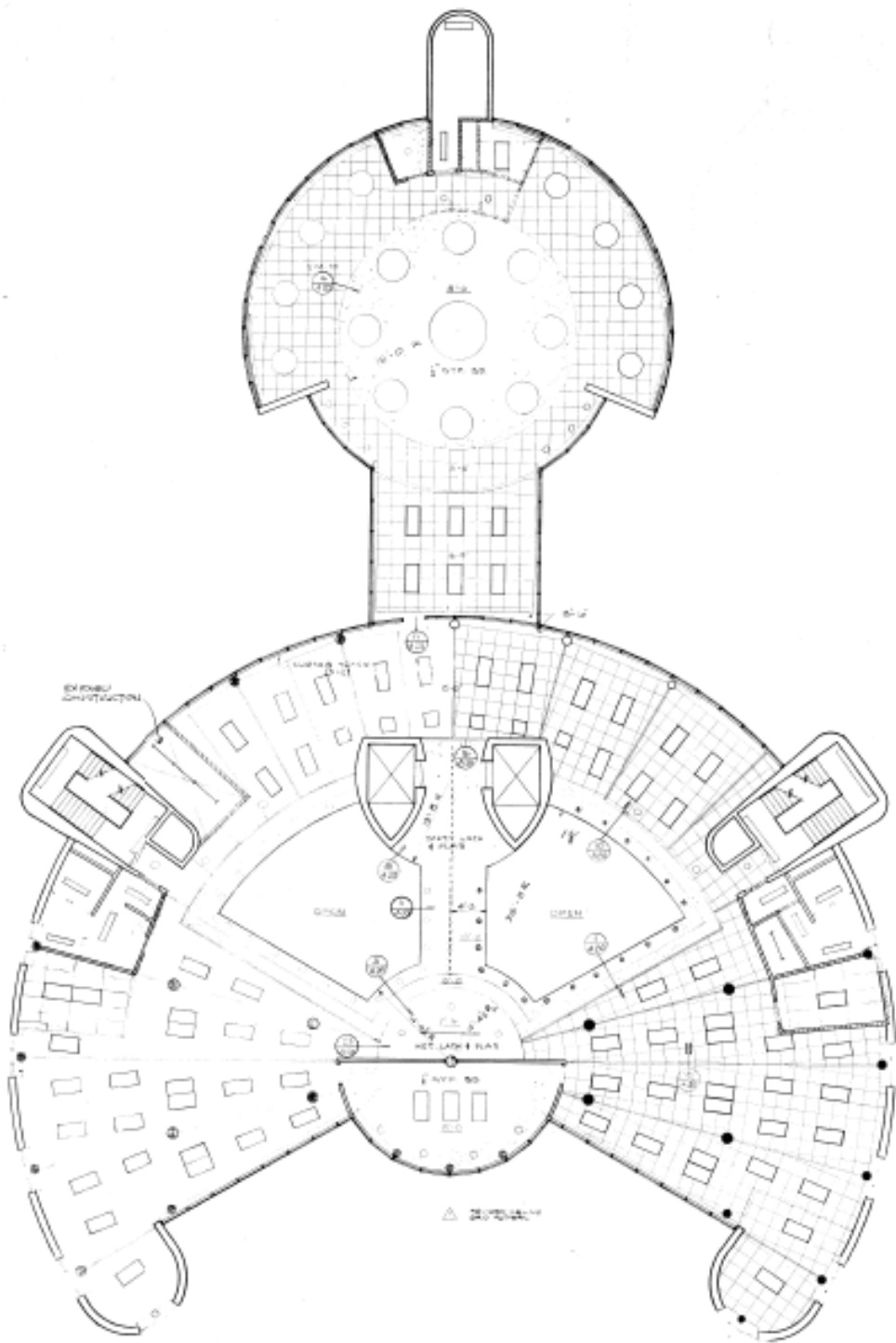
Building 01 - Livonia City Hall

1st Floor Plan:



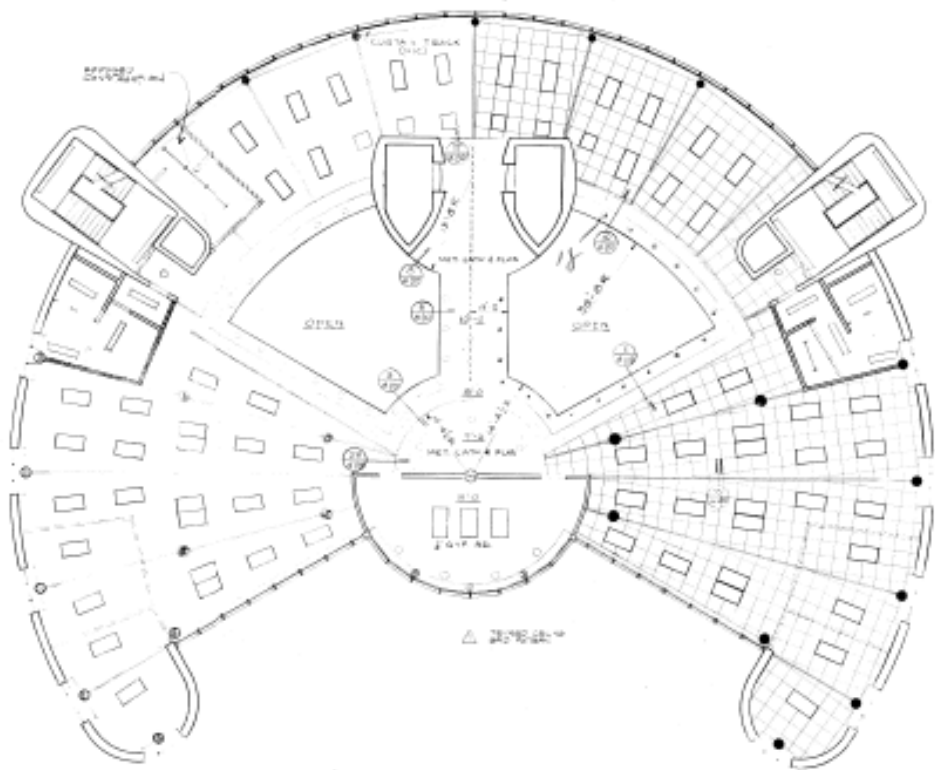
Building 01 - Livonia City Hall

2nd Floor Plan

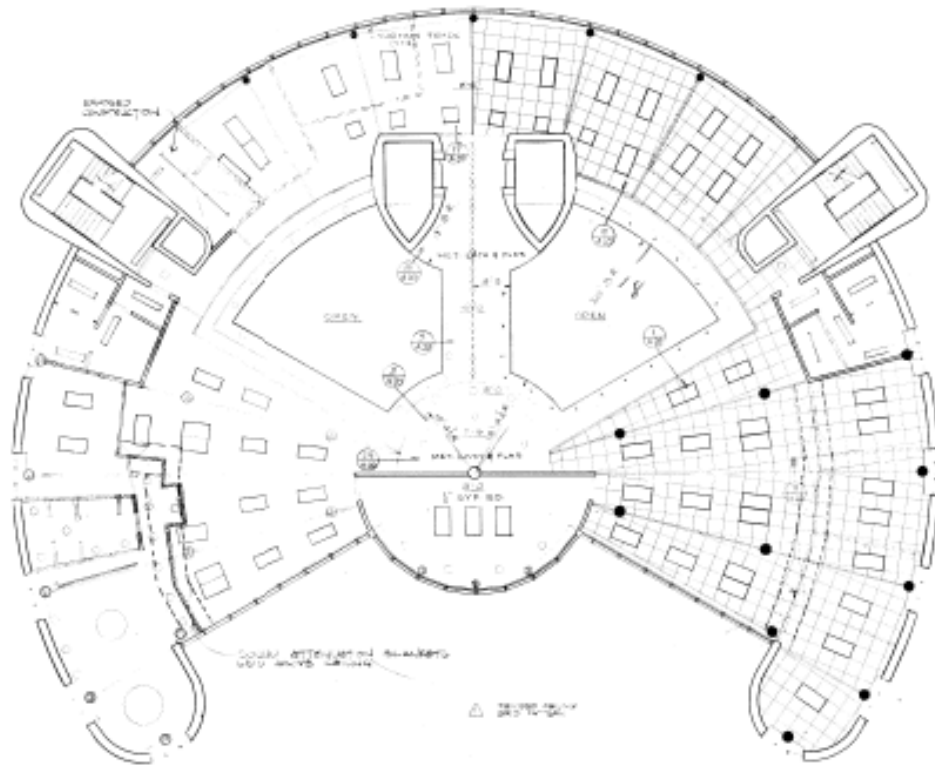


Building 01 - Livonia City Hall

3rd Floor Plan:

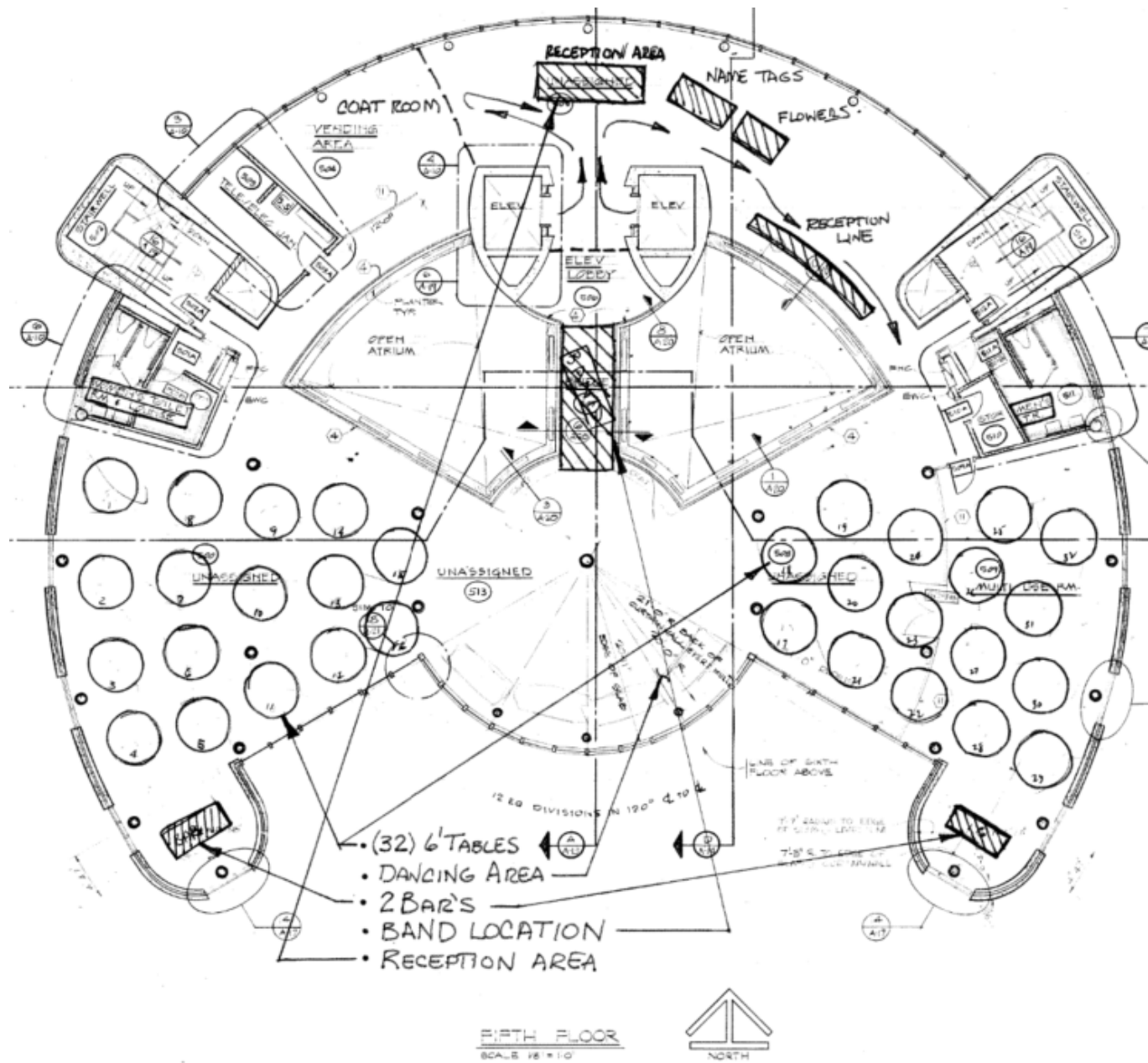


4th Floor Plan:



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		Specification Factor =						
67,736		Geographic Factor =						
		Cost Escalation Factor =						
		Cost Escalation Factors						
		1.08 1.30 1.48						
		Critical Needs Cost (1 - 3 years) Deferrable Maintenance Cost (4 - 6 years) Future Need Cost (7 - 10 years)						
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	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	Units	Total Units	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	\$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	0.71%	\$175,392	\$0	\$0
Existing Lochinvar Boiler, Serial # H985853, 1998		1	EA	1	0.71%	\$175,392	\$0	\$0
Existing Lochinvar Boiler, Serial # H985852, 1998		1	EA	1	0.71%	\$175,392	\$0	\$0
Replace Boiler Pumps		3	EA	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	1.10%	\$270,000	\$0	\$0
Replace Existing Variable Air Volume (VAV) Units		30	EA	30	0.79%	\$0	\$252,720	\$0
Existing McQuay Chiller, Serial #58K8504302, 1998		1	EA	1	0.88%	\$216,000	\$0	\$0
Existing Fujitsu Split System, Serial # KSA031893		1	EA	1	0.03%	\$0	\$0	\$11,189
Existing Fujitsu Split System, Serial # KSA022850		1	EA	1	0.03%	\$0	\$0	\$11,189
Piping								
Replace Portions- Hydronic Piping and Valves		1	Allowance	1	1.10%	\$270,000	\$0	\$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	1.32%	\$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	0.44%	\$108,000	\$0	\$0
Power for new HVAC		1	Allowance	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
Panel Capacity Investigations and Re-tagging		1	Allowance	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
Replace Exterior Wall Packs		12	EA	12	0.04%	\$10,886	\$0	\$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	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	0.00%	\$0	\$280,800	\$0
Security Allowance - Access Controls		1	Allowance	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	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	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	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	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



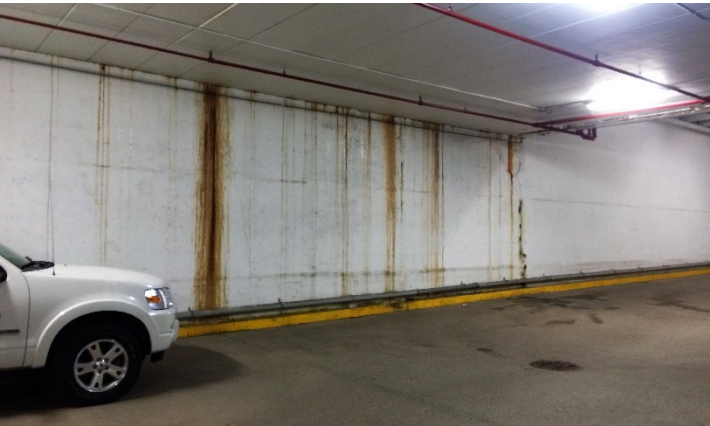
Annex Lobby 2017



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

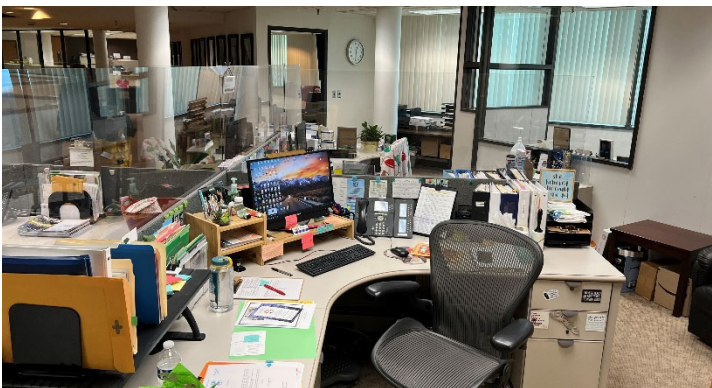
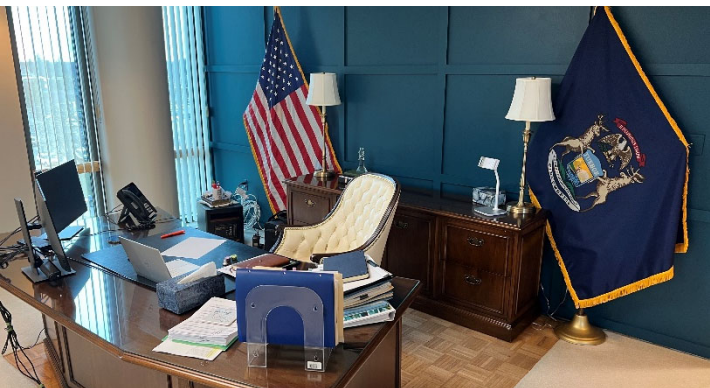
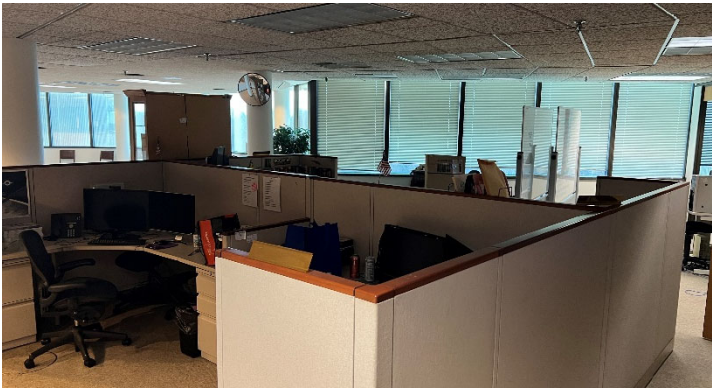
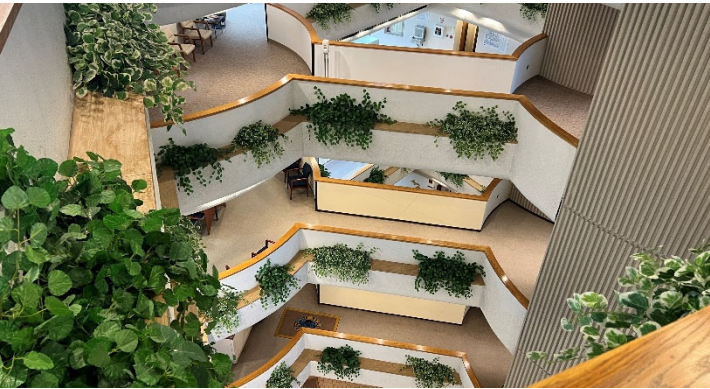


Basement Storage & Sump 2016

SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:



Building 01 - Livonia City Hall

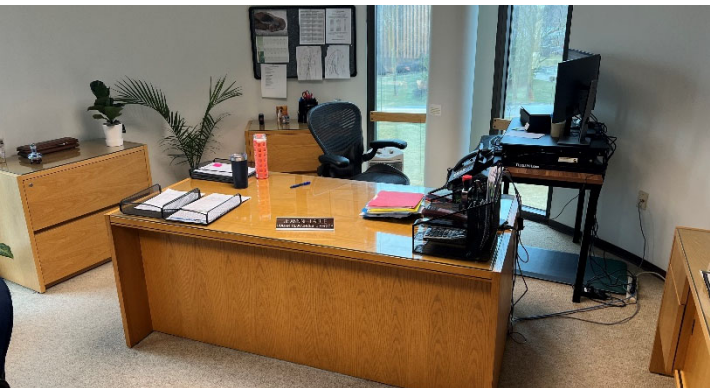
Photos:



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

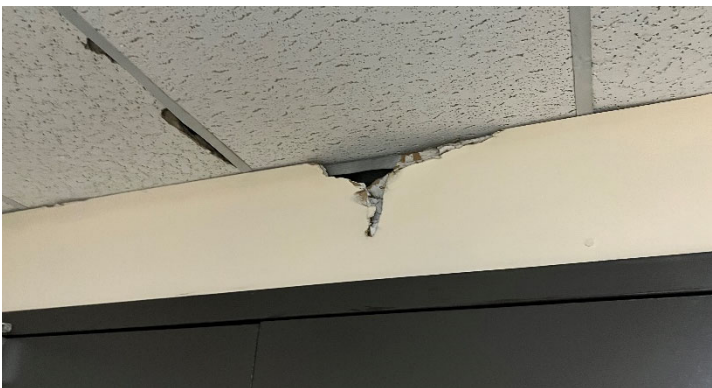
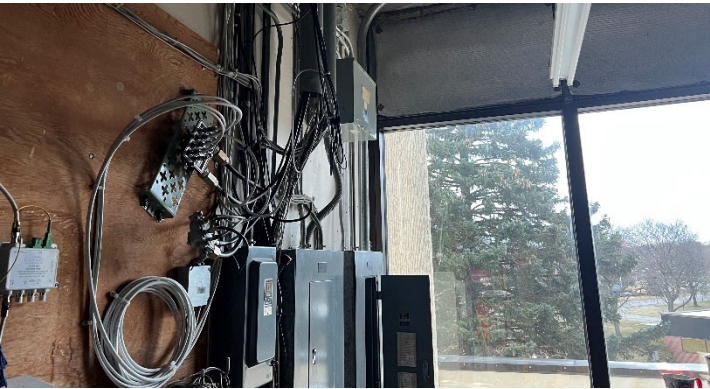
Building 01 – Livonia City Hall

Photos:



Building 01 - Livonia City Hall

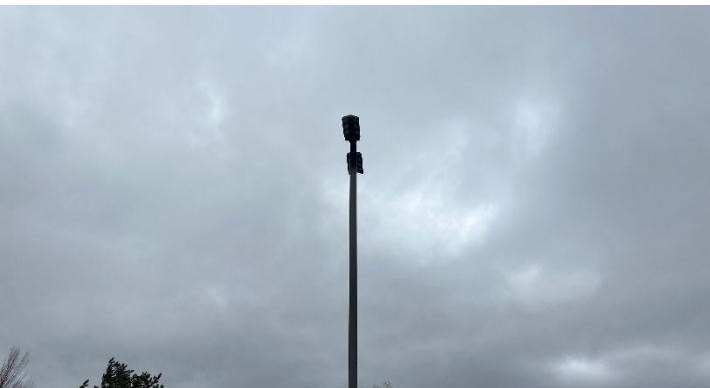
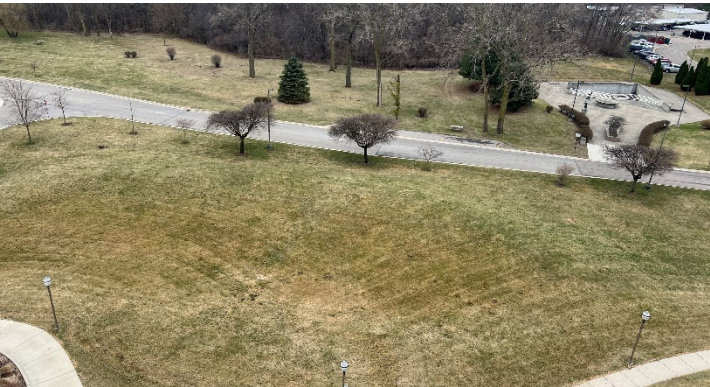
Photos:



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:



Building 01 – Livonia City Hall

Photos:



Building 02 – Livonia Police Department



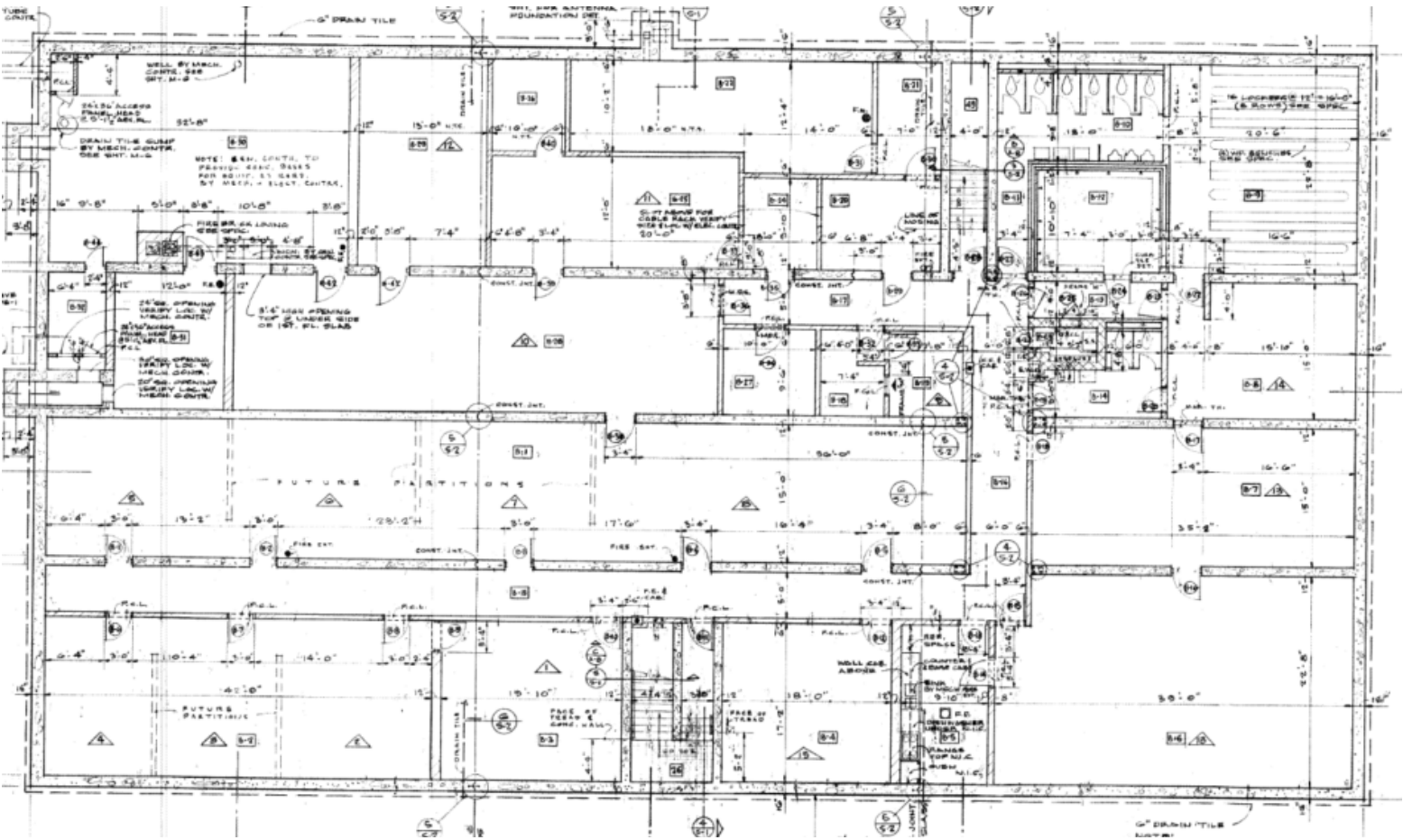
Address:	15050 Farmington Rd. Livonia MI 48154
Year Built:	1961/1987
Square Footage:	59,540
Site Area:	46.48 Acres
Parking Spaces:	76
Stories:	1
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	PVC
Fire Protection:	No

Site Plan:



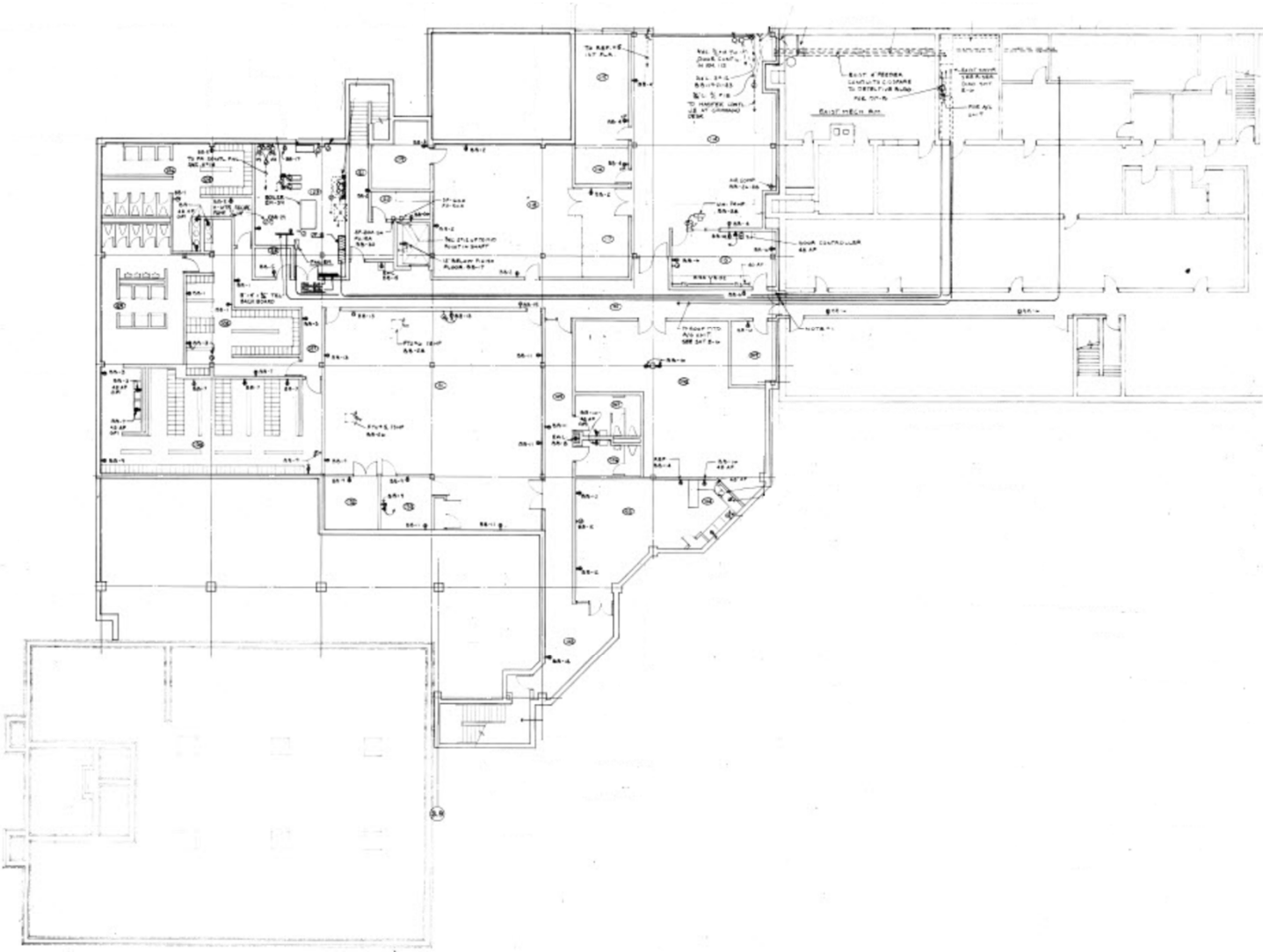
Building 02 - Livonia Police Department

Basement Floor Plan (1961):



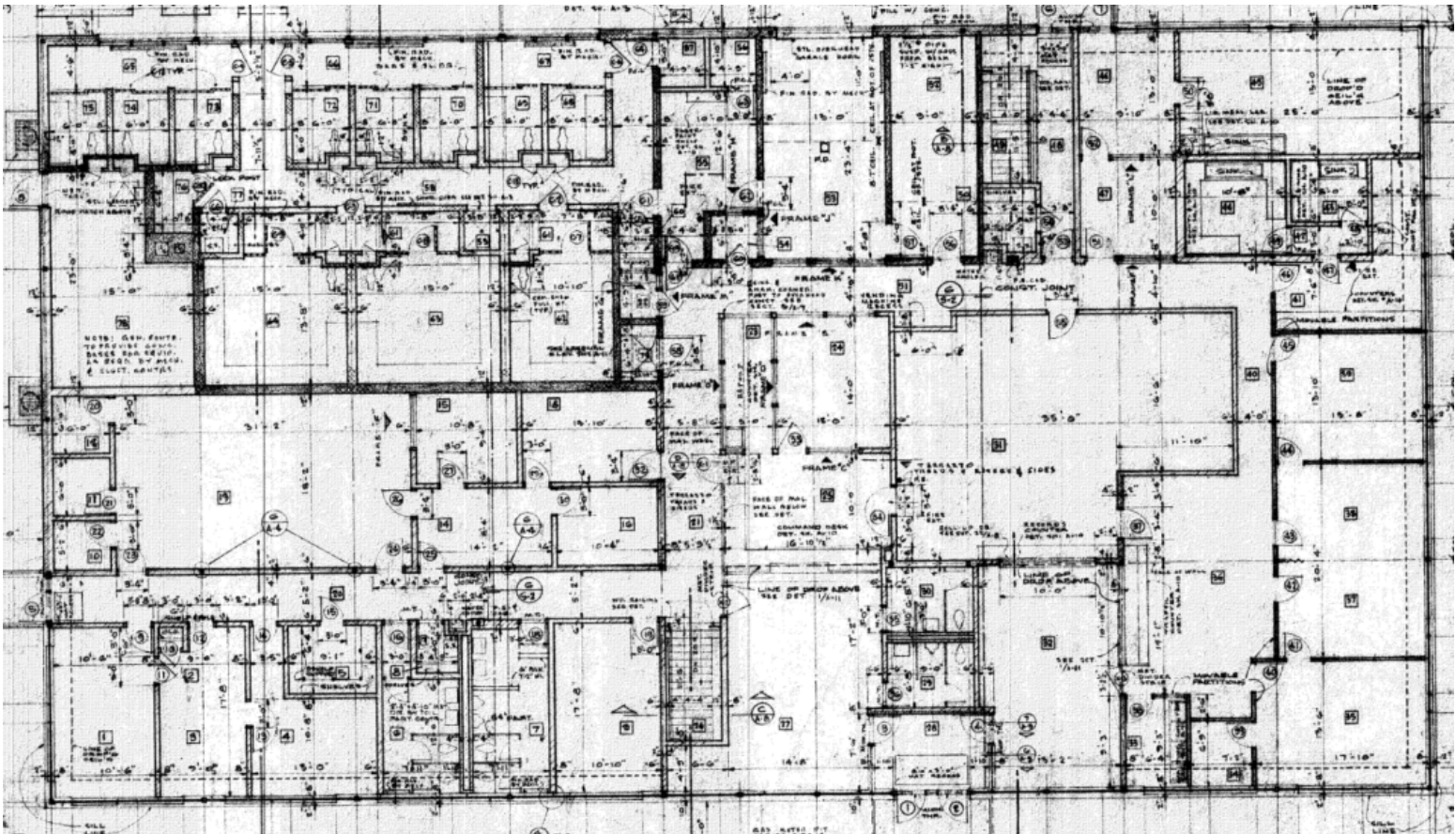
Building 02 – Livonia Police Department

Basement Floor Plan (1986):



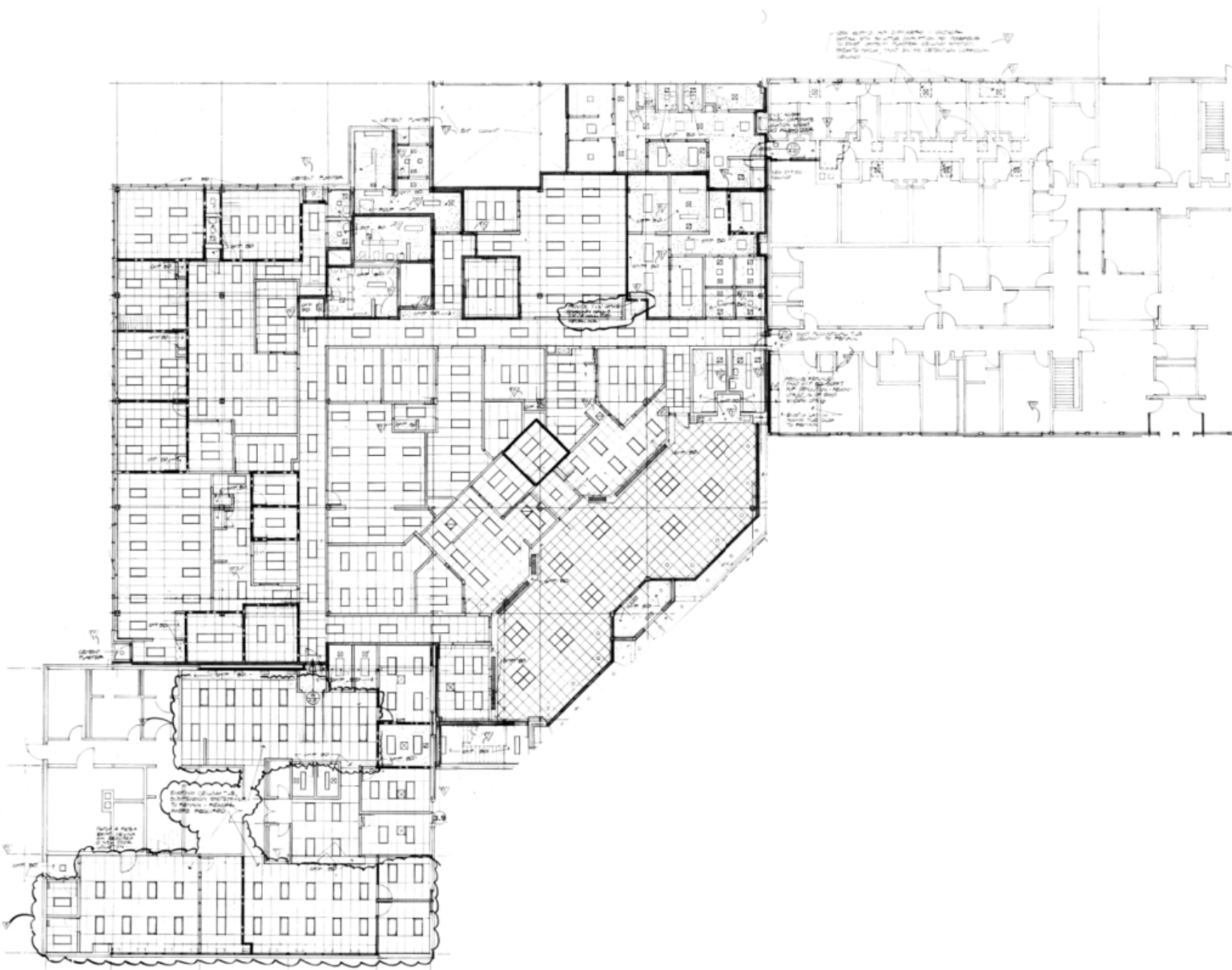
Building 02 - Livonia Police Department

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				

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

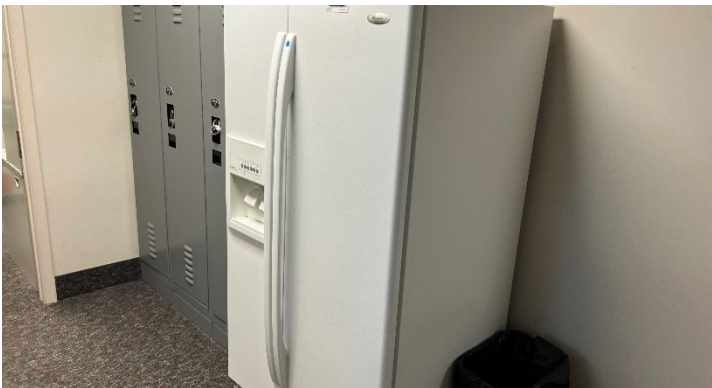
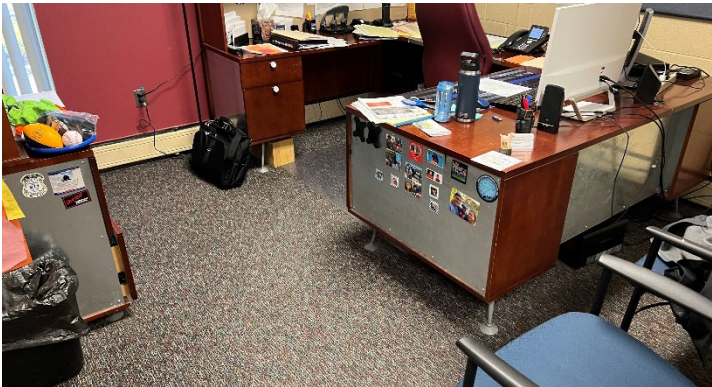
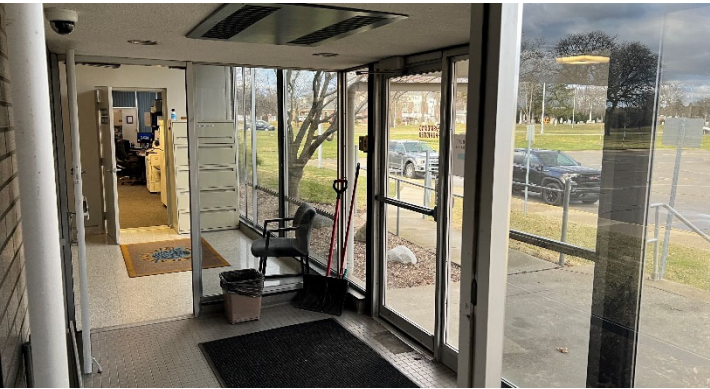
Summary of Budgets:

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

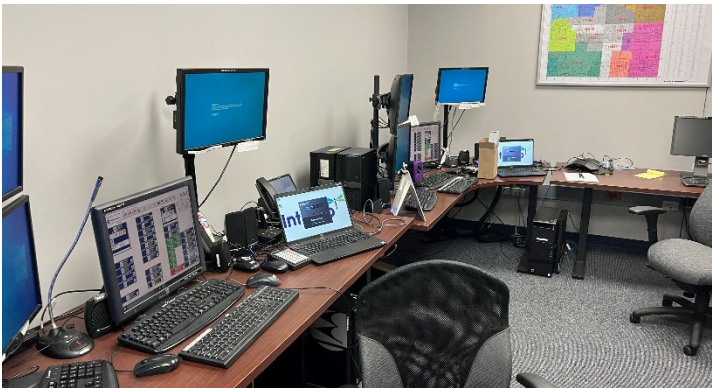
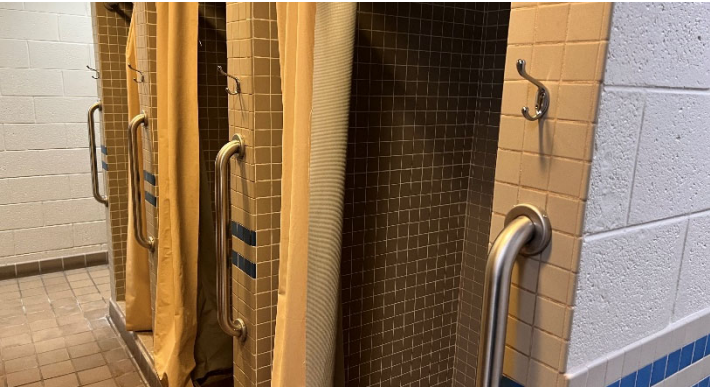
Building 02 – Livonia Police Department

Photos:



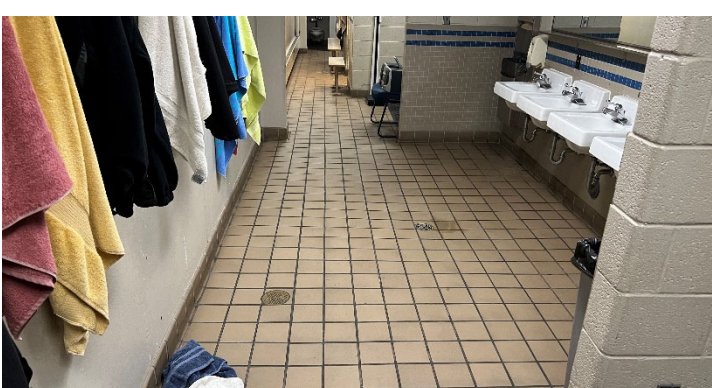
Building 02 – Livonia Police Department

Photos:



Building 02 – Livonia Police Department

Photos:



Building 02 – Livonia Police Department

Photos:



SECTION C | Individual Building Assessments

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

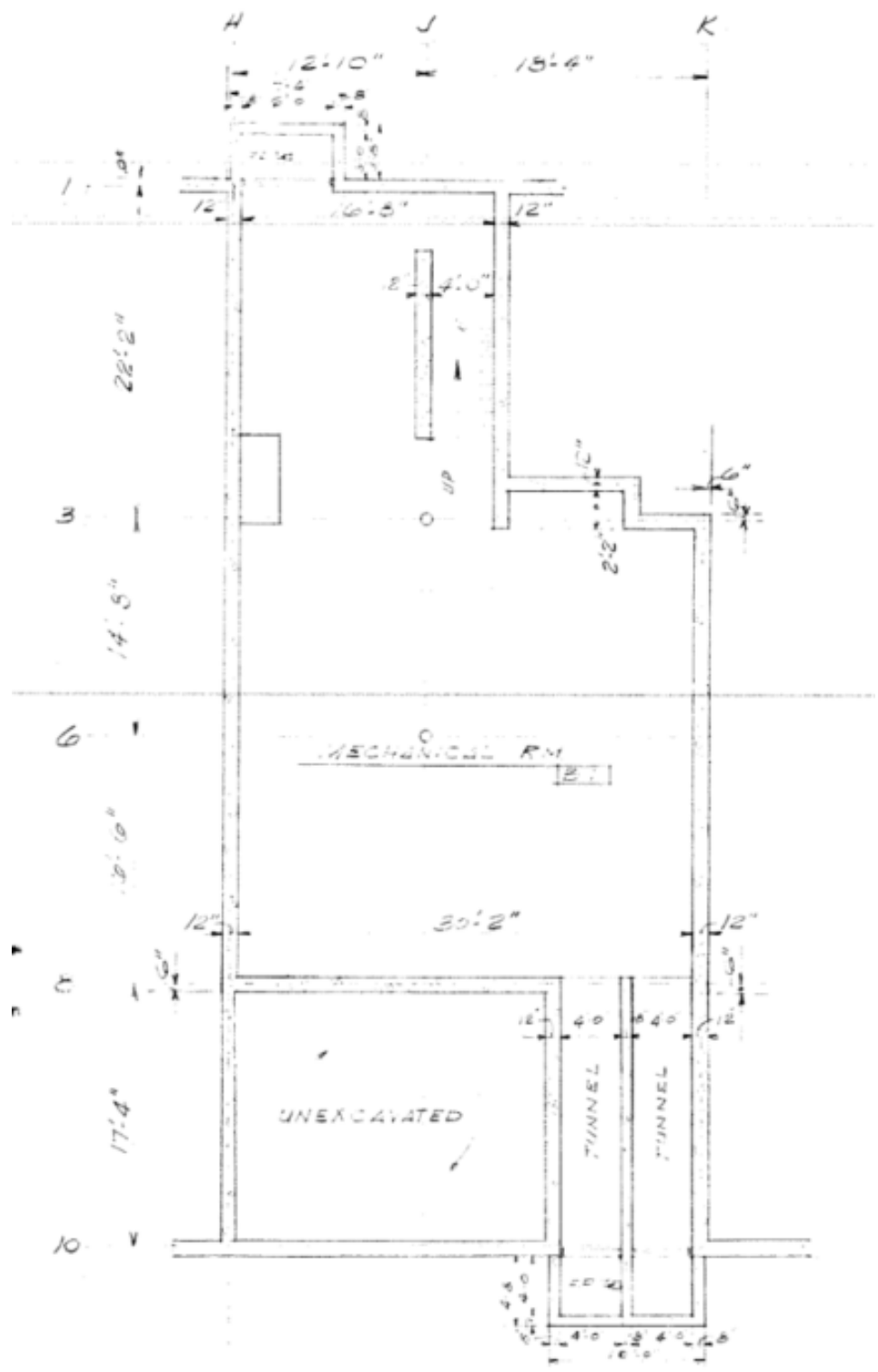
Building 03 – Station No. 1

Site Plan:



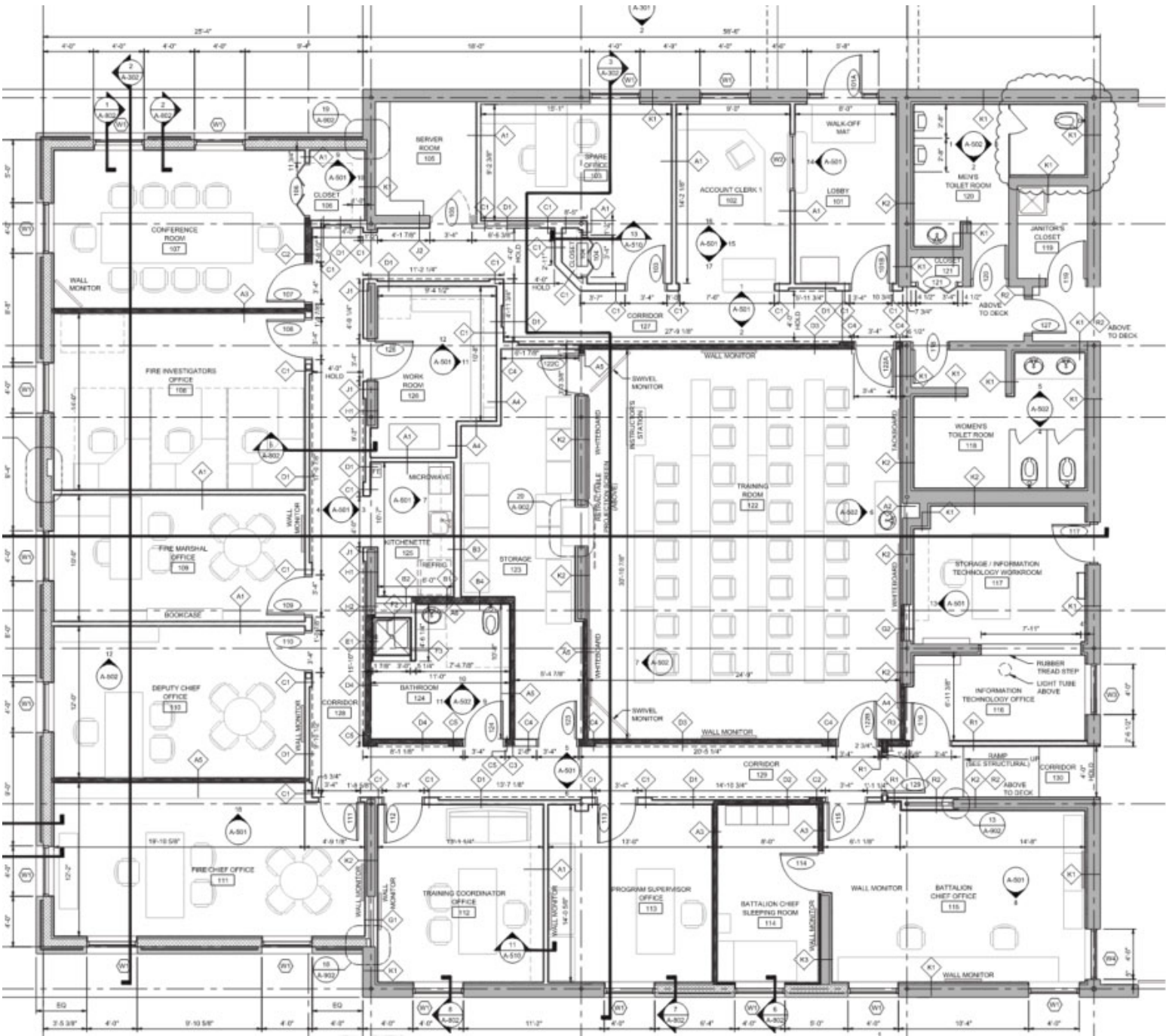
Building 03 - Station No. 1

Basement Floor Plan:



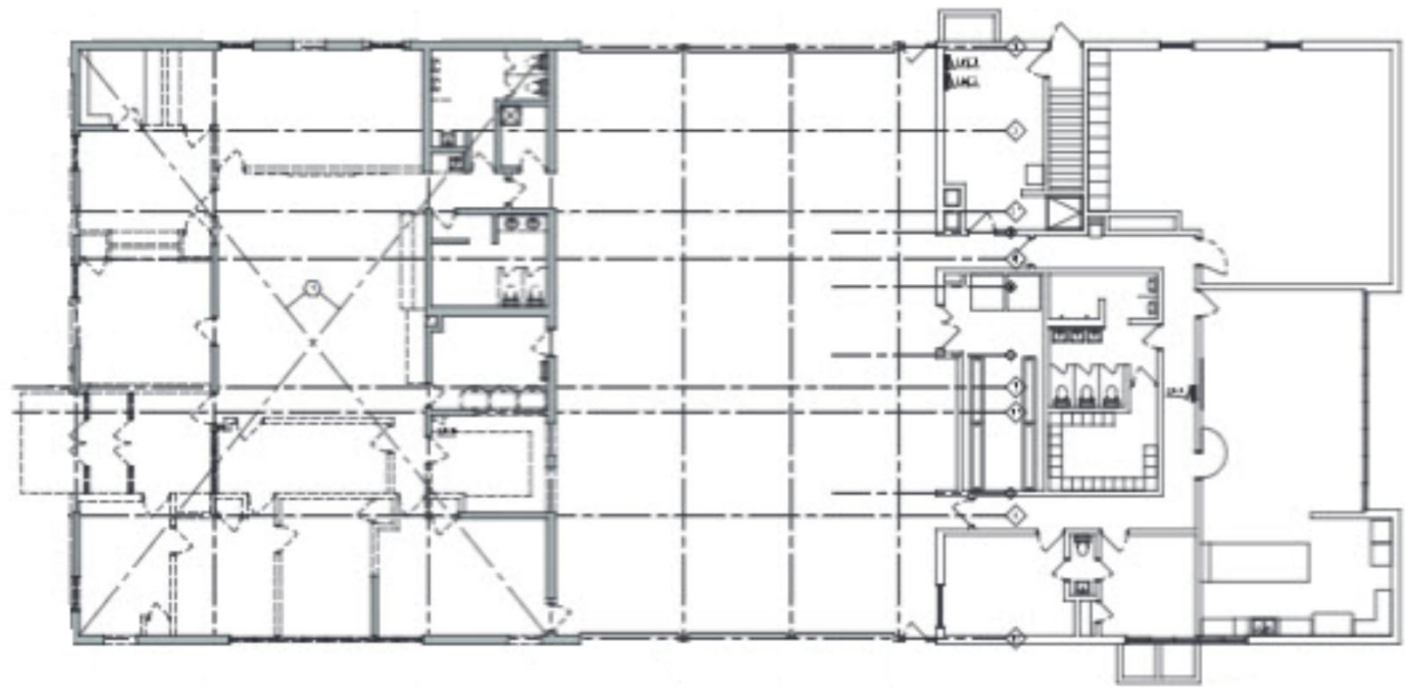
Building 03 – Station No. 1

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

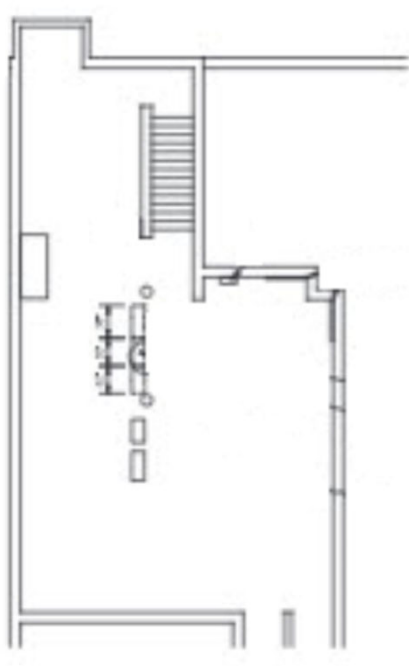


Building 03 – Station No. 1

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

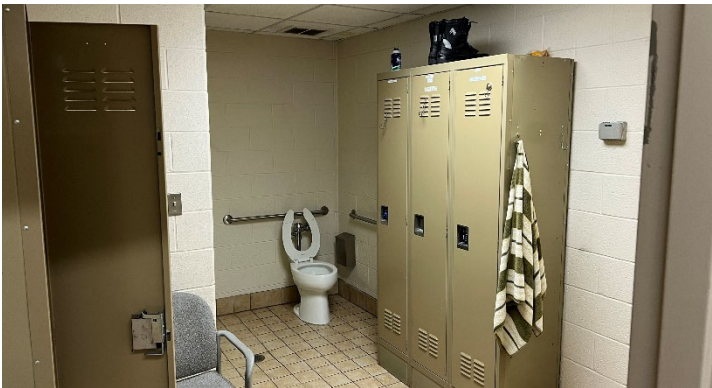
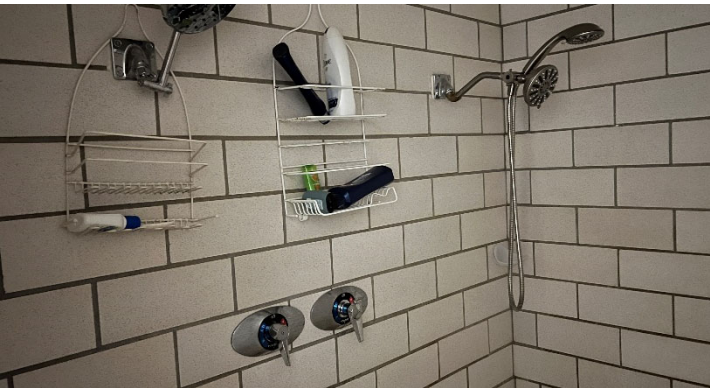
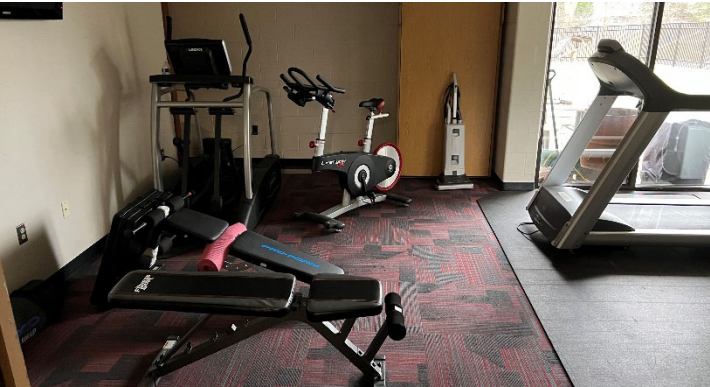
Summary of Budgets:

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

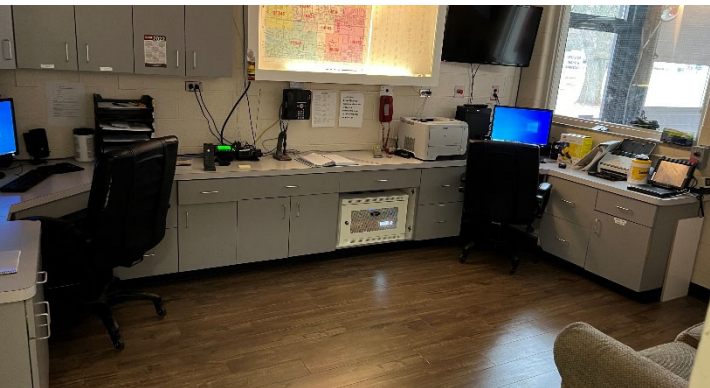
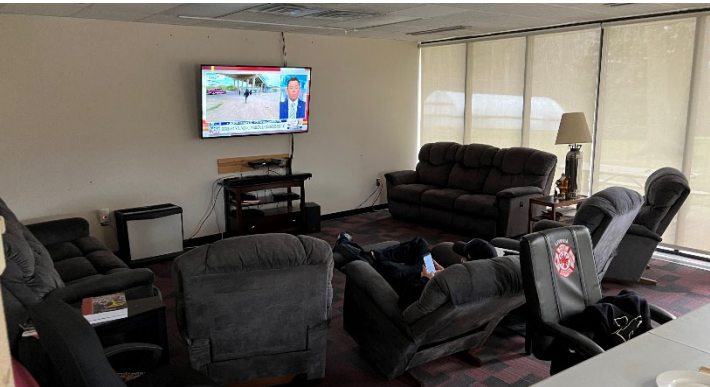
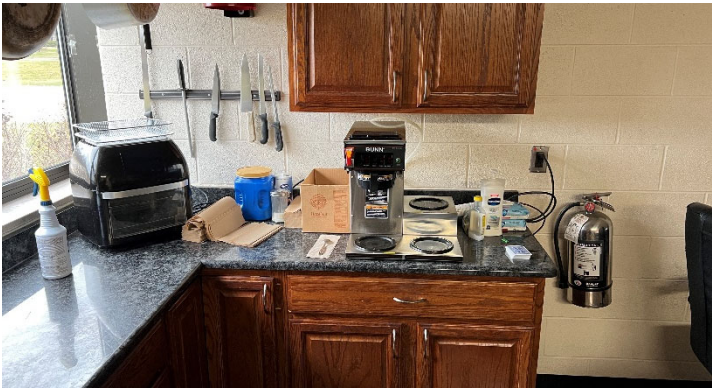
Photos:



SECTION C | Individual Building Assessments

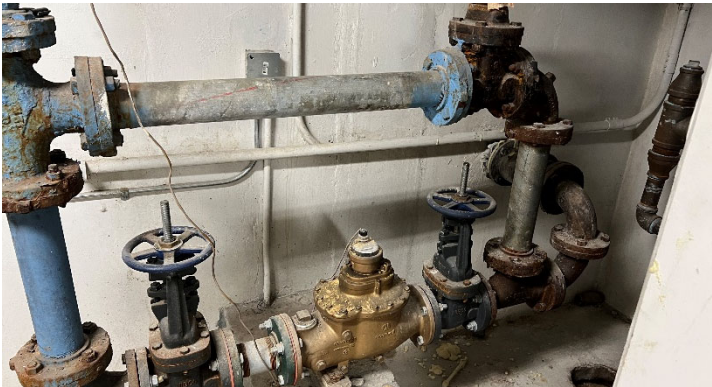
Building 03 – Station No. 1

Photos:



Building 03 – Station No. 1

Photos:



Building 04 – Livonia Civic Center Library



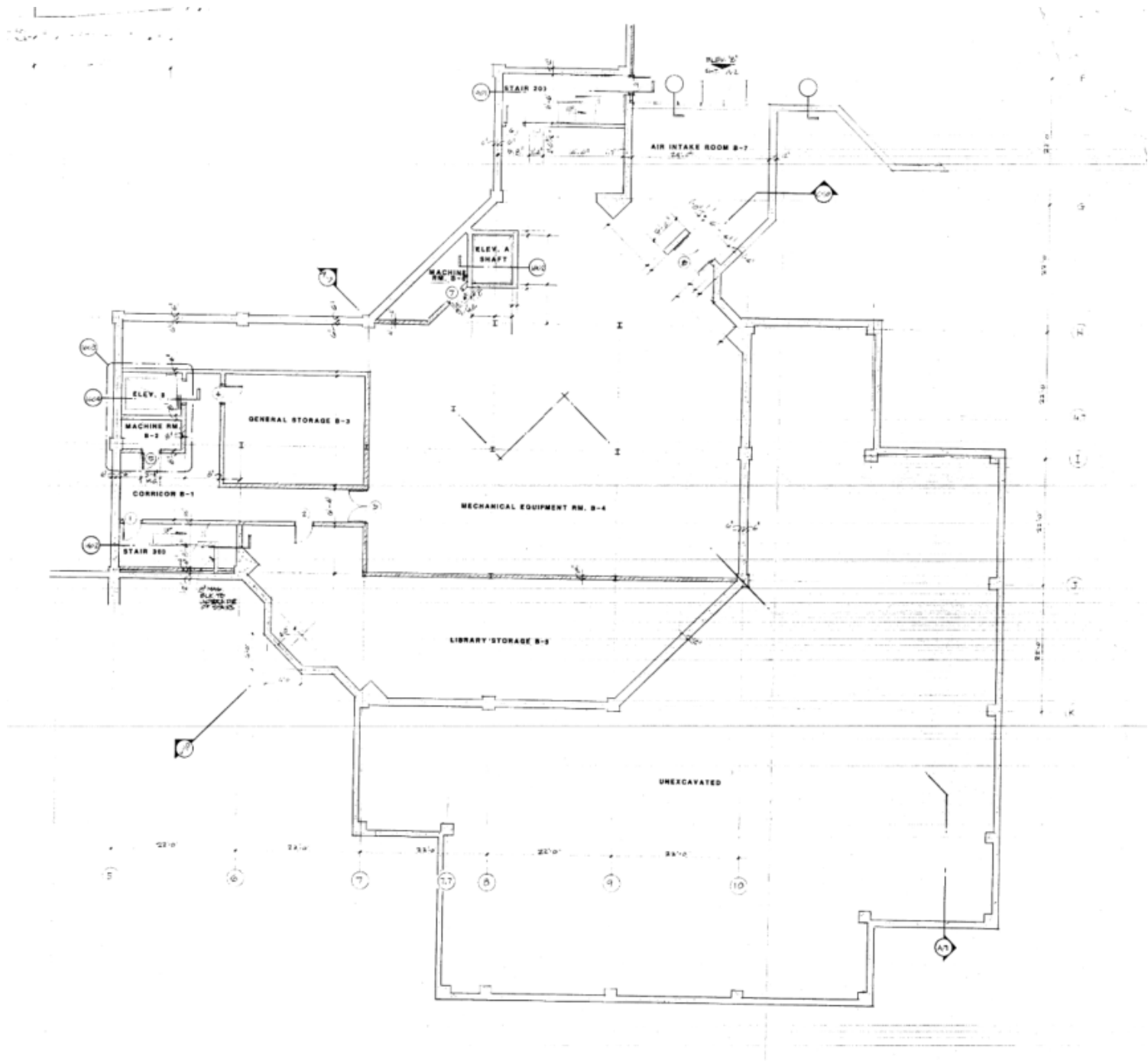
Address:	32777 Five Mile Rd. Livonia MI 48154
Year Built:	1987
Square Footage:	64,000
Site Area:	3.85
Parking Spaces:	197
Stories:	3
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick & Limestone
Roof:	TPO
Fire Protection:	Yes

Site Plan:



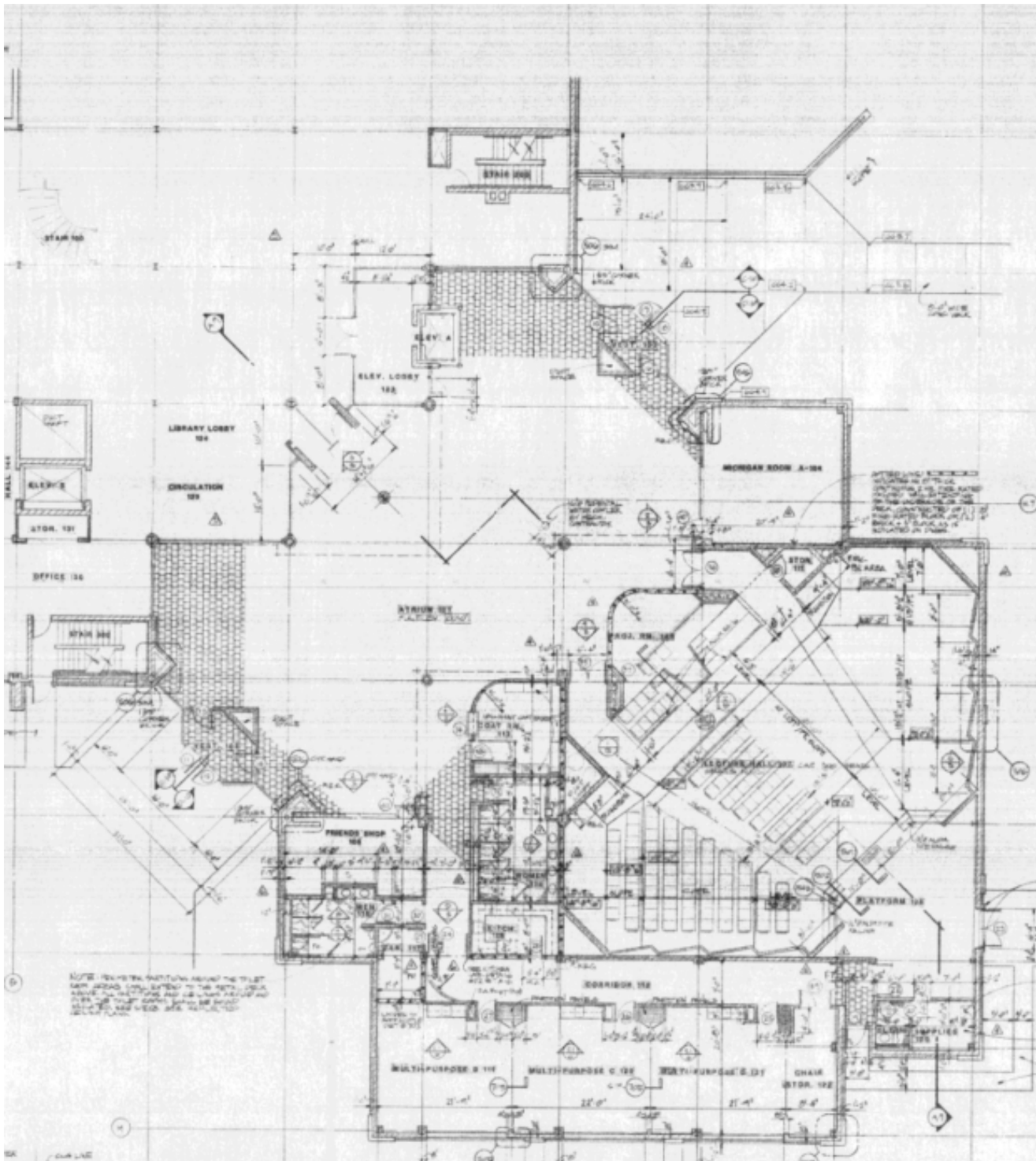
Building 04 – Livonia Civic Center Library

Basement Floor Plan:



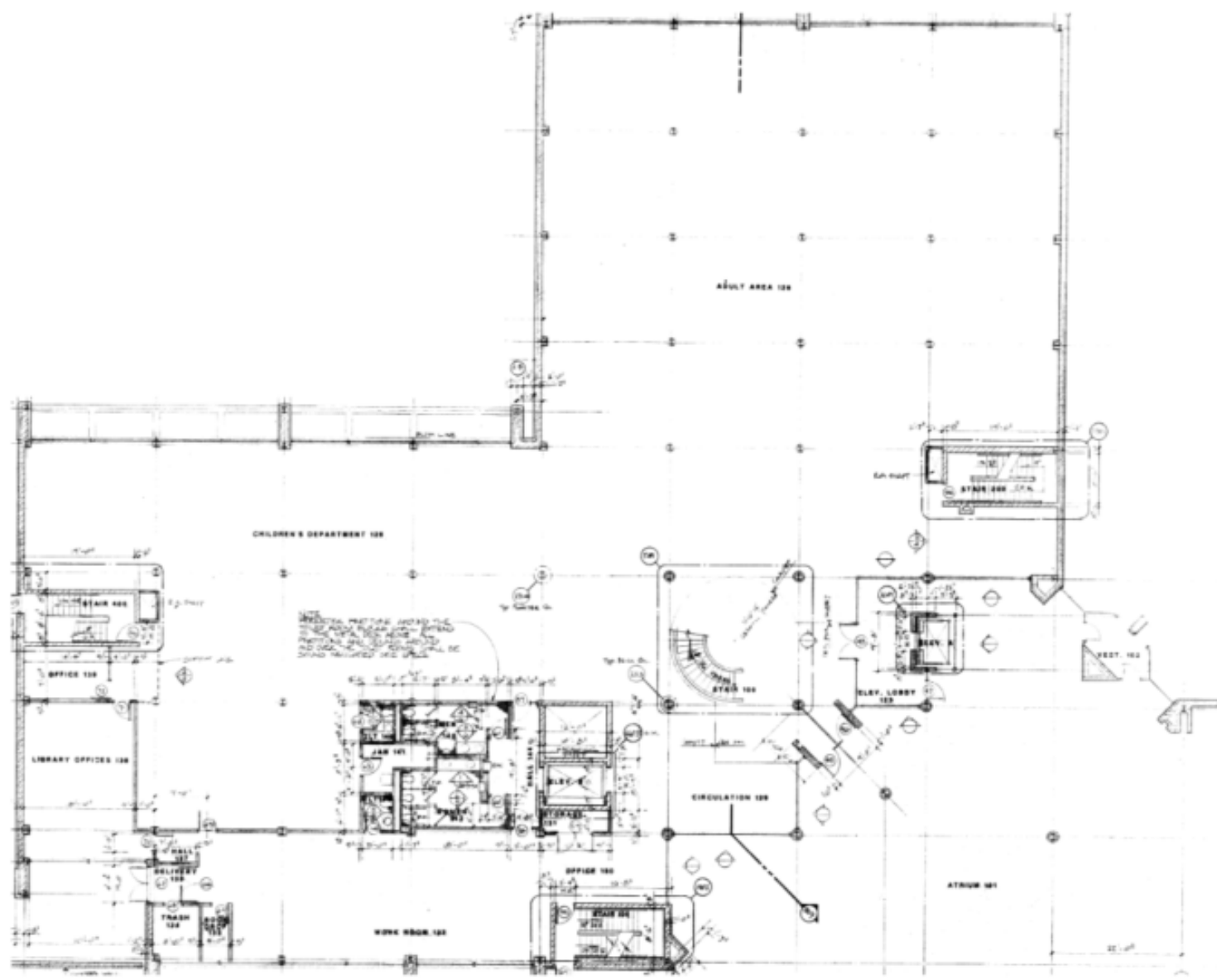
Building 04 – Livonia Civic Center Library

1st Floor Plan (Lecture Hall):



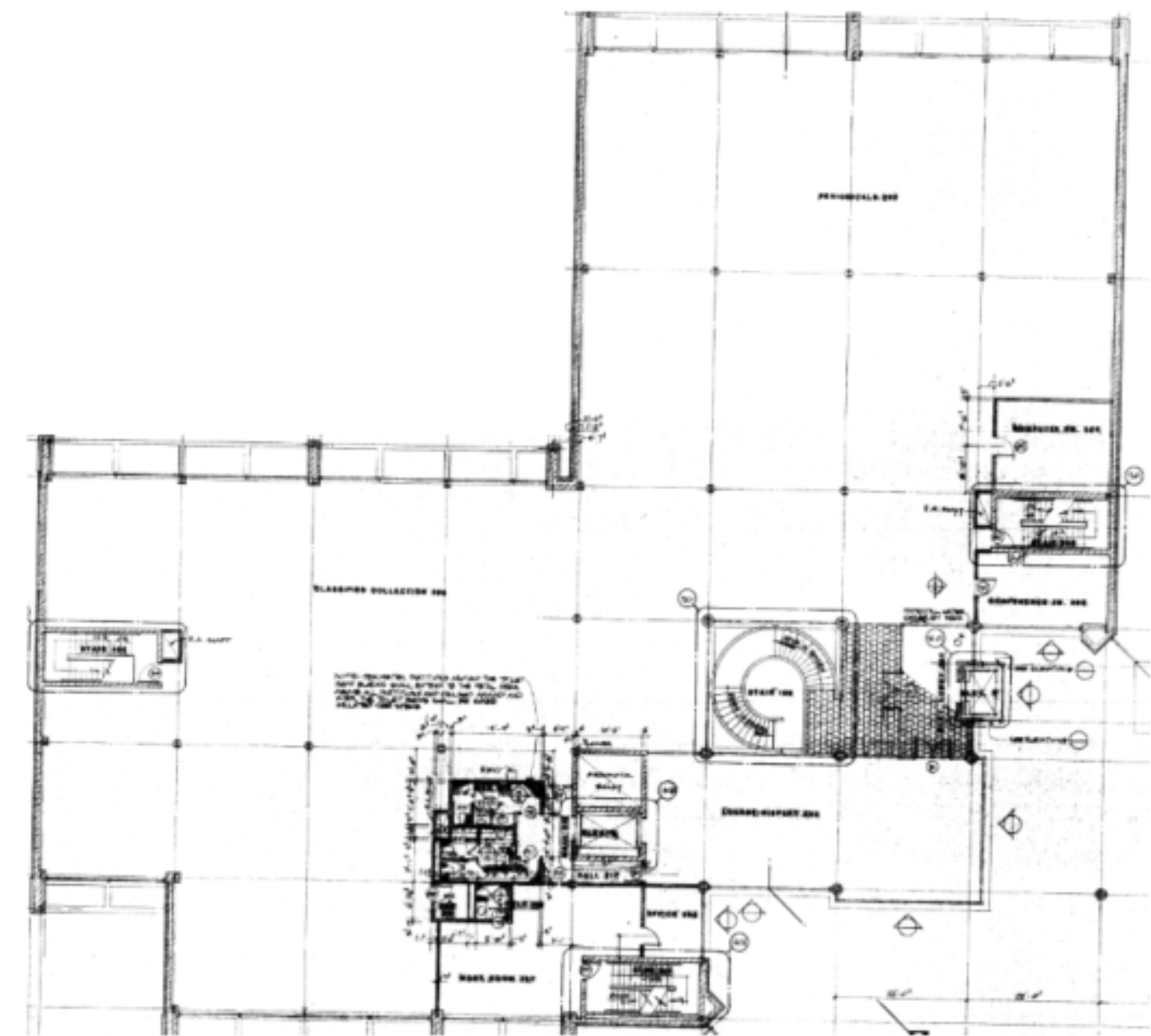
Building 04 – Livonia Civic Center Library

1st Floor Plan:



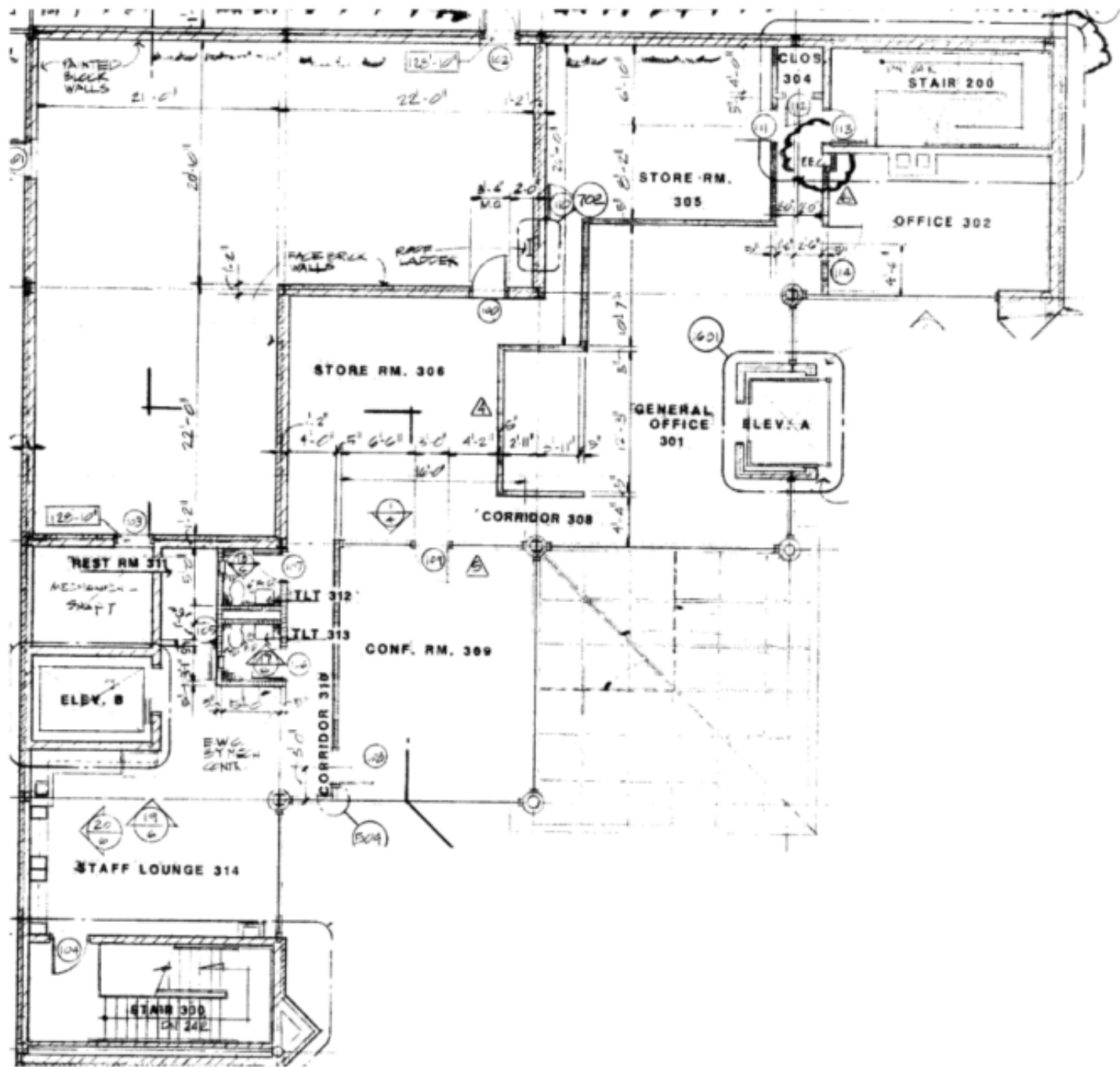
Building 04 - Livonia Civic Center Library

2nd Floor Plan:



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 =		Cost Escalation Factors	
64,000						Geographic Factor =		1.08	
						Cost Escalation Factor =		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	

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)
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	\$351,000
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

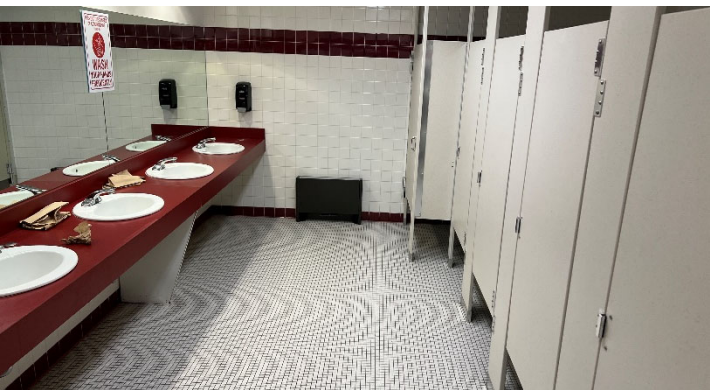
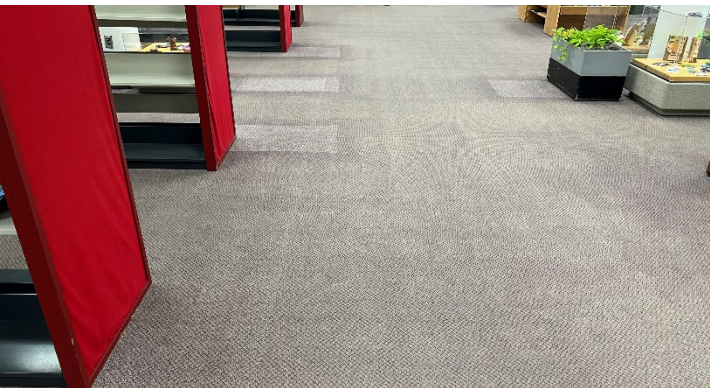
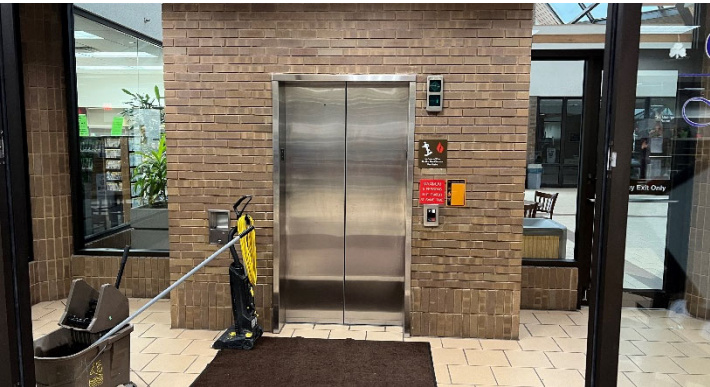
Photos:



SECTION C | Individual Building Assessments

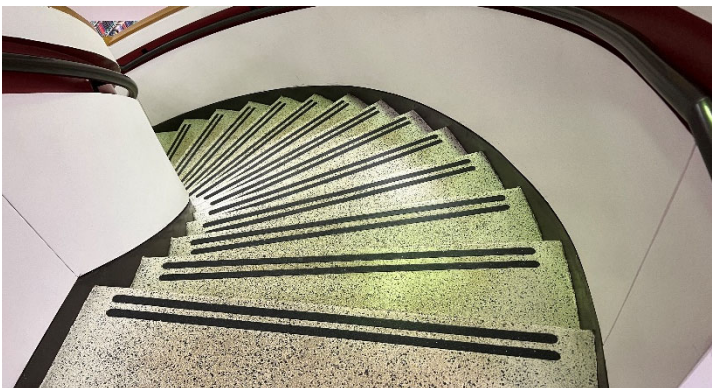
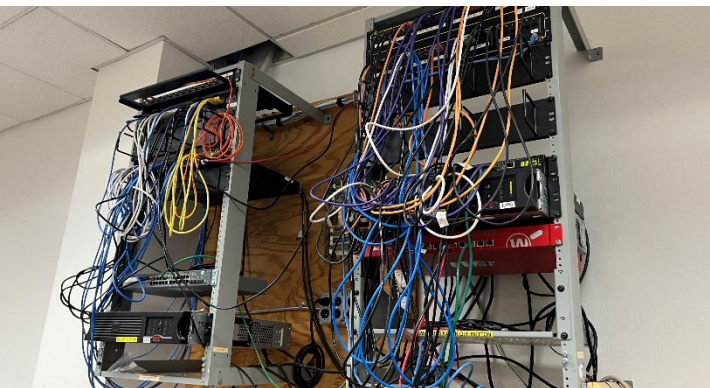
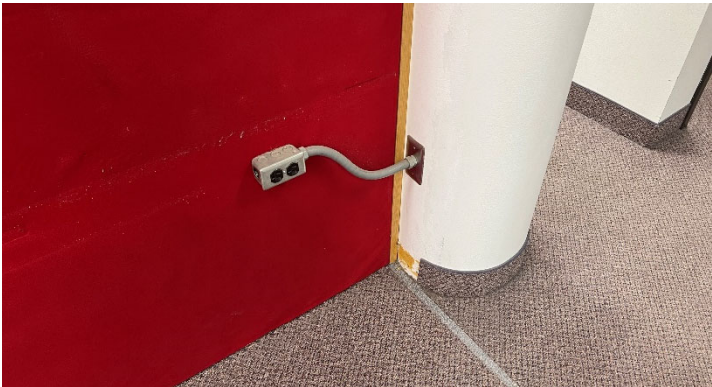
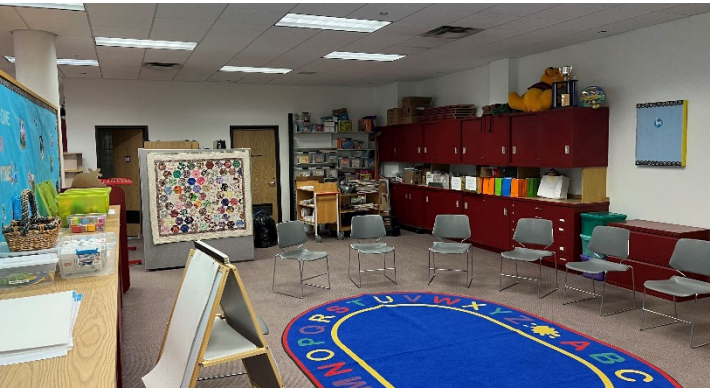
Building 04 – Livonia Civic Center Library

Photos:



Building 04 – Livonia Civic Center Library

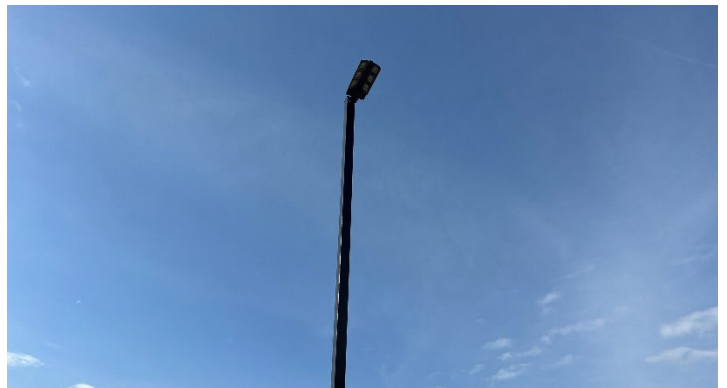
Photos:



Building 04 – Livonia Civic Center Library

Photos:





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



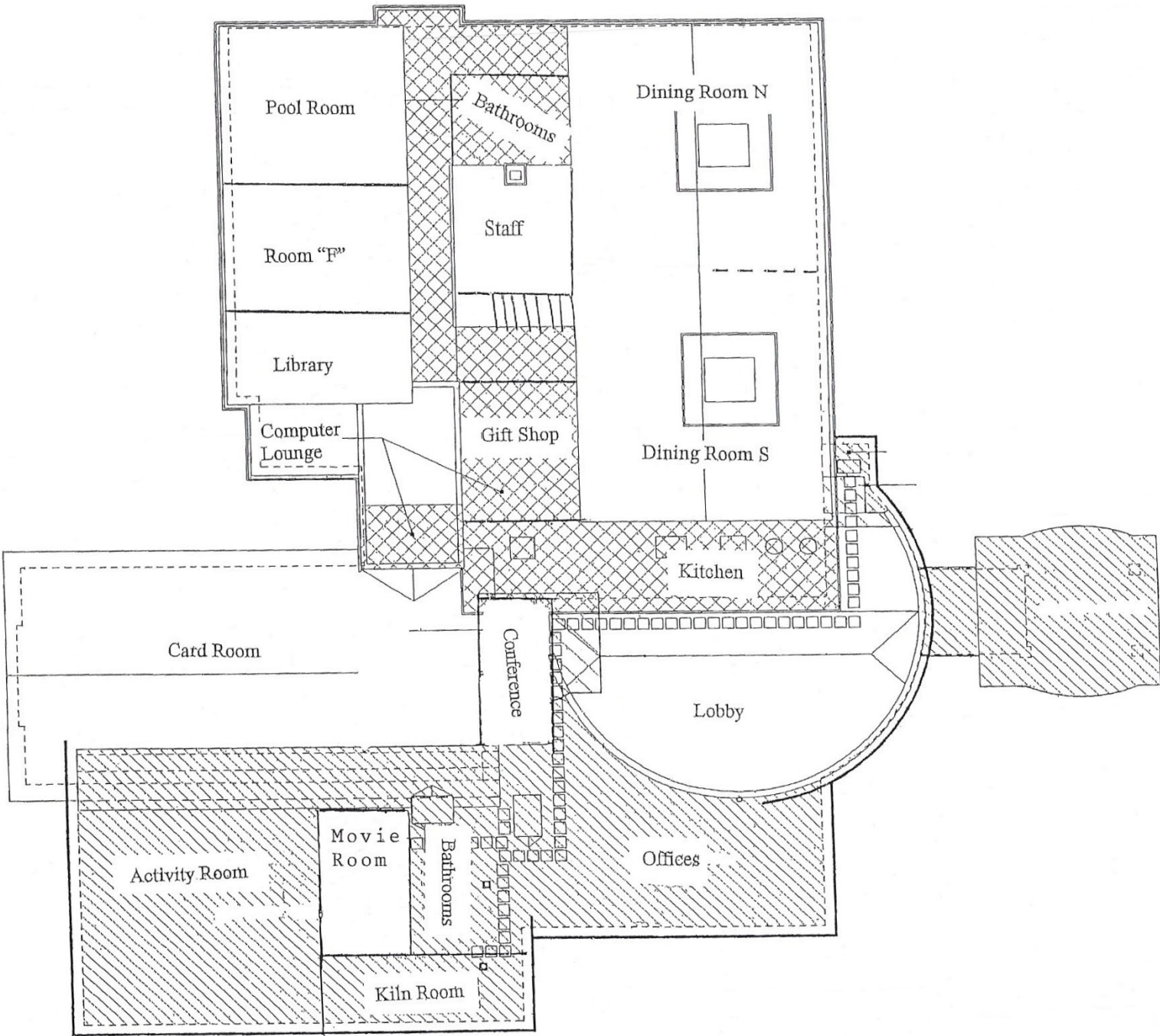
Address:	15218 Farmington Rd. Livonia MI 48154
Year Built:	1964 Additions: 1984 Lobby, 2001 Offices
Square Footage:	25,000
Site Area:	1.99 acres
Parking Spaces:	135
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Shingled and EPDM
Fire Protection:	None

Site Plan:



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

1st Floor Plan:



Summary of Budgets:

Senior Center/Community Transit					Cost Data				
Building SF				Specification Factor =		Cost Escalation Factors			
25,000				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)
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

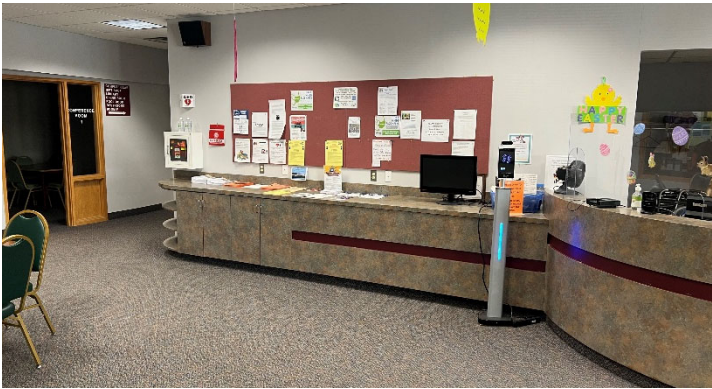
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

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
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

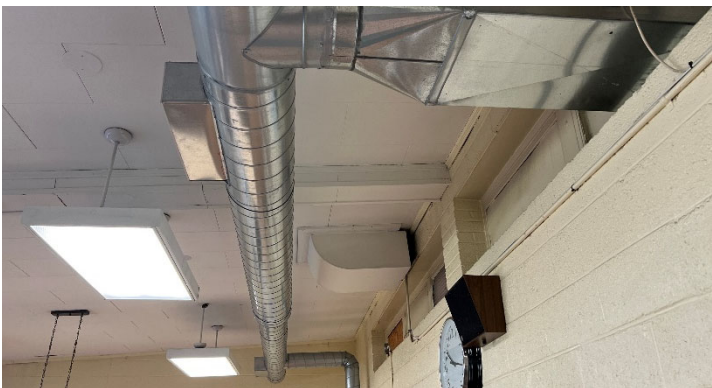
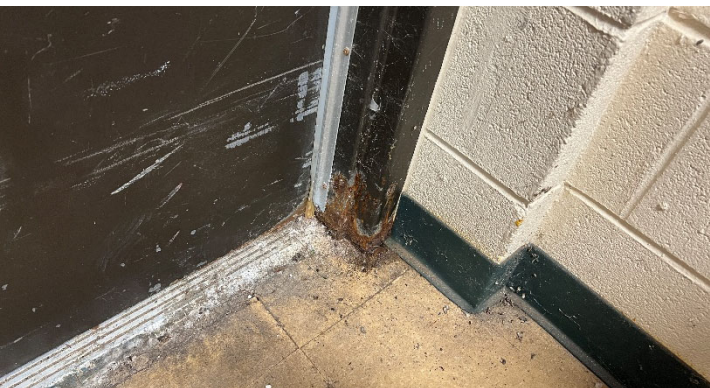
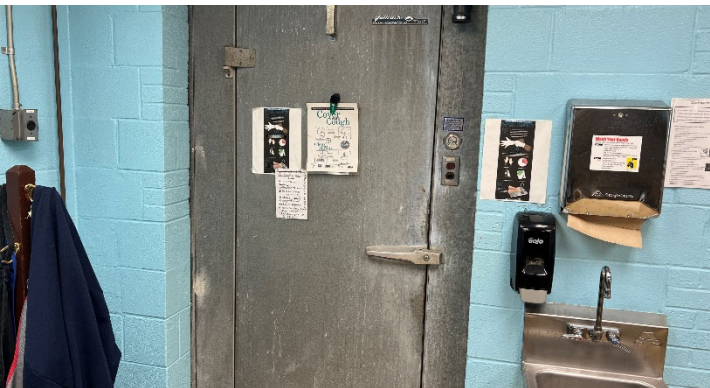
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



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

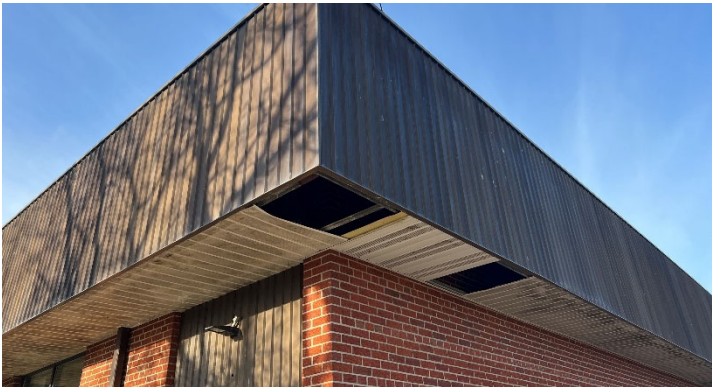
Photos:



SECTION C | Individual Building Assessments

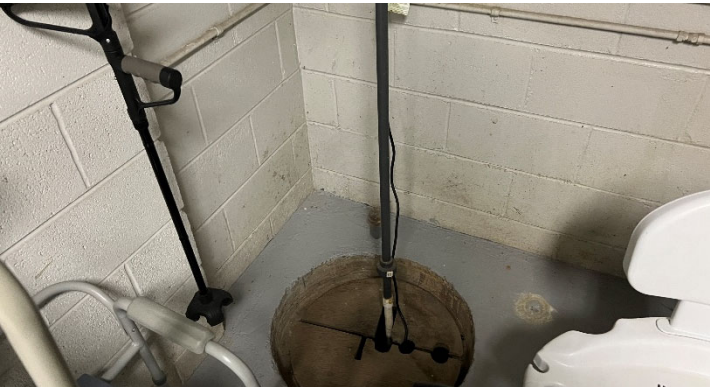
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:

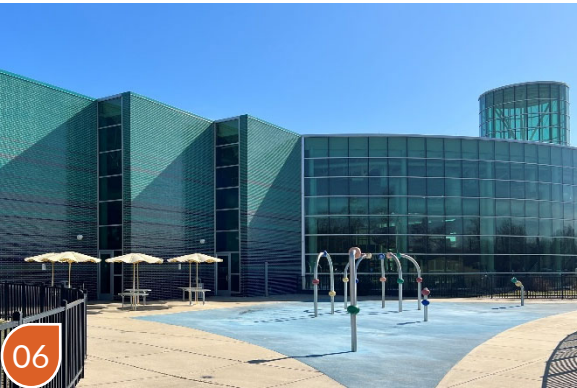


Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:

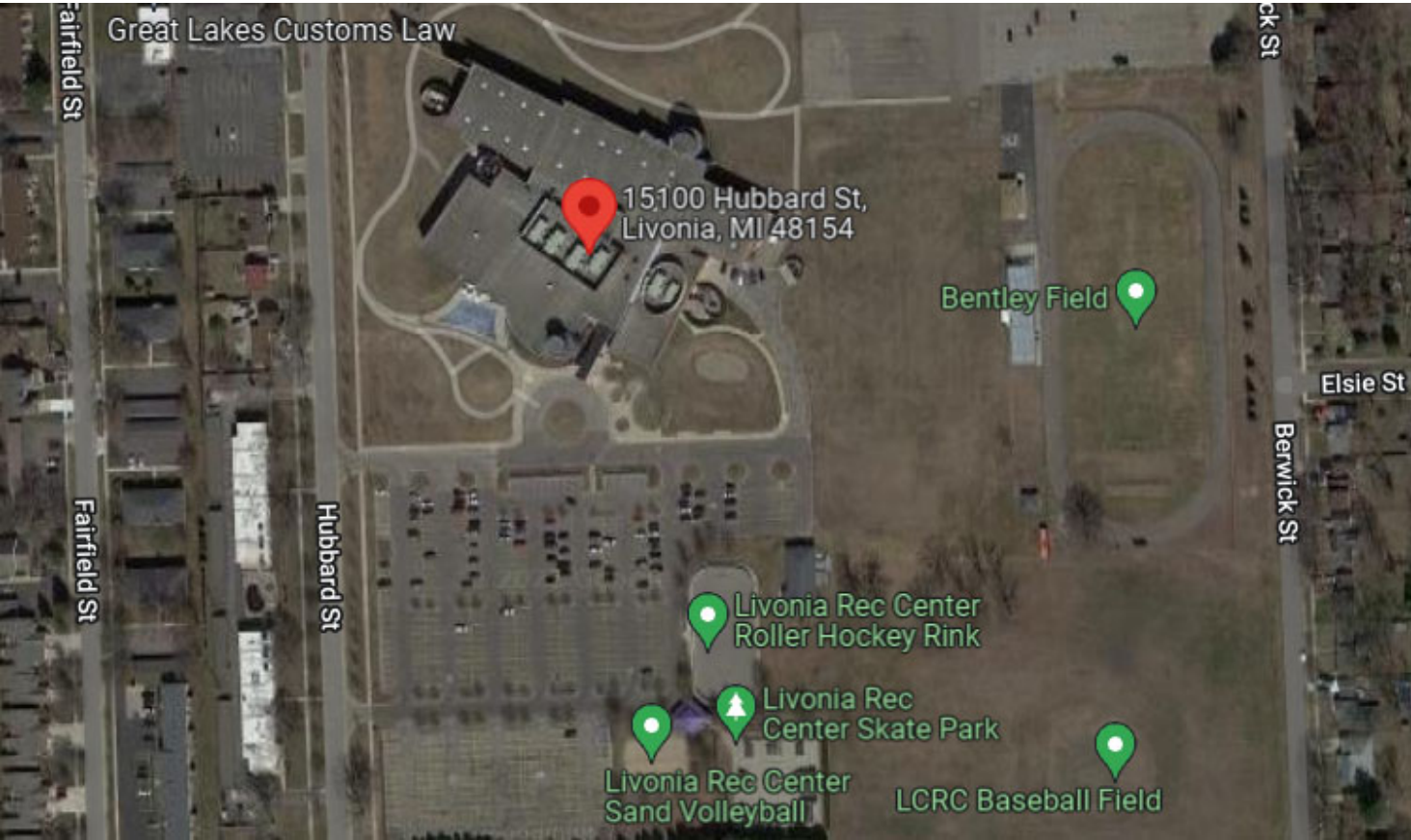


Building 06 – Jack E. Kirksey Livonia Community Recreation Center



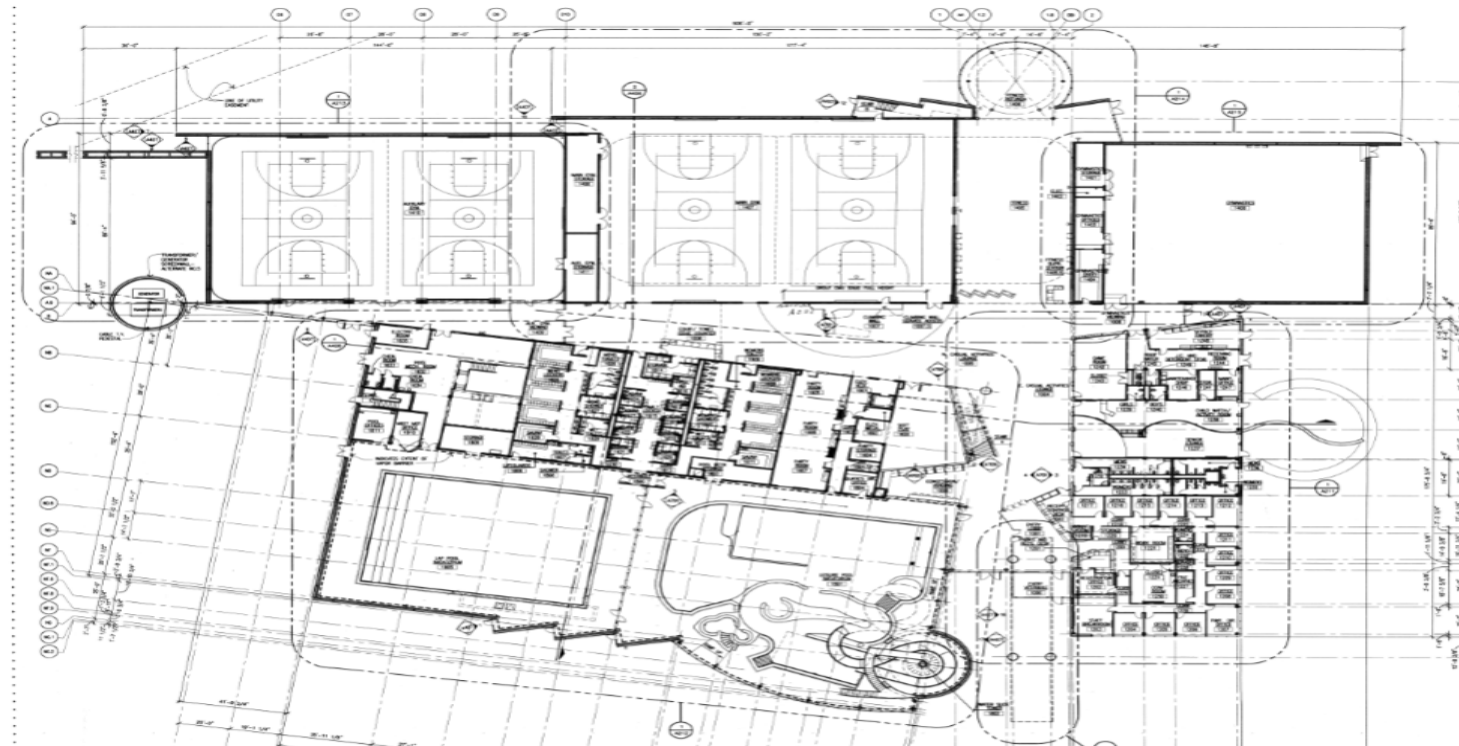
Address:	15100 Hubbard St. Livonia MI 48154
Year Built:	2003
Square Footage:	130,000
Site Area:	Approximately 17 Acres
Parking Spaces:	381
Stories:	2
Basement:	No
Elevator(s):	1
Exterior Façade:	Brick
Roof:	EPDM
Fire Protection:	Fully Sprinkled

Site Plan:

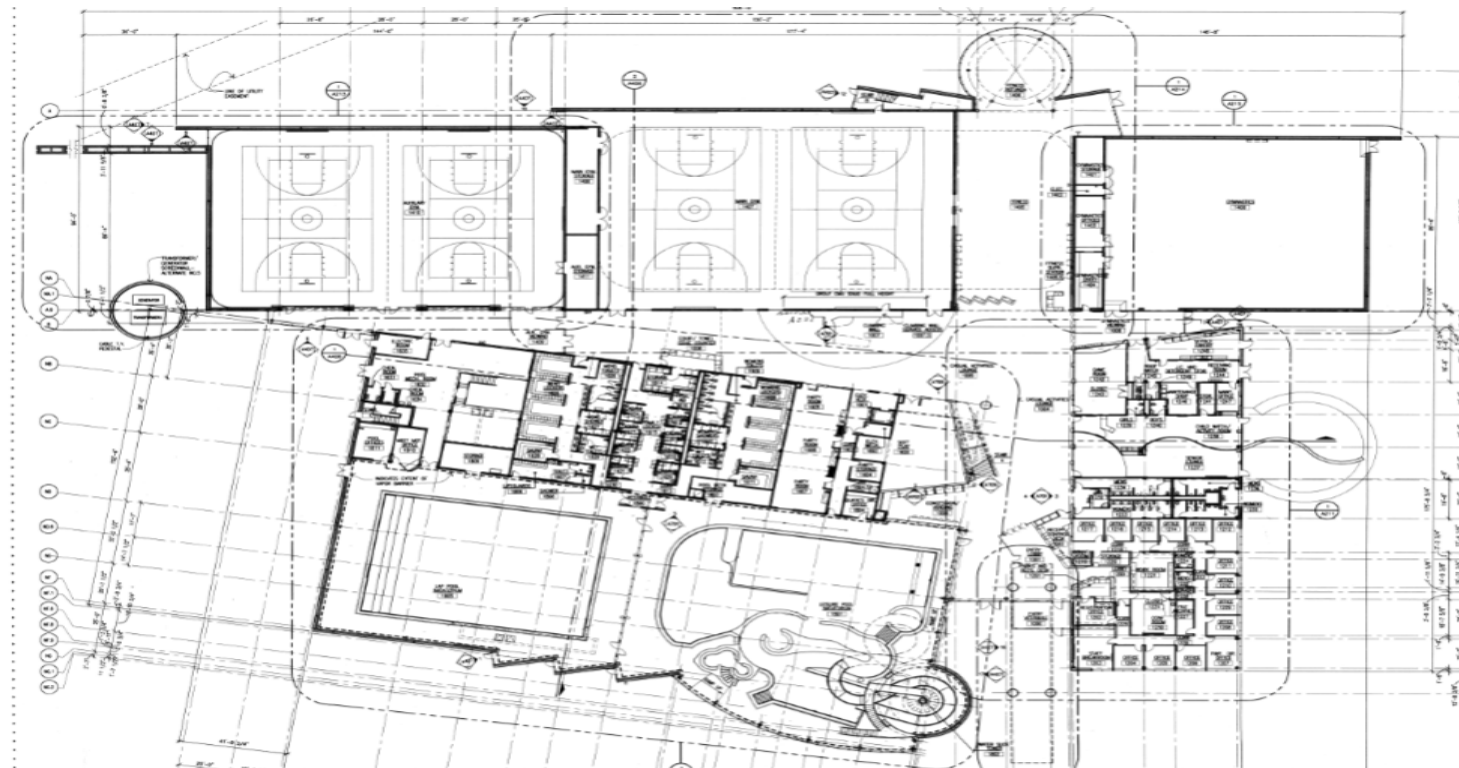


Building 06 – Jack E. Kirksey Livonia Community Recreation Center

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

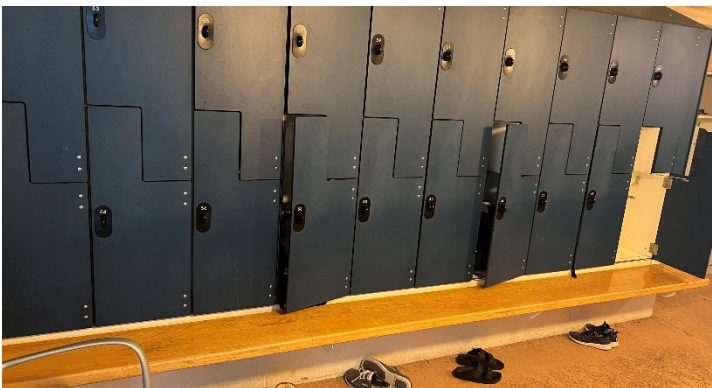
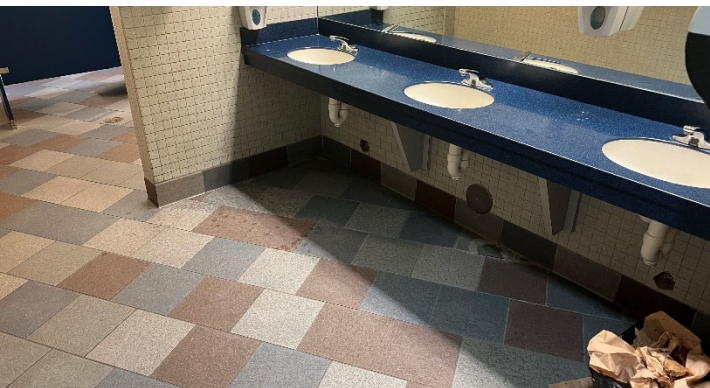
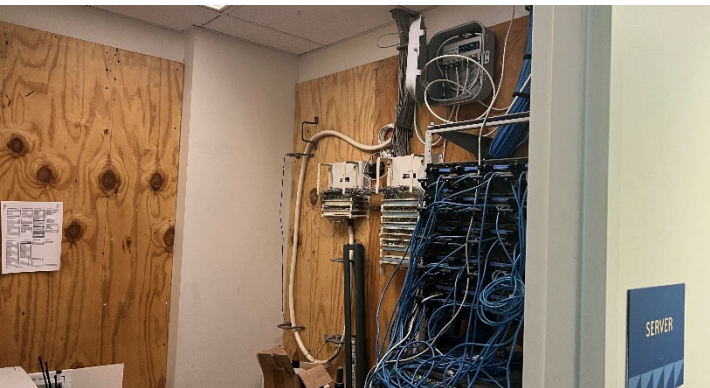
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

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	\$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

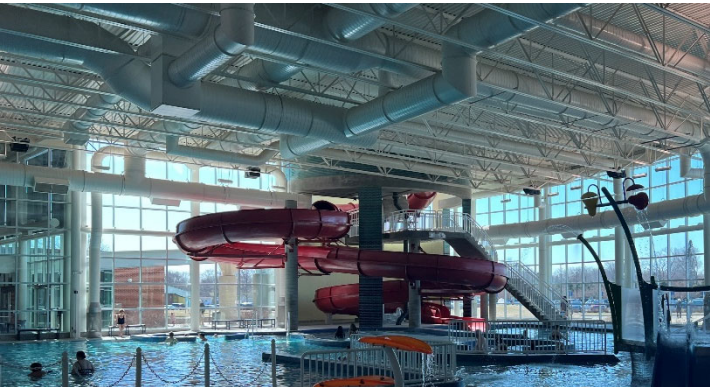
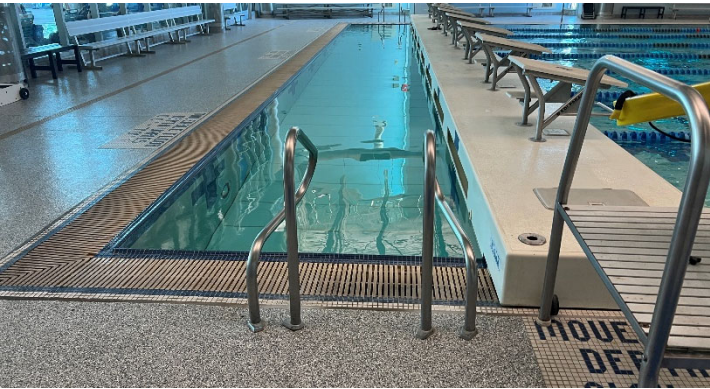
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center

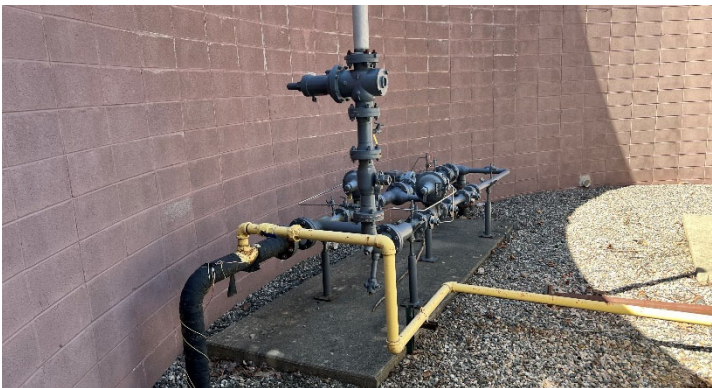
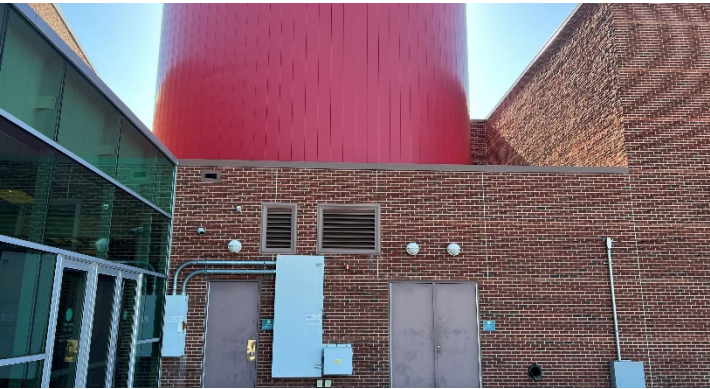
Photos:



SECTION C | Individual Building Assessments

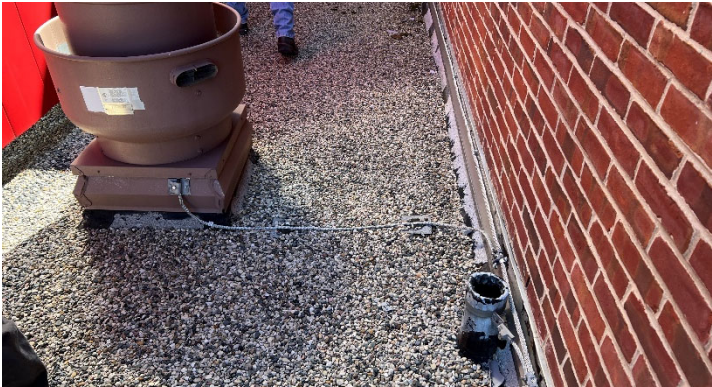
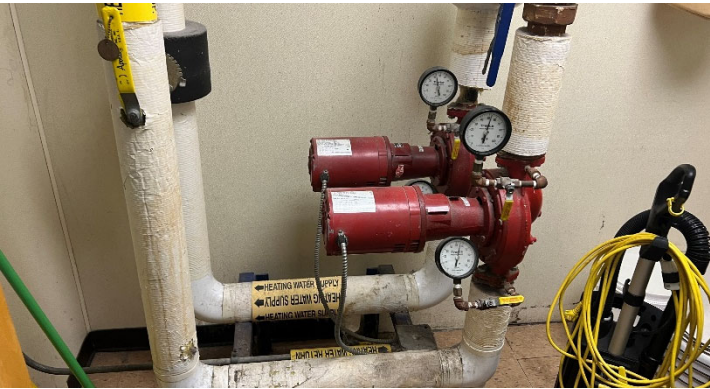
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

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:



1st Floor Plan:



SECTION C | Individual Building Assessments

Building 07 – Livonia Housing Commission

Summary of Budgets:

Housing Commission		Cost Data						
Building SF		5,660		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	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

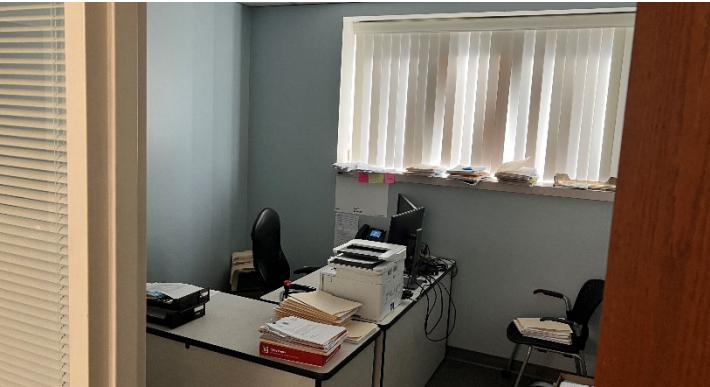
Building 07 – Livonia Housing Commission

Summary of Budgets:

Housing Commission						Cost Data				
Building SF						Specification Factor =	Geographic Factor =		Cost Escalation Factors	
5,660						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)	
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	

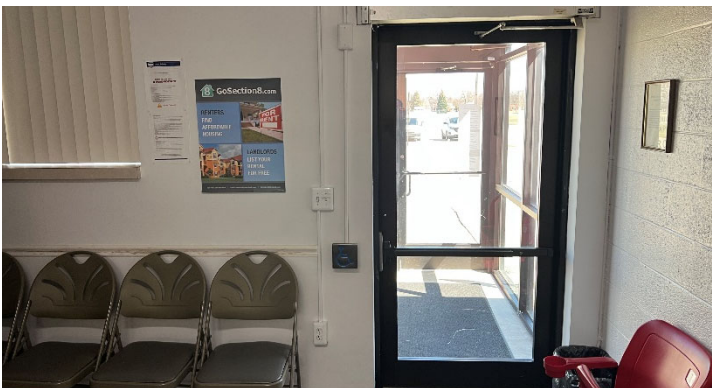
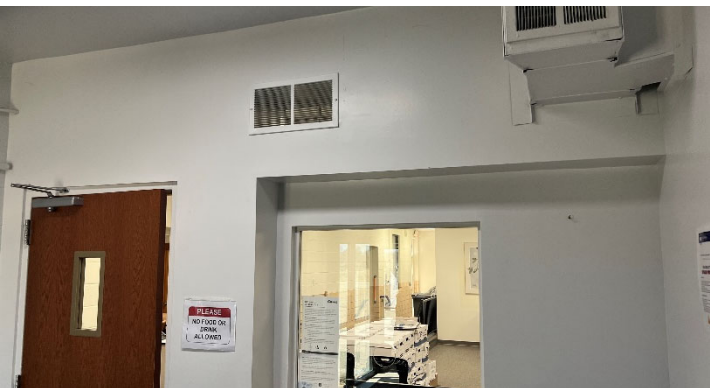
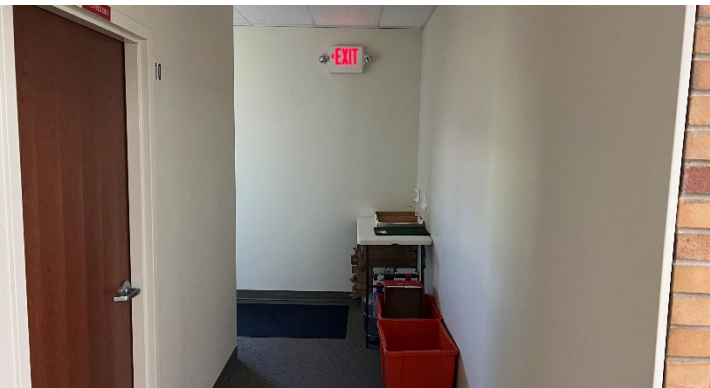
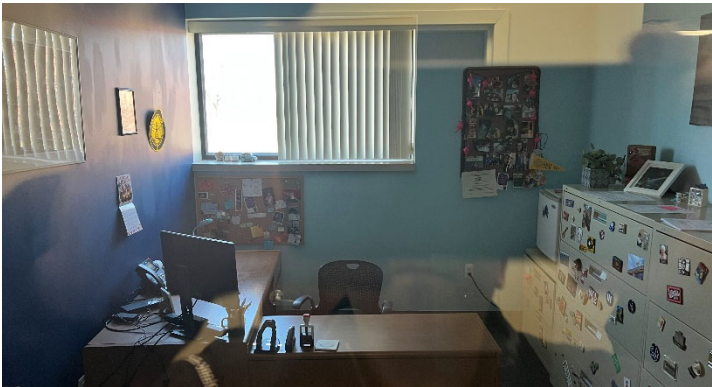
Building 07 – Livonia Housing Commission

Photos:



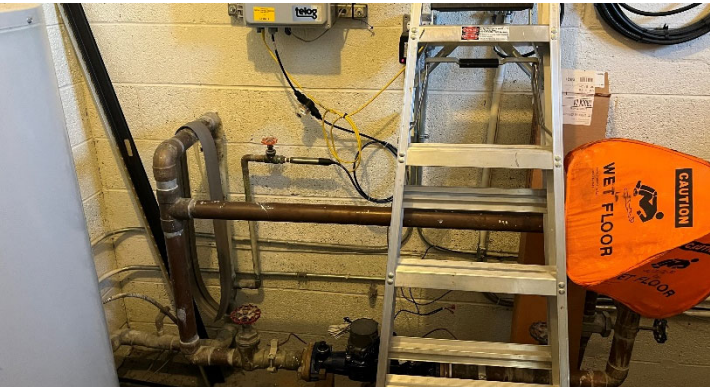
Building 07 – Livonia Housing Commission

Photos:



Building 07 – Livonia Housing Commission

Photos:

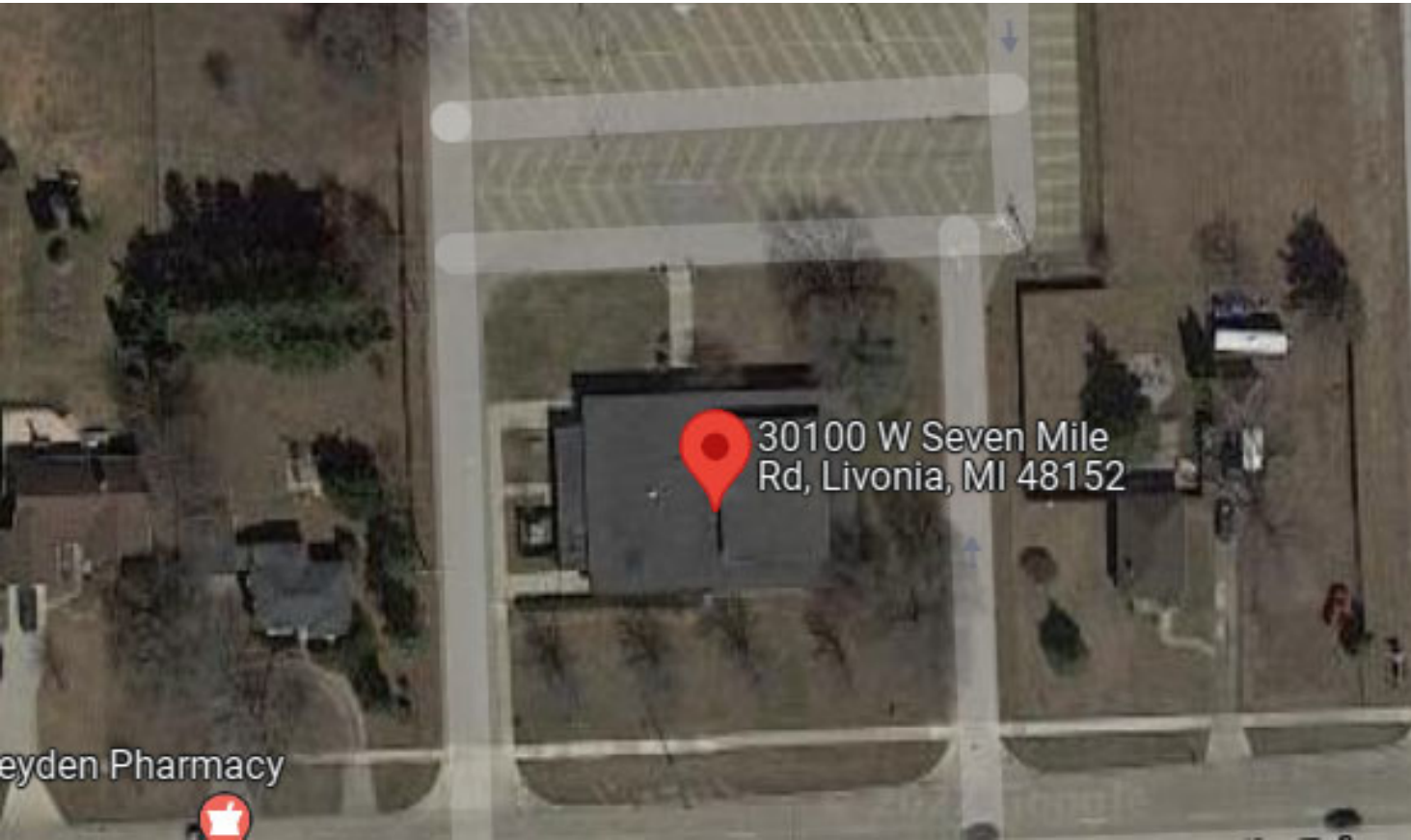


Building 08 – Carl Sandburg Library



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:



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

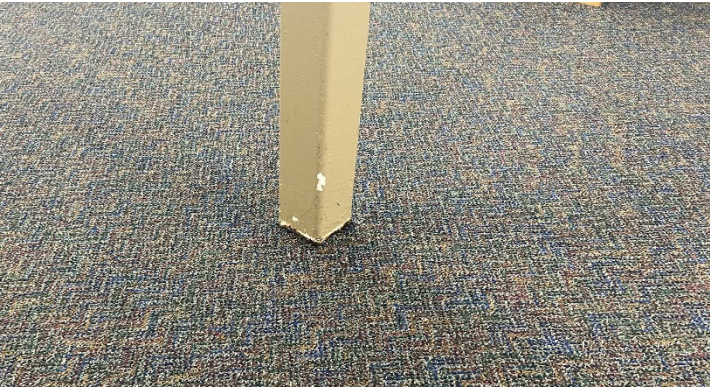
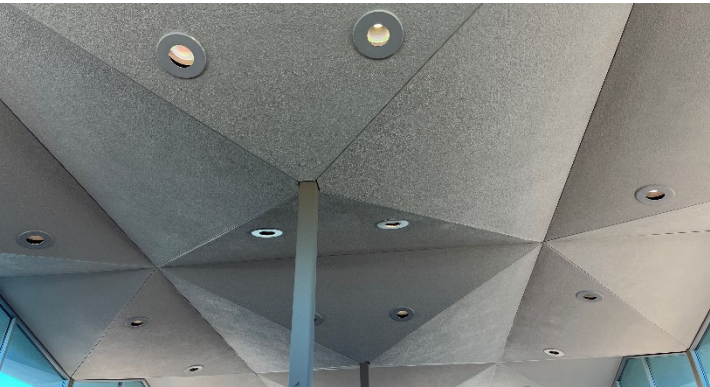
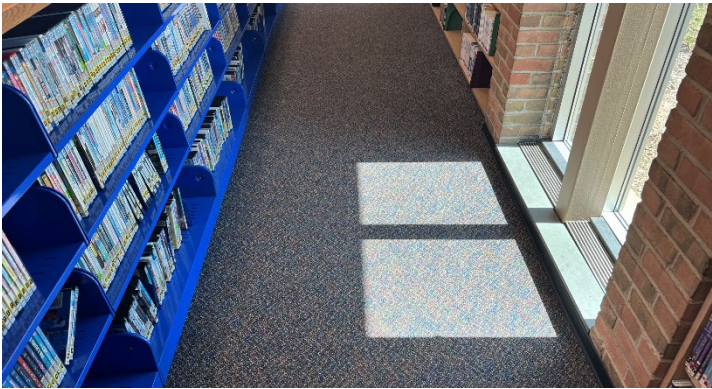
Building 08 – Carl Sandburg Library

Summary of Budgets:

Carl Sandburg Library						Cost Data						
Building SF						Specification Factor =		Cost Escalation Factors				
11,000						Geographic Factor =		1.08	1.30	1.48		
Cost Escalation Factor =												
Program Area						Quantity	# of	As % of	Critical Needs	Deferrable	Future Need	
						Per Unit	Unit	Total Units	Cost	Cost	Cost	
									(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
6.0 ELECTRICAL SYSTEMS												
Power												
Power for IT Equipment & Upgrades						1	Allowance	1	0.61%	\$0	\$0	\$23,976
Replace Existing Electrical Panels						1	Allowance	1	2.04%	\$0	\$0	\$79,920
Power for new HVAC						1	Allowance	1	2.28%	\$60,480	\$0	\$0
Miscellaneous Power Allowance- (New Outlets Needed)						11,000	SF	1	0.18%	\$4,752	\$0	\$0
Panel Capacity Investigations and Re-tagging						1	Allowance	1	0.69%	\$18,144	\$0	\$0
Lighting												
Replace Lighting with LED's (New OS, Switching, etc.)						11,000	SF	1	3.28%	\$86,724	\$0	\$0
Replace Emergency & Exit Lights						11,000	SF	1	0.13%	\$3,564	\$0	\$0
Building Exterior/Site Lighting Allowance						1	Allowance	1	2.28%	\$60,480	\$0	\$0
Fire Alarm System												
Install Fire Alarm System						11,000	SF	1	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	0.61%	\$0	\$0	\$23,976
Security Allowance - Access Controls						1	Allowance	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	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	1.84%	\$0	\$63,180	\$0
New Book Shelves						1	Allowance	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	\$410,899

Building 08 – Carl Sandburg Library

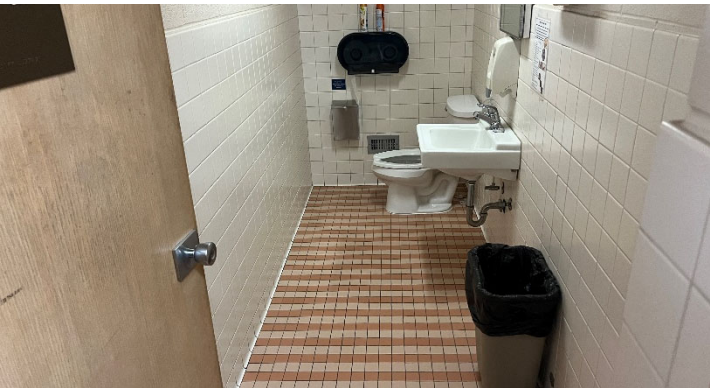
Photos:



SECTION C | Individual Building Assessments

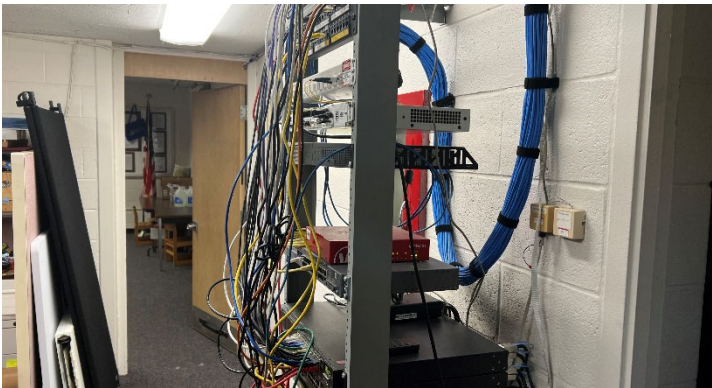
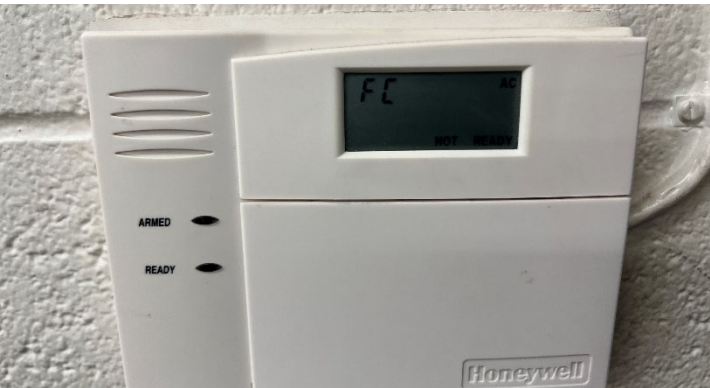
Building 08 – Carl Sandburg Library

Photos:



Building 08 – Carl Sandburg Library

Photos:



Building 08 – Carl Sandburg Library

Photos:

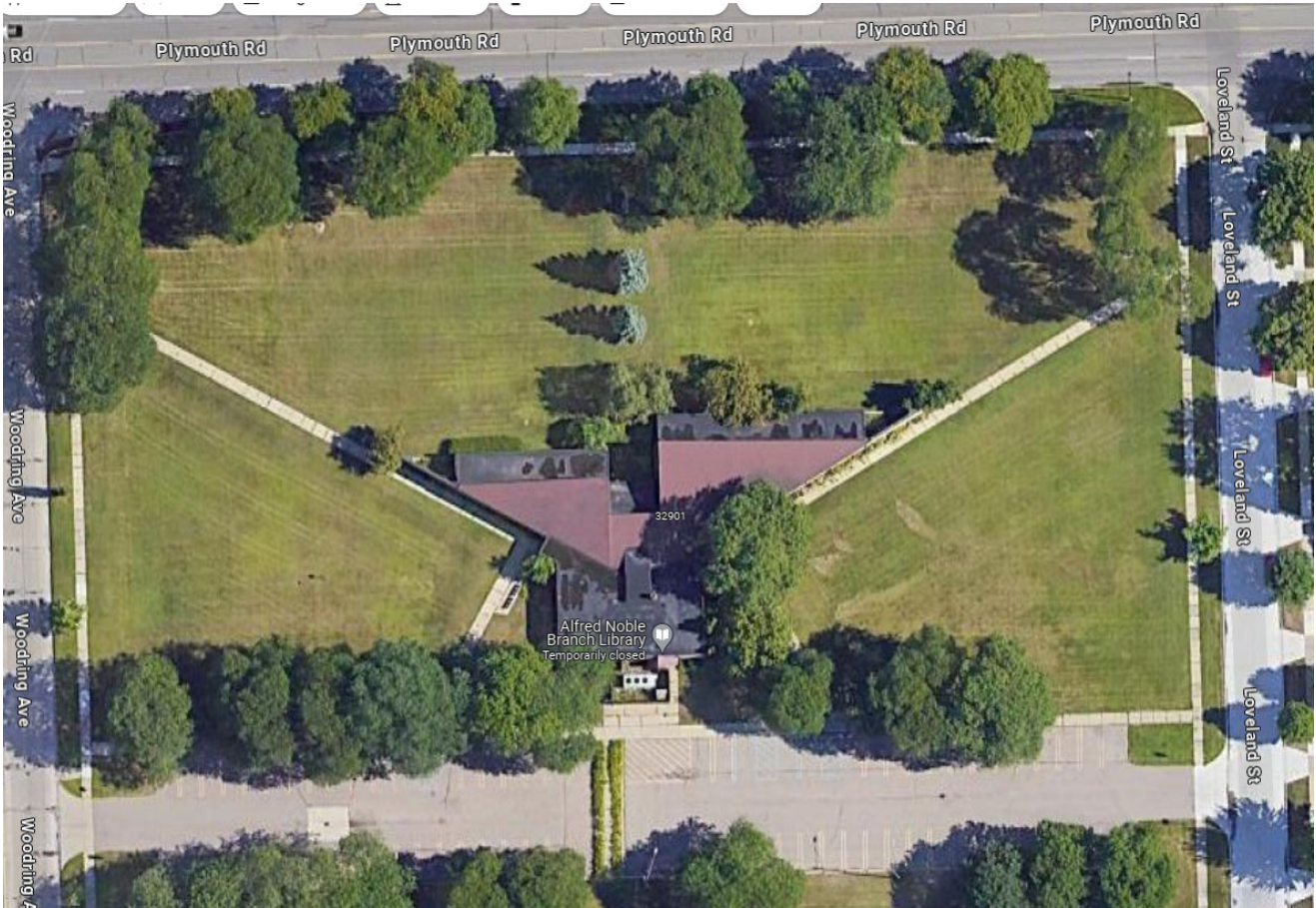


Building 09 – Alfred Noble Building



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

Summary of Budgets:

Alfred Noble Building						Cost Data							
Building SF						Specification Factor =							
16,000						Geographic Factor =							
						Cost Escalation Factor =							
						1.081.301.48							
						Critical Needs Cost	Deferrable Maintenance Cost	Future Need Cost					
Program Area						Quantity Per Unit	Unit	# of Units	As % of Total 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	

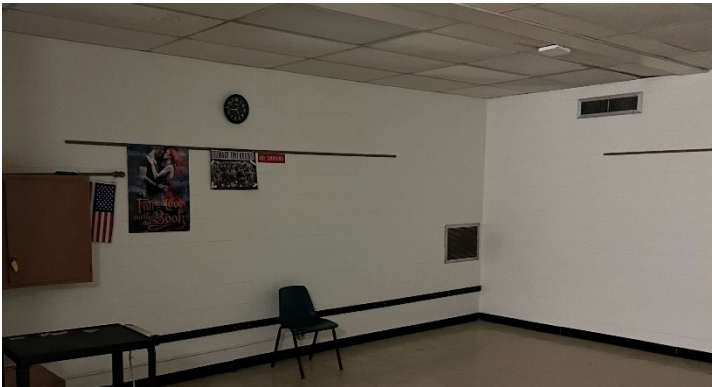
Building 09 – Alfred Noble Building

Photos:



Building 09 – Alfred Noble Building

Photos:



Building 09 – Alfred Noble Building

Photos:



SECTION C | Individual Building Assessments

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.

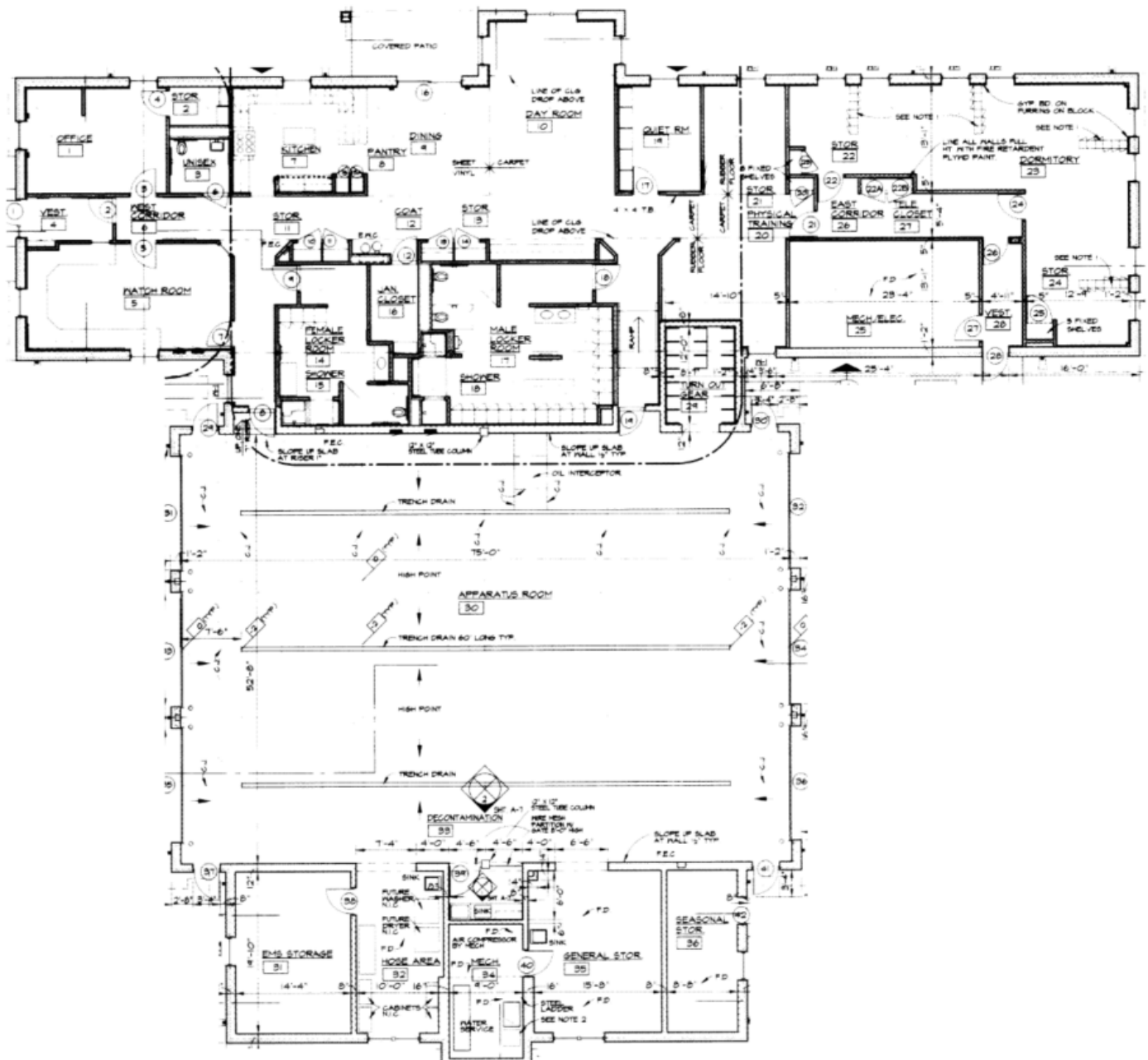
Building 11 continued

Site



Building 11 continued

1st Floor Plan



*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



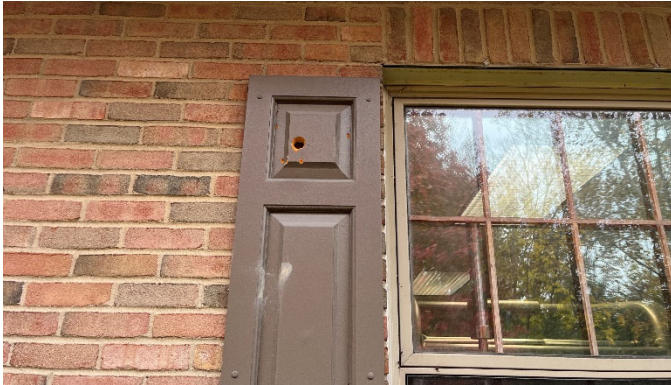
Caulking at control joint and door



Facade

Building 11 continued

Photos (Building Envelope)



Facade and window



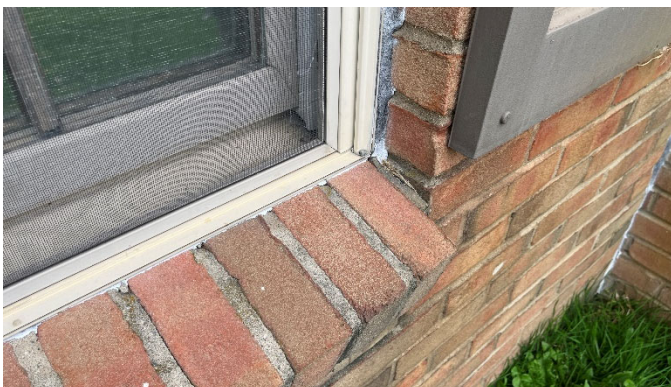
Facade



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

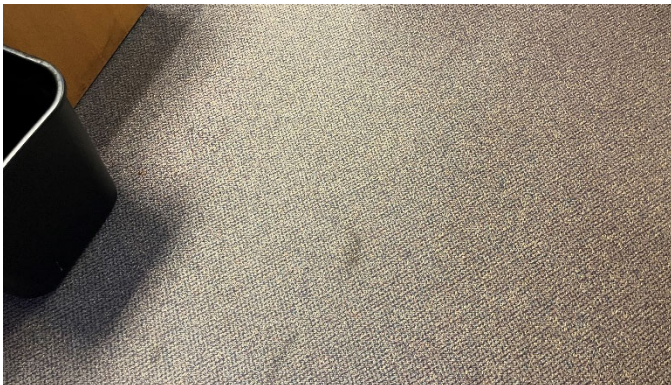
Photos (Interiors)



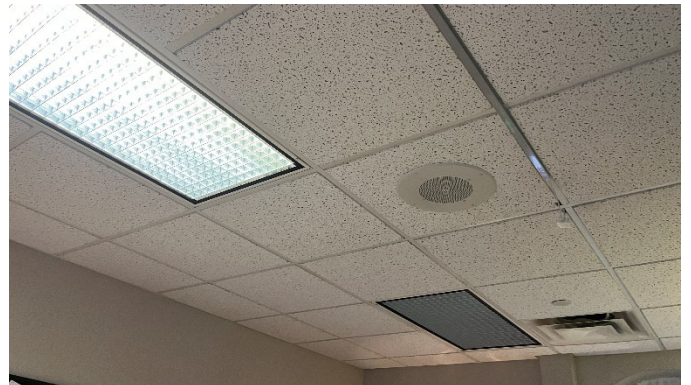
Entry vestibule



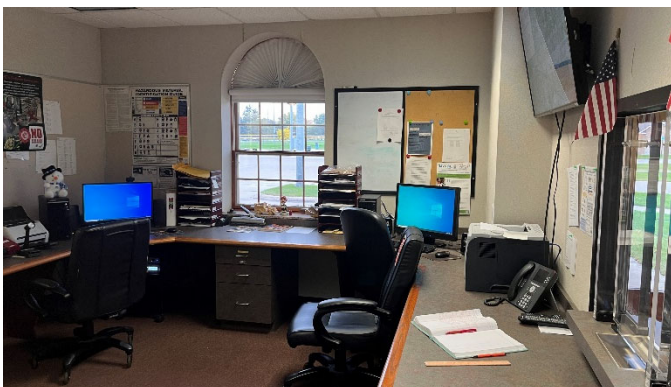
Office



Office



Office



Watch Room



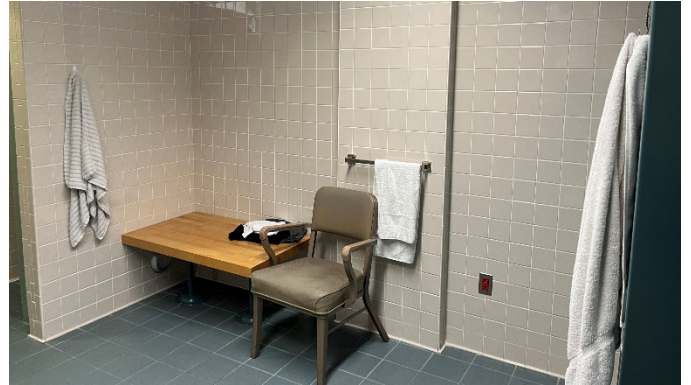
Watch Room

Building 11continued

Photos (Interiors)



Toilet Room



Locker Room



Locker Room



Kitchen



Kitchen



Kitchen

Building 11 continued

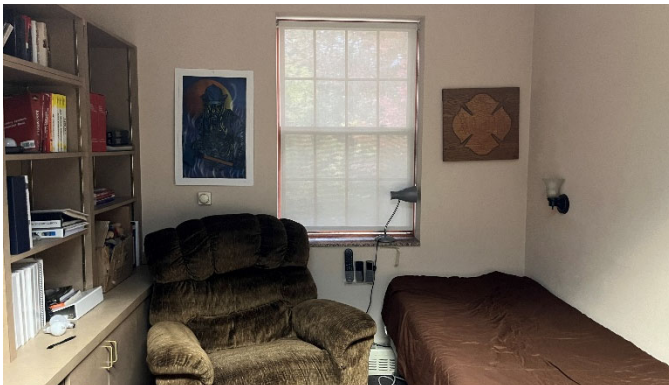
Photos (Interiors)



Day Room



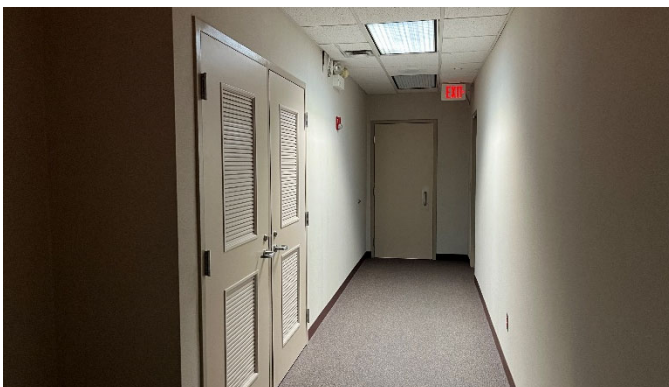
Work Room



Dorm Room



Physical Training Room



Corridor



Dorm Room

Building 11 continued

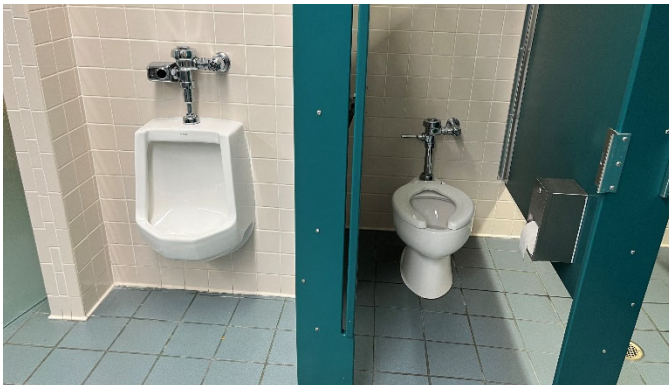
Photos (Interiors)



Locker Room



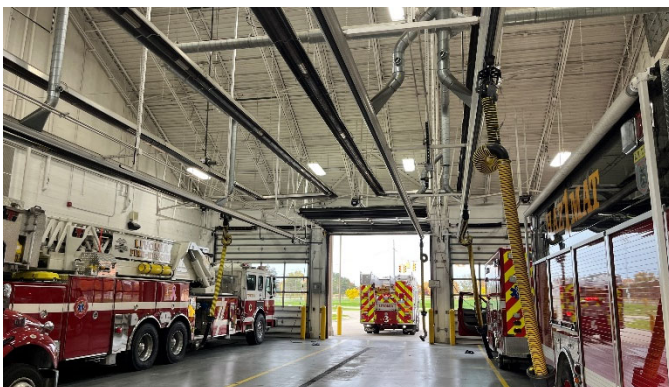
Locker Room



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)



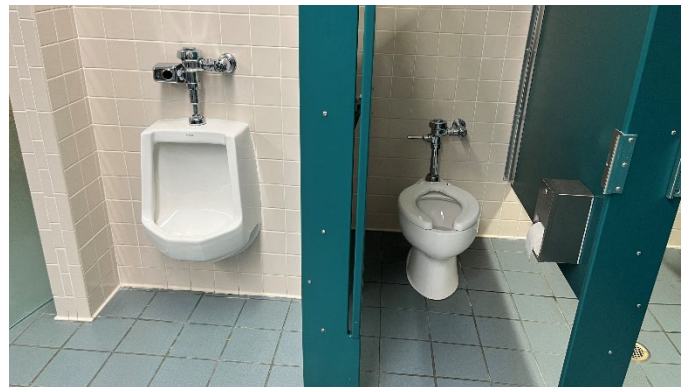
Bottle filler



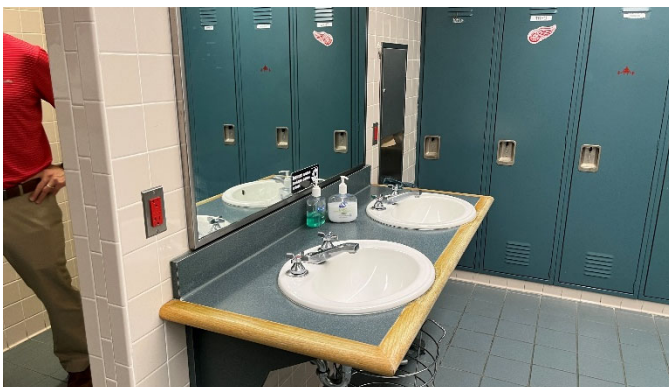
Mop sink



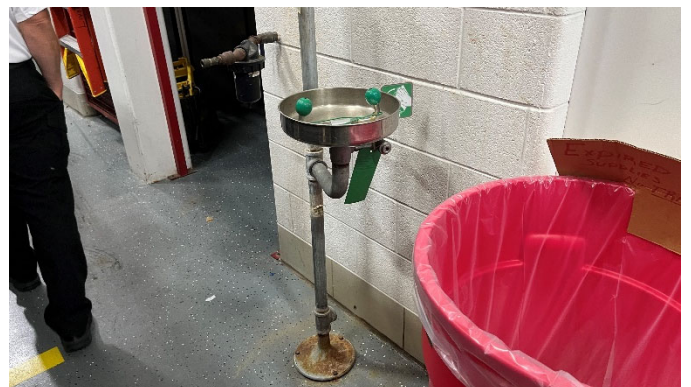
Water heater



Locker Room



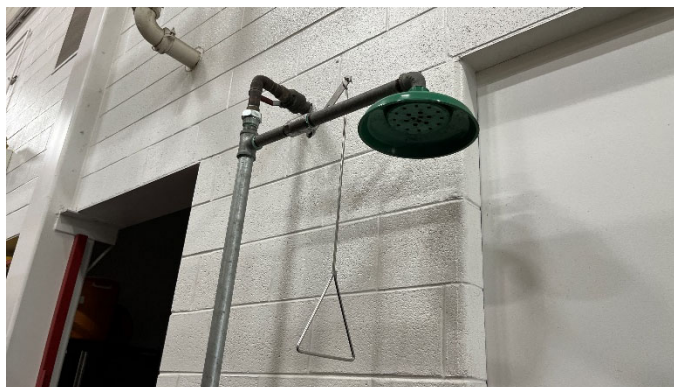
Locker Room



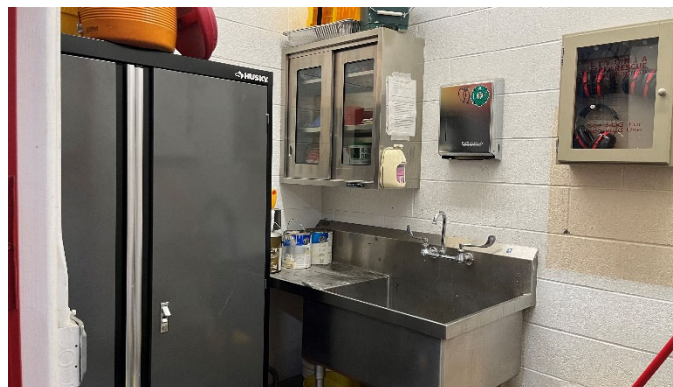
Apparatus Bay

Building 11 continued

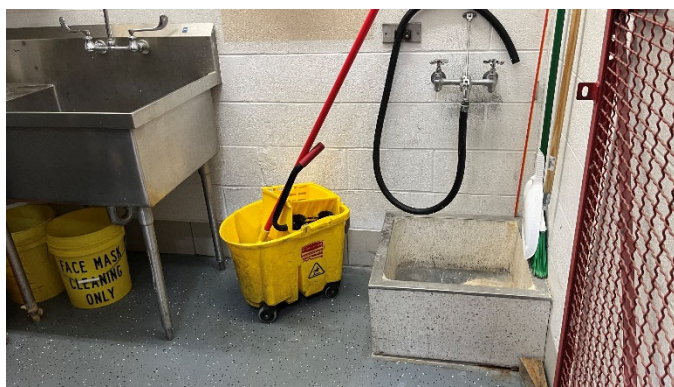
Photos (Plumbing)



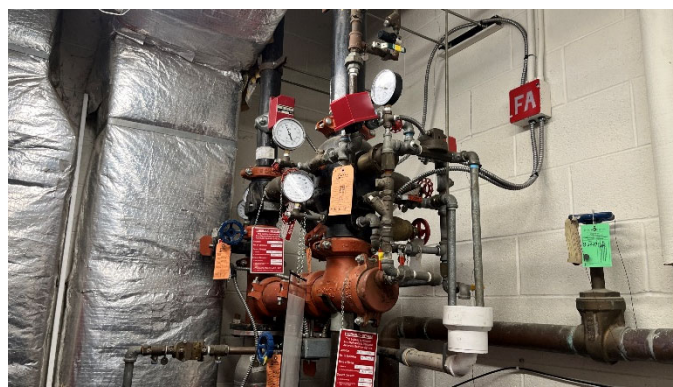
Apparatus Bay



Storage Room



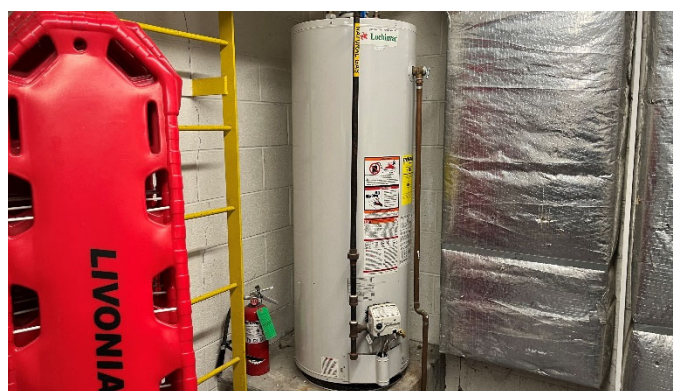
Storage Room



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



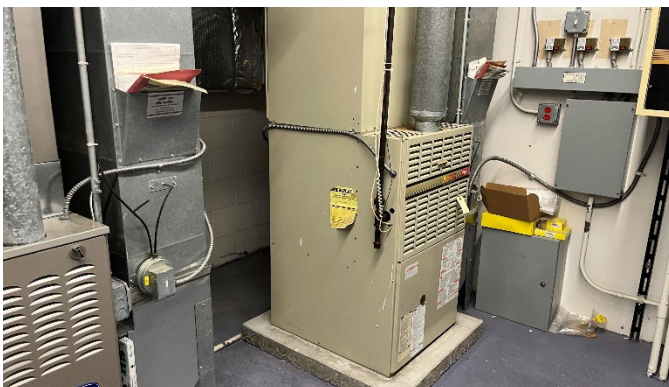
Baseboard heating



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

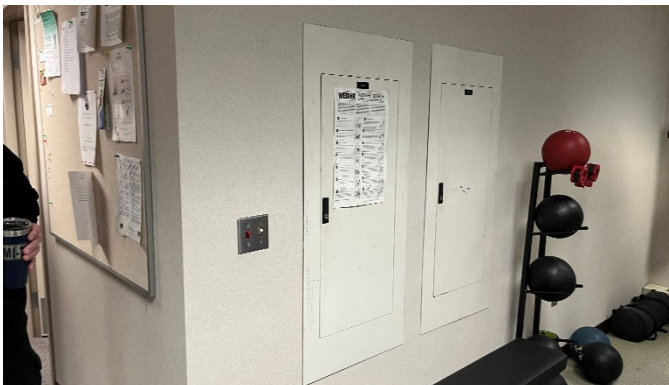
Photos (Electrical)



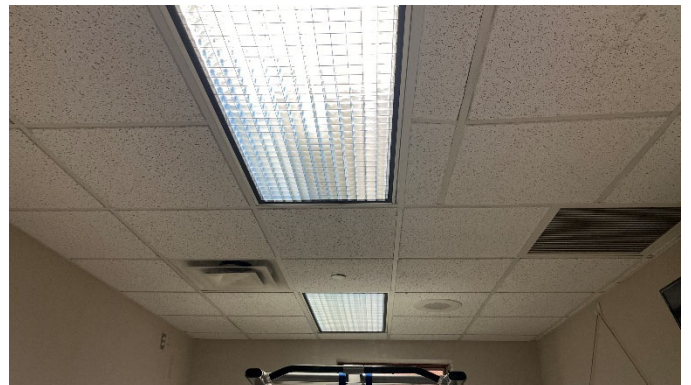
Lighting



Lighting



Electrical panels



Lighting



Switch gear and emergency main



Switch gear and transfer switch

Building 11 continued

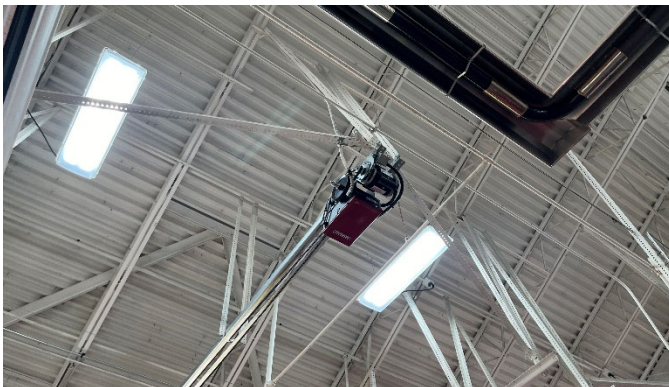
Photos (Electrical)



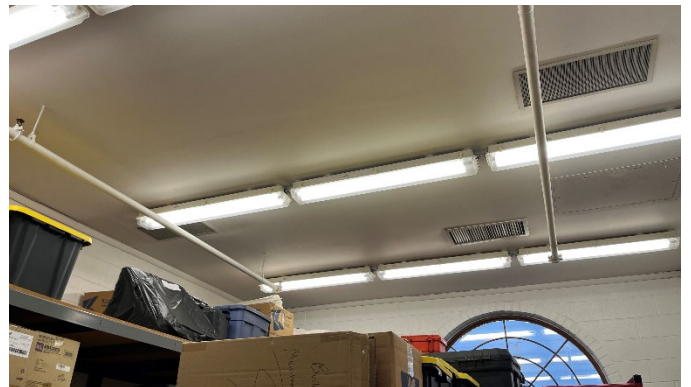
Lighting



Lighting



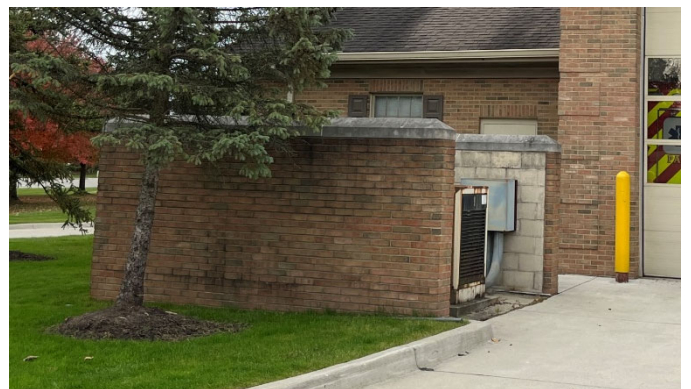
Lighting



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



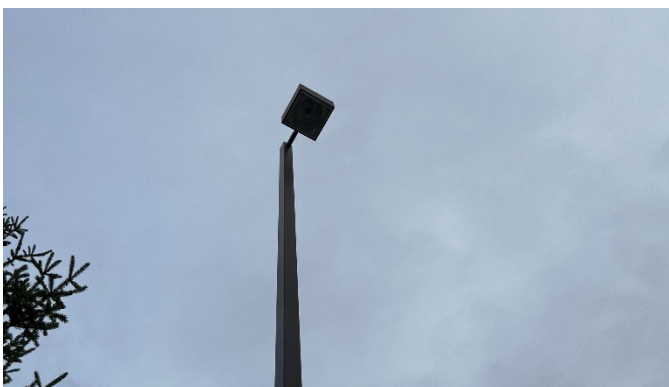
Parking lot



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



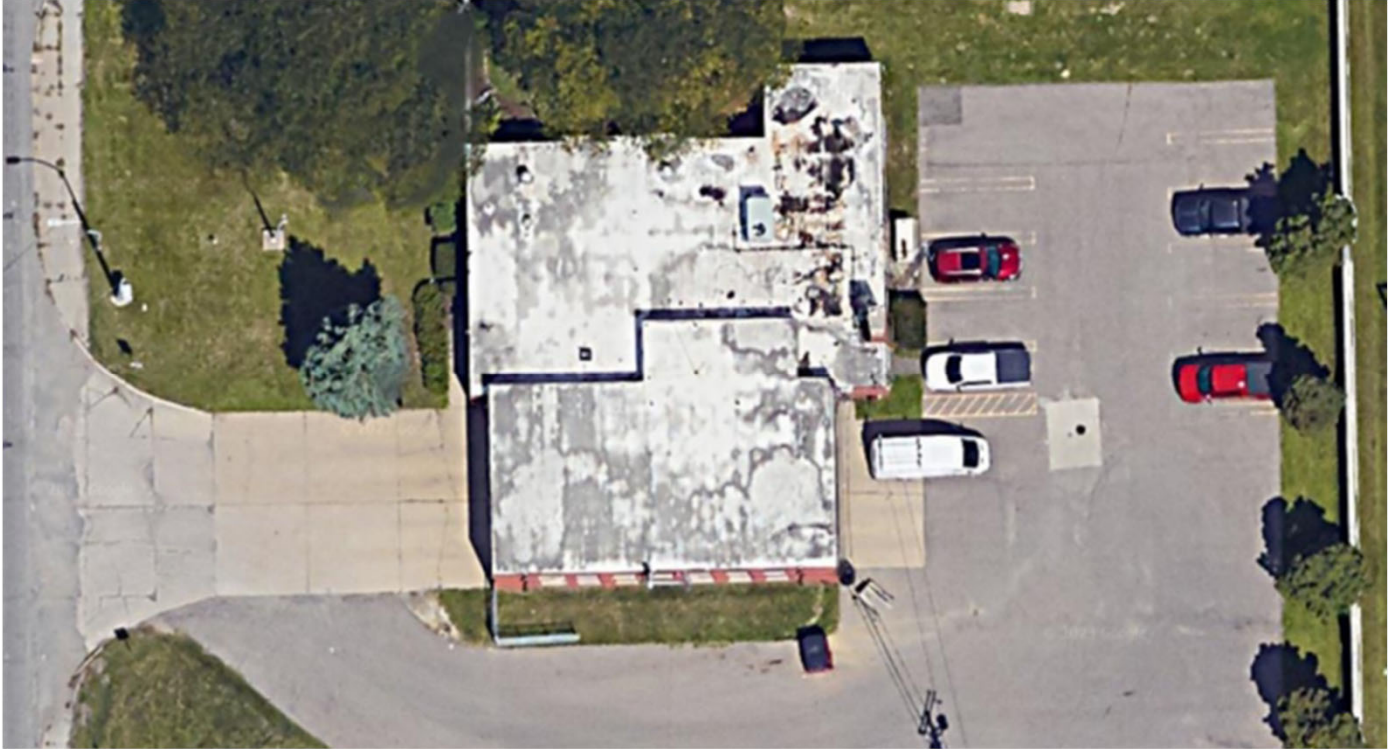
Address:	12300 Middlebelt Rd.
Year Built:	1960 (63 Years Old)
Square Footage:	5,610
Site Area:	.814 Acres
Parking Spaces:	Approximately 11
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	Brick
Roof:	TPO
Fire Protection:	Hood over kitchen stove only

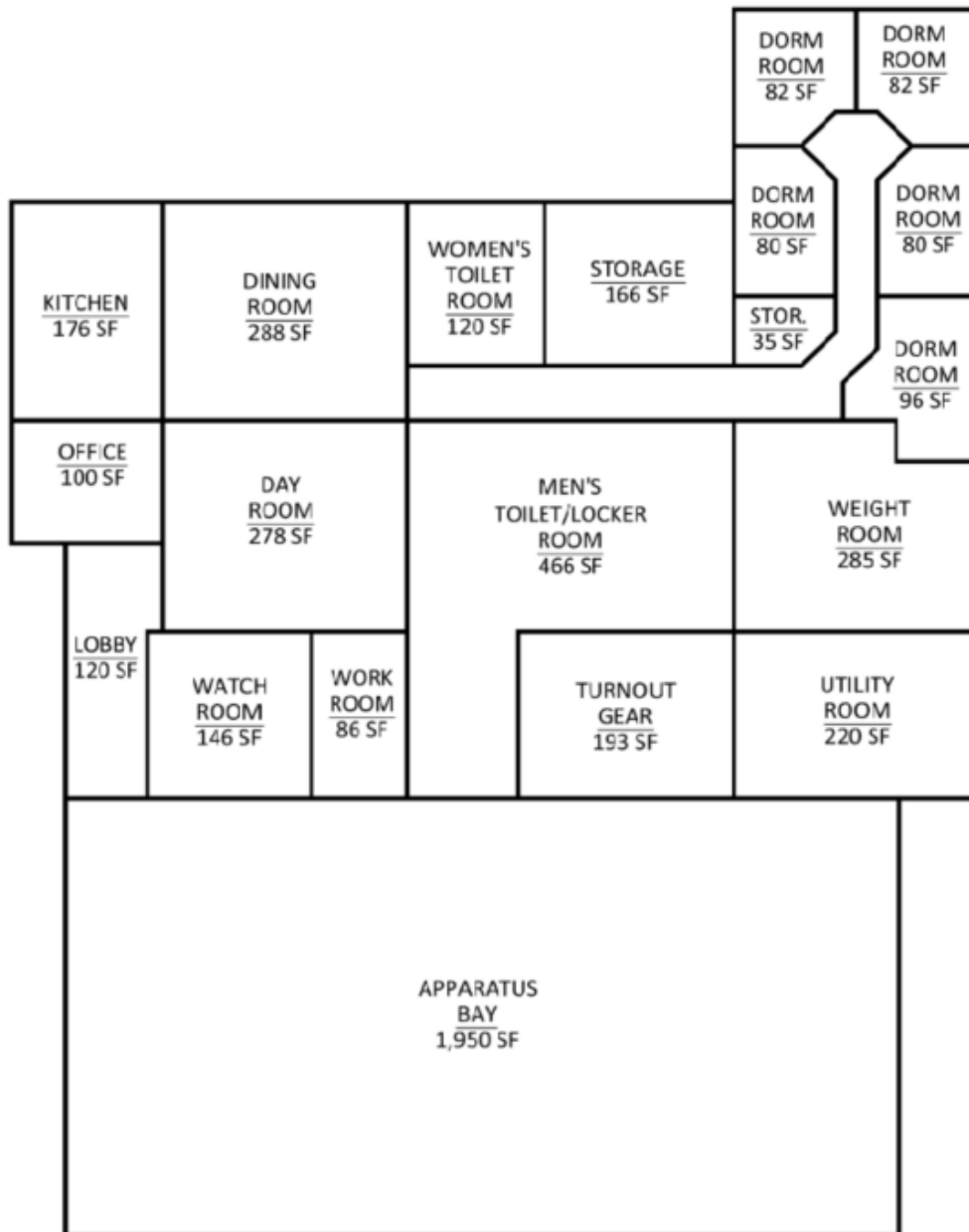
Space Needs Summary:

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.

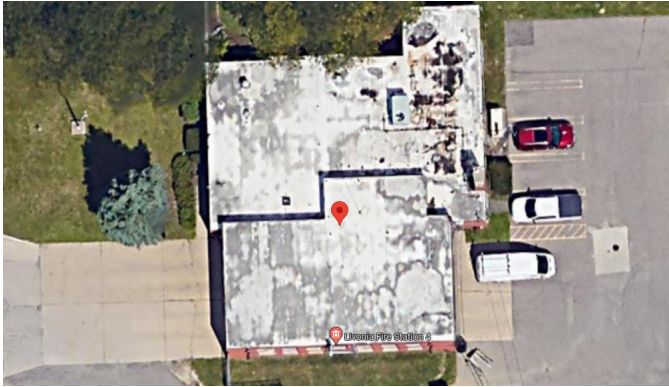
Facade – The primary façade material is brick with standing seam metal fascia. Some cracking was observed. Caulking at control joints appears to be in poor condition and needs to be replaced. Overall, the façade appeared to be in **FAIR** condition.

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



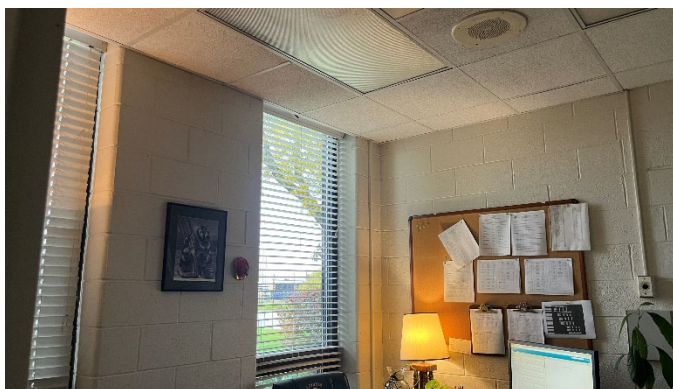
Entrance lobby



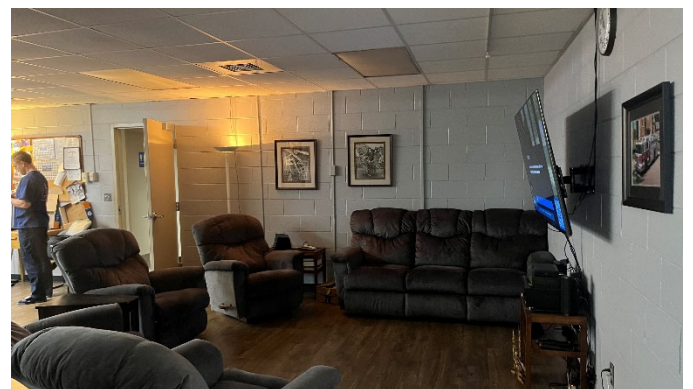
Entrance Lobby



Office



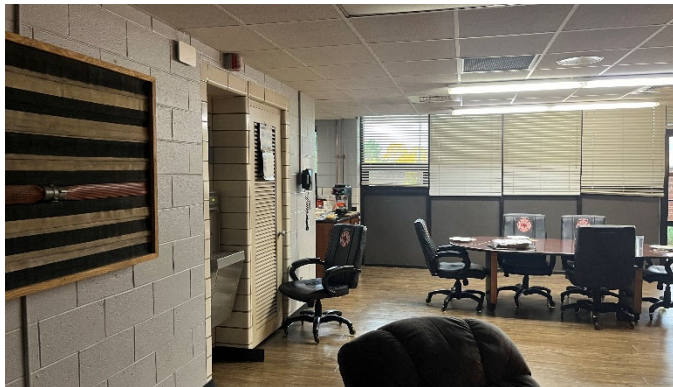
Office



Day Room

Building 12 continued

Photos (Interiors)



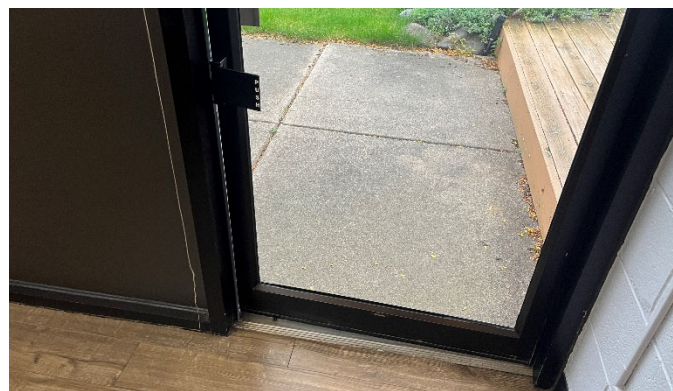
Roof – The primary roo



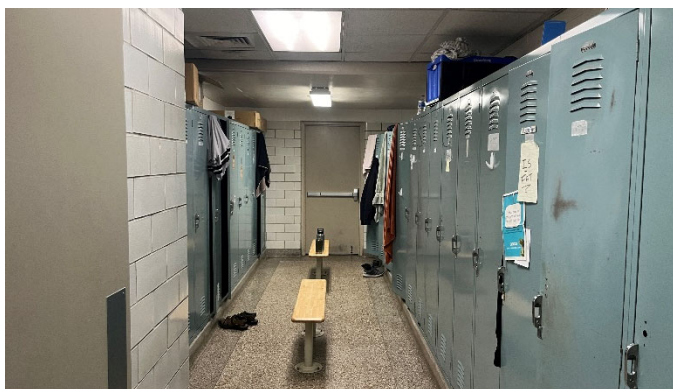
Roof – The primary roo



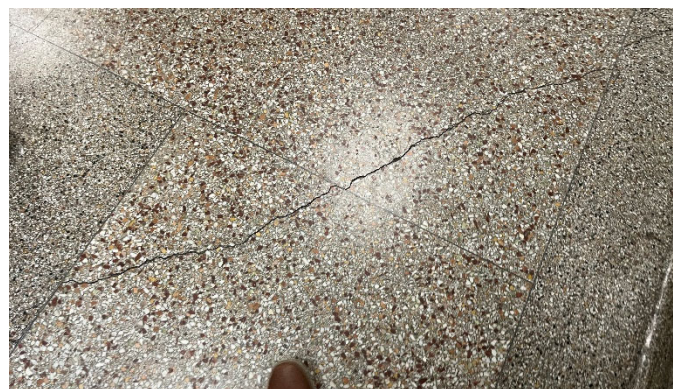
Day Room



Day Room



Toilet/Locker Room



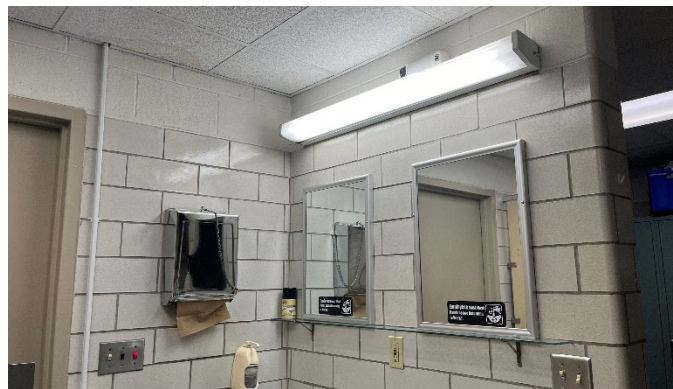
Toilet/Locker Room

Building 12 continued

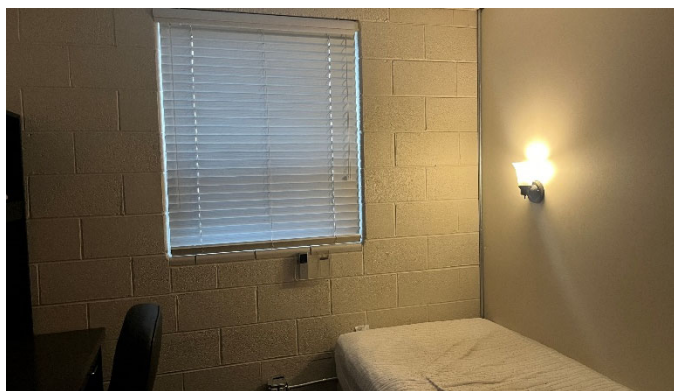
Photos (Interiors)



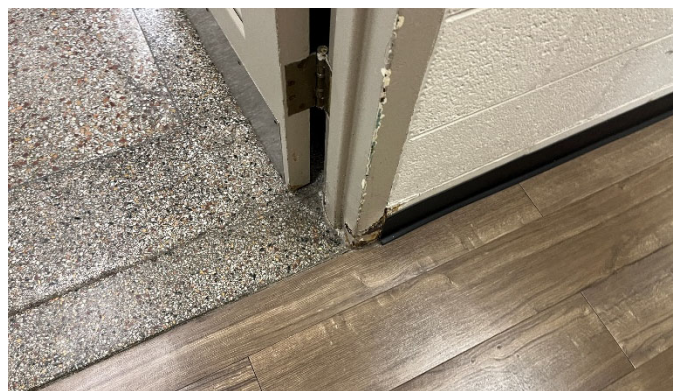
Roof – The primary roo



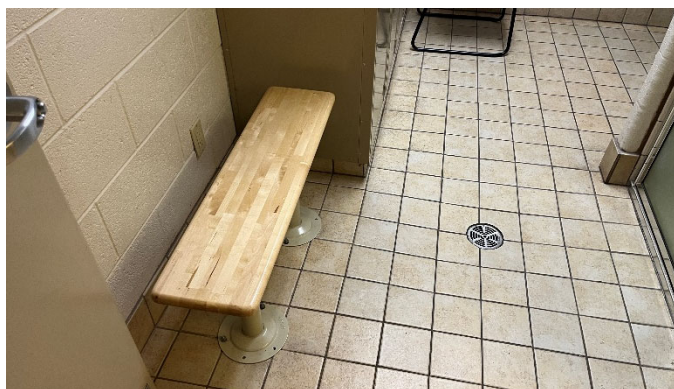
Roof – The primary roo



Dorm Room



Corridor



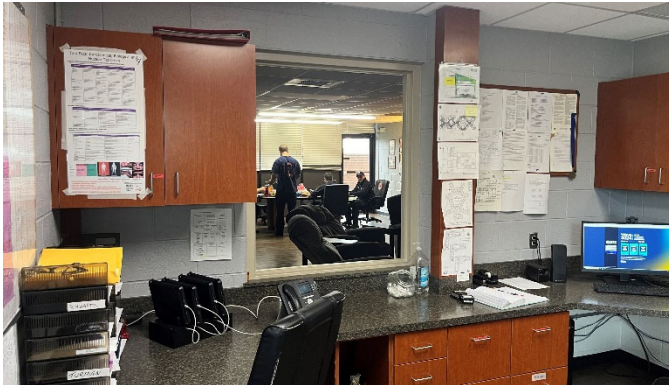
Toilet Room/Locker Room



Toilet/Locker Room

Building 12 continued

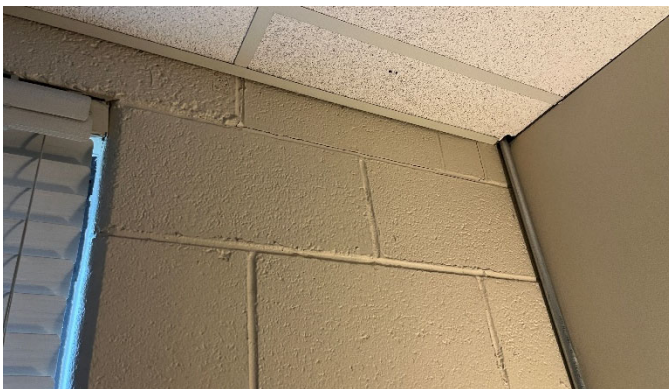
Photos (Interiors)



Watch Room



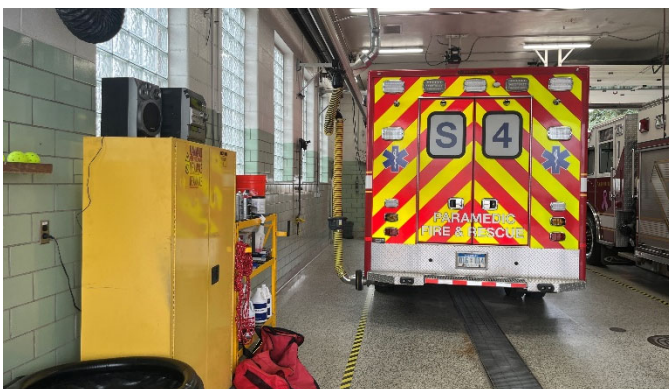
Work Room



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



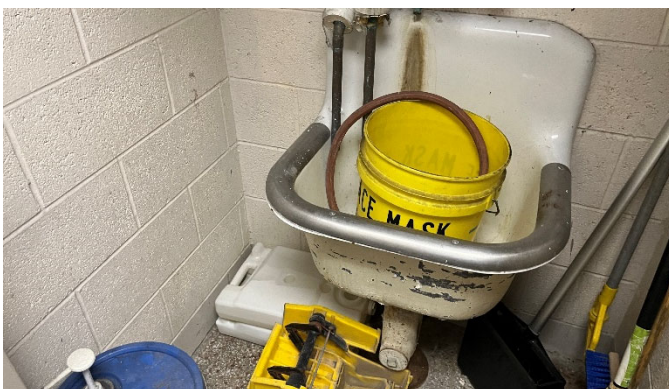
Kitchen



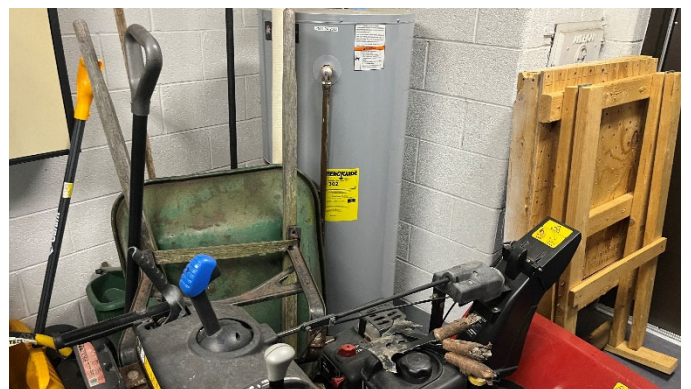
Toilet/Locker Room



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***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

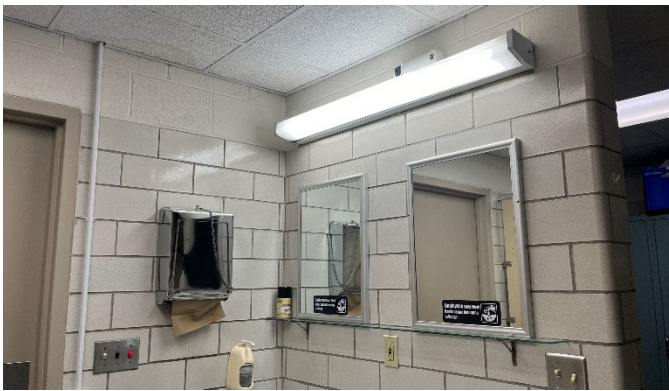
Photos (Electrical)



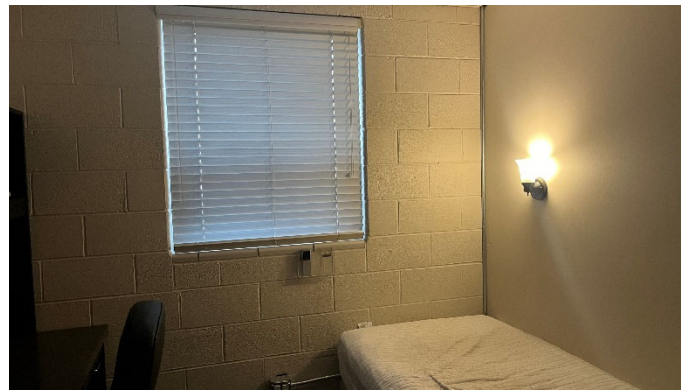
Office



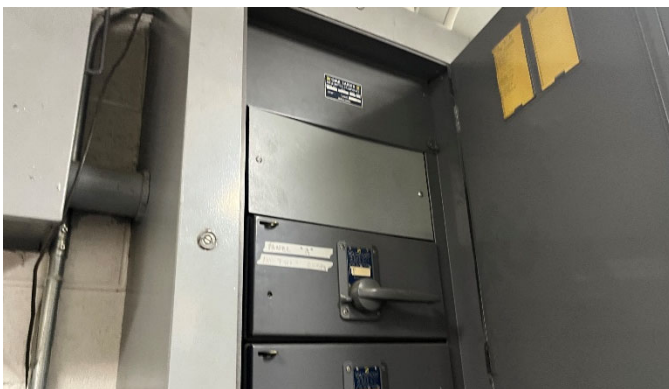
Day Room



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	# of	As % of	Priority I	Priority II	Priority III		
	Per Unit	Unit	Total Units	Cost	(1 - 3 years)	(4 - 6 years)	(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:								
Project Contingency:	10.00%			\$136.82	72.89%	\$406,711	\$389,386	\$90,576
Permits, Testing & Printing:	2.50%				6.97%	\$37,296	\$38,939	\$9,058
Professional Fees & Costs:					1.92%	\$10,256	\$10,708	\$2,491
Construction Manager Fee & Costs:	10.00%				8.80%	\$47,097	\$49,172	\$11,438
	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:

1. 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.
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 five 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. Uniform supply office and turnout gear storage is beyond capacity.
8. 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.
9. Need dedicated meeting/training space.
10. Storage is lacking. Need separate areas for bio-hazard, laundry, EMS, food, cleaning supplies, etc.
11. A second Officer's' Room may be required.

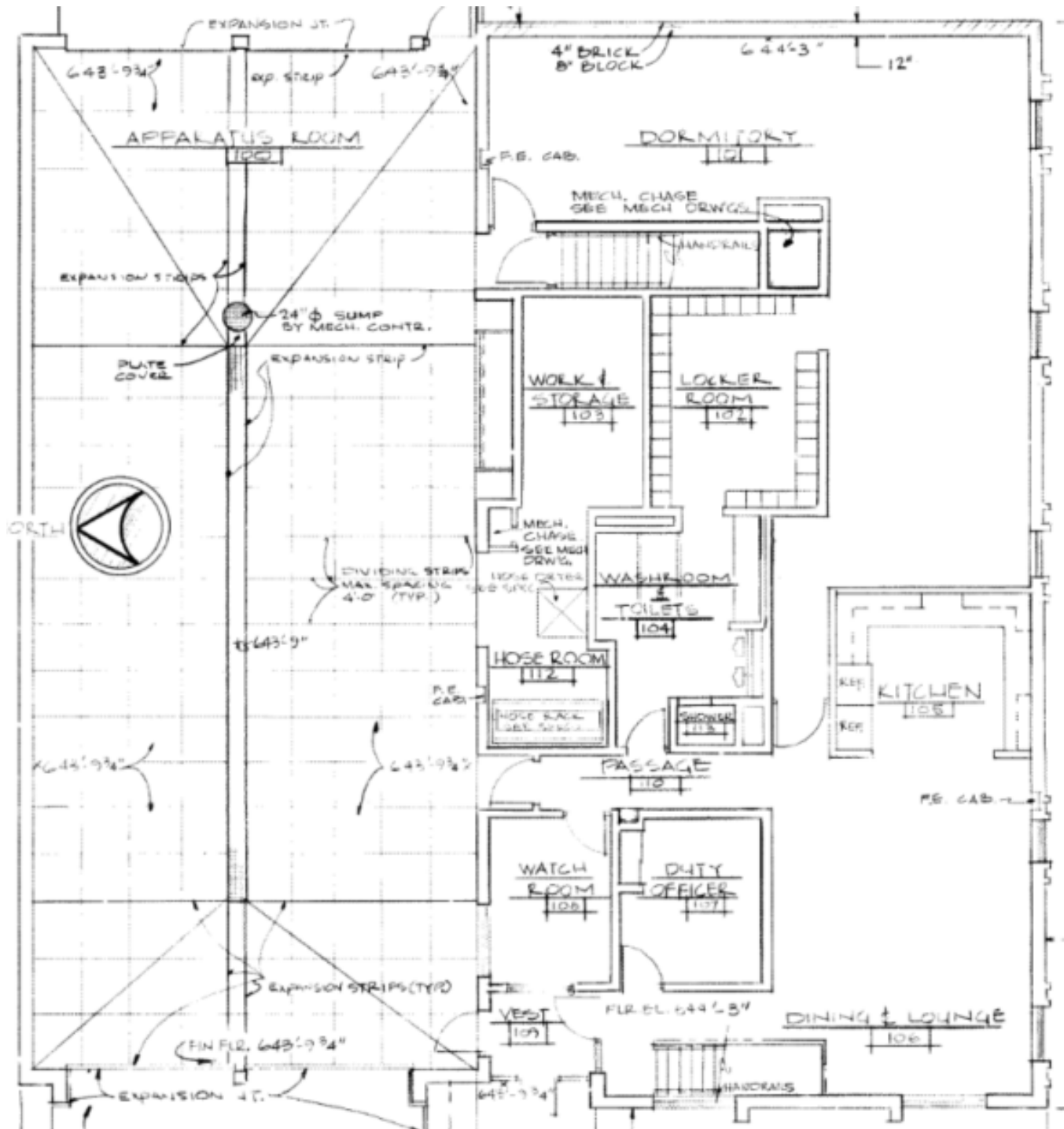
Building 13 continued

Site



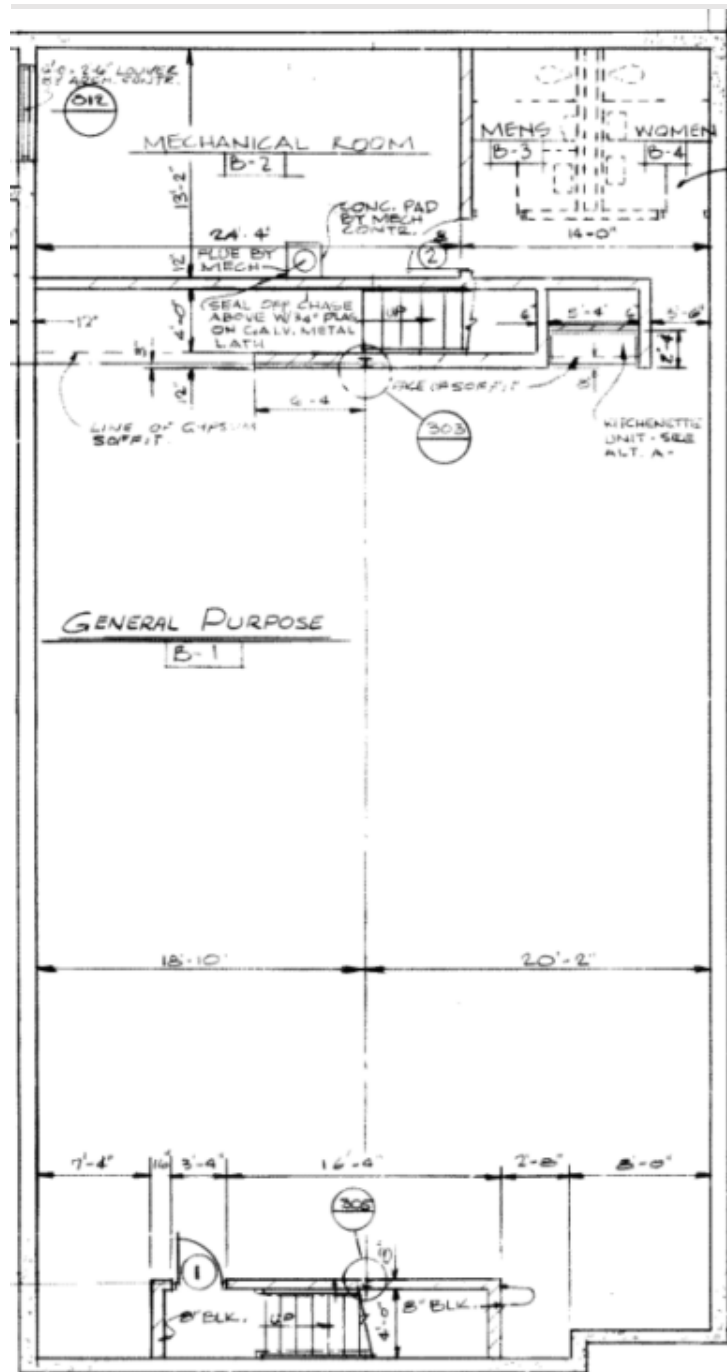
Building 13 continued

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)



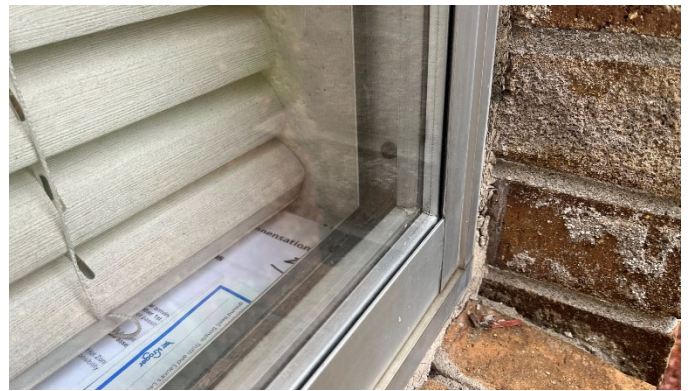
Control joint



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.

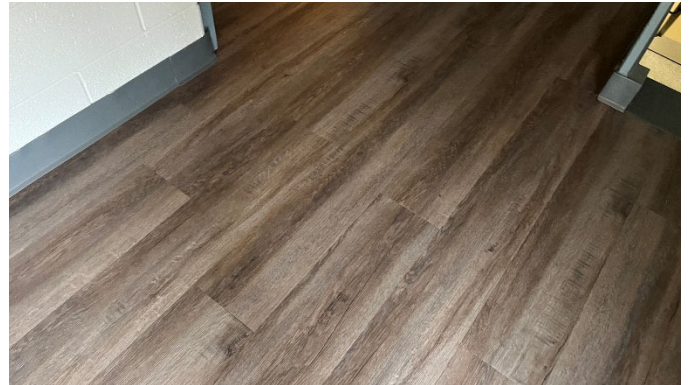
Overall, interiors appeared to be in **FAIR** condition.

Building 13 continued

Photos (Interiors)



Day Room



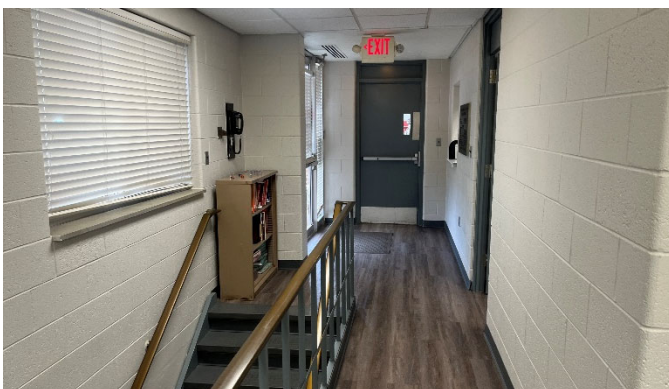
Corridor



Corridor



Kitchen



Corridor



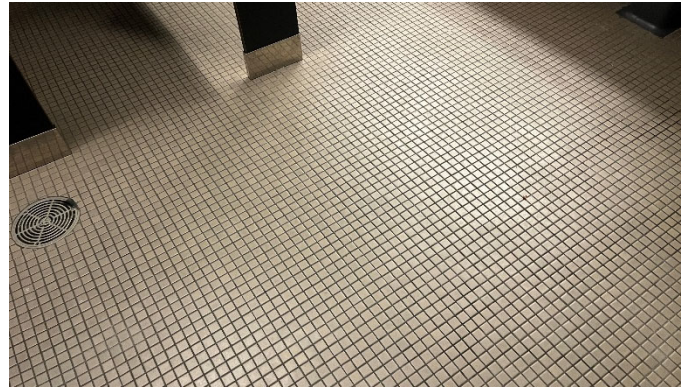
Watch Room

Building 13 continued

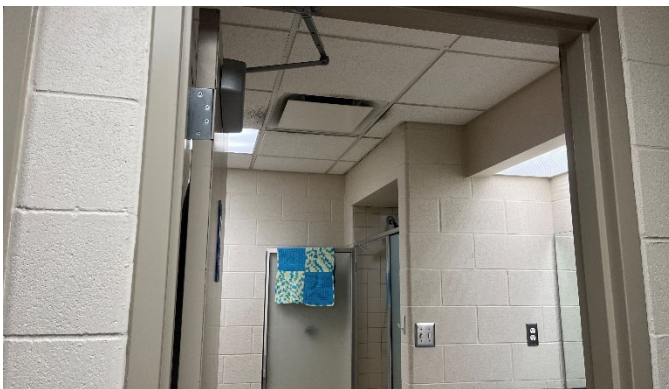
Photos (Interiors)



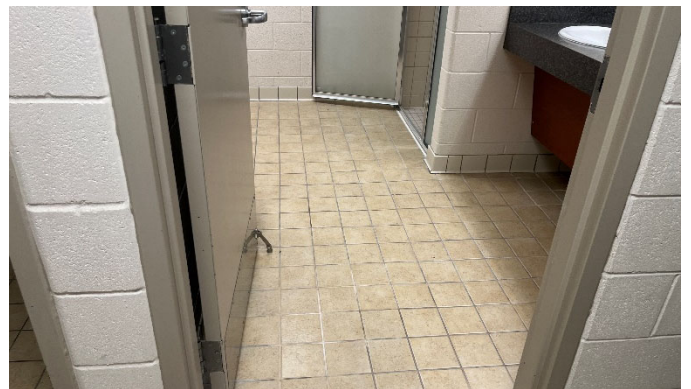
Toilet Room



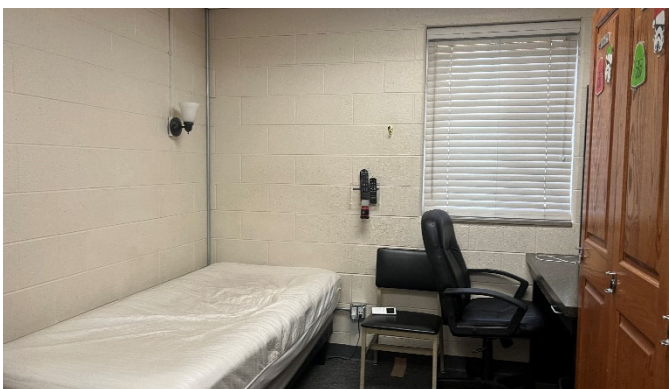
Toilet Room



Toilet Room



Toilet Room



Dorm Room



Laundry/Storage Room

Building 13 continued

Photos (Interiors)



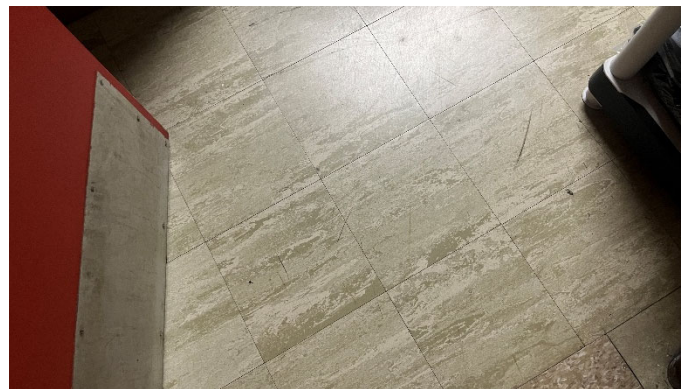
Laundry/Storage Room



Laundry/Storage Room



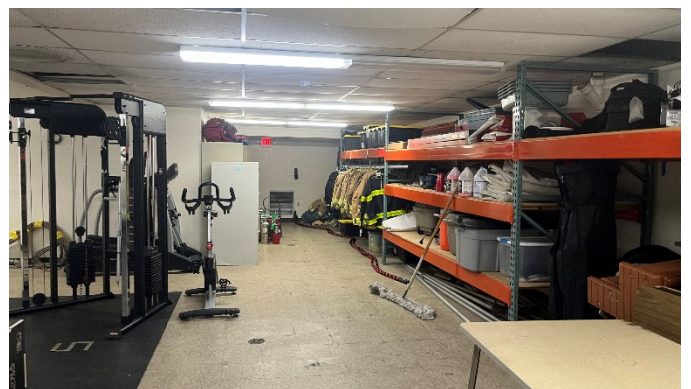
Apparatus Bay



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.

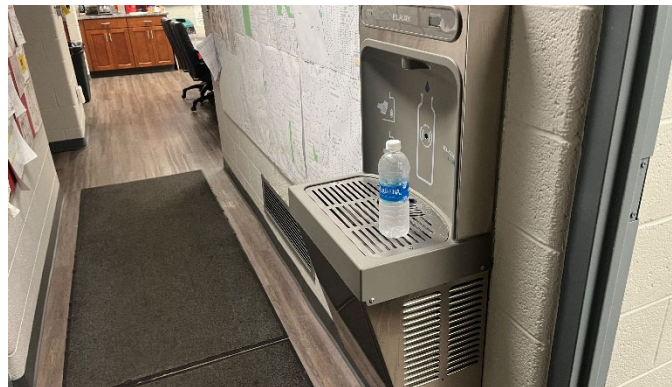
Overall, plumbing appeared to be in **FAIR** condition.

Building 13 continued

Photos (Plumbing)



Kitchen



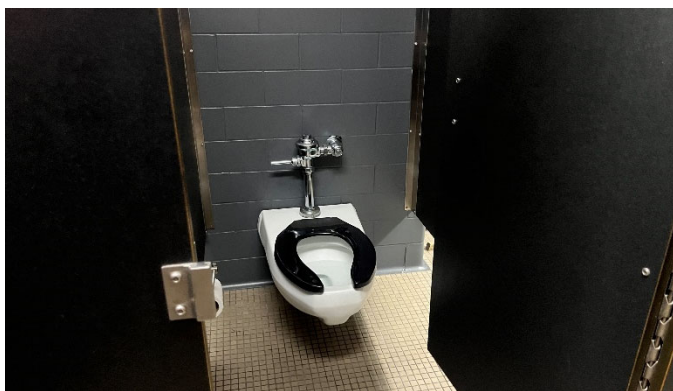
Corridor



Toilet Room



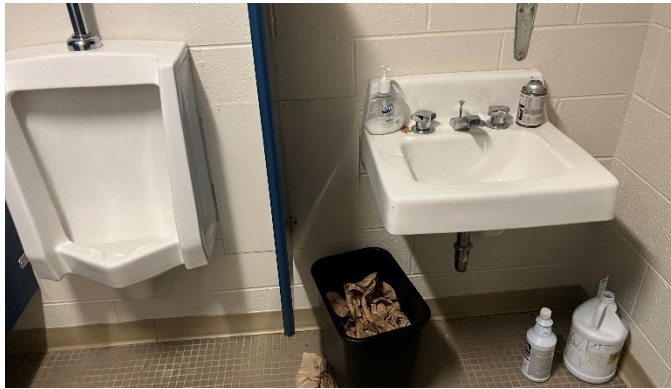
Toilet Room



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)



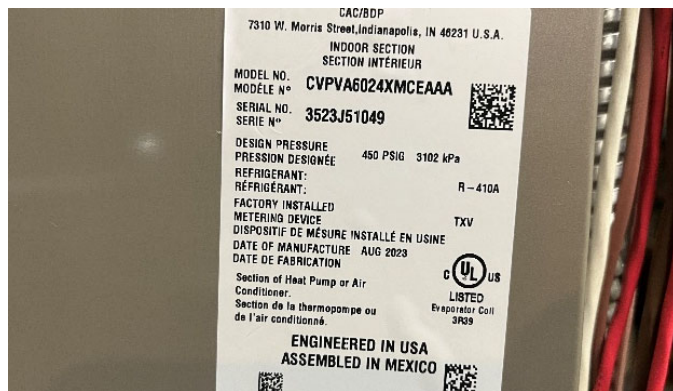
New HVAC equipment



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



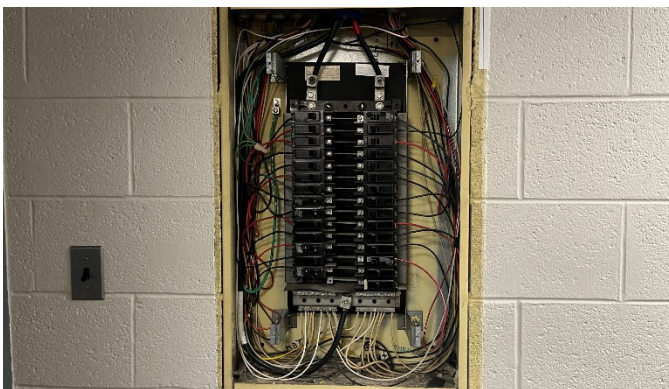
Kitchen



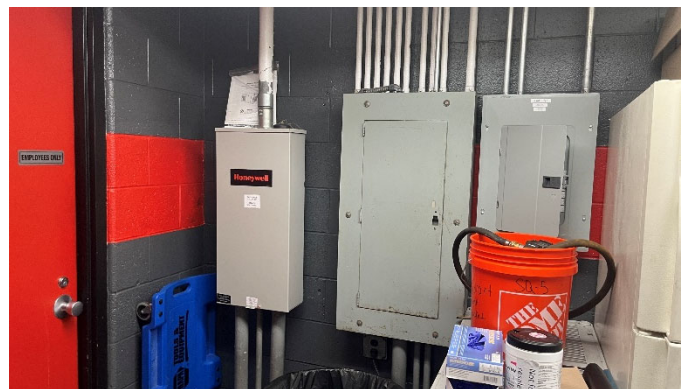
Watch Room



Watch Room



Corridor



Electrical panels

Building 13 continued

Photos (Electrical)



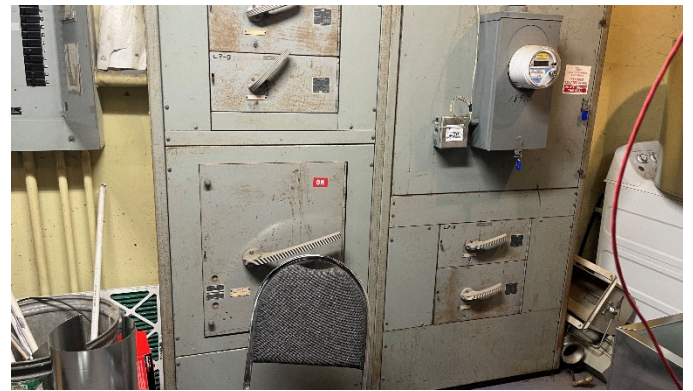
Switch gear



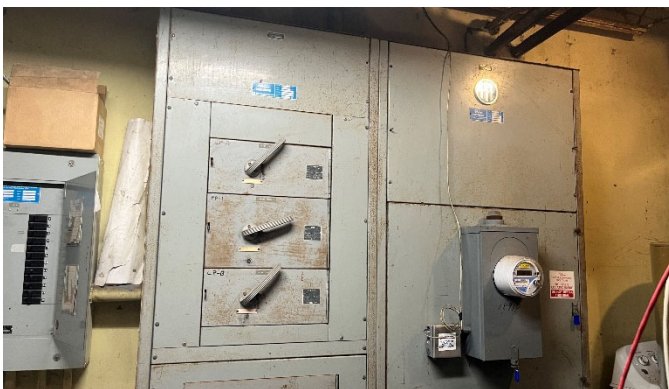
Switch gear



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



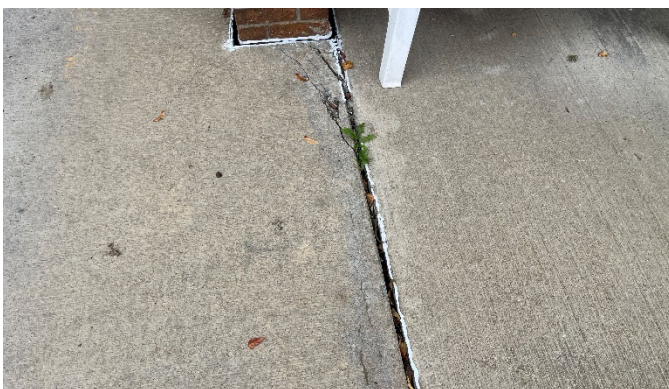
Driveway



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.

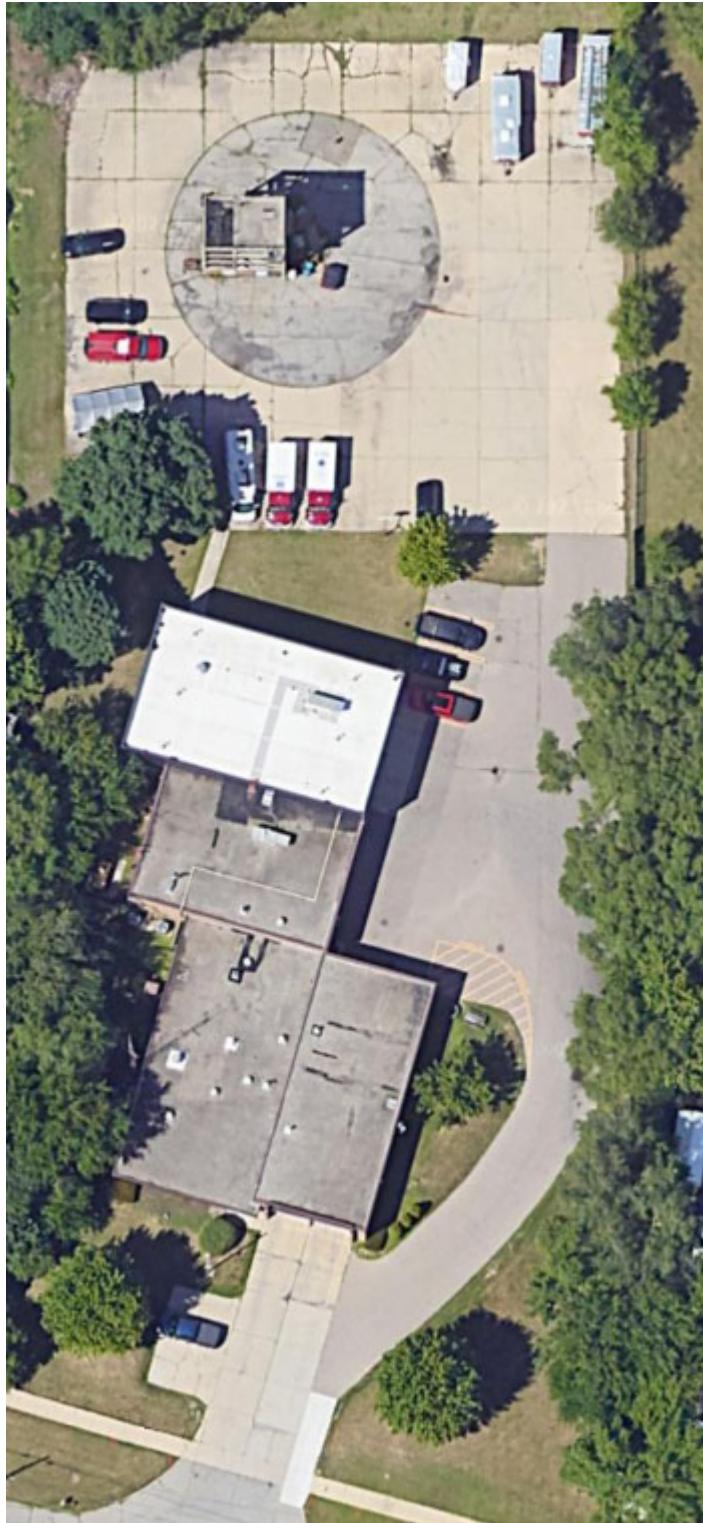
Building 14 – Station No. 6

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.

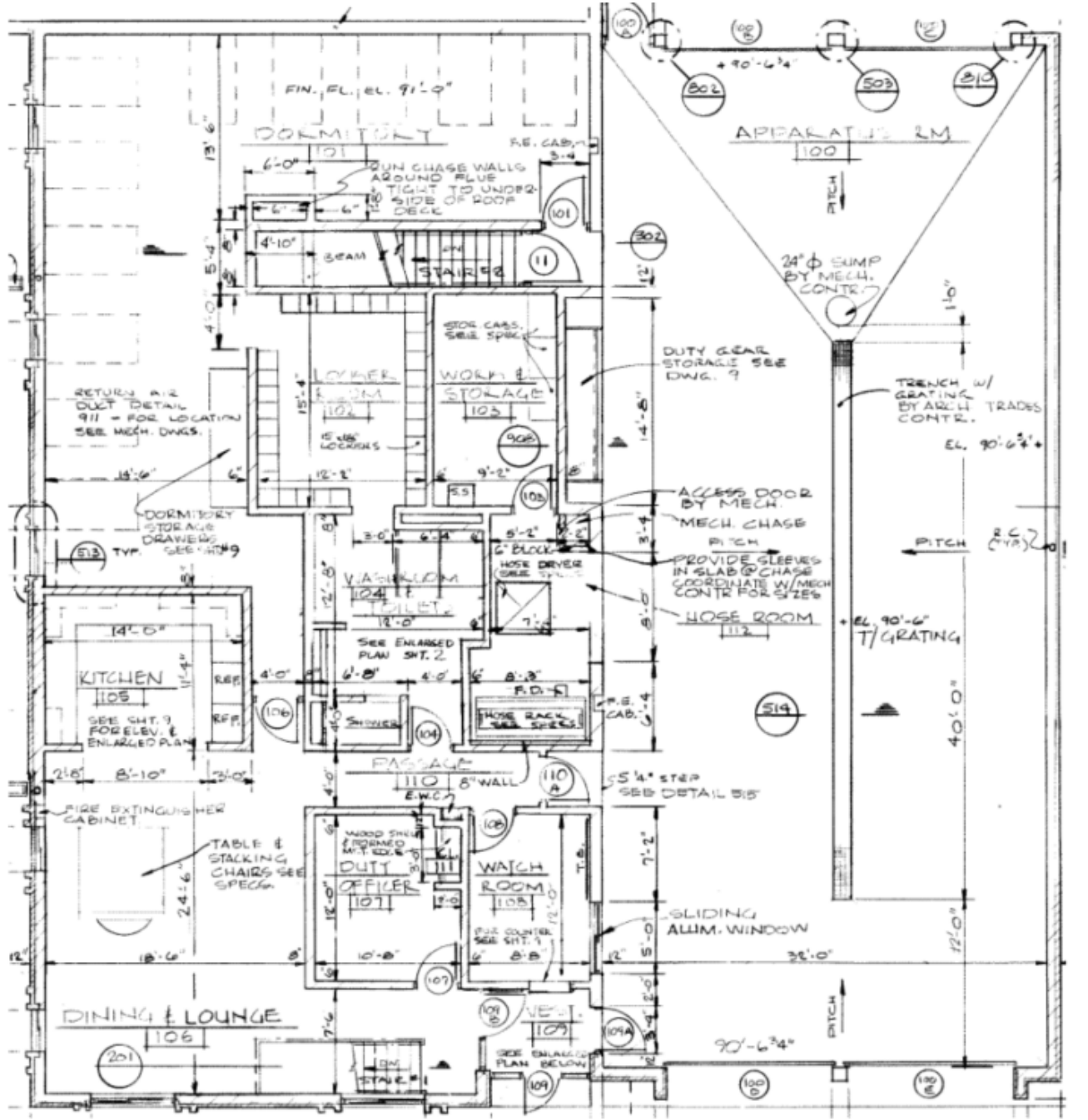
Building 14 continued

Site



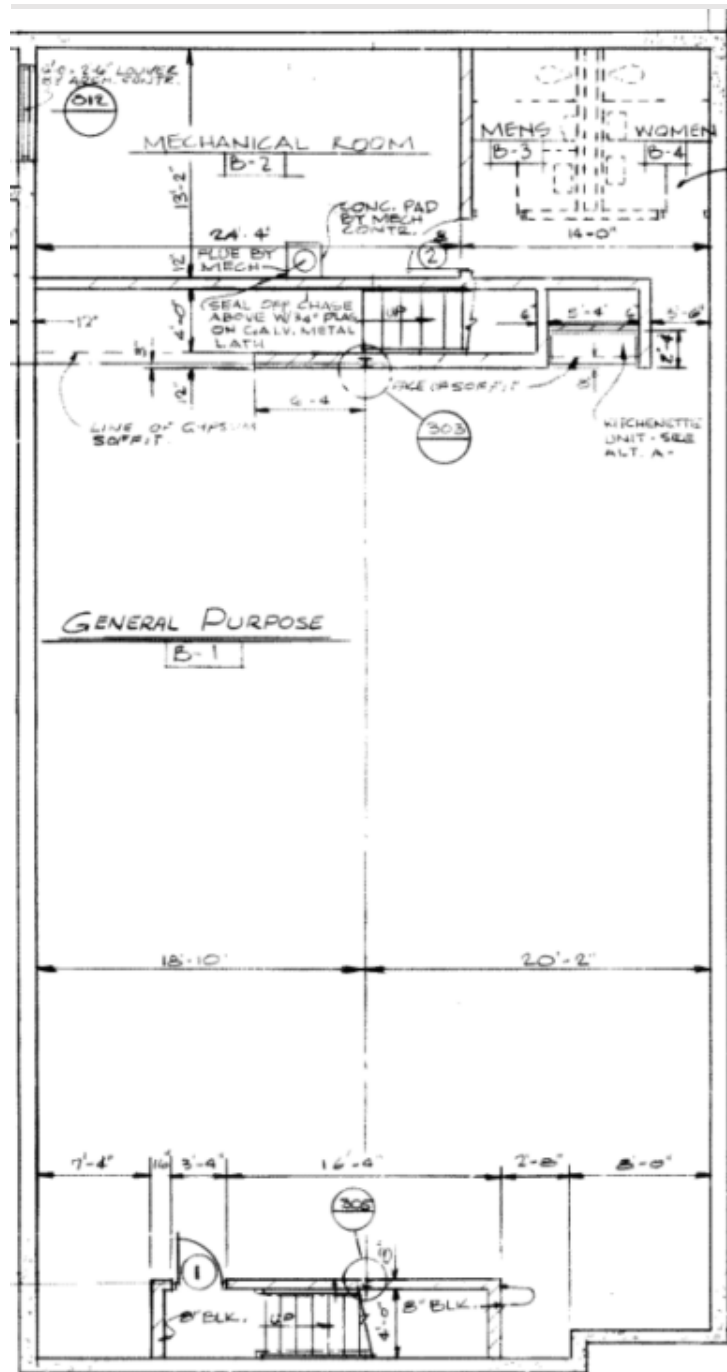
Building 14 continued

1st Floor Plan



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



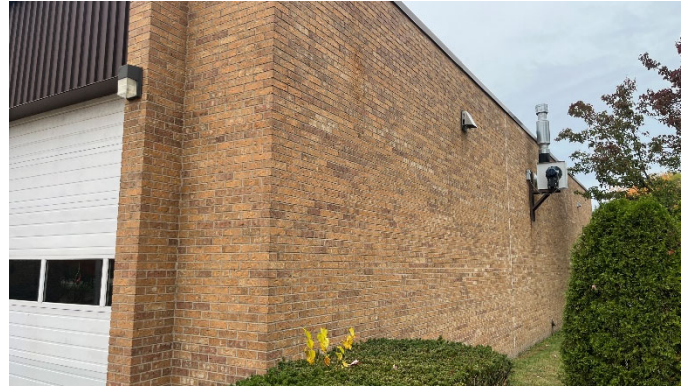
Storefront entry system

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.

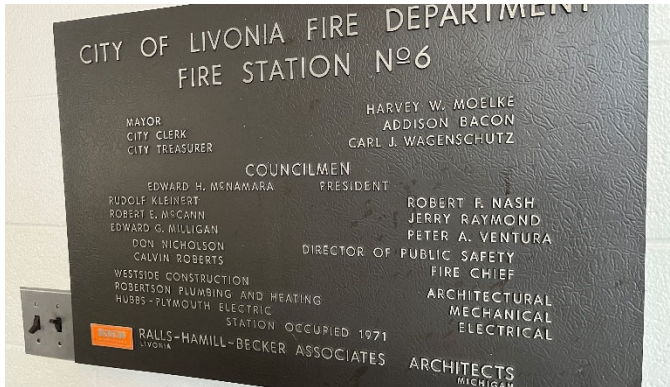
Interior doors – Interior doors are primarily hollow metal. Dorm Rooms have curtains in lieu of doors. Overall, interior doors appeared to be in **GOOD** condition.

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

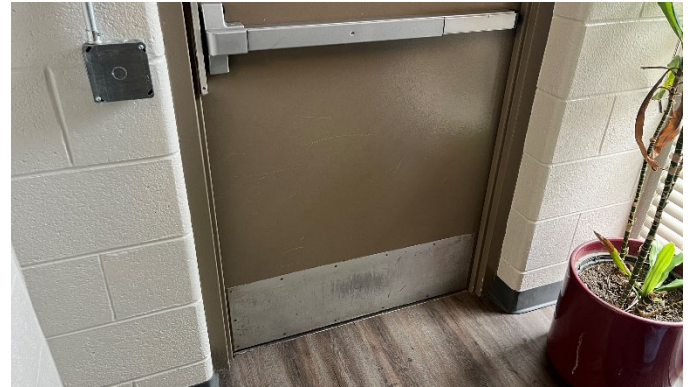
Overall, interiors appeared to be in **FAIR** condition.

Building 14 continued

Photos (Interiors)



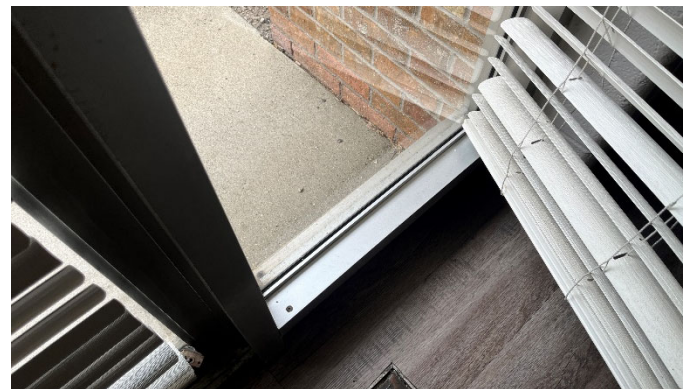
Entry



Exit



Watch Room



Window



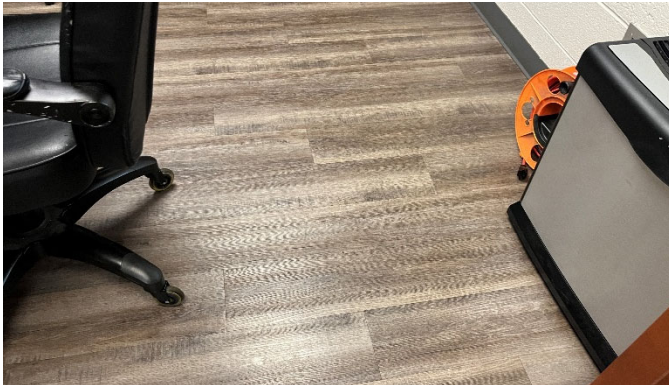
Kitchen



Day Room

Building 14 continued

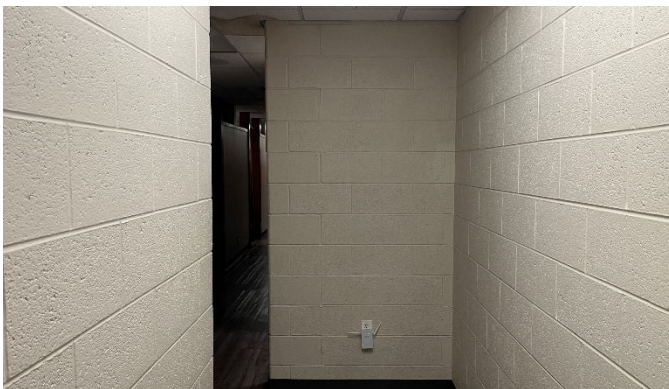
Photos (Interiors)



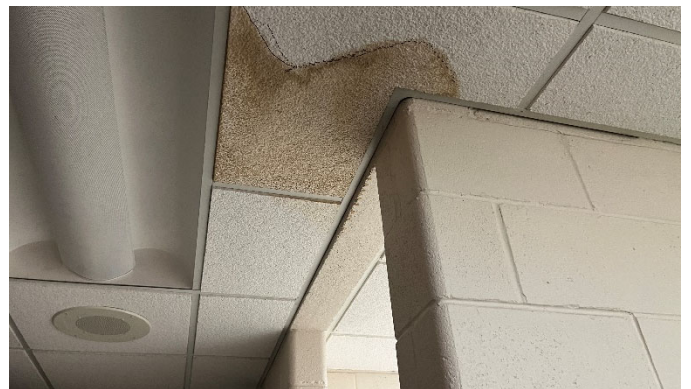
Day Room



Day Room



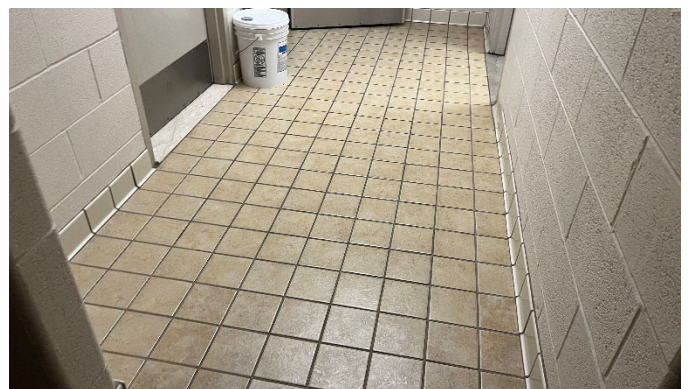
Corridor



Corridor



Dorm Room



Toilet Room

Building 14 continued

Photos (Interiors)



Corridor



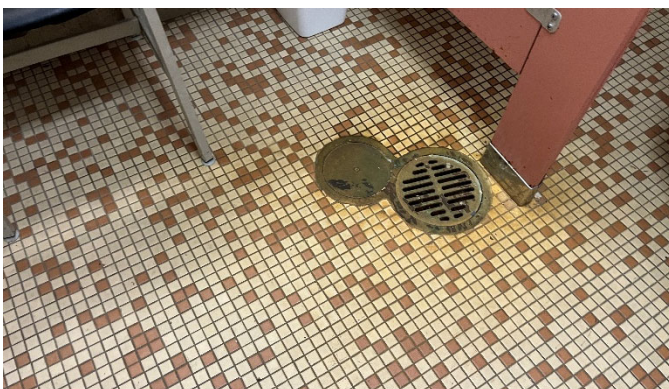
Toilet Room



Workout Room



Workout Room



Toilet Room



Office/Work Room

Building 14 continued

Photos (Interiors)



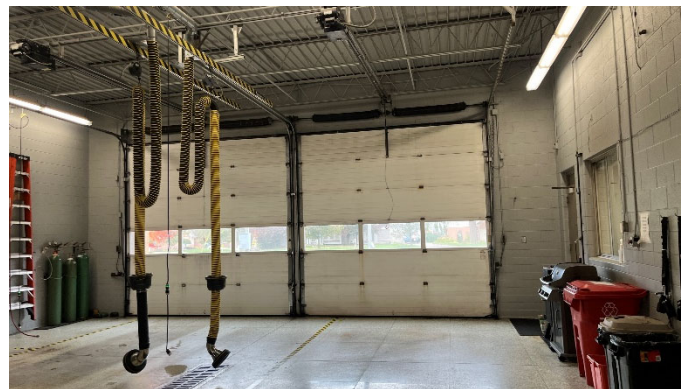
Office/Work Room



Office/Work Room



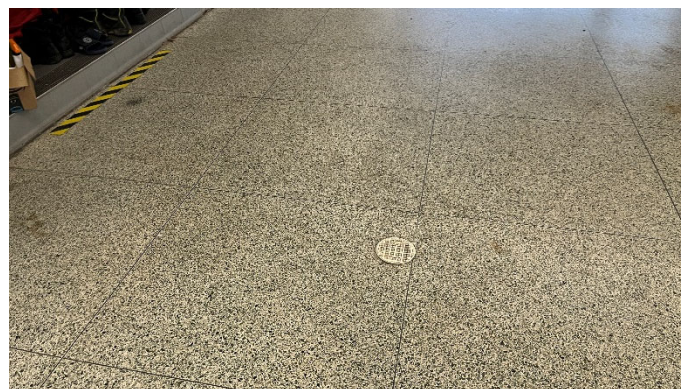
Apparatus Bay



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

Photos (Plumbing)



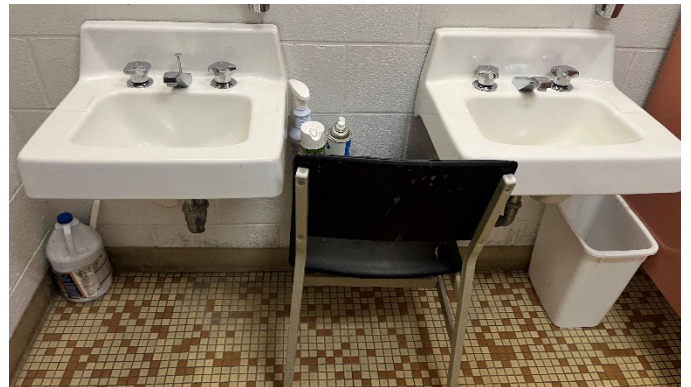
Kitchen



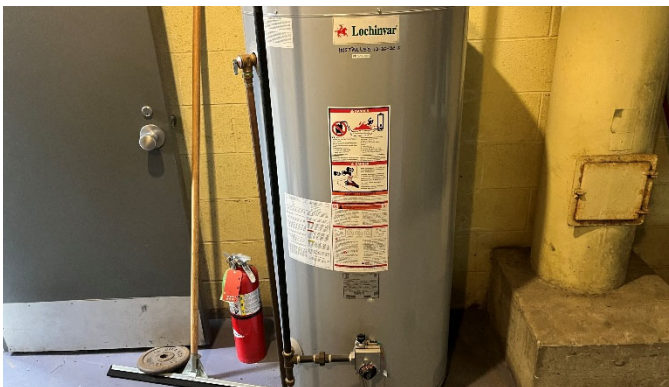
Toilet Room



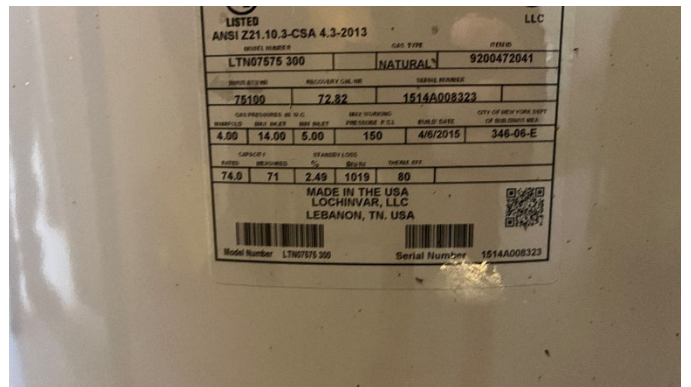
Toilet Room



Toilet Room



Water heater



Water heater

*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



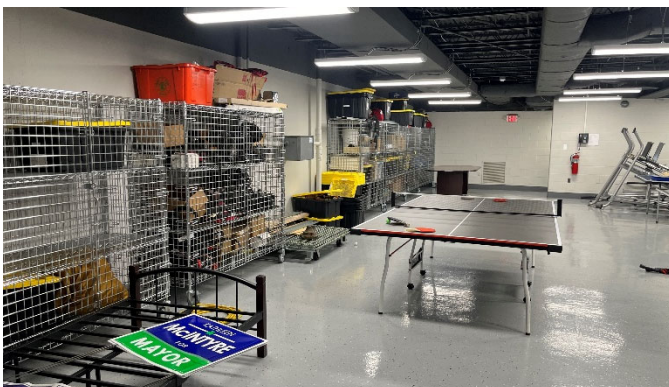
Corridor



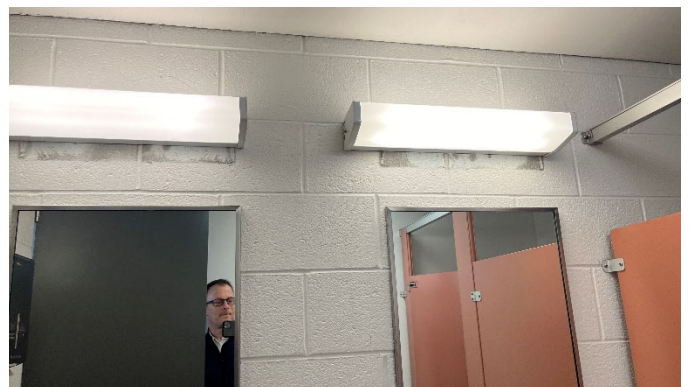
Toilet Room



Toilet Room



Storage/Workout Room



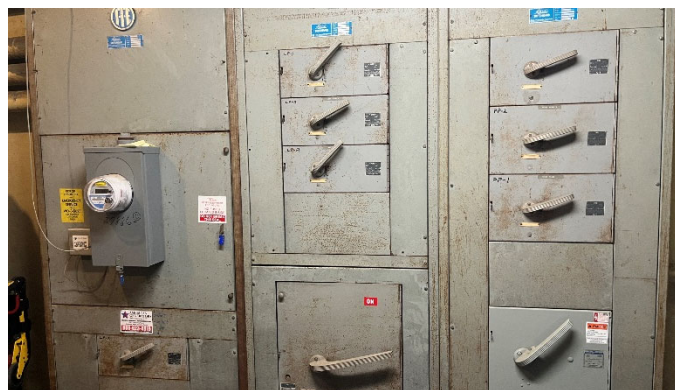
Toilet Room

Building 14 continued

Photos (Electrical)



Switch gear



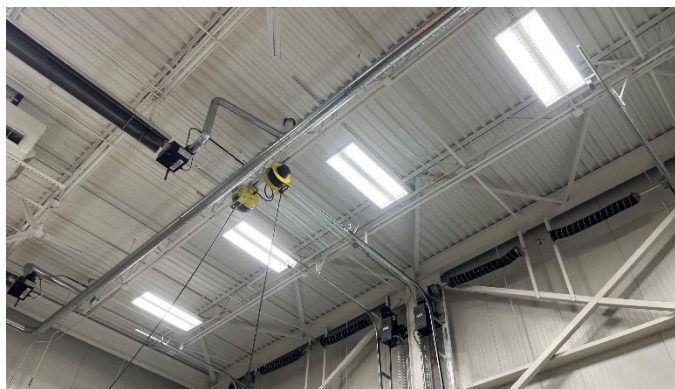
Switch gear



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



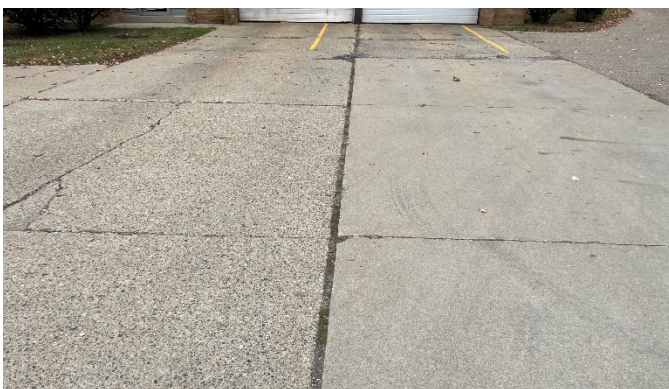
Asphalt paving



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		

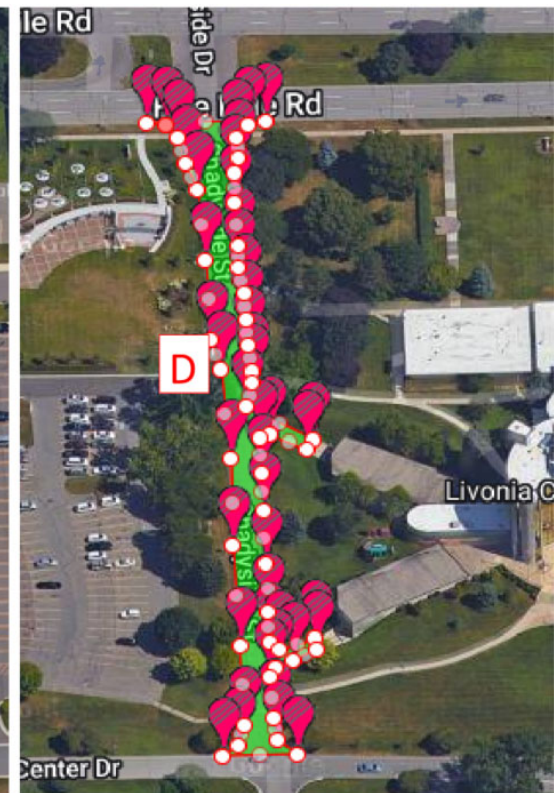
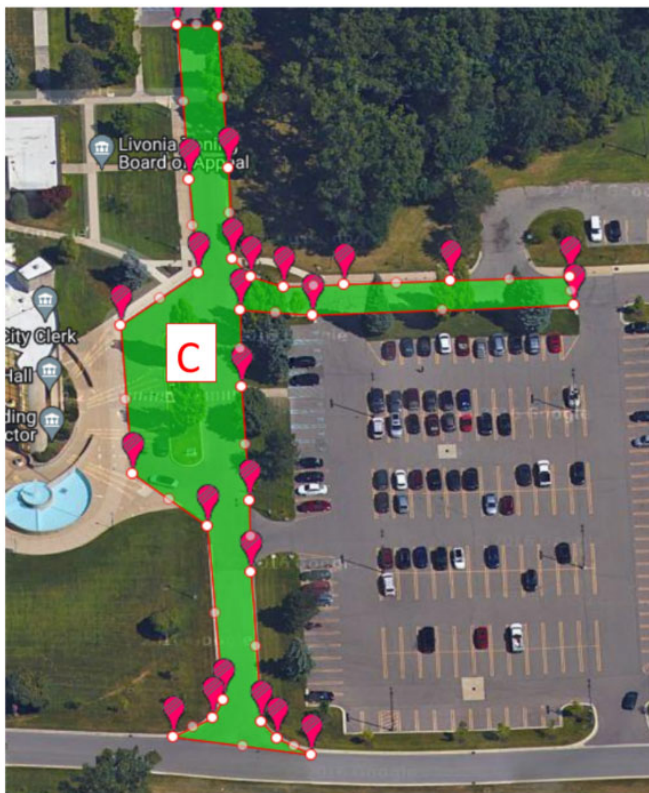
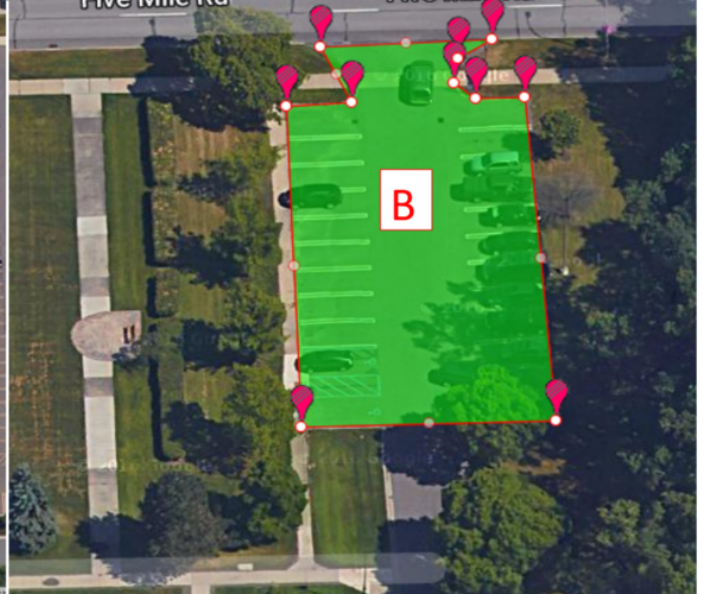
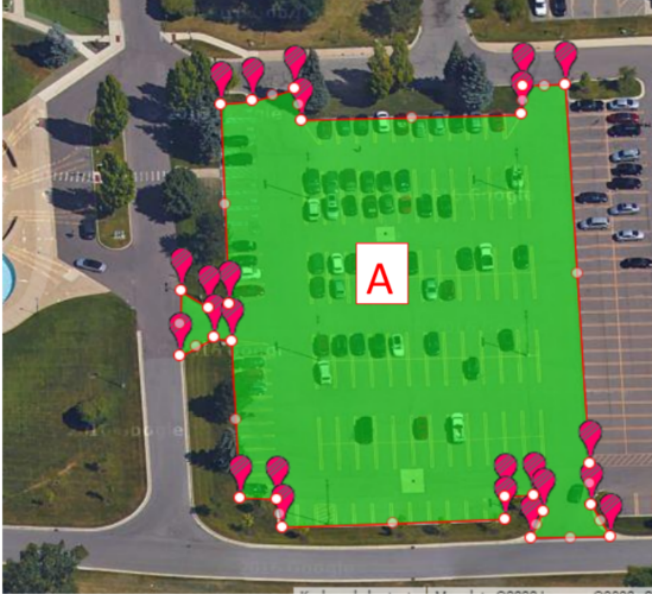


Section D

Parking Lot Take-Offs

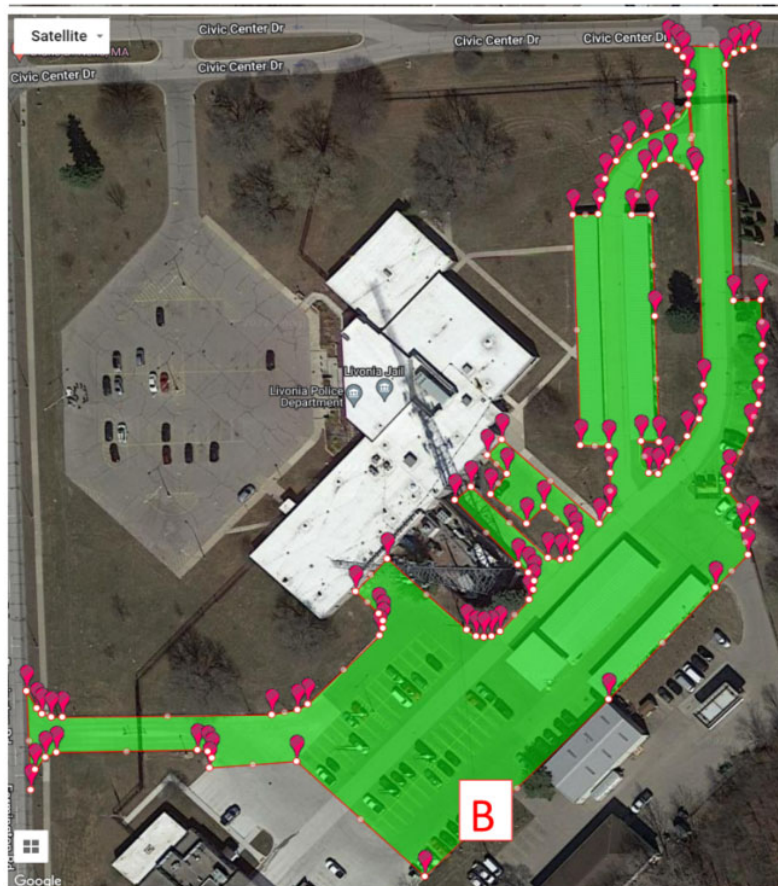
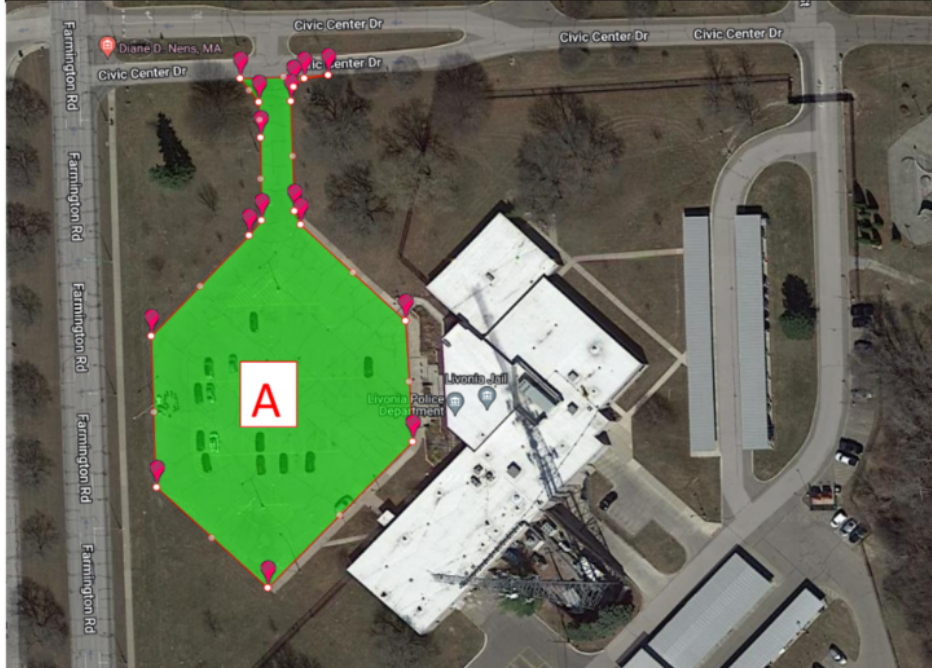
SECTION D PARKING LOT TAKE-OFFS

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	



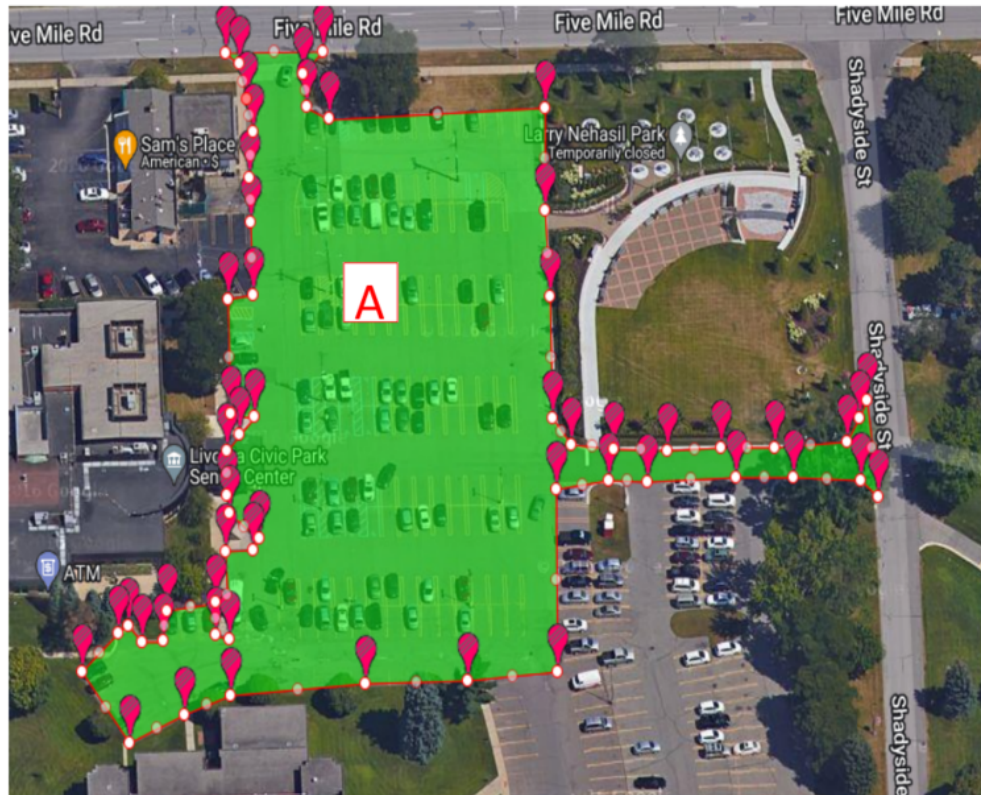
SECTION D PARKING LOT TAKE-OFFS

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

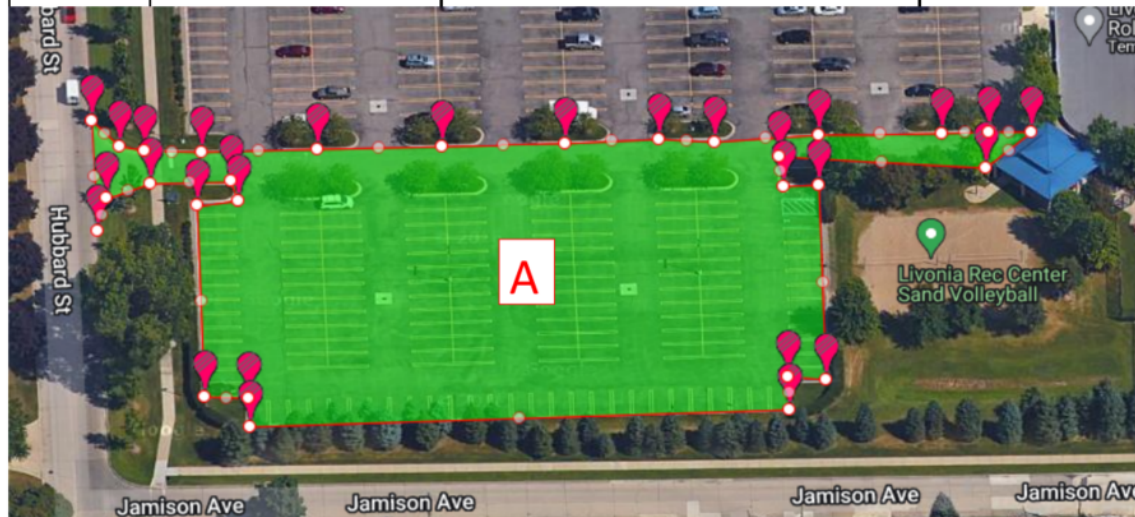


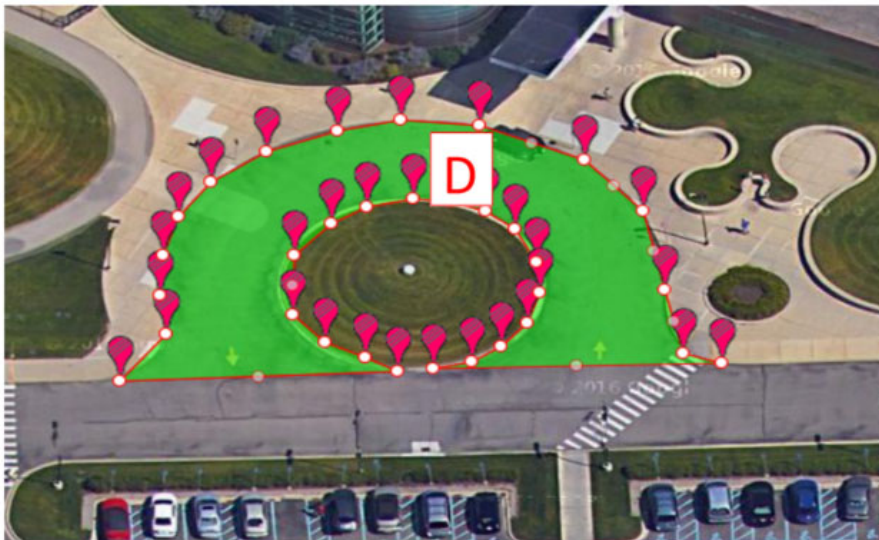
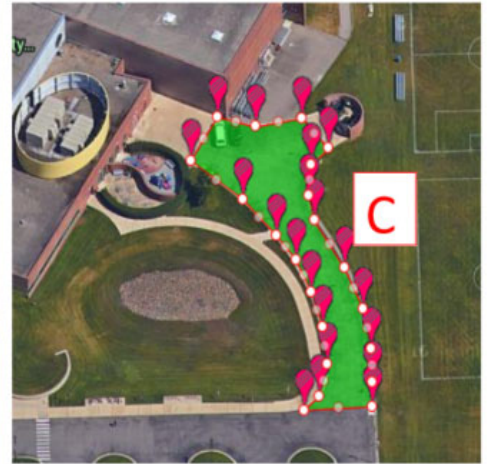
SECTION D PARKING LOT TAKE-OFFS

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.	Notes
A	Asphalt	59,129	
B	Asphalt	147,576	Islands removed from total
C	Asphalt	9,013	Islands removed from total
D	Asphalt	6,634	
TOTAL		222,352	



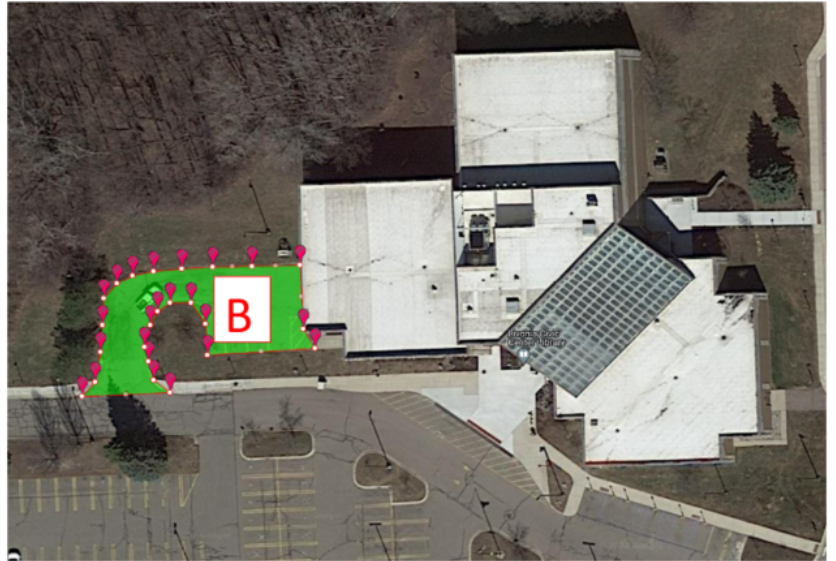


SECTION D PARKING LOT TAKE-OFFS

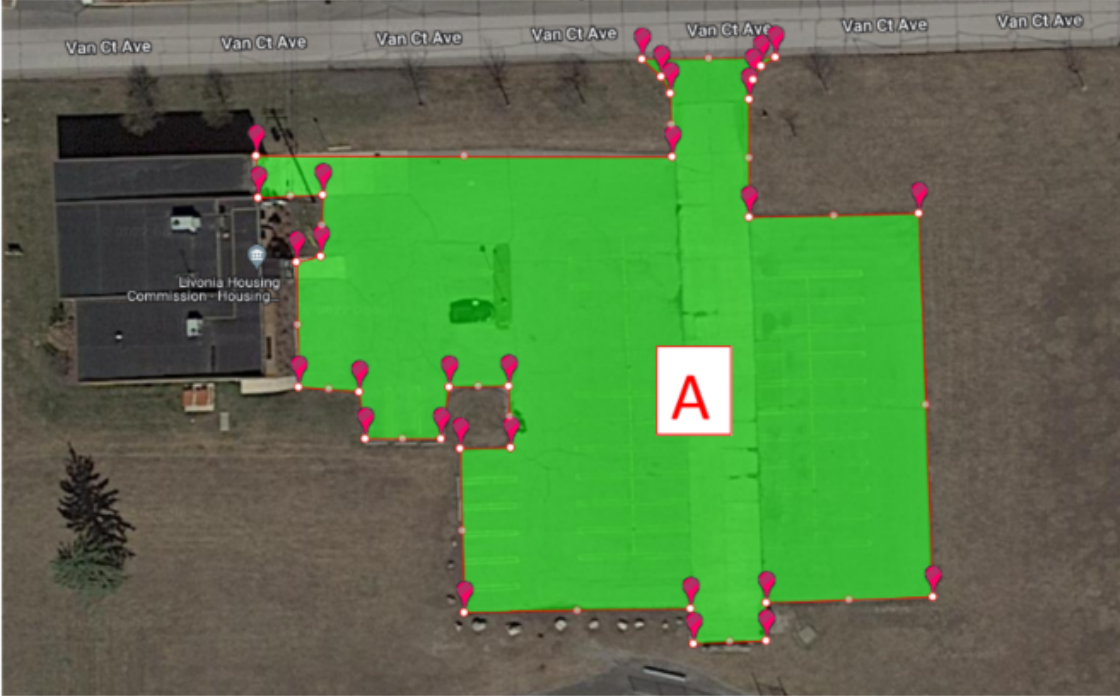
Bldg. No.	Name	Address
1	Livonia Civic Center Library	32777 Five Mile Rd. Livonia MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	77,118
B	Asphalt	5,269
TOTAL		82,387

Notes

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

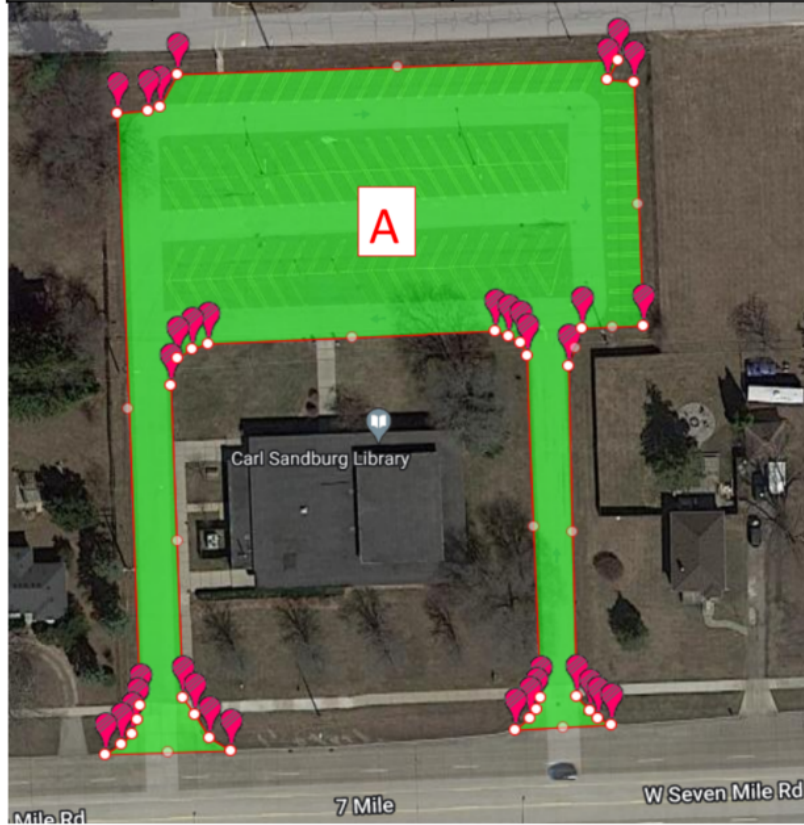


Bldg. No.	Name	Address
1	Livonia Housing Commission	10800 Farmington Rd. Livonia MI 48150
Parking Area	Material	Sq.ft.
A	Asphalt	32,954
TOTAL		32,954



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





plante moran | cresa

PMCRESA.COM | 248.223.3500

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



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
February 27, 2024

MEETING DATE

COI040324/COI041024/COI041724/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

President McCullough announced Agenda Item #11, regarding the proposed lot split for property located at 19200 Merriman Court, was removed from tonight's Agenda. This item will be placed on the next Regular Meeting Agenda to be held on May 6, 2024.

During Audience Communication, a representative of Toni Vacru, 37749 Pickford, gave additional information regarding the proposed lot split at 19200 Merriman Court to Council for the next meeting to be held on May 6, 2024.

Esteemed members of the city council,

I am grateful for the opportunity to address this esteemed council regarding a matter of utmost importance concerning the development of my property.

Following discussions with council members, I proceeded to seek approval from my neighbors for a construction project on my land. I am pleased to report that all neighbors on the west side have expressed their support for my proposal.

Regrettably, despite persistent attempts, I have been unable to establish communication with the neighbors on the north side. Despite knocking on their door and leaving a letter of intent, I have received no response. It has been suggested by other neighbors that they may not be particularly sociable, which might explain their lack of response.

On the east side, I initially received tentative agreement from Anne, the homeowner. However, subsequent attempts to confirm her support, including contacting her husband Eric, have been unsuccessful. Eric expressed a desire to purchase my land instead and does not agree with the proposed construction. Despite my request for further consideration, I have not received a response.

- I believe it is essential to note that the construction would not adversely impact the aesthetics or functionality of neighboring properties. The distance between the new construction and neighboring properties, is substantial, ensuring minimal disruption.
- The construction would be located close to the north fence of the pool, with a distance of 50 feet between the new house and the neighboring property to the north.
- Furthermore, the construction will aligns with the architectural style of existing properties in the area, maintaining visual consistency and harmony within the community.

Currently, the land sits unused, incurring maintenance expenses without any benefit to me. I firmly believe that developing this land would not only benefit me but also the community and the city as a whole, both aesthetically and financially.

In conclusion, I respectfully urge the council to consider the merits of my proposal and the broader benefits it offers to the community. I remain committed to engaging constructively with all parties involved and am open to any further discussions or clarifications that may be required.

Thank you for your attention and consideration.

Regarding lot at 19200 Merriman Ct

We are residents at 19291 Merriman Ct We are fine with the parcel being developed
We request that any new structure be residential only and in keeping with the other homes on the street which are mostly ranch houses under 1800 ft

Chase Carter



Sue Hartman

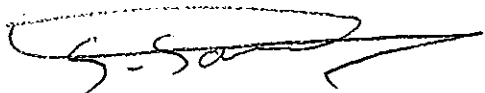


4-6-2024

To whom it may concern:

I, Suaad AbdulAhad, own and reside at 19233 Merriman ct.
in Livonia, MI 48152. I support Toni Vacaru in his lot split application.

Thank you,



Signature

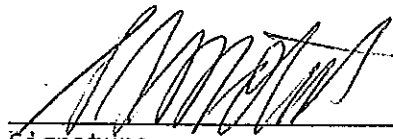
4/7/24

Date

To whom it may concern:

I, STAN MOTOWSKI, own and reside at 19345 MENNIMAN
in Livonia, MI 48152. I support Toni Vacaru in his lot split application.

Thank you,



Signature

2/7/24

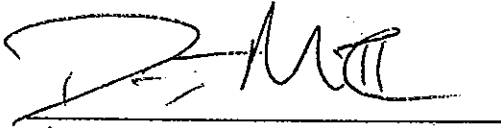
Date

To whom it may concern:

I, David Marcar, own and reside at 31270 7 mile RD

in Livonia, MI 48152. I support Toni Vacaru in his lot split application.

Thank you,


Signature

4-14-24
Date

To whom it may concern:

I, Marilyn Adams, own and reside at 19271 Merriman Ct
in Livonia, MI 48152. I support Toni Vacaru in his lot split application.

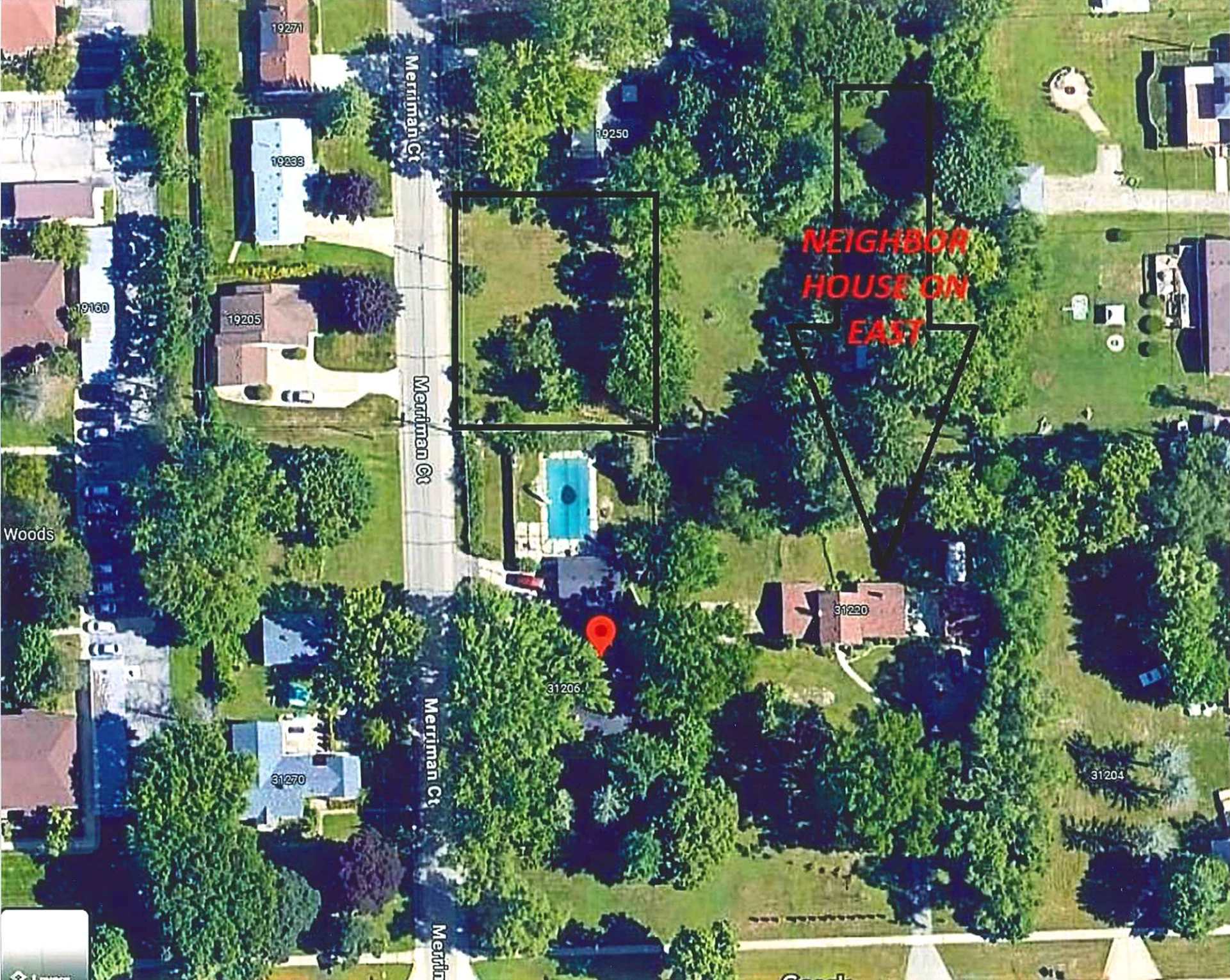
Thank you,

Marilyn Adams
Signature 248.993.0740

4.7.2024
Date



SOUTH-EAST CORNER



NEIGHBOR
HOUSE ON
EAST

Merriman Ct

Merriman Ct

Merriman Ct

Merriman Ct

19271

19250

19238

19205

19160

31220

31206

31270

31204

Woods



NORTH-WEST CORNER

A photograph of a grassy field under a clear blue sky. A red line is drawn vertically on the left side of the image, extending from the bottom towards the middle. The text "NORTH-EAST CORNER" is written in bold, black, underlined capital letters in the center of the image. The field is covered in green grass with some dry leaves and twigs scattered on it. In the background, there are several bare trees and some houses. A utility pole is visible on the right side of the background.

NORTH-EAST CORNER

A photograph of a grassy field under a clear blue sky. A red line is drawn across the middle of the field, and another red line is visible on the left side. In the background, there are several trees, some with bare branches and some with green leaves. A utility pole with wires is on the right side. The text "NORTH-WEST CORNER" is overlaid on the image.

NORTH-WEST CORNER



LETTER TO THE LIVONIA CITY COUNCIL

5.

**Assessing
March 12, 2024**

MEETING DATE

S040124

PREPARED BY

Kathie Siterlet, Property Appraiser,

AGENDA ITEM

REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located at the Northeast corner of Seven Mile and Merriman, in the Southwest 1/4 of Section 2,(19200 Merriman Ct) and to waive lot depth and lot area issue relative to Parcel 2.

BACKGROUND DETAILS

March 12, 2024

Honorable Members City Council
City of Livonia, Michigan 48154

SUBJECT: PROPOSED LOT SPLIT (Petition 2023-08-LS-07)
TAX ITEM NUMBER: 007-99-0032-000
LOCATION: North of Seven Mile Rd., East of Merriman
ADDRESS: 19200 Merriman Court

Dear Council Members,

This office has been requested by Toni Vacaru owner of 19200 Merriman Court to split the subject property according to the attached survey and legal descriptions.

Attached are the responses from the Law, Planning, Engineering, and Inspection Departments with their comments and recommendations.

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

TO APPROVE AS SUBMITTED AS THE RECOMMENDATIONS OF THE INDIVIDUAL DEPARTMENTS

ATTACHMENTS

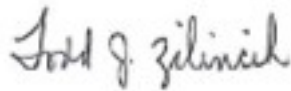
1. 19200 Merriman Ct packet

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: March 18, 2024



Todd Zilincik, P.E., City Engineer

Date: March 18, 2024



Maureen Miller Brosnan, Mayor

Date: March 22, 2024

DEPARTMENTAL CORRESPONDENCE
DEPARTMENT OF LAW

March 8, 2024

TO: Kathie Siterlet, Residential Appraiser

FROM: Michael E. Fisher, Chief Assistant City Attorney *MEF*

SUBJECT: Proposed Lot Split 007-99-0032-000 – 19200 Merriman Ct.

Thank you for your memorandum of March 4, 2024, regarding a proposed split of the subject property.

The parcel sought to be split is road frontage on Seven Mile and Merriman Court at the northeastern corner of those two roads. Parcel 1 contains a one-story house and swimming pool, plus a little more than ½ acre of real estate. Parcel 2, the vacant portion to the north, no doubt serves as an attractive additional side/rear yard space, but would not comply with the Zoning Ordinance as a standalone property.

The property is zoned RUF. In light of the dimensions of parcel 2, the most pertinent RUF ordinance minimums are area (15,000 square feet, where parcel 2 is only 10,596.6) and lot depth (150 feet, where Parcel 2 only has 90 feet). See Zoning Ordinance Section 3.06.

Following the Michigan Land Division Act, particularly MCL 560.109(1)(d) and (5), in the case of lot splits which generate one or more lot(s) with deficient lot area, the owner can obtain relief only by a petition to City Council, via Code of Ordinances Section 16.32.030(a). By contrast, depth deficiencies are the province of the Zoning Board of Appeals.

Thank you again for the interesting question.

MEF/bks

P:\Brenda\Correspondence\Other Dept\Assessor\2024\19200 Merriman Ct.doc

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
WAFU DINARO
PETER H. VENTURA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290

MAUREEN MILLER BROSNAN
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT
DIRECTOR

JACOB UHAZIE
PLANNING & ECONOMIC DEVELOPMENT
COORDINATOR

SCOTT O. MILLER
PLANNER IV

DATE: August 30, 2023

TO: Kathie Siterlet, Assessment

FROM: Scott Miller, Planner IV

SUBJECT: Proposed Lot Split (Petition 2023-08-LS-07)
Tax Item 007-99-0032-000 (19200 Merriman Court)

As requested, the Planning Department has reviewed the above-referenced lot split by Toni Vacaru for compliance with the Livonia Zoning Ordinance, as amended. The subject property is located on the northeast corner of Seven Mile Road and Merriman Court in the Southwest ¼ of Section 2. The zoning is RUF, Rural Urban Farm, which requires a minimum lot size of 15,000 square feet and minimum lot dimensions of 75 feet in width by 150 feet in depth.

The existing parcel has 380 feet of frontage on Merriman Court and 89.68 feet on Seven Mile Road, for a total land area of 34,078 square feet or 0.78 acres. The site contains a house with an attached garage. There is also an in-ground pool on the house's north side.

The submitted survey shows that the parcel would be split into two (2) parts, identified on the survey as Parcel 1 and Parcel 2. Parcel 1, the southern parcel, would measure 262.26 feet along Merriman Court and 89.68 feet along Seven Mile Road, for a total land area of 23,519 square feet or 0.54 acres. Parcel 1 would contain the existing house and pool. Parcel 2, the northern parcel, would measure 117.74 feet along Merriman Court by a depth of 87.66 feet for a total land area of 10,321 square feet or 0.24 acres.

Parcel 1 is conforming; however, Parcel 2 would be deficient in lot area and depth, requiring the approvals of the City Council and Zoning Board of Appeals (ZBA). The Livonia City Council is empowered to waive the lot area deficiency under Sections 16.32.030a) and 16.32.110 of the Livonia Code of Ordinances. The ZBA must approve the lot depth deficiency.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR
Assistant City Engineer



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

September 1, 2023

Mrs. Kathie Siterlet
Assessor's Department
City of Livonia

Re: Lot Split Request: #19200 Merriman Court (007-99-0032-000)

Dear Mrs. Siterlet;

The Engineering Division of Public Works has reviewed the legal descriptions and drawings provided to this office on August 28, 2023 to split the above referenced parcel. We have no objections to the proposal, although we would like to note the following items:

1. Should the split be approved, Parcel "1" shall retain the existing address of **19200 Merriman Court**. The newly created parcel "2" will be assigned the address of **19226 Merriman Court**.
2. The existing parcel has access to public sanitary sewer, water main and storm sewer within the Merriman Court right-of-way.
3. The legal descriptions provided for the proposed lot configuration appear to be correct, and should be used for the new parcel descriptions should the split be approved.
4. As required for any new lot split, the owner will need to contact DTE Energy and provide a land split application for service planning. (see attached application)

If you have any questions, or need any additional information, please feel free to contact me at (734) 466-2608.

Sincerely,


David W. Lear, P.E.
Assistant City Engineer

cc: File

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

ROBERT STROBLE
ASSISTANT DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX (734) 466-2095

DATE: October 9, 2023
TO: Kathie Siterlet
FROM: Jerome Hanna
SUBJECT: Lot Split
007-99-0032-000 – 19200 Merriman Ct.

Pursuant to your request, the Inspection Department has reviewed the proposed lot split made by Toni Vacaru, owner of 19200 Merriman Ct., Livonia, MI 48152 to divide the property referenced above. The property is located on the Northeast corner of Merriman Ct. and Seven Mile Road, between Merriman Ct. and Bainbridge Ave. in the Southwest ¼ of Section 02. The parent parcel is zoned R-U-F, which requires a minimum lot width of 75 feet, depth of 150 feet and minimum area of 15,000 square feet.

The parent property is as follows:

- A) 19200 Merriman Ct. is 90 feet wide and 380 feet deep. Currently, an existing residential dwelling with an attached accessory garage, swimming pool and fence are on the property.

Proposed is to divide 19200 Merriman Ct. into two parcels. Parcel 1, with frontage on Seven Mile Road and Parcel 2, with frontage on Merriman Ct.

The individual parcels are now described as:

- A) **Parcel '1'** contains the dwelling, garage and swimming pool becomes 90 feet wide and 262.26 feet deep, for a total area of 23,603.4 square feet (0.542 acres) and is compliant to the Livonia Zoning Ordinance for a minimum lot size, setbacks and area.
- B) **Parcel '2'**, becomes a vacant lot, 117.74 feet wide and 90 feet deep, for a total area of 10,596.6 square feet (0.243 acres). This creates a deficient lot depth of 60 feet and deficient lot area of 4,403.4 square feet. This lot is non-conforming and requires a variance granted by the Zoning Board of Appeals for deficient lot depth, area as well as front and rear yard setbacks prior to any permit issuance.

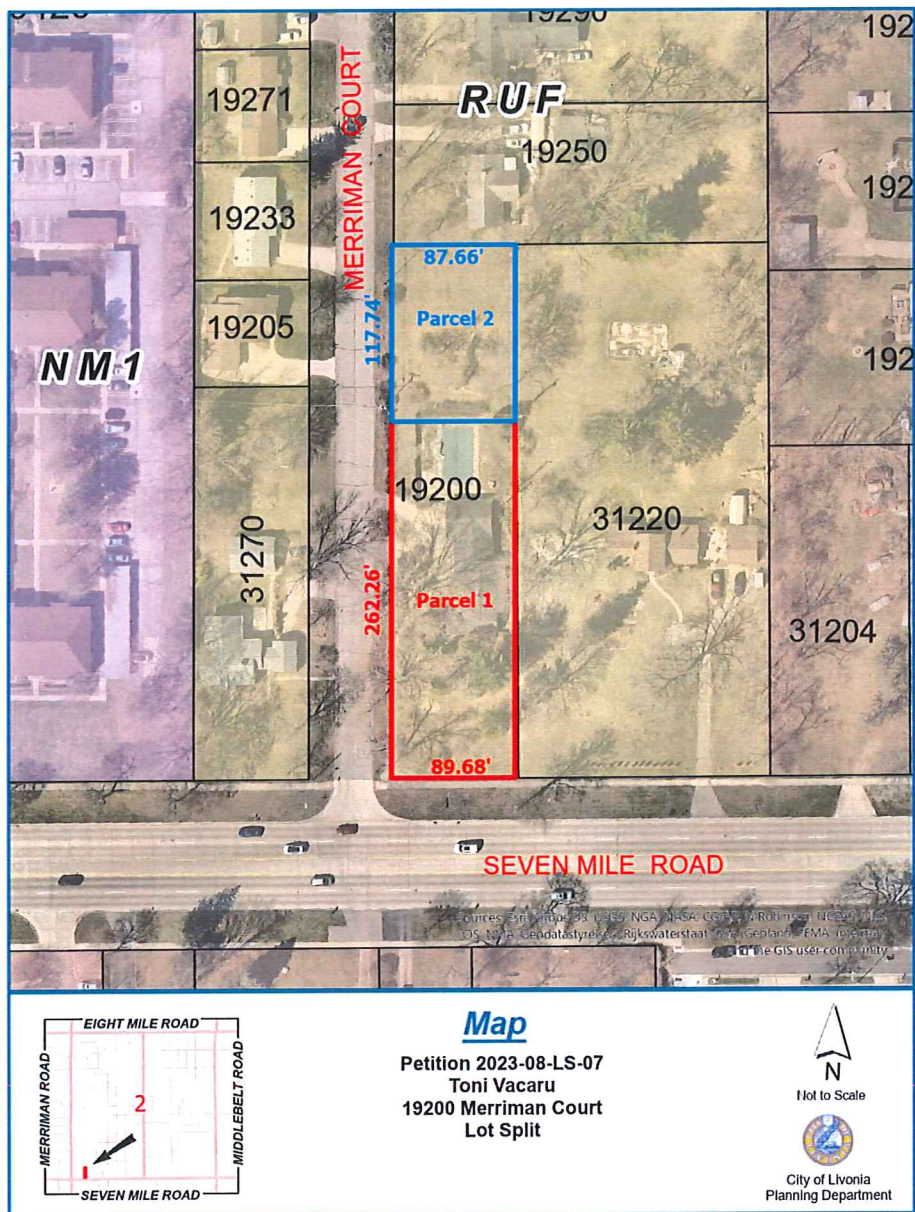
Lot Split
19200 Merriman Ct.
October 9, 2023
Page 2

The result of this proposed property division is non-conforming to the Zoning Ordinance, and if approved, will require a 2/3 majority vote by City Council.



Jerome Hanna
Director of Inspection

JHkdt



Continued on page 6

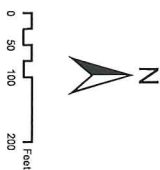


Continued on page 12

Continued on page 8

Location S.W. 1/4 Section 2

City of Livonia



T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2017, City of Livonia

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



Information herein deemed reliable
but not guarantee
Updated: April 2016

LEGAL DESCRIPTION OF PARENT PARCEL (PARCEL ID: 007 99 0032 000)
LAND IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING DESCRIBED AS:

LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWN 01 SOUTH, RANGE 09 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH SECTION LINE A DISTANCE OF 472.50 FEET N90°00'00"E FROM THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE N90°00'00"E, 90.00 FEET; THENCE N00°01'20"W, 440.00 FEET; THENCE N90°00'00"W, 87.66 FEET; THENCE S00°17'00"W (S00°16'57"W, MEASURED) ALONG THE EAST LINE OF MERRIMAN COURT, 440.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 60.00 FEET FOR RIGHT OF WAY.

LEGAL DESCRIPTION OF PARCEL 1

LAND IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING DESCRIBED AS:

LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWN 01 SOUTH, RANGE 09 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N90°00'00"E ALONG THE SOUTH SECTION LINE A DISTANCE OF 472.50 FEET AND N00°16'57"E ALONG THE EAST LINE OF MERRIMAN COURT A DISTANCE OF 60.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE N90°00'00"E, 89.68 FEET; THENCE N00°01'20"W, 262.26 FEET; THENCE N90°00'00"W, 88.29 FEET; THENCE S00°16'57"W ALONG THE EAST LINE OF MERRIMAN COURT, 262.26 FEET TO THE POINT OF BEGINNING. CONTAINING ±23,337 SQUARE FEET OR ±0.54 ACRES OF LAND. SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD OR OTHERWISE.

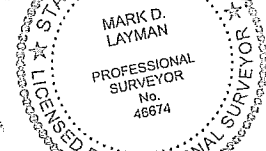
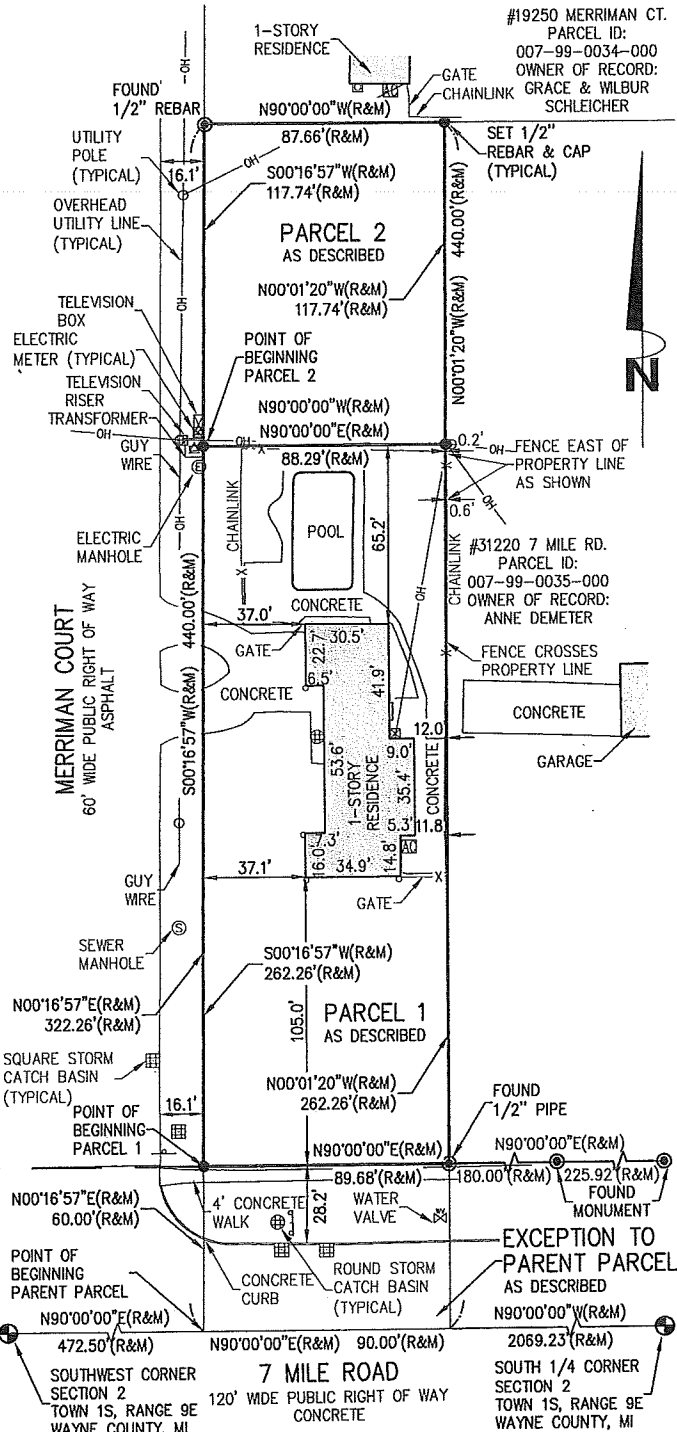
LEGAL DESCRIPTION OF PARCEL 2

LAND IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING DESCRIBED AS:

LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWN 01 SOUTH, RANGE 09 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N90°00'00"E ALONG THE SOUTH SECTION LINE A DISTANCE OF 472.50 FEET AND N00°16'57"E ALONG THE EAST LINE OF MERRIMAN COURT A DISTANCE OF 322.26 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE N90°00'00"E, 88.29 FEET; THENCE N00°01'20"W, 117.74 FEET; THENCE N90°00'00"W, 87.66 FEET; THENCE S00°16'57"W, 117.74 FEET TO THE POINT OF BEGINNING. CONTAINING ±10,358 SQUARE FEET OR ±0.24 ACRES OF LAND. SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD OR OTHERWISE.

NOTES:

1. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
2. THE BASIS OF BEARING IS THE SOUTH-LINE OF SECTION 2, TOWN 01 SOUTH, RANGE 09 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.
3. PARENT PARCEL 1 CONTAINS ±33,685 SQUARE FEET OR ±0.77 ACRES OF LAND.



I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND SHOWN AND DESCRIBED HEREON AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED.

MARK D. LAYMAN, P.S. #46674

PARCEL SPLIT SURVEY

19200 Merriman Court, Livonia, MI 48152

Client: Toni Vacaru
Date: 08/17/2023
Project No: 3767-508
Drawn By: MEB
Scale: 1" = 50'
Revision No:
Page 1 of 1



30445 Northwestern Hwy., Suite 143
Farmington Hills, MI 48334
Phone: (248) 932-7120

From: [Jim Harper](#)
To: [CityCouncil](#); [Jolly, Jim](#); [Toy, Laura](#); [Morgan, Scott](#); [Donovic, Rob](#); [Budzinski, Carrie](#); [Ptashnik, Martha](#); [McCullough, Brandon](#); [Brosnan, Maureen Miller](#); [Buhagiar, Daniel](#)
Subject: proposed lot split @ 19831 purlingbrook
Date: Wednesday, May 1, 2024 5:40:39 PM

Hello city council members,

Before any final decision it would be nice to know what will be done with the property. If you look at the code enforcement violation at 19831 purlingbrook and 20301 purlingbrook they don't seem to comply with the city. Since the beginning of the issues with these properties some has been taken care of, but many have not been changed. If the property is going to be improved that would be fine. If the property is used for other than residential purposes we don't think it should be allowed. If the city would talk with Dan Buhagiar (for code enforcement) you'll see the property is more used for commercial use. The property was used for tree service work, which was loud, smell of diesel equipment and multiple workers in and out. Not something we want and feel no one else would want in their neighborhood either. Whatever is done with the property, it should be done in a timely manner approved by the city. Thank you. Any questions please feel free to contact me. Jim Harper, 734 925-3473

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

15.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

10. REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located South of Eight Mile Road, and East of Merriman Road, just North of Pembroke in the Northwest 1/4 of Section 2 (19831 Purlingbrook Road) and to waive the lot width-to-depth ratio issue relative to Parcel A.

Mark Taormina, City Planner and Economic Development Director, presented the request to Council.

The Petitioners were present to answer questions.

Councilmember Donovic asked if this is more of an administrative type of thing.

Mr. Taormina said yes, due to the Land Revision Act.

President McCullough asked who owns the property to the west and what is being done with it.

The petitioner said he owns it, and it is an extension of Section A and there is access from Flamingo. He indicated they aren't sure what they are going to do with it yet.

Vice President Ptashnik said there is a letter in the file indicating there are outstanding violations and asked if they have been paid. She asked what they intend to do with the property since it is currently vacant.

The petitioner said he has taken care of the violations. He is thinking about talking to a builder to see if they want to do something with it. He doesn't want to pay the taxes and the petitioner that lives in the house cannot take care of it any longer.

Councilmember Budzinski asked who owns the entire rectangle that President McCullough mentioned. The petitioners weren't sure if they owned it or not.

Mr. Taormina indicated 19831 is the parcel and it includes the split. They also own 19833 and a portion between 19833 and 19902.

Charles Haapala lives next door to the property and indicated it was surveyed last year and they cut into his property line. He is directly north of the property and is concerned about the land lines.

Mr. Taormina shared the survey provided in the packet.

Mr. Haapala said he has his original survey from the mortgage company.

Councilmember Donovic said Council cannot litigate which survey is correct.

President McCullough said the property line dispute is a personal matter. Council is only looking to approve the lot split and cannot help Mr. Haapala with the survey.

Todd Zilincik, City Engineer, said it is a legal matter between property owners. If Mr. Haapala feels the survey was incorrect, he needs to hire his own surveyor to investigate.

Councilmember Donovic offered an approving motion for the Unfinished Business portion of the agenda.

DIRECTION

APPROVAL

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

10.

Assessing
April 1, 2024

MEETING DATE

S041524/R050624

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located South of Eight Mile Road, and East of Merriman Road, just North of Pembroke in the Northwest 1/4 of Section 2 (19831 Purlingbrook Road) and to waive the lot width-to-depth ratio issue relative to Parcel A.

BACKGROUND DETAILS

April 1, 2024

Honorable Members of City Council
City of Livonia, Michigan 48154

SUBJECT: PROPOSED LOT SPLIT (Petition 2022-02-LS-02)

TAX ITEM NUMBER: 006-99-0022-000

LOCATION: South of Eight Mile and East of Merriman Road

ADDRESS: 19831 Purlingbrook Road

Dear Council Members,

This office has been requested by Robert Tomanovich, owner of 19831 Purlingbrook Road, to split the subject property according to the attached survey and legal descriptions.

Attached are the responses from the Law, Planning, Engineering, and Inspection Departments with their comments and recommendations.

This approval is being submitted to Council, inasmuch as Parcel A would exceed the lot -width to depth ratio as stipulated in the Land Division Act.

Respectfully submitted,

Mark Taormina
Planning Director

Todd Zilincik
City Engineer

APPROVED FOR SUBMISSION

Maureen Miller Brosnan, Mayor

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

.Approval to be determined based on Department comments and recommendations.

ATTACHMENTS

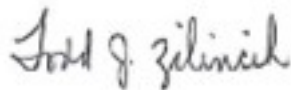
1. Purlingbrook lot split

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: April 04, 2024



Todd Zilincik, P.E., City Engineer

Date: April 04, 2024



Maureen Miller Brosnan, Mayor

Date: April 05, 2024

OFFICE OF THE MAYOR

Maureen Miller Brosnan
MAYOR

Linda Gosselin
ASSESSOR



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2201
mayor@ci.livonia.mi.us

April 1, 2024

Honorable Members City Council
City of Livonia, Michigan 48154

SUBJECT: **PROPOSED LOT SPLIT (Petition 2022-02-LS-02)**
TAX ITEM NUMBER: 006-99-0022-000
LOCATION: South of Eight Mile and East of Merriman Road
ADDRESS: 19831 Purlingbrook Road

Dear Council Members,

This office has been requested by Robert Tomanovich, owner of 19831 Purlingbrook Road to split the subject property according to the attached survey and legal descriptions.

Attached are the responses from the Law, Planning, Engineering, and Inspection Departments with their comments and recommendations.

This approval is being submitted to Council inasmuch as Parcel A, would exceed the lot width to depth ratio as stipulated in the Land Division Act.

Respectfully submitted,

Mark Taormina
Planning Director

Todd Zilincik
City Engineer

APPROVED FOR SUBMISSION

Maureen Miller Brosnan, Mayor

Siterlet, Kathie

From: Fisher, Mike
Sent: Thursday, April 28, 2022 9:45 AM
To: Siterlet, Kathie; Taormina, Mark; Miller, Scott
Cc: Smyser, Brenda
Subject: 19831 Purlingbrook/Parcel 006-99-0022-000

Hello, everyone!

I read Kathie's memo and Scott's attachment regarding this property. Scott has identified only one nonconformity – a violation of the maximum 4:1 width-to-depth requirement. I agree with Scott – that's the only violation I can see. It is fixable via Council action pursuant to Code of Ordinances Section 16.32.030(b)(2), which provides, in pertinent part:

[T]he depth-to-width requirement may be waived if the Council finds that the proposed split meets two (2) or more of the following tests:

- (i) The proposed lot complies or substantially complies (disregarding the depth-to-width ratio) with the otherwise applicable lot width requirement;
- (ii) The proposed lot would be consistent with the size, shape and width of lots existing in the vicinity of the proposed split; and/or
- (iii) Due to topographical features of the property, the buildable portion of the lot complies with the four to one (4:1) depth-to-width ratio requirement.

This is a matter of the intersection between the state's Land Division Act and the Code of Ordinances. The Livonia Vision 21 Zoning Ordinance does not affect the lot split, and this property appears to comply with the applicable zoning anyhow. The only barrier to approval is the requirement that Council can only waive a violation of the 4:1 rule by finding two of the three factors set forth in section 16.32.030(b)(2). That would not appear to be the greatest barrier

Mike

Mike Fisher
Chief Assistant City Attorney

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
ELIZABETH McCUE
CAROL A. SMILEY
PETER H. VENTURA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290

MAUREEN MILLER BROSNAN
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT
DIRECTOR

JACOB UHAZIE
PLANNING & ECONOMIC DEVELOPMENT
COORDINATOR

SCOTT O. MILLER
PLANNER IV

DATE: February 23, 2022

TO: Kathie Siterlet, Assessment

FROM: Scott Miller, Planner IV

SUBJECT: Proposed Lot Split (Petition 2022-02-LS-02)
Tax Items 006-99-0022-000 (19831 Purlingbrook Road)

Per your request, the Planning Department has reviewed the above-referenced lot split request submitted by Robert Tomanovich for compliance with the Livonia Vision 21 Zoning Ordinance. The property involved in this request is located on the west side of Purlingbrook Road between Pembroke Avenue and Eight Mile Road in the Northwest $\frac{1}{4}$ of Section 2. The zoning is RUF, Rural Urban Farm, which requires a minimum lot size of 15,000 square feet and minimum lot dimensions of 75 feet in lot width by 150 feet in lot depth, provided however, the lot depth shall not exceed four (4) times the lot width as set forth in Section 560.109(1)(b) of the Michigan Land Division Act, P.A. 288 of 1976, as amended.

This is a revision to a previous lot split request (Pet. 2021-10-LS-09) submitted in October 2021. The existing parcel measures 200.00 feet in frontage along Purlingbrook Road by a depth of 453.53 feet, for a total lot area of approximately 84,071 square feet. This site is currently developed with a single-family home located in the southeast corner of the property.

The submitted survey shows that the parcel would be split into two (2) parcels, identified as Parcel "A" and Parcel "B". Proposed Parcel "B" contains the existing house and outbuilding and measures 100.00 feet in width by 240.00 feet in depth for a total area of 24,000 square feet. The survey shows that the existing outbuilding on Parcel "B" would sit 10.5 feet from the rear property line. This is an increase from the previous lot split request and this building's setback now conforms to Section 7.09 of the Zoning Ordinance which specifies that detached residential accessory buildings must be located at least two feet (2') from a rear lot line.

Proposed Parcel "A", which contains no structures, would have 100.00 feet of frontage on Purlingbrook Road and a depth of 453.35 feet along its north lot line for a total area of approximately 63,162 square feet. As proposed, Parcel "A" would exceed the lot width to depth ratio as stipulated in the Land Division Act. The Livonia City Council is empowered to waive this requirement pursuant to Sections 16.32.030a) and 16.32.110 of the Livonia Code of Ordinances.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR
Assistant City Engineer



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2571
FAX: (734) 466-2195

June 15, 2021

Mrs. Kathie Siterlet
Assessor's Department
City of Livonia

Re: Lot Split Request

006-99-0022-000

#19831 Purlingbrook Road

Dear Mrs. Siterlet;

The Engineering Division of Public Works has reviewed the legal descriptions and drawings provided to this office on June 14, 2021 to split the above referenced parcel. We have no objections to the proposed split, although we would like to note the following items:

1. The address of #19831 Purlingbrook Road shall continue to be used for the southerly parcel "B", and the new address of **#19855 Purlingbrook Road** should be used for the newly created northerly parcel "A" if the split is approved.
2. The newly created northerly parcel "A" would have access to public sanitary sewer and water main within the Purlingbrook Road right-of-way. There would be no access to storm sewer, so any new developments would need to find an alternate drainage outlet for sum pumps and surface runoff.
3. As required for any new lot split, the owner will need to contact DTE Energy and provide a land split application for service planning. (see attached application)

If you have any questions, or need any additional information, please feel free to contact me at (734) 466-2608.

Sincerely,


David W. Lear, P.E.
Assistant City Engineer

cc: File

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX: (734) 466-2095

DATE: May 13, 2022
TO: Kathie Siterlet
FROM: Jerome Hanna
SUBJECT: Lot Split
006-99-0022-000 – 19831 Purlingbrook

Pursuant to your request, the Inspection Department has reviewed the proposed lot split made by Christian Ulrich Vichos to divide the property referenced above. The property is located on the Westside of Purlingbrook between Navin St and Pembroke Ave in the NW ¼ of Section 02. The property is zoned RUF-A (Rural Urban Farm). This zoning requires a minimum lot size of ½ acre and a lot width of ¼ the depth.

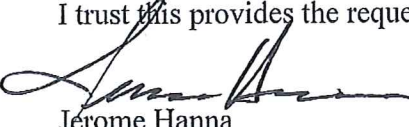
The original parcel is approximately 2.0 acres, 200 feet wide, and a depth of 453.73 feet as depicted on the attached survey which encompasses a Single-Family Residence approximately 1,470 square feet. The Residence will remain.

The individual parcel analysis follows:

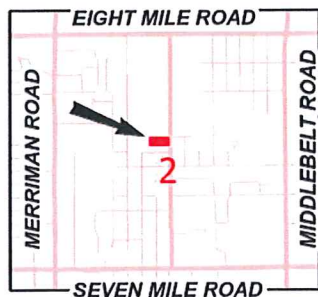
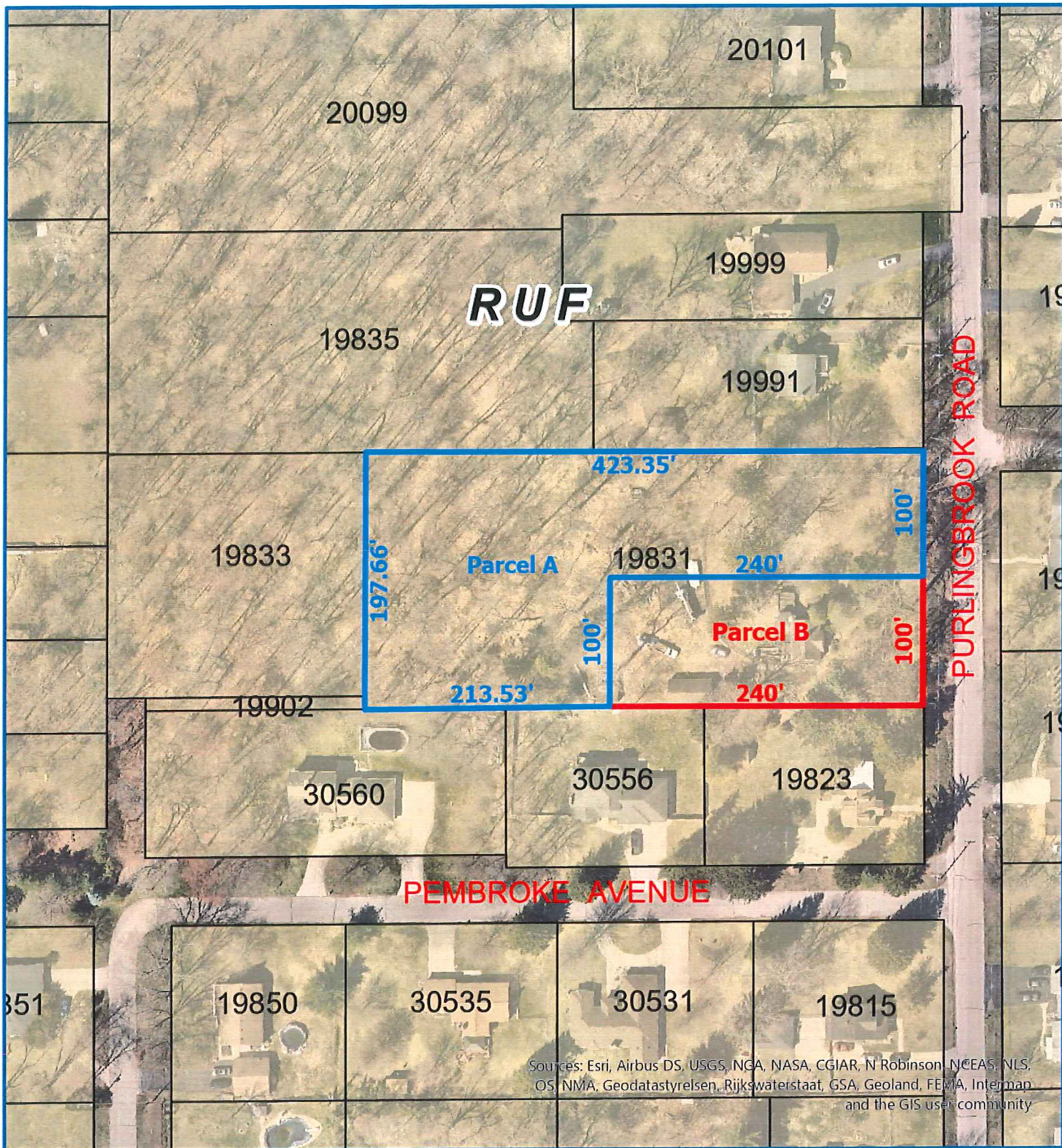
- 1) **Parcel A** is approximately 1.42 acres, 100 feet wide at the road and irregular in depth at 213/453.5 feet. The lot will remain vacant. The proposed parcel does conform to the lot size per Livonia Vision 21 Section 4.02.
- 2) **Parcel B** is approximately 0.6 acres, 100 feet wide, a lot depth of 240 feet and a lot area of 24,000 square feet, which will include the existing single-family house, detached garage and shed. The proposed parcel does conform to the lot size per Livonia Vision 21 Section 4.02. The existing dwelling and its setbacks are conforming to Ordinance Livonia Vision 21. The existing south side yard setback of the accessory building is existing nonconforming at 1.3 feet, where 2 feet is required.

This property has outstanding ordinance violations mostly pertaining to trash and debris.

I trust this provides the requested information.


Jerome Hanna
Director of Inspection

JH/kdt



Map

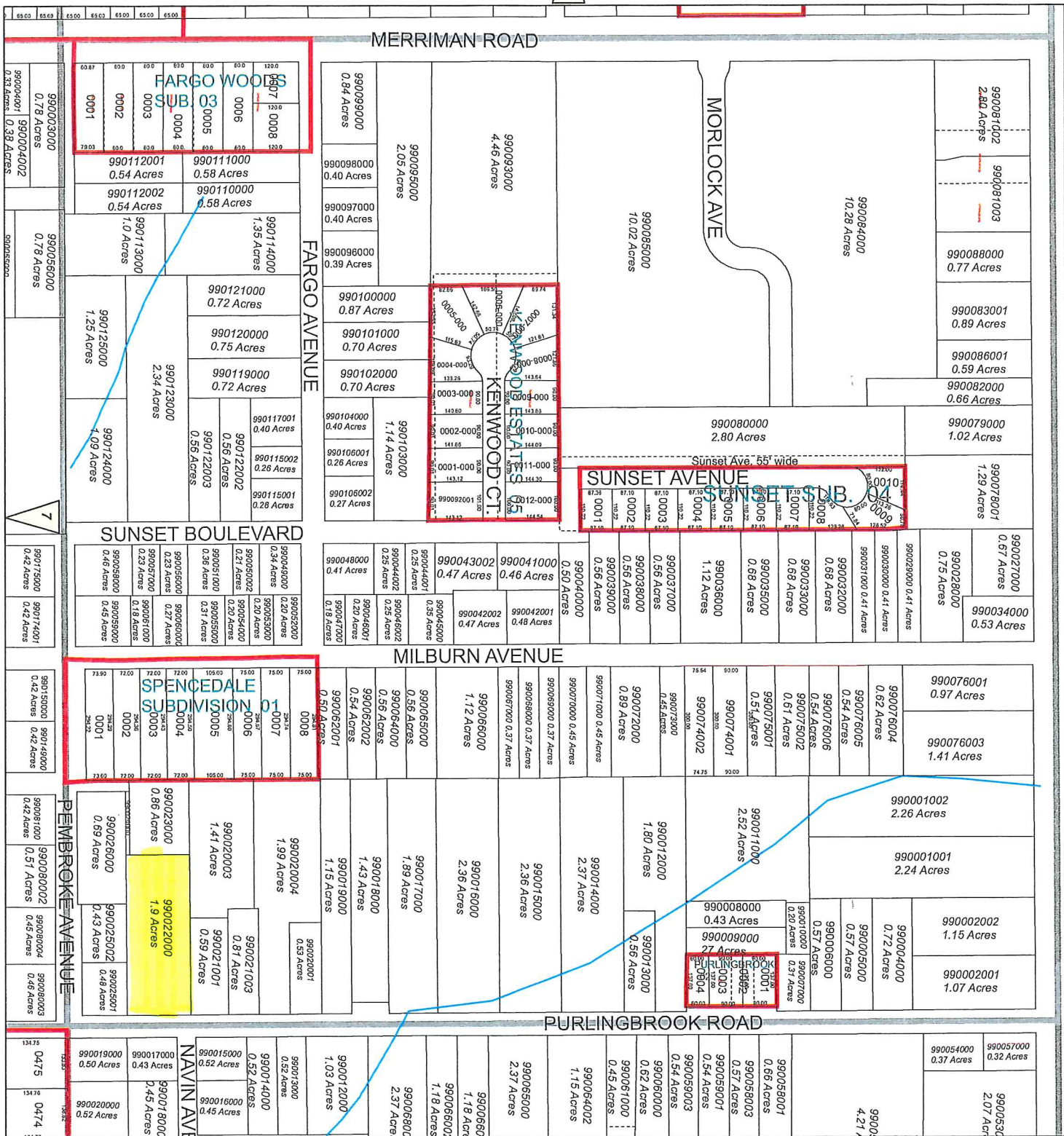
Petition 2022-02-LS-02
Robert Tomanovich
19831 Purlingbrook Road
Lot Split



Not to Scale



City of Livonia
Planning Department



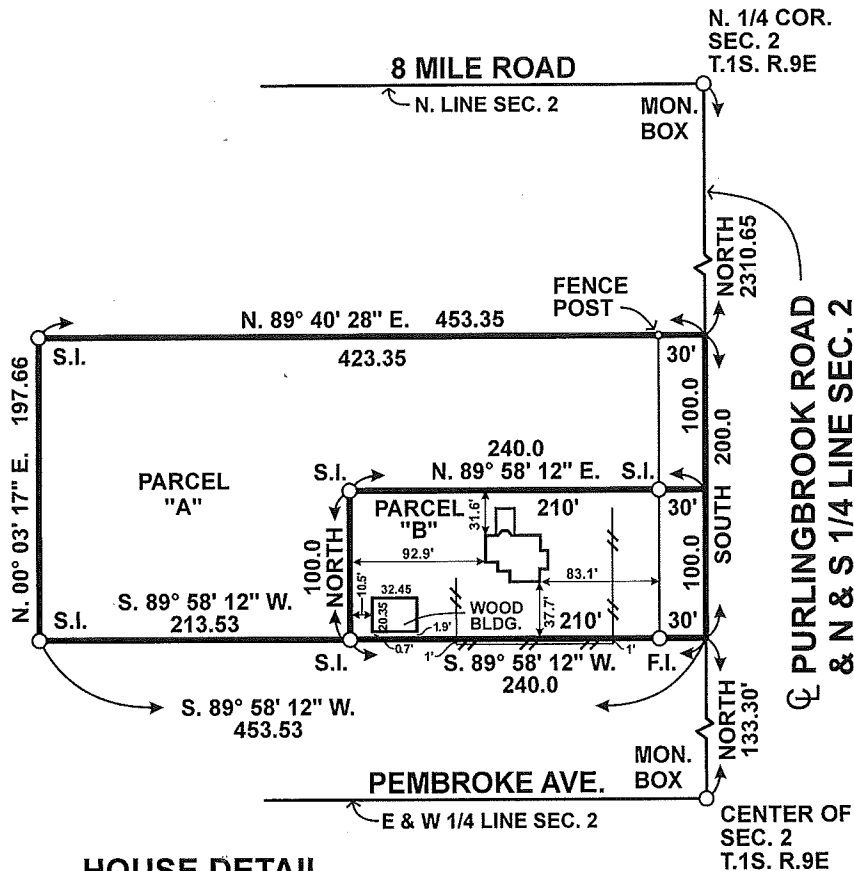
N.W. 1/4 Section 2
City of Livonia
T. 1 south, R. 9 east
Wayne County, Michigan
Copyright 2001, City of Livonia

Revised

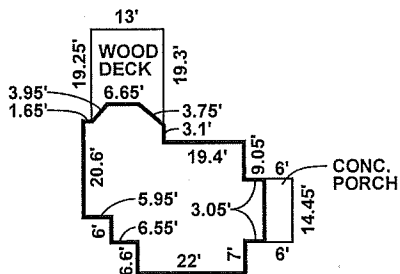
Prepared for:
Robert Tumanovich
20301 Purling Brook
Livonia, MI 48152

Certificate of Survey

SHEET 1 OF 2

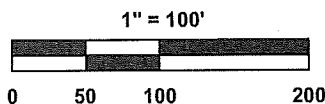


HOUSE DETAIL



2 STY. WOOD & STUCCO
FRAME HSE. W/ BASM'T.
#19831

LEGEND	
S.I.	SET IRON
F.I.	FOUND IRON
///	EXISTING FENCE



Date 5/28/2021
REV. 2/15/2022

Scale 1" = 100'

Job No. 21004-S

I hereby certify that I have surveyed and mapped the above platted and/or described on 5-21-21 and that the ratio of closure on the unadjusted field observations of such survey was 1:20,361 and that all the requirements of P.A. 132, 1970 have been complied with.

NORMAN C. KAIPIO
Registered Land Surveyor

LAND SURVEYING &

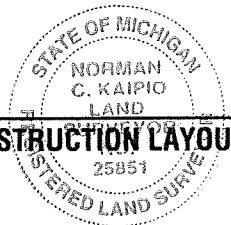
CONSTRUCTION LAYOUT

30175 St. Martins
Livonia, MI 48152
(248) 474-7607

By

N. C. Kaipio

Registered Land Surveyor



Prepared for:
Robert Tumanovich
20301 Purling Brook
Livonia, MI 48152

Certificate of Survey

SHEET 2 OF 2

EXHIBIT "A" continued

ORIGINAL LEGAL DESCRIPTION (PARCELS "A" & "B" COMBINED)

A PARCEL OF LAND LOCATED IN THE N.W. 1/4 OF SECTION 2, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

THE NORTH 3 ACRES OF THE S 1/2 OF THE S. 1/2 OF THE S. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF THE N.W. 1/4 OF SEC. 2, EXCEPT THE EAST 30 FEET THEREOF, ALSO EXCEPT THE WEST 200 FEET THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2; THENCE DUE NORTH ALONG THE N. & S. 1/4 LINE 133.30 FEET TO THE POINT OF BEGINNING; THENCE S 89° 58' 12" W. 453.53 FEET; THENCE N 00° 03' 17" W. 197.66 FEET; THENCE N. 89° 40' 28" E 453.35 FEET TO THE N. & S. 1/4 LINE OF SAID SEC. 2; THENCE DUE SOUTH 200.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 30 FEET THEREOF, CONTAINING 1.93 ACRES.

NE

PARCEL "A" DESCRIPTION

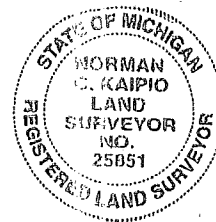
A PARCEL OF LAND LOCATED IN THE N.W. 1/4 OF SECTION 2, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2; THENCE DUE NORTH ALONG THE N. & S. 1/4 LINE 233.30 FEET TO THE POINT OF BEGINNING; THENCE S. 89° 58' 12" W. 240.0 FEET; THENCE DUE SOUTH 100.0 FEET; THENCE S. 89° 58' 12" W. 213.53 FEET; THENCE N. 00° 03' 17" W. 197.66 FEET; THENCE N. 89° 40' 28" E 453.35 FEET TO THE N. & S. 1/4 LINE OF SAID SEC. 2; THENCE DUE SOUTH 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.45 ACRES, EXCEPT THE EAST 30 FEET THEREOF.

PARCEL "B" DESCRIPTION

A PARCEL OF LAND LOCATED IN THE N.W. 1/4 OF SECTION 2, T.1 S., R.9 E., CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2; THENCE DUE NORTH ALONG THE N. & S. 1/4 LINE 133.30 FEET TO THE POINT OF BEGINNING; THENCE S. 89° 58' 12" W. 240.0 FEET; THENCE DUE NORTH 100.0 FEET; THENCE N. 89° 58' 12" E. 240.0 FEET TO THE N. & S. 1/4 LINE OF SAID SEC. 2; THENCE DUE SOUTH 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES, EXCEPT THE EAST 30 FEET THEREOF.



Date
REV. 5/28/2021
2/15/2022

Scale
1" = 100'

Job No.
21004-S

I hereby certify that I have surveyed and mapped the above platted and/or described on 5-21-21 and that the ratio of closure on the unadjusted field observations of such survey was 1:20,361 and that all the requirements of P.A. 132, 1970 have been complied with.

NORMAN C. KAIPIO
Registered Land Surveyor

LAND SURVEYING &

CONSTRUCTION LAYOUT

30175 St. Martins
Livonia, MI 48152
(248) 474-7607

By

N. C. KaiPIO
Registered Land Surveyor

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD APRIL 15, 2024**

16.

Meeting was called to order at 8:00 p.m. by Council President Brandon McCullough. Present: Carrie Budzinski, Vice President Martha Ptashnik Rob Donovic, and President Brandon McCullough. Absent: Scott Morgan, Laura Toy, and Jim Jolly

11. REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located North of Seven Mile Road and on the West side of Newburgh Road, in the Southeast 1/4 of Section 6 (19283 Newburgh Road) and to waive the lot depth and lot area for both proposed Parcel 1 and Parcel 2.

Mark Taormina, City Planner and Economic Development Director, presented the request to Council.

Councilmember Donovic asked if it would make more sense to rezone this as opposed to the petition now and having to go through ZBA.

Mark said it is a very selective area affected by rezoning and you may need to look at a wider area which would then lead to additional properties to be divided. He doesn't recommend a zoning change in these cases. He feels they should all be reviewed on a case-by-case basis.

Councilmember Donovic verified that the petitioner would be keeping the existing garage area.

Vice President Ptashnik asked for the intended purpose for the lot split. She also asked if his neighbors were aware of the Petitioner's plan.

The petitioner said he is representing his parents who live there, and they can't keep up with the property any longer. They plan to build on the divided area and hope a family member can move back there to help with upkeep for his parents. He said neighbors are aware of the plan and he hasn't heard any objections.

Councilmember Donovic offered an approving motion for the Unfinished Business portion of the agenda.

DIRECTION

APPROVAL

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

11.

**Assessing
April 3, 2024**

MEETING DATE

S041524/R050624

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REQUEST FOR COUNCIL APPROVAL ON A PROPOSED LOT SPLIT: Department of Assessment, re: for the property located North of Seven Mile Road and on the West side of Newburgh Road, in the Southeast 1/4 of Section 6 (19283 Newburgh Road) and to waive the lot depth and lot area for both proposed Parcel 1 and Parcel 2.

BACKGROUND DETAILS

April 3, 2024

Honorable Members of City Council

City of Livonia, Michigan 48154

SUBJECT: PROPOSED LOT SPLIT (Petition 2023-08-LS-06)

TAX ITEM NUMBER: 024-99-0084-001 (19283 Newburgh Road)

LOCATION: North of Seven Mile Road, West side of Newburgh Road

ADDRESS: 19283 Newburgh Road

Dear Council Members,

This office has been requested by Elias Wasaya to split the subject property according to the attached survey and legal descriptions.

Attached are the responses from the Law, Planning, Engineering, and Inspection Departments with their comments and recommendations.

This approval is being submitted to Council inasmuch as both proposed parcels are non-conforming. Parcel 1-is deficient in lot depth and lot area. Parcel 2, is deficient

in lot depth and lot area and would require a variance by ZBA prior to any permit issuance.

Respectfully submitted,

Mark Taormina
Planning Director

Todd Zilincik
City Engineer

APPROVED FOR SUBMISSION

Maureen Miller Brosnan, Mayor

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

To approve as submitted based on the recommendations of the individual departments.

ATTACHMENTS

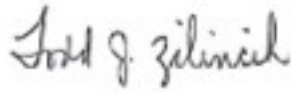
1. Lot Split-19283 Newburgh

APPROVED BY



Date: April 03, 2024

Mark Taormina, Planning and Economic Development Director



Todd Zilincik, P.E., City Engineer

Date: April 04, 2024



Maureen Miller Brosnan, Mayor

Date: April 05, 2024

DEPARTMENTAL CORRESPONDENCE
DEPARTMENT OF LAW

October 2, 2023

TO: Kathie Siterlet, Residential Appraiser

FROM: Michael E. Fisher, Chief Assistant City Attorney *ME Fisher*

SUBJECT: Proposed Lot Split 024-99-0084-001 – 19283 Newburgh

Thank you for the interesting question.

As you know, you are not required to split these proposed lots as requested due to the non-conformities you have described, namely the defective area of each resulting Parcel. Were the lots compliant with the minimum area, you would be compelled to perform the split under MCL 560.109, i.e., the Subdivision Control Act. Mandatory splits are the rule if the proposed split is conforming as to lot width, area, and depth-to-width ratio. This is true even if other deficiencies have been identified.

As you know, the Lot Partition Ordinance, particularly Code of Ordinance Section 16.32.030(a), allows some relief to parties with lots which nearly conform as to width and area, but do not qualify for mandatory splits. They may petition City Council to approve the proposed split, and the same may be granted if five (5) or more members of City Council agree. This is why the Planning Department has recommended that the proposed split in this instance go before City Council. I assume the petitioner will seize this opportunity for relief.

Thank you again for the interesting question.

MEF/bks

P:\Brenda\Correspondence\Other Dept\Assessor\2023\19283 Newburgh.doc

PLANNING COMMISSION

IAN WILSHAW, Chairman
GLEN W. LONG, JR., Vice Chairman
SAM CARAMAGNO, Secretary
DAVID BONGERO
Wafa Dinaro
PETER H. VENTURA



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2290

MAUREEN MILLER BROSNAN
MAYOR

MARK TAORMINA
PLANNING & ECONOMIC DEVELOPMENT
DIRECTOR

JACOB UHAZIE
PLANNING & ECONOMIC DEVELOPMENT
COORDINATOR

SCOTT O. MILLER
PLANNER IV

DATE: August 8, 2023

TO: Kathie Siterlet, Assessment

FROM: Scott Miller, Planner IV

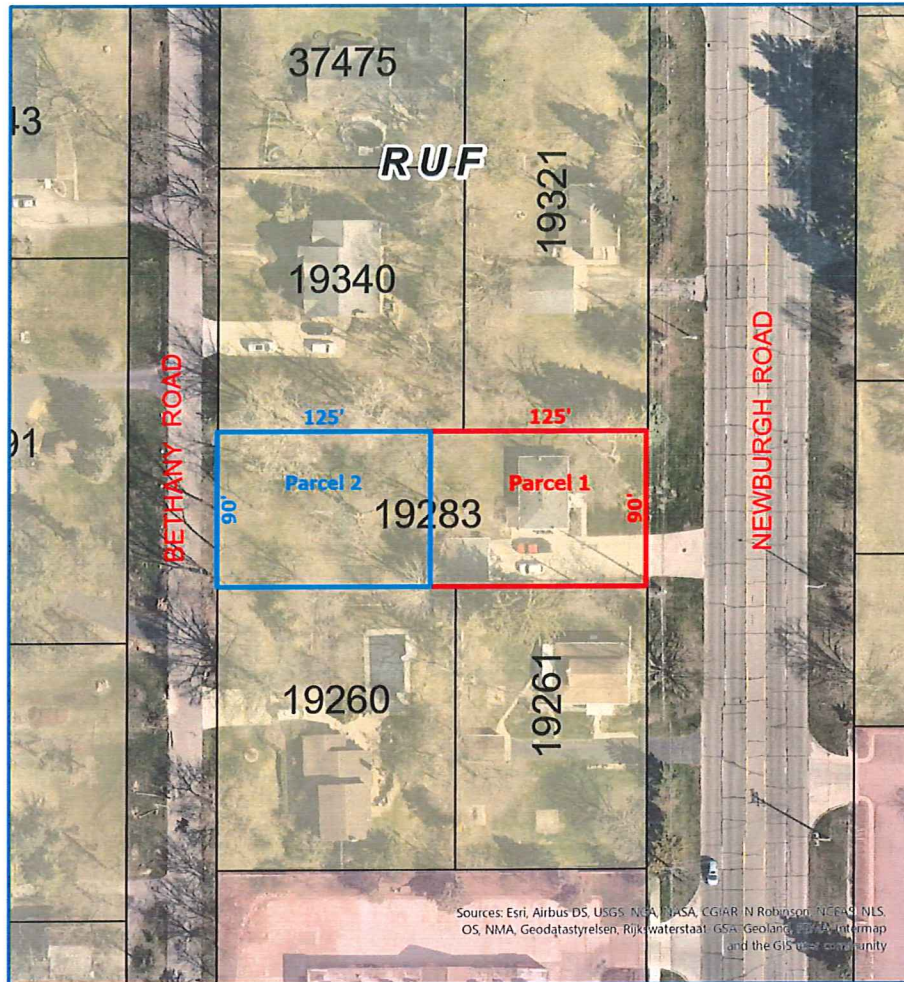
SUBJECT: Proposed Lot Split (Petition 2023-08-LS-06)
Tax Item 024-99-0084-001 (19283 Newburgh Road)

As requested, the Planning Department has reviewed the above-referenced lot split by Elias Wasaya for compliance with the Livonia Zoning Ordinance, as amended. The subject property is located on the west side of Newburgh Road between Seven Mile and Northland Roads in the Southeast $\frac{1}{4}$ of Section 6. The zoning is RUF, Rural Urban Farm, which requires a minimum lot size of 15,000 square feet and minimum lot dimensions of 75 feet in width by 150 feet in depth.

The existing parcel measures ninety feet (90') in frontage along Newburgh Road by a depth of 250 feet, for a total land area of 22,500 square feet or 0.52 acre. The site's west property line back up to Bethany Road. The easterly portion of the site contains a house and garage, and the westerly portion is undeveloped.

The submitted survey shows that the parcel would be split into two (2) equal parts identified on the survey as Parcel 1 and Parcel 2. Both parcels would measure ninety feet (90') in width by 125 feet in depth, for a total land area of 11,250 square feet or 0.26 acre. The eastern parcel, Parcel 1, would contain the existing house and garage and front along Newburgh Road. The western parcel, Parcel 2, would become a buildable lot and front along Bethany Road.

Both proposed parcels would not comply with the RUF lot size regulations in depth or minimum lot size. The Livonia City Council is empowered to waive these deficiencies pursuant to Sections 16.32.030a) and 16.32.110 of the Livonia Code of Ordinances.



HAGERTY ROAD

EIGHT MILE ROAD

SEVEN MILE ROAD

NEWBURGH ROAD

6

Map

Petition 2023-08-LS-06

Elias Wasaya

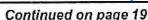
19283 Newburgh Road

Lot Split

N

Not to Scale

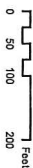
City of Livonia
Planning Department



City of Livonia

T. 1 south, R. 9 east
Wayne County, Michigan

Copyright 2019, City of Livonia



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

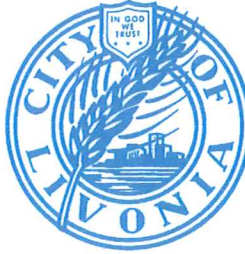


Information herein deemed reliable
but not guaranteed

Updated: May 2019

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

ROBERT STROBLE
ASSISTANT DIRECTOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2580
FAX (734) 466-2095

DATE: August 29, 2023
TO: Kathie Siterlet
FROM: Jerome Hanna
SUBJECT: Lot Split & Combination
024-99-0084-001 – 19283 Newburgh Road

Pursuant to your request, the Inspection Department has reviewed the proposed lot split, and combination made by Elais Wasaya, of 19283 Newburgh Rd., Livonia, MI 48152 to divide the property referenced above. The property is located on the West Side of Newburgh Road between Northland and West Seven Mile Road in the Southeast ¼ of Section 06. The parent parcel is zoned R-U-F, which requires a minimum lot width of 75 feet, depth of 150 feet and minimum area of 15,000 square feet.

The parent property is as follows:

Parcel 024-99-0084-001 (19283 Newburgh Road), is 90 feet wide and 250 feet deep. Currently, an existing residential dwelling, with a non-conforming front yard setback, and detached accessory garage are on the property.

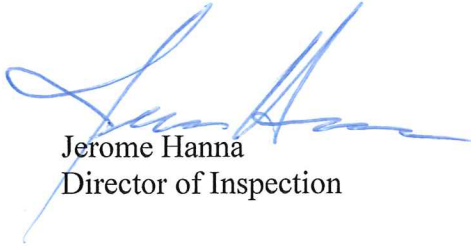
Proposed is to divide 19283 Newburgh into two equal parcels. Parcel 1, with frontage on Newburgh Road and Parcel 2, with frontage on Bethany Road.

The individual parcels are now described as:

- A) **Parcel '1'**, contains the dwelling and detached garage and becomes 90 feet wide and 125 feet deep, for a total area of 11,250 square feet (0.258 acres). This creates a deficient lot depth of 25 feet, deficient lot area of 3,750 square feet and a deficient rear yard setback to the existing dwelling of 3 feet.
- B) **Parcel '2'**, becomes a vacant lot, 90 feet wide and 125 feet deep, for a total area of 11,250 square feet (0.258 acres). This creates a deficient lot depth of 25 feet and deficient lot area of 3,750 square feet. This lot is non-conforming and requires a variance granted by the Zoning Board of Appeals for deficient lot width and area prior to any permit issuance.

Lot Split & Combination
19283 Newburgh Road
August 29, 2023
Page 2

The result of this proposed property division is non-conforming to the Zoning Ordinance, and if approved will require a 2/3 majority vote by the City Council.



Jerome Hanna
Director of Inspection

JH/kdt

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR
Assistant City Engineer



MAUREEN MILLER BROSNAN
MAYOR

DONALD R. ROHRAFF
Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2571
FAX: (734) 466-2195

August 8, 2023

Mrs. Kathie Siterlet
Assessor's Department
City of Livonia

Re: Lot Split Request: #19283 Newburgh Road (024-99-0084-001)

Dear Mrs. Siterlet;

The Engineering Division of Public Works has reviewed the legal descriptions and drawings provided to this office on August 7, 2023 to split the above referenced parcel. We have no objections to the proposal, although we would like to note the following items:

1. Should the split be approved, Parcel "1" shall retain the existing address of **19283 Newburgh Road**. The newly created parcel "2" will be assigned the address of **19300 Bethany Road**.
2. The existing parcel has access to public sanitary sewer, water main and storm sewer within the Newburgh Road right-of-way. The proposed parcel "2" will need to find alternate means for sump pump discharge should the split be approved, as there is no public storm within the Bethany Road right-of-way.
3. The legal descriptions provided for the proposed lot configuration appear to be correct, with the exception of indicating Bethany Road as a private roadway. Bethany Road is a public roadway, and the descriptions and drawing should be revised to properly indicate the ownership.
4. As required for any new lot split, the owner will need to contact DTE Energy and provide a land split application for service planning. (see attached application)

If you have any questions, or need any additional information, please feel free to contact me at (734) 466-2608.

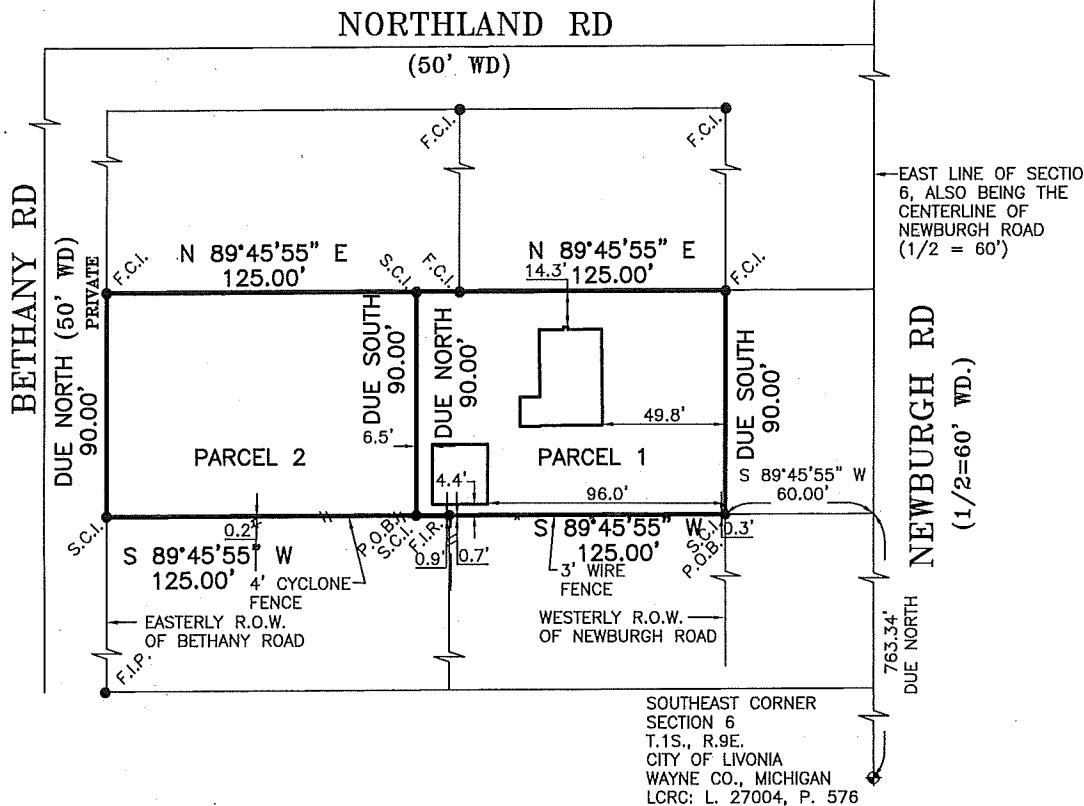
Sincerely,


David W. Lear, P.E.
Assistant City Engineer

cc: File

CERTIFICATE OF SURVEY

EAST 1/4 CORNER
SECTION 6
T.1S., R.9E.
CITY OF LIVONIA
WAYNE CO., MICHIGAN
LCRC: L. 43380, P. 103



LEGAL DESCRIPTION

SEE ATTACHED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 11/29/22 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

Greg L. Ash
GREG L. ASH, P.L.S. #28400

LEGEND

RECORDED	R.
MEASURED	M.
PRORATED	P.
CALCULATED	C.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND IRON ROD	F.I.R.
FOUND IRON PIPE	F.I.P.
SET CAPPED IRON	S.C.I.
FOUND CONC. MON.	F.C.M.
POINT OF BEGINNING	P.O.B.



GLA SURVEYORS & ENGINEERS

9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:

ANDONI WASAYA
19283 NEWBURGH RD
LIVONIA, MI 48152

DATE: 4/24/23
JOB NO.: 3029-002
FILE NO.: 3029-002

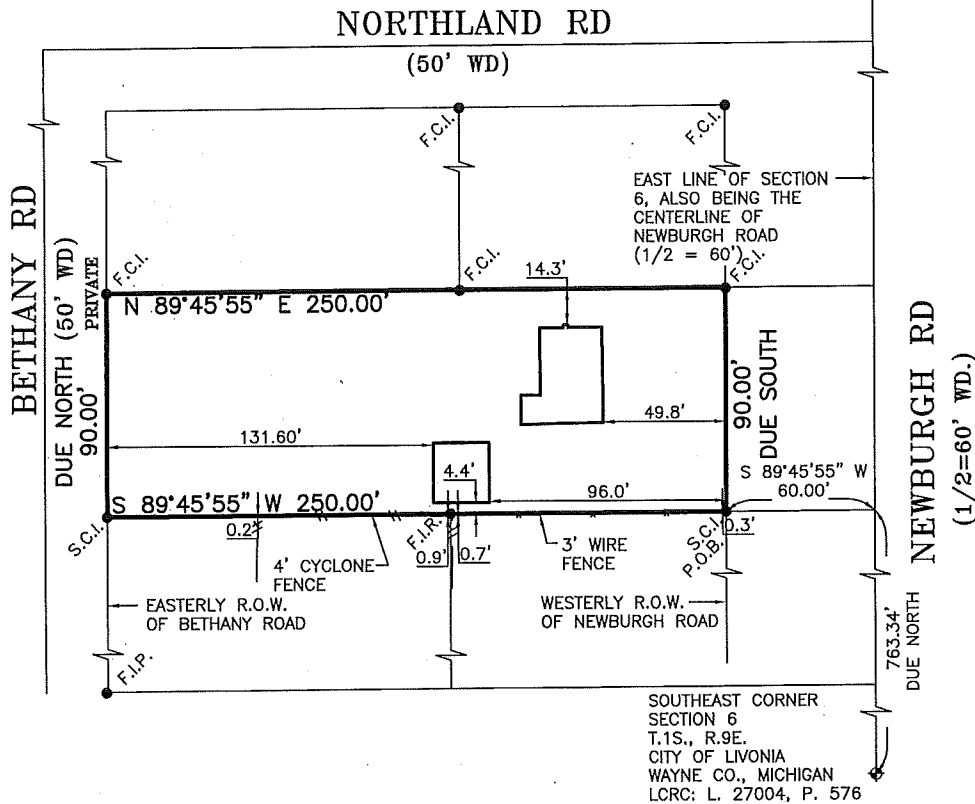
SCALE: 0' 60' 120'
1" = 60'

SHEET:
2 OF 3

DRAWN BY:
BGW

CERTIFICATE OF SURVEY

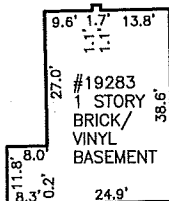
EAST 1/4 CORNER
SECTION 6
T.1S., R.9E.
CITY OF LIVONIA
WAYNE CO., MICHIGAN
LCRC: L. 43380, P. 103



LEGAL DESCRIPTION

SEE ATTACHED

SCALE:
1"=30'



22.4'
24.1' GARAGE
VINYL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 11/29/22 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.



Greg L. Ash
GREG L. ASH, P.L.S. #28400

LEGEND

RECORDED	R.
MEASURED	M.
PRORATED	P.
CALCULATED	C.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND IRON ROD	F.I.R.
FOUND IRON PIPE	F.I.P.
SET CAPPED IRON	S.C.I.
FOUND CONC. MON.	F.C.M.
POINT OF BEGINNING	P.O.B.

GLA SURVEYORS & ENGINEERS

9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:

ANDONI WASAYA
19283 NEWBURGH RD
LIVONIA, MI 48152

DATE: 4/24/23
JOB NO.: 3029-002
FILE NO.: 3029-002

SCALE: 0' 60' 120'
1" = 60'



SHEET:
1 OF 3

DRAWN BY:
BGW

**Legal Description
Per Tax Description**

The North 89.84 feet of the South 853.34 feet of the East 310.00 feet of the East 100 acres of the Southeast ¼ of Section 6, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan.

**Legal Description
As Surveyed**

Part of the Southeast ¼ of Section 6, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the Southeast corner of said Section 6; thence Due North 763.34 feet along the East line of said Section 6 said line also being the centerline of Newburgh Road (½ = 60 feet wide); thence S. 89° 45' 55" W. 60.00 feet to a point on the Westerly right of way line of said Newburgh Road to the POINT OF BEGINNING; thence continuing S. 89° 45' 55" W. 250.00 feet to a point on the Easterly right of way line of Bethany Road (50 feet wide); thence Due North 90.00 feet along said Easterly right of way line; thence N. 89° 45' 55" E. 250.00 feet to a point on said Westerly right of way line of said Newburgh Road; and thence Due South 90.00 feet along said Easterly right of way line to the POINT OF BEGINNING. Containing 0.52 acres of land, more or less. Subject to any and all easements or rights of way of record, if any.

**Parcel 1
Legal Description**

Part of the Southeast ¼ of Section 6, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the Southeast corner of said Section 6; thence Due North 763.34 feet along the East line of said Section 6 said line also being the centerline of Newburgh Road (½ = 60 feet wide); thence S. 89° 45' 55" W. 60.00 feet to a point on the Westerly right of way line of said Newburgh Road to the POINT OF BEGINNING; thence continuing S. 89° 45' 55" W. 125.00 feet; thence Due North 90.00 feet; thence N. 89° 45' 55" E. 125.00 feet to a point on said Westerly right of way line of said Newburgh Road; and thence Due South 90.00 feet along said Easterly right of way line to the POINT OF BEGINNING. Containing 0.26 acres of land, more or less. Subject to any and all easements or rights of way of record, if any.

**Parcel 2
Legal Description**

Part of the Southeast ¼ of Section 6, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as:

Commencing at the Southeast corner of said Section 6; thence Due North 763.34 feet along the East line of said Section 6 said line also being the centerline of Newburgh Road (½ = 60 feet wide); thence S. 89° 45' 55" W. 185.00 feet to the POINT OF BEGINNING; thence continuing S. 89° 45' 55" W. 125.00 feet to a point on the Easterly right of way line of Bethany Road (50 feet wide); thence Due North 90.00 feet along said Easterly right of way line; thence N. 89° 45' 55" E. 125.00 feet; and thence Due South 90.00 feet to the POINT OF BEGINNING. Containing 0.26 acres of land, more or less. Subject to any and all easements or rights of way of record, if any.



LETTER TO THE LIVONIA CITY COUNCIL

Law
March 26, 2024

MEETING DATE

PH042224/R050624/R052024

PRESENTED BY

Paul Bernier, City Attorney
Carter Fisher, City Attorney

AGENDA ITEM

LANGUAGE CHANGE: Planning Commission, re: Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan. Public Hearing held on April 22, 2024.

BACKGROUND DETAILS

At your Public Hearing meeting of April 22, 2024, you unanimously approved Petition 2024-02-06-01, submitted by the City Planning Commission, pursuant to Council Resolution 006-24, and requested the Department of Law to prepare the appropriate ordinance. The proposed ordinance provides that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law.

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

First Reading

ATTACHMENTS

1. Proposed Ordinance - 6.26 Gasoline Stations
2. PH042224 Petition 2024-02-06-01 (City Council) Minutes
3. PH042224 LTC Pet 2024-02-06-01 Gas station ord
4. 2024-02-06-01_Gas Stations_E-COUNCIL Pkt
5. R022824 Gas station ordinance Refer to PC CR 69-24

APPROVED BY



Carter Fisher, City Attorney

Date: April 23, 2024



Maureen Miller Brosnan, Mayor

Date: April 26, 2024

**AN ORDINANCE AMENDING SECTION 26 TO
ARTICLE VI OF ORDINANCE NO. 543, AS
AMENDED, KNOWN AND CITED AS "THE CITY OF
LIVONIA ZONING ORDINANCE"**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 26 of Article VI of the City of Livonia Zoning Ordinance, as amended, is hereby amended to read as follows:

Section 6.26 - Gasoline Service Station.

In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:

- (1) ~~Districts Permitted Location.~~ Gasoline service stations may, pursuant to ~~the~~ following standards, ~~apply be erected~~ in the C-2 District as a waiver use and in the C-3 District as a permitted use, ~~provided that no more than two gasoline service stations may be located within 500 feet of any intersection. "Intersection," as used in this subsection, means any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map.~~
- (2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.
- (3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20)

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feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.

- (4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.
- (5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.
- (6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.
- (7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.
- (8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.
- (9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.
- (10) **Parking.**

- A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.
 - B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.
 - C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.
- (11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.
- (12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.
- (13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:
- A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.
 - B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.

- C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

- (14) **Alcohol Sales Prohibited.** Alcohol sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]) licenses shall be strictly prohibited in connection with the operation of a gasoline service station.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

**CITY OF LIVONIA
PUBLIC HEARING**

17.

Minutes of Meeting Held on Monday, April 22, 2024

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on April 22, 2024.

MEMBERS PRESENT: Brandon McCullough, President
Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Jim Jolly
Scott Morgan

MEMBERS ABSENT: Laura M. Toy

OTHERS PRESENT: Mike Fisher, Assistant City Attorney
Mark Taormina, Planning and Economic Development Director
Sara Kasprovicz, Recording Secretary

The Public Hearing was called to order at 7:59 p.m. with Council President Brandon McCullough presiding. This item is regarding Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

This item will be moved to the Regular Meeting of **May 6, 2024**.

The Public Hearing is now open. There were approximately 5 persons in the audience.

McCullough Mr. Taormina.

Taormina Thank you. This is a language amendment that was initiated by City Council. Planning Commission did hold a Public Hearing. The language was prepared by the Law Department in conjunction with Planning. The Planning Commission is recommending approval with one exception, in that the restriction on the number of gas stations per intersection not apply in cases of intersections along the I 96. expressway.

McCullough Thank you. Is there any audience communication on this matter?

King This happened because the Sheetz petitioner came forward and wanted to put a gas station at Five and Newburgh. This is a way to kind of like,

prevent them from doing that, which just seems kind of unfair to other gas station owners. It's kind of like it's protecting them. And I don't know why they should be protected from competition, quite honestly. Because we already have three or four gas stations at multiple intersections. But you're basically giving an unfair advantage to those two existing stations right there at Five and Newburgh. So, I just was hoping that, I don't know if this, in the future, if this amendment, maybe I guess you revisit it if a petitioner comes forward, you can always change the amendment, I guess.

McCullough All right. Thanks. Thanks, Mr. King, Mr. Jolly.

Jolly Thank you, Mr. President. I'm going to offer an approving for the Committee of the Whole here. Mr. King, part of the, just in response to what you said, so, the only intersections in the city that have more than two intersections are actually the ones that are exempted on the expressway. So, they did a survey of that.

King There's no other intersection?

Jolly Not other than on 96 Corridor there's not.

McCullough Hard to believe.

Donovic Mr. President.

McCullough Councilman Donovic.

Donovic I was the one that actually offered this motion some time ago, and I was actually not sure, I was shocked that we didn't already have an ordinance like this. There are no gas stations and no intersections in this community to have more than two gas stations. None. I personally checked with the exception of Merriman and Farmington along I-96 freeway. I'm going to make a motion for an approving for the Regular. I think Planning has already discussed this at great length. I think City Council has discussed this at great length. So, I'd like to see this approving for the Regular. There's been a lot of due diligence on this, other communities as well. And I think this is protecting the development of our community. Thank you. I'd like to reflect that I made the motion.

Jolly I'll withdraw my motion.

McCullough Did you want to say something on this item?

Budzinski Name and address for the record.

Unknown (Illegible) Glengarry. At Plymouth and Inkster, there are two on the Redford side. Hypothetically, if the Mobile in Livonia closes, someone could still move in there? Just make sure we're protecting Livonia.

McCullough We're going to adjourn the meeting at 8:04 p.m.

As there were no further questions or comments, the Public Hearing was declared closed at 8:04 p.m.



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
March 7, 2024

MEETING DATE

PREPARED BY

Stephanie Reece, Program Supervisor,

AGENDA ITEM

Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

BACKGROUND DETAILS

March 7, 2024

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-02-06-01 – Gas Station Ordinance

Dear Council Members:

At the 1,210th Public Hearings and Regular Meeting held by the City Planning Commission on March 5, 2024, the following resolution was adopted:

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

#03-08-2024 RESOLVED, That the City Planning Commission does hereby recommend to City Council that Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan, be approved, as modified below, for the following reasons:

1. The limitation of two (2) gas stations per intersection shall not apply to Schoolcraft Road and the I-96 Expressway.

2. This amendment will help prevent an undesirable concentration of gasoline service stations at intersections within the city.
3. This amendment reinforces the city's existing land use pattern, which has served the community well without limiting choices or resulting in unfair competition.
4. This amendment will help reduce traffic conflicts and accidents at major intersections by reducing the driveways that gasoline service stations often require.
5. This amendment will serve to further the implementation of the goals and objectives of the Livonia Vision 21 Master Plan and is in the best interests of the community.

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

PH042224/R050624

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. 2024-02-06-01_Gas Stations_E-COUNCIL Pkt
2. R022824 Gas station ordinance Refer to PC CR 69-24

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: March 07, 2024



Maureen Miller Brosnan, Mayor

Date: March 15, 2024

Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

**ADOPTED BY THE LIVONIA CITY COUNCIL AT THE REGULAR MEETING OF
January 17, 2024**

On a motion by Councilmember Donovic, supported by Vice President Ptashnik and unanimously adopted, it was:

#006-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held January 17, 2024, regarding the subject matter of restricting gas stations to two (2) at any intersection, the Council does hereby refer this item to the Administration for its report and recommendation.

UNAPPROVED MINUTES

1

MINUTES OF THE 1,210th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, March 5, 2024, the City Planning Commission of the City of Livonia held its 1,210th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

Mr. Ian Wilshaw, Chairman, called the meeting to order at 7 p.m.

Members present: Wafa Dinaro David Bongero Glen Long
 Peter Ventura Ian Wilshaw

Members absent: Sam Caramagno

Mr. Mark Taormina, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

Chairman Wilshaw informed the audience that if a petition on tonight's agenda involves a rezoning request, this Commission makes a recommendation to the City Council who, in turn, will hold its own public hearing and make the final determination as to whether a petition is approved or denied. The Planning Commission holds the only public hearing on a request for preliminary plat and/or vacating petition. The Commission's recommendation is forwarded to the City Council for the final determination as to whether a plat is accepted or rejected. If a petition requesting a waiver of use or site plan approval is denied tonight, the petitioner has ten days in which to appeal the decision, in writing, to the City Council. Resolutions adopted by the City Planning Commission become effective seven (7) days after the date of adoption. The Planning Commission and the professional staff have reviewed each of these petitions upon their filing. The staff has furnished the Commission with both approving and denying resolutions, which the Commission may, or may not, use depending on the outcome of the proceedings tonight.

ITEM #2 PETITION 2024-02-06-01 Gas Station Ordinance

Mr. Bongero, Acting Secretary, announced the next item on the agenda, Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares,

including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

Mr. Wilshaw: Thank you, Mr. Secretary. This is a petition that came to us from City Council. Mr. Taormina, would you like to give us information about this?

Mr. Taormina: Thank you. This text amendment was initiated by the City Council. It would amend Section 6.26 of the zoning ordinance to prohibit more than two gas stations at a single intersection. Currently, two intersections within the city have more than two gasoline stations. These are both along Schoolcraft Road and include Merriman and Farmington Roads. Because the language proposing a restriction on the number of gas stations would be a special requirement of a waiver use, the Council would have the ability to waive or modify this requirement, allowing for more than two gas stations at an intersection. In other words, the ordinance contains a provision that would allow the Council to override this limitation and allow more than two gas stations, subject to a separate resolution in which five members of the Council concur. The Law Department prepared the change, limiting the distance to 500 feet of any intersection of two or more major thoroughfares as that term is used on the Future Transportation Map. There's no correspondence related to this.

Mr. Wilshaw: Okay, and this is a motion by the city so there is no Petitioner on this. We are the petitioner. Is there any questions from any of the commissioners for our planning staff?

Mr. Wilshaw: Mr. Long.

Mr. Long: So, Mr. Taormina, just to be clear, this is up to us to review and offer any other recommendations or thoughts that we may have on it. The one thing that I thought about or I don't have a problem with three gas stations on the corners at the freeway, and if the rest of the commission agrees with me, I would suggest that we craft or carve out for that. Other than that, I think this is a wise policy.

Mr. Wilshaw: Okay, thank you, Mr. Long. Any other comments from any of our commissioners? Items of discussion? If not, it is a public hearing? Is there anyone in our audience wishing to speak for or against this? We have one person in the audience feel free to come forward.

Christine Papaioaninou: 38552 Lancaster, Livonia, MI 48154. I think it'd be ridiculous to have more than two gas stations at an intersection that's not off of the service drive. One, you know, we are proud of our city, it's a beautiful city, why would we create another eye sore like that? My other concern is having now adult young children who when they were drivers, it just creates more traffic, you know, more congestion, and more risk of auto accidents, you know, people coming in and out and how many times have you been like going down the road and someone's cutting across the traffic, you know, to make a left when they shouldn't be out of a gas station, when there's a light there, I just think that it would just create havoc, you know, higher risk of fatalities, let's say. And in addition, let's think about the environmental aspects of this with you know, EPA concerns, you know, gas spills, the tanks that we're going to put under the ground to hold this fuel. I just think that, you know, and also the additional cars, the additional fumes from the gas stations, it just wouldn't be wise and wouldn't be healthy for us, you know, as the aspect of, you know, our air quality. And, you know, like I said, the extra traffic it will bring and heaven forbid fatalities, and we've seen that happen so many times, even at smaller intersections, we just don't need that headache here. Off of a service drive, you know, on the express way, off back onto the expressway fine, but not coming into our subdivisions in our homes, especially with if there's an elementary school there, or I think you understand. So, thank you for your time. I appreciate that.

Mr. Wilshaw: Thank you for your comments. We have another gentleman who would like to speak on this item.

Lance Gilmore, 15359 Susanna Circle, Livonia, MI. I believe that we have plenty of gas stations in the City of Livonia. I think two on each corner is plenty. When I drive by gas stations, I'm not seeing cars lined up 5,6,7,8 cars deep. There's plenty of gas stations in the city right now. We don't need any more. Grass and trees is good. We don't need any more mortar and bricks. We got plenty to backfill. Okay. Thank you.

Mr. Wilshaw: Thank you for your comments. Is there anyone else wishing to speak on this item?

Michael O'Meara, 15622 Nola Circle, Livonia, MI. I agree with Mr. Long. I think having no more than two gas stations on the corner, especially if it's not in the areas of a service drive is the way to go. You know we haven't...we do have enough gas stations in Livonia. I'm at

Newburgh and Five Mile and we've got gas stations over on Haggerty, Newburgh and Five, we got them up at Seven Mile. We have plenty of gas stations. So, I agree with Mr. Long, I think just having two, I am in full agreement with that plan. So great.

Mr. Wilshaw: Thank you for your comments. Anyone else in the audience wishing to speak on this? We do appreciate all the audience input on this item as well. Thank you. If there's no other audience communication, I think I can close the public hearing. Is there anyone? Any other comments, I should say from any of the commissioners before I close the public hearing? I don't see any other comments. Again, I think I can close the public hearing then at this time, and a motion would be an order.

On a motion by Dinero, seconded by Long, and unanimously adopted, it was

#03-08-2024 **RESOLVED**, That the City Planning Commission does hereby recommend to City Council that Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan, be approved, as modified below, for the following reasons:

1. The limitation of two (2) gas stations per intersection shall not apply to Schoolcraft Road and the I-96 Expressway.
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3. This amendment reinforces the city's existing land use pattern, which has served the community well without limiting choices or resulting in unfair competition.
4. This amendment will help reduce traffic conflicts and accidents at major intersections by reducing the driveways that gasoline service stations often require.

UNAPPROVED MINUTES

5

5. This amendment will serve to further the implementation of the goals and objectives of the Livonia Vision 21 Master Plan and is in the best interests of the community.

Mr. Wilshaw: Is there any discussion?

Mr. Wilshaw, Chairman, declared the motion is carried and the foregoing resolution adopted. It will go on to the City Council with an approving resolution.

6. **CR 06-24** The subject matter of restricting gas stations to two (2) at any intersection.

Councilmember Donovic provided background on this subject matter to limit the number of gas stations to (2) two at intersections within the city.

Councilmember Donovic made a motion for law to draft an ordinance to limit intersections to (2) gas stations.

The Committee recommends:

1. For the Law Department to draft an ordinance to limit intersections to (2) gas stations.

Note: This item will be out of Committee.

This item is to be placed on the **Regular Meeting Agenda of February 28, 2024**

The meeting adjourned at 8:06 PM.



Brandon McCullough, Council President

PETITION 2024-02-06-01

The undersigned, Ian Wilshaw, Chairman of the City of Livonia Planning Commission, does hereby certify that a Public Hearing will be held on March 5, 2024, on the following petition:

Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

(Proposed ordinance amendments attached)

FURTHER RESOLVED, that notice of such hearing shall be given in accordance with the provisions of Section 13.13(5) of the Livonia Zoning Ordinance, as amended, and that thereafter there shall be a report and recommendation submitted to the City Council.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature on this 13th day of February 2024.

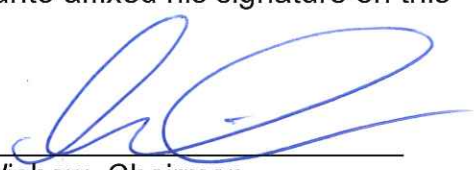
APPROVED AS TO FORM

Department of Law

By: Michael E. Fisher

Date: 2/9/2024

Dated: February 13, 2024



Ian Wishaw, Chairman
City Planning Commission

**AN ORDINANCE AMENDING SECTION 6.26 TO
ARTICLE IV OF ORDINANCE NO. 543, AS
AMENDED, KNOWN AND CITED AS “THE CITY OF
LIVONIA ZONING ORDINANCE”**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 26 of Article VI of the City of Livonia Zoning Ordinance, as amended, is hereby amended to read as follows:

Section 6.26 - Gasoline Service Station.

In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:

- (1) **Location.** Gasoline service stations may, pursuant to the following standards, be erected in the C-2 District as a waiver use and in the C-3 District as a permitted use, provided that no more than two gasoline service stations may be located within 500 feet of any intersection. “Intersection,” as used in this subsection, means any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map.
- (2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.
- (3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20) feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.

- (4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.
- (5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.
- (6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.
- (7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.
- (8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.
- (9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.
- (10) **Parking.**
 - A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of

merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.

- B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.
 - C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.
- (11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.
- (12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.
- (13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:
- A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.
 - B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.
 - C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

- (14) **Alcohol Sales Prohibited.** Alcohol sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]) licenses shall be strictly prohibited in connection with the operation of a gasoline service station.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

PLANNING COMMISSION STAFF NOTES

PREHEARING ITEMS

ITEM 2

Petition 2024-02-06-01 submitted by resolution of the City Council, on its own motion, to the City Planning Commission under Section 13.15(1)A) of the Livonia Zoning Ordinance, as amended, to determine whether or not to amend Section 6.26 of the Livonia Zoning Ordinance, as amended, to provide that no more than two (2) gasoline service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map of the Livonia Vision 21 Master Plan.

February 20, 2024, Planning Commission Study Meeting:

On a resolution offered by Councilman Donovic at its meeting on January 17, 2024, the City Council directed the Law Department to prepare an amendment to the Zoning Ordinance prohibiting more than two (2) gas stations per intersection. Precipitating this request, more than likely, is a petition by Sheetz to change the zoning of the property at the southeast corner of Five Mile and Newburgh Roads, an intersection that presently has two (2) gas stations—one at the northwest corner and another at the southwest corner. A review of the locations and distribution of gas stations throughout the City shows that only two (2) intersections currently have more than two (2) gasoline service stations. These are Merriman and Schoolcraft Roads and Farmington and Schoolcraft Roads, which have three (3) gas stations within 500 feet of each other. Before 2015, Six Mile and Farmington Roads's southwest, northwest, and northeast corners had gas stations operating simultaneously. In 2015, the station at the northeast corner was demolished and replaced with a multi-tenant retail building.

Because the language proposing a restriction on the number of gasoline service stations per intersection is a special requirement of a waiver use, the City Council would be able to waive this requirement under Section 13.13(6) by a separate resolution in which two-thirds (2/3) of the members of the City Council concur.

Section 6.26 of Article VI of the Zoning Ordinance would be amended to read as follows:

Section 6.26 - Gasoline Service Station.

In order to regulate and control the problems of noise, odor, light, fumes, dust, danger of fire and explosion, and traffic congestion which is likely to result from the unrestricted and unregulated construction and operation of gasoline service stations, and to avoid, if possible, and control the adverse effects which these factors and other characteristics incident to the gasoline service station may have upon adjacent and surrounding land and uses, the following special requirements and regulations governing the erection of gasoline service stations are hereby established:

- (1) ~~Districts Permitted.~~ **Location.** Gasoline service stations may, pursuant to ~~the~~ following standards, ~~apply be erected~~ in the C-2 District as a waiver use and in the C-3 District as a permitted use, ~~provided that no more than two (2) gasoline~~

PREHEARING ITEMS

ITEM #2 Petition 2024-02-06-01 – Gasoline Service Stations

Page 2

service stations may be located within 500 feet of any intersection of two (2) or more major thoroughfares, including boulevards, arterial highways, arterial streets, and city major roads, as indicated on the Future Transportation Map.

- (2) **Minimum Lot Area and Lot Width.** Gasoline service stations shall always be located on a plot of ground with frontage along a commercial street of not less than one hundred fifty (150) feet and which shall have a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.
- (3) **Setbacks.** Gasoline service stations shall provide a setback (area between the adjacent road right-of-way line(s) and the building line) of sixty (60) feet from any road with a right-of-way width of one hundred twenty (120) feet or more and/or any freeway service drive as designated on the Future Transportation Map and at least one side yard of not less than twenty (20) feet. The area within the setback and side yards shall not be used for vehicular storage or for any other service facilities.
- (4) **Maximum Height.** Gasoline service stations including any part of the façade, shall not exceed thirty-five (35) feet in height; provided, however, that canopies shall not exceed eighteen (18) feet in height.
- (5) **Access.** Gasoline service stations when located on a corner lot shall provide vehicular entrances or exits (curb cuts) no less than a minimum of twenty-five (25) feet from the intersection of the property lines parallel to the two (2) streets pavement. All curb openings whether on a corner lot or not shall not exceed thirty-five (35) feet in width at the curb. There shall always be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots, no driveway from a side street shall be less than fifteen (15) feet from rear property line as measured along the side street property line. Curbs shall be provided to prevent ingress or egress except at the required locations.
- (6) **Enclosure.** All lubrication equipment, motor vehicle equipment, hydraulic hoists, and pits shall be enclosed entirely within the building. All gasoline pumps shall be located not less than twenty (20) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.
- (7) **Screening.** Where a gasoline service station use adjoins any property located in any residential district or is separated from such property by a public alley, a protective wall shall be erected and maintained as provided in Article X of this Ordinance.
- (8) **Lighting.** All exterior lighting on the property, including illuminated signs, shall be erected and hooded, shielded and recessed so as to be deflected away from any adjacent or neighboring residential property.

PREHEARING ITEMS

ITEM #2 Petition 2024-02-06-01 – Gasoline Service Stations

Page 3

- (9) **Outdoor Storage.** Outdoor storage of disabled, abandoned, junked, wrecked, and/or unlicensed vehicles is prohibited. Outdoor storage of rubbish and junked equipment or parts is prohibited unless such rubbish, junked equipment, or parts are stored adjacent and to the rear of the principal building and are enclosed by a masonry wall. When such a wall is provided, rubbish, junked equipment, or parts shall not be stored at a height exceeding the height of the wall; provided, further, that such rubbish and junked equipment or parts shall be removed from the property at least once every week.
- (10) **Parking.**
- A) No part of any parcel of land used for gasoline service station purposes shall be utilized for outdoor storage, placement, or display of merchandise; provided, however, that the foregoing prohibition shall not apply to the display, on a pump island only, of oil or oil-based products including, by way of example, but not limitation, motor oil, transmission oil, oil and gasoline additives, windshield solvent, and windshield wipers.
 - B) No more than one (1) tow truck may be parked in the front or side yard abutting a street.
 - C) Outside parking or storage of recreational equipment, or commercial vehicles or automobiles which are not used in the operation of the business is prohibited; provided, however, that such prohibition shall not apply to any equipment or vehicle which is temporarily on the premises for repair or service and which is stored or parked in a designated parking space; and provided, further, that no such equipment or vehicle shall be parked within one hundred (100) feet of the intersection of the property lines of two (2) intersecting public streets.
- (11) **Free Air.** Free air shall be provided at all times station is open for business. The free air shall be dispensed at the point of service without having to enter the station or the performance of any extra action in order to obtain the air without charge.
- (12) **Compliance.** Gasoline service stations must meet all the requirements of the Police and Fire Departments. The petitioner shall receive written approval by the Police and Fire Departments before the City Council can validly consider this use within a multi-story structure.
- (13) **Signs.** Gasoline service stations only may display the following type, size, and number of signs which are deemed customary and necessary to their respective business:

PREHEARING ITEMS

ITEM #2 Petition 2024-02-06-01 – Gasoline Service Stations

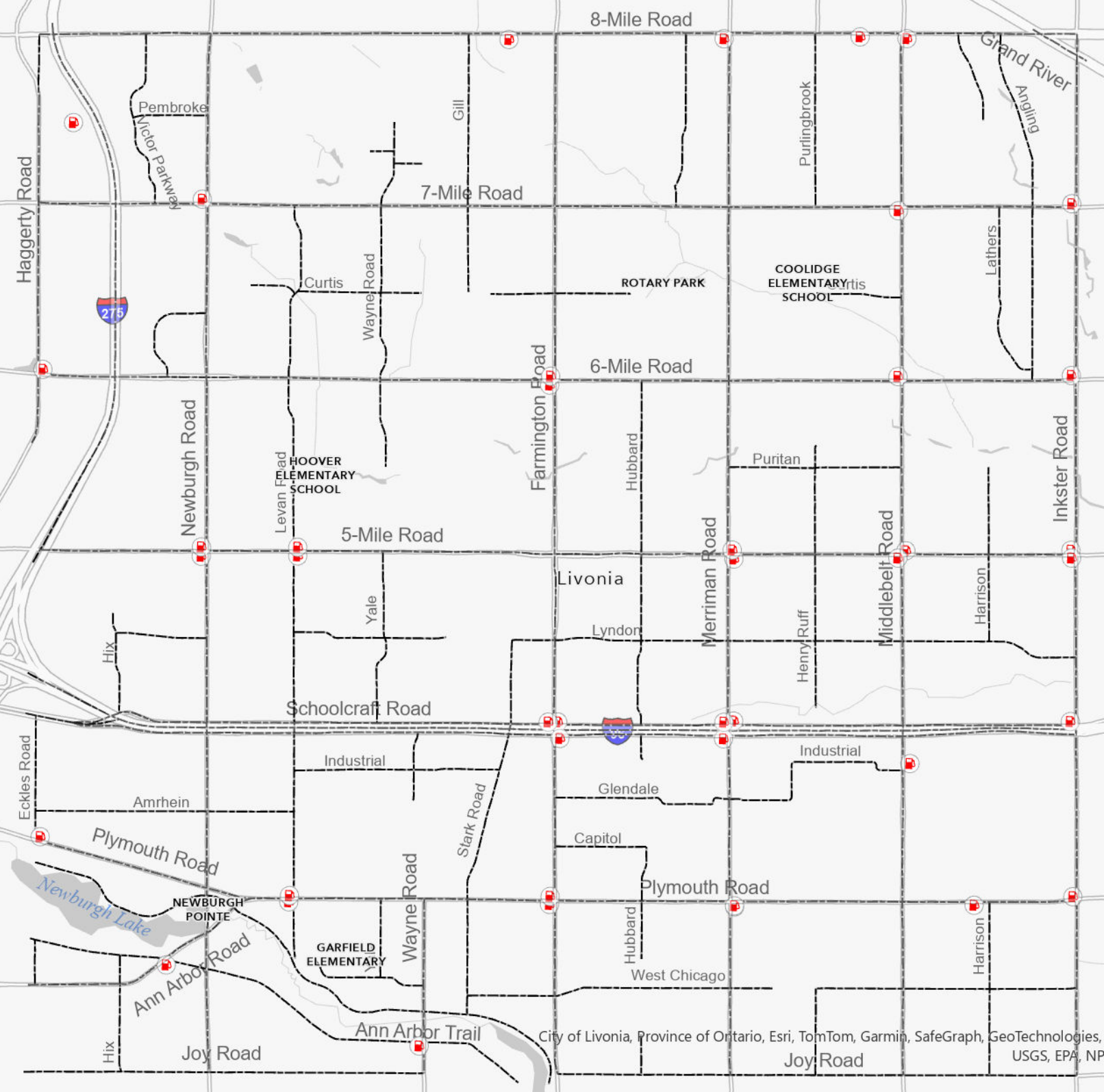
Page 4

- A) One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.
- B) Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.
- C) Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump.

(14) **Alcohol Sales Prohibited.** Alcohol sales (Specially Designated Merchant [SDM] and Specially Designated Distributor [SDD]) licenses shall be strictly prohibited in connection with the operation of a gasoline service station.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.



8-Mile Road

Grand River
Angling

Pembroke

Victor Parkway

Gill

7-Mile Road

ROTARY PARK

COOLIDGE
ELEMENTARY SCHOOL

Lathers

6-Mile Road

Farmington Road

Hubbard

Puritan

HOOPER
ELEMENTARY
SCHOOL

5-Mile Road

Levan Road

Yale

Livonia

Lyndon

Merriman Road

Henry Ruff

Middlebelt Road

Harrison

Inkster Road

Schoolcraft Road

Industrial

Industrial

Glendale

Capitol

Plymouth Road

West Chicago

Wayne Road

Stark Road

Amrhein

Plymouth Road

NEWBURGH
POINTE

GARFIELD
ELEMENTARY

Ann Arbor Road

Ann Arbor Trail

Joy Road

Joy Road

City of Livonia, Province of Ontario, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, USGS, EPA, NP

Regular Meeting Minutes of February 28, 2024

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

#069-24 RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated February 5, 2024, submitted pursuant to Council Resolution 06-24, in connection with a proposed amendment to Section 26 of Article VI of the Livonia Zoning Ordinance regarding the subject matter of restricting the number of gas stations to two (2) at any intersection, the Council does hereby refer this matter to the City Planning Commission for the holding of a Public Hearing in accordance with provisions of Law and City Ordinance.

<i>UNFINISHED BUSINESS ITEM 16f (Regular Meeting of February 28,2024)</i>

Motion:	Donovic
Second:	Toy
Ayes:	Morgan, Toy, Jolly, Ptashnik, Donovic, Budzinski, McCullough
Nays:	None
Absent:	None