

OFFICE OF THE COUNCIL

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33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2250
citycouncil@livonia.gov

COMMITTEE MEMEBERS:

ROB DONOVIC, Chair
JIM JOLLY, Vice Chair
CARRIE BUDZINSKI, Member

OFFICE OF THE COUNCIL

**MEETING PACKET FOR THE CAPITAL OUTLAY AND
INFRASTRUCTURE COMMITTEE
OF JULY 8, 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.

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE
Monday, July 8, 2024
7:00 PM

Location:

Livonia City Hall. Council Chambers
33000 Civic Center Drive
Livonia, MI 48154

Members:

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

AGENDA ITEM(S)

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

AUDIENCE COMMUNICATION

THE FOLLOWING HAVE BEEN NOTIFIED AND ARE REQUESTED TO ATTEND:

Maureen Miller Brosnan, Mayor
Carter Fisher, City Attorney
Debra Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Don Rohraff, Director of Public Works
Ted Davis, Superintendent, Parks and Recreation

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

**THIS MEETING WILL BE REPORTED AT
THE REGULAR MEETING OF JULY 15, 2024**

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

LORI L. MILLER, CITY CLERK

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 if you need assistance. **Council agendas are available on the City's website – www.livonia.gov - under Government, City Council, Agendas.**



LETTER TO THE LIVONIA CITY COUNCIL

1.

Finance
June 21, 2024

MEETING DATE

COI070824/R071524

PRESENTED BY

Debra Peck Lichtenberg, CPA, Finance Director

AGENDA ITEM

REQUEST TO APPROVE NOTICE OF INTENT RESOLUTION: Department of Finance, re: to allow the City to proceed with the issuance of not-to exceed \$45,000,000 in General Obligation Limited Tax Bonds as a new money issue for the purpose of paying all or part of the cost of acquiring, constructing, furnishing and equipping certain capital improvement projects within the City.

BACKGROUND DETAILS

The City has received preliminary estimates of the cost of constructing a new city hall, including the demolition of the existing structure, and other city-owned facility improvements. This project is to be financed through the issuance of General Obligation Tax Limited bonds and accumulated funds of the City.

The first step in the bond issuance process is to publish a notice of intent at least 45 days prior to the issuance of new bonds, pursuant to PA 94 of 1933. Attached is a proposed resolution prepared by bond counsel, Miller Canfield. We recommend that City Council adopt the proposed resolution.

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

Adopt the attached proposed resolution prepared by Miller Canfield, Authorizing Notice of Intent and Declaring Intent to Reimburse (2025 General Obligation Limited Tax Bonds).

ATTACHMENTS

1. S070124 LTC Bond issue resolution
2. Notice of Intent Resolution - Livonia Capital Improvement Bonds
(2024)(42259334.2)(42290424.1)

APPROVED BY

Debra Peck Lichtenberg, CPA, Finance Director

Date: June 21, 2024



Carter Fisher, City Attorney

Date: June 21, 2024



Maureen Miller Brosnan, Mayor

Date: June 21, 2024

**NOTICE OF INTENT RESOLUTION
CAPITAL IMPROVEMENT BONDS**

CITY OF LIVONIA
County of Wayne
State of Michigan

Minutes of a regular meeting of the City Council of the City of Livonia, County of Wayne, State of Michigan, held on the 1st day of July, 2024, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City Council of the City of Livonia (the “City”) intends to issue general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”), in one or more series, in an aggregate principal amount of not to exceed Forty-Five Million Dollars (\$45,000,000) (the “Bonds”) for the purpose of paying all or part of the costs of acquiring, constructing, furnishing and equipping certain capital improvement projects within the City, including necessary rights of way, site improvements and ancillary facilities therefor, consisting generally of (i) acquiring, constructing, furnishing and equipping a new city hall (ii) demolishing the existing city hall facility; (iii) improving the existing city hall site; and (iv) renovating and improving various city facilities (collectively, the “Project”); and

WHEREAS, a notice of intent to issue the Bonds must be published before the issuance of the Bonds in order to comply with the requirements of Section 517 of Act 34; and

WHEREAS, the City intends at this time to state its intentions to be reimbursed from proceeds of the Bonds for any expenditures undertaken by the City for the Project prior to issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Notice of Intent Authorized. The City Clerk is authorized and directed to publish a notice of intent to issue bonds in the *Detroit Legal News*, a newspaper of general circulation in the City.

2. Form of Notice of Intent. The notice of intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.

3. Approval of Notice of Intent and Publication. The City Council does hereby determine that the foregoing form of Notice of Intent to Issue Bonds and the manner of publication directed is the method best calculated to give notice to the City’s electors and taxpayers residing in the boundaries of the City of the City’s intent to issue the Bonds, the maximum amount of the

Bonds, the purpose of the Bonds, the source of payment for the Bonds and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. Reimbursement Declaration. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from the funds of the City subsequent to sixty (60) days prior to today.
- (b) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$45,000,000.
- (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

5. Bond Counsel. Miller, Canfield, Paddock and Stone, P.L.C. is hereby approved as bond counsel for the Bonds.

6. Rescission. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members:_____

NAYS: Members:_____

RESOLUTION DECLARED ADOPTED.

Lori L. Miller
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Livonia, County of Wayne, State of Michigan, at a regular meeting held on the 1st day of July, 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Lori L. Miller
City Clerk

EXHIBIT A

NOTICE TO TAXPAYERS AND ELECTORS OF THE CITY OF LIVONIA OF INTENT TO ISSUE BONDS AND THE RIGHT OF REFERENDUM RELATING THERETO

PLEASE TAKE NOTICE that the City of Livonia, County of Wayne, State of Michigan (the "City"), intends to issue and sell its general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in one or more series, in an aggregate principal amount of not to exceed Forty-Five Million Dollars (\$45,000,000) for the purpose of paying all or part of the costs of acquiring, constructing, furnishing and equipping certain capital improvement projects within the City, including necessary rights of way, site improvements and ancillary facilities therefor, consisting generally of (i) acquiring, constructing, furnishing and equipping a new city hall (ii) demolishing the existing city hall facility; (iii) improving the existing city hall site; and (iv) renovating and improving various city facilities (the "Project").

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID BONDS SHALL BE PAYABLE from the general funds of the City lawfully available for such purposes including property taxes levied within applicable constitutional, statutory and charter tax rate limitations.

BOND DETAILS

SAID BONDS will be payable in not more than thirty (30) years from the date of issuance of each series of bonds and will bear interest at the rate or rates to be determined at a public or private sale but in no event to exceed the maximum rate permitted by law on the balance of the bonds from time to time remaining unpaid.

RIGHT OF REFERENDUM

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 517, Act 34, Public Acts of Michigan, 2001, as amended.

Lori L. Miller
City Clerk
City of Livonia

ROAD MAP & PROJECT MILESTONES

Council Approval Authority

Charter gives the City Council authority to approve and let contracts

Code of Ordinances further stipulates that any contract for more than \$20,000 or any contract amendment of more than \$30,000 or 5% of the initial contract value must be approved by City Council

PROJECT DELIVERY METHODS





Design-Bid-Build

- Traditional project delivery method in which a designer is selected first to draft construction drawings and specs
- The construction work for the project is bid out based on the drafted designs to determine what contractor provides the best value
- The selected GC completes the construction of the project
- Major Decision points:
 - *Approval of contract with Designer*
 - *Approval of contract with General Contractor*



Design-Build

- One entity is responsible for the design and construction of the entire project from start to finish
- The selected construction firm coordinates the design process which results in a proposed GMP
- Major Decision points:
 - *Approval of Contract with Construction Firm*
 - *Approval of contract amendment containing negotiated GMP*

- A designer is hired to perform initial design work, and eventually to design the entirety of the project
- Once the initial design has been completed, a Construction Manager is hired to collaborate on the remaining design work and manage the actual construction
- As the design work nears final completion, the Construction Manager presents a GMP for the project's overall cost
- If the GMP is accepted, the Construction Manager performs as the GC for construction and carries the risk of project cost overruns

Major Decision Points:

- *Approval of contract with Designer*
- *Approval of initial Contract with Construction Manager*
- *Approval of Construction Manager's GMP*

Construction Manager at Risk

Construction Management Multi-Prime

- Owner hires the designer and bids out multiple discrete scopes of work for general and trade contractors to contract for
 - Owner acts as the construction manager throughout the project, coordinating contractors and managing the project budget
- Major Decision points:
 - *Approval of contract with designer*
 - *Approval of contracts for each trade or batch of trades*

Items requiring Council Approval regardless of Project Delivery Method

- Contract with Owner's Representative
- Bond Notice of Intent
- Bond Ordinance to initiate sale of bonds
- Final Site Plan Approval
- Change orders that significantly alter contract price or scope

Livonia City Council

Capital Outlay and Infrastructure Committee

Financing Tools for Town Center: Bonding

May 15, 2024

**MILLER
CANFIELD**

Context:

State Sovereignty v. The Limits of City Power A Scriptural Perspective



“Welcome to Pittsburgh!!!”

A Promise To Pay ...



Bond Issue Steps

- **Define the capital project**
 - Physical scope v estimated cost
 - Source of funding (taxes, revenues, special assessments, grants, budget capacity)
 - Timelines
- **Choose the legal structure**
- **State and federal law require reasonable clarity about how *much*, for *what*, and for *how long*.**

The Team, The Team, The Team



Who Does What?

- *What's the capital project?*
Architect / Engineer
- *Can we afford it? + disclosure*
Financial Advisor
- *Is it legal?* Bond attorney
- *Who oversees?* Finance Director, City attorney

Legal Structure Options

- **Which tool is right for the job?**
 - A finance / policy question, as much as a legal question
- **General Obligation Bonds**
 - Voted: “Unlimited Tax”
 - Not voted, or voted millage: “Limited Tax”
- **Revenue Bonds**
- **How will we pay debt service each year?**
 - User Charges
 - Tax Collections
 - Special Assessments
 - Who pays?
- **Interest rates**



Repayment Structures

- **Repayment Term**
 - Typically 20 to 30 years
 - Relate to useful life
- **Semi-annual Payments**
- **Calculating Bond Millages or Rate Impacts**
- **Tax Levy For Voted Bonds? (Ballot language)**
- **Tax Levy for Non-voted Bonds?**

Bondholder Security

- **Probability Of Repayment vs. Interest Rate**
- **Types of Security**
 - Unlimited tax pledge
 - Limited tax pledge
- **General Funds (Pledged by Issuer)**
- **Credit Enhancement**
 - Letter of Credit
 - Bond Insurance (if available)

Process Overview

- **Players:**
 - **Council / Administration**
 - **Public**
 - **Michigan Dept of Treasury**
 - **Wall Street**
 - **Internal Revenue Service**
 - **U.S. Securities & Exchange Commission**

PA 34 Capital Improvement Bond Steps

■ Council

- **Approves structure**
- **Notice of Intent resolution**
- **Bond Authorizing Resolution**
- **TEFRA hearing (if necessary*)**
- *(Not required for Phase 1: Ballot language approval, election proceedings)*

The Public

- **Notice of Intent – Right of Petition**
 - **45 days to call referendum**
 - **Notice form dictated by state law (*Kratchman v Detroit*, 400 Mich 158 (1977))**
 - **Maximum amount, maximum term, rate**
- **Ballot approval (see MCL 211.24f (Phase 2))**

**NOTICE TO TAXPAYERS AND ELECTORS OF THE CITY OF LIVONIA
AND TO USERS OF THE CITY'S WATER SUPPLY AND SEWAGE DISPOSAL
SYSTEM OF INTENT TO ISSUE REVENUE BONDS AND THE
RIGHT OF REFERENDUM RELATING THERETO**

PLEASE TAKE NOTICE that the City Council of the City of Livonia, County of Wayne, State of Michigan (the "City"), intends to issue and sell revenue bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended, in one or more series, in a total amount not to exceed Six Million Five Hundred Thousand Dollars (\$6,500,000), for the purpose of paying all or part of the cost to acquire, construct, furnish and equip improvements to the water supply system of the City's existing Water Supply and Sewage Disposal System, including the replacement and upsizing of water mains in the City, together with all related appurtenances and attachments thereto.

SOURCE OF PAYMENT OF REVENUE BONDS

THE PRINCIPAL OF AND INTEREST ON THE REVENUE BONDS SHALL BE PAYABLE solely from the revenues received by the City from the operations of the Water Supply and Sewage Disposal System (the "System"). The revenues will consist of rates and charges billed to the users of the System, a schedule of which is presently on file in the office of the City Clerk. The rates and charges may from time to time be revised to provide sufficient revenues to provide for the expenses of operating and maintaining the System, to pay the principal of and interest on the bonds and to pay other obligations of the System.

BOND DETAILS

THE REVENUE BONDS will be payable in annual installments not to exceed twenty (20) in number and will bear interest at the rate or rates to be determined at public or private sale but in no event to exceed such rates as may be permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

RIGHT OF REFERENDUM

THE REVENUE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS OF THE CITY IS FILED WITH THE CITY CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS OF THE CITY VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 33, Act 94, Public Acts of Michigan, 1933, as amended.

ADDITIONAL INFORMATION will be furnished at the office of the City Clerk upon request.

SUSAN M. NASH
City Clerk, City of Livonia

Michigan Department Of Treasury

- **Annual filing requirement under PA 34**
 - **Generally done by auditor, but not always**
 - **Required for all local units, bonds or not**
- **Qualified Status**
- **If not, “full approval”**
- **Post-closing filings**

Wall Street – Credit Ratings

- **State requirement - bond issues of \$5,000,000 or more must be rated**
- **Rating definition - opinion of one's ability to repay – letter grade**
- **Rating categories**
 - **Investment grade - “BBB” or higher**
 - **Non-investment grade - “junk bonds” - “BB” or lower**
 - **State is AA-, most local units in A range**
- **Effect on interest cost**
- *(Lower than BBB triggers State EM statute)*

Internal Revenue Service

- **Congress' conditions**
- **The IRS “Six Deadly Sins”**
- **Major concern: Arbitrage**
 - **What is arbitrage?**
 - **Arbitrage rebate**
 - **Two-year exception**
 - **Small-issuer exception**

IRS

How it begins: A “friendly letter” to the City from the IRS Tax Exempt Bond division:



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
WASHINGTON, DC 20224

RECEIVED

Date: 2/28/2011
Contact Person: Cathy A. Webster
Employee ID Number: 1000875810
Contact Telephone Number:
(501) 396-5967
Contact Address:
Internal Revenue Service
TE/GE:TEB:7225
700 West Capitol MS:4900
Little Rock, AR 72201
Employer Identification Number
38-6004605

Re: Examination of \$72,895,000 General Obligation Sewer Bonds, Series 2005

Dear Sir or Madam:

We have selected the debt issuance named above for examination. The Internal Revenue Service (IRS) routinely examines municipal debt issuances to determine compliance with Federal tax requirements.

Your debt issuance was selected for examination as part of a project initiative involving governmental bond issues. The primary purpose of this examination will be to ascertain the compliance of your debt issuance with the Federal tax requirements applicable to arbitrage rebate under section 148 of the Internal Revenue Code. At this time, we have no reason to believe that your debt issuance fails to comply with any of the applicable tax requirements. As always, we reserve the right to expand this examination to any aspect of your debt issuance.

Please review the enclosed Form 4564, *Information Document Request* and mail all requested documents to the address noted above by the date indicated on the Form 4564. Other items may be requested as the examination proceeds. If necessary, we will request information by submitting additional information document requests.

If you desire to appoint a representative to act on your behalf, a power of attorney must be filed with the IRS in order for the IRS to discuss or provide your representative with confidential information. A Form 2848, *Power of Attorney and Declaration of Representative*, or any other properly written power of attorney or authorization may be used for this purpose. Copies of Form 2848 may be obtained from any IRS office or downloaded at

During this examination the IRS may need to contact third parties. Third party contacts may include, but are not limited to bond counsel, special tax counsels, employees and

During this examination the IRS may need to contact third parties. Third party contacts may include, but are not limited to bond counsel, special tax counsels, employees and trustees, GIC providers and underwriters. We are providing this notification in accordance with section 7602(c)(1) of the Internal Revenue Code, which became effective for third party contacts made after January 18, 1999.

Thank you for your cooperation in this matter. Please feel free to call or write if you have any questions or concerns about this matter or are unable to promptly respond to the Form 4564.

Sincerely,

Cathy A. Webster
Internal Revenue Agent
Tax Exempt Bonds

Enclosures:
Publication 1
Form 4564

Securites & Exchange Commission

- **Federal Securities Laws – Securities Act of 1933, Securities Exchange Act of 1934**
- **Municipalities largely exempt until WPPSS!**
- **Official Statement**
 - *SEC Charges [Bank] for Violating Municipal Bond Disclosure (July 18, 2023)*
 - *SEC Charges City of Rochester, NY, with Misleading Investors (June 14, 2022)*

SEC - The Official Statement

- Nature and purpose
 - Factual information
 - Securities Act disclosure requirements + annual updates
- Contents
 - Nature and terms of offering
 - Security provisions
 - Financial history of the issuer
 - Financial statistics, audits
 - Litigation disclosure
- The City Attorney will be asked to review and may be asked to give an opinion
- SEC is moving municipal disclosure toward the public-company rubric

New Issue
Book Entry-Only

S&P Global Ratings: **AA** (BAM Issuer)
AA (Underlying)

TAX STATUS: In the opinion of Miller, Coughlin, Padlock and Stone, P.L.C., Bond Counsel, subject to compliance with certain covenants, under existing law, (i) interest on the Bonds is excludable from gross income for federal income tax purposes, (ii) interest on the Bonds is not an item of its preference for purposes of the federal alternative minimum tax, and (iii) the Bonds and the interest thereon are exempt from all taxation by the State of Michigan or by any taxing authority within the State of Michigan, except estate taxes and taxes on gains realized from the sale, payment or other disposition thereof. See "TAX MATTERS" and "APPENDIX E - FORM OF LEGAL OPINION" hereto for a description of certain provisions of the Internal Revenue Code of 1986, as amended (the "Code"), which may affect the tax treatment of interest on the Bonds for certain shareholders.

THE BONDS HAVE BEEN DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR PURPOSES OF DEDUCTION OF INTEREST EXPENSE BY FINANCIAL INSTITUTIONS PURSUANT TO THE CODE.

\$6,295,000
CITY OF LIVONIA
County of Wayne, State of Michigan
Water Supply and Wastewater System Revenue Bonds, Series 2023

PURPOSE AND SECURITY: The Water Supply and Wastewater System Revenue Bonds, Series 2023 (the "Bonds") are being issued by the City of Livonia, County of Wayne, State of Michigan (the "City") pursuant to the provisions of Act 94, Public Acts of Michigan, 1933, as amended ("Act 94") and Ordinance Nos. 2179, 2245, 2263, 2279, 3117, 3147 and 3157 of the City (the "Ordinances") for the purpose of paying all or part of the cost to acquire, construct, furnish and equip improvements to the water supply system of the City's existing Water Supply and Wastewater System (the "System"), including the replacement and upgrading of water mains in the City. The Bonds are payable solely from the net revenues of the System and any additions or supplements thereto, including earnings on investments as described in the Ordinances and in Act 94 (the "Net Revenues"). A statutory lien has been established by the Bonds in favor of the Bondholders. The Bonds and said lien are of equal standing and priority with the City's Outstanding Senior Lien Bonds (as herein defined) and senior to standing and priority with the City's Outstanding Junior Lien Bonds (as herein defined). The Bonds are self-liquidating revenue bonds and do not constitute a general obligation of the City. The City has covenanted and agreed to fix and maintain at all times while any of the Bonds shall be outstanding, such rates for service furnished by the System as shall be sufficient to provide for payment of the necessary expenses of operation, maintenance and administration of the System, to produce Net Revenues equal to not less than one hundred twenty-five percent (125%) of the annual principal of and interest on the Bonds when due, to maintain a Bond Reserve Account and to provide for such other expenditures and funds for the System as are required by the Ordinances.

BOOK-ENTRY-ONLY: The Bonds are issuable only as fully registered bonds without coupons and, when issued, will be registered in the name of Cede & Co., as Bookkeeper and nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Purchases of beneficial interests in the Bonds will be made in book-entry only form, in the denominations of \$5,000 or any integral multiple thereof. Purchasers will not receive certificates representing their beneficial interest in the Bonds purchased. So long as Cede & Co. is the Bookkeeper, as nominee of DTC, references hereto to the Bondholders or registered owners shall mean Cede & Co., as agent, and shall not mean the Beneficial Owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM" hereto.

PAYMENT OF BONDS: Interest on the Bonds will be payable semiannually on April 1 and October 1 of each year, commencing on April 1, 2024. The Bonds will be registered bonds, of the denomination of \$5,000 or integral multiples thereof not exceeding the full maturity principal amount of such maturity. The principal and interest shall be paid by The Huntington National Bank, Grand Rapids, Michigan (the "Transfer Agent") or such other Transfer Agent as the City may hereafter designate by notice mailed to the registered owner not less than sixty (60) days prior to any interest payment date. Interest shall be paid when due to the registered owner as shown by the registration books as of the fifteenth day of the month preceding the payment date for each interest payment. Payment of principal and interest to Beneficial Owners shall be made as described in "BOOK-ENTRY-ONLY SYSTEM" hereto.

BOND INSURANCE: The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by BULF AMERICA MUTUAL ASSURANCE COMPANY ("BAM") (see "BOND INSURANCE" and "APPENDIX G - SPOTBEN MUNICIPAL BOND INSURANCE POLICY" hereto).



Dated/Delivery: November 2, 2023

(Base CUSIP: 530272)

Principal Due: October 1, years shown below

CUSIP	Year	Amount	Interest Rate	Yield	CUSIP	Year	Amount	Interest Rate	Yield
CN2	2024	\$200,000	5.000%	4.050%	CX0	2031	\$200,000	5.000%	4.000%
CP7	2025	200,000	5.000	4.000	CY8	2034	200,000	5.000	4.100*
CX5	2026	220,000	5.000	3.950	CZ3	2035	220,000	5.000	4.200*
CB3	2027	220,000	5.000	3.900	DA0	2036	300,000	5.000	4.300*
CB1	2028	220,000	5.000	3.800	DB7	2037	300,000	5.000	4.400*
CT9	2029	200,000	5.000	3.750	DC5	2038	300,000	5.000	4.500*
CU6	2030	220,000	5.000	3.850	DD3	2039	300,000	5.000	4.600*
CV4	2031	300,000	5.000	3.800	DE1	2040	410,000	5.000	4.700*
CW2	2032	300,000	5.000	3.700	DF9	2041	410,000	5.250	4.750*

\$6,040,000 5.250% Terms Bonds due October 1, 2041. Yield 4.830% - 2024

PREPAYMENT: Bonds of this issue maturing in years 2034 and thereafter, shall be subject to redemption at the option of the City prior to maturity as described in "PREPAYMENT - Optional Redemption" hereto.

MANDATORY REDEMPTION: The Bonds maturing on October 1, 2041 are subject to mandatory redemption on the redemption date and in the principal amounts as described in "PREPAYMENT - Mandatory Redemption - Term Bonds" hereto.

BOND COUNSEL: The Bonds will be offered when, and if issued by the City, subject to the approving legal opinion of Miller, Coughlin, Padlock and Stone, P.L.C., Detroit, Michigan, Bond Counsel.

This cover page contains information for a quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement to obtain information material to the making of an informed investment decision.

Additional information relative to this Bond issue may be obtained from:

PFM Financial Advisors LLC
555 Briarwood Circle, Suite 311
Ann Arbor, MI 48106
734-994-9700

This Official Statement is dated October 17, 2023.
* For an explanation of the ratings, see "RATINGS" hereto.
As of date of delivery.
* Callable Premium Bonds priced to October 1, 2023 call date at 100%.
† Copyright 2023, American Business Association. CUSIP data herein is provided by CUSIP Global Services, managed on behalf of the American Business Association by S&P Global Market Intelligence. The City shall not be responsible for the selection of CUSIP numbers, nor to any representation made as to their correctness on the Bonds or in related sales.

SEC

How it begins: A “friendly letter” to the City Attorney from the SEC Division of Enforcement:



UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
CHICAGO REGIONAL OFFICE
SUITE 900
175 WEST JACKSON BOULEVARD
CHICAGO, ILLINOIS 60604

SALLY J. HEWITT
SENIOR ATTORNEY, DIVISION OF ENFORCEMENT

TELEPHONE: (312) 886-0819
FACSIMILE: (312) 353-7298

February 11, 2011

VIA UPS NEXT DAY AIR

City of Allen Park
c/o David B. Tamsen, Esq.
Pagnucco & Tamsen PC
7000 Roosevelt Avenue #100
Allen Park, Michigan 48101-2595

Re: City of Allen Park, Michigan, No. MC-07782

Dear Mr. Tamsen:

I am writing to request that the City of Allen Park, Michigan (the “City”) provides certain information and documents, on a voluntary basis, to the staff of the Chicago Regional Office of the U.S. Securities and Exchange Commission (“Commission”) in connection with the above-captioned non-public inquiry. (I am writing to you because the staff understands that the law firm of Pagnucco & Tamsen PC represents the City as its counsel.)

In particular, it has come to the staff’s attention that certain events and/or developments regarding the City’s financial condition may have occurred. Such events or developments (to the extent they occurred) would have potentially affected the City’s disclosure obligations in its bond offerings, including General Obligation Limited Tax Bonds, Series 2009A, CUSIP No. 018015 (“2009 Bonds”) on November 12, 2009, and General Obligation Limited Tax Bonds, Series 2010, CUSIP No. 018015 (“2010 Bonds”) on June 16, 2010. These possible events/developments include the following:

1. The City had a budget “shortfall,” or deficit, of \$2 million for its fiscal year of 2009-2010. In May 2009 an individual named Jimmy Lifton wrote a letter to the City in which he offered to “donate” \$2 million to help balance this shortfall. Mr. Lifton’s offer was part of a larger proposal to develop a \$146 million media production studio named Unity

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Studios to be located in the City.

2. In November 2009, the City paid \$24.8 million to acquire a 104 acre property (“the Site”), located within its boundaries, which was a largely vacant office park. The City did not have the property appraised before it bought the Site. At one time, however, a State tax tribunal valued the Site at \$14 million.
3. Mr. Lifton’s media production company, Unity Holdings, LLC, moved to the Site pursuant to a lease dated October 16, 2009. Unity Holdings, LLC agreed to rent about 100,000 square feet of the Site at a rent of under \$300,000 a year. Mr. Lifton never donated the promised \$2 million to the City and by May 2010 Unity Holdings, LLC had fallen behind on its rent. On May 23, 2010 the City modified Unity’s lease, reducing its space to 56,000 square feet and its annual rent to \$168,000. The City also agreed to pay \$225,000 to improve the property for Unity Holdings, LLC. Unity moved off of the Site in September 2010.
4. Although the Site must be 80% occupied in order for the City to make its bond payments, the Site has had significantly less than 80% occupancy since November 2009.

The staff requests that the City inform the staff in writing whether the above described events/developments occurred and provide clarifications as needed to ensure that the description of such events/developments are factually accurate. In connection with the written response, we also ask that the City provide relevant supporting documents. Further, the staff requests that the City identify individuals with relevant knowledge about these events/developments. Finally, to the extent any of the above events/developments occurred, please inform the staff whether City has publicly disclosed such events/developments and the financial effect of such events/developments in connection with the offerings of the 2009 Bonds and the 2010 Bonds. **The staff requests a response by Tuesday, March 8, 2011.**

This inquiry is confidential and should not be construed as an adverse reflection on any entity or individual involved, nor should it be interpreted as an indication by the Commission or its staff that any violations of the federal securities laws have occurred.

I have enclosed a copy of SEC Form 1662, which contains important information regarding requests to provide information and documents to the Commission. You should review this form. If you have any questions, you may contact me at (312) 886-0819, hehwitts@sec.gov. Thank you.

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Very truly yours,

Sally J. Hewitt
Municipal Securities and Public Pensions Unit

Enclosure: SEC Form 1662

The Bond Sale

- **Competitive bond sale**
 - **Legal notice of sale published (“offer”)**
 - **Official Statement mailed**
 - **Bids received, bonds awarded**
- **Negotiated sale**
 - **Direct negotiation of interest rates vs. bid interest rates**
 - **Official Statement delivered**
 - **Under PA 34 any deal may be negotiated as determined by legislative body**

After the Bond Sale

- Bonds delivered, proceeds received
- Post-closing filings with MI Department of Treasury
- Project costs paid
- Continuing tax requirements (non-arbitrage)
- Continuing disclosure requirements

Moral: Recordkeeping is essential

Time for Questions



MILLER
CANFIELD

PLEASE NOTE:
NEW INFORMATION
REGARDING THIS SUBJECT
MATTER HAS NOT BEEN
PROVIDED BY THE
ADMINISTRATION FOR
THIS MEETING

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??



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

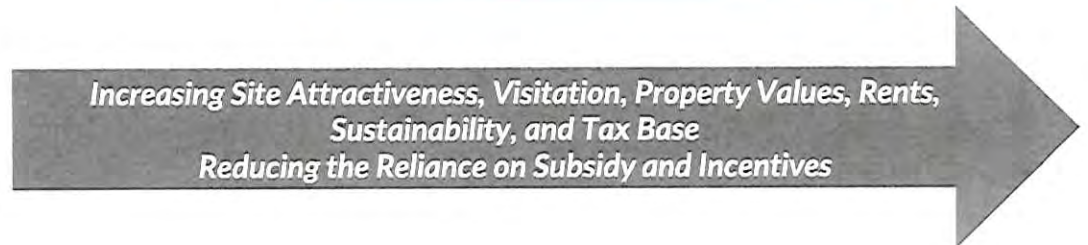


ENGAGE WITH DEVELOPMENT COMMUNITY



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

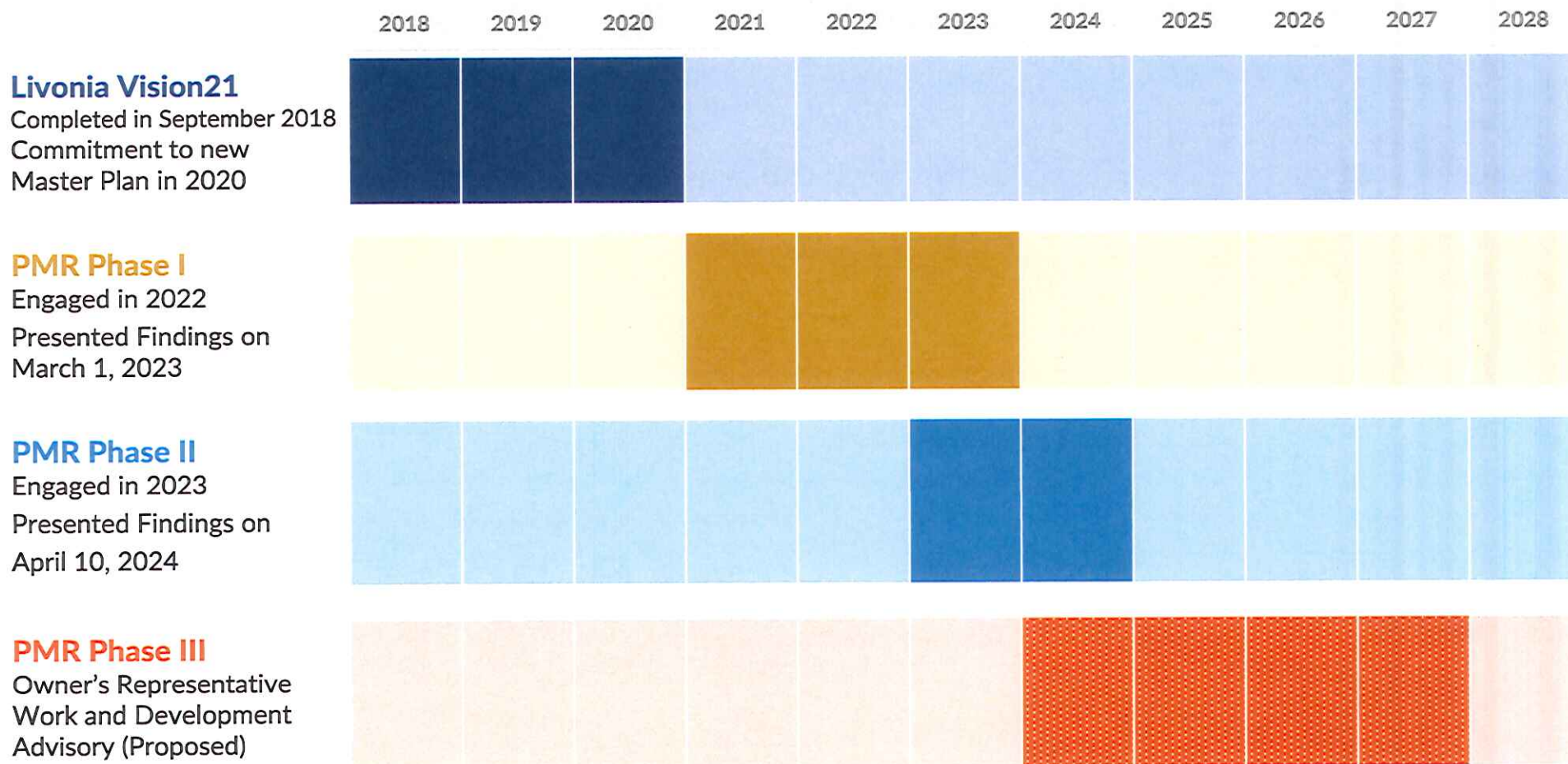
- Area Assessment
- Due Diligence
- Market Analysis

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, virtual 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, virtual 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

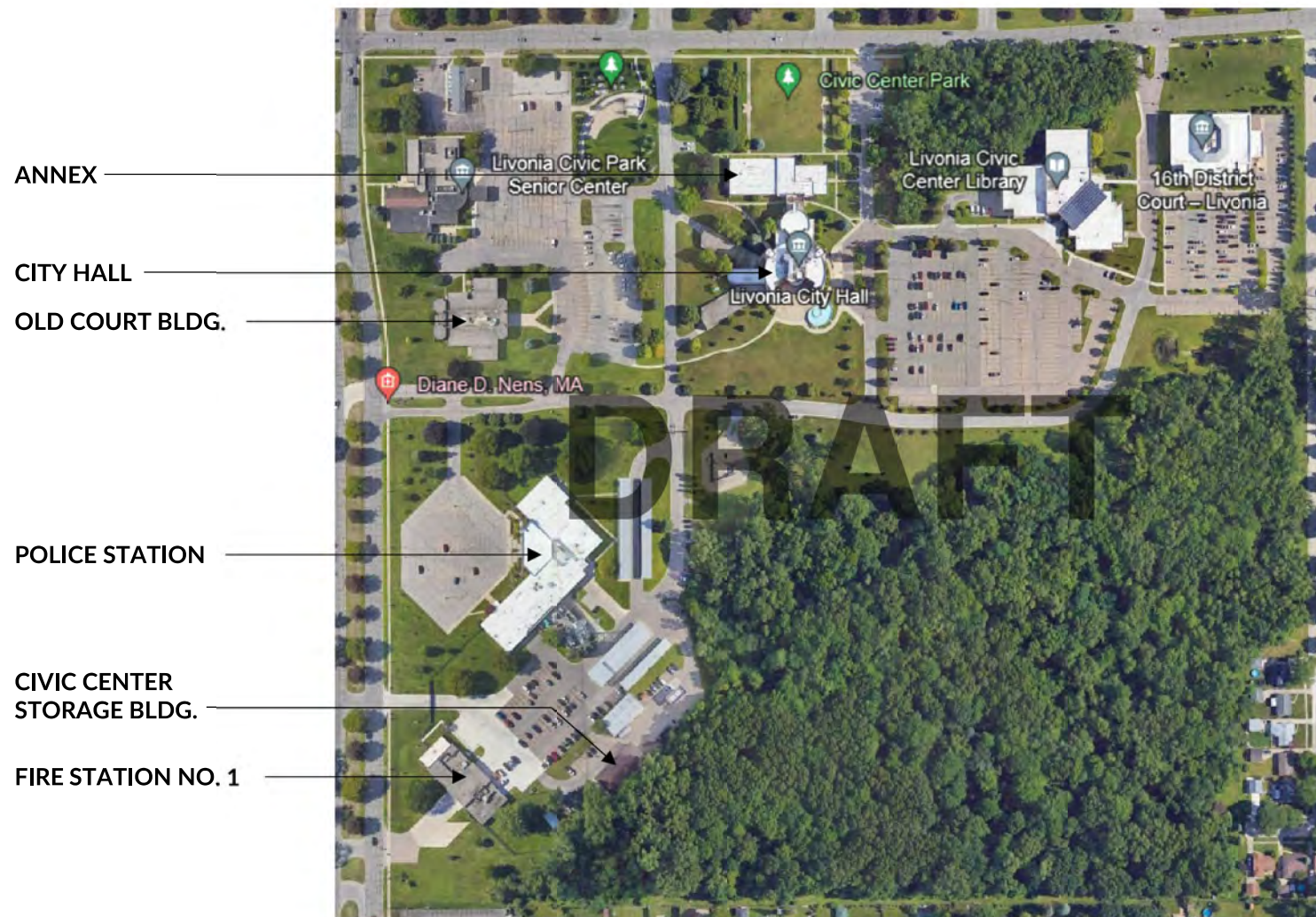
- PMR reviewed owner furnished floor plans to define and document department boundaries
- PMR distributed a space programming survey to key stakeholders to gather information about current staffing/space and projected staffing/space.
- PMR conducted follow up interviews with stakeholders to review and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

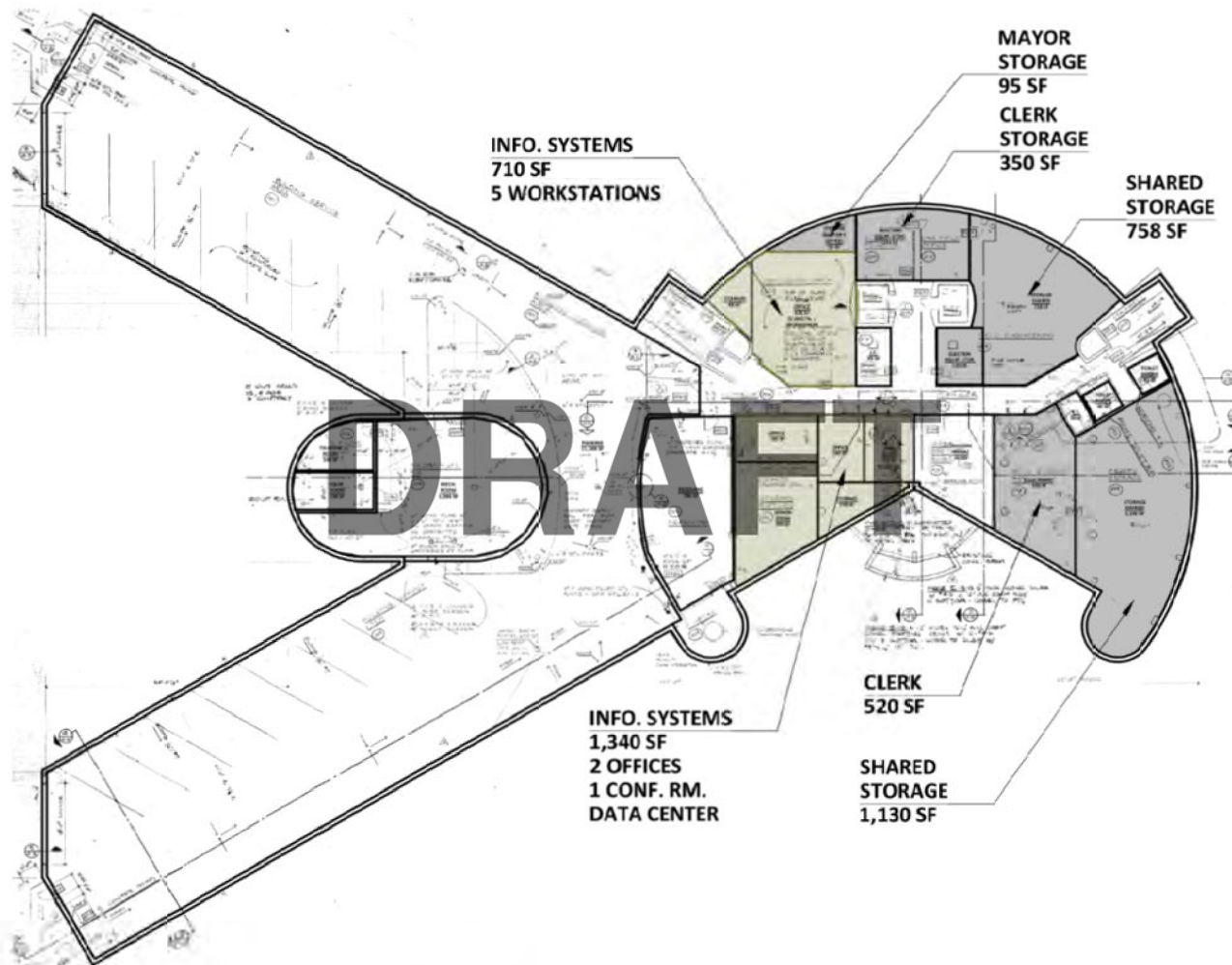


Year Built: 1977 (47 Years Old)

City Hall - Site



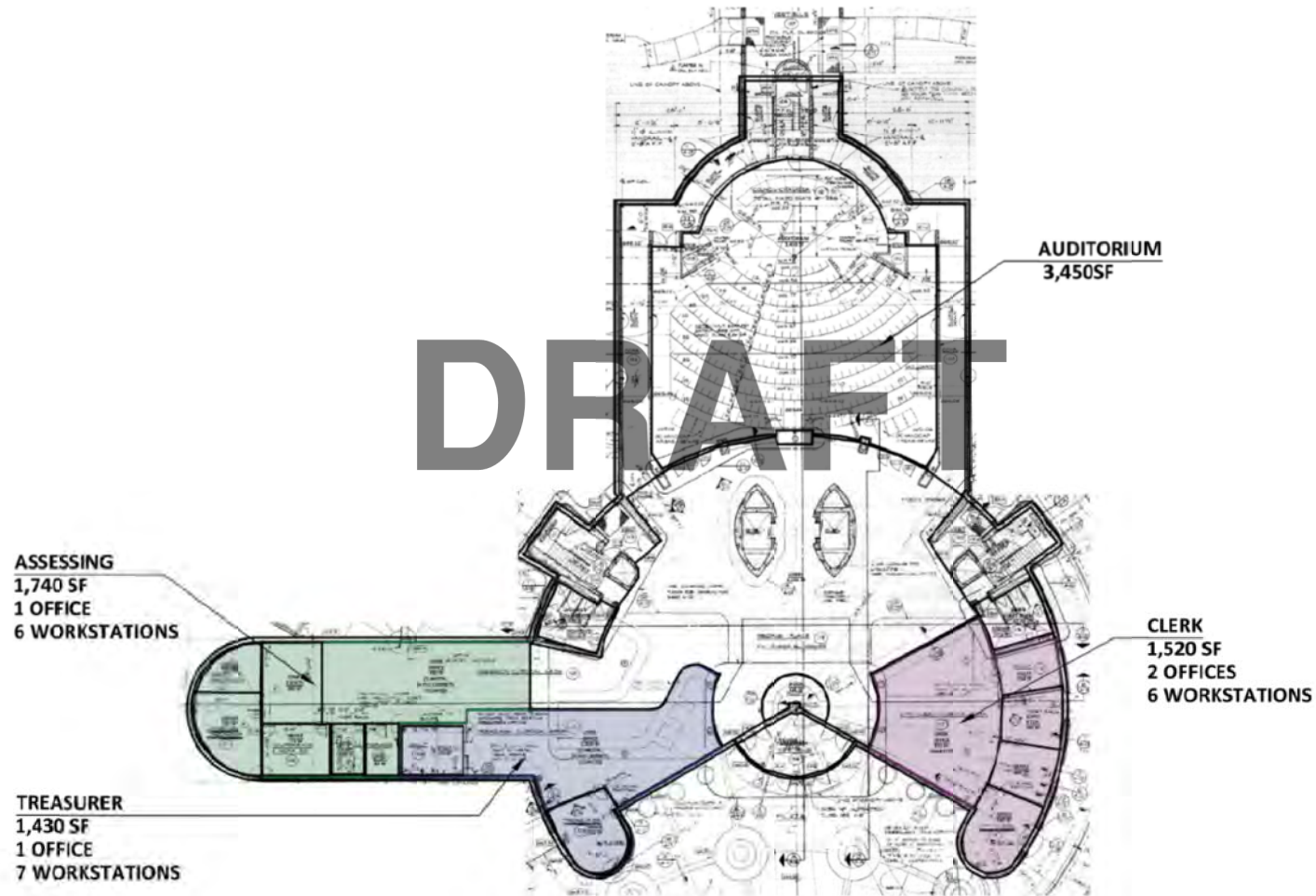
City Hall – Lower Level Floor Plan



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

21,353 GSF +/-

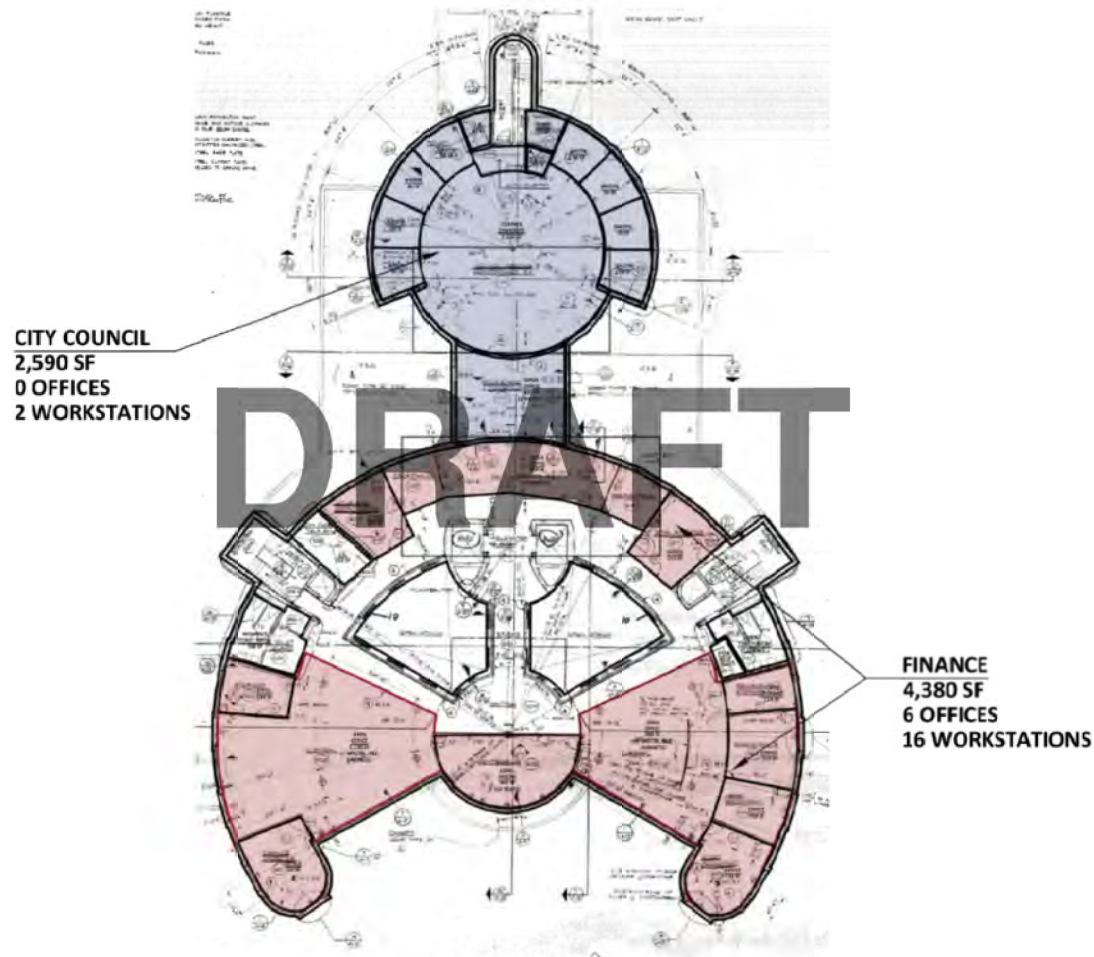
City Hall – Main Level Floor Plan



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

16,220 GSF +/-

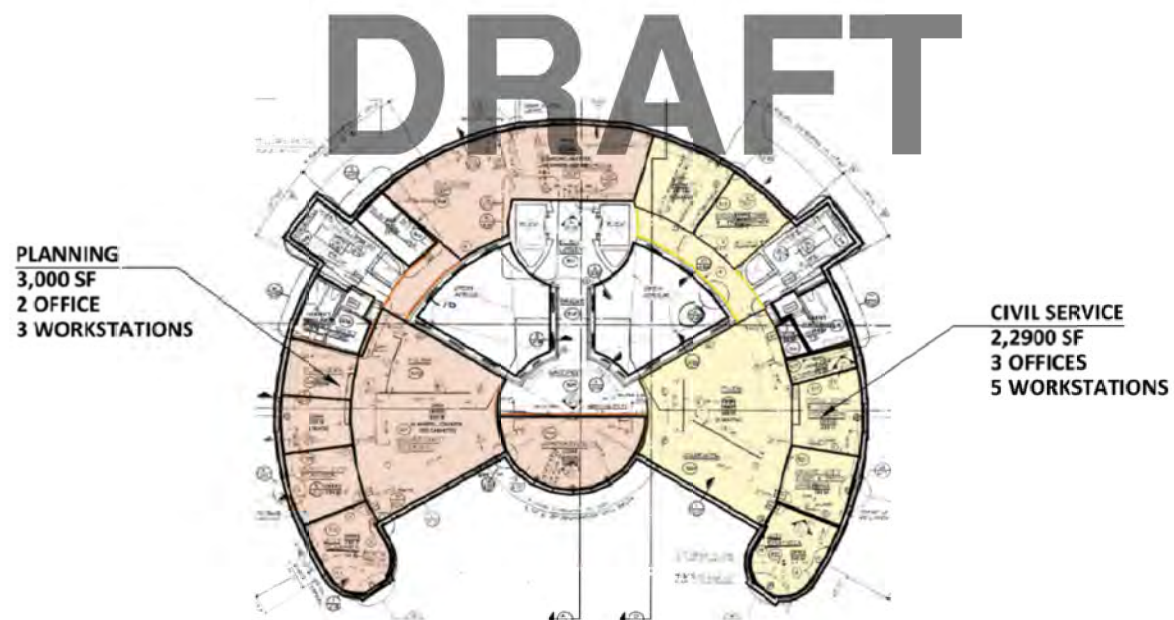
City Hall – Second Level Floor Plan



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

11,617 GSF +/-

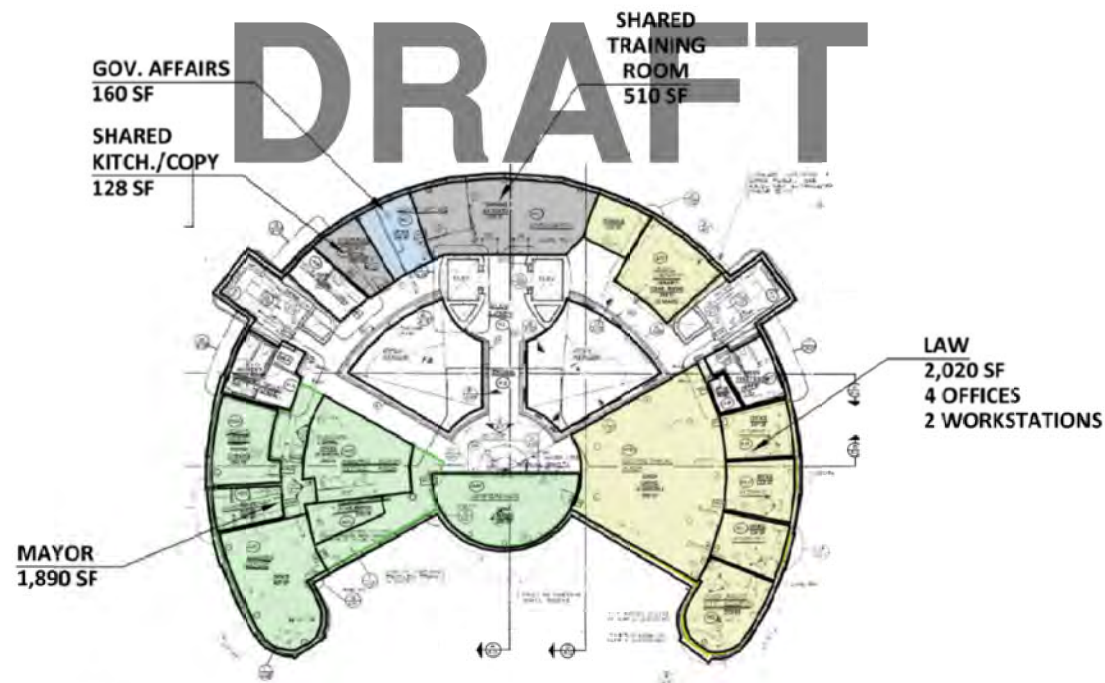
City Hall – Third Level Floor Plan



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

8,665 GSF +/-

City Hall – Forth Level Floor Plan

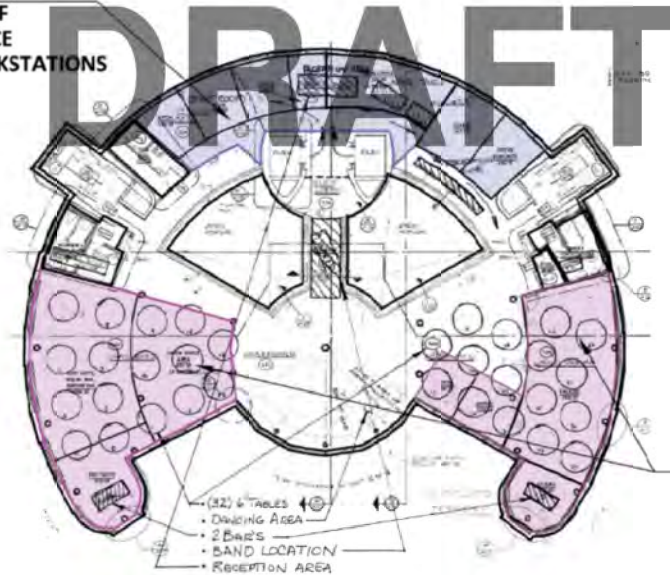


CITY OF LIVONIA - CITY HALL - FORTH LEVEL FLOOR PLAN
NOT TO SCALE

8,665 GSF +/-

City Hall – Fifth Level Floor Plan

COMMUNITY
RESOURCES
1,230 SF
3 OFFICE
3 WORKSTATIONS



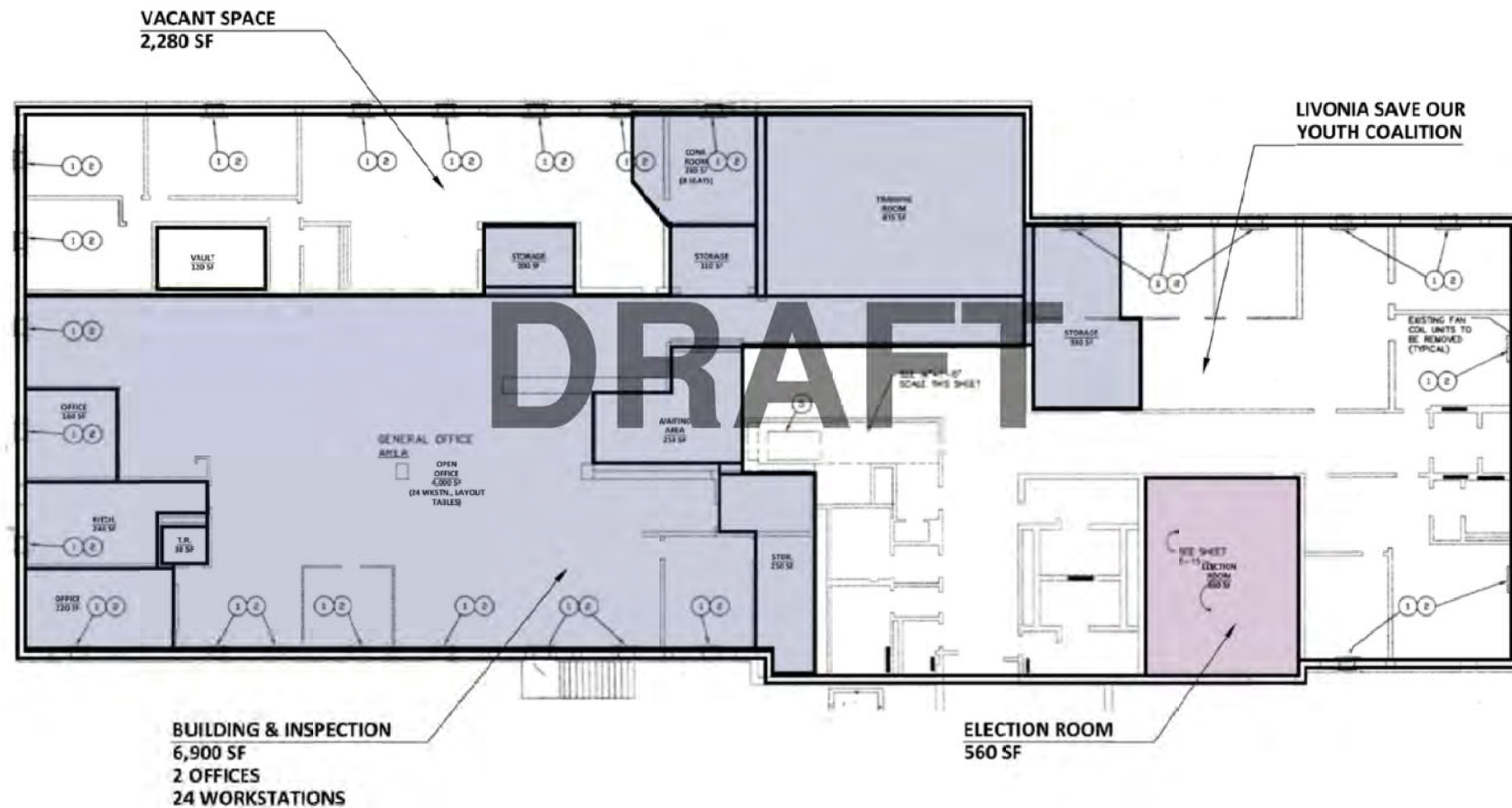
CABLE-LIVONIA TV
2,500 SF
1 OFFICES
5 WORKSTATIONS



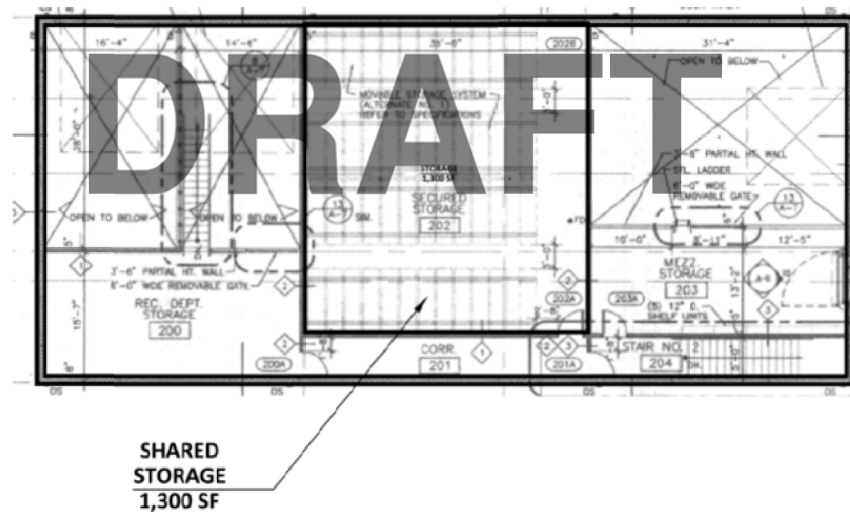
CITY OF LIVONIA - CITY HALL - FIFTH LEVEL FLOOR PLAN
NOT TO SCALE

8,865 GSF +/-

Annex – Main Level Floor Plan



Civic Center Storage Building – Upper Level Floor Plan



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

4,570 GSF +/-

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

City Hall – Space Program

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

Gross-Up Factor 15%

12,119 8,633

2,172

Grand Total - All Areas

92,909 66,187

16,648

City Hall – Space Program

Current GSF

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

includes 560 SF of basement

City Hall – Site Program

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

City Hall – Opinion of Probable Cost

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

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

Assumptions/Clarifications:

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

City Hall – Milestone Schedule

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

Assumptions:

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

Police Department



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

Police Department – Site

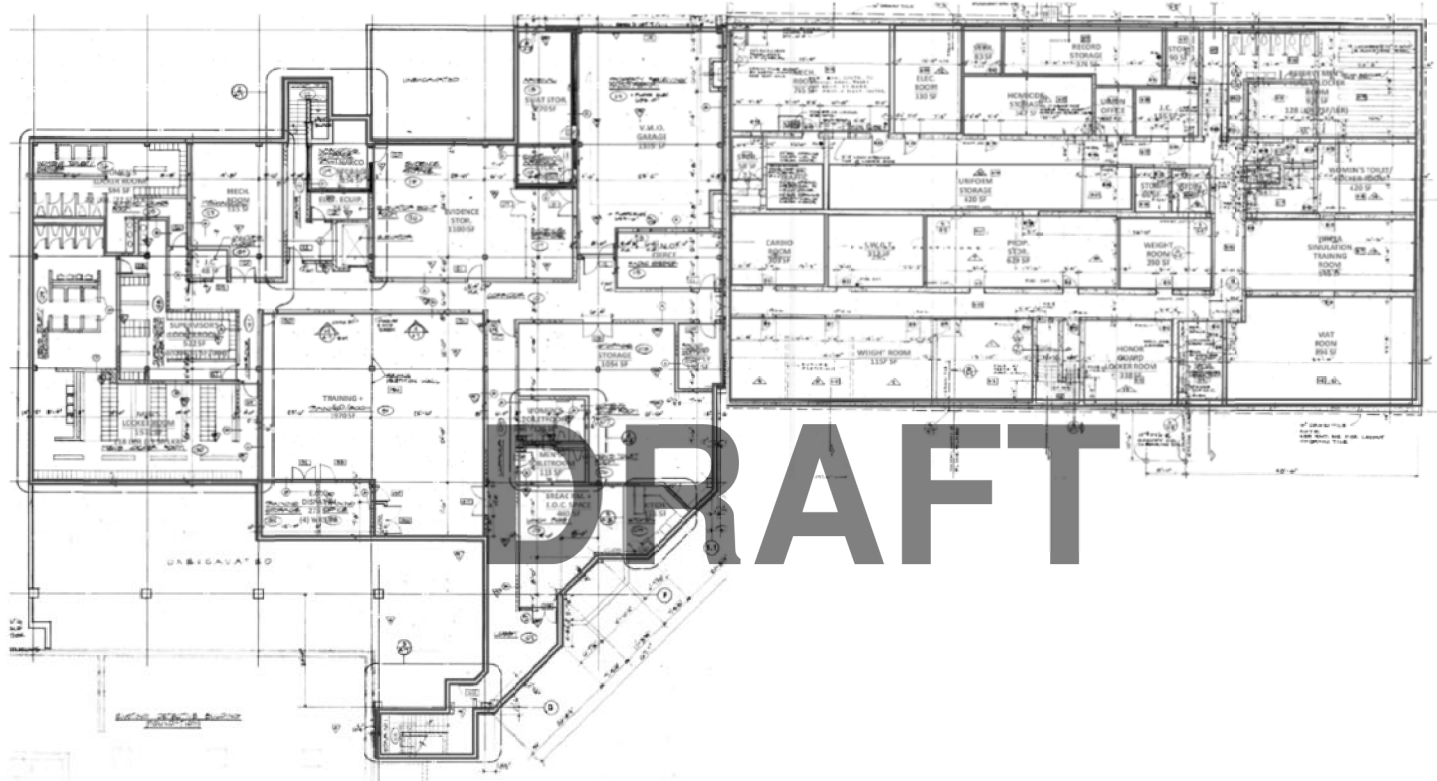


CITY OF LIVONIA - POLICE STATION - SITE

NOT TO SCALE

1/4/24

Police Department – Lower Level Floor Plan

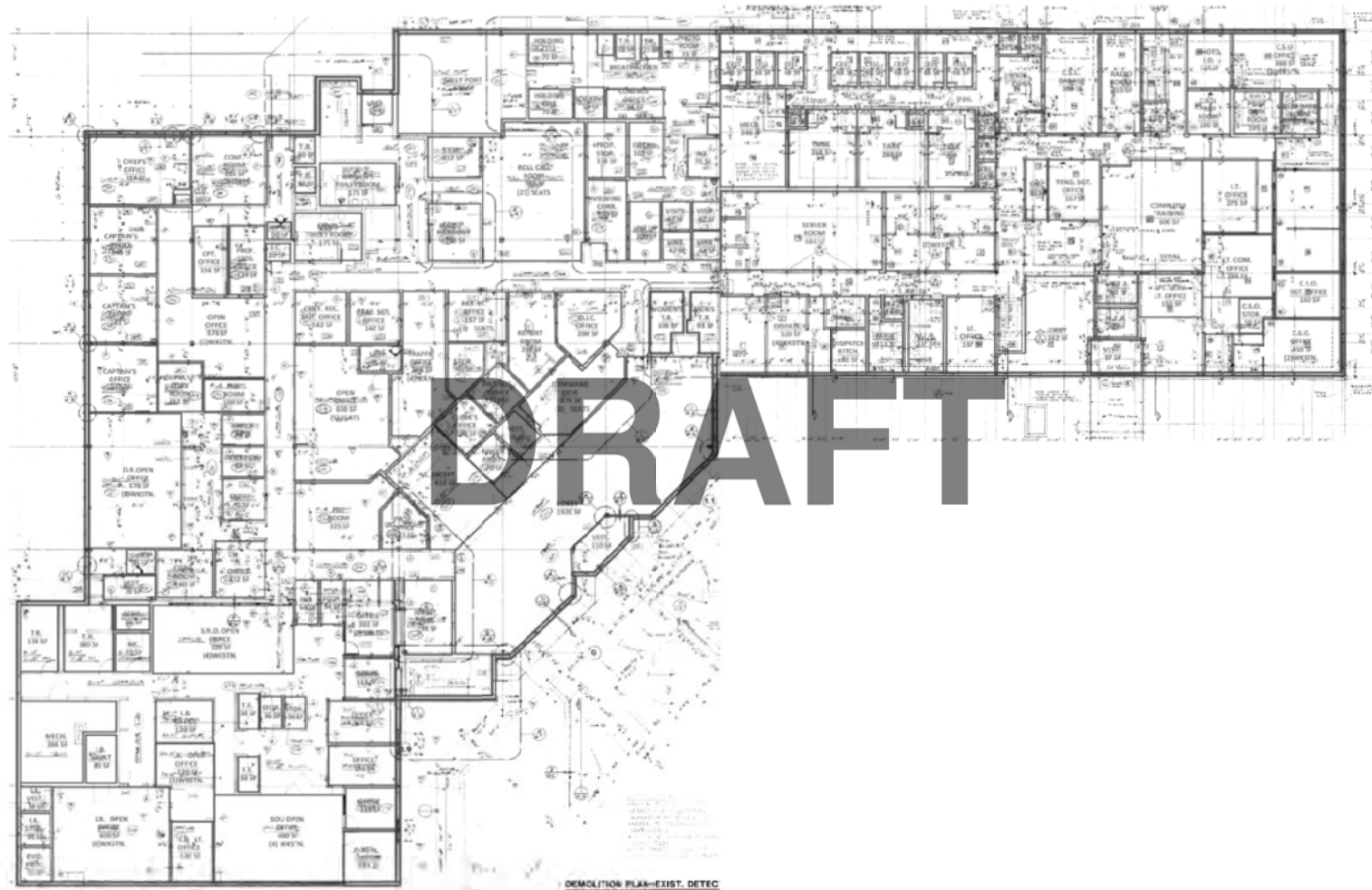


CITY OF LIVONIA - POLICE STATION - LOWER-LEVEL FLOOR PLAN

NOT TO SCALE

26,376 GSF +/-

Police Department – Mail Level Floor Plan



CITY OF LIVONIA - POLICE STATION - FIRST FLOOR PLAN
NOT TO SCALE

36,034 GSF +/-

Police Department – Space Program

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

Police Department – Space Program

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

Police Department – Space Program

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

Police Department – Space Program

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

Police Department – Space Program

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

Police Department – Space Program

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

Police Department – Space Program

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

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

DRAFT

Police Department – Space Program

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

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

Police Department – Opinion of Probable Cost

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

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

Assumptions/Clarifications:

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

Police Department – Milestone Schedule

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

Assumptions:

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

Fire Station No. 1



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

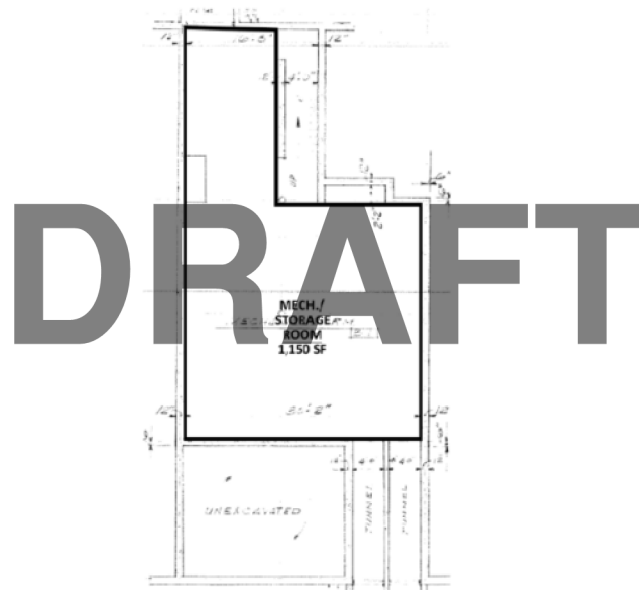
Fire Station No. 1 - Site



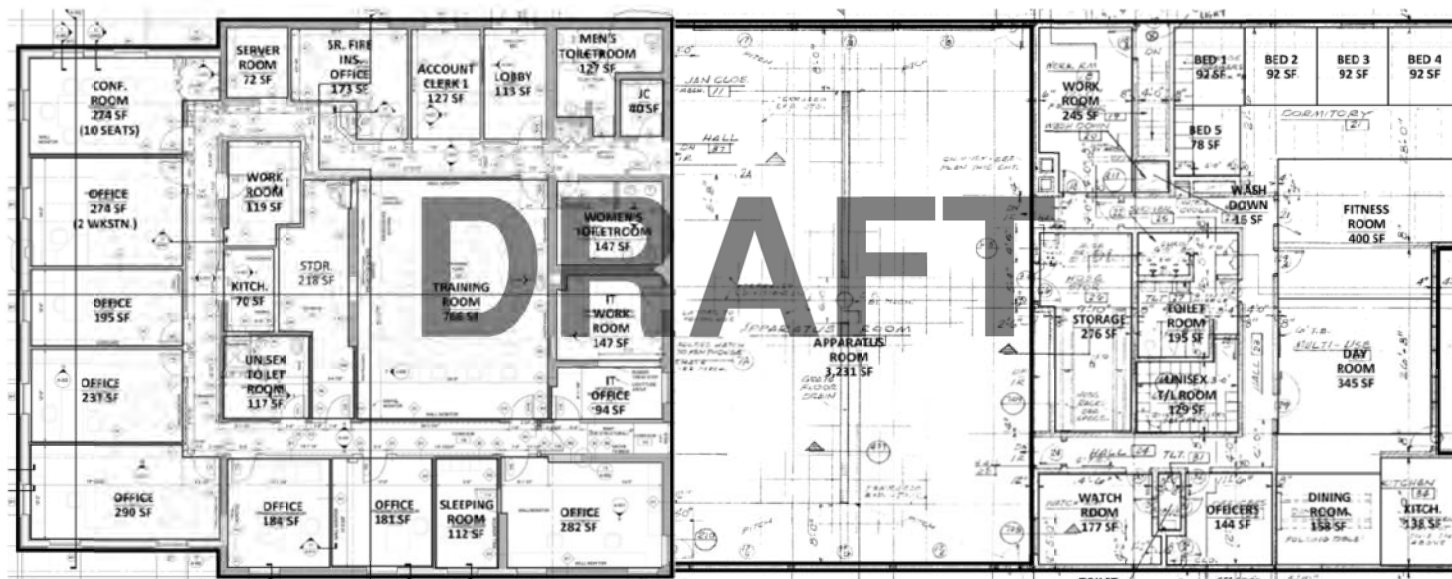
CITY OF LIVONIA - FIRE STATION NO. 1 - SITE PLAN
NOT TO SCALE

12/27/2023

Fire Station No. 1 – Lower Level Floor Plan



Fire Station No. 1 – Main Level Floor Plan



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

NOT TO SCALE

13,000 GSF +/-

Fire Station No. 1 – Space Program

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

Fire Station No. 1 – Space Program

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

Fire Station No. 1 – Space Program

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

Fire Station No. 1 – Site Program

Site Areas		Square Feet	
Building Footprint			
	Fire Station No. 1		24,944
			-
	Total		24,944
Building Support Areas			
Parking	Qty.	Area	
Staff	8	350	2,800
Visitor	26	350	9,100
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

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Facility Assessment

City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

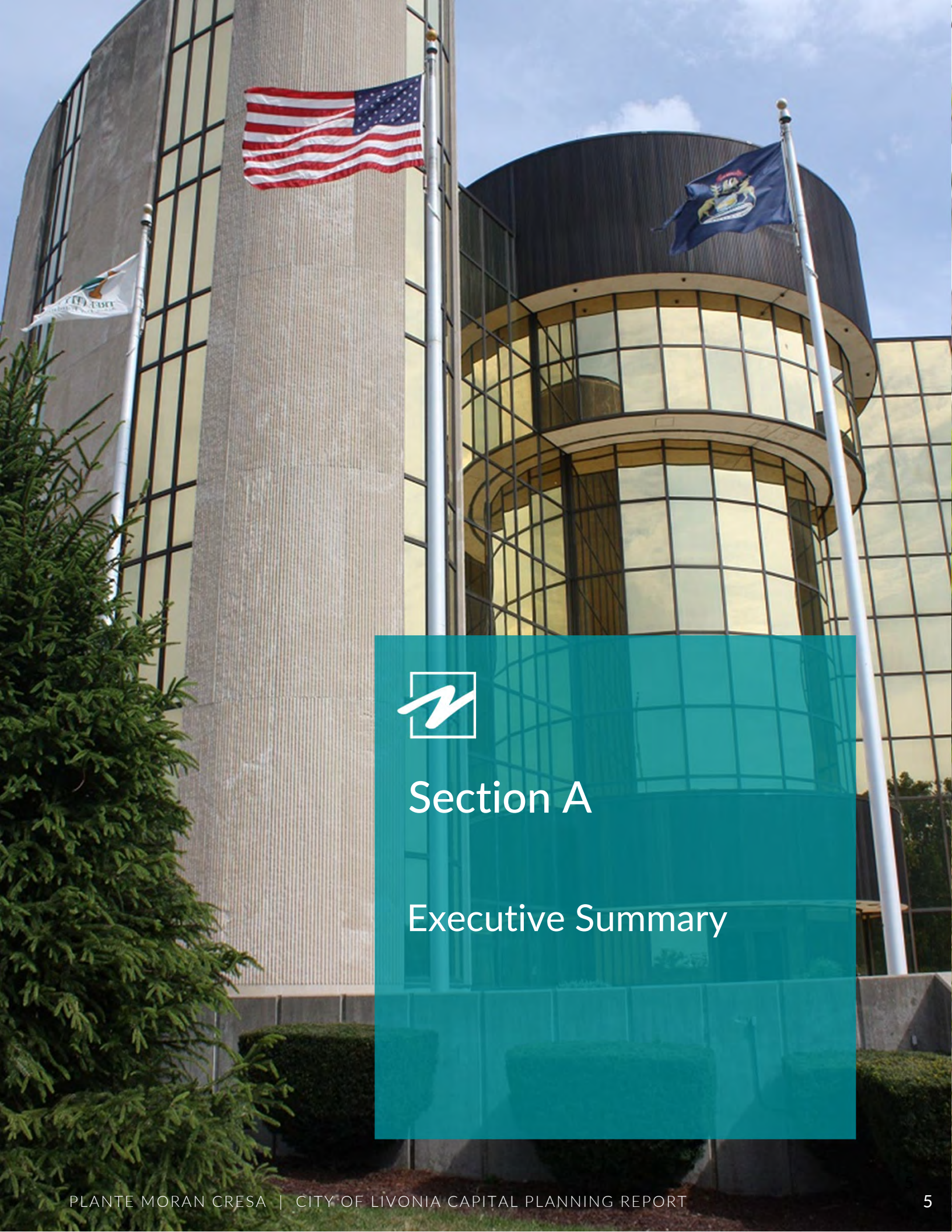
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Section A

Executive Summary



Executive Summary

Overview

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

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

Acknowledgements

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

Purpose

The purpose of this assessment is as follows:

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

Scope

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

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

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

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

- Property site plans
- Floor plans

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

Building List:

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

Assumptions & Clarifications

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

Condition Definitions

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

Excellent (E)

Observed to be new or like new.

Good (G)

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

Fair (F)

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

Poor (P)

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

Critical Need (CN)

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

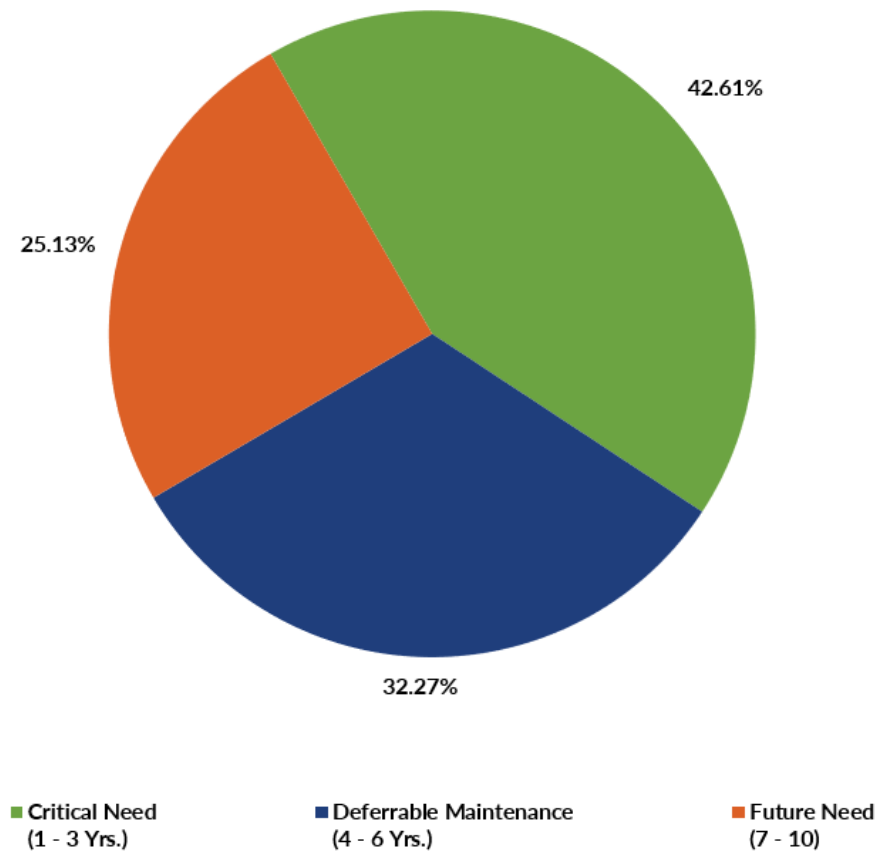
Deferred Maintenance (DM)

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

Future Need (FN)

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

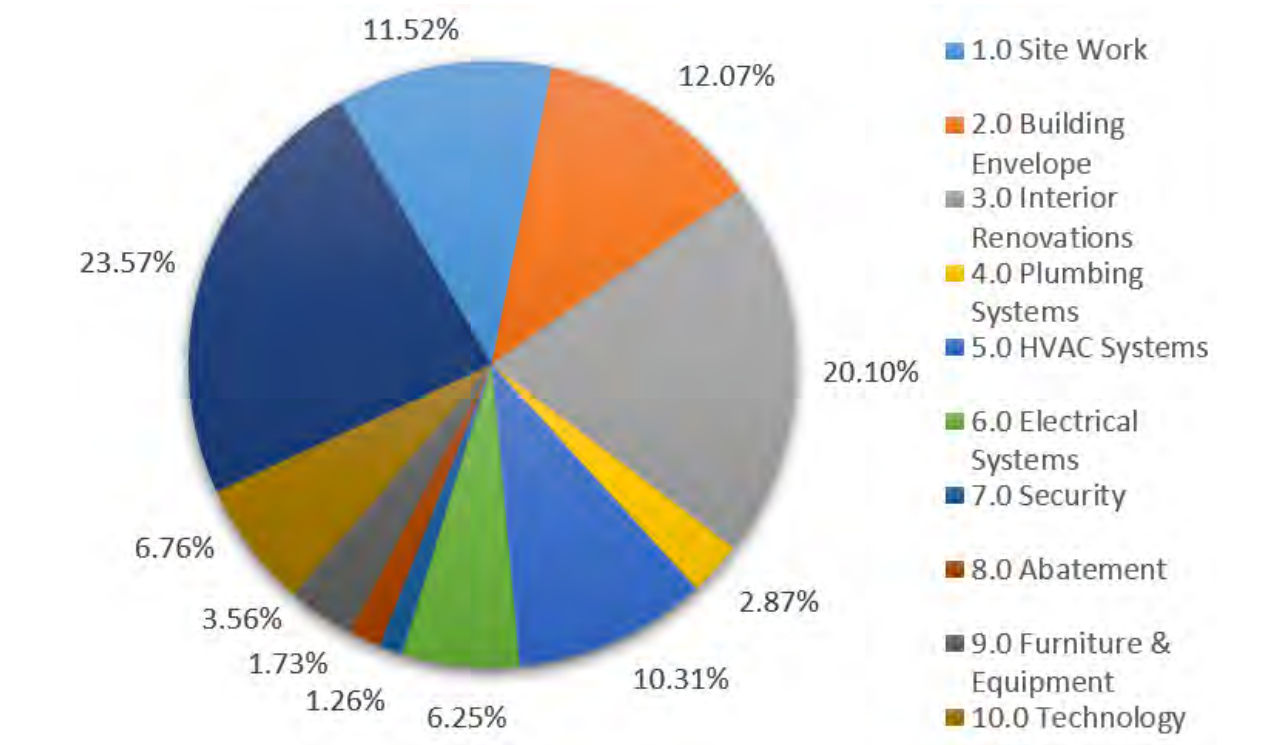
Summary of Costs by Priority



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

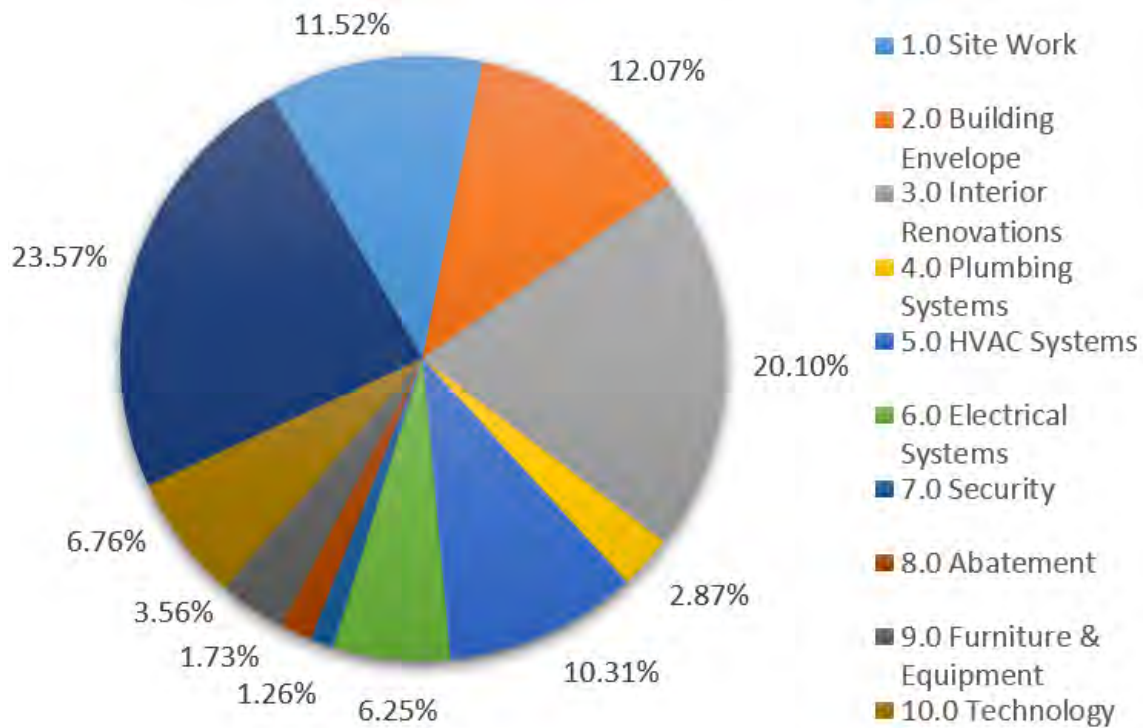
* This is for demolition costs only

Summary of Costs by Category



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

Summary of Costs by Category (Continued)



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

Opinion of Probable Cost

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

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

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

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

Statement of Limitations

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

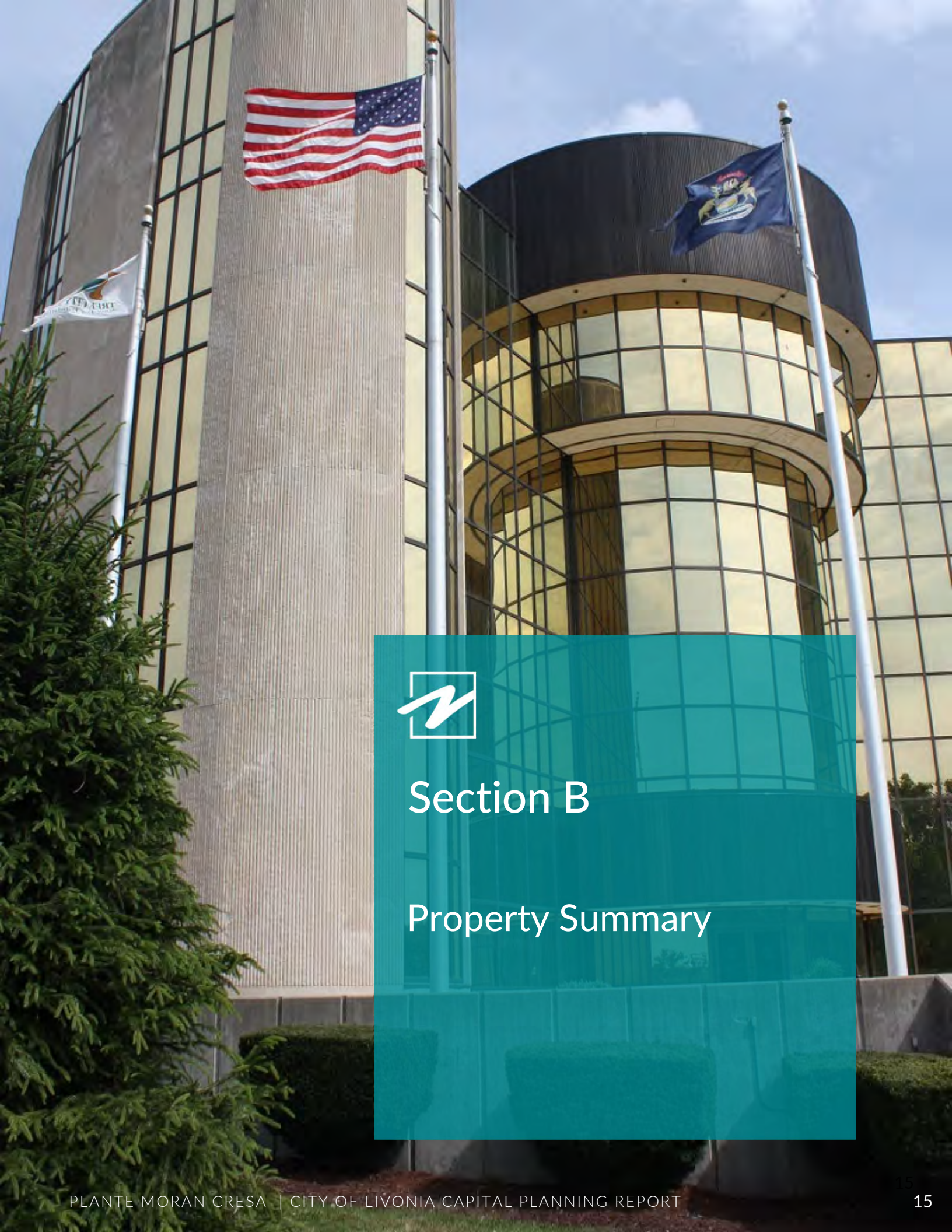
In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMC's assessment, analysis, and recommendations are, in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

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

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

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

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



Section B

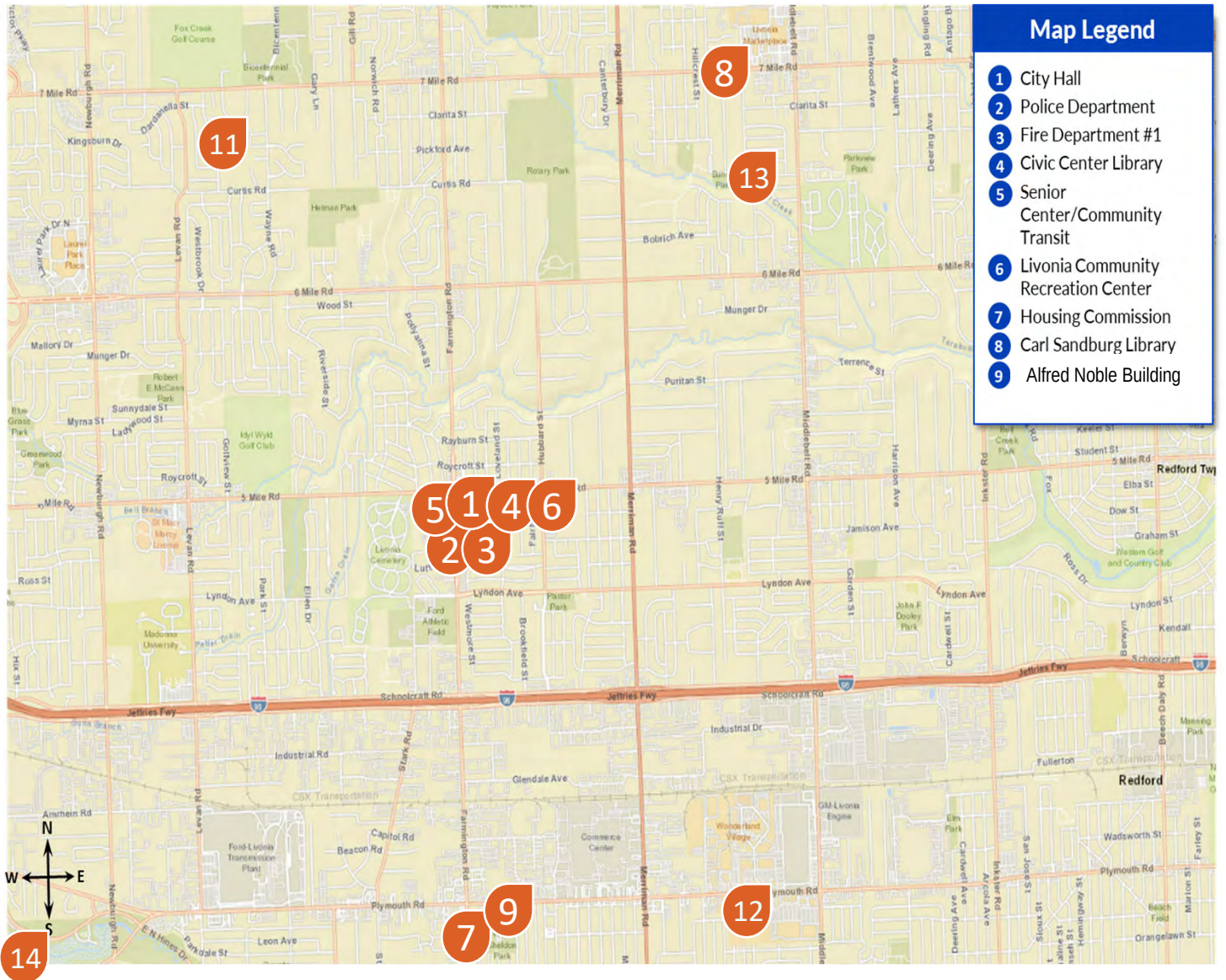
Property Summary



SECTION B

Property Summary

Building Locations Map | City, State



Map Legend (continued from above):

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

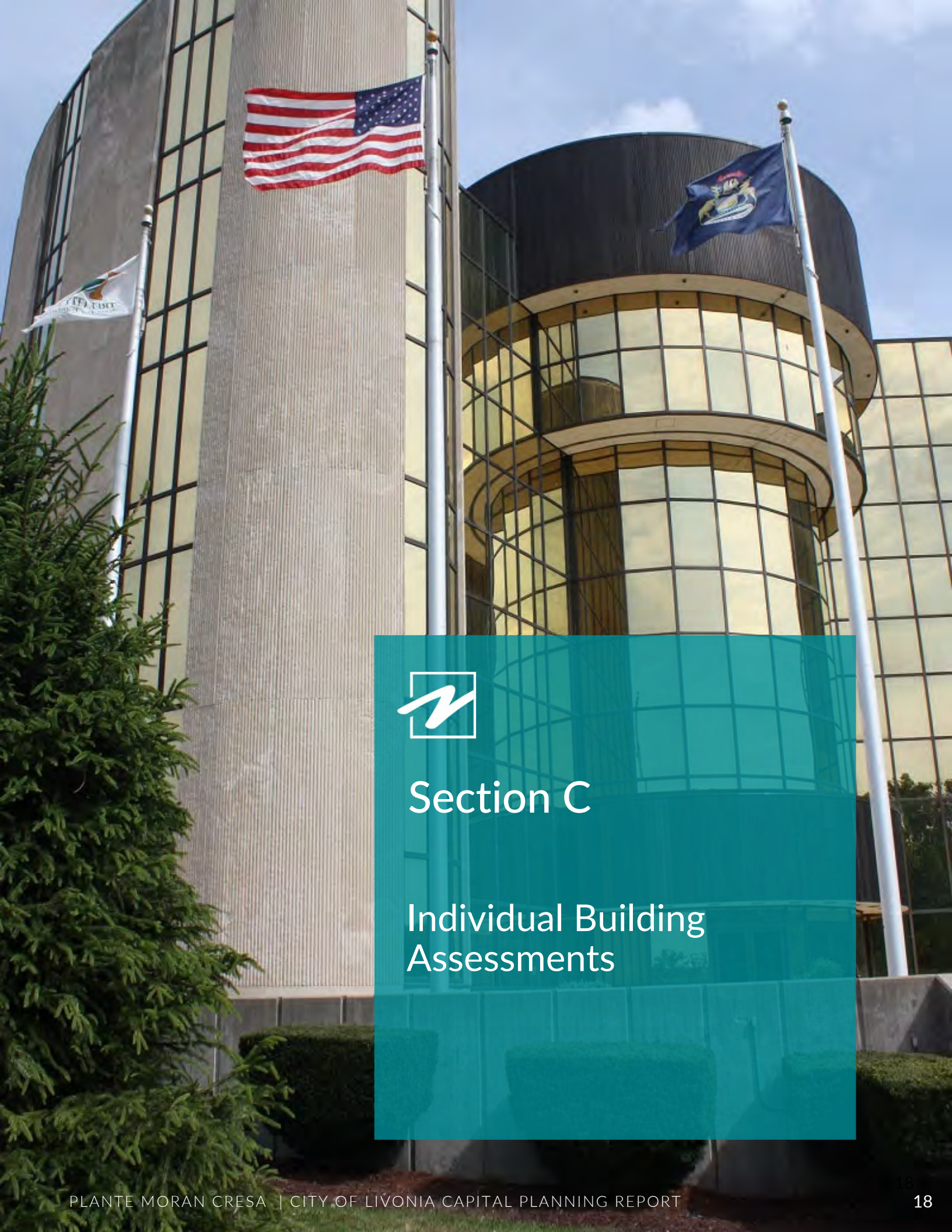


SECTION B

Property Summary

Building Locations Map | City, State

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



Section C

Individual Building Assessments

Building 01 – Livonia City Hall



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

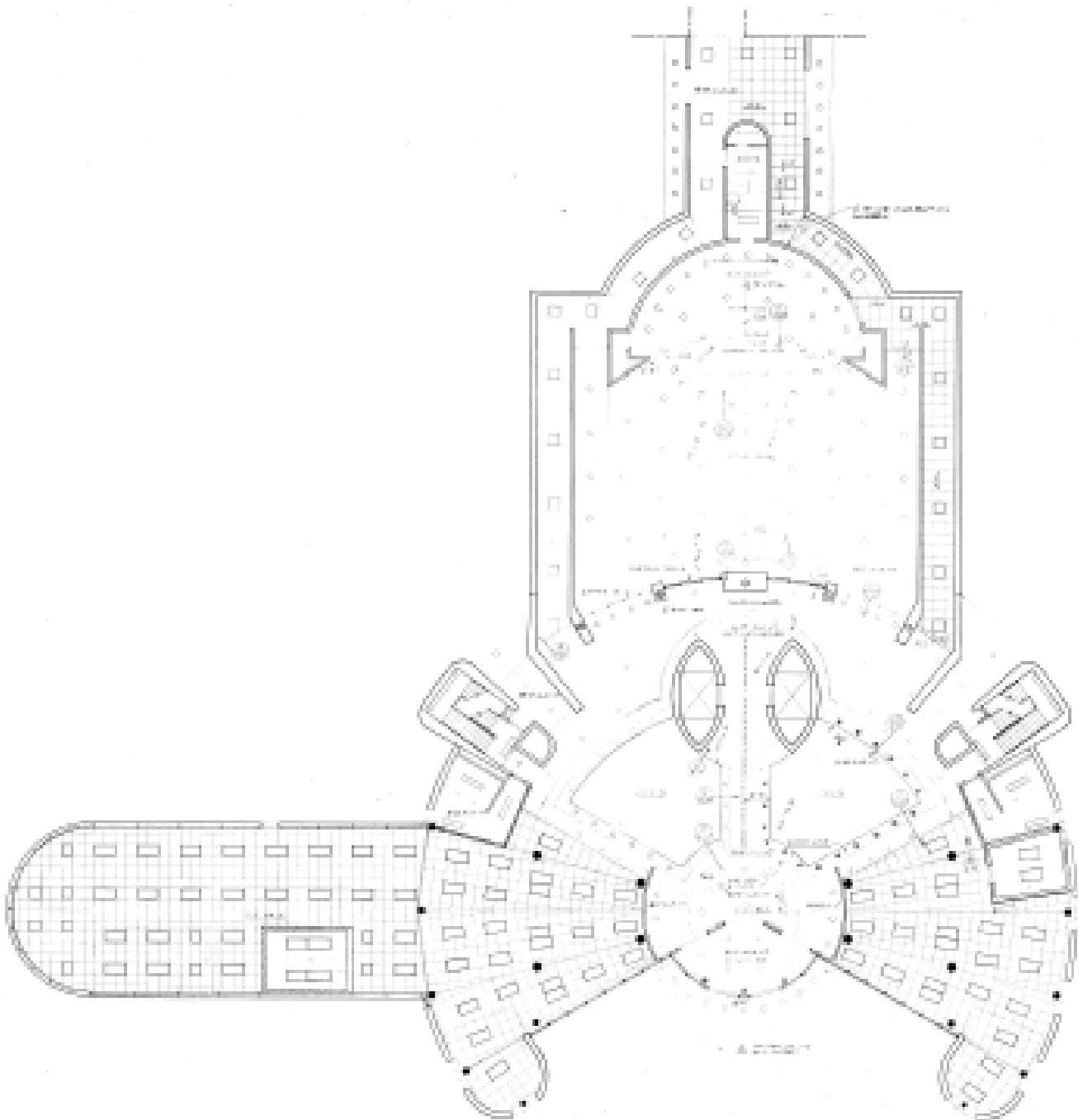
Site Plan:



Ground Floor Plan:

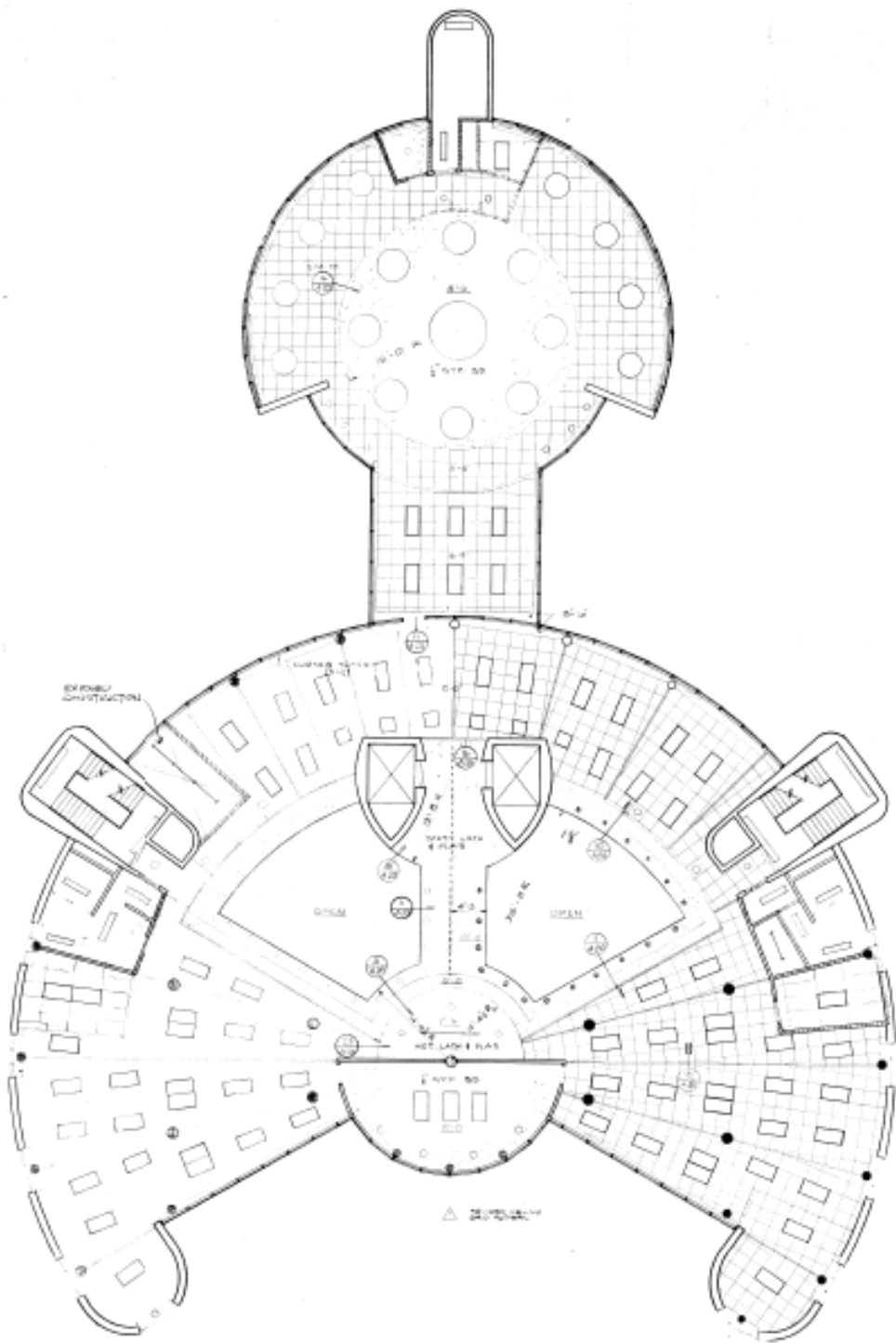
Building 01 - Livonia City Hall

1st Floor Plan:



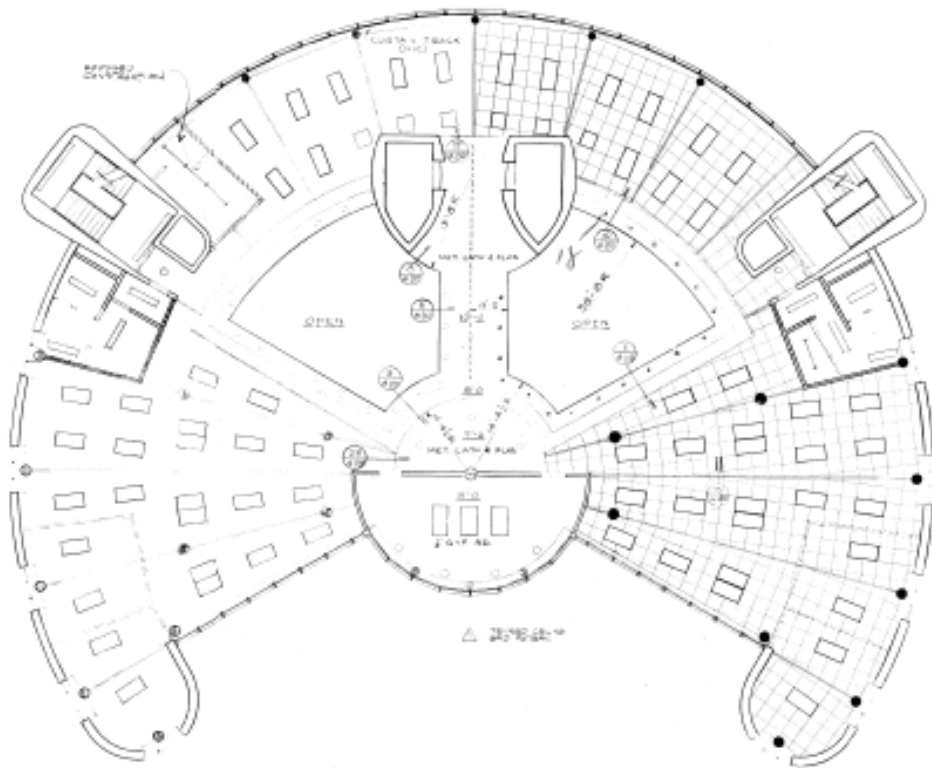
Building 01 - Livonia City Hall

2nd Floor Plan

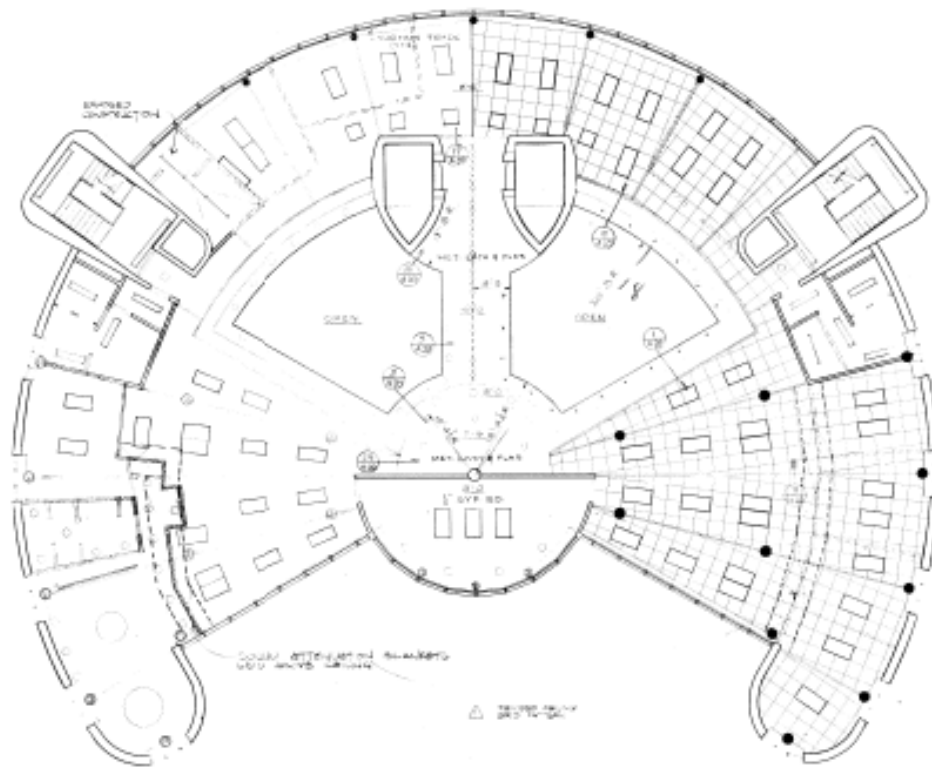


Building 01 - Livonia City Hall

3rd Floor Plan:



4th Floor Plan:



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Summary of Budgets:

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

SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Summary of Budgets:

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



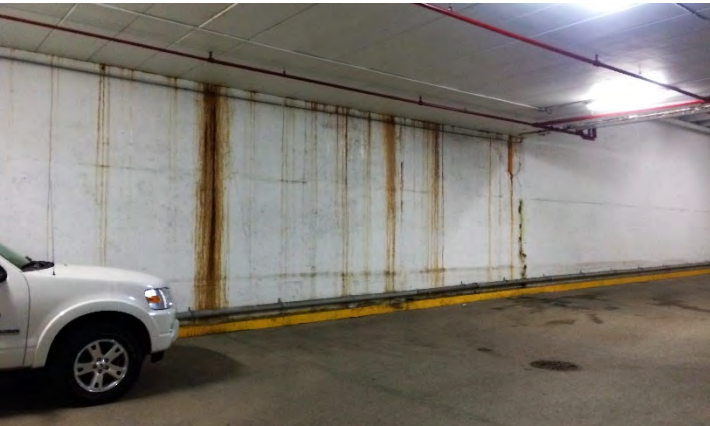
Annex Lobby 2017



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

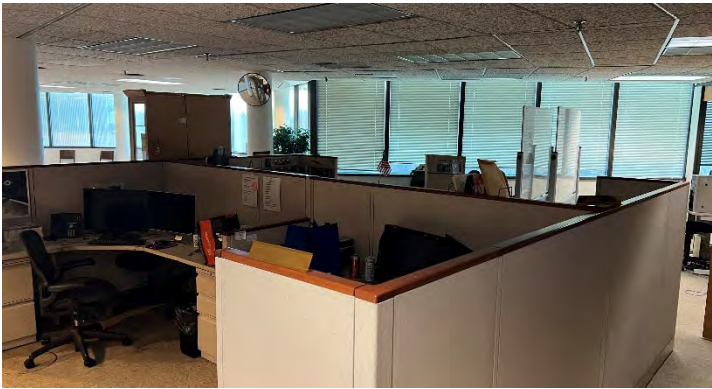
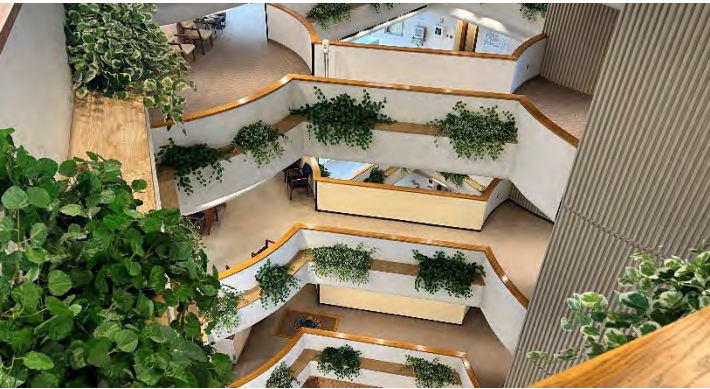


Basement Storage & Sump 2016

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

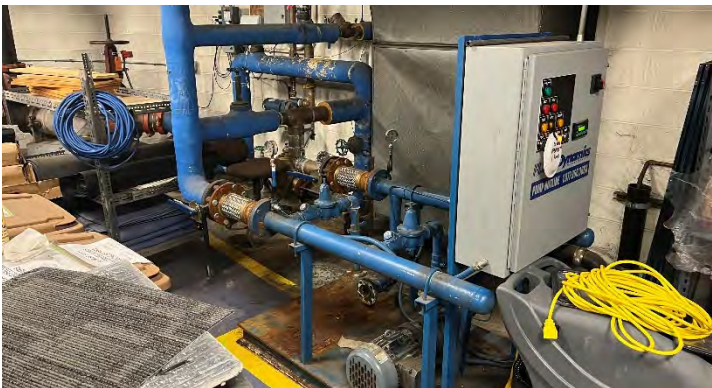
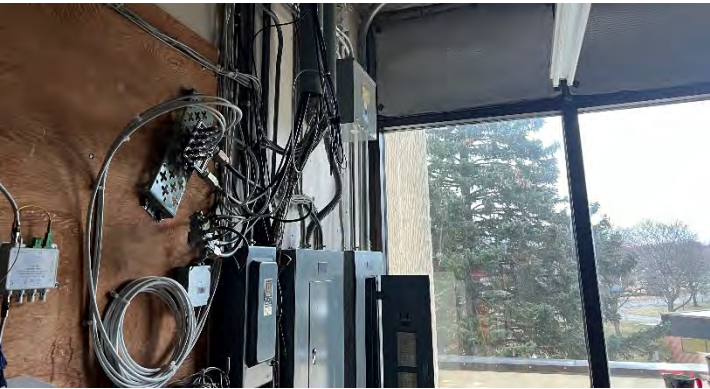
Building 01 – Livonia City Hall

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



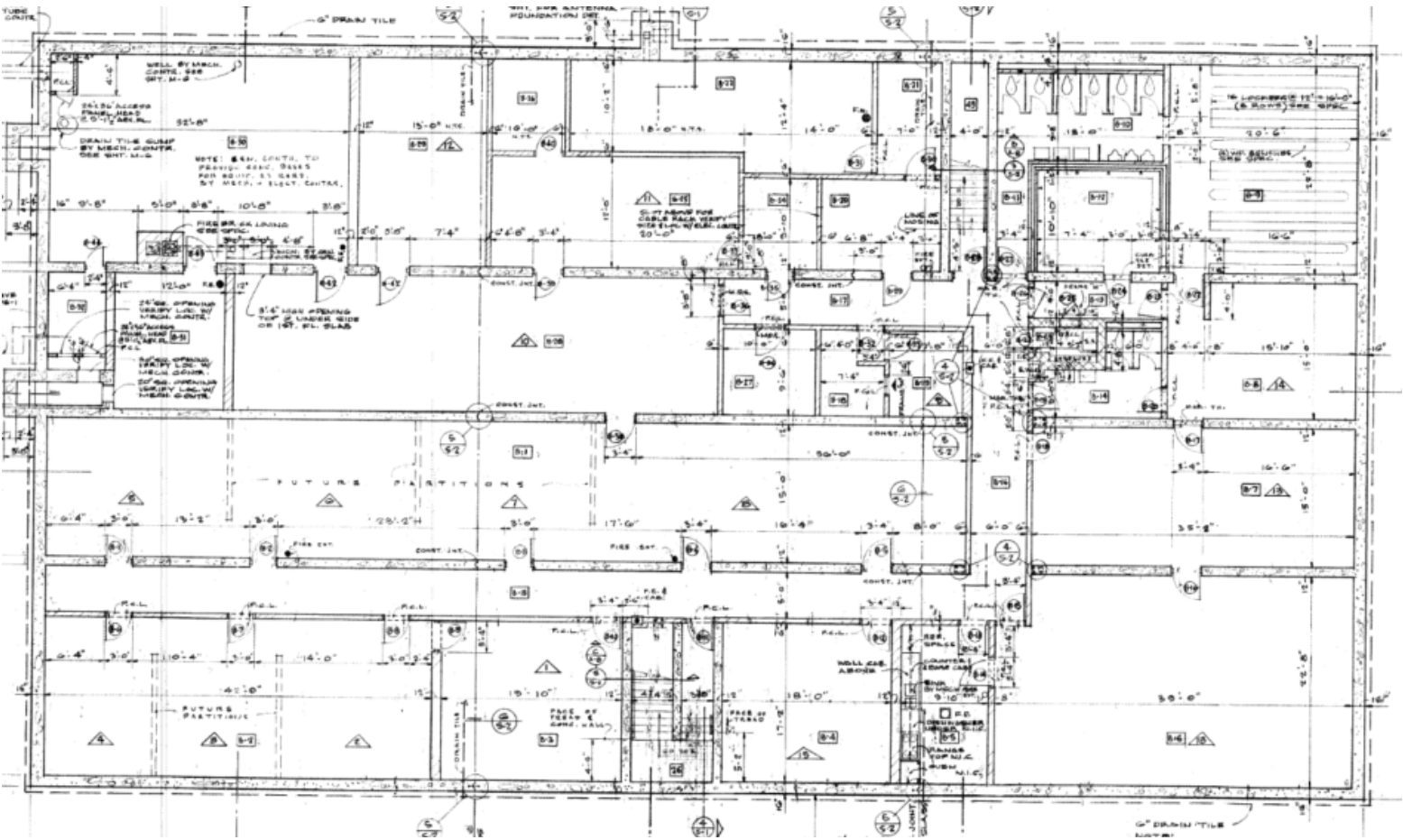
Address:	15050 Farmington Rd. Livonia MI 48154
Year Built:	1961/1987
Square Footage:	59,540
Site Area:	46.48 Acres
Parking Spaces:	76
Stories:	1
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	PVC
Fire Protection:	No

Site Plan:



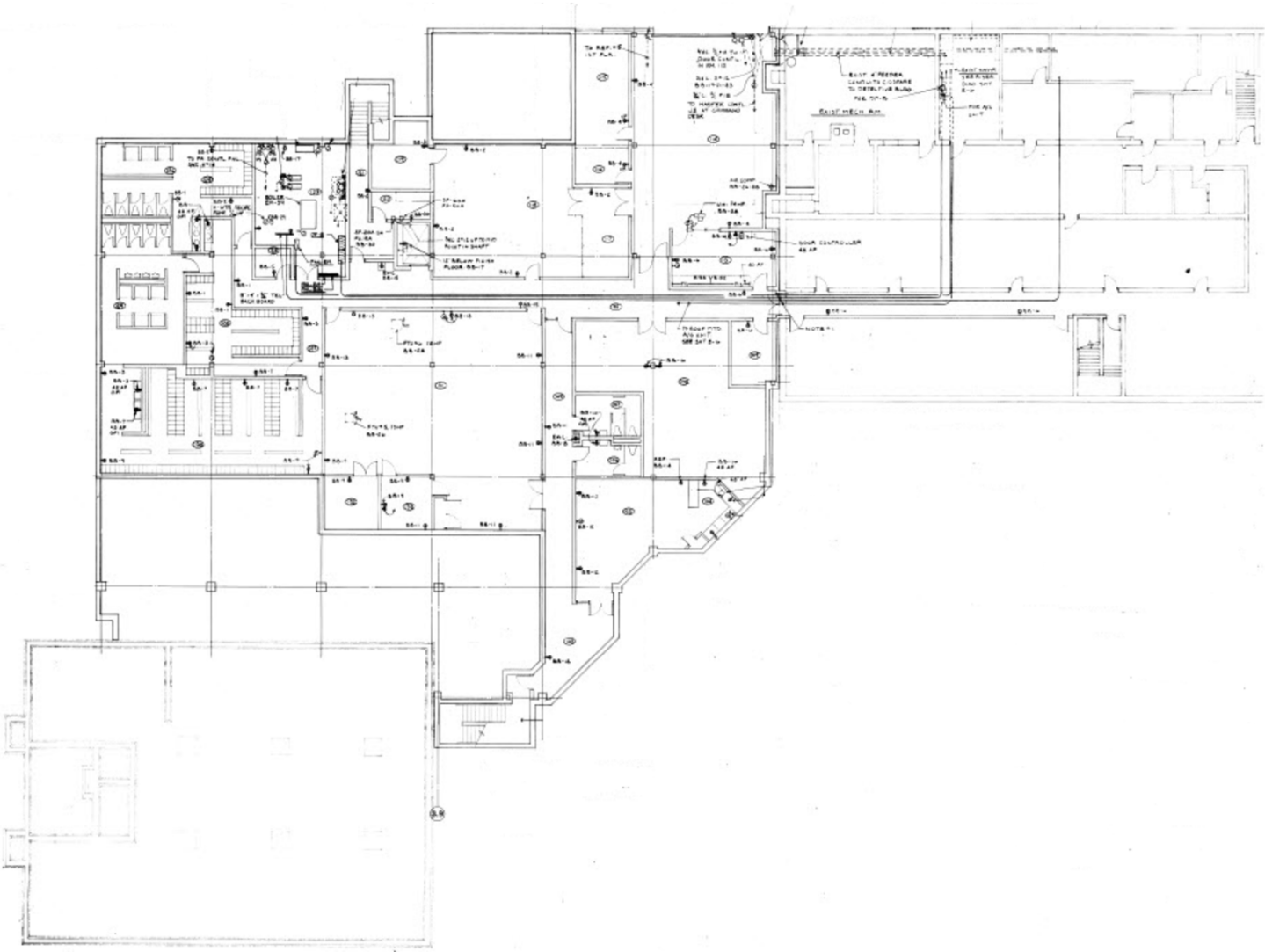
Building 02 - Livonia Police Department

Basement Floor Plan (1961):



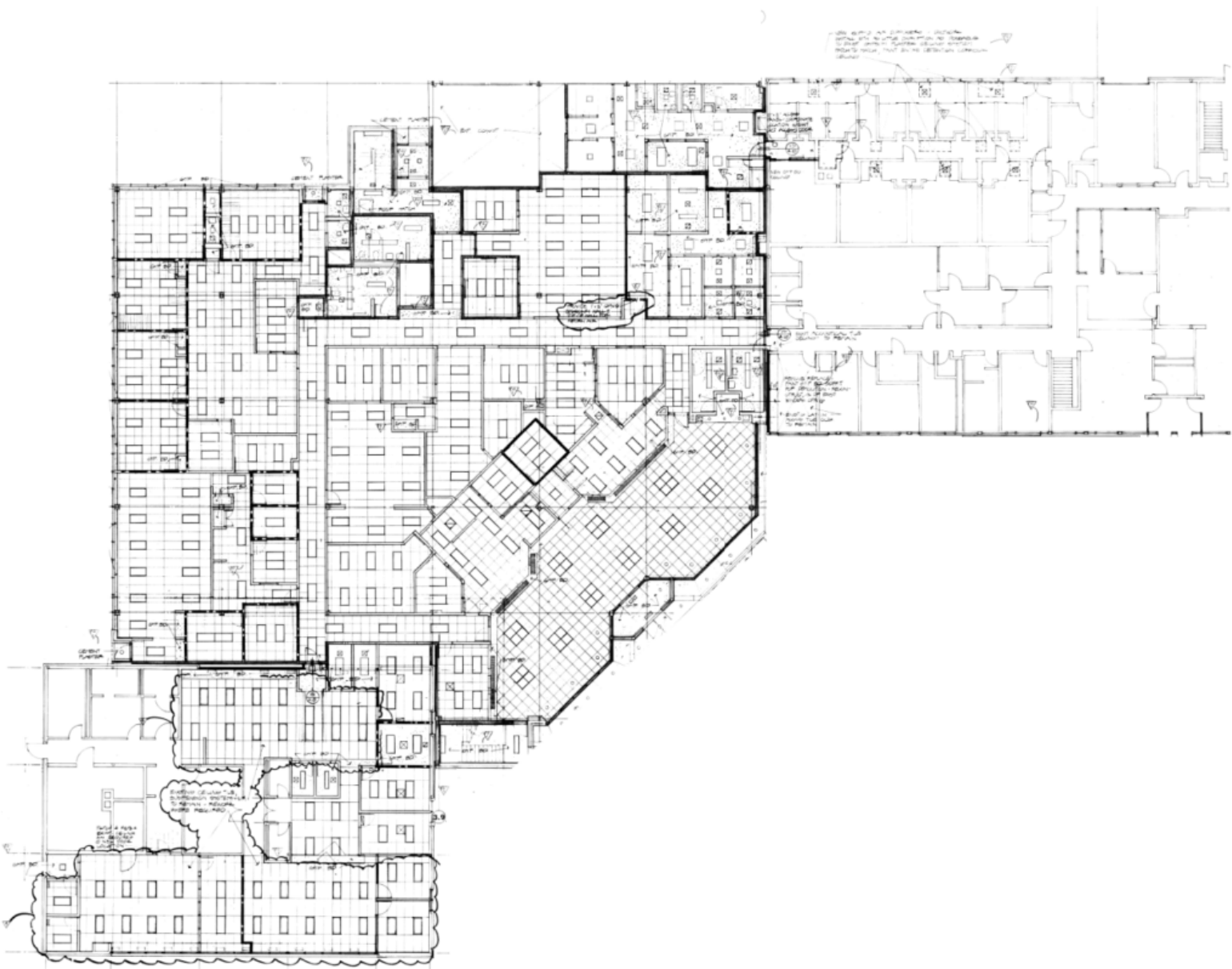
Building 02 – Livonia Police Department

Basement Floor Plan (1986):



Building 02 - Livonia Police Department

1st Floor Plan (1986):



SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

Summary of Budgets:

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

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

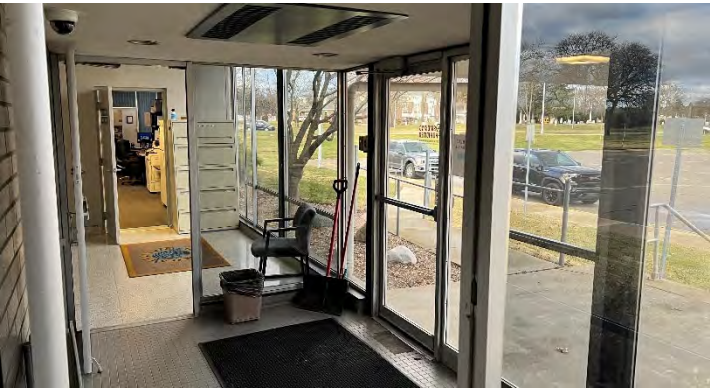
Summary of Budgets:

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

SECTION C | Individual Building Assessments

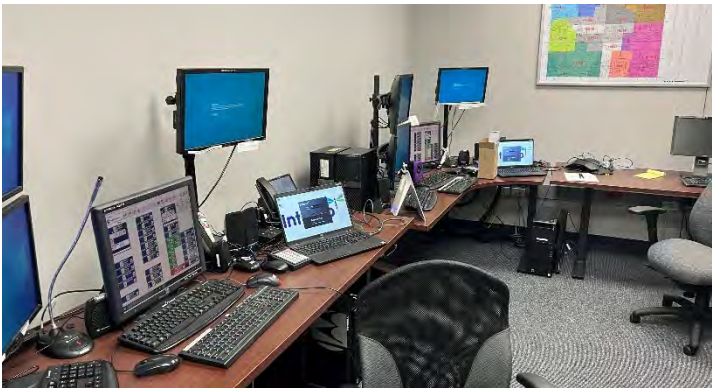
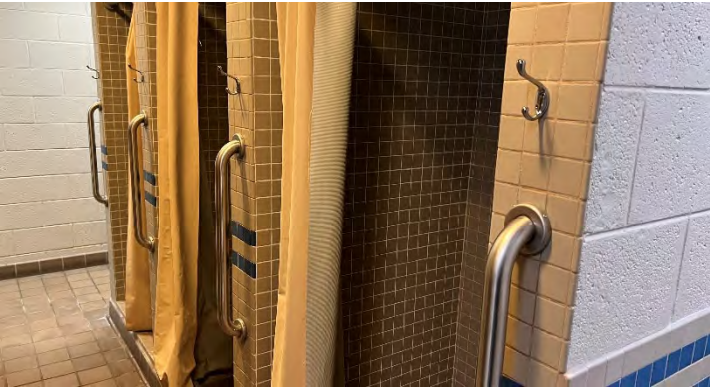
Building 02 – Livonia Police Department

Photos:



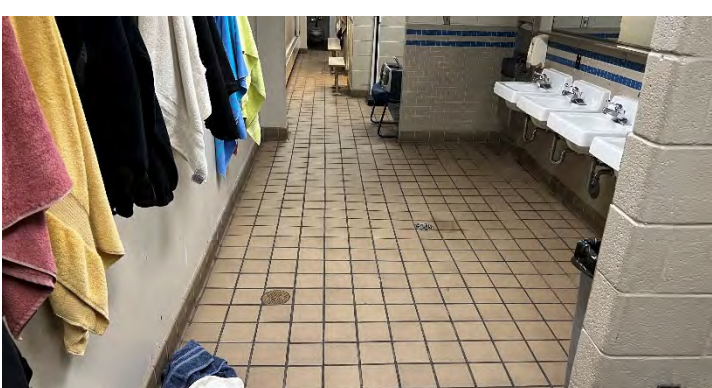
Building 02 – Livonia Police Department

Photos:



Building 02 – Livonia Police Department

Photos:



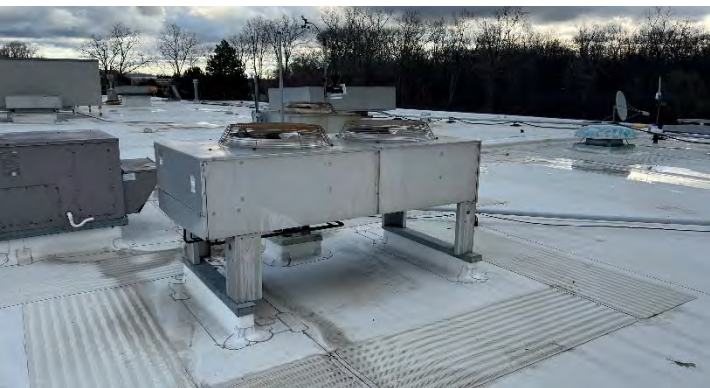
Building 02 – Livonia Police Department

Photos:



Building 02 – Livonia Police Department

Photos:



Building 03 – Station No. 1



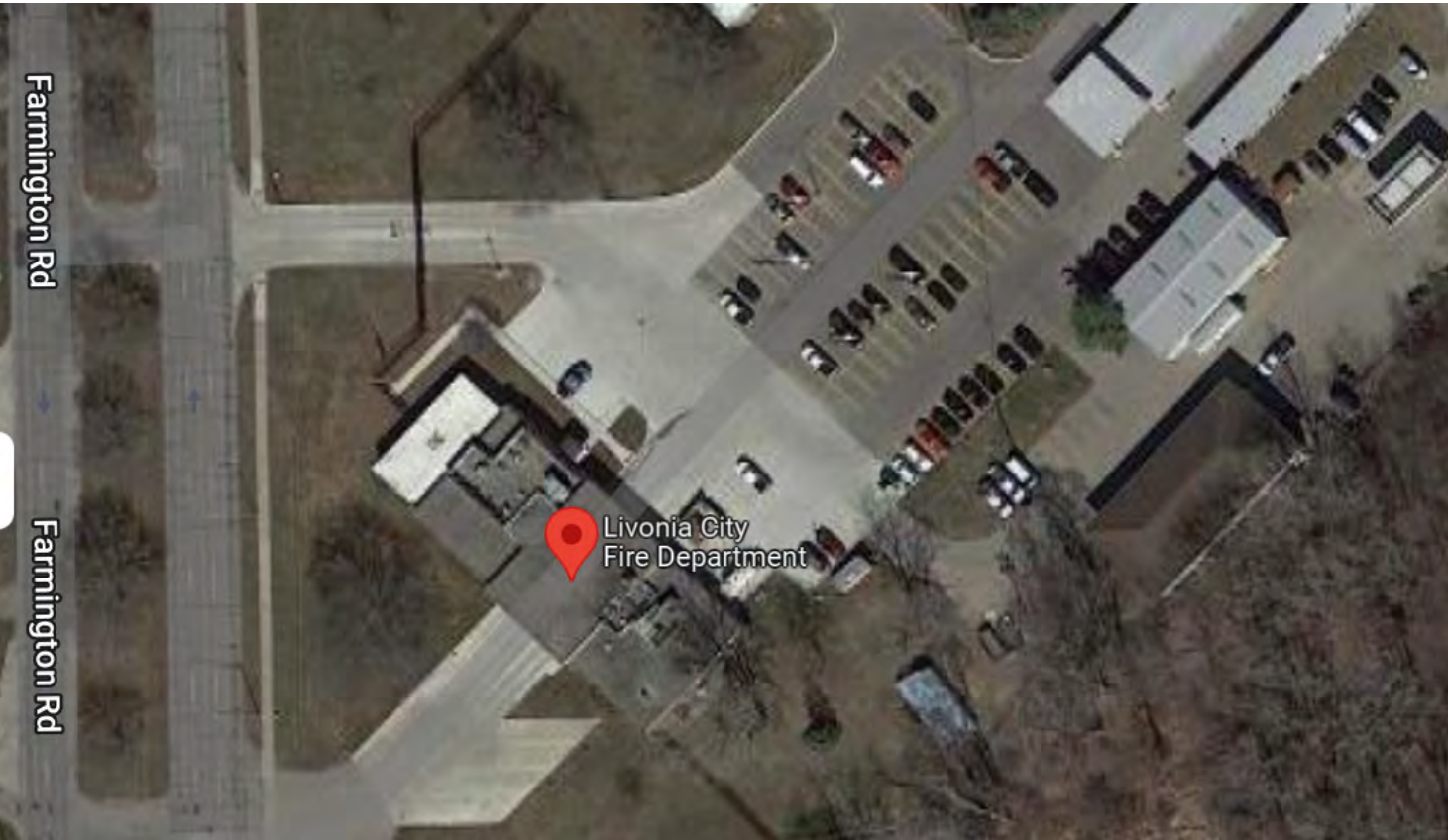
Address:	14910 Farmington Rd. Livonia MI 48154
Year Built:	1967 – 2018 (Addition)
Square Footage:	13,137
Site Area:	46.48 Acres
Parking Spaces:	26
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	PVC (Addition) & Tar
Fire Protection:	No

Space Needs Summary:

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

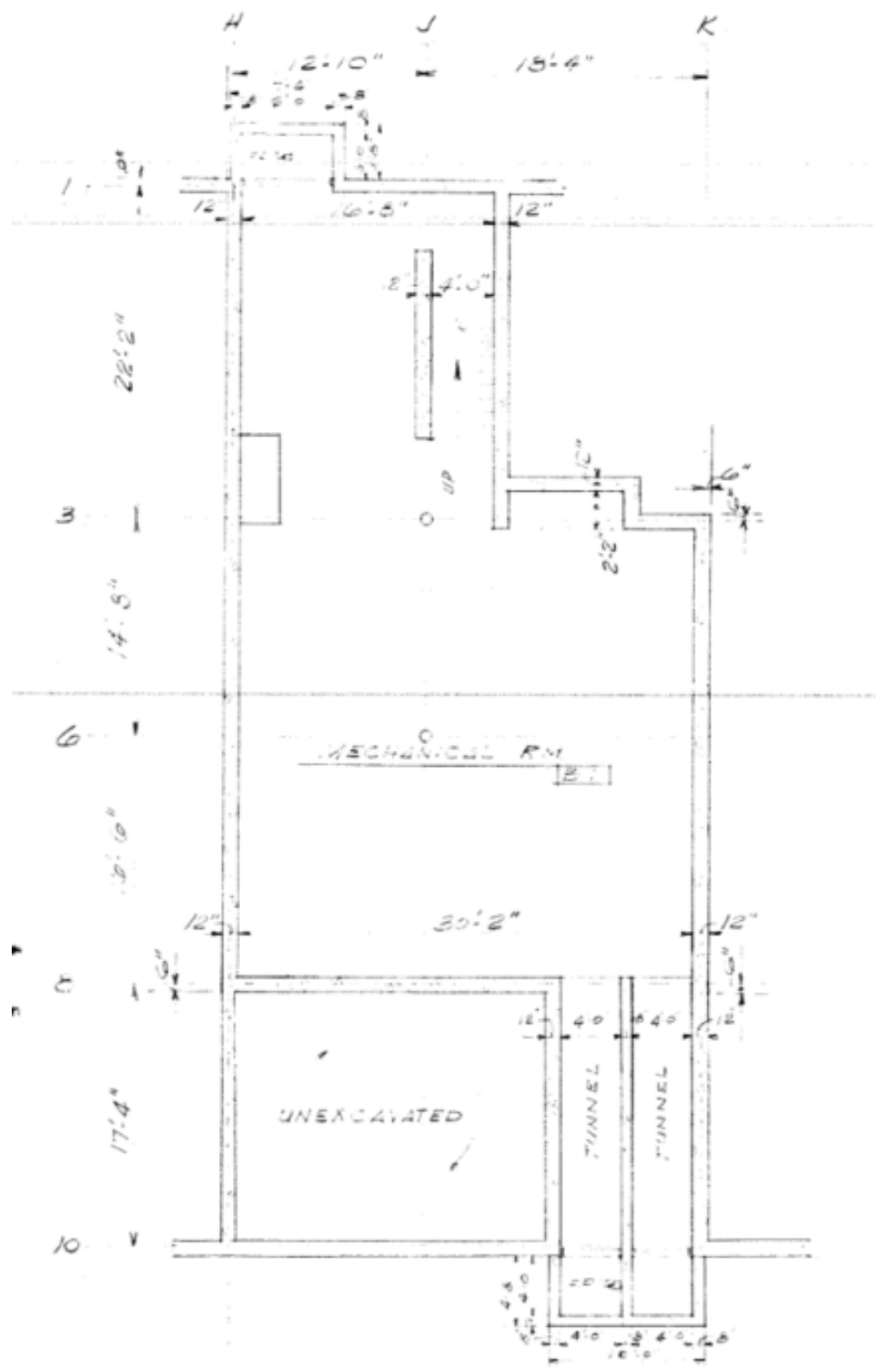
Building 03 – Station No. 1

Site Plan:



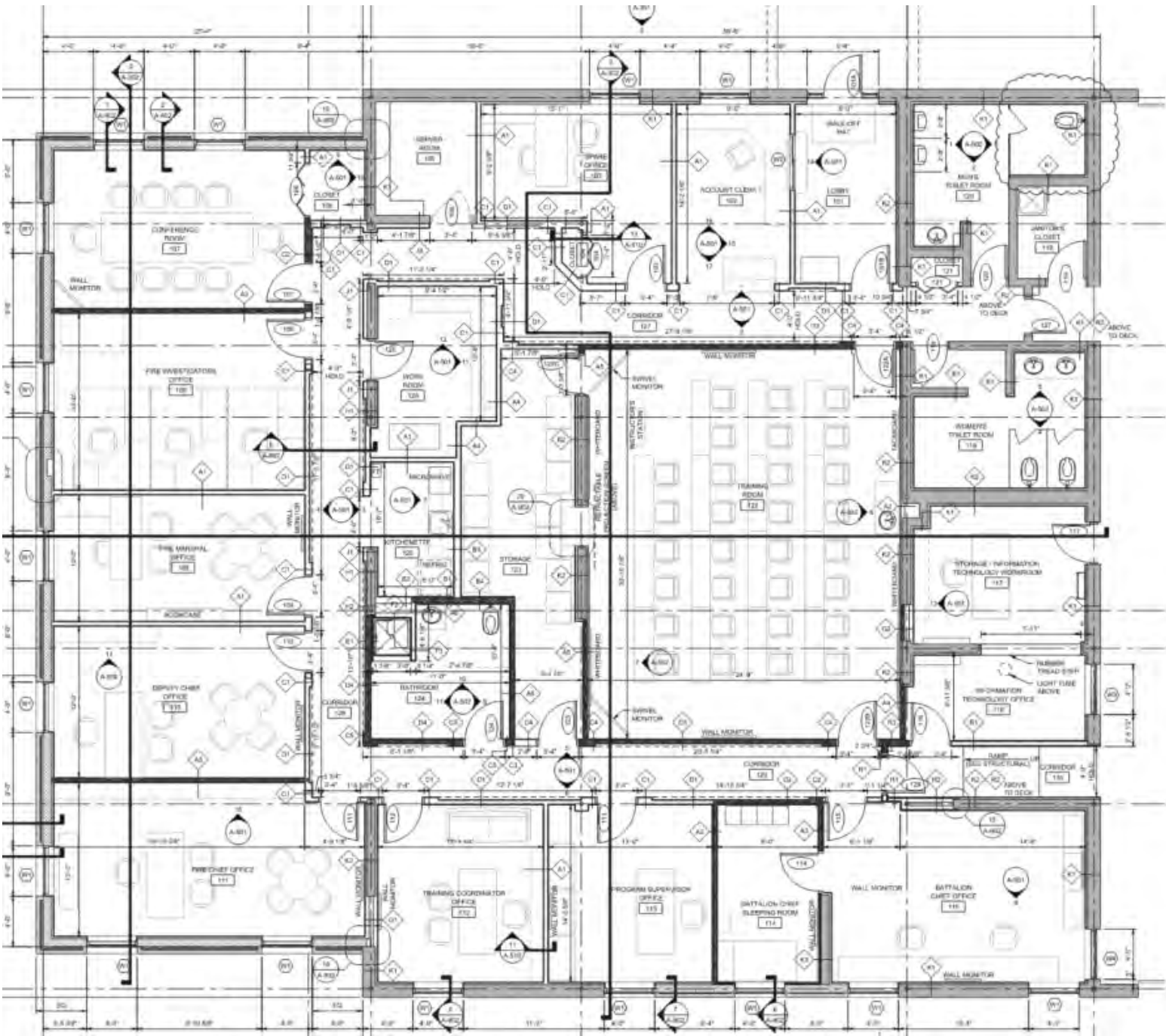
Building 03 - Station No. 1

Basement Floor Plan:



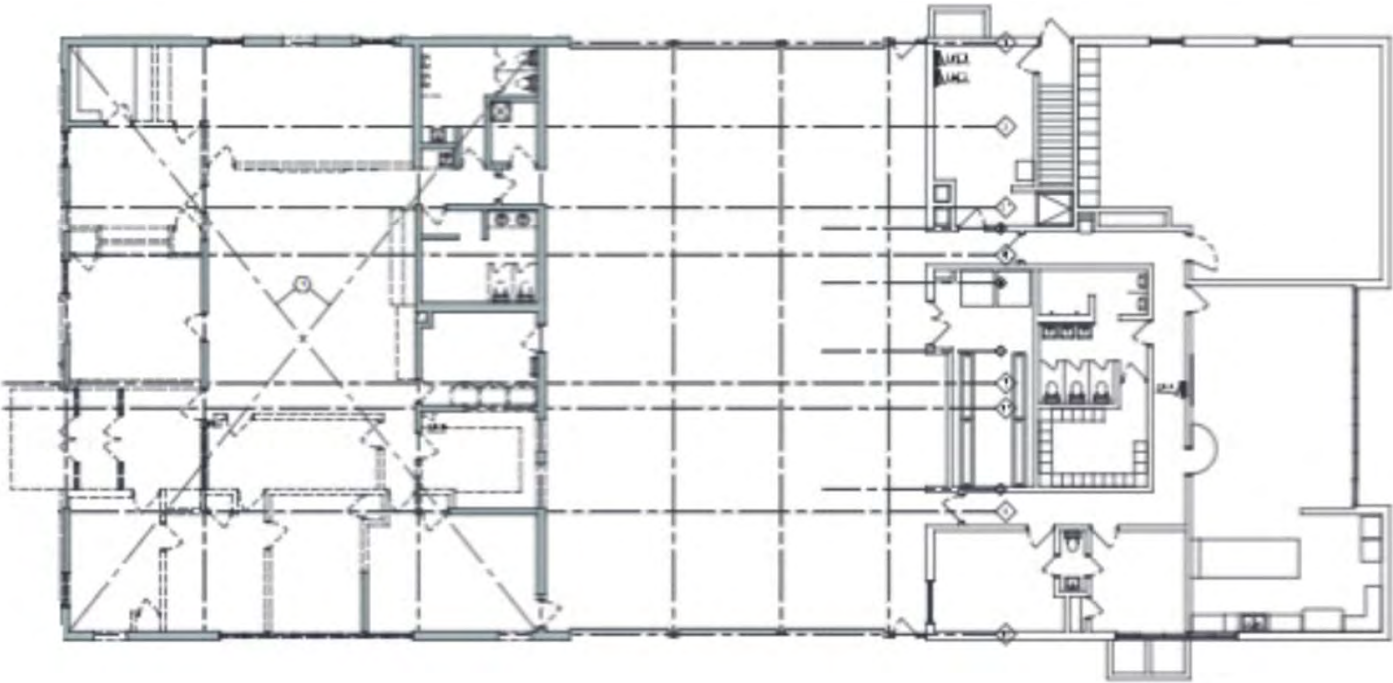
Building 03 – Station No. 1

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

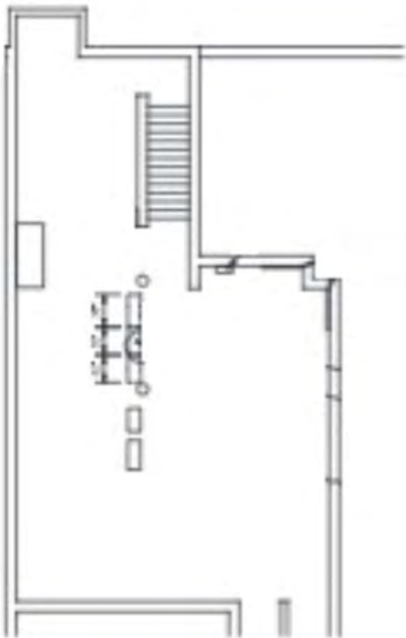


Building 03 – Station No. 1

1st Floor Plan:



Basement Floor Plan:



Penthouse Floor Plan:



SECTION C | Individual Building Assessments

Building 03 – Station No. 1

Summary of Budgets:

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

SECTION C | Individual Building Assessments

Building 03 – Station No. 1

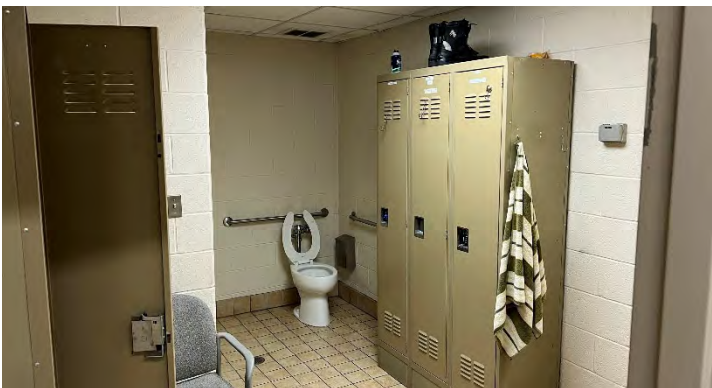
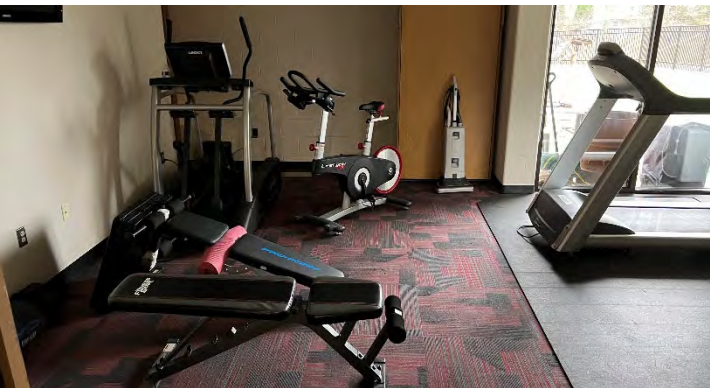
Summary of Budgets:

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

SECTION C | Individual Building Assessments

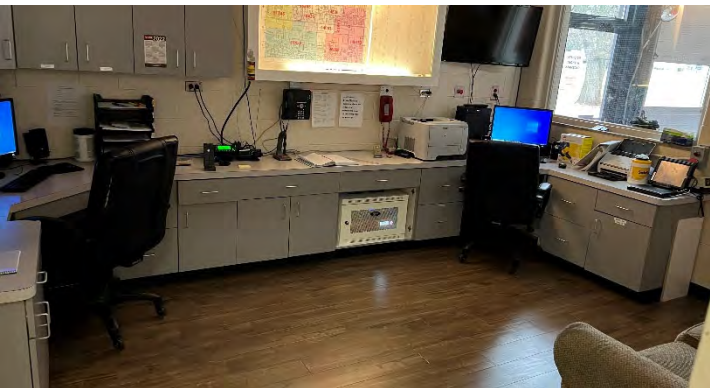
Building 03 – Station No. 1

Photos:



Building 03 – Station No. 1

Photos:



Building 03 – Station No. 1

Photos:



Building 04 – Livonia Civic Center Library



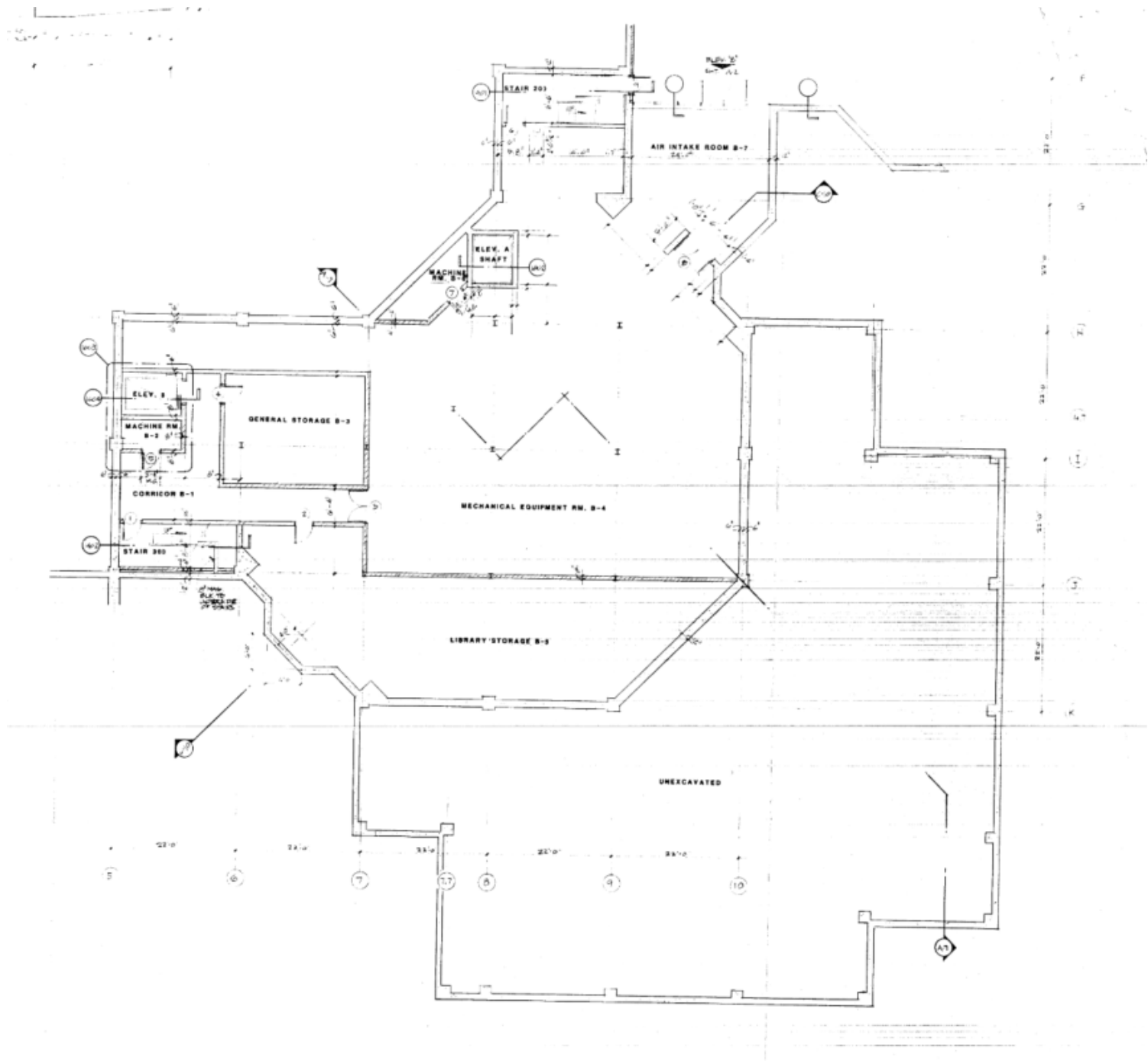
Address:	32777 Five Mile Rd. Livonia MI 48154
Year Built:	1987
Square Footage:	64,000
Site Area:	3.85
Parking Spaces:	197
Stories:	3
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick & Limestone
Roof:	TPO
Fire Protection:	Yes

Site Plan:



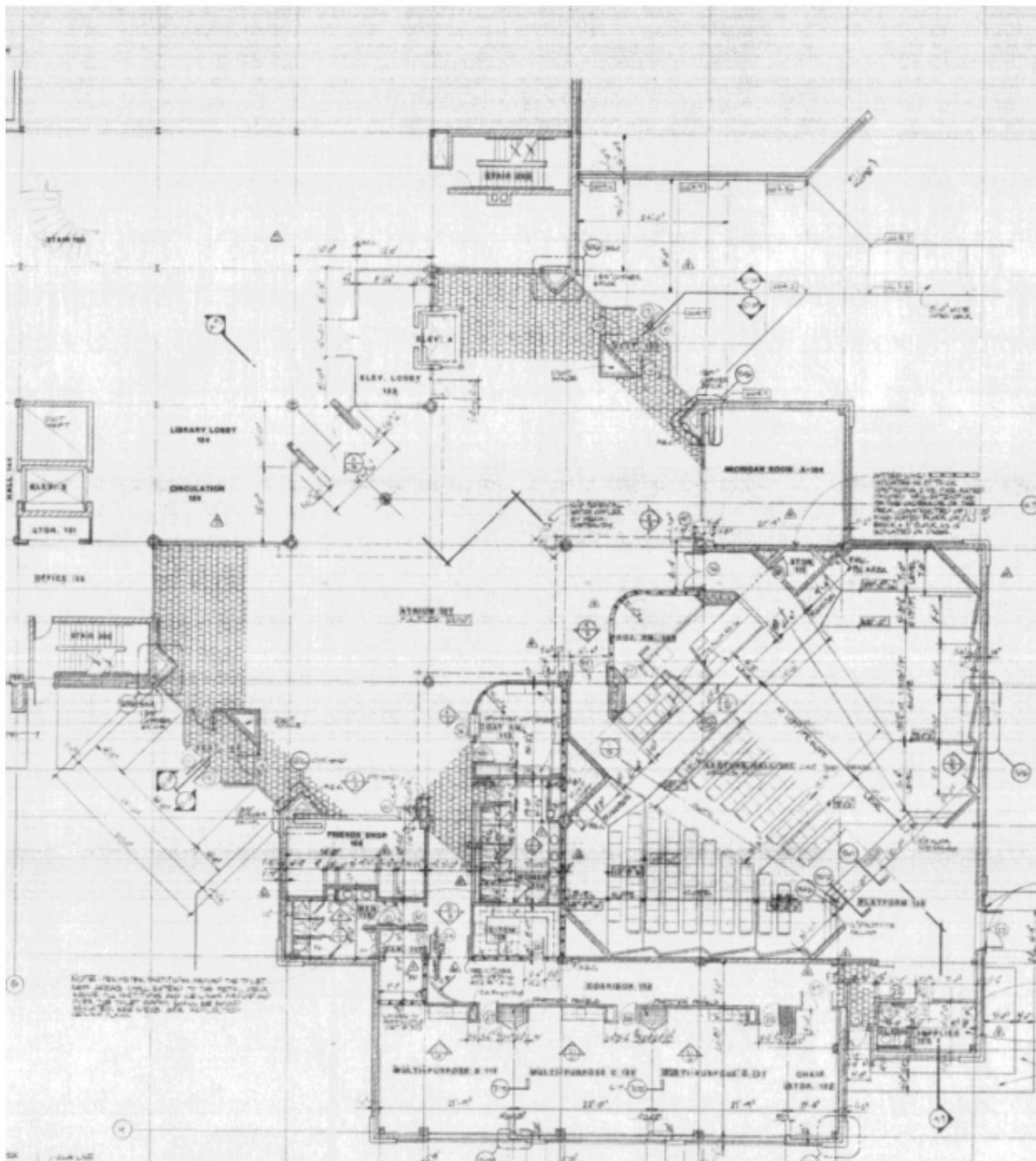
Building 04 – Livonia Civic Center Library

Basement Floor Plan:



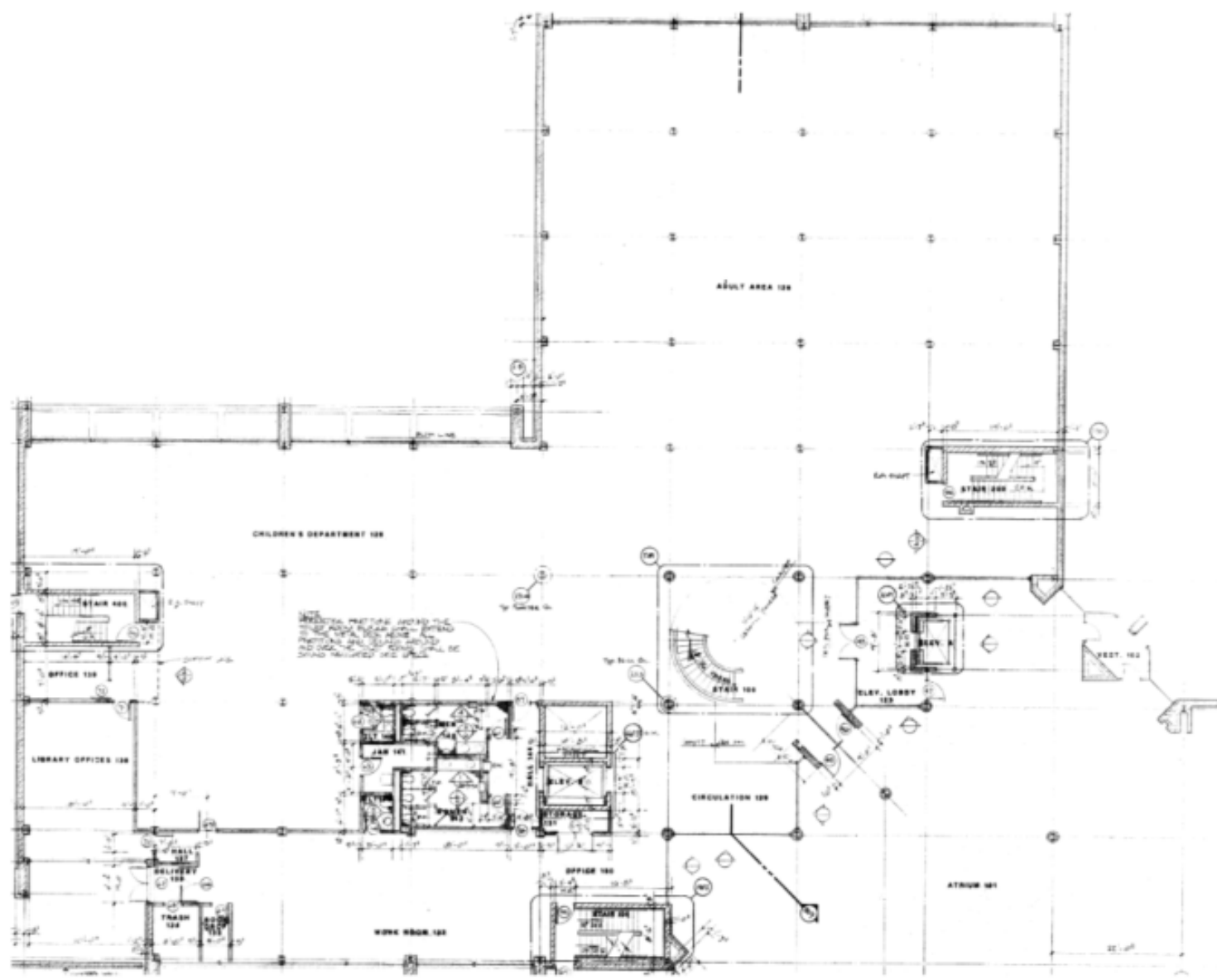
Building 04 – Livonia Civic Center Library

1st Floor Plan (Lecture Hall):



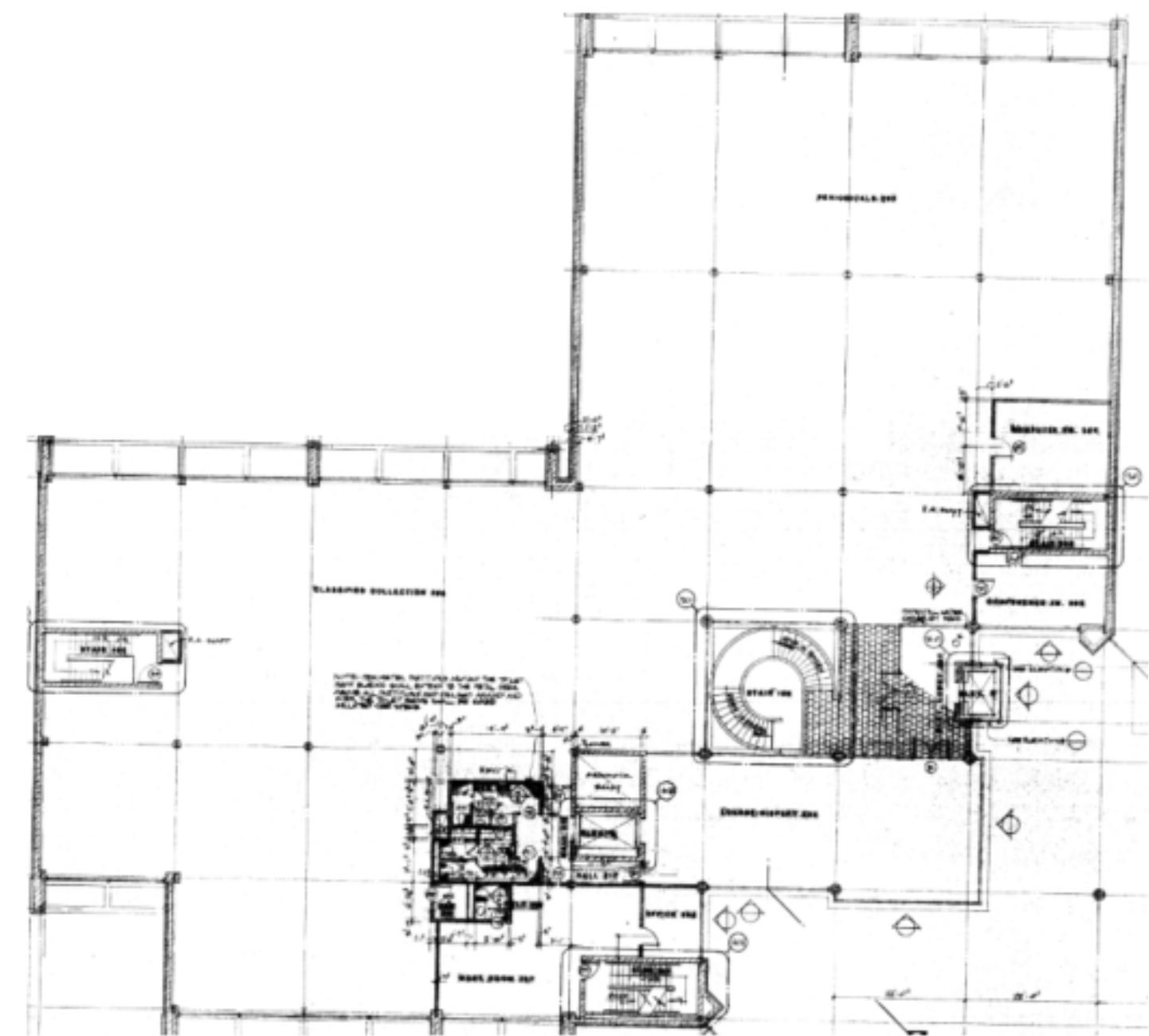
Building 04 – Livonia Civic Center Library

1st Floor Plan:



Building 04 - Livonia Civic Center Library

2nd Floor Plan:



SECTION C | Individual Building Assessments

Building 04 – Livonia Civic Center Library

Summary of Budgets:

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

Building 04 – Livonia Civic Center Library

Summary of Budgets:

Civic Center Library						Cost Data		
Building SF		64,000				Specification Factor = Geographic Factor = Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.25%	\$0	\$0	\$39,960
Power for new HVAC	1	Allowance	1	1	0.55%	\$60,480	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	64,000	SF	1	64,000	4.59%	\$0	\$655,949	\$0
Replace Exterior Wall Packs	12	EA	1	12	0.10%	\$10,886	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL						5.49%	\$71,366	\$655,949
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$55,944
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$55,944
SECURITY SYSTEMS SUBTOTAL						0.69%	\$0	\$111,888
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	1.10%	\$120,960	\$0	\$0
ABATEMENT SUBTOTAL						1.10%	\$120,960	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance (Including Book Shelves)	1	Allowance	1	1	7.37%	\$270,000	\$351,000	\$399,600
FURNITURE & EQUIPMENT SUBTOTAL						7.37%	\$270,000	\$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

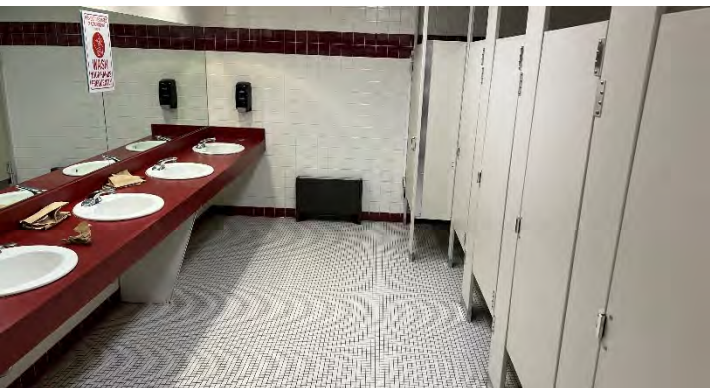
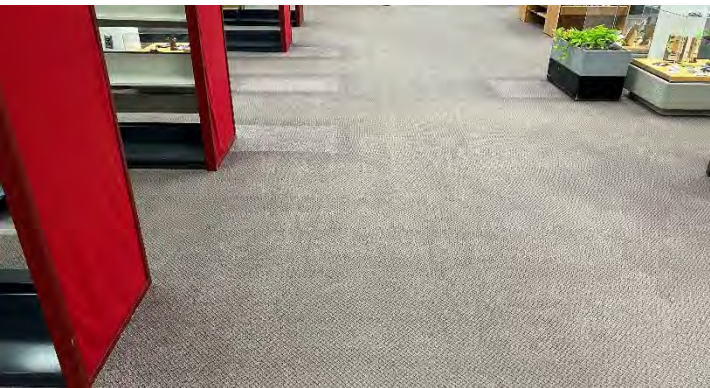
Building 04 – Livonia Civic Center Library

Photos:



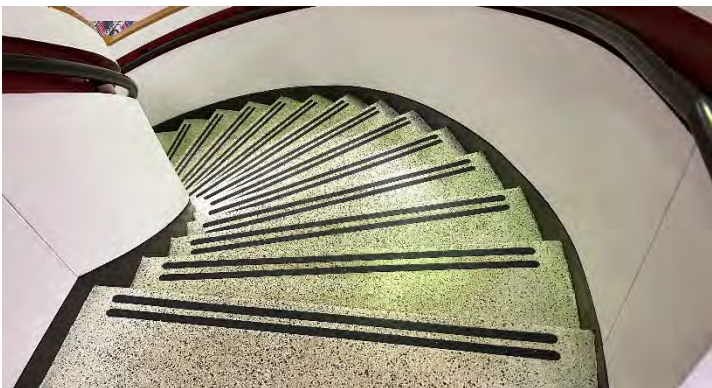
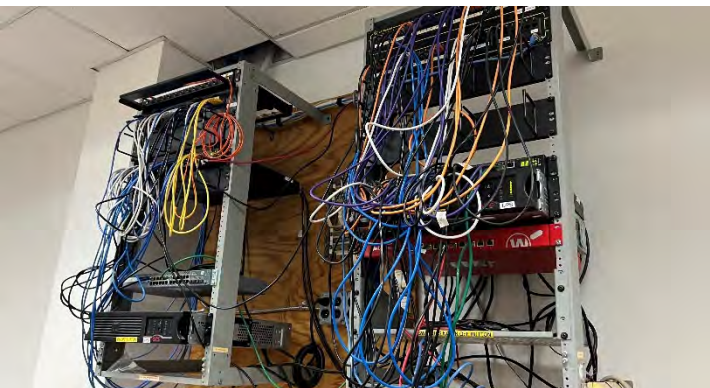
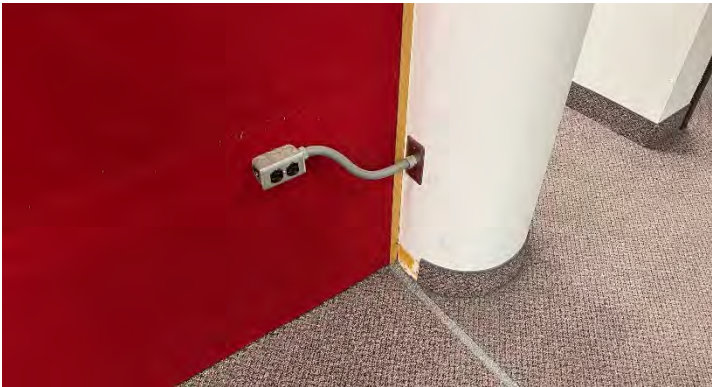
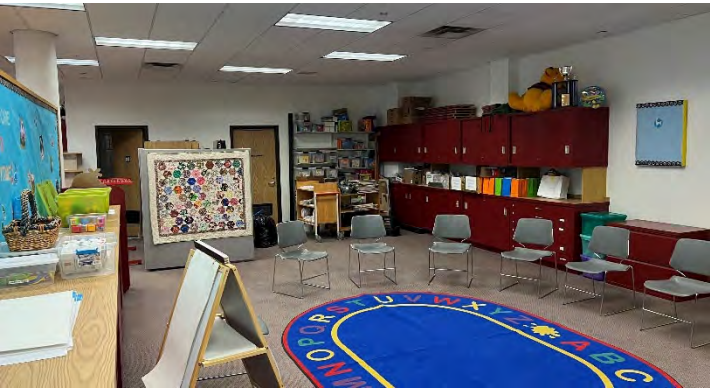
Building 04 – Livonia Civic Center Library

Photos:



Building 04 – Livonia Civic Center Library

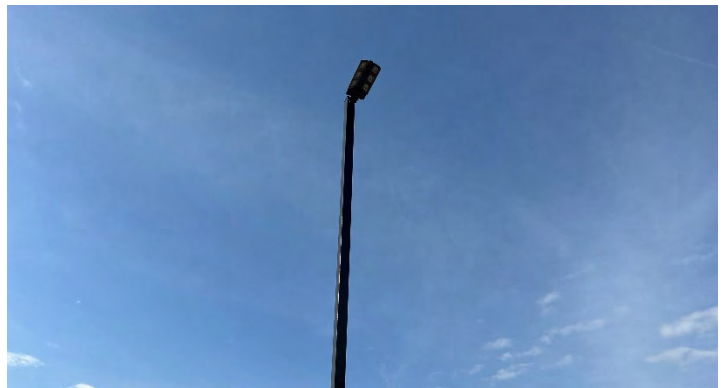
Photos:



Building 04 – Livonia Civic Center Library

Photos:





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



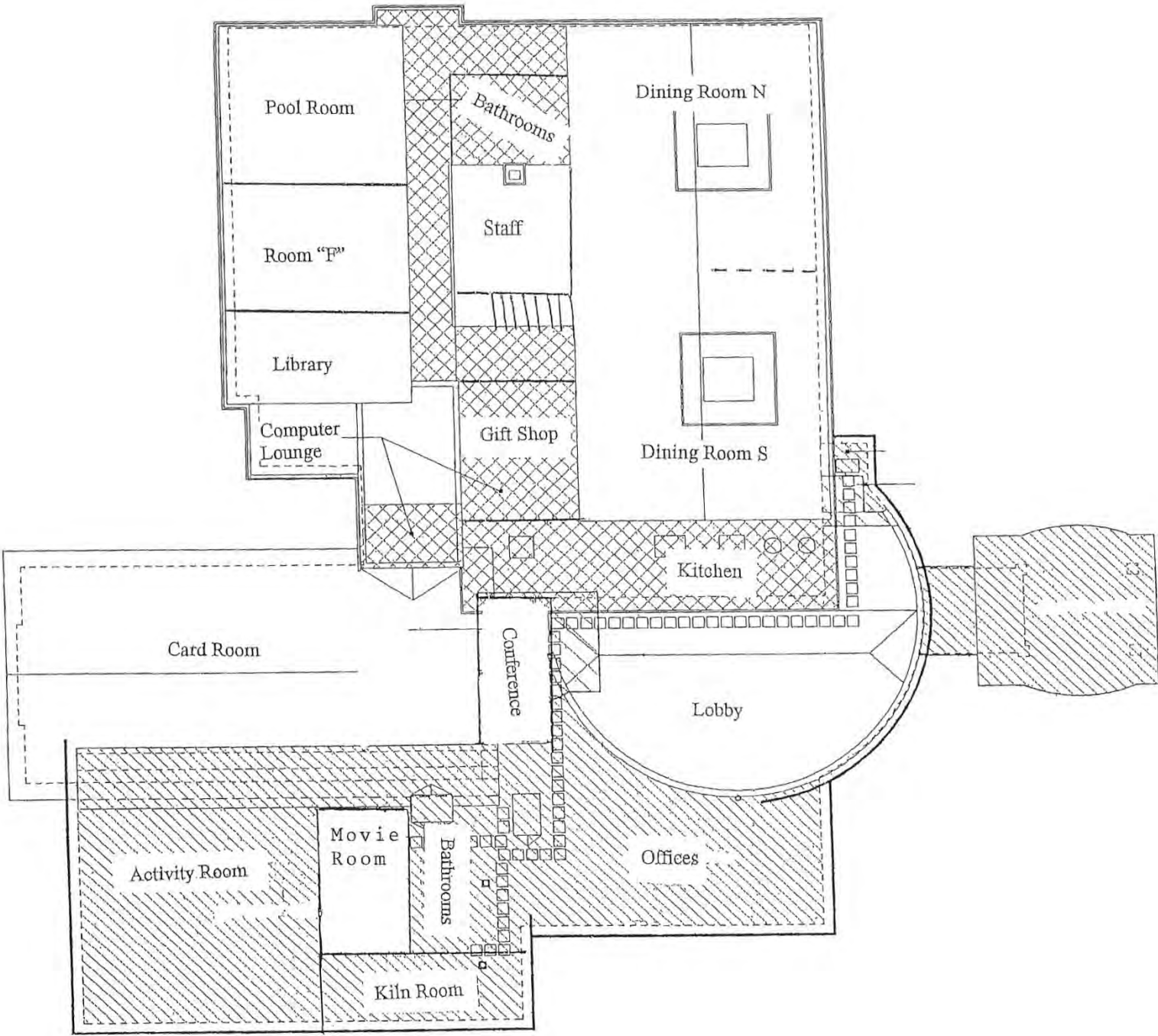
Address:	15218 Farmington Rd. Livonia MI 48154
Year Built:	1964 Additions: 1984 Lobby, 2001 Offices
Square Footage:	25,000
Site Area:	1.99 acres
Parking Spaces:	135
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Shingled and EPDM
Fire Protection:	None

Site Plan:



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

1st Floor Plan:



SECTION C | Individual Building Assessments

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

Summary of Budgets:

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

SECTION C | Individual Building Assessments

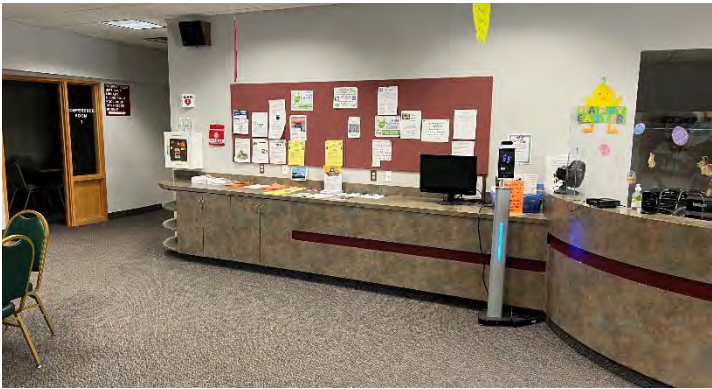
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Summary of Budgets:

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

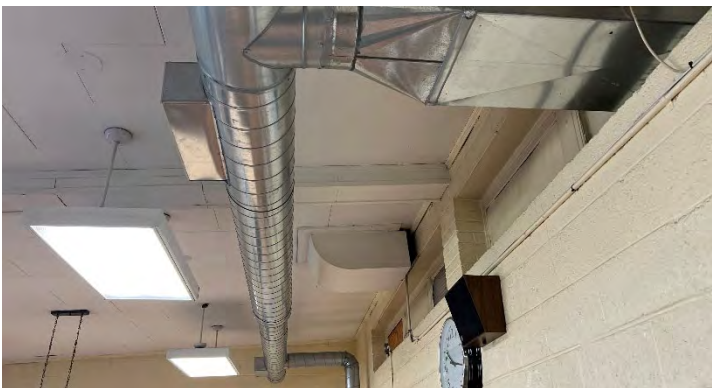
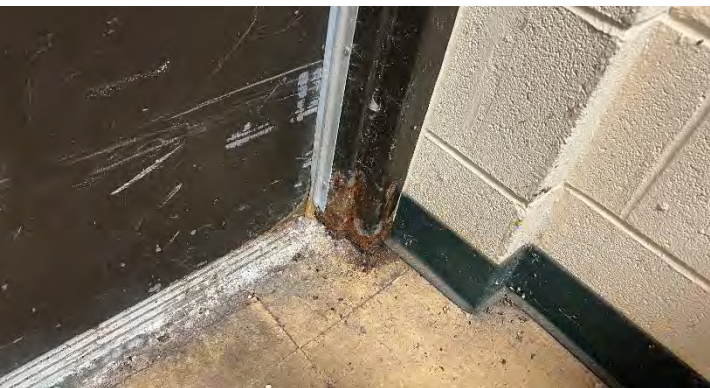
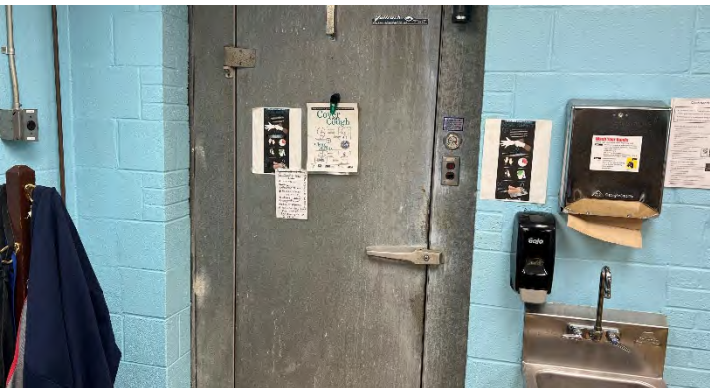
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



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

Photos:



SECTION C | Individual Building Assessments

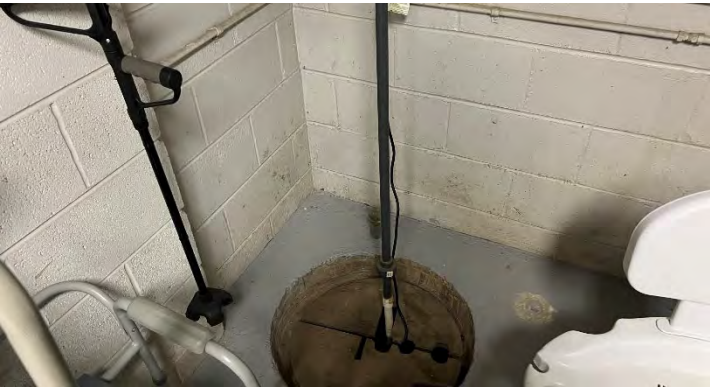
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



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

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center



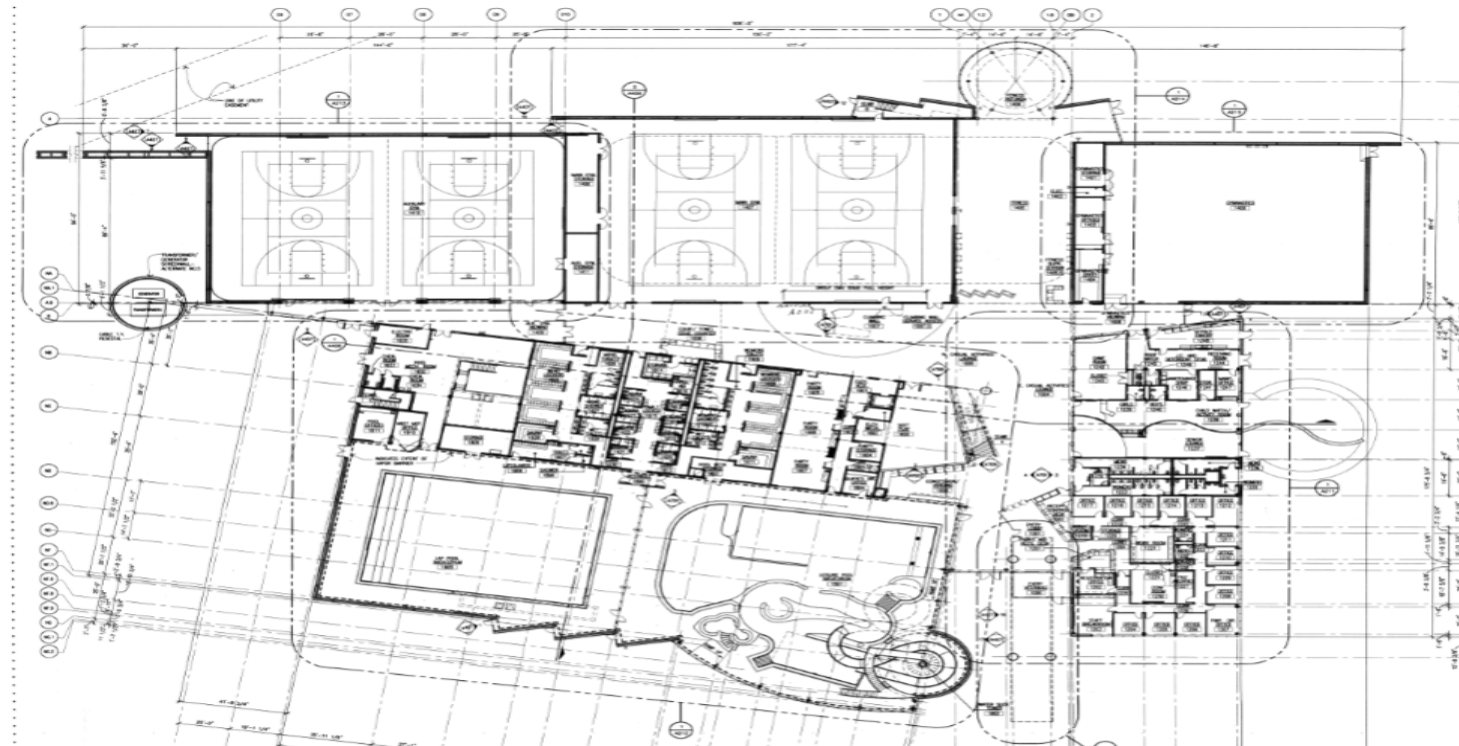
Address:	15100 Hubbard St. Livonia MI 48154
Year Built:	2003
Square Footage:	130,000
Site Area:	Approximately 17 Acres
Parking Spaces:	381
Stories:	2
Basement:	No
Elevator(s):	1
Exterior Façade:	Brick
Roof:	EPDM
Fire Protection:	Fully Sprinkled

Site Plan:

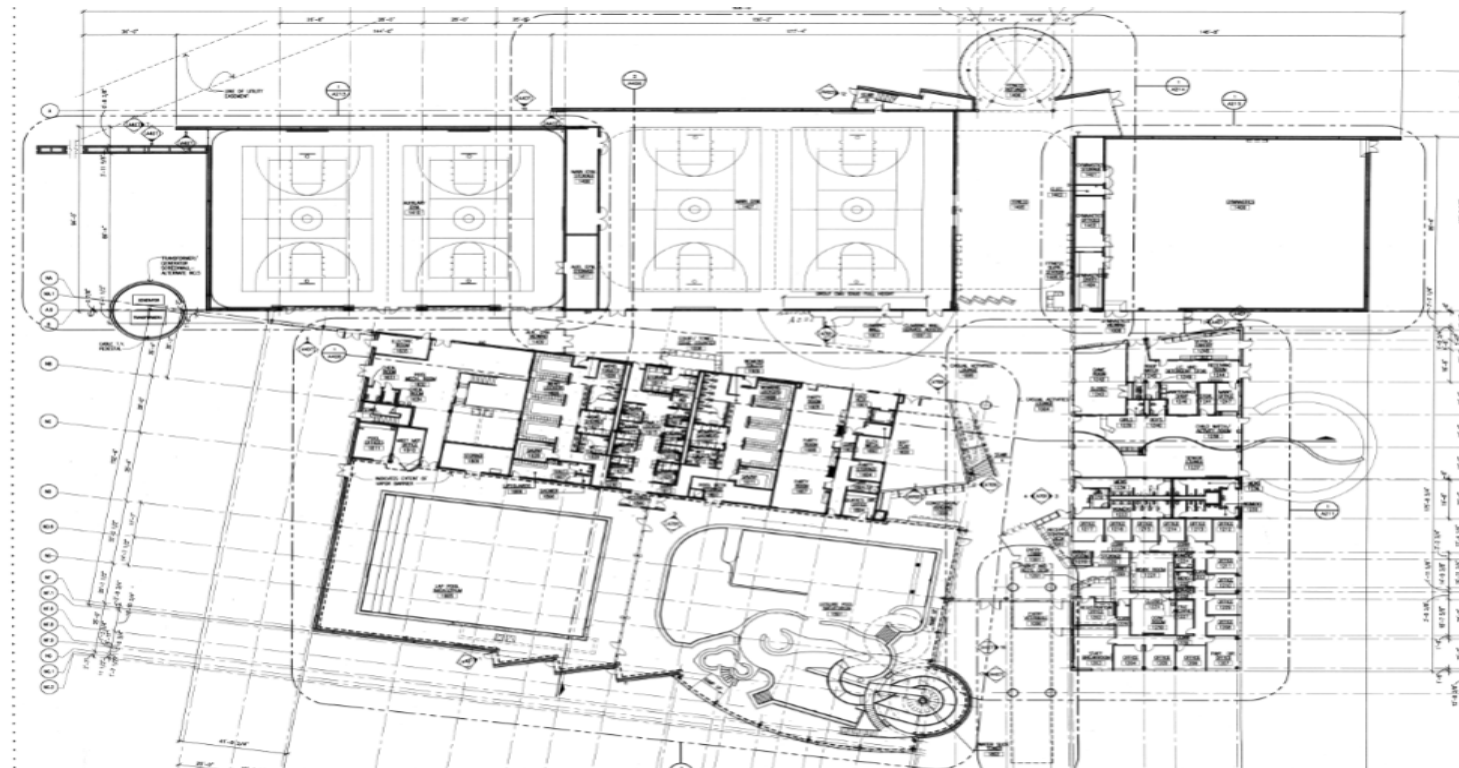


Building 06 – Jack E. Kirksey Livonia Community Recreation Center

1st Floor Plan:



2nd Floor Plan:



SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Summary of Budgets:

Jack E. Kirksey Recreation Center						Cost Data		
Building SF 130,000						Specification Factor = Geographic Factor = Cost Escalation Factor =		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	222352	SF	1	222,352	7.98%	\$0	\$0	\$2,132,445
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.09%	\$16,200	\$0	\$0
Sealcoating/Re-striping	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

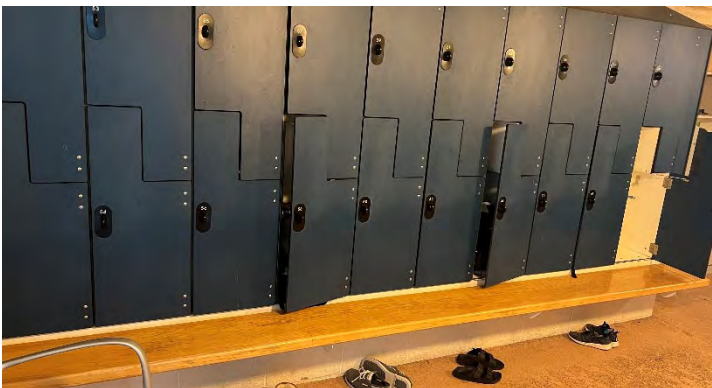
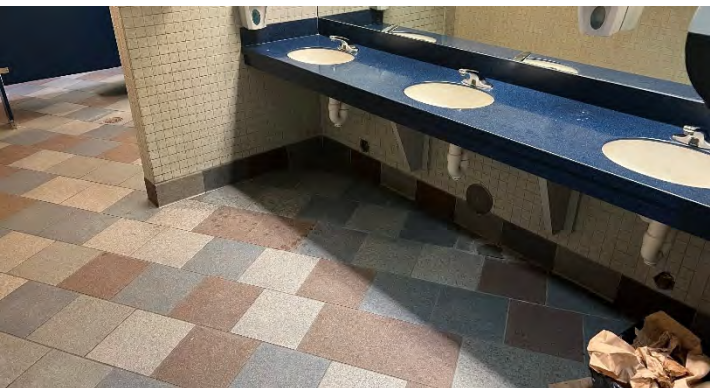
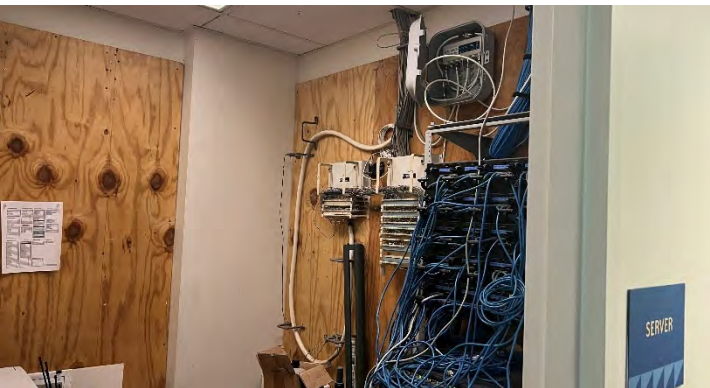
Summary of Budgets:

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

SECTION C | Individual Building Assessments

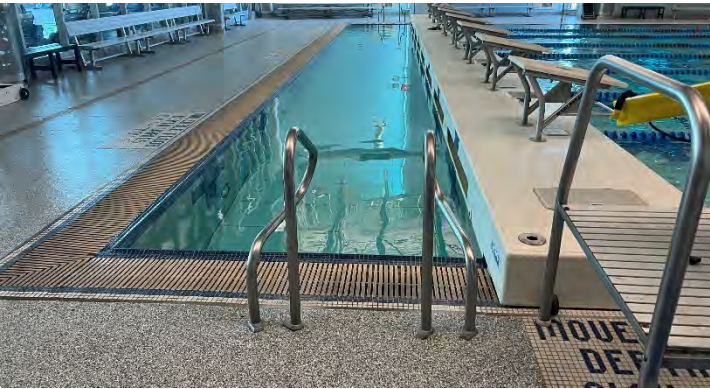
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



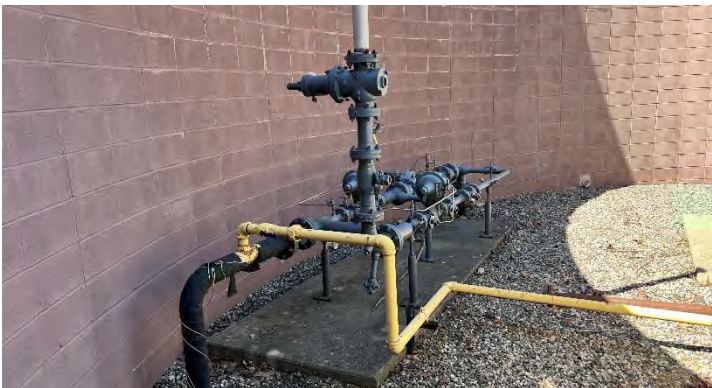
Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



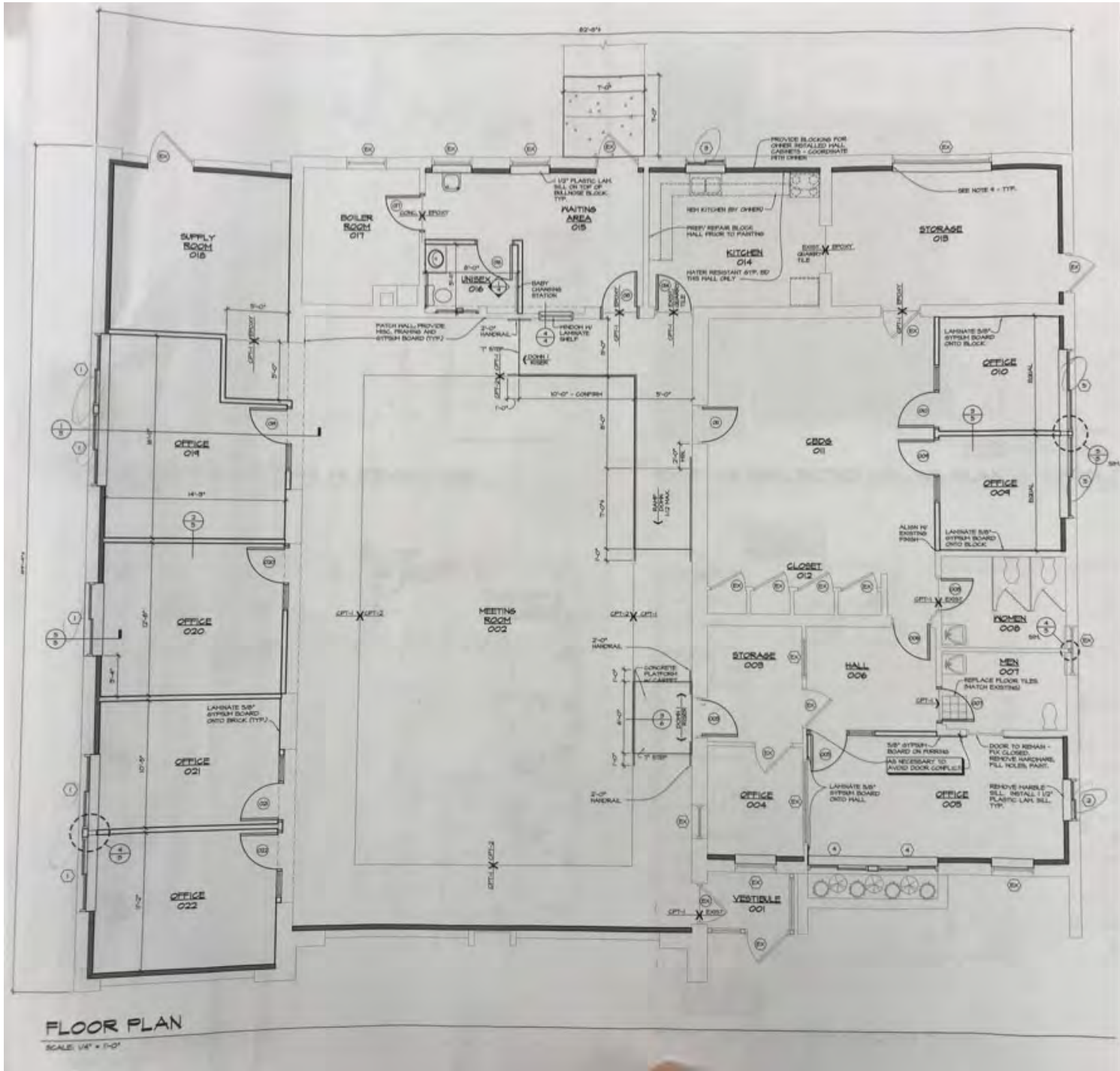
Building 07 – Livonia Housing Commission



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

Site Plan:





SECTION C | Individual Building Assessments

Building 07 – Livonia Housing Commission

Summary of Budgets:

Housing Commission						Cost Data		
Building SF						Specification Factor =	Cost Escalation Factors	
5,660						Geographic Factor =	1.08	1.30
						Cost Escalation Factor =	1.48	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	33000	SF	1	33,000	17.87%	\$213,840	\$0	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.90%	\$10,800	\$0	\$0
Sealcoating/Re-striping	33000	SF	1	33,000	0.89%	\$0	\$0	\$15,824
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.90%	\$10,800	\$0	\$0
Utilities								
Misc. Utility Repairs	1	Allowance	1	1	0.45%	\$0	\$7,020	\$0
Monument Sign - Powered & Electronic Display	1	EA	1	1	4.51%	\$54,000	\$0	\$0
SITE SUBTOTAL					25.54%	\$289,440	\$7,020	\$15,824
2.0 BUILDING ENVELOPE								
Roofing Work								
Misc. Roof Repairs	1	Allowance	1	1	0.90%	\$0	\$14,040	\$0
Windows								
Re-caulk Windows	1	Allowance	1	1	0.63%	\$7,560	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	2.26%	\$27,000	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	3	EA	1	3	0.81%	\$9,720	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					5.96%	\$60,480	\$14,040	\$0
3.0 INTERIOR/FINISHES								
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	5,660	SF	1	5,660	4.34%	\$51,959	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	5,660	SF	1	5,660	3.42%	\$40,956	\$0	\$0
Paint								
Paint - Interior	5,660	SF	1	5,660	0.77%	\$9,169	\$0	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	1	EA	1	1	0.90%	\$0	\$14,040	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	3.16%	\$0	\$49,140	\$0
INTERIOR/FINISHES SUBTOTAL					12.59%	\$102,084	\$63,180	\$0
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	5,660	SF	1	5,660	2.55%	\$30,564	\$0	\$0
Equipment & Fixtures								
Existing Bradford White Hot Water Heater, Serial # EJ11099631,2008	1	EA	1	1	0.72%	\$8,640	\$0	\$0
Replace Flush Valves & Faucets	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
PLUMBING SYSTEMS SUBTOTAL					4.18%	\$39,204	\$0	\$15,984
5.0 HVAC SYSTEMS								
Equipment								
Existing Trane Roof Top Unit, Serial # 111510840L, 2011	1	EA	1	1	2.26%	\$0	\$0	\$39,960
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992
Other HVAC								
Air and Water Balance	5,660	SF	1	5,660	0.15%	\$0	\$0	\$2,714
Commissioning	5,660	SF	1	5,660	0.10%	\$0	\$0	\$1,809
Temperature Controls	5,660	SF	1	5,660	1.43%	\$0	\$0	\$25,331
HVAC SYSTEMS SUBTOTAL					4.39%	\$0	\$0	\$77,807
6.0 ELECTRICAL SYSTEMS								
Power for IT Equipment & Upgrades								
Power for new HVAC	1	Allowance	1	1	0.72%	\$0	\$0	\$12,787
Miscellaneous Power Allowance	5,660	SF	1	5,660	5.06%	\$0	\$0	\$89,510
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	5,660	SF	1	5,660	0.20%	\$2,445	\$0	\$0
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	3.73%	\$44,623	\$0	\$0
Fire Alarm System								
Install Fire Alarm System	5,660	SF	1	5,660	1.35%	\$16,200	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					12.19%	\$63,269	\$0	\$122,201

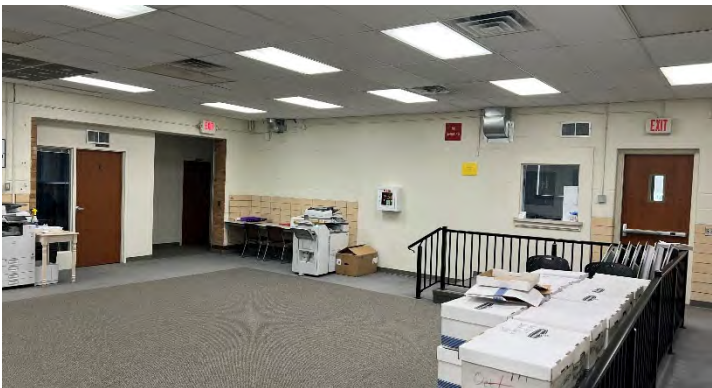
Building 07 – Livonia Housing Commission

Summary of Budgets:

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

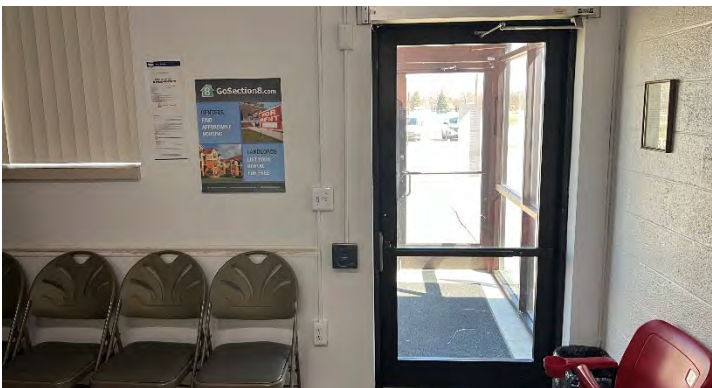
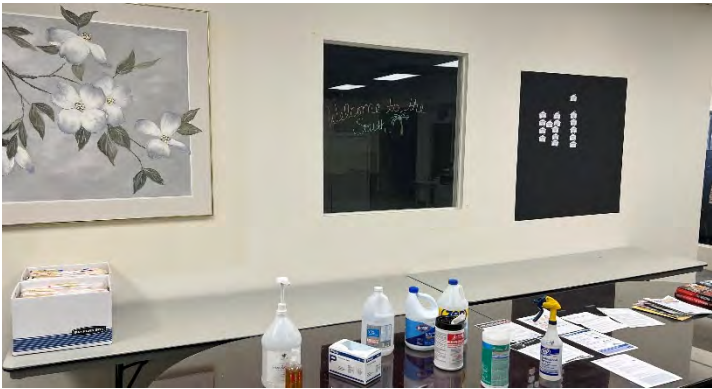
Building 07 – Livonia Housing Commission

Photos:



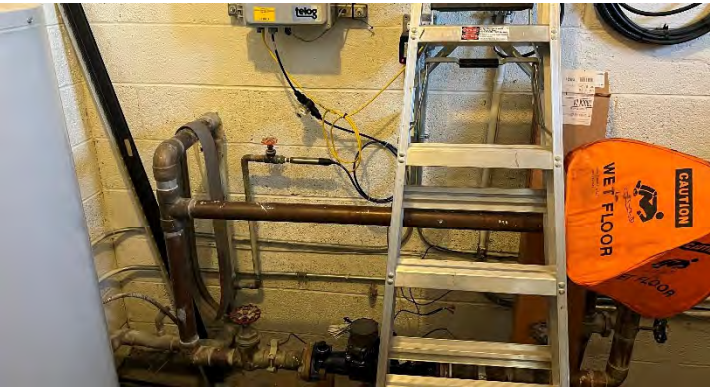
Building 07 – Livonia Housing Commission

Photos:



Building 07 – Livonia Housing Commission

Photos:

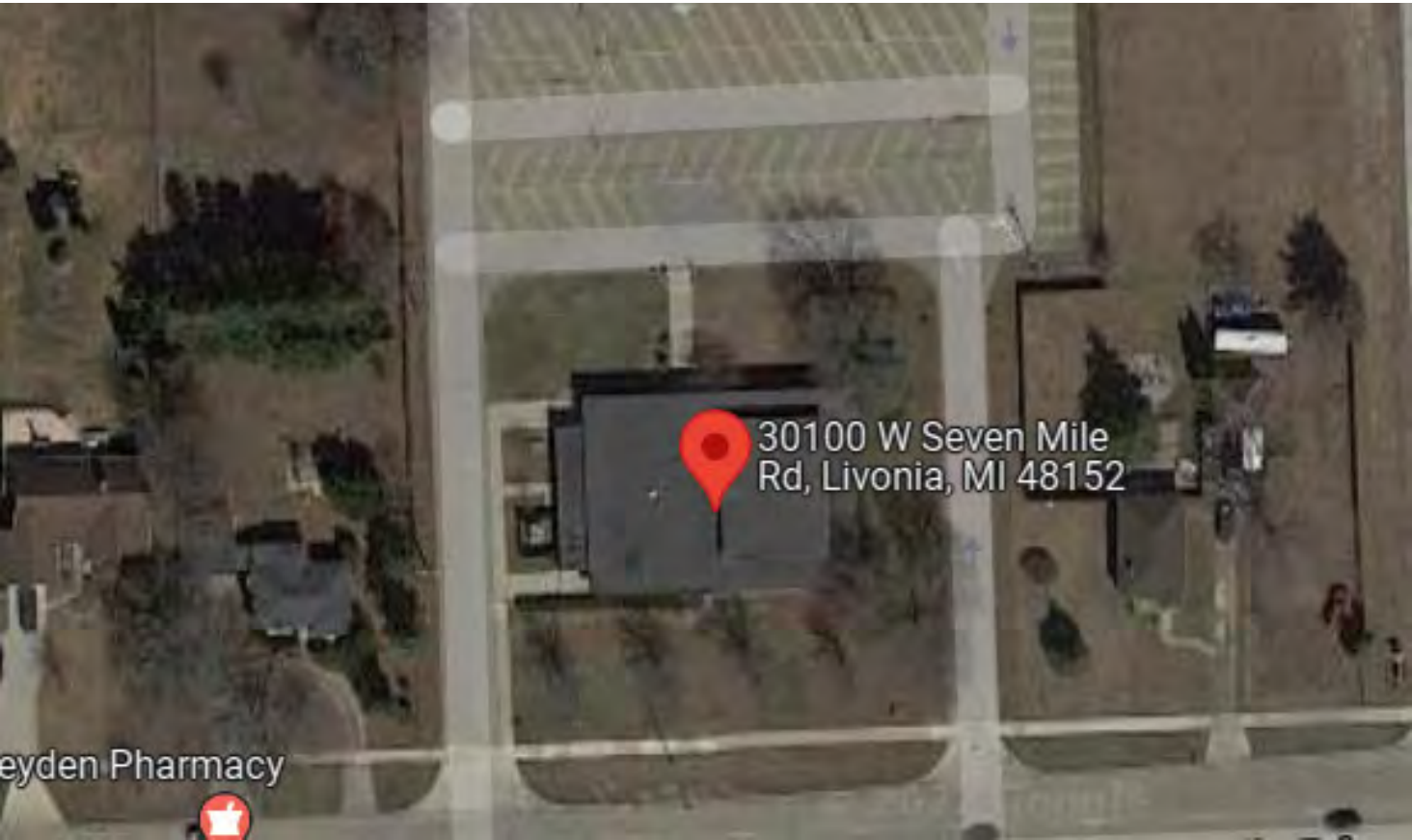


Building 08 – Carl Sandburg Library



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

Site Plan:



SECTION C | Individual Building Assessments

Building 08 – Carl Sandburg Library

Summary of Budgets:

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

SECTION C | Individual Building Assessments

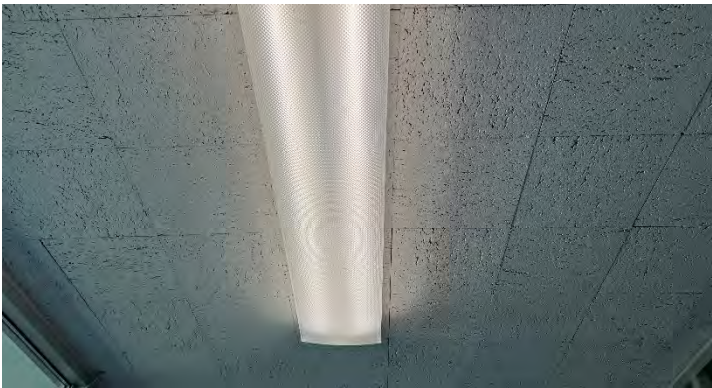
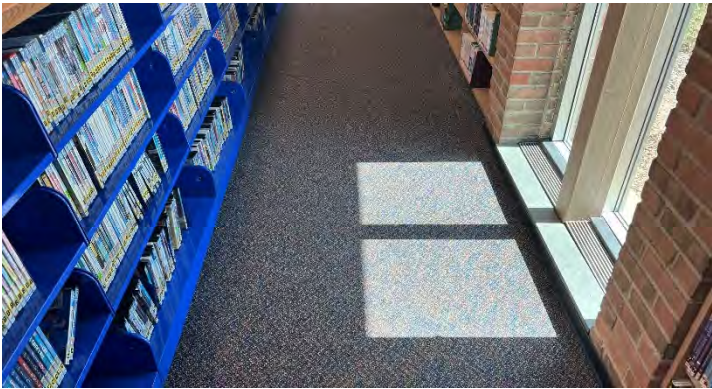
Building 08 – Carl Sandburg Library

Summary of Budgets:

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

Building 08 – Carl Sandburg Library

Photos:



SECTION C | Individual Building Assessments

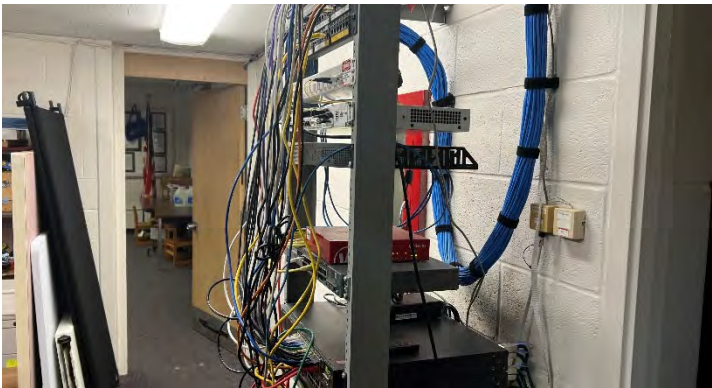
Building 08 – Carl Sandburg Library

Photos:



Building 08 – Carl Sandburg Library

Photos:



Building 08 – Carl Sandburg Library

Photos:



Building 09 – Alfred Noble Building



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

Site Plan:



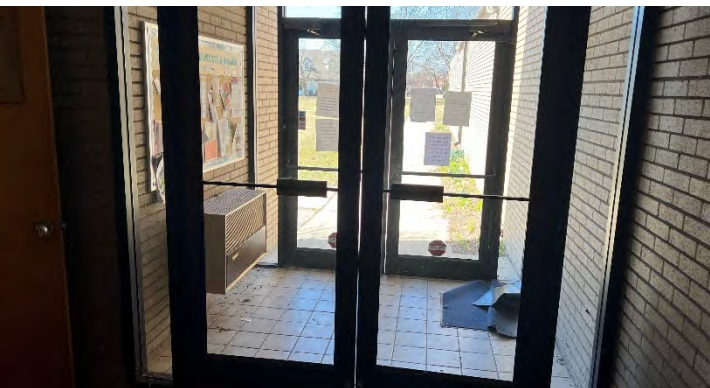
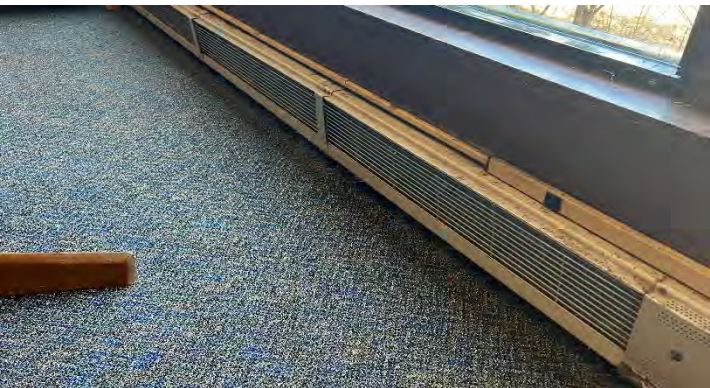
Building 09 – Alfred Noble Building

Summary of Budgets:

Alfred Noble Building						Cost Data							
Building SF						Specification Factor =							
16,000						Geographic Factor =							
						Cost Escalation Factor =							
						1.081.301.48							
Program Area						Quantity Per Unit	Unit	# of Units	As % of Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
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

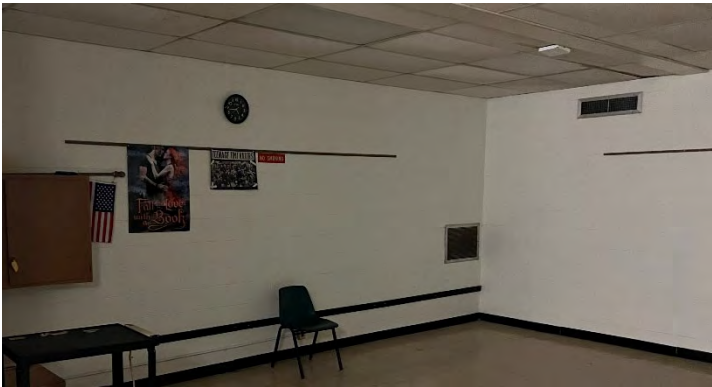
Building 09 – Alfred Noble Building

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.

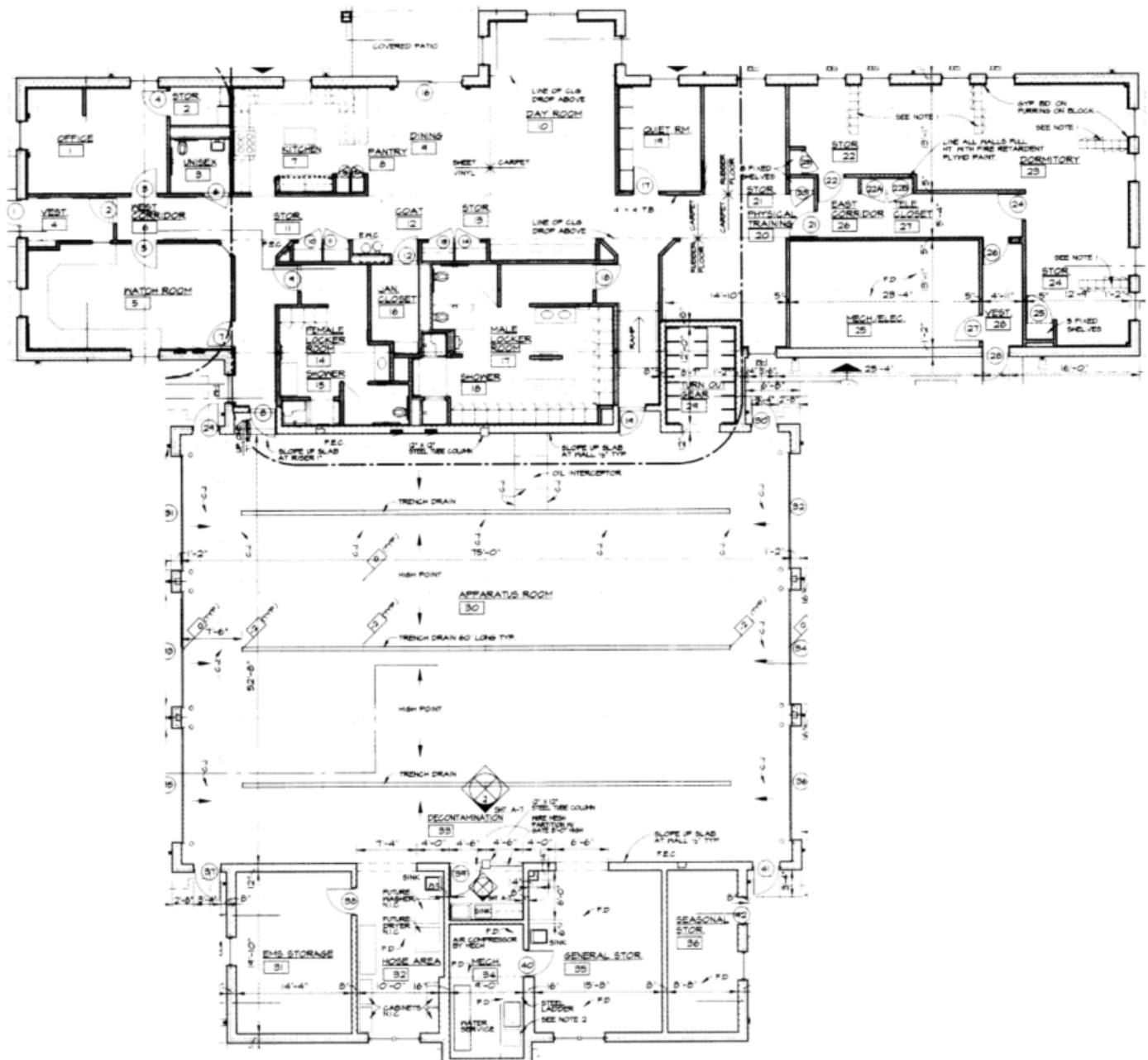
Building 11 continued

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

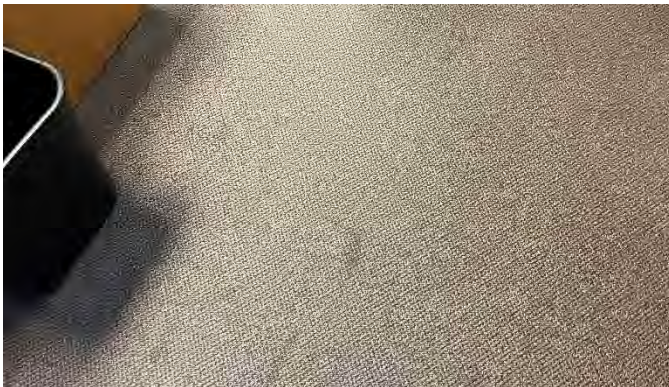
Photos (Interiors)



Entry vestibule



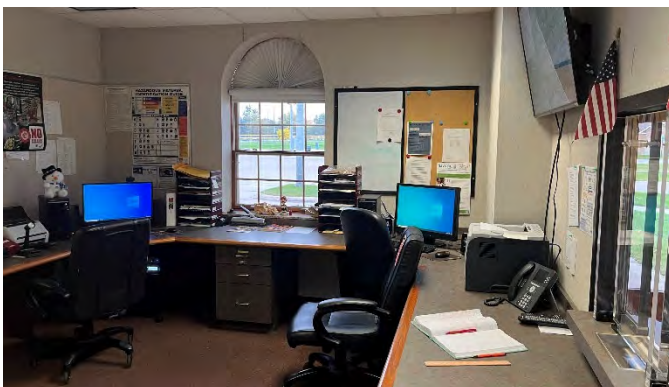
Office



Office



Office



Watch Room



Watch Room

Building 11continued

Photos (Interiors)



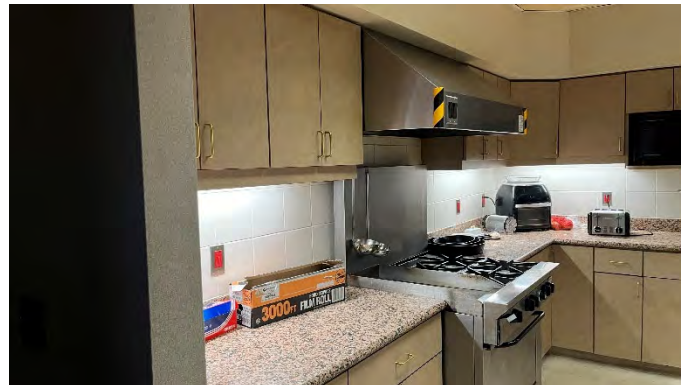
Toilet Room



Locker Room



Locker Room



Kitchen



Kitchen



Kitchen

Building 11 continued

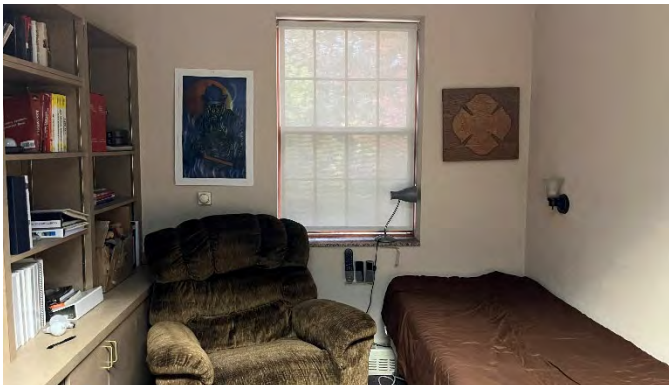
Photos (Interiors)



Day Room



Work Room



Dorm Room



Physical Training Room



Corridor



Dorm Room

Building 11 continued

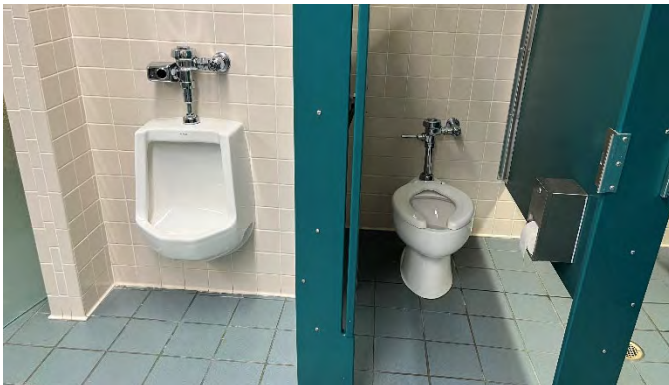
Photos (Interiors)



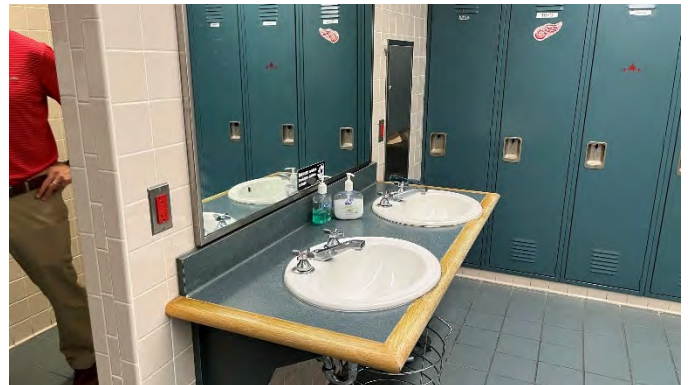
Locker Room



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)



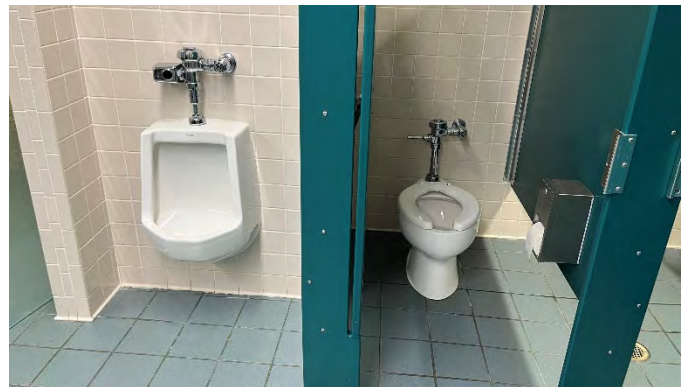
Bottle filler



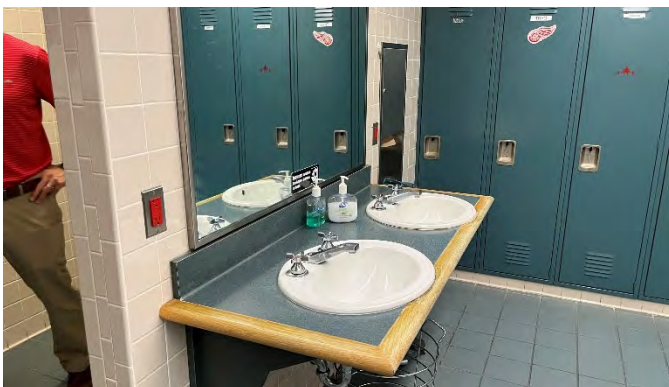
Mop sink



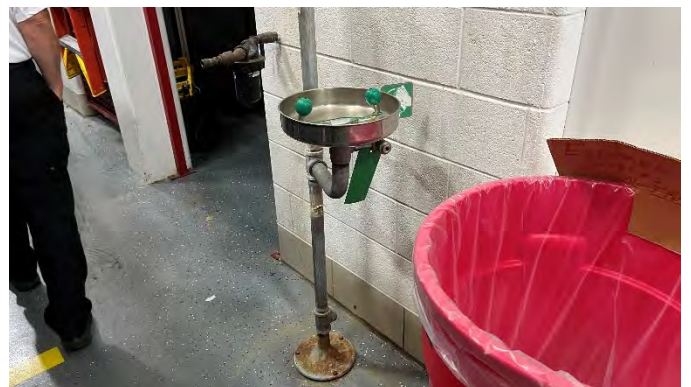
Water heater



Locker Room



Locker Room



Apparatus Bay

Building 11 continued

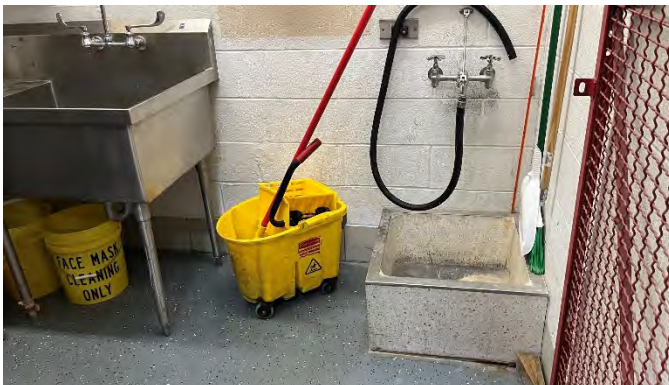
Photos (Plumbing)



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)



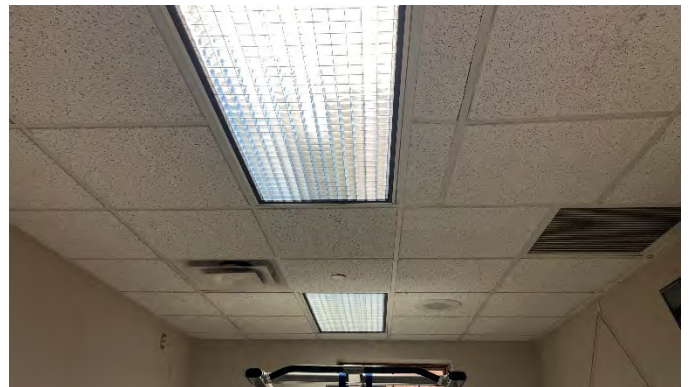
Lighting



Lighting



Electrical panels



Lighting



Switch gear and emergency main



Switch gear and transfer switch

Building 11 continued

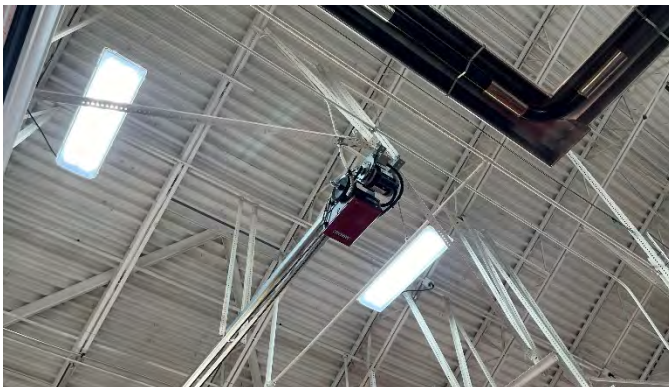
Photos (Electrical)



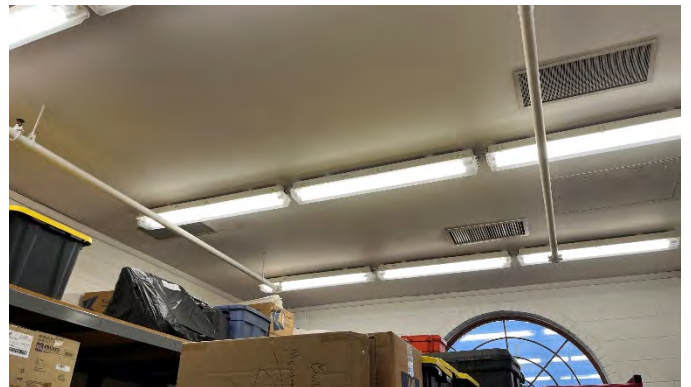
Lighting



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



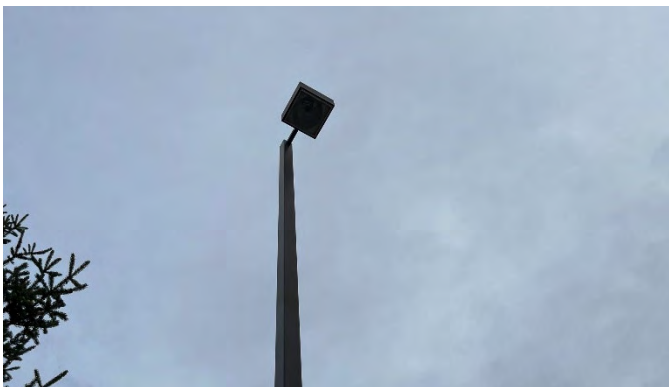
Parking lot



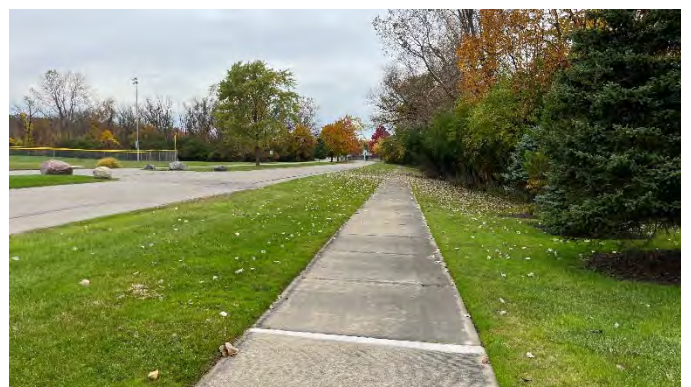
Dumpster enclosure



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

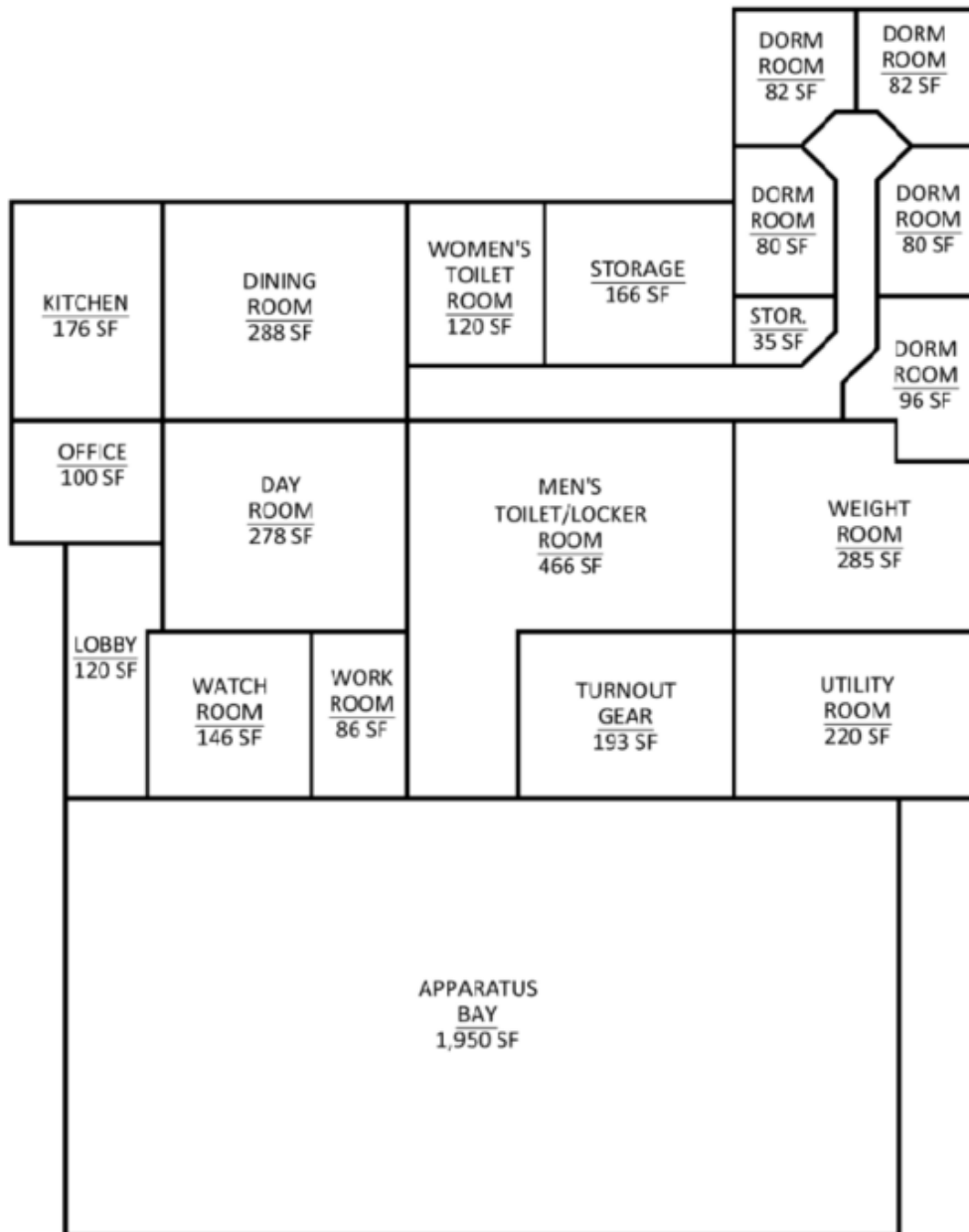
Space Needs Summary:

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



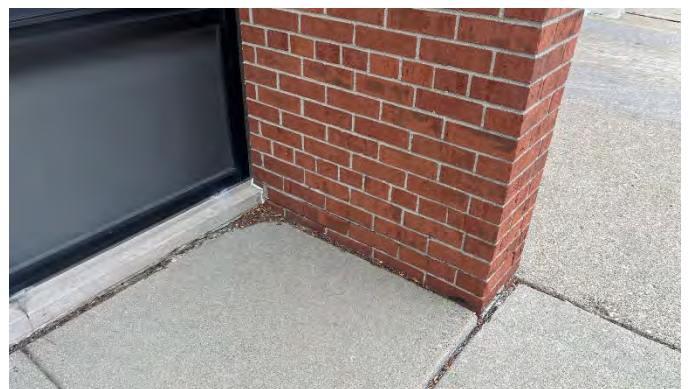
Facade



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



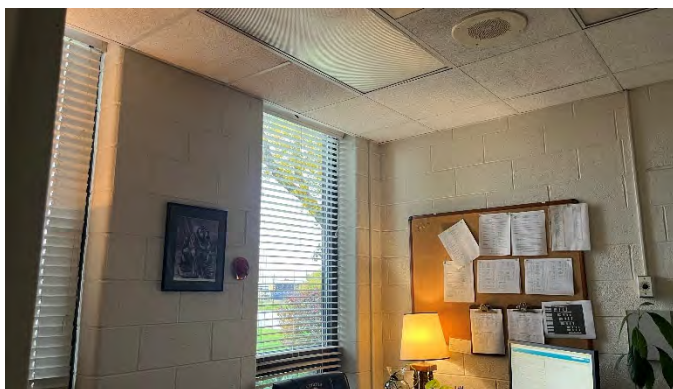
Entrance lobby



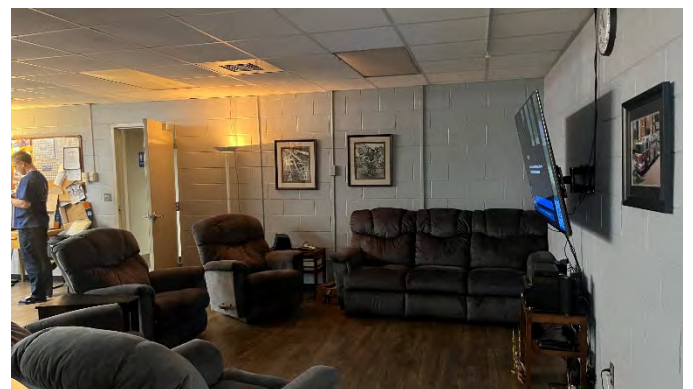
Entrance Lobby



Office



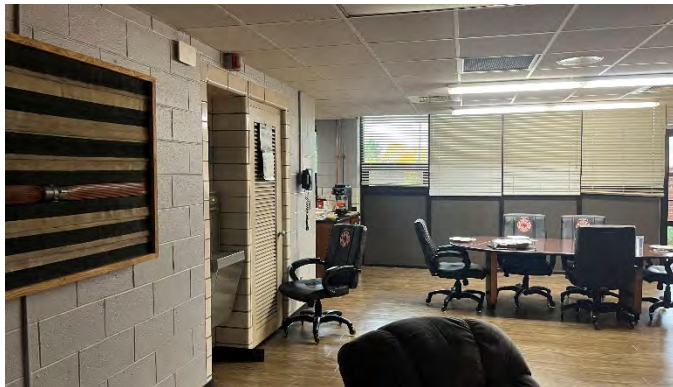
Office



Day Room

Building 12 continued

Photos (Interiors)



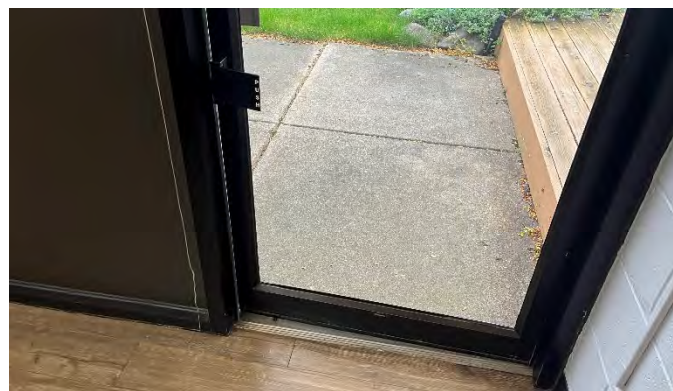
Roof – The primary roo



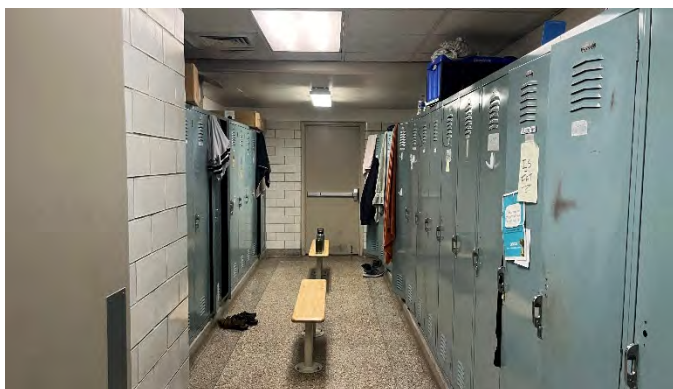
Roof – The primary roo



Day Room



Day Room



Toilet/Locker Room



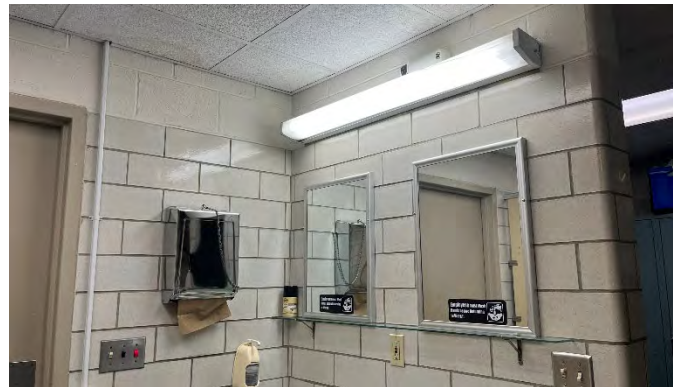
Toilet/Locker Room

Building 12 continued

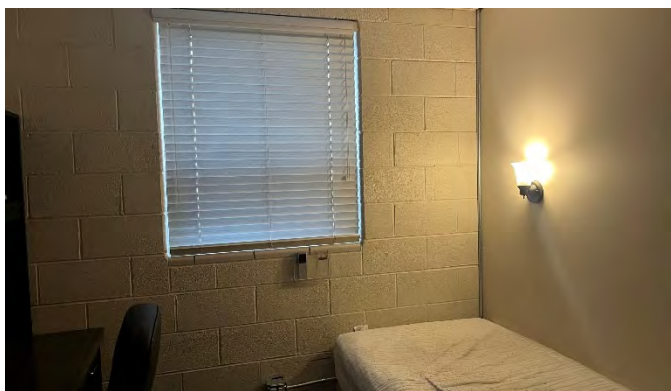
Photos (Interiors)



Roof – The primary roo



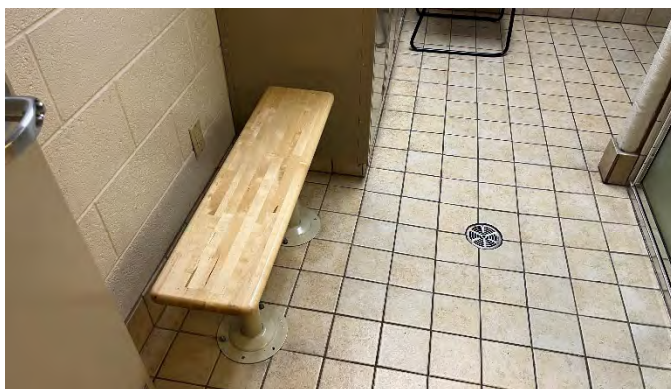
Roof – The primary roo



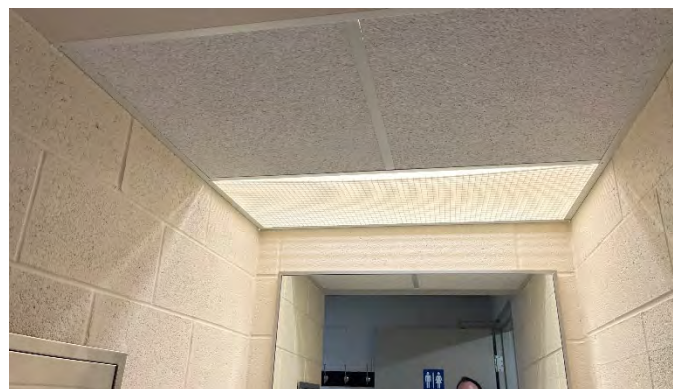
Dorm Room



Corridor



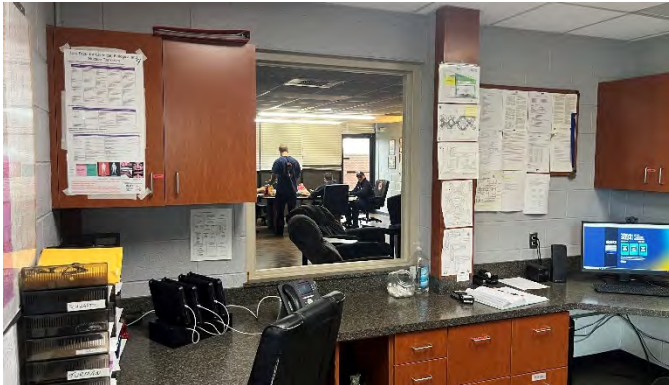
Toilet Room/Locker Room



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



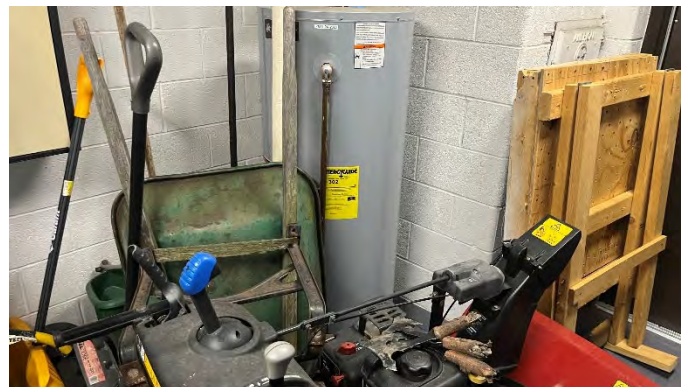
Toilet/Locker Room



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

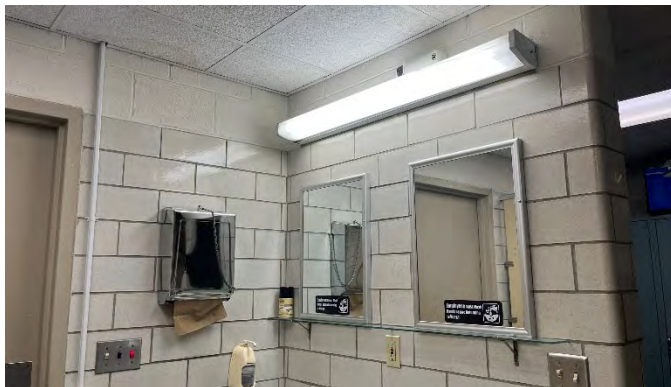
Photos (Electrical)



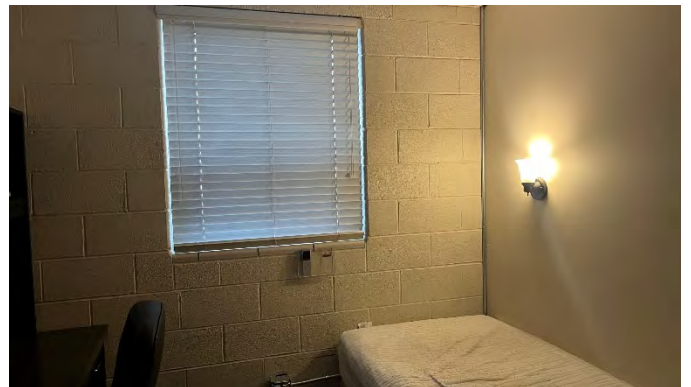
Office



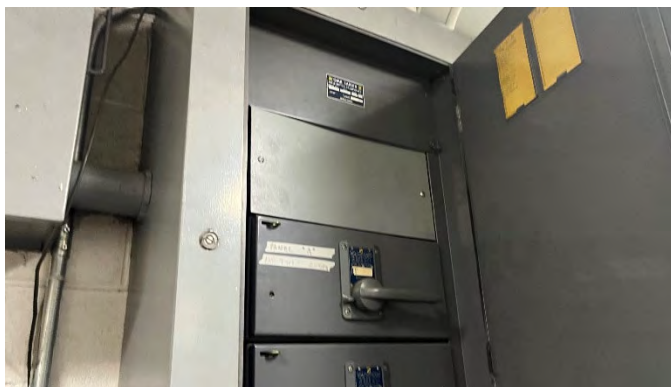
Day Room



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

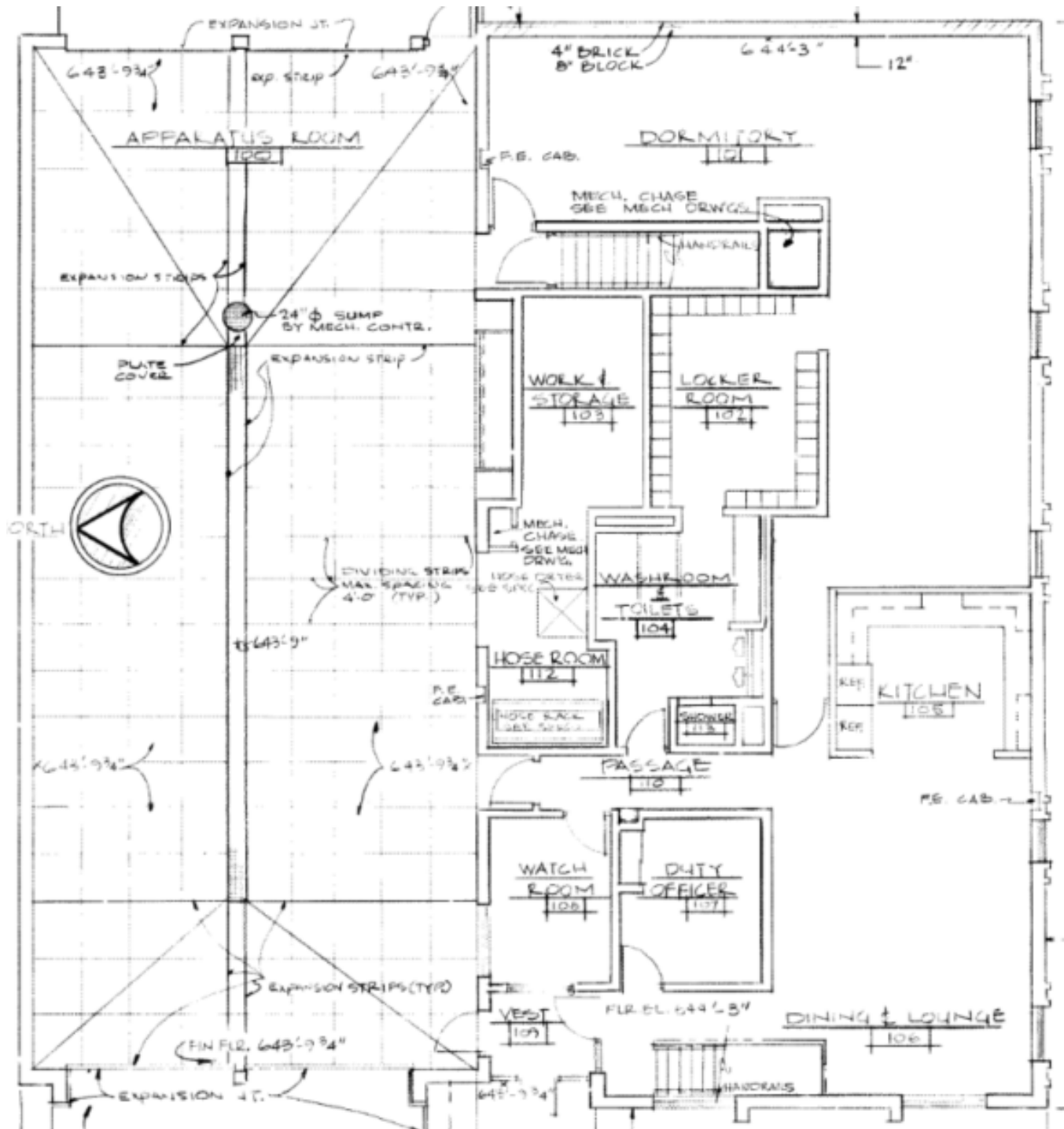
Building 13 continued

Site



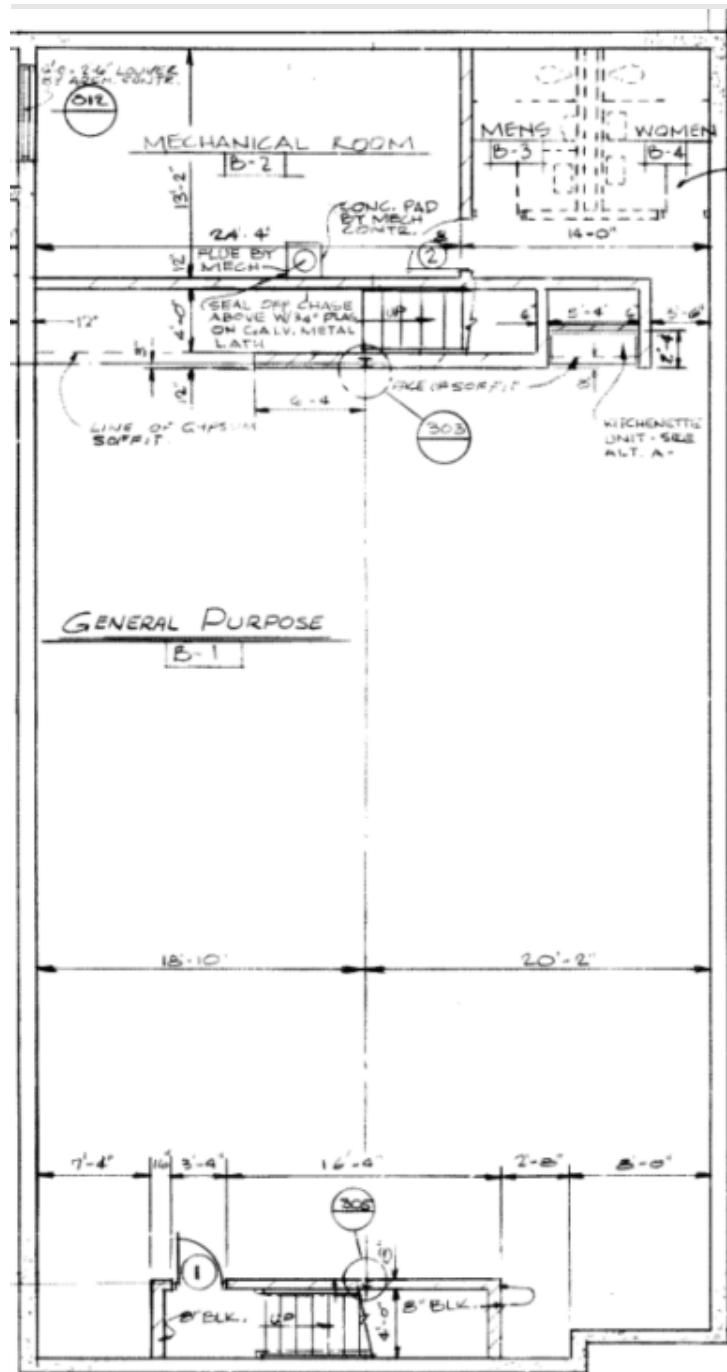
Building 13 continued

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



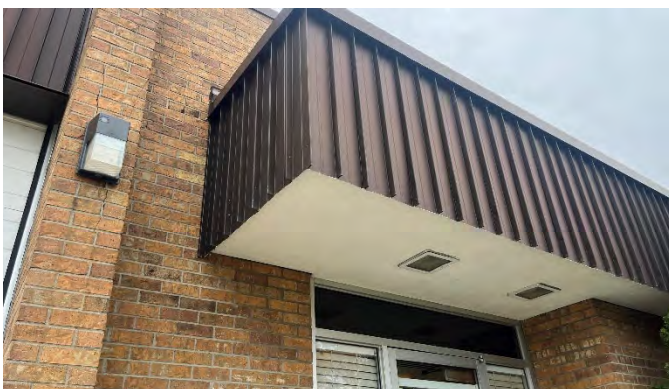
Entry door



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



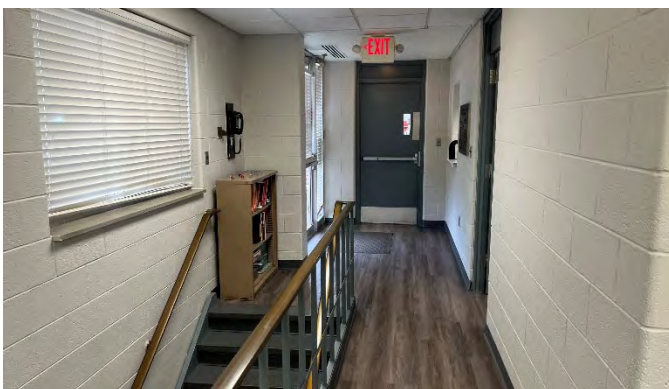
Corridor



Corridor



Kitchen



Corridor



Watch Room

Building 13 continued

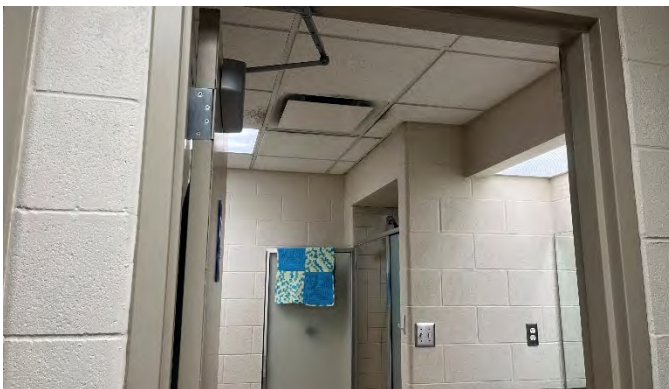
Photos (Interiors)



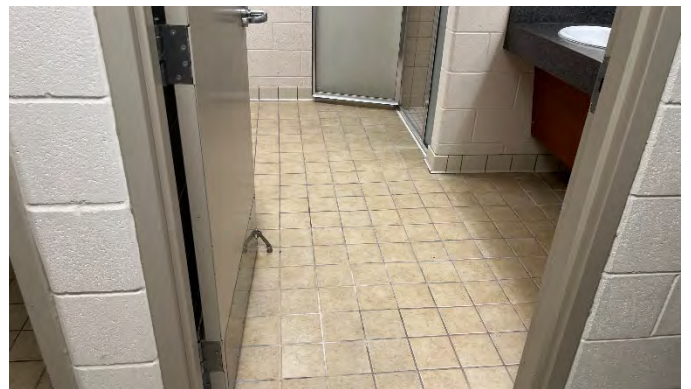
Toilet Room



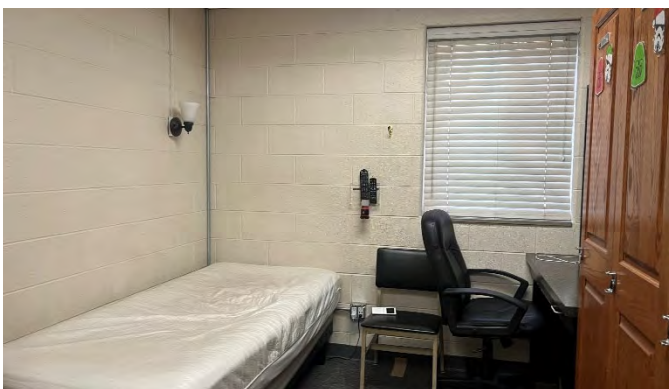
Toilet Room



Toilet Room



Toilet Room



Dorm Room



Laundry/Storage Room

Building 13 continued

Photos (Interiors)



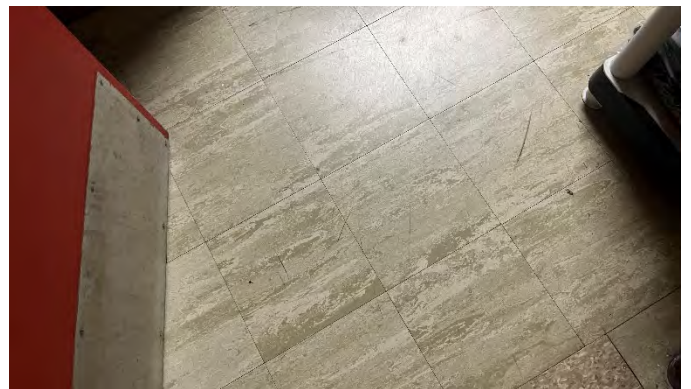
Laundry/Storage Room



Laundry/Storage Room



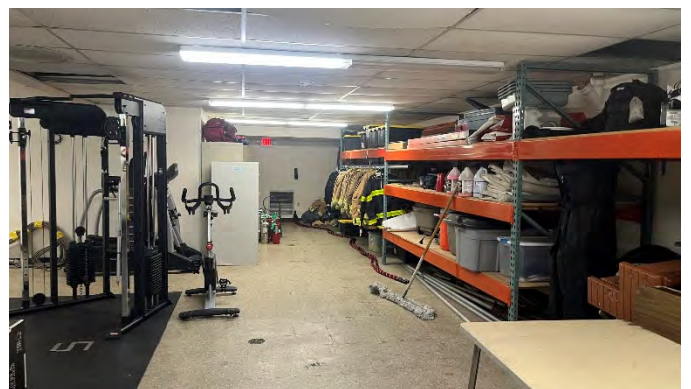
Apparatus Bay



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



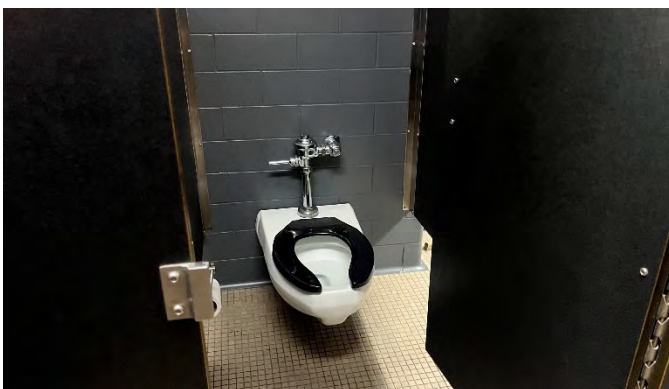
Corridor



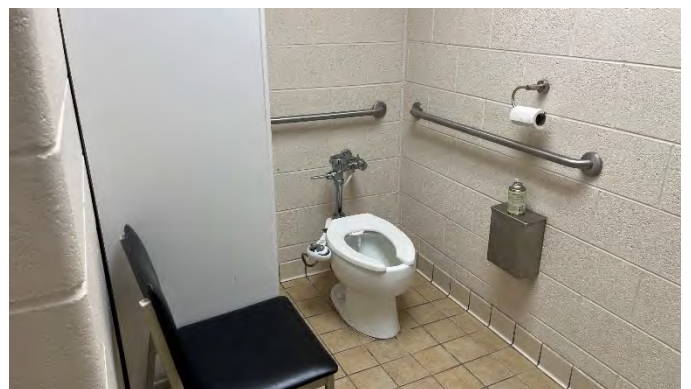
Toilet Room



Toilet Room



Toilet Room



Toilet Room

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

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

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

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

Building 13 continued

Photos (HVAC)



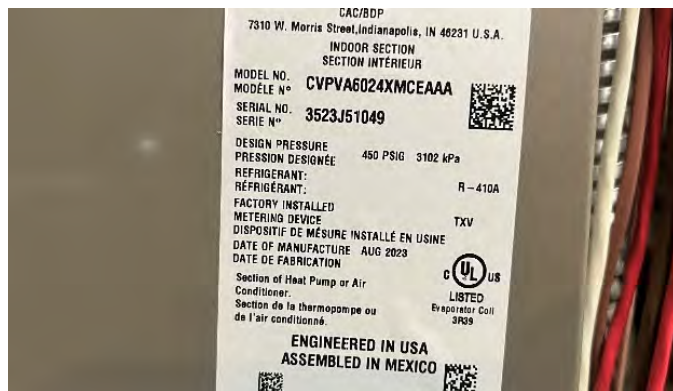
New HVAC equipment



Furnace



Furnace



Furnace



Air conditioning unit



Air conditioning unit

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

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

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

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

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

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

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

Building 13 continued

Photos (Electrical)



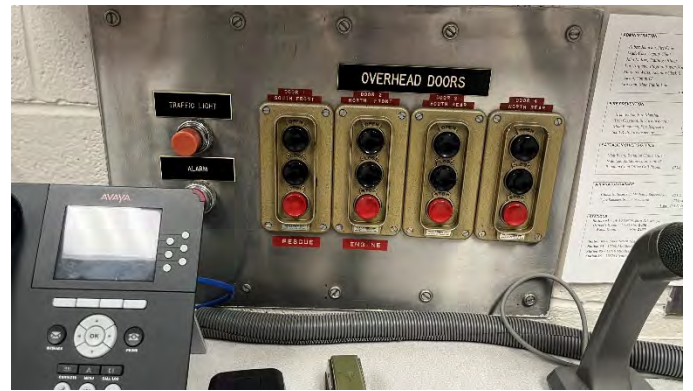
Dayroom



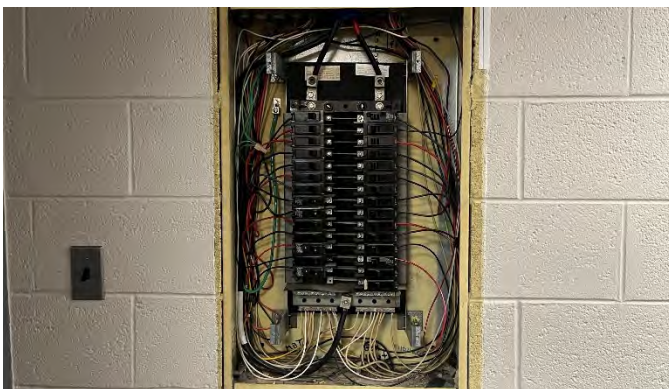
Kitchen



Watch Room



Watch Room



Corridor



Electrical panels

Building 13 continued

Photos (Electrical)



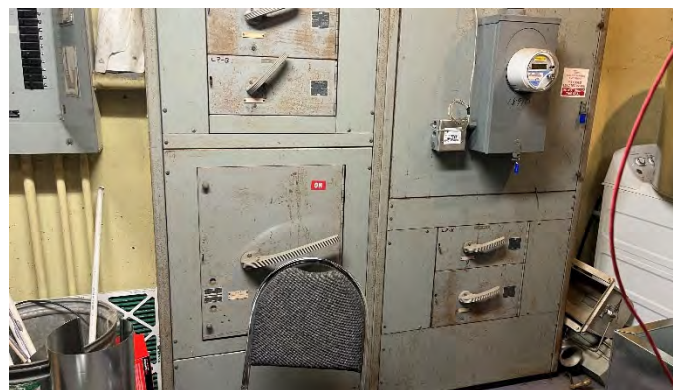
Switch gear



Switch gear



Storage Room



Switch gear



Switch gear



Generator

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

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

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

Sidewalks – not applicable

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

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

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

Building 13 continued

Photos (Site)



Driveway



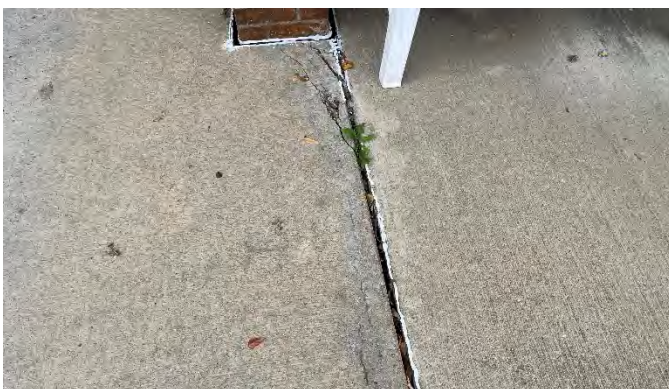
Driveway



Driveway



Site lighting



Driveway



Driveway

Building 13 continued

Summary of Budgets

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

Building 14 – Station No. 6



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

Space Needs Summary:

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

Building 14 – Station No. 6

Space Needs Summary (Continued):

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

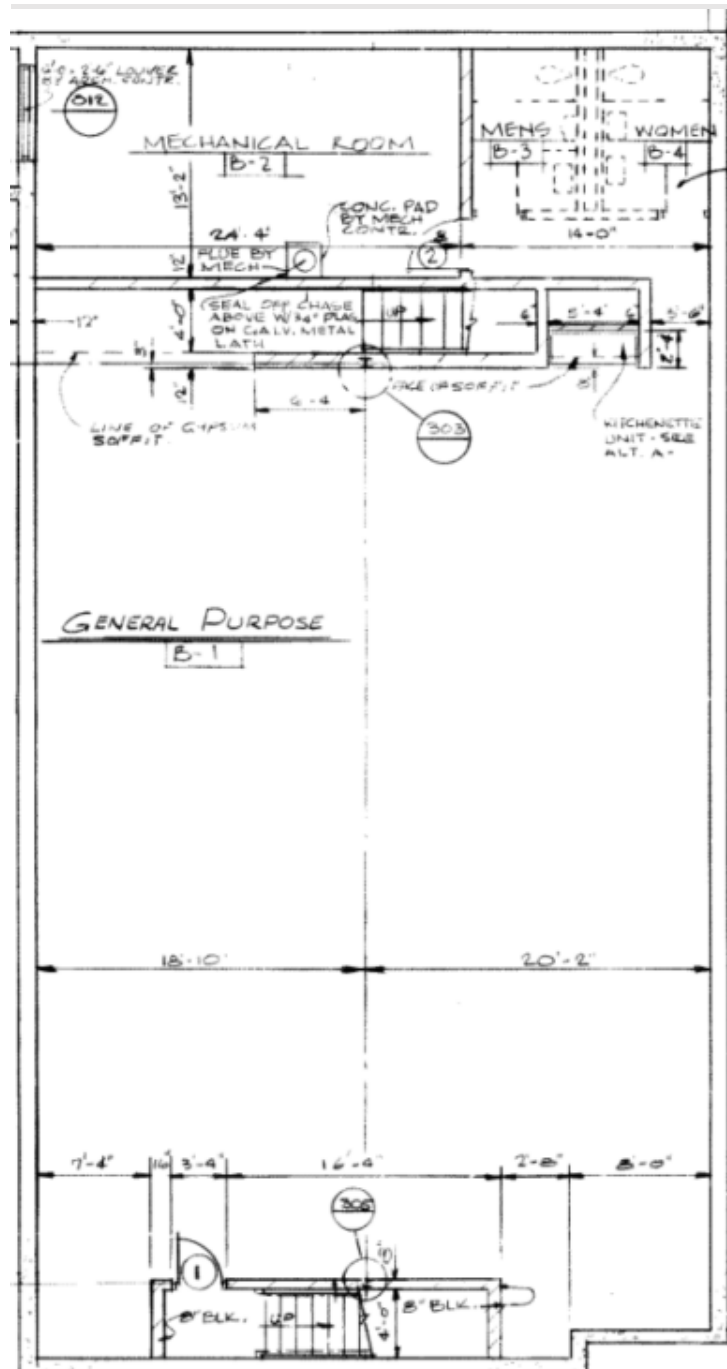
Building 14 continued

Site



Building 14 continued

Basement Floor Plan



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

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

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

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

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

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

Building 14 continued

Photos (Building Envelope)



Entry and Apparatus Bay doors



Entry and Apparatus Bay doors



Window



Window



Window



Storefront entry system

Building 14 continued

Photos (Building Envelope)



Apparatus bay door



Facade



Control joint



Apparatus bay doors



Wall pack



Apparatus Bay doors

Building 14 continued

Photos (Building Envelope)



Facade



Window



Window caulking



Window



Facade



Overflow drain

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

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

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

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

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

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

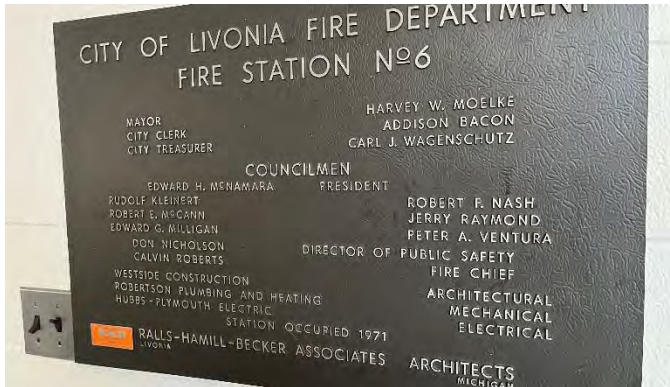
Interior doors – Interior doors are primarily hollow metal. Dorm Rooms have curtains in lieu of doors. Overall, interior doors appeared to be in **GOOD** condition.

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

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

Building 14 continued

Photos (Interiors)



Entry



Exit



Watch Room



Window



Kitchen



Day Room

Building 14 continued

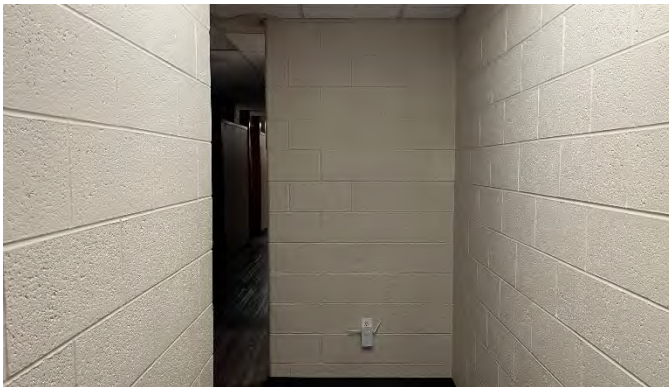
Photos (Interiors)



Day Room



Day Room



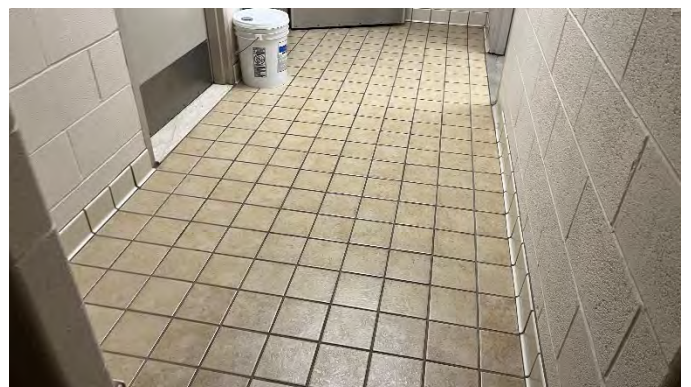
Corridor



Corridor



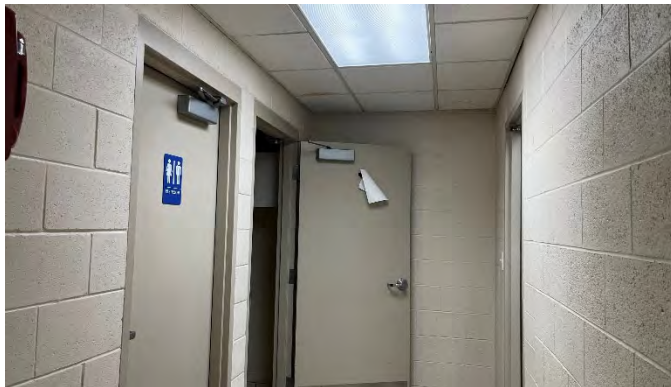
Dorm Room



Toilet Room

Building 14 continued

Photos (Interiors)



Corridor



Toilet Room



Workout Room



Workout Room



Toilet Room



Office/Work Room

Building 14 continued

Photos (Interiors)



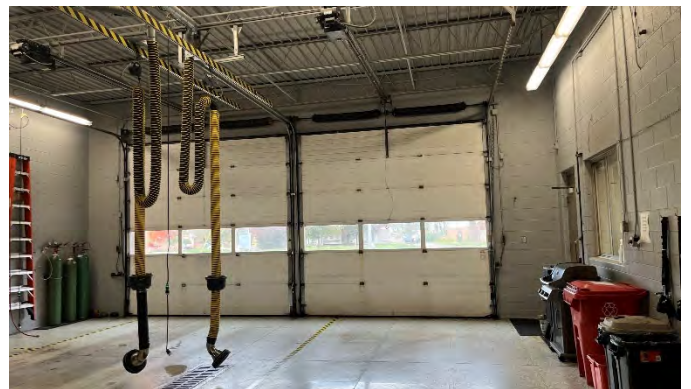
Office/Work Room



Office/Work Room



Apparatus Bay



Apparatus Bay



Apparatus Bay



Apparatus Bay

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

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

Fire Protection – The building is not fire suppressed.

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

*Building 14 continued***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



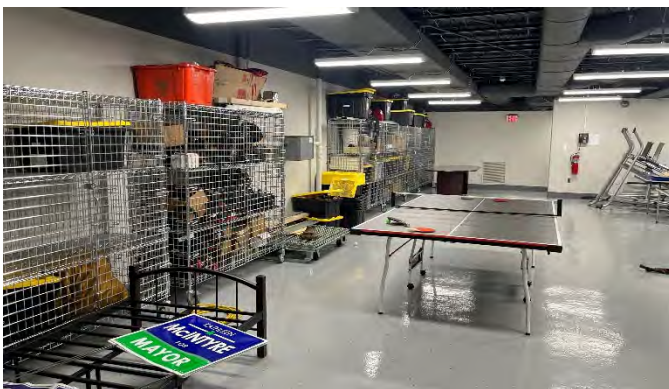
Corridor



Toilet Room



Toilet Room



Storage/Workout Room



Toilet Room

Building 14 continued

Photos (Electrical)



Switch gear



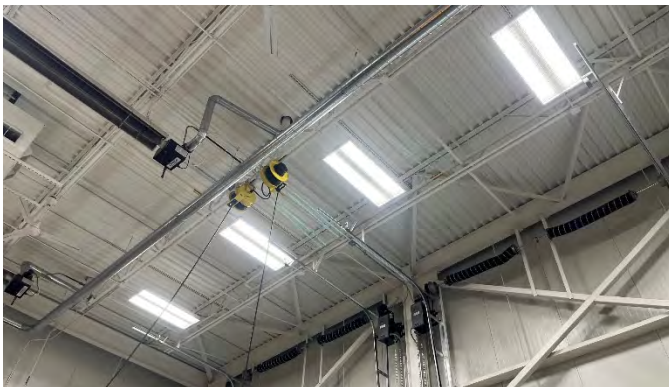
Switch gear



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



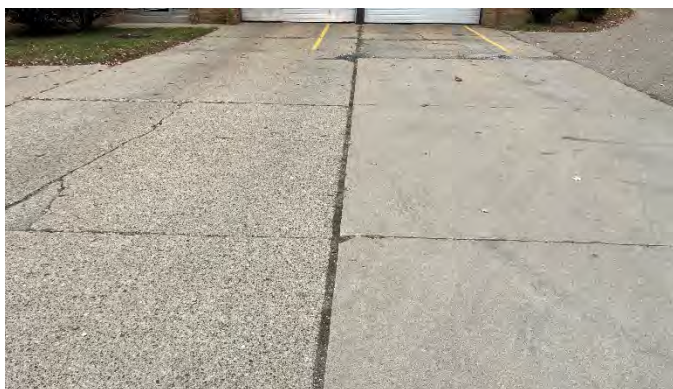
Asphalt paving



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		

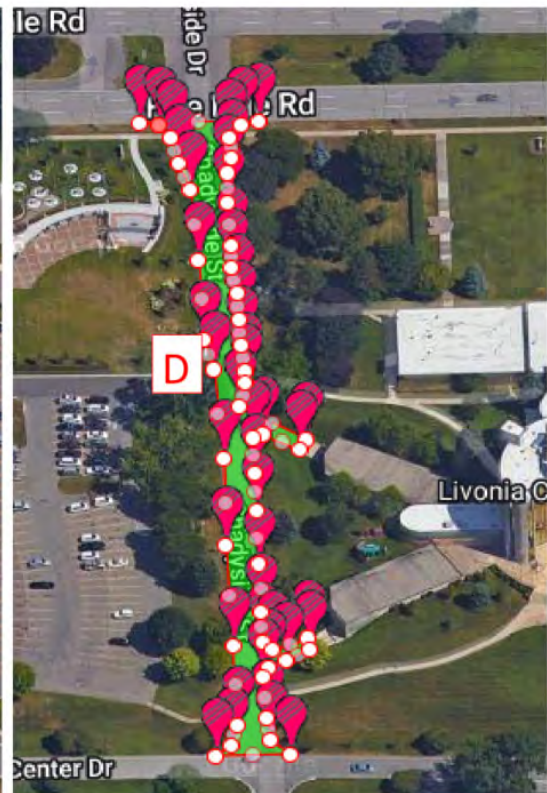
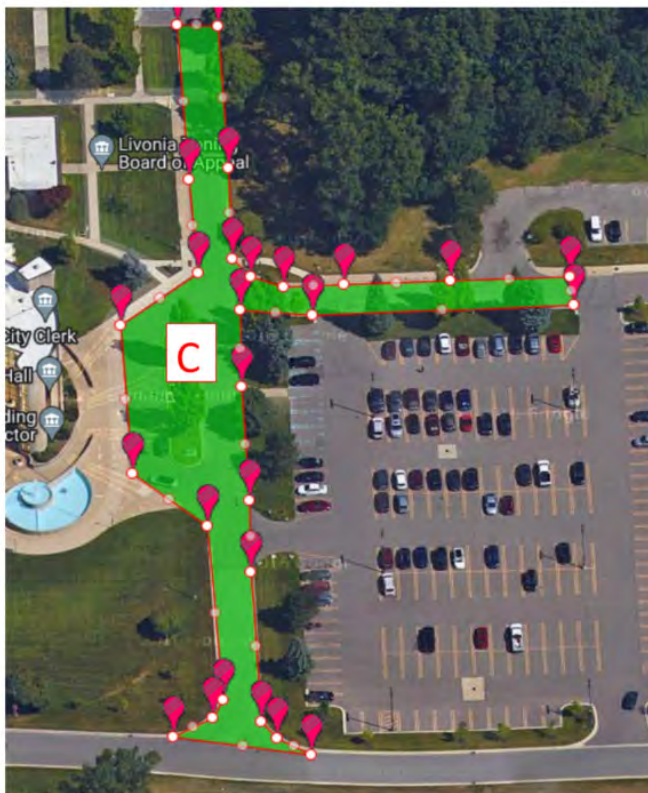
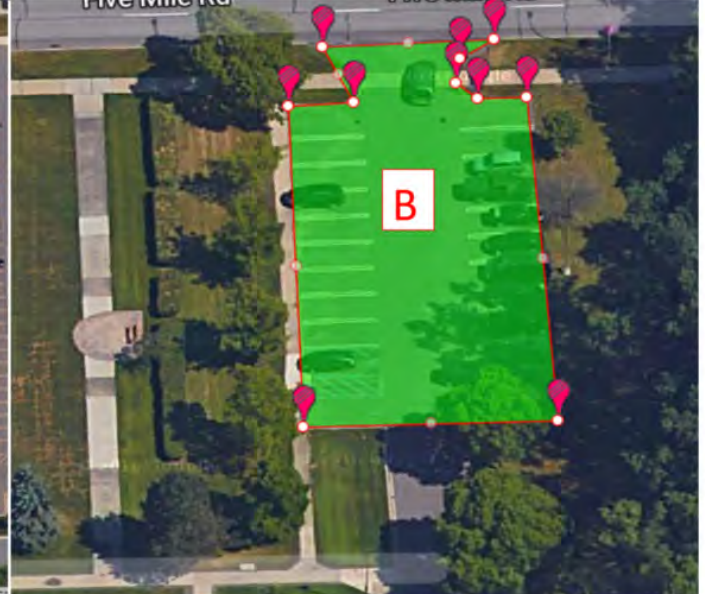
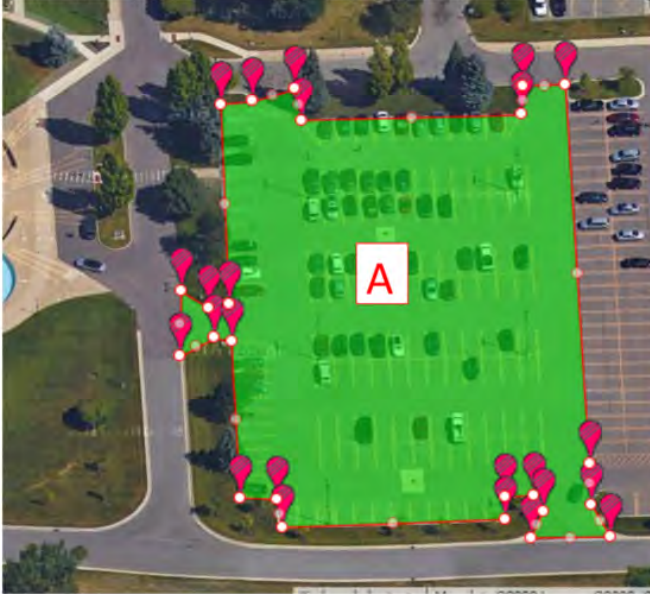


Section D

Parking Lot Take-Offs

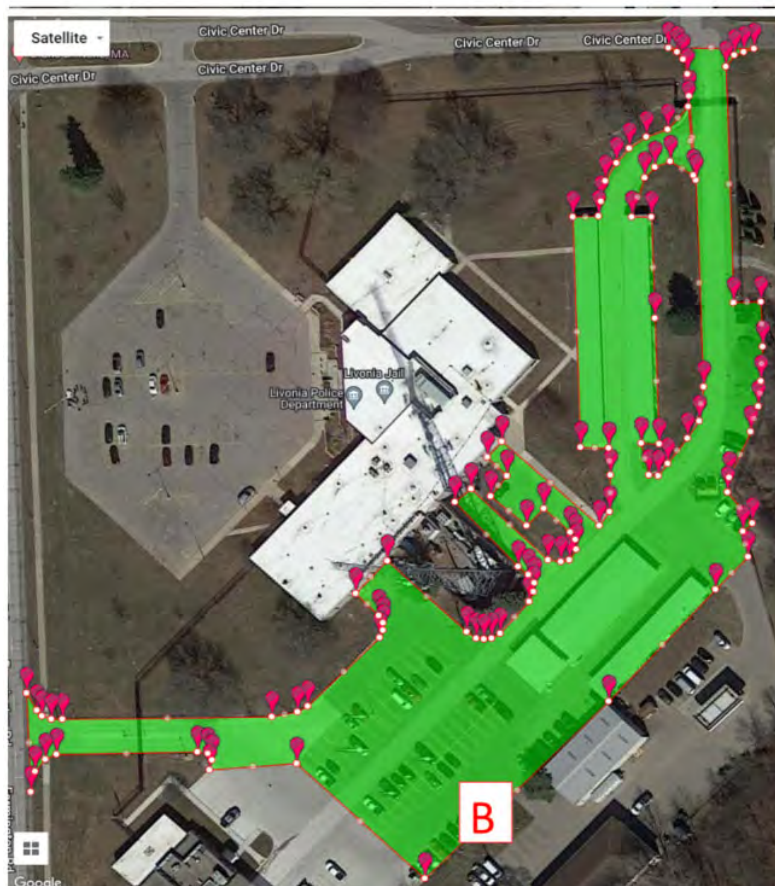
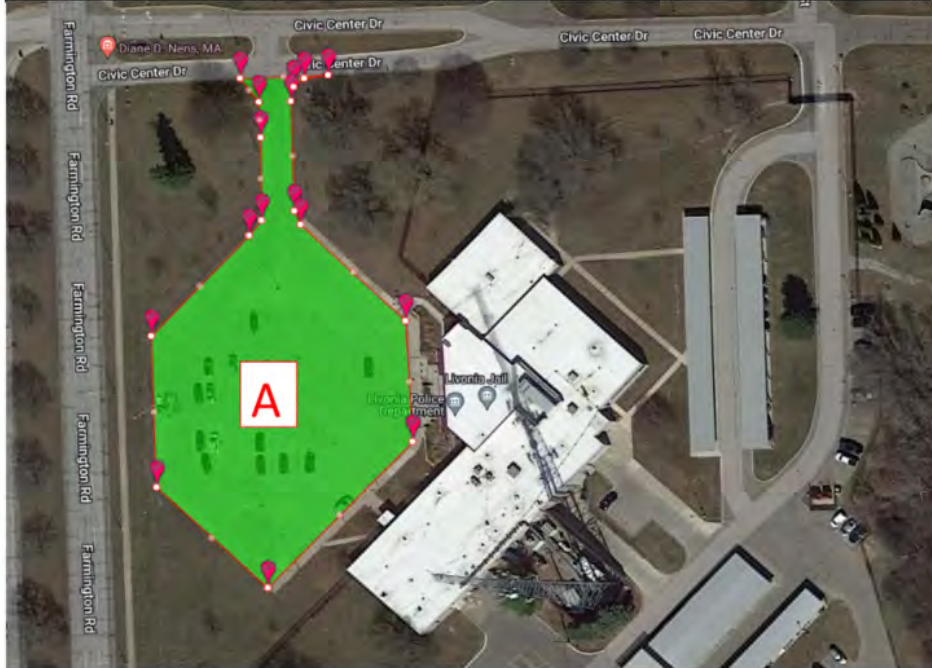
SECTION D PARKING LOT TAKE-OFFS

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	



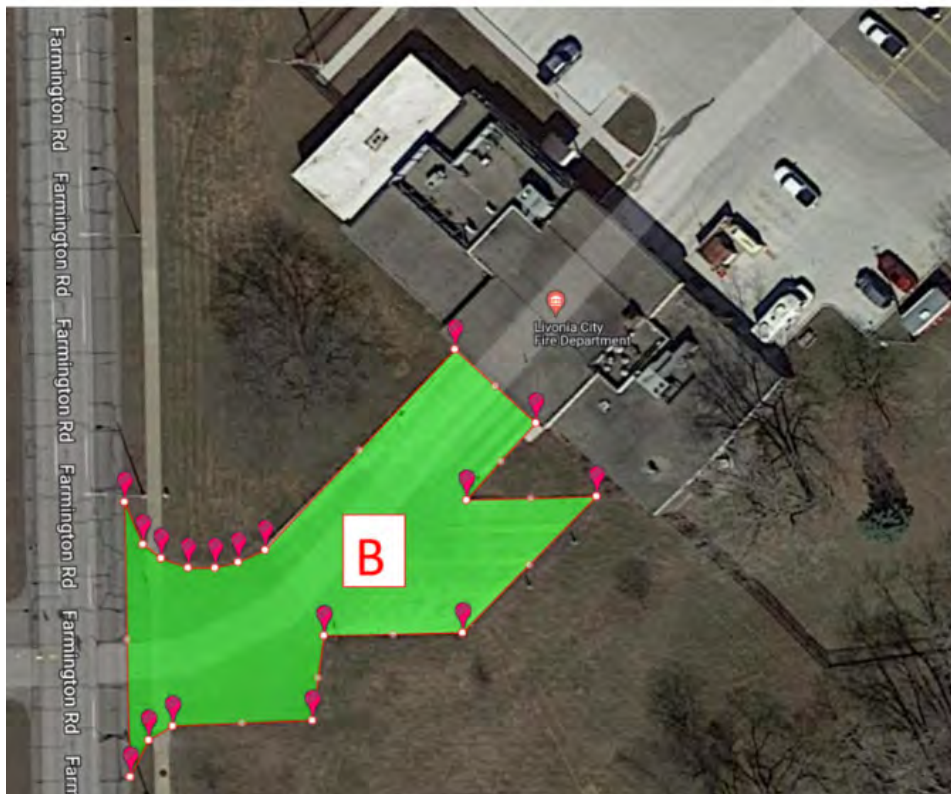
SECTION D PARKING LOT TAKE-OFFS

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	



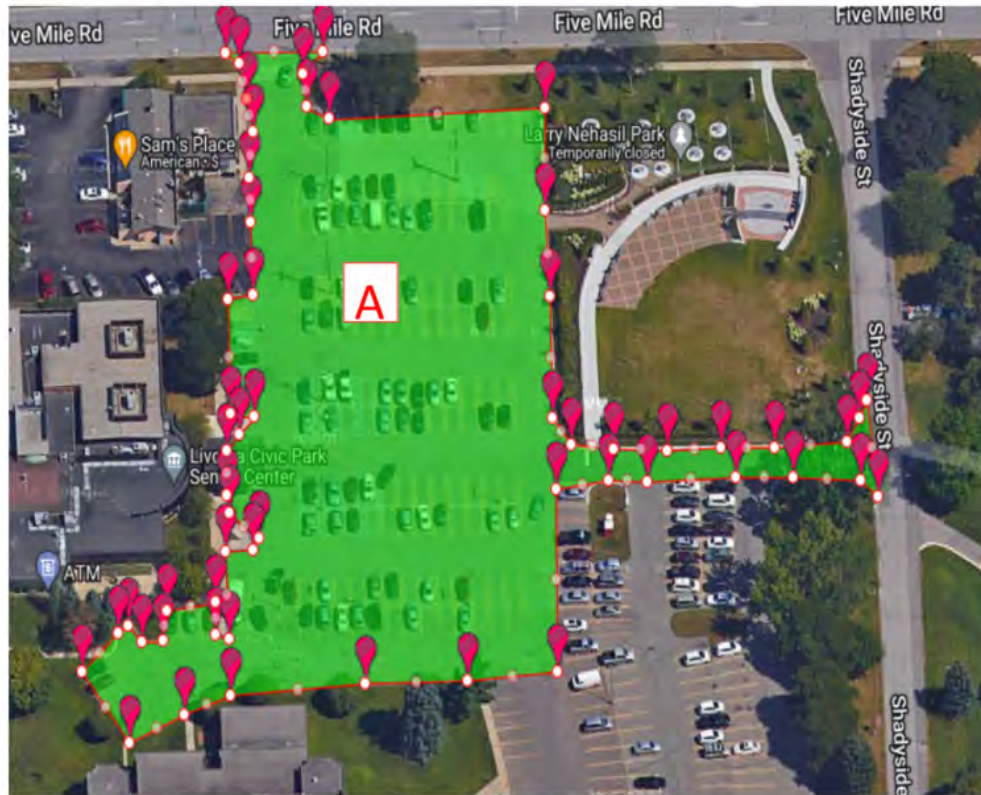
SECTION D PARKING LOT TAKE-OFFS

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



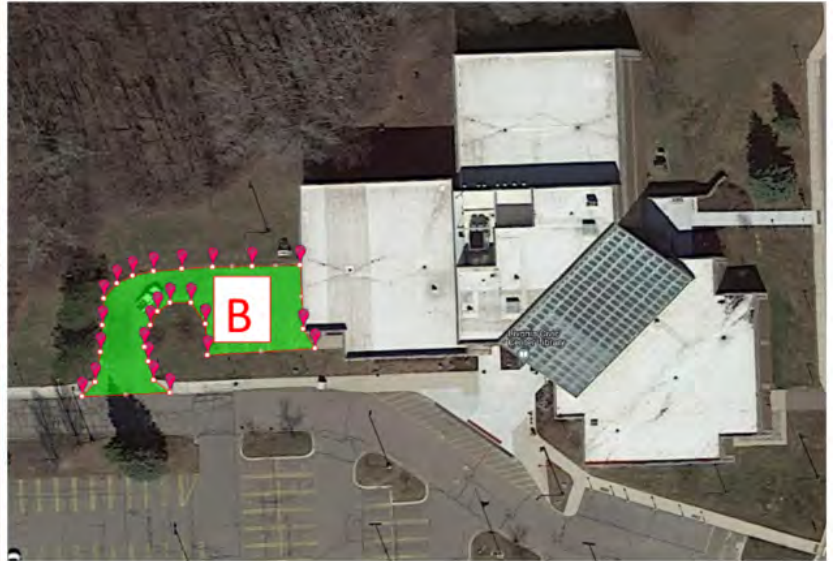


SECTION D PARKING LOT TAKE-OFFS

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

Notes

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



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



SECTION D PARKING LOT TAKE-OFFS

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



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





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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

APPROVED BY

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

07/17/2023



Agenda

- Plante Moran Cresa (PMC) Phase 1 engagement overview
- Phase 1 preliminary findings + recommendations
- PMC Phase 1 extension and Phase 2 engagement overview
- Phase 1 extension and Phase 2 milestone schedule
- Next steps
- Appendix (deliverable examples)
 - Building/Site Program example
 - Conceptual budget example
 - Milestone schedule example



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- Fire Department
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- Carl Sandburg Branch Library
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These facilities were selected due to their potential impact on the Livonia Vision 21 Master Plan



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- Based on visual observation, evaluate the condition of each facilities' building systems, including site conditions, building envelope (roof, exterior walls, windows and doors), interior finishes; mechanical, electrical, and plumbing systems.
- Determine the investment required to maintain these facilities over a ten-year period.
- 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



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- Quantify the City of Livonia's current space and future needs
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 - Current level of workspace functionality (office/workstation size, natural day light, support spaces, etc.)
- Evaluate departmental adjacencies
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City Center Conceptual Plan from the City of Livonia Vision 21 Master Plan with approximate location of existing facilities overlaid.



Phase 1 Preliminary Findings + Recommendations

Facility Condition Assessment – Cost Summary

SUMMARY OF COSTS BY PRIORITIZATION FACILITY ASSESSMENT					
Bldg #	Name of Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Future Need (7 - 10)	Complete Cost with Escalation
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TOTAL BUILDINGS BUDGET		\$41,930,405	\$30,064,991	\$24,976,366	\$96,971,763

Notes:

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



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- PMC's Phase 1 extension includes the following scope of work:
 - Space needs assessment and capital planning for Fire Station 3, 4, 5, and 6/Garage
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 - Detailed building/site program, conceptual budget, and preliminary schedule for:
 - Livonia City Hall
 - Livonia Police Department
 - Livonia Fire Stations No. 1
 - Highest and best use options analysis
 - Area assessment
 - Due diligence
 - Market study
 - Feasible development options



PMC Phase 1 Extension and Phase 2 Engagement Milestone Schedule

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



Next Steps

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



Appendix



Sample Deliverables (Building Program)

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



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



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FUNCTION	FTE 2021	FTE 2026	SPT	PO	WS	Type	SF/UNIT 2021	SF/UNIT 2026	TOTAL SF 2021	TOTAL SF 2026	NOTES
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Jury Assembly 114			1				641	950	641	950	
Courtroom 1			1				1,018	1,018	1,018	1,532	7 person jury
Victim Waiting 107			1				107	107	107	107	
Courtroom Vestibule 102A			1				55	55	55	55	
Conference Room 106			1				106	106	106	106	
Courtroom 2			1				1,032	1,032	1,032	1,532	7 person jury
Victim Waiting			1					107	-	107	
Courtroom Vestibule 101A			1				55	55	55	55	
Conference Room 105			1				106	106	106	106	
Courtroom 3			1					1,532	-	1,532	
Victim Waiting			1					107	-	107	
Courtroom Vestibule			1					55	-	55	
Conference Room			1					106	-	106	
Conference (medium)			3					220	-	660	
Library 132			1				170	170	170	170	
Jury Room 127B			1				165	165	165	165	
Cell 123			1				67	67	67	67	
Cell 122			1				136	136	136	136	
Cell (Gender Neutral)			1					70	-	70	
Reception (Probation)			1					180	-	180	
E-file area			1					200	-	200	
Work Room (Clerical)			1					200	-	200	
Processing (Security)			1					200	-	200	
Locker Room (Security)			1					200	-	200	
Conference Room/Lock up (medium)			2					220	-	440	
Jury Deliberation Room			2					300	-	600	includes toilet room
Sally port			2					600	-	1,200	
Subtotal									4,788	13,041	
Secondary Circulation									400	5,477	
Total Support Area									5,188	18,518	



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Vestibule 101A (exit)			1				49	49	49	49	
Vestibule 100B (entrance)			1				110	110	110	110	
Public Lobby 100			1				1,783	1,783	1,783	1,783	46 seats, includes circulation
Lobby (Probation)			1					200	-	200	
Men 109			1				157	157	157	600	
Women 110			1				166	166	166	600	
Men's Toilet Room (staff)			1					180	-	180	
Women's Toilet Room (staff)			1					180	-	180	
Unisex Toilet Room 103G			1				63	70	63	70	
JC 103F			3				80	64	240	192	
Jury Assembly Toilet Room 117			1				45	70	45	70	
Toilet Room 126			1				49	70	49	70	
Wellness Room			1					120	-	120	
Mechanical Room 124			1				61	200	61	200	
Tele Closet 125			4				35	64	140	256	
Electrical Room			1					200		200	
Subtotal									2,863	4,880	
Secondary Circulation									348	2,050	
Total Common Area									3,211	6,930	

Grand Total - All Areas

12,961 32,839



Sample Deliverables (Site Program)

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



Sample Deliverables (Conceptual Budget)

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



Sample Deliverables (Milestone Schedule)

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



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

07/17/2023



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

Grand Total - All Areas

12,961 32,839



Sample Deliverables (Site Program)

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



Sample Deliverables (Conceptual Budget)

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



Sample Deliverables (Milestone Schedule)

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



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
May 12, 2023

MEETING DATE

COI062823/R071023

PREPARED BY

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

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

BACKGROUND DETAILS

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

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

To discuss updated information as presented.

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

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

DETAILED WORK BEING PERFORMED

COI030123/R031323

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

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

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

ATTACHMENTS

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

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

APPROVED BY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Exhibit A

Scope of Work

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

Phase 1 Extension – Space Needs Assessment & Capital Planning Services

Project Related Assumptions:

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

Space Needs Assessment Services:

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

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

Capital Planning Services:

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

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

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

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

Project Related Assumptions:

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

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

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

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

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

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

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

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

Project Related Assumptions:

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

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

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

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

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

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

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

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

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

End of Exhibit A

Exhibit B
Terms and Conditions

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

1. PMC's SERVICES:

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

2. COL RESPONSIBILITIES:

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

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

3. PMC'S RESPONSIBILITIES:

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

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

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

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

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

4. COMPENSATION:

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

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

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

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

5. LIMITATION ON LIABILITY:

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

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

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

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

6. ENVIRONMENTAL CONDITION OF SITE:

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

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

7. MISCELLANEOUS:

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

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

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

8. TERMINATION

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

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

End of Exhibit B