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**OFFICE OF THE COUNCIL**

**ELECTRONIC AGENDA PACKET FOR  
THE REGULAR MEETING OF  
MONDAY, JULY 1, 2024  
7:00 P.M.**

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**1997<sup>th</sup> Regular Meeting Agenda of the Council of the City of Livonia  
Monday, July 15, 2024**

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

**CALL TO ORDER**

**INVOCATION/PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENTATION OF MINUTES** – Regular Meeting Minutes of July 1, 2024

**AUDIENCE COMMUNICATION**

**REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS**

- a. [AUDIT REPORT: Livonia Housing Commission, re: for the fiscal year ending December 31, 2023, excluding Silver Village, Newburgh Village, the Community Development Block Grant Program and single-family, city-owned properties.](#)

**CONSENT AGENDA**

1. [BLOCK PARTY: Allison Adams, re: to be held Saturday, July 20, 2024, from 3:00 p.m. to 10:00 p.m., on Flamingo Blvd. between Clarita Avenue and Pickford Street, with a rain date of Saturday, July 27, 2024.](#)
2. [BLOCK PARTY: Alex Quint, re: to be held Saturday, August 24, 2024, from 3 p.m. to 10 p.m., on Fairfield Street between Plymouth Road and Orangelawn Street.](#)
3. [BLOCK PARTY: Margaret McGrane, re: to be held Saturday, August 24, 2024, from 2 p.m. to 10 p.m., on Rayburn Street, between Williams Street and Levan Road.](#)
4. [REQUEST TO AMEND THE PROFESSIONAL ENGINEERING CONTRACT THROUGH THE QUALIFICATION BASED SELECTION \(QBS\) PROCESS WITH OHM ADVISORS AND AUTHORIZE EXPENDITURE: Department of Public Works, re: for the hydro-excavation of water service lines, from budgeted funds, to be reimbursed from the Drinking Water Asset Management \(DWAM\) Grant. \(CR 311-22\)](#)
5. [REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AWARD OF CONTRACT: Department of Public Works, Sewer Division, re: for biannual fat, oil and grease \(FOG\) inspections, from budgeted funds.](#)
6. [REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from Aristeo Construction, Inc., in conjunction with the construction of a storm drain system that provide adequate drainage for property located at 12822 Stark Road in the N.E. 1/4 of Section 28.](#)
7. [REQUEST TO APPROVE THE ESTABLISHMENT OF IMPROVEMENT BONDS: Engineering Division, re: to assure the installation of public improvements at Sunset View Site Condominium, located on the west side of Sunset Avenue, between Eight Mile Road and Kenwood Court in the Northwest 1/4 of Section 2 \(CR 379-23\)](#)



**UNFINISHED BUSINESS – MEETINGS OF THE COMMITTEE**

8. [CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING OF JULY 8, 2024.](#)
  - a. [The subject matter of the 2022 Facility Condition Assessment and Space Needs Assessment. \(CR 02-23\)](#)

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**AUDIENCE COMMUNICATION**

**NOTICE(S)**

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

LORI L. MILLER, CITY CLERK



## LETTER TO THE LIVONIA CITY COUNCIL

**Housing**  
**June 26, 2024**

### MEETING DATE

R071524

### PRESENTED BY

Jim Inglis, Director of Housing

### AGENDA ITEM

a. AUDIT REPORT: Livonia Housing Commission, re: for the fiscal year ending December 31, 2023, excluding Silver Village, Newburgh Village, the Community Development Block Grant Program and single-family, city-owned properties.

### BACKGROUND DETAILS

The Livonia Housing Commission respectfully submits the attached audit report and management letter for the twelve-month period ending December 31, 2023. The audit report covers the following federal programs administered by the Livonia Housing Commission.

- Low Rent Public Housing (McNamara Towers, Single Family Homes)
- Housing Choice Voucher (Rent Subsidy)
- Capital Fund Program

Please be advised that the Silver Village and Newburgh Village senior citizen housing communities, Community Development Block Grant Program, CDBG CARES Act Program, single-family City-Owned properties, and the Transportation programs are contained in the City of Livonia audit report prepared by Plante Moran for the fiscal year ending November 30, 2023.

The Livonia Housing Commission is required to prepare its financial statements and reports in accordance with accounting practices prescribed by the U.S. Department of Housing and Urban Development and Generally Accepted Accounting Practices. The audit is in accordance with the Single Audit Act and has been submitted to the HUD Inspector General for audit, HUD Real Estate Assessment Center, and the State of Michigan Department of Treasury for their information and review. The independent auditor rendered a clean and unmodified opinion with no audit findings or concerns.

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

The Livonia Housing Commission would respectfully request that the attached 2023 audit report be received and filed for information with the City Council.

### ATTACHMENTS

1. Livonia HC 2023 audit
2. comm w board

APPROVED BY



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Jim Inglis, Director of Housing

Date: June 27, 2024



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Debra Peck Lichtenberg, CPA, Finance Director

Date: June 27, 2024



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Carter Fisher, City Attorney

Date: June 28, 2024



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Maureen Miller Brosnan, Mayor

Date: June 28, 2024

# **LIVONIA HOUSING COMMISSION**

(A Component Unit of the City of Livonia, Michigan)

## **Financial Statements**

(With Supplementary Information)

**For the Year Ended December 31, 2023**



SMITH & KLACZKIEWICZ, PC  
CERTIFIED PUBLIC ACCOUNTANTS

# Livonia Housing Commission

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SMITH & KLACZKIEWICZ, PC  
CERTIFIED PUBLIC ACCOUNTANTS

THOMAS J. SMITH, CPA  
(989) 751-1167

ROBERT R. KLACZKIEWICZ, CPA  
(989) 751-3064

A VETERAN OWNED BUSINESS

## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Livonia Housing Commission  
Livonia, Michigan

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the business-type activities of the ***Livonia Housing Commission***, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the ***Livonia Housing Commission's*** basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the ***Livonia Housing Commission***, as of December 31, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the ***Livonia Housing Commission*** and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the ***Livonia Housing Commission's*** ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the *Livonia Housing Commission's* internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the *Livonia Housing Commission's* ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 4 to 12) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and

other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the ***Livonia Housing Commission's*** basic financial statements. The accompanying financial data schedules and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the financial data schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2024 on our consideration of the ***Livonia Housing Commission's*** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the ***Livonia Housing Commission's*** internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering ***Livonia Housing Commission's*** internal control over financial reporting and compliance.

*Smith + Klaychewicz PC*

***Saginaw, Michigan***

June 12, 2024



# **MANAGEMENT DISCUSSION & ANALYSIS REPORT**

**FYE 12/31/23**

Livonia Housing Commission  
19300 Purlingbrook Rd.  
Livonia, MI 48152

James Inglis, Executive Director

As management of the Livonia Housing Commission, we offer reviewers of this audit report this narrative discussion and analysis of the Livonia Housing Commission's financial activities for the FYE 12/31/23. This discussion and analysis letter of the Livonia Housing Commission's financial performance should be read in conjunction with the auditor's opinion letter and the following Financial Statements.

The combined financial statements reflect all of the Commission's federally funded programs and activities in one place. The Commission reports all its activities and programs using the Enterprise Fund type model. HUD encourages PHAs to use this accounting method as it is normally used to account for "business-type activities" – activities similar to those found in the private sector. Enterprise Fund types use the accrual method of accounting, the same accounting method employed by most private-sector businesses. Under this method, revenues are recognized as earned (but not necessarily received) and expenditures when incurred (but not necessarily paid) per reporting period.

## **Entity-Wide Financial Highlights**

The term "Net Position" refers to the difference between Assets and Liabilities. The Commission's total Net Position as of 12/31/23 was \$3,066,707. The Net Position as of 12/31/22 was \$2,828,337. This represents an increase of \$238,370 or 8.4% from the prior year.

Revenues generated by the Commission were \$795,432 for the year ended 12/31/23. Revenues for FYE 12/31/22 were \$677,152. This represents an increase of \$118,280 or 17.5% from the prior year.

HUD Operating Grants were \$7,601,669 for the FYE 12/31/23 whereas they were \$7,301,572 for FYE 12/31/22. This represents an increase of \$300,097 or 4.1% from the prior year. HUD Capital Grants were \$191,791 for the FYE 12/31/23 whereas they were \$74,004 for FYE 12/31/22. This represents an increase of \$117,787 or 159.2% from the prior year.

Expenses for the Commission were \$8,350,522 for the FYE 12/31/23; they were \$7,989,118 for the FYE 12/31/22. This represents an increase of \$361,404 or 4.5% from the prior year.

Please see the section entitled “Entity-Wide Financial Analysis” later in this report for more details on these changes.

### **Overview of the Financial Statements**

This annual report contains this *Management & Discussion Analysis* report, the *Basic Financial Statements* and the *Notes to the Financial Statements*. This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Other Supplementary Information*. The Commission’s financial statements are presented as fund financial statements because the Commission only has proprietary funds.

#### **Required Financial Statements**

The Statement of Net Position includes the Commission’s assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations of the Commission creditors (liabilities). It also provides the basis for evaluating the liquidity and financial flexibility of the Commission.

All of the current year’s revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Net Position. This statement measures the success of the Commission’s operations over the past year and can be used to determine whether the Commission has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

The final required financial statement is the Statement of Cash Flows. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

#### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements and provide more detailed data.

#### **Supplemental Information**

This report also contains the Financial Data Schedule (FDS) as referenced in the section of *Other Supplementary Information*. HUD has established Uniform Financial Reporting Standards that require Housing Commissions to submit financial information electronically to HUD using the FDS format. This financial information is electronically transmitted to the Real Estate Assessment Center (REAC) and is required to be included in the audit reporting package.

The Financial Data Schedule reports the Commission's operations in more detail. The Commission reports all its activities using Enterprise fund types. These funds are used to show activities that operate more like commercial enterprises. The Financial Data Schedule is organized by the government Federal Assistance Listing Numbers.

### **Livonia Housing Commission Programs:**

**Low Rent Public Housing:** Under this program, the Housing Commission rents units that it owns to low-income elderly and family households. This program is operated under an Annual Contributions Contract with HUD. HUD provides Operating Subsidies to enable the Housing Commission to lease these units at a rate that is based on 30% or less of the household income.

**Capital Fund Program:** Under this program, the Housing Commission is awarded funds each year to use for Capital Needs. The Housing Commission has the ability to use up to 100% of these funds, if need be, to supplement Operating Subsidies as the agency is designated as a small PHA by HUD. This program is the primary funding source for physical improvements to its properties.

**Housing Choice Voucher Program (HCV):**

The Livonia Housing Commission administers contracts with independent property owners to provide housing for low-income households. These properties are not owned by the Livonia Housing Commission. The Livonia Housing Commission provides housing assistance to the participants via a Housing Assistance Payment, paid directly to the owner. HUD provides subsidy to the Livonia Housing Commission to enable participants to pay approximately 30 percent of their income for rent.

### **Entity-Wide Financial Analysis:**

The following Federal Assistance was received during FYE 12/31/23:

|                                  | <u>FYE</u><br><u>12/31/23</u> | <u>FYE</u><br><u>12/31/22</u> | <u>Dollar</u><br><u>Change</u> | <u>Per Cent</u><br><u>Change</u> |
|----------------------------------|-------------------------------|-------------------------------|--------------------------------|----------------------------------|
| Public Housing Operating Subsidy | 449,105                       | 329,846                       | 119,259                        | 36.16%                           |
| Capital Fund Program Grants      | 307,480                       | 91,791                        | 215,689                        | 234.98%                          |
| Sec. 8 Voucher                   | <u>7,036,875</u>              | <u>6,964,105</u>              | <u>72,770</u>                  | 1.04%                            |
| Total                            | 7,793,460                     | 7,385,742                     | 407,718                        | 5.52%                            |

- The Operating Subsidy for Public Housing increased. Two factors explain the increase: 2022 subsidy was paid at 104.93% of eligibility. 2023 subsidy was paid at 93.02%. Offsetting this decrease in the pro-ration, our eligibility increased from 2022 to 2023, primarily driven by inflationary factors applied to both the PEL and

the UEL. However, the bulk of the increase is attributable to Shortfall Funding we applied for in 2022 and received in 2023. Congressional funding is a factor in funding amounts.

- Capital Fund Program Grants reflect grant funds spent, not funds awarded in a given year. The increase is due to the fact that our work projects proceeded at a faster pace in the current year than in the prior year. Details of our capital improvements follow later in this report under the section entitled “Entity-Wide Operational Highlights”.
- The subsidy for Housing Choice Voucher is calculated for us by HUD, based on a congressionally mandated formula. HUD uses the Voucher Management System (VMS) as the basis for this calculation. VMS is a monthly report that Housing Commissions are required to submit that details both HAP and administrative costs. HUD also considers the amount of HAP reserves we already have on hand and may reduce the current years’ subsidy proportionate to what HUD calculates is the usable amount of this reserve. The final amount we are awarded may or may not be pro-rated. Our VMS reported increased utilization indicated to HUD that we needed more HAP subsidy for this fiscal year.

The following represents changes in the Balance Sheet:

|                                                 | <u>FYE 12/31/23</u> | <u>FYE 12/31/22</u> | <u>Dollar Change</u> | <u>Per Cent Change</u> |
|-------------------------------------------------|---------------------|---------------------|----------------------|------------------------|
| Cash & Investments                              | 1,568,427           | 1,415,361           | 153,066              | 10.81%                 |
| Total Current Assets                            | 1,573,674           | 1,455,666           | 118,008              | 8.11%                  |
| Capital Assets, Net of Depreciation             | 1,935,230           | 1,946,841           | (11,611)             | -0.60%                 |
| Total Assets                                    | 3,508,904           | 3,402,507           | 106,397              | 3.13%                  |
| Total Current Liabilities                       | 303,552             | 392,218             | (88,666)             | -22.61%                |
| Total Long-Term Liabilities                     | 138,645             | 181,952             | (43,307)             | -23.80%                |
| Total Liabilities                               | 442,197             | 574,170             | (131,973)            | -22.99%                |
| Invested In Capital Assets, Net of related debt | 1,759,047           | 1,727,943           | 31,104               | 1.80%                  |
| Restricted Net Position                         | 56,157              | 164,331             | (108,174)            | -65.83%                |
| Unrestricted Net Position                       | 1,251,503           | 936,063             | 315,440              | 33.70%                 |
| Total Equity/Net Position                       | 3,066,707           | 2,828,337           | 238,370              | 8.43%                  |

- The change in Cash and Investments increased commensurate with the Operating Income (excluding depreciation charges) posted by the Public Housing Program. Offsetting this increase, Cash and Investments decreased due to a decrease in our Sec. 8 Voucher program HAP Reserve (RNP). We did not receive enough HAP subsidy during FYE 12/31/23 to cover our HAP costs, thus requiring us to draw on our existing Section 8 HAP cash reserve.

- Total Current Assets increased mainly due to the increase in Cash and Investments.
- Capital Assets increased by \$216,264. Although Capital Assets increased by \$216,264, this was more than offset by depreciation/equipment disposal charges which resulted in the net decrease stated in the above table.
- Total Assets increased due to the discussions above.
- Total Current Liabilities decreased mainly due to a timing issue with our Payroll. The Payroll and Benefits are administered for us by the City and they bill us retroactively for each month. At 12/31/23 we owed the City a portion of the December payroll & benefits. For 12/31/22 the City had not yet billed the LHC and, at that time, we owed the City for both November and December payroll & benefits.
- Total Long-Term Liabilities is comprised of two components: the presumed long-term portion of Compensated Absences and the Long-Term Liability portion of our Capital Fund Financing Program (CFFP) loan. This category decreased from the prior year.
- Total Liabilities decreased overall due to the discussions above.
- Net Investment in Capital Assets decreased in concert with the decrease in the Capital Asset account (see above discussion). However the decrease is not exactly the same amount due to the related CFFP loan Debt liability.
- Restricted Net Position is comprised of two components:
  1. In the Public Housing Program it is the remaining amount of CFFP funds that are restricted to future Capital activities. This amount remained relatively unchanged from 12/31/23.
  2. In the Sec. 8 Voucher Program the Restricted Net Position represents the cumulative amount of HAP subsidy received that exceeds HAP costs. This is more commonly referred to as the HAP Reserve. It is restricted because the funds can only be used for HAP costs. This amount decreased substantially from the 12/31/22 level.
- Unrestricted Net Position (formerly known as Operating Reserves) increased commensurate with the Operating Income (excluding depreciation charges) posted by the Public Housing Program and the Sec. 8 Voucher program (Admin Fee side).
- Total Net Position increased overall due to the above discussions.

The following schedule compares the Revenues and Expenses for the current and prior fiscal years:

*Statement of Revenues, Expenses, and Changes in Fund Net Position*

|                                             | <u>FYE</u><br><u>12/31/23</u> | <u>FYE</u><br><u>12/31/22</u> | <u>Dollar</u><br><u>Change</u> | <u>Per Cent</u><br><u>Change</u> |
|---------------------------------------------|-------------------------------|-------------------------------|--------------------------------|----------------------------------|
| <b>Revenues:</b>                            |                               |                               |                                |                                  |
| Tenant Revenue                              | 673,284                       | 640,134                       | 33,150                         | 5.2%                             |
| Other Revenue                               | <u>122,148</u>                | <u>37,018</u>                 | <u>85,130</u>                  | 230.0%                           |
| Total PHA generated Revenue                 | 795,432                       | 677,152                       | 118,280                        | 17.5%                            |
| Operating Subsidies/Soft Cost Grant Revenue | 7,601,669                     | 7,301,572                     | 300,097                        | 4.1%                             |
| Capital Grants (Hard costs)                 | <u>191,791</u>                | <u>74,004</u>                 | <u>117,787</u>                 | 159.2%                           |
| <b>Total Revenue</b>                        | 8,588,892                     | 8,052,728                     | 536,164                        | 6.7%                             |
|                                             |                               |                               |                                |                                  |
| <b>Expenses:</b>                            |                               |                               |                                |                                  |
| Administrative                              | 798,023                       | 755,979                       | 42,044                         | 5.6%                             |
| Tenant Services                             | 90,573                        | 104,284                       | (13,711)                       | -13.1%                           |
| Utilities                                   | 211,957                       | 188,970                       | 22,987                         | 12.2%                            |
| Maintenance                                 | 410,818                       | 370,198                       | 40,620                         | 11.0%                            |
| General                                     | 118,272                       | 99,481                        | 18,791                         | 18.9%                            |
| Extraordinary Maintenance                   | 21,870                        | 8,167                         | 13,703                         | 167.8%                           |
| Housing Assistance Payments                 | 6,471,133                     | 6,248,321                     | 222,812                        | 3.6%                             |
| Depreciation                                | <u>227,876</u>                | <u>213,718</u>                | <u>14,158</u>                  | 6.6%                             |
| Total Expenses                              | 8,350,522                     | 7,989,118                     | 361,404                        | 4.5%                             |
|                                             |                               |                               |                                |                                  |
| <b>Net Increase (Decrease)</b>              | 238,370                       | 63,610                        |                                |                                  |

*Revenues:*

Livonia Housing Commission's primary revenue sources are subsidies and grants received by HUD. For FYE 12/31/23, revenue generated by the Commission accounted for \$795,432 (or 9% of total revenue), while HUD contributions accounted for \$7,793,460 (or 91% of total revenue). Investment Income increased due to nominally rising interest rates.

### *Expenses:*

Total Expenses for FYE 12/31/23 were \$8,350,522 while for FYE 12/31/22 the total was \$7,989,118. This represents a 4.5% increase in our Operating Costs, an increase largely attributable to inflation. Utilities increased by 12.2%; all three types of utilities posted increases over the 2022 level.

### *Budget Analysis:*

A Low Rent Public Housing Operating Budget for FYE 12/31/23 was presented to and approved by the Board of Commissioners. There were some overruns in some categories. Both Total Revenue and Total Expenditures were slightly over budget. We monitor our Income Statement each month and the Board was aware that we would have some minor overruns.

### **Entity-Wide Operational Highlights:**

The Livonia Housing Commission provided the following housing for low- income elderly and low-income families:

|                | <u>FYE</u><br><u>12/31/23</u> | <u>FYE</u><br><u>12/31/22</u> |
|----------------|-------------------------------|-------------------------------|
| Public Housing | 151                           | 151                           |
| Sec. 8 Voucher | 1,013                         | 1,004                         |

During FYE 12/31/23, Livonia Housing Commission maintained a lease-up rate of 98% in its Public Housing Program. This lease-up rate is well in excess of HUD guidelines.

During FYE 12/31/23, Livonia Housing Commission maintained a lease-up rate of 77% in its Housing Voucher Program; the LHC spent 94% of Budget Authority. The Housing Voucher Program is judged on either the actual lease-up rate (based upon the number of vouchers) or the percentage of Budget Authority used. These rates are below the HUD benchmark of 97%. The LHC is working to increase both utilization rates, but we may be constricted in this venture based upon available HUD funding.

### **Capital Asset Activity and Debt:**

The following table summarizes capital asset activity for the fiscal year:

|                                                                    | 1/1/23           | Additions | Deletions | 12/31/23         |
|--------------------------------------------------------------------|------------------|-----------|-----------|------------------|
|                                                                    |                  |           |           |                  |
| Land                                                               | 308,946          |           |           | 308,946          |
| Buildings                                                          | 3,966,096        | 208,900   |           | 4,174,996        |
| F,F,&E - Dwelling Units                                            |                  |           |           | 0                |
| F,F,&E - Administration                                            | 135,161          | 7,364     | (36,467)  | 106,058          |
| Capital Improvements<br>(reported on the FDS under<br>"Buildings") | <u>2,631,513</u> |           |           | <u>2,631,513</u> |
|                                                                    | 7,041,716        | 216,264   | (36,467)  | 7,221,513        |
| Less:                                                              |                  |           |           |                  |
| Accumulated Depreciation                                           | (5,094,875)      | (227,875) | 36,467    | (5,286,283)      |
|                                                                    |                  |           |           |                  |
|                                                                    | 1,946,841        | (11,611)  | 0         | 1,935,230        |

During FYE 12/31/23, our Capital work projects included:

- A & E fees and costs
- Roofing replacements
- Plumbing upgrades
- Security Camera System
- Upgrade computer server

The Livonia Housing Commission carries debt related to the CFFP. The total amount of this debt payable as of 12/31/23 was \$176,183. This is detailed on the LRPB Balance sheet under both Current liabilities and Long-Term liabilities. This debt is paid for via our current CFP programs; a certain portion of each CFP program is dedicated (\$52,687.12) annually to debt service until the loan is paid in full which will be in 2027.

### **Economic Factors and Next Year's Budget and Rates**

The Housing Commission is primarily dependent upon HUD for the funding of operations as well as capital needs. Therefore, the Housing Commission is affected more by the Federal Budget than by local economic conditions. The funding of programs could be significantly affected by the Federal Budget.

A fundamental finding of the Harvard Cost Study is that Public Housing Agencies have been, and continue to be, woefully underfunded by HUD. Yet, due to the federal budget crunch, HUD continues to only pay us only a portion of the subsidy that we are entitled to. Since we fully expect this inadequate funding pattern to continue it is inevitable that cuts in services to our residents will have to be made.



Although the Housing Commission remains concerned about the future levels of HUD funding due to the state of the federal budget, we feel that, in the short term, we are both financially and operationally in a strong position to continue to provide safe, sanitary, and decent housing to our residents.

### **Request for Information**

This financial report is designed to provide a general overview of the Commission's finances for all those with an interest in its finances. Questions or comments concerning any of the information contained in this report or request for additional information should be directed to:

James Inglis, Executive Director  
Livonia Housing Commission  
19300 Purlingbrook Rd.  
Livonia, MI 48152  
[jinglis@livonia.gov](mailto:jinglis@livonia.gov)

**Livonia Housing Commission**  
**Statement of Net Position**  
*December 31, 2023*

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**Current assets**

|                                          |              |
|------------------------------------------|--------------|
| Cash and cash equivalents - unrestricted | \$ 1,440,148 |
| Cash and cash equivalents - restricted   | 56,157       |
| Cash - tenant security deposits          | 72,122       |
| Accounts receivable, net                 | 5,247        |
|                                          | <hr/>        |
| Total current assets                     | 1,573,674    |
|                                          | <hr/>        |

**Noncurrent assets**

|                                 |           |
|---------------------------------|-----------|
| Nondepreciable capital assets   | 308,946   |
| Depreciable capital assets, net | 1,626,284 |
|                                 | <hr/>     |
| Total noncurrent assets         | 1,935,230 |
|                                 | <hr/>     |
| Total assets                    | 3,508,904 |
|                                 | <hr/>     |

**Current liabilities**

|                              |         |
|------------------------------|---------|
| Accounts payable             | 25,254  |
| Accrued liabilities          | 92,512  |
| Tenant security deposits     | 72,122  |
| Unearned revenue             | 2,507   |
| Accrued compensated absences | 66,258  |
| HUD loan - long-term debt    | 44,899  |
|                              | <hr/>   |
| Total current liabilities    | 303,552 |
|                              | <hr/>   |

**Noncurrent liabilities**

|                                                      |         |
|------------------------------------------------------|---------|
| HUD loan - long-term debt, net of current portion    | 131,284 |
| Accrued compensated absences, net of current portion | 7,361   |
|                                                      | <hr/>   |
| Total noncurrent liabilities                         | 138,645 |
|                                                      | <hr/>   |
| Total liabilities                                    | 442,197 |
|                                                      | <hr/>   |

**Net position**

|                                  |              |
|----------------------------------|--------------|
| Net investment in capital assets | 1,759,047    |
| Restricted                       | 56,157       |
| Unrestricted                     | 1,251,503    |
|                                  | <hr/>        |
| Total net position               | \$ 3,066,707 |
|                                  | <hr/>        |

The accompanying notes are an integral part of these financial statements.

**Livonia Housing Commission**  
**Statement of Revenues, Expenses and Changes in Fund Net Position**  
***For the Year Ended December 31, 2023***

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**Operating revenues**

|                          |            |
|--------------------------|------------|
| Tenant revenue           | \$ 673,284 |
| HUD PHA operating grants | 7,601,669  |
| Other revenue            | 39,789     |
|                          | <hr/>      |
| Total operating revenues | 8,314,742  |
|                          | <hr/>      |

**Operating expenses**

|                             |           |
|-----------------------------|-----------|
| Administration              | 798,023   |
| Tenant services             | 90,573    |
| Utilities                   | 211,957   |
| Maintenance                 | 410,818   |
| Insurance                   | 51,401    |
| General                     | 56,896    |
| Housing assistance payments | 6,471,133 |
| Depreciation                | 227,876   |
|                             | <hr/>     |
| Total operating expenses    | 8,318,677 |
|                             | <hr/>     |

|                         |               |
|-------------------------|---------------|
| Operating income (loss) | <hr/> (3,935) |
|-------------------------|---------------|

**Nonoperating revenues and (expenses)**

|                                            |          |
|--------------------------------------------|----------|
| Interest earned on deposits - unrestricted | 72,375   |
| Extraordinary maintenance                  | (21,870) |
| Gain / (loss) on sale of capital assets    | 8,730    |
| Interest earned on deposits - restricted   | 1,254    |
| Interest expense                           | (9,975)  |
|                                            | <hr/>    |
| Total nonoperating revenues and (expenses) | 50,514   |
|                                            | <hr/>    |

|                                    |        |
|------------------------------------|--------|
| Income (loss) before contributions | 46,579 |
|------------------------------------|--------|

|                              |               |
|------------------------------|---------------|
| <b>Capital contributions</b> | <hr/> 191,791 |
|------------------------------|---------------|

|                               |         |
|-------------------------------|---------|
| <b>Change in net position</b> | 238,370 |
|-------------------------------|---------|

|                                         |                 |
|-----------------------------------------|-----------------|
| <b>Net position - Beginning of year</b> | <hr/> 2,828,337 |
|-----------------------------------------|-----------------|

|                                   |                          |
|-----------------------------------|--------------------------|
| <b>Net position - End of year</b> | <hr/> <hr/> \$ 3,066,707 |
|-----------------------------------|--------------------------|

The accompanying notes are an integral part of these financial statements.

**Livonia Housing Commission**  
**Statement of Cash Flows**  
*For the Year Ended December 31, 2023*

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|                                                                                                                     |                            |
|---------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Cash flows from operating activities</b>                                                                         |                            |
| Cash received from customers                                                                                        | \$ 751,725                 |
| Cash received from grants and subsidies                                                                             | 7,601,669                  |
| Cash payments to suppliers for goods and services                                                                   | (7,224,914)                |
| Cash payments for wages and related benefits                                                                        | (958,740)                  |
| Net cash provided by (used in) operating activities                                                                 | <u>169,740</u>             |
| <b>Cash flows from noncapital and related financing activities</b>                                                  |                            |
| Extraordinary maintenance                                                                                           | <u>(21,870)</u>            |
| <b>Cash flows from capital and related financing activities</b>                                                     |                            |
| Capital contributions                                                                                               | 191,791                    |
| Proceeds received from sale of capital assets                                                                       | 8,730                      |
| Acquisition of capital assets                                                                                       | (216,264)                  |
| Interest paid on debt                                                                                               | (9,975)                    |
| Principal paid on debt                                                                                              | (42,715)                   |
| Net cash provided by (used in) capital and related financing activities                                             | <u>(68,433)</u>            |
| <b>Cash flows from investing activities</b>                                                                         |                            |
| Interest received on deposits and investments                                                                       | <u>73,629</u>              |
| Net increase (decrease) in cash and cash equivalents                                                                | 153,066                    |
| <b>Cash and cash equivalents - beginning of year</b>                                                                | <u>1,415,361</u>           |
| <b>Cash and cash equivalents - end of year</b>                                                                      | <u><u>\$ 1,568,427</u></u> |
| <b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities</b>             |                            |
| Operating income (loss)                                                                                             | \$ (3,935)                 |
| Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:            |                            |
| Depreciation                                                                                                        | 227,876                    |
| Changes in assets and liabilities                                                                                   |                            |
| Decrease (increase) in receivables                                                                                  | 35,058                     |
| Increase (decrease) in payables                                                                                     | (4,356)                    |
| Increase (decrease) in accrued liabilities                                                                          | (88,497)                   |
| Increase (decrease) in tenant security deposits                                                                     | 1,549                      |
| Increase (decrease) in unearned revenue                                                                             | 2,045                      |
| Net cash provided by (used in) operating activities                                                                 | <u><u>\$ 169,740</u></u>   |
| <b>Reconciliation of cash and cash equivalents per the Statement of Net Position to the Statement of Cash Flows</b> |                            |
| Cash and cash equivalents                                                                                           | \$ 1,440,148               |
| Cash and cash equivalents - restricted                                                                              | 56,157                     |
| Cash - tenant security deposits                                                                                     | 72,122                     |
| <b>Cash and cash equivalents - end of year</b>                                                                      | <u><u>\$ 1,568,427</u></u> |

The accompanying notes are an integral part of these financial statements.

**Livonia Housing Commission**  
**Notes to Financial Statements**  
*For the Year Ended December 31, 2022*

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**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies adopted by the ***Livonia Housing Commission*** (the “*Housing Commission*”) conform to accounting principles generally accepted in the United States of America (U.S. GAAP) as applied to governmental entities.

The Housing Commission reports as a business-type activity, as defined by the Governmental Accounting Standards Board Statement No. 34, with programs and projects.

**Reporting Entity**

The Housing Commission is a Public Housing Agency created by the City of Livonia. The Housing Commission operates under a five member Board of Commissioners appointed by the City Mayor and charged with the responsibility to provide low-rent housing, under the low rent program Annual Contributions Contract for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development (HUD) and other Federal agencies. Members of the Housing Commission Board may be removed by the City only for cause. The Housing Commission determines its own budget (subject to Federal approval), sets rental rates and may issue debt in its own name. The City is not responsible for deficits or liabilities of the Housing Commission. However, the Housing Commission makes annual payments “in lieu of taxes” to the City. Therefore, a financial benefit exists for the City, thereby requiring that the ***Livonia Housing Commission*** be reported as a discrete component unit of the City of Livonia, Michigan.

These financial statements include all activities of the Housing Commission, which include a Low Income Housing Program (151 units) and a Section 8 Housing Choice Voucher Program (1,013 units). These programs receive subsidies and annual contributions from HUD.

In determining the financial reporting entity the Housing Commission complies with the provisions of GASB Statement No. 14 as amended by GASB No. 39, “The Financial Reporting Entity”, and includes all component units, if any, of which the Housing Commission appointed a voting majority of the units’ Board; the Housing commission is either able to impose its will on the unit or a financial benefit or burden relationship exists. There are no agencies, organizations or activities meeting these criteria.

**Measurement Focus and Basis of Presentation**

The economic resources measurement focus and the accrual basis of accounting are used in preparing the financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

**Livonia Housing Commission**  
**Notes to Financial Statements**  
*For the Year Ended December 31, 2022*

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Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Housing Commission are Federal grants and charges to customers for services. Operating expenses include housing assistance payments, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. Following is a description of the Housing Commission's programs:

Project MI055000100 accounts for the revenue and related operations of the Public and Indian Housing grant and the Capital Fund Program.

14.871 Section 8 Housing Choice Vouchers accounts for the revenue and related operations of the Section 8 vouchers grant program.

Business Activities program accounts for the revenue and related operations of the Housing Commission's nonfederal funds.

When both restricted and unrestricted resources are available for use, it is the Housing Commission's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities and Equity**

**Cash and Cash Equivalents**

Cash and cash equivalents consist of cash on hand, deposits in demand and time deposit accounts, money market deposits, and certificates of deposits with original maturities of less than 90 days.

Cash and cash equivalents – restricted recorded on the Statement of Net Position has been restricted since it can only be used for future housing assistance payments to landlords (\$26,320) and unexpended bond proceeds that can only be used on approved projects (\$29,837).

**Receivables and Payables**

All receivables and payables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

**Livonia Housing Commission**  
**Notes to Financial Statements**  
*For the Year Ended December 31, 2022*

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**Capital Assets**

Capital assets, which include property, buildings and equipment are reported in the financial statements. Capital assets are defined by the Housing Commission as assets with an initial, individual cost of more than \$2,500 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Depreciation is recorded over the estimated useful lives of the assets, using the straight-line method as follows:

|                                                        |                |
|--------------------------------------------------------|----------------|
| Buildings                                              | 15 to 40 years |
| Furniture, equipment and<br>machinery – dwelling       | 3 to 15 years  |
| Furniture, equipment and<br>machinery – administration | 3 to 15 years  |

**Compensated Absences**

It is the Housing Commission's policy to permit employees to accumulate a limited amount of earned but unused sick leave and vacation days. Employees of the Housing Commission are permitted to accumulate and carry over a maximum of unused sick days from one year to the next based upon hire date in accordance with the employee handbook. Employees hired prior to January 19, 1977 are subject to a maximum amount of 225 days, employees hire on or after January 19, 1977 are subject to a maximum amount of 100 days and employees hired on or after September 8, 2011 are subject to a maximum amount of 75 days. Employees are allowed to accrue a maximum 456 hours unused vacation hours. Liabilities are recorded based on historical trends using short-term and long-term liabilities. Upon separation from the Housing Commission, employees will be paid their balance of unused vacation hours. Upon separation from the Housing Commission and 10 years of service, employees will be paid their balance of unused sick hours. Unused sick hours are paid at 60% of the employee's current rate of pay and unused vacation hours are paid at 100%.

**Unearned Revenue**

Unearned revenue represents tenant revenue for the subsequent year that was collected prior to the end of the current fiscal year.

**Equity**

Equity is classified as net position and reported as the following components:

*Net investment in capital assets* – Consists of capital assets at historical cost, net of accumulated depreciation.

**Livonia Housing Commission**  
**Notes to Financial Statements**  
*For the Year Ended December 31, 2022*

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*Restricted* – Consists of Housing Assistance Payments received from HUD in excess of payments made to landlords in the amount of \$26,320. These excess funds may only be used for future payments to landlords. The remaining \$29,837 consists of unexpended bond proceeds that can only be used on approved projects.

*Unrestricted* – Consists of all other equity that does not meet the definition of “restricted” or “net investment in capital assets”.

**Revenues and Expenses**

Operating revenues and expenses are those that result from providing services and producing and delivering goods and/or services. Also included, all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities. Expenses are classified as operating and nonoperating and are sub-classified by function, such as salaries, supplies, and contracted services.

**Estimates and Assumptions**

In preparing financial statements in conformity with U.S. GAAP, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**NOTE B - DETAILED NOTES ON TRANSACTION CLASSES / ACCOUNTS**

**Deposits**

At year-end, the carrying amounts of the Housing Commission’s deposits were as follows:

|                                        | <u>Carrying<br/>Amount</u> |
|----------------------------------------|----------------------------|
| Financial Statement Captions           |                            |
| Cash and cash equivalents              | \$ 1,140,148               |
| Cash and cash equivalents – restricted | 56,157                     |
| Cash – tenant security deposits        | <u>72,122</u>              |
| Total                                  | <u>\$ 1,568,427</u>        |
| Notes to Financial Statements          |                            |
| Cash on hand                           | \$ 275                     |
| Deposits                               | 113,106                    |
| Money market fund                      | 29,837                     |
| Sweep accounts                         | <u>1,425,209</u>           |
| Total                                  | <u>\$ 1,568,427</u>        |



**Livonia Housing Commission**  
**Notes to Financial Statements**  
*For the Year Ended December 31, 2022*

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**Deposit and Investment Risk**

State law limits the allowable investments and the maturities of some of the allowable investments as identified in the following list of authorized investments.

- Bonds, securities, other obligations and repurchase agreements of the United States, or an agency or instrumentality of the United States
- Certificates of deposit, savings accounts, deposit accounts or depository receipts of a qualified financial institution
- Commercial paper rated at the time of purchase within the 2 highest classifications established by not less than 2 standard rating services and that matures not more than 270 days after the date of purchase
- Bankers acceptances of United States banks
- Obligations of the State of Michigan and its political subdivisions that, at the time of purchase are rated as investment grade by at least one standard rating service
- Mutual funds registered under the investment company act of 1940 with the authority to purchase only investment vehicles that are legal for direct investment by a public corporation
- External investment pools as authorized by Public Act 20 as amended through December 31, 1997

*Interest Rate Risk*

The Housing Commission's investment policy does not have specific limits in excess of State law on investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

*Credit Risk*

The Housing Commission's investment policy does not have specific limits in excess of State law on investment credit risk. At year-end, the Housing Commission had no investments and was therefore, not exposed to credit risk.

*Custodial Credit Risk – Deposits*

Custodial credit risk is the risk that in the event of a bank failure, the Housing Commission's deposits may not be returned. State law does not require and the Housing Commission does not have a policy for deposit custodial credit risk. At year-end, the Housing Commission's entire bank balance of \$1,657,055 was not exposed to custodial credit risk because it was insured under FDIC.

*Concentration of Credit Risk*

State law limits allowable investments but does not limit concentration of credit risk. The Housing Commission's investment policy does not have specific limits in excess of State law on concentration of credit risk. At year-end, the Housing Commission had no investments and was therefore, not exposed to concentration of credit risk.

**Livonia Housing Commission**  
**Notes to Financial Statements**  
*For the Year Ended December 31, 2022*

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**Accounts Receivable**

The balance in accounts receivable consisted of the following:

|                                 |                        |
|---------------------------------|------------------------|
| Tenant accounts receivable      | \$ 4,952               |
| Miscellaneous                   | 1,939                  |
| Allowance for doubtful accounts | <u>(1,644)</u>         |
| Total                           | <u><u>\$ 5,247</u></u> |

**Capital Assets**

Capital asset activity for the year was as follows:

|                                                        | <u>Beginning<br/>Balance</u> | <u>Additions</u>          | <u>Disposals</u>   | <u>Ending<br/>Balance</u>  |
|--------------------------------------------------------|------------------------------|---------------------------|--------------------|----------------------------|
| Capital assets not being depreciated                   |                              |                           |                    |                            |
| Land                                                   | \$ 308,946                   | \$ -                      | \$ -               | \$ 308,946                 |
| Capital assets being depreciated                       |                              |                           |                    |                            |
| Buildings                                              | 6,597,609                    | 208,900                   | -                  | 6,806,509                  |
| Furniture, equipment and<br>machinery – administration | <u>135,161</u>               | <u>7,364</u>              | <u>(36,467)</u>    | <u>106,058</u>             |
| Total capital assets being depreciated                 | <u>6,732,770</u>             | <u>216,264</u>            | <u>(36,467)</u>    | <u>6,912,567</u>           |
| Less accumulated depreciation                          |                              |                           |                    |                            |
| Buildings                                              | (5,013,801)                  | (216,532)                 | -                  | (5,230,333)                |
| Furniture, equipment and<br>machinery – administration | <u>(81,074)</u>              | <u>(11,343)</u>           | <u>36,467</u>      | <u>(55,950)</u>            |
| Total accumulated depreciation                         | <u>(5,094,875)</u>           | <u>(227,875)</u>          | <u>36,467</u>      | <u>(5,286,283)</u>         |
| Net capital assets being depreciated                   | <u>1,637,895</u>             | <u>(11,611)</u>           | <u>-</u>           | <u>1,626,284</u>           |
| Total net capital assets                               | <u><u>\$ 1,946,841</u></u>   | <u><u>\$ (11,611)</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 1,935,230</u></u> |

**Livonia Housing Commission**  
**Notes to Financial Statements**  
*For the Year Ended December 31, 2022*

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**Long-term Debt**

Following is a summary of changes in long-term debt for the year:

|                              | Beginning<br>Balance | Additions        | Deductions         | Ending<br>Balance | Amount<br>Due<br>Within<br>One Year |
|------------------------------|----------------------|------------------|--------------------|-------------------|-------------------------------------|
| HUD loan                     | \$ 218,898           | \$ -             | \$ (42,715)        | \$ 176,183        | \$ 44,899                           |
| Accrued compensated absences | 57,683               | 15,936           | -                  | 73,619            | 66,258                              |
| Total                        | <u>\$ 276,581</u>    | <u>\$ 15,936</u> | <u>\$ (42,715)</u> | <u>\$ 249,802</u> | <u>\$ 111,157</u>                   |

The HUD loan was entered into in 2007, has an interest rate of 5% and matures in 2027.

The annual requirements to pay future principal and interest on the HUD loan are as follows:

| Year Ending<br>December 31, | Principal         | Interest         |
|-----------------------------|-------------------|------------------|
| 2024                        | \$ 44,899         | \$ 7,602         |
| 2025                        | 47,017            | 5,492            |
| 2026                        | 49,595            | 3,094            |
| 2027                        | 34,672            | 633              |
|                             | <u>\$ 176,183</u> | <u>\$ 16,821</u> |

**NOTE C - OTHER INFORMATION**

**Employee Benefit Plan**

The Housing Commission participates in a Deferred Compensated Pension Plan covering all full-time employees. At December 31, 2023, there were 12 plan members. The employer's contribution percentage is 13% for those employees hired prior to March 31, 1997 and 9% for those employees hired on or after April 1, 1997. Employees that participate in the Plan are required to contribute 4% of their gross wages. Upon separation, accrued funds remain the property of that individual. During the year, the Housing Commission's contributions amounted to \$67,616. Employees made contributions of \$24,816 to the Plan.

**Concentration of Revenue**

The Housing Commission is dependent upon the HUD to fund its operations through operating subsidies and capital funding grants. Total revenue received from HUD for the fiscal year ended 2023 and 2022 was \$7,793,460 or 90% and \$7,375,576 or 88% of total revenue.

**Livonia Housing Commission**  
**Notes to Financial Statements**  
*For the Year Ended December 31, 2022*

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**Contingencies**

Under the terms of certain Federal grants, periodic audits are required and certain costs may be questioned as not representing appropriate expenditures under the terms of the grants. Such audits could lead to reimbursement to the grantor agencies. Housing Commission management believes disallowances, if any, would be minimal.

**Risk Management**

The Housing Commission is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees and natural disasters. The Housing Commission maintains commercial insurance covering each of these risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Housing Commission. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

**Capital Fund Program**

The Housing Commission is awarded Capital Fund Program (CFP) grants on a calendar year basis from HUD. The Housing Commission is required to obligate each of the CFP grant years within two years of receiving the award and is required to expend those funds within four years. The following CFP grant years were expended and recognized as revenue and / or capital contributions during the year:

| <u>CFP Grant<br/>Year</u> | <u>Amount<br/>Expended</u> |
|---------------------------|----------------------------|
| 2020                      | \$ 136,938                 |
| 2021                      | 166,151                    |
| 2022                      | <u>4,391</u>               |
| Total                     | <u>\$ 307,480</u>          |

During the year ended December 31, 2023, the CFP Grant years 2020 and 2021 was closed and the HUD Modernization Cost Certificates have been certified.

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**Livonia Housing Commission**  
**Financial Data Schedule**  
**Project Balance Sheet**  
**December 31, 2023**

| Line<br>Item # | Account Description                                                  | Project<br>MI055000100     |
|----------------|----------------------------------------------------------------------|----------------------------|
| 111            | Cash - Unrestricted                                                  | \$ 675,676                 |
| 112            | Cash - Restricted - Modernization and Development                    | 29,837                     |
| 114            | Cash - Tenant Security Deposits                                      | 72,122                     |
| 100            | Total Cash                                                           | <u>777,635</u>             |
| 125            | Accounts Receivable - Miscellaneous                                  | 667                        |
| 126            | Accounts Receivable - Tenants                                        | 4,952                      |
| 126.1          | Allowance for Doubtful Accounts - Tenants                            | (1,644)                    |
| 120            | Total Receivables, Net of Allowances for Doubtful Accounts           | <u>3,975</u>               |
| 150            | Total Current Assets                                                 | <u>781,610</u>             |
| 161            | Land                                                                 | 308,946                    |
| 162            | Buildings                                                            | 6,785,338                  |
| 164            | Furniture, Equipment & Machinery - Administration                    | 53,175                     |
| 166            | Accumulated Depreciation                                             | (5,234,508)                |
| 160            | Total Capital Assets, Net of Accumulated Depreciation                | <u>1,912,951</u>           |
| 180            | Total Noncurrent Assets                                              | <u>1,912,951</u>           |
| 290            | Total Assets and Deferred Outflows of Resources                      | <u><u>\$ 2,694,561</u></u> |
| 312            | Accounts Payable <= 90 Days                                          | \$ 13,669                  |
| 321            | Accrued Wage/Payroll Taxes Payable                                   | 28,589                     |
| 322            | Accrued Compensated Absences - Current Portion                       | 32,334                     |
| 333            | Accounts Payable - Other Government                                  | 4,178                      |
| 341            | Tenant Security Deposits                                             | 72,122                     |
| 342            | Unearned Revenues                                                    | 2,507                      |
| 343            | Current Portion of Long-Term Debt - Capital Projects/Mortgage        | 44,899                     |
| 346            | Accrued Liabilities - Other                                          | 28,824                     |
| 310            | Total Current Liabilities                                            | <u>227,122</u>             |
| 351            | Long-Term Debt, Net of Current - Capital Projects/Mortgage           | 131,284                    |
| 354            | Accrued Compensated Absences - Noncurrent                            | 3,592                      |
| 350            | Total Noncurrent Liabilities                                         | <u>134,876</u>             |
| 300            | Total Liabilities                                                    | <u>361,998</u>             |
| 508.4          | Net Investment in Capital Assets                                     | 1,736,768                  |
| 511.4          | Restricted Net Position                                              | 29,837                     |
| 512.4          | Unrestricted Net Position                                            | <u>565,958</u>             |
| 513            | Total Equity - Net Assets / Position                                 | <u>2,332,563</u>           |
| 600            | Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position | <u><u>\$ 2,694,561</u></u> |

**Livonia Housing Commission**  
**Financial Data Schedule**  
**Project Income Statement**  
*For the Year Ended December 31, 2023*

| Line Item # | Account Description                                              | Total Projects | Project M1055000100 | Operating Fund Program | Capital Fund Program |
|-------------|------------------------------------------------------------------|----------------|---------------------|------------------------|----------------------|
| 70300       | Net Tenant Rental Revenue                                        | \$ 647,143     | \$ 647,143          | \$ 647,143             | \$ -                 |
| 70400       | Tenant Revenue - Other                                           | 26,141         | 26,141              | 26,141                 | -                    |
| 70500       | Total Tenant Revenue                                             | 673,284        | 673,284             | 673,284                | -                    |
| 70600       | HUD PHA Operating Grants                                         | 564,794        | 564,794             | 449,105                | 115,689              |
| 70610       | Capital Grants                                                   | 191,791        | 191,791             | -                      | 191,791              |
| 71100       | Investment Income - Unrestricted                                 | 29,965         | 29,965              | 29,965                 | -                    |
| 71500       | Other Revenue                                                    | 39,789         | 39,789              | 39,789                 | -                    |
| 71600       | Gain or Loss on Sale of Capital Assets                           | 3,305          | 3,305               | 3,305                  | -                    |
| 72000       | Investment Income - Restricted                                   | 1,254          | 1,254               | 1,254                  | -                    |
| 70000       | Total Revenue                                                    | 1,504,182      | 1,504,182           | 1,196,702              | 307,480              |
| 91100       | Administrative Salaries                                          | 116,170        | 116,170             | 116,170                | -                    |
| 91200       | Auditing Fees                                                    | 9,250          | 9,250               | 9,250                  | -                    |
| 91500       | Employee Benefit Contributions - Administrative                  | 41,055         | 41,055              | 41,055                 | -                    |
| 91600       | Office Expenses                                                  | 30,622         | 30,622              | 30,622                 | -                    |
| 91800       | Travel                                                           | 3,213          | 3,213               | 3,213                  | -                    |
| 91900       | Other                                                            | 20,951         | 20,951              | 20,951                 | -                    |
| 91000       | Total Operating - Administrative                                 | 221,261        | 221,261             | 221,261                | -                    |
| 92100       | Tenant Services - Salaries                                       | 69,004         | 69,004              | 69,004                 | -                    |
| 92300       | Employee Benefit Contributions - Tenant Services                 | 20,366         | 20,366              | 20,366                 | -                    |
| 92400       | Tenant Services - Other                                          | 1,203          | 1,203               | 1,203                  | -                    |
| 92500       | Total Tenant Services                                            | 90,573         | 90,573              | 90,573                 | -                    |
| 93100       | Water                                                            | 36,861         | 36,861              | 36,861                 | -                    |
| 93200       | Electricity                                                      | 93,555         | 93,555              | 93,555                 | -                    |
| 93300       | Gas                                                              | 75,341         | 75,341              | 75,341                 | -                    |
| 93000       | Total Utilities                                                  | 205,757        | 205,757             | 205,757                | -                    |
| 94100       | Ordinary Maintenance and Operations - Labor                      | 91,537         | 91,537              | 91,537                 | -                    |
| 94200       | Ordinary Maintenance and Operations - Materials and Other        | 72,498         | 72,498              | 72,498                 | -                    |
| 94300       | Ordinary Maintenance and Operations - Contracts                  | 146,005        | 146,005             | 146,005                | -                    |
| 94500       | Employee Benefit Contributions - Ordinary Maintenance            | 41,898         | 41,898              | 41,898                 | -                    |
| 94000       | Total Maintenance                                                | 351,938        | 351,938             | 351,938                | -                    |
| 96110       | Property Insurance                                               | 36,636         | 36,636              | 36,636                 | -                    |
| 96120       | Liability Insurance                                              | 10,661         | 10,661              | 10,661                 | -                    |
| 96140       | All Other Insurance                                              | 856            | 856                 | 856                    | -                    |
| 96100       | Total Insurance Premiums                                         | 48,153         | 48,153              | 48,153                 | -                    |
| 96210       | Compensated Absences                                             | 7,827          | 7,827               | 7,827                  | -                    |
| 96300       | Payments in Lieu of Taxes                                        | 29,178         | 29,178              | 29,178                 | -                    |
| 96400       | Bad Debt - Tenant Rents                                          | 4,571          | 4,571               | 4,571                  | -                    |
| 96000       | Total Other General Expenses                                     | 41,576         | 41,576              | 41,576                 | -                    |
| 96710       | Interest on Mortgage (or Bonds) Payable                          | 9,975          | 9,975               | -                      | 9,975                |
| 96700       | Total Interest Expense and Amortization Cost                     | 9,975          | 9,975               | -                      | 9,975                |
| 96900       | Total Operating Expenses                                         | 969,233        | 969,233             | 959,258                | 9,975                |
| 97000       | Excess of Operating Revenue over (under) Operating Expenses      | 534,949        | 534,949             | 237,444                | 297,505              |
| 97100       | Extraordinary Maintenance                                        | 21,870         | 21,870              | 21,870                 | -                    |
| 97400       | Depreciation Expense                                             | 222,669        | 222,669             | 222,669                | -                    |
| 90000       | Total Expenses                                                   | 1,213,772      | 1,213,772           | 1,203,797              | 9,975                |
| 10010       | Operating Transfer In                                            | 105,714        | 105,714             | 105,714                | -                    |
| 10020       | Operating Transfer Out                                           | (105,714)      | (105,714)           | -                      | (105,714)            |
| 10100       | Total Other Financing Sources (Uses)                             | -              | -                   | 105,714                | (105,714)            |
| 10000       | Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | 290,410        | 290,410             | 98,619                 | 191,791              |
| 11020       | Required Annual Debt Principal Payments                          | 42,714         | 42,714              | -                      | 42,714               |
| 11030       | Beginning Equity                                                 | 2,042,153      | 2,042,153           | 2,042,153              | -                    |
| 11190       | Unit Months Available                                            | 1,800          | 1,800               | 1,800                  | -                    |
| 11210       | Number of Unit Months Leased                                     | 1,764          | 1,764               | 1,764                  | -                    |
| 11270       | Excess Cash                                                      | 460,374        | 460,374             | 460,374                | -                    |
| 11620       | Building Purchases                                               | 208,900        | 208,900             | 59,823                 | 149,077              |
| 11640       | Furniture & Equipment - Administrative Purchases                 | 3,682          | 3,682               | 3,682                  | -                    |
| 13510       | CFFP Debt Service Payments                                       | 52,689         | 52,689              | -                      | 52,689               |

**Livonia Housing Commission**  
**Financial Data Schedule**  
**Program Financials - Balance Sheet**  
**December 31, 2023**

| Line<br>Item # | Account Description                                                  | Total<br>Programs | 14.871<br>Housing<br>Choice<br>Vouchers | Business<br>Activities |
|----------------|----------------------------------------------------------------------|-------------------|-----------------------------------------|------------------------|
| 111            | Cash - Unrestricted                                                  | \$ 764,472        | \$ 691,859                              | \$ 72,613              |
| 113            | Cash - Other Restricted                                              | 26,320            | 26,320                                  | -                      |
| 100            | Total Cash                                                           | 790,792           | 718,179                                 | 72,613                 |
| 125            | Accounts Receivable - Miscellaneous                                  | 1,272             | 1,272                                   | -                      |
| 120            | Total Receivables, Net of Allowances for Doubtful Accounts           | 1,272             | 1,272                                   | -                      |
| 150            | Total Current Assets                                                 | 792,064           | 719,451                                 | 72,613                 |
| 162            | Buildings                                                            | 21,171            | 21,171                                  | -                      |
| 164            | Furniture, Equipment & Machinery - Administration                    | 52,883            | 52,883                                  | -                      |
| 166            | Accumulated Depreciation                                             | (51,775)          | (51,775)                                | -                      |
| 160            | Total Capital Assets, Net of Accumulated Depreciation                | 22,279            | 22,279                                  | -                      |
| 180            | Total Noncurrent Assets                                              | 22,279            | 22,279                                  | -                      |
| 290            | Total Assets and Deferred Outflows of Resources                      | \$ 814,343        | \$ 741,730                              | \$ 72,613              |
| 312            | Accounts Payable <= 90 Days                                          | \$ 7,407          | \$ 6,507                                | \$ 900                 |
| 321            | Accrued Wage/Payroll Taxes Payable                                   | 35,099            | 35,099                                  | -                      |
| 322            | Accrued Compensated Absences - Current Portion                       | 33,924            | 15,939                                  | 17,985                 |
| 310            | Total Current Liabilities                                            | 76,430            | 57,545                                  | 18,885                 |
| 354            | Accrued Compensated Absences - Noncurrent                            | 3,769             | 1,771                                   | 1,998                  |
| 350            | Total Noncurrent Liabilities                                         | 3,769             | 1,771                                   | 1,998                  |
| 300            | Total Liabilities                                                    | 80,199            | 59,316                                  | 20,883                 |
| 508.4          | Net Investment in Capital Assets                                     | 22,279            | 22,279                                  | -                      |
| 511.4          | Restricted Net Position                                              | 26,320            | 26,320                                  | -                      |
| 512.4          | Unrestricted Net Position                                            | 685,545           | 633,815                                 | 51,730                 |
| 513            | Total Equity - Net Assets / Position                                 | 734,144           | 682,414                                 | 51,730                 |
| 600            | Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position | \$ 814,343        | \$ 741,730                              | \$ 72,613              |

**Livonia Housing Commission**  
**Financial Data Schedule**  
**Program Financials - Income Statement**  
**For the Year Ended December 31, 2023**

| <b>Line<br/>Item #</b> | <b>Account Description</b>                                       | <b>Total<br/>Programs</b> | <b>14,871<br/>Housing<br/>Choice<br/>Vouchers</b> | <b>Business<br/>Activities</b> |
|------------------------|------------------------------------------------------------------|---------------------------|---------------------------------------------------|--------------------------------|
| 70600                  | HUD PHA Operating Grants                                         | \$ 7,036,875              | \$ 7,036,875                                      | \$ -                           |
| 71100                  | Investment Income - Unrestricted                                 | 42,410                    | 40,421                                            | 1,989                          |
| 71600                  | Gain or Loss on Sale of Capital Assets                           | 5,425                     | -                                                 | 5,425                          |
| 70000                  | Total Revenue                                                    | 7,084,710                 | 7,077,296                                         | 7,414                          |
| 91100                  | Administrative Salaries                                          | 346,212                   | 346,212                                           | -                              |
| 91500                  | Employee Benefit Contributions - Administrative                  | 120,854                   | 120,854                                           | -                              |
| 91600                  | Office Expenses                                                  | 84,814                    | 84,086                                            | 728                            |
| 91800                  | Travel                                                           | 6,429                     | 2,693                                             | 3,736                          |
| 91900                  | Other                                                            | 18,453                    | 17,553                                            | 900                            |
| 91000                  | Total Operating - Administrative                                 | 576,762                   | 571,398                                           | 5,364                          |
| 93100                  | Water                                                            | 602                       | 602                                               | -                              |
| 93200                  | Electricity                                                      | 4,279                     | 4,279                                             | -                              |
| 93300                  | Gas                                                              | 1,319                     | 1,319                                             | -                              |
| 93000                  | Total Utilities                                                  | 6,200                     | 6,200                                             | -                              |
| 94300                  | Ordinary Maintenance and Operations - Contracts                  | 58,880                    | 58,880                                            | -                              |
| 94000                  | Total Maintenance                                                | 58,880                    | 58,880                                            | -                              |
| 96120                  | Liability Insurance                                              | 3,248                     | 3,248                                             | -                              |
| 96100                  | Total Insurance Premiums                                         | 3,248                     | 3,248                                             | -                              |
| 96210                  | Compensated Absences                                             | 15,320                    | 15,320                                            | -                              |
| 96000                  | Total Other General Expenses                                     | 15,320                    | 15,320                                            | -                              |
| 96900                  | Total Operating Expenses                                         | 660,410                   | 655,046                                           | 5,364                          |
| 97000                  | Excess of Operating Revenue over (under) Operating Expenses      | 6,422,250                 | 6,422,250                                         | 2,050                          |
| 97300                  | Housing Assistance Payments                                      | 6,471,133                 | 6,471,133                                         | -                              |
| 97400                  | Depreciation Expense                                             | 5,207                     | 5,207                                             | -                              |
| 90000                  | Total Expenses                                                   | 7,136,750                 | 7,131,386                                         | 5,364                          |
| 10000                  | Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | (52,040)                  | (54,090)                                          | 2,050                          |
| 11030                  | Beginning Equity                                                 | 786,184                   | 736,504                                           | 49,680                         |
| 11170                  | Administrative Fee Equity                                        | 656,094                   | 656,094                                           | -                              |
| 11180                  | Housing Assistance Payments Equity                               | 26,320                    | 26,320                                            | -                              |
| 11190                  | Unit Months Available                                            | 12,156                    | 12,156                                            | -                              |
| 11210                  | Number of Unit Months Leased                                     | 9,417                     | 9,417                                             | -                              |



**Livonia Housing Commission**  
**Financial Data Schedule**  
**PHA Financial Data - Balance Sheet**  
**December 31, 2023**

| Line<br>Item # | Account Description                                                  | Project<br>Totals   | Program<br>Totals | Total               |
|----------------|----------------------------------------------------------------------|---------------------|-------------------|---------------------|
| 111            | Cash - Unrestricted                                                  | \$ 675,676          | \$ 764,472        | \$ 1,440,148        |
| 112            | Cash - Restricted - Modernization and Development                    | 29,837              | -                 | 29,837              |
| 113            | Cash - Other Restricted                                              | -                   | 26,320            | 26,320              |
| 114            | Cash - Tenant Security Deposits                                      | 72,122              | -                 | 72,122              |
| 100            | Total Cash                                                           | <u>777,635</u>      | <u>790,792</u>    | <u>1,568,427</u>    |
| 125            | Accounts Receivable - Miscellaneous                                  | 667                 | 1,272             | 1,939               |
| 126            | Accounts Receivable - Tenants                                        | 4,952               | -                 | 4,952               |
| 126.1          | Allowance for Doubtful Accounts -Tenants                             | (1,644)             | -                 | (1,644)             |
| 120            | Total Receivables, Net of Allowances for Doubtful Accounts           | <u>3,975</u>        | <u>1,272</u>      | <u>5,247</u>        |
| 150            | Total Current Assets                                                 | <u>781,610</u>      | <u>792,064</u>    | <u>1,573,674</u>    |
| 161            | Land                                                                 | 308,946             | -                 | 308,946             |
| 162            | Buildings                                                            | 6,785,338           | 21,171            | 6,806,509           |
| 164            | Furniture, Equipment & Machinery - Administration                    | 53,175              | 52,883            | 106,058             |
| 166            | Accumulated Depreciation                                             | (5,234,508)         | (51,775)          | (5,286,283)         |
| 160            | Total Capital Assets, Net of Accumulated Depreciation                | <u>1,912,951</u>    | <u>22,279</u>     | <u>1,935,230</u>    |
| 180            | Total Noncurrent Assets                                              | <u>1,912,951</u>    | <u>22,279</u>     | <u>1,935,230</u>    |
| 290            | Total Assets and Deferred Outflows of Resources                      | <u>\$ 2,694,561</u> | <u>\$ 814,343</u> | <u>\$ 3,508,904</u> |
| 312            | Accounts Payable <= 90 Days                                          | \$ 13,669           | \$ 7,407          | \$ 21,076           |
| 321            | Accrued Wage/Payroll Taxes Payable                                   | 28,589              | 35,099            | 63,688              |
| 322            | Accrued Compensated Absences - Current Portion                       | 32,334              | 33,924            | 66,258              |
| 333            | Accounts Payable - Other Government                                  | 4,178               | -                 | 4,178               |
| 341            | Tenant Security Deposits                                             | 72,122              | -                 | 72,122              |
| 342            | Unearned Revenues                                                    | 2,507               | -                 | 2,507               |
| 343            | Current Portion of Long-term Debt - Capital Projects/Mortgage        | 44,899              | -                 | 44,899              |
| 346            | Accrued Liabilities - Other                                          | 28,824              | -                 | 28,824              |
| 310            | Total Current Liabilities                                            | <u>227,122</u>      | <u>76,430</u>     | <u>303,552</u>      |
| 351            | Long-term Debt, Net of Current - Capital Projects/Mortgage           | 131,284             | -                 | 131,284             |
| 354            | Accrued Compensated Absences - Noncurrent                            | 3,592               | 3,769             | 7,361               |
| 350            | Total Noncurrent Liabilities                                         | <u>134,876</u>      | <u>3,769</u>      | <u>138,645</u>      |
| 300            | Total Liabilities                                                    | <u>361,998</u>      | <u>80,199</u>     | <u>442,197</u>      |
| 508.4          | Net Investment in Capital Assets                                     | 1,736,768           | 22,279            | 1,759,047           |
| 511.4          | Restricted Net Position                                              | 29,837              | 26,320            | 56,157              |
| 512.4          | Unrestricted Net Position                                            | 565,958             | 685,545           | 1,251,503           |
| 513            | Total Equity - Net Assets / Position                                 | <u>2,332,563</u>    | <u>734,144</u>    | <u>3,066,707</u>    |
| 600            | Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position | <u>\$ 2,694,561</u> | <u>\$ 814,343</u> | <u>\$ 3,508,904</u> |

**Livonia Housing Commission**  
**Financial Data Schedule**  
**PHA Financial Data - Income Statement**  
**For the Year Ended December 31, 2023**

| Line<br>Item # | Account Description                                       | Project<br>Totals | Program<br>Totals | Total      |
|----------------|-----------------------------------------------------------|-------------------|-------------------|------------|
| 70300          | Net Tenant Rental Revenue                                 | \$ 647,143        | \$ -              | \$ 647,143 |
| 70400          | Tenant Revenue - Other                                    | 26,141            | -                 | 26,141     |
| 70500          | Total Tenant Revenue                                      | 673,284           | -                 | 673,284    |
| 70600          | HUD PHA Operating Grants                                  | 564,794           | 7,036,875         | 7,601,669  |
| 70610          | Capital Grants                                            | 191,791           | -                 | 191,791    |
| 71100          | Investment Income - Unrestricted                          | 29,965            | 42,410            | 72,375     |
| 71500          | Other Revenue                                             | 39,789            | -                 | 39,789     |
| 71600          | Gain or Loss on Sale of Capital Assets                    | 3,305             | 5,425             | 8,730      |
| 72000          | Investment Income - Restricted                            | 1,254             | -                 | 1,254      |
| 70000          | Total Revenue                                             | 1,504,182         | 7,084,710         | 8,588,892  |
| 91100          | Administrative Salaries                                   | 116,170           | 346,212           | 462,382    |
| 91200          | Auditing Fees                                             | 9,250             | -                 | 9,250      |
| 91500          | Employee Benefit Contributions - Administrative           | 41,055            | 120,854           | 161,909    |
| 91600          | Office Expenses                                           | 30,622            | 84,814            | 115,436    |
| 91800          | Travel                                                    | 3,213             | 6,429             | 9,642      |
| 91900          | Other                                                     | 20,951            | 18,453            | 39,404     |
| 91000          | Total Operating - Administrative                          | 221,261           | 576,762           | 798,023    |
| 92100          | Tenant Services - Salaries                                | 69,004            | -                 | 69,004     |
| 92300          | Employee Benefit Contributions - Tenant Services          | 20,366            | -                 | 20,366     |
| 92400          | Tenant Services - Other                                   | 1,203             | -                 | 1,203      |
| 92500          | Total Tenant Services                                     | 90,573            | -                 | 90,573     |
| 93100          | Water                                                     | 36,861            | 602               | 37,463     |
| 93200          | Electricity                                               | 93,555            | 4,279             | 97,834     |
| 93300          | Gas                                                       | 75,341            | 1,319             | 76,660     |
| 93000          | Total Utilities                                           | 205,757           | 6,200             | 211,957    |
| 94100          | Ordinary Maintenance and Operations - Labor               | 91,537            | -                 | 91,537     |
| 94200          | Ordinary Maintenance and Operations - Materials and Other | 72,498            | -                 | 72,498     |
| 94300          | Ordinary Maintenance and Operations - Contracts           | 146,005           | 58,880            | 204,885    |
| 94500          | Employee Benefit Contributions - Ordinary Maintenance     | 41,898            | -                 | 41,898     |
| 94000          | Total Maintenance                                         | 351,938           | 58,880            | 410,818    |
| 96110          | Property Insurance                                        | 36,636            | -                 | 36,636     |
| 96120          | Liability Insurance                                       | 10,661            | 3,248             | 13,909     |
| 96140          | All Other Insurance                                       | 856               | -                 | 856        |
| 96100          | Total Insurance Premiums                                  | 48,153            | 3,248             | 51,401     |
| 96210          | Compensated Absences                                      | 7,827             | 15,320            | 23,147     |
| 96300          | Payments in Lieu of Taxes                                 | 29,178            | -                 | 29,178     |
| 96400          | Bad Debt - Tenant Rents                                   | 4,571             | -                 | 4,571      |
| 96000          | Total Other General Expenses                              | 41,576            | 15,320            | 56,896     |
| 96710          | Interest on Mortgage (or Bonds) Payable                   | 9,975             | -                 | 9,975      |
| 96700          | Total Interest Expense and Amortization Cost              | 9,975             | -                 | 9,975      |
| 96900          | Total Operating Expenses                                  | 969,233           | 660,410           | 1,629,643  |
| 97000          | Excess of Operating Revenue over Operating Expenses       | 534,949           | 6,424,300         | 6,959,249  |

**Livonia Housing Commission**  
**Financial Data Schedule**  
**PHA Financial Data - Income Statement**  
*For the Year Ended December 31, 2023*

| <b>Line<br/>Item #</b> | <b>Account Description</b>                                       | <b>Project<br/>Totals</b> | <b>Program<br/>Totals</b> | <b>Total</b> |
|------------------------|------------------------------------------------------------------|---------------------------|---------------------------|--------------|
| 97100                  | Extraordinary Maintenance                                        | \$ 21,870                 | \$ -                      | \$ 21,870    |
| 97300                  | Housing Assistance Payments                                      | -                         | 6,471,133                 | 6,471,133    |
| 97400                  | Depreciation Expense                                             | 222,669                   | 5,207                     | 227,876      |
| 90000                  | Total Expenses                                                   | 1,213,772                 | 7,136,750                 | 8,350,522    |
| 10000                  | Excess (Deficiency) of Total Revenue Over (Under) Total Expenses | 290,410                   | (52,040)                  | 238,370      |
| 11020                  | Required Annual Debt Principal Payments                          | 42,714                    | -                         | 42,714       |
| 11030                  | Beginning Equity                                                 | 2,042,153                 | 786,184                   | 2,828,337    |
| 11170                  | Administrative Fee Equity                                        | -                         | 656,094                   | 656,094      |
| 11180                  | Housing Assistance Payments Equity                               | -                         | 26,320                    | 26,320       |
| 11190                  | Unit Months Available                                            | 1,800                     | 12,156                    | 13,956       |
| 11210                  | Number of Unit Months Leased                                     | 1,764                     | 9,417                     | 11,181       |
| 11270                  | Excess Cash                                                      | 460,374                   | -                         | 460,374      |
| 11620                  | Building Purchases                                               | 208,900                   | -                         | 208,900      |
| 11640                  | Furniture & Equipment - Administrative Purchases                 | 3,682                     | -                         | 3,682        |
| 13510                  | CFFP Debt Service Payments                                       | 52,689                    | -                         | 52,689       |



SMITH & KLACZKIEWICZ, PC  
CERTIFIED PUBLIC ACCOUNTANTS

THOMAS J. SMITH, CPA  
(989)751-1167

ROBERT R. KLACZKIEWICZ, CPA  
(989)751-3064

A VETERAN OWNED BUSINESS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED  
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Commissioners  
Livonia Housing Commission  
Livonia, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the ***Livonia Housing Commission***, a component unit of the City of Livonia, Michigan, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the ***Livonia Housing Commission's*** basic financial statements, and have issued our report thereon dated June 12, 2024.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the ***Livonia Housing Commission's*** internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the ***Livonia Housing Commission's*** internal control. Accordingly, we do not express an opinion on the effectiveness of the ***Livonia Housing Commission's*** internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the *Livonia Housing Commission's* financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in dark ink that reads "Smith + Klawnschewitz PC". The signature is written in a cursive, slightly slanted style.

***Saginaw, Michigan***

June 12, 2024



SMITH & KLACZKIEWICZ, PC  
CERTIFIED PUBLIC ACCOUNTANTS

THOMAS J. SMITH, CPA  
(989) 751-1167

ROBERT R. KLACZKIEWICZ, CPA  
(989) 751-3064

A VETERAN OWNED BUSINESS

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR  
PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY  
THE UNIFORM GUIDANCE**

To the Board of Commissioners  
Livonia Housing Commission  
Livonia, Michigan

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the *Livonia Housing Commission's* compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of *Livonia Housing Commission's* major federal programs for the year ended December 31, 2023. The *Livonia Housing Commission's* major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the *Livonia Housing Commission* complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2023.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the *Livonia Housing Commission* and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the *Livonia Housing Commission's* compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to *Livonia Housing Commission's* federal programs.

### ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the ***Livonia Housing Commission's*** compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the ***Livonia Housing Commission's*** compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding ***Livonia Housing Commission's*** compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of ***Livonia Housing Commission's*** internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the ***Livonia Housing Commission's*** internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control over Compliance**

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Smith + Klauminzig PC*

***Saginaw, Michigan***

June 12, 2024



**Livonia Housing Commission**  
**Schedule of Expenditures of Federal Awards**  
*For the Year Ended December 31, 2023*

| Federal Agency / Pass Through<br>Agency / Program Title           | Federal<br>Assistance<br>Listing<br>Number | Amount<br>Expended         |
|-------------------------------------------------------------------|--------------------------------------------|----------------------------|
| <b>Department of Housing and Urban Development</b>                |                                            |                            |
| Direct programs:                                                  |                                            |                            |
| Public and Indian Housing                                         | 14.850                                     | \$ 449,105                 |
| Housing Choice Vouchers                                           | 14.871                                     | 7,129,861                  |
| Capital Fund Program                                              | 14.872                                     | <u>307,480</u>             |
| Total Department of Housing and Urban Development                 |                                            | <u><u>\$ 7,886,446</u></u> |
| <b>Reconciliation to Statement of Activities</b>                  |                                            |                            |
| Federal revenue reported on the Statement of Activities:          |                                            |                            |
| Program grants - subsidies                                        |                                            | \$ 7,601,669               |
| Capital grants                                                    |                                            | 191,791                    |
| Purchase of capital assets by federal programs                    |                                            | 3,682                      |
| Change in net position related to federal programs                |                                            | <u>89,304</u>              |
| Total expenditures per Schedule of Expenditures of Federal Awards |                                            | <u><u>\$ 7,886,446</u></u> |

See accompanying notes to schedule of expenditures of federal awards

**Livonia Housing Commission**  
**Notes to Schedule of Expenditures of Federal Awards**  
***For the Year Ended December 31, 2023***

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*Note 1 - Basis of Presentation*

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes the federal award activity of the ***Livonia Housing Commission*** under programs of the federal government for the year ended December 31, 2023. The information in this schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the ***Livonia Housing Commission***, it is not intended to and does not present the financial position, changes in net position or cash flows of the ***Livonia Housing Commission***.

*Note 2 - Summary of Significant Accounting Policies*

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

For purposes of charging indirect costs to federal awards, the ***Livonia Housing Commission*** has elected not to use the 10 percent de minimis cost rate as permitted by 2 CFR section 200.414 of the Uniform Guidance.

*Note 3 - Subrecipients*

None of the federal expenditures presented in the Schedule were provided to subrecipients.

**Livonia Housing Commission**  
**Schedule of Findings and Questioned Costs (Continued)**  
*For the Year Ended December 31, 2023*

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**Section I - Summary of Auditor's Results**

**Financial Statements**

Type of auditor's report issued: Unmodified

Internal control over financial reporting

- Material weakness(es) identified? \_\_\_\_\_ Yes   X   No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? \_\_\_\_\_ Yes   X   None reported

Noncompliance material to financial statements noted? \_\_\_\_\_ Yes   X   No

**Federal Awards**

Type of auditor's report issued on compliance for major program(s): Unmodified

Internal control over major program(s)

- Material weakness(es) identified? \_\_\_\_\_ Yes   X   No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? \_\_\_\_\_ Yes   X   None reported

Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516.(a)? \_\_\_\_\_ Yes   X   No

**Identification of major program(s):**

| Federal Assistance Listing Number | Name of Federal Program(s) or Cluster(s) |
|-----------------------------------|------------------------------------------|
| 14.871                            | Housing Choice Vouchers                  |

Dollar threshold used to distinguish between type A and type B programs: \$ 750,000

Auditee qualify as a low-risk auditee?   X   Yes \_\_\_\_\_ No

**Livonia Housing Commission**  
**Schedule of Findings and Questioned Costs (Concluded)**  
*For the Year Ended December 31, 2023*

---

**Section II - Financial Statement Audit Findings**

None

**Section III - Federal Program Audit Findings and Questioned Costs**

None

**Section IV - Prior Year Audit Findings**

None



SMITH & KLACZKIEWICZ, PC  
CERTIFIED PUBLIC ACCOUNTANTS

THOMAS J. SMITH, CPA  
(989)751-1167

ROBERT R. KLACZKIEWICZ, CPA  
(989)751-3064

A VETERAN OWNED BUSINESS

June 12, 2024

To the Board of Commissioners  
Livonia Housing Commission

We have audited the financial statements of the business-type activities of the **Livonia Housing Commission** for the year ended December 31, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 12, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the **Livonia Housing Commission** are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2023. We noted no transactions entered into by the **Livonia Housing Commission** during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the **Livonia Housing Commission's** financial statements were:

Management's estimate of the useful lives of depreciable assets is based on the length of time it is believed that those assets will provide some economic benefit in the future. We evaluated the key factors and assumptions used to develop the useful lives of those assets in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the accrued compensated absences is based on current vested hours in employee banks, current hourly rates and policies regarding payment of accrued compensated absences upon separation from employment. We evaluated the key factors and assumptions used to develop the estimate in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the allowance for doubtful accounts in receivables is based on historical information regarding billing and collection activity and specific identification of accounts that have an increased risk of not being collected based upon the unique criteria related to each account balance. We evaluated the key factors and assumptions used to develop the allowance for doubtful accounts in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

#### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated June 12, 2024.

#### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the ***Livonia Housing Commission's*** financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

#### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the ***Livonia Housing Commission's*** auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

#### Other Matters

We applied certain limited procedures to the management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the financial data schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

#### Restriction on Use

This information is intended solely for the information and use of the Board of Commissioners and management of the ***Livonia Housing Commission*** and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Smith + Klauminzig PC*

***Saginaw, Michigan***

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD JUNE 17, 2024**

Meeting was called to order at 8:00 p.m. by Council President McCullough. Present: Rob Donovic, Carrie Budzinski, Scott Morgan, Jim Jolly, Laura Toy, Vice President Martha Ptashnik, and President McCullough. Absent: None.

Elected and appointed officials present: Eric Goldstein, Assistant City Attorney; Lori L. Miller, City Clerk; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

- 1. BLOCK PARTY: Allison Adams, re: to be held Saturday, July 20, 2024, from 3:00 p.m. to 10:00 p.m., on Flamingo Blvd. between Clarita Avenue and Pickford Street, with a rain date of Saturday, July 27, 2024.

A representative of Allison Adams presented the request to Council.

Councilmember Jolly offered an approving motion for the Consent Agenda.

|           |           |         |
|-----------|-----------|---------|
| DIRECTION | APPROVING | CONSENT |
|-----------|-----------|---------|





## LETTER TO THE LIVONIA CITY COUNCIL

1.

Clerk  
June 17, 2024

### MEETING DATE

S070124/R071524

### PRESENTED BY

### AGENDA ITEM

BLOCK PARTY: Allison Adams, re: to be held Saturday, July 20, 2024, from 3:00 p.m. to 10:00 p.m., on Flamingo Blvd. between Clarita Avenue and Pickford Street, with a rain date of Saturday, July 27, 2024.

### BACKGROUND DETAILS

Block parade to include BBQ, bike parade, yard games, water balloons, with approximately 50 guests attending on Flamingo Blvd, south of Seven Mile Road, between Clarita and Pickford on Saturday, July 20, 2024 from 3:00-10:00 p.m., with rain date of Saturday, July 27, 2024 requested.

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

Approve block party as submitted.

### ATTACHMENTS

1. S070124 Block Party Allison Adams-Flamingo Blvd

### APPROVED BY

Lori Miller, MiPMC, City Clerk

Date: June 17, 2024

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

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

**PLEASE PRINT**

Date of Application: 5/29/24 Date to appear at a Council Meeting: \_\_\_\_\_

Name of Neighborhood Representative: Allison Adams

Address (please include zip code): 18632 Flamingo Blvd, Livonia, 48152

Telephone Number with area code: Home: 248 255-1034 Office: n/a

Email: allisonadams@625@gmail.com

Please circle what is being requested - **"BLOCK PARTY"** and/or **"STREET BARRICADING"**

7/20/24      7/29/24      3pm-10pm  
Date of Block Party      Rain Date      Start/end time of Block Party and/or Barricading  
and/or Barricading      End time is no later than 10:00 p.m.

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

Flamingo Blvd, South of 7 mile, between  
Clarita and Pickford

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) BBQ, bike parade,  
yard games, water balloons

How many barricades are you requesting (max. 10)? 2

Approximate Number Attending: 50

Date of Council Approval/Denial: \_\_\_\_\_

Council Resolution Number: \_\_\_\_\_

RECEIVED  
OFFICE OF THE CITY CLERK  
2024 JUN 13 AM 10:18

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD JUNE 17, 2024**

Meeting was called to order at 8:00 p.m. by Council President McCullough. Present: Rob Donovic, Carrie Budzinski, Scott Morgan, Jim Jolly, Laura Toy, Vice President Martha Ptashnik, and President McCullough. Absent: None.

Elected and appointed officials present: Eric Goldstein, Assistant City Attorney; Lori L. Miller, City Clerk; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

2. BLOCK PARTY: Alex Quint, re: to be held Saturday, August 24, 2024, from 3 p.m. to 10 p.m., on Fairfield Street between Plymouth Road and Orangelawn Street.

Alex Quint presented the request to Council.

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

DIRECTION

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

2.

Clerk  
June 20, 2024

### MEETING DATE

S070124/R071524

### PRESENTED BY

### AGENDA ITEM

BLOCK PARTY: Alex Quint, re: to be held Saturday, August 24, 2024, from 3 p.m. to 10 p.m., on Fairfield Street between Plymouth Road and Orangelawn Street.

### BACKGROUND DETAILS

This block party will have food, lawn games, a bounce house, and music. They are requesting two (2) barricades and anticipate 25 - 50 people.

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

Approve as submitted.

### ATTACHMENTS

1. S070124 Block Party Alex Quint

### APPROVED BY

\_\_\_\_\_  
Doris DeMarco, Deputy Clerk

Date: June 20, 2024

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

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

**PLEASE PRINT**

Date of Application: 6/11/2024 Date to appear at a Council Meeting: \_\_\_\_\_

Name of Neighborhood Representative: Alex Quint

Address (please include zip code): 11401 Fairfield Livonia, 48150

Telephone Number with area code: Home: 734-612-0519 Office: —

Email: aguint21@yahoo.com

Please circle what is being requested - "BLOCK PARTY" and/or "STREET BARRICADING"

|                                           |            |                                                                                          |
|-------------------------------------------|------------|------------------------------------------------------------------------------------------|
| <u>8/24/2024</u>                          | <u>N/A</u> | <u>3:00 - 10:00</u>                                                                      |
| Date of Block Party<br>and/or Barricading | Rain Date  | Start/end time of Block Party and/or Barricading<br>End time is no later than 10:00 p.m. |

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

first block of Fairfield St between plymouth &  
Orangelawn, specifically between addresses 10000 & 10261 9911

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) food, lawn games,  
bounce house, music

How many barricades are you requesting (max. 10)? 2

Approximate Number Attending: 25 - 50

Date of Council Approval/Denial: \_\_\_\_\_

Council Resolution Number: \_\_\_\_\_

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD JUNE 17, 2024**

Meeting was called to order at 8:00 p.m. by Council President McCullough. Present: Rob Donovic, Carrie Budzinski, Scott Morgan, Jim Jolly, Laura Toy, Vice President Martha Ptashnik, and President McCullough. Absent: None.

Elected and appointed officials present: Eric Goldstein, Assistant City Attorney; Lori L. Miller, City Clerk; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

2. BLOCK PARTY: Alex Quint, re: to be held Saturday, August 24, 2024, from 3 p.m. to 10 p.m., on Fairfield Street between Plymouth Road and Orangelawn Street.

Alex Quint presented the request to Council.

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

DIRECTION

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

3.

Clerk  
June 7, 2024

### MEETING DATE

S070124/R071524

### PRESENTED BY

### AGENDA ITEM

BLOCK PARTY: Margaret McGrane, re: to be held Saturday, August 24, 2024, from 2 p.m. to 10 p.m., on Rayburn Street, between Williams Street and Levan Road.

### BACKGROUND DETAILS

They will host a block party with BBQ, games, corn hole, and a bounce house. They are requesting four (4) barricades and are expecting approximately 80 people.

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

Approve as submitted

### ATTACHMENTS

1. S070124 Block Party Margaret McGrane

### APPROVED BY

\_\_\_\_\_  
Doris DeMarco, Deputy Clerk

Date: June 07, 2024

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

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

**PLEASE PRINT**

Date of Application: 5.31.24 Date to appear at a Council Meeting: \_\_\_\_\_

Name of Neighborhood Representative: Margaret Mc Grane

Address (please include zip code): 36730 Rayburn Livonia, 48154

Telephone Number with area code: Home: 734-968-6920 Office: \_\_\_\_\_

Email: ms.maggie.mcgrane@gmail.com

Please circle what is being requested - ("BLOCK PARTY") and/or ("STREET BARRICADING")

8/24/24      —      2:00 pm — 10:00 pm  
Date of Block Party      Rain Date      Start/end time of Block Party and/or Barricading  
and/or Barricading      End time is no later than 10:00 p.m.

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

Rayburn St. between Levan and Williams

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

Block party: BBQ, games, corn hole, bounce house

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

Approximate Number Attending: 80

Date of Council Approval/Denial: \_\_\_\_\_

Council Resolution Number: \_\_\_\_\_



**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD JUNE 17, 2024**

Meeting was called to order at 8:00 p.m. by Council President McCullough. Present: Rob Donovic, Carrie Budzinski, Scott Morgan, Jim Jolly, Laura Toy, Vice President Martha Ptashnik, and President McCullough. Absent: None.

Elected and appointed officials present: Eric Goldstein, Assistant City Attorney; Lori L. Miller, City Clerk; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

4. REQUEST TO AMEND THE PROFESSIONAL ENGINEERING CONTRACT THROUGH THE QUALIFICATION BASED SELECTION (QBS) PROCESS WITH OHM ADVISORS AND AUTHORIZE EXPENDITURE: Department of Public Works, re: for the hydro-excavation of water service lines, from budgeted funds, to be reimbursed from the Drinking Water Asset Management (DWAM) Grant. (CR 311-22)

Ryan Ferrell, Superintendent of Public Works, presented the request to Council.

Councilmember Toy asked when the work must be completed and how much money there is. Mr. Ferrell indicated there is \$425,000 and it must be completed by October 16, 2024.

Councilmember Donovic asked how many homes will be examined this year. Mr. Ferrell indicated there will be 140 homes in Section 1 and all restoration work will be done this year.

Councilmember Budzinski verified the number of homes not yet restored are on a list to be done and verified there is no charge to residents when lines are changed.

Councilmember Jolly asked how the lines are checked and if there was a time when lead was discontinued, and copper began being used. Mr. Ferrell said there are 3 check points, and they can identify lead by physically looking at pipes. The ban on lead pipes went into effect in 1986.

Councilmember Donovic asked who will be doing inspections. Mr. Ferrell indicated OHM and Dukes UIS will do inspections and lead lines will be replaced with copper.

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

DIRECTION

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

4.

**DPW**  
**June 12, 2024**

### MEETING DATE

S070124/R071524

### PRESENTED BY

Don Rohraff, Director of Public Works  
Ryan Ferrell, Superintendent of Public Works

### AGENDA ITEM

REQUEST TO AMEND THE PROFESSIONAL ENGINEERING CONTRACT THROUGH THE QUALIFICATION BASED SELECTION (QBS) PROCESS WITH OHM ADVISORS AND AUTHORIZE EXPENDITURE: Department of Public Works, re: for the hydro-excavation of water service lines, from budgeted funds, to be reimbursed from the Drinking Water Asset Management (DWAM) Grant. (CR 311-22)

### BACKGROUND DETAILS

In 2022, the Department, with assistance from OHM Advisors, successfully applied for and received a Drinking Water Asset Management (DWAM) Grant from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) totaling \$425,900. These grant monies are intended for asset management plan updates and water service line distribution system materials inventory (DSMI), which is required to be conducted by the Department through the revised Lead and Copper rules. The DSMI requires physical verification by excavation to be completed on 381 randomized locations within the City. Due to the efforts needed to collect this information, bids were solicited from qualified vendors, with Underground Infrastructure Services (UIS) selected to perform the hydro-excavation and identification services.

Council approved an amendment to the existing Qualification Based Selection (QBS) process with OHM Advisors, 34000 Plymouth road, Livonia, Michigan 48150 for the DWAM grant project oversight and execution (CR# 311-22). As we enter Phase III of this project, we would like to once again extend the services of OHM Advisors through December 31, 2024.

To date, we have completed the State of Michigan required 381 locations, and with the additional Grant monies we have available, would like to continue the program in partnership with OHM Advisors, to inspect additional properties.

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

We request that Council approve an amendment to the existing Qualification Based Selection (QBS) process with OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48150, for the Drinking Water Asset Management Grant (DWAM) in an amount not to exceed \$70,450.00;

FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$70,450.00 from funds budgeted in Account No. 592-559-818-000 for this purpose; FURTHER, such action is taken in accordance with Section 3.04.140E3 of the Livonia Code of Ordinances, as amended; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute the aforesaid amendment to the agreement with OHM Advisors, subject to approval as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.

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

QBS amendment with OHM Advisors to perform asset management plan updates and water service line distribution system materials inventory (DSMI), which is required to be conducted by the Department through the revised Lead and Copper rules.

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

\$70,450.00 through December 31, 2024

#### DETAILED WORK BEING PERFORMED

Interior inspection, contract administration services, data collection and processing, public notification and construction engineering services.

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

\$70,450.00  
592-559-818-000

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

n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

#### ATTACHMENTS

1. S070124 LTC 2024 DWAM
2. DWAM Additional Investigation Scope 20240515\_v2
3. 311-22 - DWAM Grant - OHM
4. DWAM Resident Letter

#### APPROVED BY



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Don Rohraff, Director of Public Works

Date: June 17, 2024



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Debra Peck Lichtenberg, CPA, Finance Director

Date: June 21, 2024



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Maureen Miller Brosnan, Mayor

Date: June 21, 2024

ARCHITECTS. ENGINEERS. PLANNERS.



May 15, 2024

Ryan Ferrell  
Superintendent of Public Works  
33000 Civic Center Dr.  
Livonia, MI 48154

Regarding: Drinking Water Asset Management Grant – Additional Investigations  
Proposal for Construction Engineering (CE) Services

Dear Mr. Ferrell:

It is our understanding that the City would like OHM to provide construction engineering (CE) and administration services to support the City during the additional water service line inspections as part of the Drinking Water Asset Management (DWAM) Grant. This project required the exploration of three hundred eighty-one (381) randomly selected water service lines via hydro-excavation. Additional DWAM Grant funds will be remaining in after the required three hundred eighty-one (381) inspections are completed. As a result the City can continue to inspect water service lines under the DWAM Grant until remaining funds are expended.

We have worked with City staff to define the schedule for completing the tasks for this program. Based on that effort, we have prepared the attached Scope of Services, Schedule and Proposed Fees to assist the City with the effort necessary to complete this work. We have based our proposal on the terms and conditions of the current Professional Services agreement. The proposed project Supplements (A-C) for this project, as well as a draft of Exhibit A, are included.

We appreciate this opportunity to provide professional services to the City and look forward to executing the plan that allows the City to further complete your water service line material inventory. Should you find our proposal acceptable, please notify us and we will prepare the final documents for execution. Should you have any questions, please do not hesitate to give me a call at 734-466-4594.

Sincerely,  
OHM Advisors

A handwritten signature in black ink, appearing to read "Jessica Katers". The signature is written in a cursive, flowing style.

Jessica Katers, PE  
Project Manager

CC: Don Rohraff, Director of Public Works  
Nolan Pacitto, PE, OHM

**CITY OF LIVONIA****DRINKING WATER ASSET MANAGEMENT GRANT – ADDITIONAL INVESTIGATIONS****PROJECT UNDERSTANDING**

The CITY has been awarded a Drinking Water Asset Management (DWAM) Grant from the department of Environment, Great Lakes, and Energy (EGLE). Under this grant the CITY of Livonia is required to field verify the material of 381 randomly selected water service lines. The 381 randomly selected water service line inspections will be completed prior to the DWAM Grant funds being exhausted. As a result, approximately 140 additional water service line inspections can occur at locations determined by the CITY until the remaining DWAM Grant funds are expended. Inspections can be completed on one, or both sides of the curb stop box by the hydro-excavation contractor for any of the additional inspection locations as determined by the CITY. Interior inspections will be completed by the CONSULTANT prior to hydro-excavation occurring.

This is Phase III of the project and will cover water service line material investigations, contract administration, regulatory reporting and incorporation of investigation results into the CITY's GIS. This proposal covers the tasks necessary to complete Phase III, specific tasks are as follows:

**CONSTRUCTION ADMINISTRATION AND ENGINEERING SERVICES**

The **Construction Engineering and Administrative Services** shall include the following:

- ▶ **Interior Inspections** will consist of the CONSULTANT providing informational flyers to neighborhoods determined by the CITY to be focused on for the additional inspections. Flyers will inform residents of program details. CONSULTANT will then attempt to complete interior inspections within the focused area up. Successful inspections will be tracked using a geographic information system (GIS) based data collection map and coordinated with the CONTRACTOR for hydro-excavation.
- ▶ **Contract Administration Services** shall consist of preparing monthly pay estimates based on quantities provided with field representative's weekly reports to meet CITY deadlines for payment purposes. Work shall also include assisting the CITY staff (i.e., Project Manager) in the resolution of claims, contract interpretations, and review of project schedules and deadlines. CONSULTANT will provide project closeout, consisting of final pay estimate preparation, grant reimbursement assistance, closeout documentation from the contractor, and a balancing Change Order identifying adjustments to the construction contract.
- ▶ **Data Collection and Processing** will consist of the CONSULTANT working with the CITY to update the CITY of Livonia's GIS with all collected water service line information from the project. The CONTRACTOR will collect water service line material information during inspection and it will be collected and stored in a GIS based application. The CONTRACTOR will also be responsible for providing a hand written copy of the service line inspection reports for redundancy. In addition, the CONSULTANT will make field

visits to project sites to observe the work in progress and assist in reviewing contractor's work in general compliance with the contract.

- ▶ **Public Notification** will consist of the CONSULTANT coordinating with the CITY to draft an informative flyer detailing the project scope, and updates to the Lead and Copper Rule (LCR) requirements. These flyers will be distributed to the parcels selected by the CITY to be inspected.
- ▶ **Construction Engineering Services** shall consist of a senior engineer who will supervise and direct the CONSULTANT'S staff to provide appropriate project documentation, resolution of construction issues/problems that may arise, provide recommendations to the CITY as it relates to claims from the contractor(s) including preparation of change orders if required, responsive complaint resolution, review of project progress for compliance with approved schedule and recommendations to the CITY'S Project Manager for penalties and/or changes in the time of completion of projects. The CONSULTANT shall lead the pre-construction conference and progress meetings.

### CONSTRUCTION OBSERVATION SERVICES

The **Construction Observation Services** shall include the following:

- ▶ **Construction Observation** shall consist of part time weekly inspections at all hydro-excavation sites on the public and private side of the curb stop box for the services selected by the CITY to be inspected. General work progress will be documented and made available to the CITY. The CONSULTANT will answer residents' questions and attempt to promptly resolve complaints during the course of construction. The CONSULTANT will also interact with the contractor's supervisory staff to notify them when work is unacceptable and in need of correction, or removal and replacement of specific work elements when necessary.
- ▶ **Complaint Resolution Services** is included as a part of observation. This may include notifying the CITY of:
  - 1) Violations of the CITY ordinance for construction traffic on roads within the CITY
  - 2) Concerns raised by property owners during the construction phase of the project

### SERVICES NOT INCLUDED

Changes in scope by Owner will result in additional services and will be billed accordingly. We will provide a proposal for the work at the time of the changes prior to proceeding with the revisions.

- ▶ Permit Fees
- ▶ Easement Documents
- ▶ Materials Testing
- ▶ Regulatory and client meetings not specifically referenced

### CITY'S RESPONSIBILITY

- ▶ Identify neighborhoods for potential inspection locations.



**CITY OF LIVONIA**  
**DRINKING WATER ASSET MANAGEMENT GRANT**

CONSULTANT shall provide services for the Phase III Tasks outline on Supplement A according to the approximate timeframe below.

Key dates are shown in the following schedule:

| <b><u>Milestone</u></b>                                    | <b><u>Date</u></b> |
|------------------------------------------------------------|--------------------|
| Construction Start Date for Additional Investigations..... | June 2024          |
| EGLE Service Line Material Report .....                    | October 16, 2024   |
| Final Restoration Completion .....                         | November 1, 2024   |





### CITY OF LIVONIA

### DRINKING WATER ASSET MANAGEMENT GRANT

#### Phase III

The CITY agrees to pay the CONSULTANT on an hourly basis, billed monthly, per the 2024 Rate Schedule at the not-to-exceed amount of seventy thousand four hundred and fifty dollars and zero cents (\$70,450).

#### Additional Services

Additional services, if approved by City Council, shall be paid at the current hourly rate schedule or at an agreed upon price between the CITY and CONSULTANT.

#### Notes

- Invoices shall be submitted monthly.
- 2024 Hourly Rate Schedule is attached for reference.

### OHM ADVISORS 2024 HOURLY RATE SCHEDULE



|                                                                          |          |
|--------------------------------------------------------------------------|----------|
| Professional Engineer IV / Architect IV / Senior Interior Designer IV    | \$200.00 |
| Professional Engineer III / Architect III / Senior Interior Designer III | \$182.00 |
| Professional Engineer II / Architect II / Senior Interior Designer II    | \$168.00 |
| Professional Engineer I / Architect I / Senior Interior Designer I       | \$156.00 |
| Project Specialist III                                                   | \$185.00 |
| Project Specialist II                                                    | \$165.00 |
| Project Specialist I                                                     | \$135.00 |
| Graduate Engineer IV                                                     | \$158.00 |
| Graduate Engineer III                                                    | \$150.00 |
| Graduate Engineer II                                                     | \$145.00 |
| Graduate Engineer I                                                      | \$135.00 |
| Graduate Architect III / Landscape Architect III / Interior Designer III | \$145.00 |
| Graduate Architect II / Landscape Architect II / Interior Designer II    | \$128.00 |
| Graduate Architect I / Landscape Architect I / Interior Designer I       | \$118.00 |
| Technician IV                                                            | \$153.00 |
| Technician III                                                           | \$135.00 |
| Technician II                                                            | \$120.00 |
| Technician I                                                             | \$102.00 |
| Engineering / Architectural / Interior Design Aide                       | \$80.00  |
| Professional Surveyor III                                                | \$175.00 |
| Professional Surveyor II                                                 | \$162.00 |
| Professional Surveyor I                                                  | \$146.00 |
| Graduate Surveyor                                                        | \$132.00 |
| Surveyor III                                                             | \$135.00 |
| Surveyor II                                                              | \$120.00 |
| Surveyor I                                                               | \$105.00 |
| Surveyor Aide                                                            | \$80.00  |
| Planner IV                                                               | \$170.00 |
| Planner III                                                              | \$153.00 |
| Planner II                                                               | \$129.00 |
| Planner I                                                                | \$110.00 |
| Planner Aide                                                             | \$75.00  |
| Graphic Designer                                                         | \$125.00 |
| Administrative Support                                                   | \$95.00  |
| Clerical Aide                                                            | \$80.00  |
| Principal                                                                | \$235.00 |
| Sr. Associate                                                            | \$215.00 |
| Associate                                                                | \$205.00 |

Rates as reflected subject to review and adjustment on an annual basis.  
2024 Public Rates 23-1227 (MI OH Public)

**EXHIBIT A**  
**PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS**  
**TO CONSULTANT**

The information contained in this Exhibit applies only to the following project:

Project Title:  
Drinking Water Asset Management Grant

Dated: \_\_\_\_\_, 2024

This is an Exhibit to the Professional Services Contract dated December 1, 2016, and extended on November 22, 2021, between the City of Livonia, and Orchard, Hiltz & McCliment, Inc. (OHM Advisors), whose address is 34000 Plymouth Road, Livonia, MI 48150.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the contract, as provided in Article 8.01 of the contract.

**A. SCOPE OF SERVICES**

CONSULTANT is requested to provide Construction Phase Services for the DWAM Grant in accordance with attached Supplement A, dated May 15, 2024.

**B. PROJECT SCHEDULE**

The Project Schedule is attached as Supplement B, dated May 15, 2024.

**C. PAYMENTS TO CONSULTANT**

CONSULTANT shall be paid on an hourly basis up to an amount not-to-exceed sixty thousand four hundred fifty dollars and zero cents (\$60,450) in accordance with the tasks and payment terms on Supplement C, dated May 15, 2023.

In Witness Whereof, the City and Consultant, by and through their duly authorized officers and representatives, have executed this Contract.

In the Presence of:

CITY OF LIVONIA, a Michigan  
Municipal Corporation

\_\_\_\_\_

By: \_\_\_\_\_  
Maureen Miller Brosnan, Mayor

\_\_\_\_\_

By: \_\_\_\_\_  
Susan M. Nash, City Clerk

In the Presence of:

OHM Advisors

  
\_\_\_\_\_  
Jessica Katers, PE

By:   
\_\_\_\_\_  
Rhett Gronevelt, PE

Approved:

Its: Principal

\_\_\_\_\_  
Donald R. Rohraff  
Director of Public Works

Approved:

\_\_\_\_\_  
Ryan Ferrell, PE  
Superintendent of Public Works

Pursuant to Council Resolution

Approved:

No.: \_\_\_\_\_

\_\_\_\_\_  
Debar Peck Lichtenberg  
Director of Finance

**Adopted on:** \_\_\_\_\_

Approved:

\_\_\_\_\_  
Carter Fisher  
Department of Law

***Regular Meeting Minutes of October 5, 2022***

**#311-22** RESOLVED, that having considered a communication from the Assistant Director of Public Works, dated September 15, 2022, submitted pursuant to Council Resolution 336-21, adopted on November 22, 2021, which bears the signatures of the Director of Public Works, the Director of Finance, and is approved for submission by the Mayor, the Council does hereby approve an amendment to the existing Qualification Based Selection (QBS) process with OHM Advisors, 34000 Plymouth Road, Livonia, Michigan 48150, for the Drinking Water Asset Management Grant (DWAM) in an amount not to exceed \$57,900.00; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed \$57,900.00 from funds budgeted in Account No. 592-559-818-000 for this purpose; FURTHER, such action is taken in accordance with Section 3.04.140E3 of the Livonia Code of Ordinances, as amended; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute the aforesaid amendment to the agreement with OHM Advisors, subject to approval as to form and substance by the Department of Law, and to do all other things necessary or incidental to the full performance of this resolution.



## Livonia Water Service Line Material Investigation

The City of Livonia received funding from the Michigan Department of Environment, Great Lakes & Energy (EGLE), for a Drinking Water Asset Management (DWAM) Grant. The purpose of this grant is to complement the recently updated Lead and Copper Rule by funding the investigation and identification of water service line materials to create an inventory of these service line pipe materials and where they are located.

Inspections will be located in your neighborhood as the homes were constructed during an era where lead water service lines were more commonly used, and lead service lines have been found in recent past. There is funding to complete approximately 140 inspections. The first 140 residents to sign up will receive an inspection. Inspections are quick and require very little from residents. There are three points of inspection that will occur:

- Point 1 - Inside, where the service enters the home
- Point 2 - The public water service pipe
- Point 3 - The private water service pipe

The inspection of Point 1 will require residents to schedule a time for a City representative to gain access to the home. The inspection will take approximately 5 to 10 minutes of your time and only requires a City representative access the crawl space or basement to note the material of your service line.

The inspection of Point 2 and Point 3 do not require residents to be present. During these inspections, the City will utilize the services of a hydro-excavation contractor. Hydro-excavation is the process of using pressurized water to cut away at soils creating a hole exposing the water service line. The slurry (mud) that is created from this process is removed from the site using a vacuum truck. Once the service line materials are observed, the area will be restored.

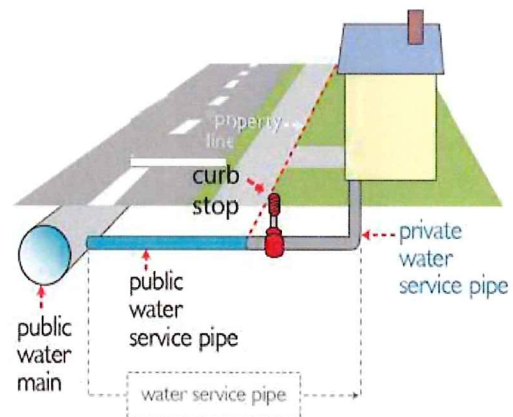
Please take a minute to schedule your inspection of the service line material inside your home or business. The property owner or owner's representative is required to be present during the inspection and it only takes 5 to 10 minutes to complete. Options for scheduling are below:

- Type in the URL below:  
<https://bit.ly/LivoniaDWAM>

- Scan the QR Code below:



Leave message with scheduling hotline:  
(XXX) XXX-XXXX



**In the event a lead or galvanized steel pipe is identified at a property, the City will notify the property owner.**

For more information regarding the updated Lead and Copper Rule and the DWAM Grant please go to the following links:

Lead and Copper Rule:

<http://www.michigan.gov/egle/about/organization/drinking-water-and-environmental-health/community-water-supply/lead-and-copper-rule>

DWAM Grant:

<http://www.michigan.gov/egle/regulatory-assistance/grants-and-financing/drinking-water-asset-management>

Livonia Water Quality Report:

<https://livonia.gov/DocumentCenter/View/6092/2021-Water-Quality-Report-PDF>

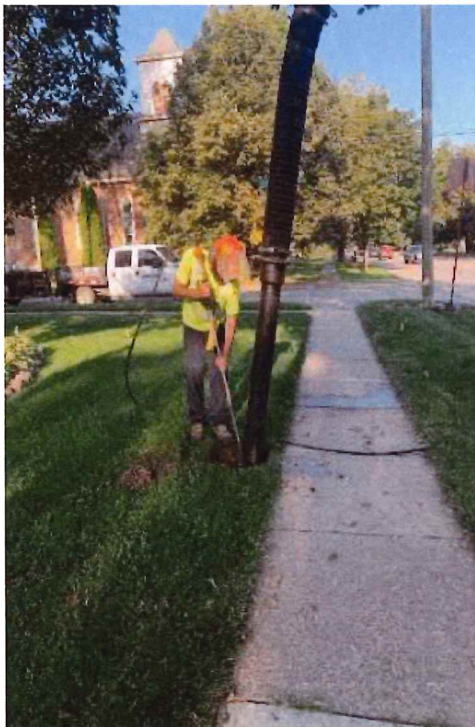


### WHAT TO EXPECT WHEN CITY CONTRACTOR *UIS HYDRO-EXCAVATION* IS ON SITE:

Pressurized water is used to cut away at soils creating a hole to expose the water service line. The slurry (mud) that is created from this process is removed from the site using a vacuum truck. Photographs are included that show what the hydro-excitation process looks like and what type of trucks to expect for this work.

The Contractor will be excavating two holes on each property, one on either side of the curb stop box. MISS DIG will be on-site to mark existing utilities with colored flags roughly 3 to 5 days prior to UIS being on site. ***Please do not remove these flags as they are needed for UIS to safely complete the hydro-excavations.***

Once the service line material type is identified, the excavation sites will be filled, compacted, and restored with top soil and grass seed. A city representative will verify that restoration has taken place before the inspection deemed complete.



**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD JUNE 17, 2024**

Meeting was called to order at 8:00 p.m. by Council President McCullough. Present: Rob Donovic, Carrie Budzinski, Scott Morgan, Jim Jolly, Laura Toy, Vice President Martha Ptashnik, and President McCullough. Absent: None.

Elected and appointed officials present: Eric Goldstein, Assistant City Attorney; Lori L. Miller, City Clerk; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

5. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AWARD OF CONTRACT: Department of Public Works, Sewer Division, re: for biannual fat, oil and grease (FOG) inspections, from budgeted funds.

Ryan Ferrell, Superintendent of Public Works, presented the request to Council.

Councilmember Donovic verified that spending this money helps save money because problems can be identified and addressed before costly repairs are needed. He also asked if all cities have the FOG program. Mr. Ferrell indicated we are one of the first cities to do this and explained the inspection process. DPW plans to inspect 280 licensed businesses bi-annually.

Councilmember Toy verified small restaurants inside of gas stations are being inspected as well.

Councilmember Morgan offered an approving motion for the Consent Agenda.

DIRECTION

APPROVING

CONSENT





## LETTER TO THE LIVONIA CITY COUNCIL

5.

**DPW**  
**June 12, 2024**

### MEETING DATE

S070124/R071524

### PRESENTED BY

Don Rohraff, Director of Public Works  
Ryan Ferrell, Superintendent of Public Works

### AGENDA ITEM

**REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AWARD OF CONTRACT:**  
Department of Public Works, Sewer Division, re: for biannual fat, oil and grease (FOG) inspections, from budgeted funds.

### BACKGROUND DETAILS

Since 2022, the City of Livonia has been under contract with Eganix to provide FOG prevention treatment in areas of the city's sewer system that are known to be susceptible to FOG build-up. This program has been very successful in reducing the number of sewer lines severely impacted by FOG, and subsequently reducing the number of sewer cleanings necessary in these target areas. With such successful results, we would like to take a more proactive approach by performing bi-annual inspections of all facilities required to have grease-traps, insuring they are being properly maintained (Ord: Chapter 13.42). Currently, there are 280 such facilities. The department is recommending a two-year contract with Eganix, 1091 Centre Rd., Suite 1120 Auburn Hills, MI 48326, to perform and monitor these bi-annual inspections (140 annually) at a cost of \$148,000, with the option to extend the contract up to three times at 2-year intervals having not more than a 3% increase per extension.

The proposed program will be administered by Eganix, whose personnel will:

1. Have initial meetings with business owners to educate and answer any question about the program.
2. Provide bi-annual inspections of grease traps, wet waste interceptors, food grinders/disposals, incorrect piping, SOP deficiencies, etc. for all qualified businesses within the City of Livonia.
3. Collection of annual samples for FOG.
4. Follow-up with those establishments who are not in compliance and perform additional sampling as required.
5. Create an integrated GIS and dashboard database of each location which will house their inspection records, proof of system maintenance, etc. This is extremely helpful when attempting to identify the source of excessive FOG in our system.

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

Authorize a two-year contract with Eganix, Inc. to perform bi-annual inspections of all restaurants and food processing facilities within the City of Livonia, at a cost of \$148,000.00 with the option to extend the contract up to three times at 2-year intervals with a not more than 3% increase per extension.

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

FOG inspection program (Ordinance 13.42)

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

\$148,000 two-year contract

**DETAILED WORK BEING PERFORMED**

Bi-Annual testing of all restaurants and food processing facilities within the City of Livonia.

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

592-559-818-050 (Fat, Oil & Grease Prevention)  
\$148,000 for 2 year contract

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

Sole Source Provider

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

**ATTACHMENTS**

1. Eganix - Drain\_Line\_Maintenance\_Terms\_and\_Con
2. Eganix Quote - FOG Inspection Pgm

**APPROVED BY**



Don Rohraff, Director of Public Works

Date: June 13, 2024



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Debra Peck Lichtenberg, CPA, Finance Director

Date: June 21, 2024



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Carter Fisher, City Attorney

Date: June 21, 2024



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Maureen Miller Brosnan, Mayor

Date: June 21, 2024

EGANIX, INC.  
STANDARD TERMS AND CONDITIONS OF PURCHASE ORDER

The following Standard Terms and Conditions shall be applicable to all Quotes issued by Eganix, Inc.

1. Definitions.

- a. "Buyer" shall mean the Buyer specified on the Quote (as defined herein).
- b. "Seller" shall mean the Eganix, Inc.
- c. "Party" shall mean Buyer or Seller individually.
- d. "Terms" shall mean these terms and conditions.
- e. "Quote" shall mean Quote to which these Terms are attached.
- f. "Products" shall mean any goods or products (including any part or parts thereof) specified in the Quote to be purchased by Buyer from Seller, and shall include any services related thereto.
- g. "Claims" shall mean liabilities, losses, damages, claims, injury, actions, proceedings, costs and expenses, including but not limited to reasonable attorney's fees and costs of litigation for injuries to persons (including death) or damage to third party property.
- h. "Applicable Laws" shall mean applicable federal, state and local laws, ordinances, codes, regulations, rules and orders.
- i. "Purchase Price" shall mean the amount payable by Buyer to Seller in accordance with the terms of the Quote.

2. Sale of Goods. The Seller shall sell to the Buyer and the Buyer shall purchase from the Seller the Products and services (the "Services") set forth in the Quote as set forth therein. Unless otherwise stated in quote, the Buyer shall pay all taxes and third-party expenses imposed on, in connection with, or measured by the transaction contemplated by this agreement in addition to the prices set forth on quote.

3. Payment. Payment for the Goods and Services is due as set forth on the Quote. If payment is not received by the due date, invoices are considered past due. The buyer shall pay a delinquency charge of (1 1/2%) per month or the maximum amount allowed by law, whichever is less. Buyer agrees to pay a \$25.00 charge for each returned check and all collection costs, including actual legal fees, if applicable.

4. Schedule and Cancellation. Time is of the essence, and delivery of Products and/or performance of Services shall be made in accordance with the schedule set forth in the Quote. Seller reserves the right to deliver the Products in installments. Without limitation of the foregoing, Seller shall notify Buyer promptly of any delays or threatened delays in the

performance of this Quote. Seller may delay delivery occasioned by causes beyond its control, such as government action or failure of the government to act where such action is required, strike or other labor dispute, fire, act of God or unusually severe weather. Seller shall hold the Products or reschedule the Services at the direction of Buyer and shall deliver the Products or perform the Services when the cause of the delay has been removed.

5. Limited Warranty. This limited warranty is extended only to Buyer and shall not be extended to any other person or transferee. Seller warrants that for a period of 60 days following acceptance of the Quote, Seller warrants that this Product is free from any defects in manufacturing, materials and workmanship and will perform as described in the Quote. This warranty is valid for the original purchaser only and excludes any damage due to installation error, product abuse, or product misuse, whether performed by a contractor, service company, or Seller. This Warranty is limited to repair or replacement of the Products. During the applicable warranty period, Seller will, at its sole option, repair or replace (using new or refurbished replacement parts) any defective Products.

6. Limitation on Seller's Liability. Seller's liability shall be strictly limited to, the purchase price for the Products and/or Services which give rise to Seller's liability. In no event shall Seller be liable for anticipated profits or for incidental or consequential damages or for penalties of any description, including to any third party not a party to this Agreement. Buyer shall indemnify and hold harmless Seller from all third party claims, except those resulting from Seller's gross negligence. Seller's liability on any claim of any kind for any loss or damage arising out of or in connection with or resulting from this Quote or from the performance or breach thereof, shall in no case exceed the price allocable to the Products or Services which gives rise to the claim. Any cause of action that arises under this Quote must be commenced within one (1) year of the effective date of the Quote or it is expressly waived.

7. Amendments. These Terms may not be amended except by written agreement of Seller and Buyer expressly referring hereto.

8. Waiver. Neither Party shall be deemed to have waived any provision hereof, or any breach by the breaching Party of any provision hereof, unless

such waiver is specifically set forth in writing and executed by an authorized officer of the non-breaching Party. No waiver of any provision hereof or any breach or event of default shall constitute a waiver of such provision on any other occasion or a waiver of any other breach or event of default or of any other rights or remedies under this Quote.

9. Governing Law; Severability. This Quote shall be governed by, and construed and enforced in accordance with, the laws of the State of Michigan without reference to the conflicts of law principals. Any provision or provisions herein which are found to be invalid shall be deemed inoperative without invalidating or otherwise affecting any other provisions of these Terms. Any action brought by either Party shall be brought in in the Oakland County Michigan Circuit Court or the federal courts located in Detroit, Michigan, which courts shall have exclusive jurisdiction for all matters arising in connection with this Quote, these Terms and all transactions contemplated hereby.

10. Entire Agreement. These Terms, together with information contained on the Quote (and any additions or revisions mutually agreed to in writing by Seller and Buyer), shall constitute the entire agreement and understanding of Seller and Buyer with respect to the purchase of Seller's goods and/or services, superseding all prior oral or written understandings relating thereto, and shall constitute a binding legal agreement. Any course of prior dealings, promise or conditions in connection therewith or usage of trade not incorporated herein shall not be binding upon either Party. In the event of any inconsistent term between the parties, this Agreement shall control. No waiver, alteration or modification of any of the provisions hereof shall be binding unless made in writing and signed by a specifically authorized representative of each party in accordance with the terms hereof.

11. Notice. Any notice required or permitted to be given by either Party under these Terms shall be in writing and shall be delivered or sent by pre-paid post sent first class addressed to the Party to be served at the address of that Party as indicated on the Quote, or such other address as may be notified by that Party, pursuant to these Terms, for this purpose. Any notice which is delivered shall be deemed to be served when handed to the addressee and any notice sent by pre-paid post first class shall be deemed to be served two business days after mailing.

**WAIVER OF JURY TRIAL. SELLER AND BUYER IRREVOCABLY WAIVE THEIR RESPECTIVE RIGHTS TO TRIAL BY JURY OF ANY CAUSE OF ACTION, CLAIM, COUNTERCLAIM OR CROSS-COMPLAINT IN ANY ACTION OR OTHER PROCEEDING BROUGHT BY THE OTHER WITH RESPECT TO ANY MATTER ARISING OUT OF, OR IN ANY WAY CONNECTED WITH OR RELATED TO THIS QUOTE ANY PORTION OF ANY AGREEMENT WHICH IS RELATED TO THIS QUOTE, WHETHER BASED UPON CONTRACTUAL, STATUTORY, TORTIOUS OR OTHER THEORIES OF LIABILITY.**



1091 Centre Rd. | STE 120 | Auburn Hills, MI 48326  
(866) 823-1307 | jules.may@eganix.org

**RECIPIENT:**

**City of Livonia**

12973 Farmington Rd.  
Livonia, MI 48150

**SERVICE ADDRESS:**

12973 Farmington Rd.  
Livonia, Michigan 48150

**Quote #2163**

Sent on 06/06/2024

**Total \$148,000.00**

| Product/Service                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Qty. | Unit Price | Total        |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|--------------|
| 2024 F.O.G. Inspections                      | Individual inspections of commercial kitchens for all potential FOG sources passing issues through to receiving sewer authority. Inspections include (but not limited to) Grease Traps, Wet Waste Interceptors, Food Grinders/Disposals, Incorrect Piping, SOP Deficiencies, Etc. . Eganix will also perform once annual sampling for FOG and BOD a minimum. Should additional sampling be needed to an ordinance violation then the City will be charged by Eganix accordingly. Additional sampling costs should be recoverable 100% per ordinance.<br>***Price based on per inspection, some locations frequencies will vary.***                | 140  | \$230.00   | \$32,200.00* |
| 2024 Additional FOG Samples as Needed - Grab | Collection of FOG grab sample to monitor the levels of FOG effluent coming from commercial kitchens to ensure ordinance level requirements are being met. If levels exceed ordinance requirements the offending facility will be put on monthly or weekly monitoring until requirements are met.<br>***Needed Frequency will vary***<br>*** Cost Recovery 100%***                                                                                                                                                                                                                                                                                 | 280  | \$125.00   | \$35,000.00  |
| 2025 F.O.G. Inspections                      | Individual inspections of commercial kitchens for all potential FOG sources passing issues through to receiving sewer authority. Inspections include (but not limited to) Grease Traps, Wet Waste Interceptors, Food Grinders/Disposals, Incorrect Piping, SOP Deficiencies, Etc. . Eganix will also perform once annual sampling for FOG (additional cost see line items). Should additional sampling be needed to an ordinance violation then the City will be charged by Eganix accordingly. Additional sampling costs should be recoverable 100% per ordinance.<br>***Price based on per inspection, some locations frequencies will vary.*** | 140  | \$230.00   | \$32,200.00* |



1091 Centre Rd. | STE 120 | Auburn Hills, MI 48326  
(866) 823-1307 | jules.may@eganix.org

| Product/Service                                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Qty. | Unit Price | Total       |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|-------------|
| 2025 FOG Sample - Grab                                       | Collection of FOG grab sample to monitor the levels of FOG effluent coming from commercial kitchens to ensure ordinance level requirements are being met. If levels exceed ordinance requirements the offending facility will be put on monthly or weekly monitoring until requirements are met.<br>***Needed Frequency will vary***                                                                                                                                                                                                                                                                                                                                                                        | 280  | \$125.00   | \$35,000.00 |
| Monthly - Self Reporting F.O.G. System set up and Monitoring | All Commercial Kitchens grease trap frequency(ies) will be determined on their annual inspection based on size, type, working condition and other variable factors. Once frequency is established the facility will be required to submit professional cleaning records to Eganix on the required frequency. This list will be kept, monitored and enforced by Eganix and the Community. If a facility is not compliant Eganix will notify the facility and Community of the cleaning need. If after 1 week the facility has not furnished the required information than the Community will be notified by Eganix of the ordinance violation and surcharges can be implemented if the Community so desires. | 24   | \$250.00   | \$6,000.00  |
| Q & A Support - Monthly                                      | All Commercial Kitchens will be notified that inquiries of the program need to be sent to reporting@eganix.com<br>All questions will be answered by Eganix staff and can be requested for review by the city at anytime.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 24   | \$150.00   | \$3,600.00  |
| Annual - Eganix ARC GIS Member                               | This is a once annual cost to maintain and update/upgrade the program/system tailor made for the community. FSE's and FM/P's                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2    | \$2,000.00 | \$4,000.00  |

Total **\$148,000.00**

Gentlemen,

Per our discussions. Please note ordinance offending kitchens will need more sampling throughout the year so we built some cushion into this. However, if a new ordinance is adopted part of this cost should be able to be recoverable.. Also, this is a two year project/contract with option to renew for 3 additional terms. Annual rate increase not to exceed 3%.

Any questions please reach out.

Thank you,  
Sean Egan  
248-880-5046



1091 Centre Rd. | STE 120 | Auburn Hills, MI 48326  
(866) 823-1307 | [jules.may@eganix.org](mailto:jules.may@eganix.org)

**Notes Continued...**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD JUNE 17, 2024**

Meeting was called to order at 8:00 p.m. by Council President McCullough. Present: Rob Donovic, Carrie Budzinski, Scott Morgan, Jim Jolly, Laura Toy, Vice President Martha Ptashnik, and President McCullough. Absent: None.

Elected and appointed officials present: Eric Goldstein, Assistant City Attorney; Lori L. Miller, City Clerk; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

6. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from Aristeo Construction, Inc., in conjunction with the construction of a storm drain system that provide adequate drainage for property located at 12822 Stark Road in the N.E. 1/4 of Section 28.

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

Councilmember Toy offered an approving motion for the Consent Agenda.

DIRECTION

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

6.

Engineering  
June 12, 2024

### MEETING DATE

S070124/R071524

### PRESENTED BY

Todd Zilincik, P.E., City Engineer

### AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: Engineering Division, re: from Aristeo Construction, Inc., in conjunction with the construction of a storm drain system that provides adequate drainage for property located at 12822 Stark Road in the N.E. 1/4 of Section 28.

### BACKGROUND DETAILS

In conjunction with the development of the property located east of Stark Road, south of Schoolcraft Road, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the owner, Aristeo Construction, Inc., 12811 Farmington Road, Livonia, Michigan 48150, requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for the Aristeo Corporate Office Headquarters, located east of Stark Road, south of Schoolcraft Road in the N.E. ¼ of Section 28.
- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

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

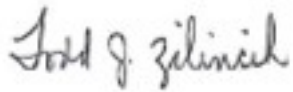
The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for the Aristeo Corporate Office Headquarters, located east of Stark Road, south of Schoolcraft Road in the N.E. ¼ of Section 28.
- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

## ATTACHMENTS

1. S070124 LTC Stormwater maint agr Aristeo Construct
2. Signed Aristeo Storm Water Facilities Agreement

## APPROVED BY



---

Todd Zilincik, P.E., City Engineer

Date: June 12, 2024



---

Don Rohraff, Director of Public Works

Date: June 12, 2024



---

Carter Fisher, City Attorney

Date: June 13, 2024



---

Maureen Miller Brosnan, Mayor

Date: June 14, 2024

RECEIVED

DEC 21 2021

CITY OF LIVONIA  
ENGINEERING DEPARTMENT

## STORM WATER FACILITIES MAINTENANCE AGREEMENT

### ARISTEO CORPORATE OFFICE HEADQUARTERS

THIS AGREEMENT is made this 21 day of December, 2021, by and between the City of Livonia, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and Aristeo Construction, Inc., a Michigan corporation with principal offices located at 12811 Farmington Road, Livonia, 48150 hereafter collectively "Proprietor".

#### RECITALS

1. The Proprietor has completed the development located in the City of Livonia, Wayne County, Michigan, as Aristeo Corporate Office Headquarters ("Development"), as more particularly described in Exhibit "A" attached hereto.
2. In conjunction with the Development, the Proprietor has constructed a storm drainage system to provide adequate drainage for the Development.
3. Such storm drainage system will encompass or impact storm runoff from the Development into the City of Livonia's storm system.
4. The City issued a permit authorizing the construction, operations and maintenance of the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, on or adjacent to the Development described in Exhibit "A" attached hereto and incorporated herein by reference.
5. The Permit included the Storm Water Management System – Long Term Maintenance Plan described in Exhibit "A" attached to said Permit, which is attached hereto and incorporated herein as Exhibit "B".
6. The Permit signed by the City will benefit the Proprietor and the proposed Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:
  - a. The Proprietor agrees that Proprietor will maintain, at its own cost and expense, the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, and on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto to the Permit and incorporated herein by reference as Exhibit "B".

- b. In the event the Proprietor fails to maintain the storm drainage system as herein agreed and after the City has notified Proprietor in writing of such failure, the City may enter upon said premises for the purposes of maintaining said storm drainage system, in which event the Proprietor agrees to pay the City all reasonable charges and expenses incurred thereon. The City will provide sufficient written notice prior to performing any work for which the Proprietor will be charged.
  - c. In the event of any failure or settlement in the Development, resulting from said storm drainage system, the City shall take immediate steps, after providing notice to the Proprietor, to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All reasonable expenses to perform the foregoing, including engineering will be remitted by the Proprietor to the City.
  - d. If it is found necessary to repair all or any portion of said storm drainage system within the Development because of work initiated by Proprietor, the City shall cause such repair to be accomplished, after providing notice to the Proprietor, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.
- 2. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long-Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.
- 3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the maintenance or repair (or omission in such regard) of the storm drainage system referred to in the permit as Exhibit "A" hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement (except those Claims caused in whole or in part by the willful or negligent acts or omissions of the City, its employees or agents). This indemnity and hold harmless shall include any costs, expenses and attorney fees reasonably incurred by the City in connection with such Claims or the enforcement of this Agreement.
- 4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

5. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the Proprietor and City have executed this Agreement on the day and year first above written.

**Aristeo Construction, Inc.**  
a Michigan corporation

By:   
Bryan Wilke  
Its: Assistant Project Manager

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF Washtenaw )

On this 21<sup>st</sup> day of December, 2021, before me personally appeared Bryan Wilke to me personally known, who being sworn, did for themselves say that they are the Assistant Project Manager of Aristeo Construction, Inc., a Michigan corporation which executed the within instrument and said instrument was signed on behalf of said corporation in accordance with its Operating Agreement and Articles of Organization, and said Bryan Wilke acknowledged said instrument to be the free act and deed of said corporation.

JODI L PINSONEAULT  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires: Dec. 12, 2025  
Acting in the County of Wayne

  
Notary Public  
Washtenaw County, Michigan  
My Commission Expires On:

**CITY OF LIVONIA**  
a municipal corporation

By: \_\_\_\_\_  
Maureen Miller Brosnan

Its: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
Susan M. Nash

Its: \_\_\_\_\_  
City Clerk

STATE OF MICHIGAN    )  
                                  ) ss.  
COUNTY OF WAYNE    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Susan M. Nash to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

\_\_\_\_\_  
Notary Public

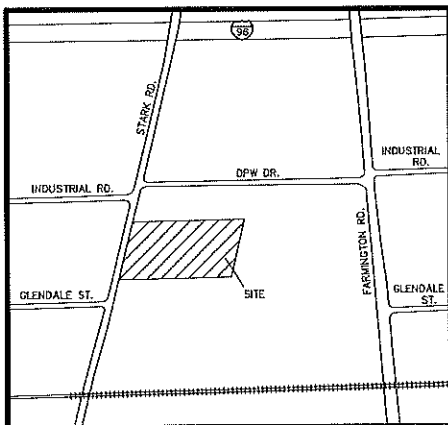
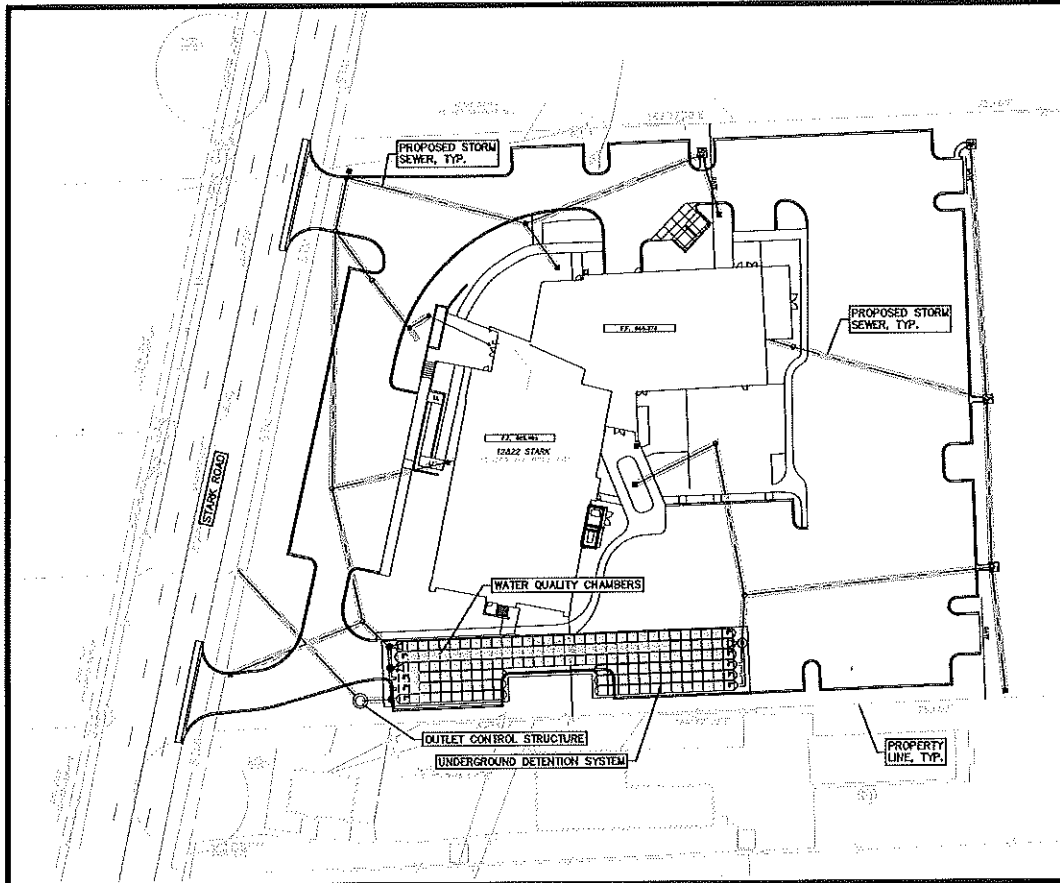
\_\_\_\_\_ County, Michigan  
My Commission Expires On:

INSTRUMENT DRAFTED BY:  
Todd J. Zilincik, P.E.  
City Engineer  
City of Livonia  
12973 Farmington Road  
Livonia, MI 48150

WHEN RECORDED RETURN TO:  
City of Livonia  
Attn: Engineering Division  
Todd J. Zilincik, P.E.  
12973 Farmington Road  
Livonia, MI 48150



**EXHIBIT A  
PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM**



**SITE LOCATION MAP**  
NOT TO SCALE

 CITY OF LIVONIA  
STORM MAINTENANCE  
RESPONSIBILITY

0 50 100  
SCALE: 1" = 100'

**LEGAL DESCRIPTION**  
(PER RECORD TAX DESCRIPTION)

PARCEL ID 109-02-0019-001  
LOTS 20, 21, & 22 OF NEWMAN SCHOOLCRAFT  
FARMS, TOWN 1 SOUTH, RANGE 9 EAST, LIBER  
69, PAGE 90, WAYNE COUNTY RECORDS.

**ARISTEO CONSTRUCTION**  
12822 STARK ROAD  
LIVONIA, MI



**SHEET 1 OF 2**  
JUNE 7, 2024  
2021-0101

**PEA  
GROUP**

t. 844.813.2949  
www.peagroup.com



## EXHIBIT B STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

### A. Physical Limits of the Storm Water Management System

The storm water management system (SWMS) subject to this long-term Maintenance Plan (Plan) is depicted on Exhibit A to the Permit and includes without limitation the storm sewers, catch basins, manholes, inlets, swales, underground detention basin, outlet control structure, and outlet pipes that conveys flow from the underground detention basin system to an existing storm manhole in the Beech Daly Road right-of-way. For the purposes of this plan, this storm water management system (SWMS) and all of its components as shown in Exhibit A is referred to as the "Aristeo Construction HQ SWMS".

### B. Time Frame for Long-Term Maintenance Responsibility

Aristeo Construction is responsible for maintaining the Aristeo Construction HQ SWMS, including complying with applicable requirements of the local or Wayne County soil erosion and sedimentation control program until Wayne County releases the construction permit (if applicable). Long-term maintenance responsibility for the Aristeo Construction HQ SWMS commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

### C. Manner of Insuring Maintenance Responsibility

City of Livonia has assumed responsibility for long-term maintenance of the Aristeo Construction HQ SWMS. The resolution by which the City of Livonia has assumed maintenance responsibility is attached to the permit as Exhibit C. Aristeo Construction, through a maintenance agreement with City of Livonia, has agreed to perform the maintenance activities required by this plan. City of Livonia retains the right to enter the property and perform the necessary maintenance of the Aristeo Construction HQ SWMS if Aristeo Construction fails to perform the required maintenance activities. To ensure that the Aristeo Construction HQ SWMS is maintained in perpetuity, the map of the physical limits of the storm water management system (Exhibit A), this plan (Exhibit B), the resolution attached as Exhibit C, and the maintenance agreement between the City of Livonia and the property owner(s) will be recorded with the Wayne County Register of Deeds. Upon recording, a copy of the recorded documents will be provided to the County.

### D. Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance and remedial actions). While performing maintenance, chemicals should not be applied to the bio-retention basins, buffer strips, or watercourses. Table 1 also identifies site specific work needed to ensure that the storm water management system functions properly as designed.

**TABLE 1: STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE**

| MAINTENANCE ACTIVITIES                                                                                                             | SYSTEM COMPONENTS                                                              |                             |                        |                                            |                        | FREQUENCY                       |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------|------------------------|--------------------------------------------|------------------------|---------------------------------|
|                                                                                                                                    | Storm Collection System<br>(inlets, catch basins, manholes,<br>swales, sewers) | Underground Detention Basin | Water Quality Chambers | Outlet Control Structure &<br>Outlet Pipes | Pavement Areas, Others |                                 |
| PROPERTY OWNER:<br>Aristeo Construction<br>12822 Stark Road<br>Livonia, MI 48240<br>Contact: Bryan Wilkie<br>Phone: (734) 367-1504 |                                                                                |                             |                        |                                            |                        |                                 |
| MONITORING/INSPECTION                                                                                                              |                                                                                |                             |                        |                                            |                        |                                 |
| Inspect for sediment accumulation                                                                                                  | X                                                                              | X                           | X                      | X                                          |                        | Annually                        |
| Inspect for floatables, dead vegetation and debris                                                                                 | X                                                                              | X                           | X                      | X                                          |                        | Annually and after major events |
| Inspect for erosion and integrity of banks and berms                                                                               | X                                                                              | X                           |                        | X                                          |                        | Annually and after major events |
| Monitor plantings/vegetation                                                                                                       |                                                                                |                             |                        |                                            |                        | 2 times per year                |
| Inspect all components during wet weather and compare to as-built plans                                                            | X                                                                              | X                           | X                      | X                                          |                        | Annually                        |
| Ensure maintenance access remain clear/open                                                                                        | X                                                                              | X                           | X                      | X                                          |                        | Annually                        |
| PREVENTIVE MAINTENANCE                                                                                                             |                                                                                |                             |                        |                                            |                        |                                 |
|                                                                                                                                    |                                                                                |                             |                        |                                            |                        | As needed, select areas only*   |
| Remove accumulated sediments                                                                                                       | X                                                                              | X                           | X                      | X                                          |                        | As needed**                     |
| Remove floatables, debris, invasive and dead vegetation                                                                            | X                                                                              | X                           | X                      | X                                          |                        | As needed                       |
| Replace or wash and reuse riser stone filters                                                                                      |                                                                                |                             |                        |                                            |                        | Every 3 years, or as needed***  |
| Sweeping of pavement surfaces (streets and parking areas)                                                                          |                                                                                |                             |                        |                                            | X                      | As needed                       |
| REMEDIAL ACTIONS                                                                                                                   |                                                                                |                             |                        |                                            |                        |                                 |
| Repair/stabilize areas of erosion                                                                                                  | X                                                                              | X                           |                        | X                                          |                        | As needed                       |
| Replace dead plantings and trees, reseed bare areas                                                                                |                                                                                |                             |                        |                                            |                        | As needed                       |
| Structural repairs                                                                                                                 | X                                                                              | X                           | X                      | X                                          |                        | As needed                       |
| Make adjustments/repairs to ensure proper functioning                                                                              | X                                                                              | X                           | X                      | X                                          |                        | As needed                       |

**CITY OF LIVONIA – CITY COUNCIL  
MINUTES OF STUDY MEETING HELD JUNE 17, 2024**

Meeting was called to order at 8:00 p.m. by Council President McCullough. Present: Rob Donovic, Carrie Budzinski, Scott Morgan, Jim Jolly, Laura Toy, Vice President Martha Ptashnik, and President McCullough. Absent: None.

Elected and appointed officials present: Eric Goldstein, Assistant City Attorney; Lori L. Miller, City Clerk; Mark Taormina, Planning and Economic Development Director; and Todd Zilincik, City Engineer.

7. REQUEST TO APPROVE THE ESTABLISHMENT OF IMPROVEMENT BONDS: Engineering Division, re: to assure the installation of public improvements at Sunset View Site Condominium, located on the west side of Sunset Avenue, between Eight Mile Road and Kenwood Court in the Northwest 1/4 of Section 2 (CR 379-23)

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

Councilmember Morgan offered an approving motion for the Consent Agenda.

DIRECTION

APPROVING

CONSENT



## LETTER TO THE LIVONIA CITY COUNCIL

7.

Engineering  
June 19, 2024

### MEETING DATE

S070124/R071524

### PRESENTED BY

Todd Zilincik, P.E., City Engineer

### AGENDA ITEM

REQUEST TO APPROVE THE ESTABLISHMENT OF IMPROVEMENT BONDS: Engineering Division, re: to assure the installation of public improvements at Sunset View Site Condominium, located on the west side of Sunset Avenue, between Eight Mile Road and Kenwood Court in the Northwest 1/4 of Section 2 (CR 379-23)

### BACKGROUND DETAILS

Upon review of the plans for the subject development, the Engineering Division has determined that the following bonds should be established pursuant to Section 18.66 of Ordinance No. 543. The bonds in question are required at this time to assure the installation of public improvements.

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| General Improvement Bond            | \$193,249.00<br>(\$19,325.00 minimum cash) |
| Sidewalk Bond                       | \$40,726.00<br>(\$4,073.00 minimum cash)   |
| Grading & Soil Erosion Control Bond | \$1,800.00<br>(all cash)                   |
| Entrance Markers/Landscaping        | \$2,500.00<br>(all cash)                   |
| Monuments and Markers Bond          | \$1,000.00<br>(all cash)                   |
| As-Built Drawings Bond              | \$10,000.00<br>(all cash)                  |

An estimate of the cost of the public improvements for the purpose of establishing the improvement bond requirement, along with the required cash payments, is shown on the attached schedule in accordance with Section 18.66 of Ordinance No. 543. In accordance with Section 16.24.310 (modification of requirements of the Livonia Code of Ordinances), it will be noted that a cash payment is being recommended herein representing a contribution in aid of possible future street lighting within the subject development. The contribution amount has been based on the number of future streetlights (as determined by this office) and cost factors as estimated by the Detroit Edison Company in accordance with a ruling of the Michigan Public Service Commission in December

1990.

To facilitate the maintenance of our records, the Engineering Division will require that "as built" plans of all public improvements installed in connection with the development be submitted to this office via electronic PDF and Auto Cad copies. Further, appropriate utility easements and deeds will be required for future maintenance by the City.

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

RESOLVED, that Leo Soave, as proprietor, having requested the City Council approve the proposed Sunset View Site Condominium Development, located on the west side of Sunset Avenue, between Eight Mile Road and Kenwood Court in the Northwest 1/4 of Section 2, (hereafter the "Condominium"), and further appearing that approval of the Master Deed, bylaws and site plan for the Condominium was given by the City Council pursuant to Council Resolution 379-23, adopted December 4, 2023, and further appearing that such site plan, together with Development Plans and specifications for improvements, have been examined and approved by the Department of Public Works as set forth in the report of that Department, dated June 19, 2024, therefore, the City Council does hereby determine as follows:

- (1) All the public improvements, utilities and grading shall be constructed, installed and accomplished in conformity with the provisions of the ordinances of the City of Livonia, including Sections 18.62 and 18.63 of Ordinance No. 543, as amended, and the provisions referenced therein, and the regulations and specifications of the Department of Public Works and the Development Plans submitted by the proprietor and approved by such Department; all such improvements to be constructed, installed, accomplished and completed within a period of two (2) years from the effective date of this resolution; failing this, the approval granted by the City shall be considered null, void and of no effect whatsoever;
- (2) That all inspection fees and other charges due to the City of Livonia shall be fully paid at the time and in the manner provided in the said ordinance provisions;
- (3) That the installation of all such improvements shall be subject at all times to the supervision and inspection and final approval of the Department of Public Works, and such improvements shall not be considered as having been satisfactorily and completely installed until there is filed with the City Council the certificate as provided in such ordinance provisions;
- (4) That the proprietor shall enter into an agreement with the City of Livonia agreeing to construct, within the prescribed period of time and in the prescribed manner, all improvements required to the extent required by the City of Livonia and as shown on the approved Development Plans;
- (5) That as a condition of obtaining necessary engineering permits prior to commencing the required improvements, the proprietor shall file with the City of Livonia a corporate surety bond, certified check, cash bond, irrevocable letter of credit, or other financial assurance in such form as may be approved by the Department of Law guaranteeing the satisfactory installation of all such

improvements, utilities and grading by the proprietor within the prescribed period in the following amounts:

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| General Improvement Bond            | \$193,249.00<br>(\$19,325.00 minimum cash) |
| Sidewalk Bond                       | \$40,726.00<br>(\$4,073.00 minimum cash)   |
| Grading & Soil Erosion Control Bond | \$1,800.00<br>(all cash)                   |
| Entrance Markers/Landscaping        | \$2,500.00<br>(all cash)                   |
| Monuments and Markers Bond          | \$1,000.00<br>(all cash)                   |
| As-Built Drawings Bond              | \$10,000.00<br>(all cash)                  |

And require cash payments in the amount of \$24,569.00.

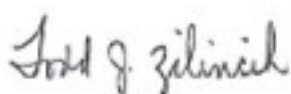
(6) That all required cash deposits and certified checks which shall be established by the City Engineer pursuant to Article XVIII of Ordinance 543, Section 18.66 of the Ordinance, shall be deposited with the City prior to the issuance of engineering permits for this condominium development.

(7) That the distribution lines for telephones and electric service are to be placed underground and ornamental streetlights are to be provided throughout the Condominium, in accordance with City ordinances.

#### ATTACHMENTS

1. S070124 LTC Improvement Bonds Sunset View
2. 6-19-24 Sunset View Schedule of Bonds & Fee Requirements
3. CR 379-23

#### APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: June 19, 2024



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Don Rohraff, Director of Public Works

Date: June 19, 2024



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Maureen Miller Brosnan, Mayor

Date: June 21, 2024

To: Honorable Members of the City Council  
Re: Sunset View Site Condominiums  
N.W. ¼ of Section 2, City of Livonia  
Establishment of Improvement Bonds

June 19, 2024  
Page 3

## **SCHEDULE OF BONDS & FEE REQUIREMENTS**

### **I. Bond Requirements**

#### **A. General Improvement Bond**

|                                       |                            |
|---------------------------------------|----------------------------|
| Water Mains                           | \$0.00                     |
| Sanitary Sewers                       | \$88,145.00                |
| Storm Sewers, including Footing Drain |                            |
| Storm Sewers                          | \$62,962.00                |
| Paving (Public Street)                | <u>\$32,940.00</u>         |
| Estimated Construction Cost           | \$184,047.00               |
| Construction Contingencies            | \$9,202.00                 |
| (Approximately 5%)                    |                            |
| <b>Total</b>                          | <b><u>\$193,249.00</u></b> |
| (\$19,325.00 min. cash bond)          |                            |

#### **B. Sidewalk Bond**

|                             |                           |
|-----------------------------|---------------------------|
| Sidewalks (800 lft)         | \$37,024.00               |
| Construction Contingencies  | <u>\$3,702.00</u>         |
| (Approx. 10%)               |                           |
| <b>Total</b>                | <b><u>\$40,726.00</u></b> |
| (\$4,073.00 min. cash bond) |                           |

#### **C. Grading & Soil Erosion Control Bond**

(Ord. #1187) ^\$1,800.00 (cash)  
(SESC Permit #24-06, Paid 4/1/24, Receipt #8520)

D. Entrance Markers/Landscaping \$2,500.00 (cash)

E. Monuments & Markers \$1,000.00 (cash)  
(Ord. #951)

F. As-Built Drawings Bond \$10,000.00 (cash)

**TOTAL CASH BONDS \$38,698.00**

^Less Grading & Soil Erosion Control Bond -\$1,800.00  
Paid 4-1-24, SS 24-06, Receipt #8520

**TOTAL CASH BONDS  
CURRENTLY DUE \$36,898.00**

To: Honorable Members of the City Council  
Re: Sunset View Site Condominium  
N.W. ¼ of Section 2, City of Livonia  
Establishment of Improvement Bonds

June 19, 2024  
Page 4

## **II. Fees (Cash Payments to the City)**

|                                                                                                                      |                   |                           |
|----------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| A. Trees (10 Lots)                                                                                                   |                   | \$3,000.00                |
| B. Street Light Contribution in Aid (First Year Cost)<br>(Anticipate 4 streetlights)                                 |                   | \$8,000.00*               |
| C. Engineering Services Gen. Improv. & Sidewalk                                                                      |                   |                           |
| 1. Plan Review & Admin. (2%)                                                                                         | \$4,022.00        |                           |
| 2. Field Inspection (5%)                                                                                             | <u>\$8,772.00</u> |                           |
| (includes Sidewalk and Drive Approaches)                                                                             |                   | \$12,794.00               |
| D. Engineering Services (Grading & Soil Erosion Control)<br>(SESC Permit #24-06, Paid 4/1/24, Receipt #8520)         |                   |                           |
| 1. Plan Review                                                                                                       | \$175.00          |                           |
| 2. Permit & Inspection                                                                                               | <u>\$600.00</u>   |                           |
|                                                                                                                      |                   | <u>\$775.00</u>           |
| <b>TOTAL CASH PAYMENTS<br/>(NON-REFUNDABLE)</b>                                                                      |                   | <b>\$24,569.00</b>        |
| †Less Grading and Soil Erosion Control<br>Plan Review, Permit and Inspection<br>Paid 4-1-24, SS 24-06, Receipt #8520 |                   | <u>-\$775.00</u>          |
| <b>TOTAL FEES CURRENTLY DUE</b>                                                                                      |                   | <b><u>\$23,794.00</u></b> |

\*To be adjusted and/or refunded based on streetlight public hearings and the type of lighting units to be determined by the City Council.



On a motion by Councilmember Bahr, supported by Councilmember Morgan and adopted, it was:

**#379-23** RESOLVED, that having considered the report and recommendation of the Committee of the Whole, dated November 15, 2023, submitted pursuant to Council Resolution 288-23, adopted on September 18, 2023, and a communication from the City Planning Commission, dated August 24, 2023, which transmits its resolution #08-55-2023, adopted on August 15, 2023, with regard to **Petition 2023-07-08-06** submitted by Leo Soave Building Company, L.L.C., requesting approval of the Master Deed, Bylaws and site plan to develop a site condominium (Sunset View) consisting of eleven (11) single-family homes on the property at 30250 Morlock Avenue located on the west side of Sunset Avenue between Fargo Avenue and Eight Mile Road in the Northwest ¼ of Section 2, and further having considered several email communications from City residents in opposition to Petition 2023-07-08-06, the Council does hereby concur in the recommendation of the Planning Commission and Petition 2023-07-08-06 is hereby approved and granted, subject to the following conditions:

1. The Site Plan identified as Sheet CS-100, dated November 20, 2023, as revised, prepared by Angle Design & Engineering, is hereby approved and shall be adhered to;
2. The Landscape Planting Plan, identified as Sheet LP-1, and the Landscape Notes & Details, identified as Sheet LP-2, dated August 31, 2023, as revised, prepared by Nagy Devlin Land Design, are hereby approved and shall be adhered to;
3. All disturbed lawn areas, including road rights-of-way, shall be sodded in lieu of hydroseeding;
4. Underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition;
5. A sidewalk shall be installed throughout the development to the satisfaction of the Engineering Department;
6. The condominium Master Deed and Bylaws comply with the requirements of the Subdivision Control Ordinance, Title 16, Chapter 16.04-16.40 of the Livonia Code of Ordinances, and Section 7.27 of the Livonia Zoning Ordinance, as amended;

7. The petitioner shall include language in the Master Deed and Bylaws that requires the condominium association to reimburse the City of Livonia for any maintenance or repair costs incurred for the stormwater detention/retention and outlet facilities and gives the City the right to impose liens in the event the charges are not paid within thirty (30) days;
8. This site shall meet either the City of Livonia or the Wayne County Storm Water Management Ordinance, whichever applies, and the developer shall secure a soil erosion and sedimentation control permit before commencing any grading activities on the site;
9. The developer and all contractors and subcontractors shall employ best management practices to prevent, reduce and mitigate the problems associated with soil erosion and airborne dirt and dust from migrating off-site, including provisions for erosion control barriers, daily street sweeping, watering, and halting earthwork activities on days when the wind conditions are likely to cause a problem;
10. No entrance marker is approved with this petition, and any permanent signage shall be separately submitted for review and approval by the Planning Commission and City Council;
11. All required cash deposits, certified checks, irrevocable bank letters of credit, and/or surety bonds shall be deposited with the City prior to the issuance of engineering permits; and
12. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

The following residents spoke in opposition of the project:

Paul Abbott, 20226 Sunset  
Michael Doyle, 20210 Sunset  
Colleen Bagero, 17415 Sunset

A roll call vote was taken on the foregoing resolutions with the following result:

AYES: McIntyre, Toy, Bahr, Donovic, Morgan, and Jolly

**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING**  
**MONDAY, JULY 8<sup>TH</sup>, 2024**  
**7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Monday, July 8, 2024, at Livonia City Hall in the City Council Chambers on the 2<sup>nd</sup> floor.

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

**Committee Members Absent:** None

**City Council Members Present:** Brandon McCullough, Council President  
Martha Ptashnik, Council Vice President

**City Officials  
and Others Present:** Maureen Miller Brosnan, Mayor  
Dave Varga, Chief of Staff  
Carter Fisher, City Attorney  
Debra Lichtenberg, Finance Director  
Mark Taormina, Planning and Economic Dev. Director  
Robb Drzewicki, Governmental Affairs Director

**Additional Attendees:** Andy Fountain, Plante Moran Real Point  
Paul Theriault, Plante Moran Real Point  
Doug Smith, Plante Moran Real Point  
Phillip Francis, Livonia Public Schools  
Colleen Burton, Livonia Public Schools

|                                                                                                         |
|---------------------------------------------------------------------------------------------------------|
| 1. <b>CR 02-23</b> Subject matter of the 2022 Facility Condition Assessment and Space Needs Assessment. |
|---------------------------------------------------------------------------------------------------------|

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

Mayor Brosnan started the meeting off on recapping previous meetings we've had on this item for the Town Center Project, stating the initial discussions started back in 2017 on the redevelopment of this corner through the Master Plan.

The Administration is asking the City Council to begin the process of issuing bonds to construct a new Livonia City Hall.

Debra Lichtenberg, Finance Director, gave a presentation to City Council on various legal requirements for municipal bonds and the Administration's preliminary financial figures in consultation with our bond legal firm, Miller Canfield, our financial advisor, PFM Advisors, and the real estate consultant who has conducted the Space Needs Assessment, Plante Moran Real Point.

The first legal step in issuing bonds is the Notice of Intent.

The Notice of Intent allows 45 days for public input, a petition to be filed and placed on the local ballot for a vote. If no petition is filed within the 45 days, bonds may be issued by action of the City Council.

The city must define the capital project, estimated costs, timelines, and various financial figures like maximum amount being asked, maximum term, rates, and reimbursement of costs.

The Notice of Intent is asking for a maximum of 45 million dollars, a rate to be determined by the market at the time of the issuing of bonds, and for a maximum term of 30 years.

If the Notice of Intent is approved by the City Council, and the public 45-day period has been satisfied, the city will start the planning process of design work, the site plan, and other necessary due diligence to create the total budget.

This figure will ultimately be the dollar amount the City Council will then have to approve to officially bond for.

The Notice of Intent, which is being discussed at this point only is to give the public a right of referendum.

Bonds will not be issued until the actual, final terms of the bond sale are separately approved by the City Council in a Bond Authorizing Resolution. The Administration anticipates this occurring in mid-2025, upon completion of design work and final cost estimates.

The Administration has proposed that the city pay for the debt servicing of the bond with the roughly 2.4 million dollars a year the city is saving in retiree healthcare premium payments since the City Council switched to Medicare Advantage Healthcare.

The Administration estimates the cost of constructing the new City Hall will range from \$31,500,000 to \$42,000,000. Over the next 10 years, the existing City Hall will cost an estimated \$36,000,000 in capital improvements and holding costs.

Committee Chairman Rob Gjonaj-Donovic and President Brandon McCullough continue to express concern that cost estimates are too high and for the Administration to continue to work on lowering construction estimates.

The best way to conduct the needed due diligence is to start the legal bond process of a Notice of Intent.

Vice Chairman of the Committee, Councilman Jim Jolly, offered an approving resolution for a Notice of Intent to Bond for the above.

A PowerPoint presentation was included in the packet and will be made available for all members of the public on the City's website.

Andy Fountain, Paul Theriault, and Doug Smith from Plante Moran Real Point (PMR) gave a presentation on what PMR's role in the redevelopment of the Town Center Project would be.

PMR has roughly 130 employees specializing in all things real estate development, legal, planning, engineering, and other applicable services.

They would provide pre-ballot proposal services, development advisory services, and owner representative services.

PMR would be the daily lead on the entire scope of project and work with strategic city staff to completion.

City Attorney, Carter Fisher, engaged in negotiations of the contract with PMR. Ultimately, the Administration is asking that the City Council approve the acceptance of contract with PMR.

PMR has been the real estate consultant for multiple phases already on the Town Center Project, more specifically, the 2022 Facility Condition Assessment and Space Needs Assessment.

PMR has detailed information and direct knowledge of the City's needs for this project.

If the contract with PMR is approved, they will start the process of developing the design work and final cost estimates for the Town Center Project.

This project is initially estimated to be roughly 96 months, but that number is expected to go down.

The City Attorney answered numerous questions from the City Council about specific contractual language and financial protections in the city's best interest.

PMR has worked with numerous communities on various municipal projects, most notably, the Livonia Public Schools \$500,000,000 Bond Program and Sinking Fund. Mr. Phillip Francis, Assistant Superintendent of District Services to LPS and Schoolboard Trustee, Colleen Burton, were in attendance and gave remarks on their positive experiences with PMR and the various recent projects they've completed and are currently underway.

Mr. Francis explained the critical daily operational relationship his team has with PMR and how successful their teamwork has been. Trustee Burton shared insight from a board member prospective and the money spent with PMR would be a fiscally wise decision as the school district benefited from PMR's expert services.

Council Vice President Martha Ptashnik offered an approving resolution to award the contract to Plante Moran Real Point for the above services.

Mayor Brosnan asked that we continue this process with future committee meetings to keep the City Council up to date. All meetings are open to the public and information is available on the city's website.

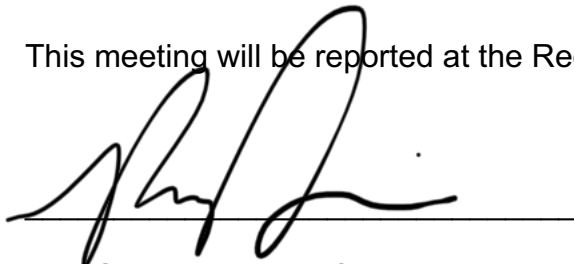
The meeting adjourned at 8:40pm.

**The Committee recommends the following:**

1. For the Law Department to draft an approving resolution for the Notice of Intent to issue bonds.
2. For the Law Department to draft an approving resolution awarding the contract to Plante Moran Real Point for the above services.

**Note:** This item will remain in Committee.

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

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

Rob Gjonaj-Donovic, Chair



## LETTER TO THE LIVONIA CITY COUNCIL

8.a.

**Council Office**  
**July 2, 2024**

### MEETING DATE

### PRESENTED BY

COI041024/COI041724/COI042424/COI051524/COI070824

### 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 June 3, 2024, Councilmember Donovic gave a report on the Capital Outlay and Infrastructure Committee Meeting of May 15, 2024.

At the Regular Meeting of May 6, 2024, Councilmember Donovic provided an update for the Capital Outlay and Infrastructure Committee meeting held April 17 & 24, 2024.

At the Regular Meeting of April 15, 2024, Councilmember Donovic provided an update for the Capital Outlay and Infrastructure Committee meeting held April 10, 2024.

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. COI070824 LTC Bond issue resolution
2. Notice of Intent Resolution - Livonia Capital Improvement Bonds (2024)

3. COI051524 Council presentation key decisions and delivery methods recd 5.15.24
4. COI051524 MAMA Local Govt Academy 301 - Bonds - SAs -Miller Canfield recd 5.15.24
5. COI051524 Note per RD
6. COI042424 Financing the Vision - Recd 4-24-24
7. COI041024 New Data recd 4-10-24
8. 20240217\_COL\_space programming (City Hall, PD, FD No.1)-DRAFT - Recd 4-9-24
9. 20240405\_City of Livonia\_Facility Condition Assessment\_Amended - Recd 4-9-24
10. COI040324 LTC Space Needs and Cap Plan Svcs Report
11. COI071723 Revised New Data recd 7-17-23
12. COI071723 New Data - Space Needs
13. COI071723 LTC Space Needs and Cap Plan Svcs Report
14. City of Livonia PMC - First Amendment FINAL
15. COI030123 Space Needs Assessment Documents Item 1- New Data
16. COI030123 LTC Space Needs and Cap Plan Svcs Report
17. R011823 Subject matter of Space Needs Assessment to COI CR 02-23
18. S013122 Space Needs Assessment Documents
19. R021622 Approval of engineering svcs for Space Needs Assess and Cap Planning CR 51-22
20. 20221119\_COL\_FCA and SNA\_Preliminary Findings-FINAL
21. 20221119\_COL\_Facility Condition Assessment-FINAL
22. 20221119\_COL\_Space Needs Assessment-FINAL

**APPROVED BY**





## LETTER TO THE LIVONIA CITY COUNCIL

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



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Carter Fisher, City Attorney

Date: June 21, 2024



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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 15<sup>th</sup> 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 15<sup>th</sup> 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: <sup>1</sup>/AA (BAM Insured)  
AA- (Underlying)

**TAX STATUS:** In the opinion of Miller, Canfield, Paddock 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 tax 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 - POWER 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, 2265, 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 splicing 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 Revenue"). A statutory lien in favor of the Bonds has been established by the Ordinances. The Bonds and said lien are of equal standing and priority with the City's Outstanding Senior Lien Bonds (as herein defined) and senior in standing and priority with the City's Outstanding Junior Lien Bonds (as herein defined). The Bonds are self-amortizing 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 therefor, 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 Code & Co., as Bondholder 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 Code & Co. is the Bondholder, as nominee of DTC, references hereto in the Bondholders or registered owners shall mean Code & Co., as aforesaid, 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 for each maturity the 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 - SPECIMEN 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 | \$20,000 | 5.000%        | 4.050% | CX0   | 2023 | \$20,000 | 5.000%        | 4.050% |
| CP7   | 2025 | 20,000   | 5.000         | 4.040  | CY9   | 2024 | 20,000   | 5.000         | 4.100* |
| CX5   | 2026 | 20,000   | 5.000         | 3.920  | CZ5   | 2025 | 20,000   | 5.000         | 4.200* |
| CB3   | 2027 | 20,000   | 5.000         | 3.800  | DAB   | 2026 | 20,000   | 5.000         | 4.300* |
| CB1   | 2028 | 20,000   | 5.000         | 3.800  | DBT   | 2027 | 20,000   | 5.000         | 4.400* |
| CT9   | 2029 | 20,000   | 5.000         | 3.820  | DC5   | 2028 | 20,000   | 5.000         | 4.500* |
| CU6   | 2030 | 20,000   | 5.000         | 3.820  | DE3   | 2029 | 20,000   | 5.000         | 4.600* |
| CV4   | 2031 | 20,000   | 5.000         | 3.800  | DE1   | 2030 | 20,000   | 5.000         | 4.700* |
| CW2   | 2032 | 20,000   | 5.000         | 3.780  | DF9   | 2031 | 20,000   | 5.250         | 4.750* |

\$60,000 5.250% Term Bonds due October 1, 2043 - Yield 4.830% - 5.04%

**PRE-REDEMPTION:** Bonds of this issue maturing in years 2024 and thereafter, shall be subject to redemption at the option of the City prior to maturity as described in "PRE-REDEMPTION - Optional Redemption" hereto.

**MANDATORY REDEMPTION:** The Bonds maturing on October 1, 2043 are subject to mandatory redemption on the redemption date and in the principal amount as described in "PRE-REDEMPTION - 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, Canfield, Paddock 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 essential 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 313  
Ann Arbor, MI 48106  
734-994-9700

This Official Statement is dated October 17, 2023.

<sup>1</sup> For an explanation of the ratings, see "RATINGS" hereto.  
<sup>2</sup> As of date of delivery.  
<sup>3</sup> Callable Premium Bonds priced to October 1, 2023 call date at 100%.  
<sup>4</sup> Copyright 2023, Bureau of Business Information. CUSIP data herein is provided by CUSIP Global Services, managed on behalf of the American Business Association by S&P Global Marketing 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 indicated above.



# 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) 353-7398

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

Pagnucco & Tamsen PC  
February 11, 2011  
Page 2

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 the 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, [heiwits@sec.gov](mailto:heiwits@sec.gov). Thank you.

Pagnucco & Tamsen PC  
February 11, 2011  
Page 3

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

# 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

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## ➤ 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



|                                                                                    |                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>1</b> Provide a mix of civic, residential and commercial uses with activity on the site throughout the day.                                                                                                                                                                                                        |
|    | <b>2</b> Establish an identifiable and defined City Center for the residents of the City of Livonia.                                                                                                                                                                                                                  |
|    | <b>3</b> Include a critical mass of full-time residents on the property to enhance safety and civic activity.                                                                                                                                                                                                         |
|   | <b>4</b> Promote the re-development of adjacent properties with uses that are synergistic with the new city center development.                                                                                                                                                                                       |
|  | <b>5</b> 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. |
|  | <b>6</b> 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

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

These phases overlap / are interrelated



# 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

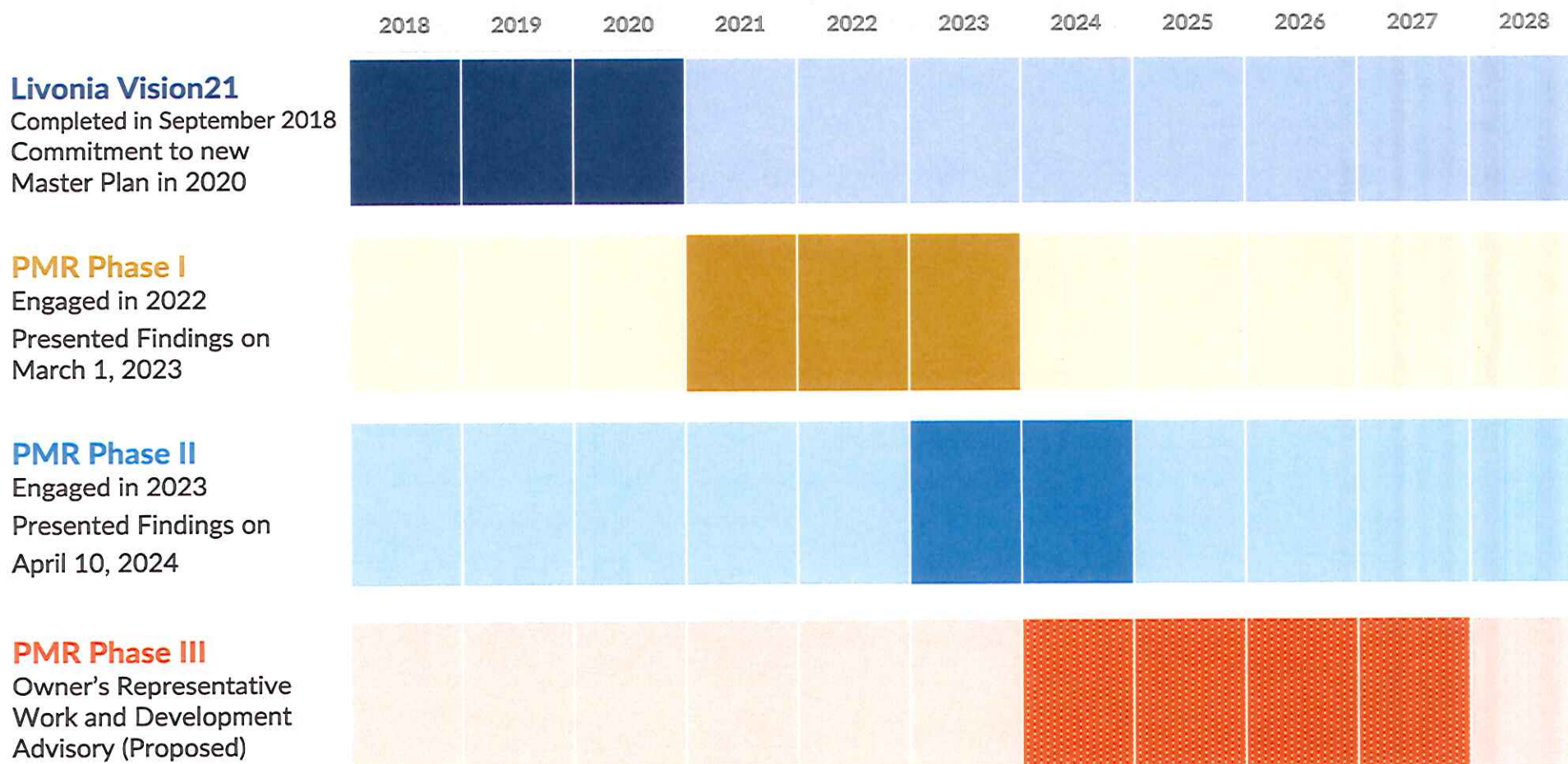
- Area Assessment
- Due Diligence
- Market Analysis

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<br>(1 - 3 Yrs.) | Deferrable<br>Maintenance<br>(4 - 6 Yrs.) | Future Need<br>(7 - 10) | Complete Cost with<br>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                      |
| <b>Total [2]</b>                    | <b>\$41,930,405</b>           | <b>\$30,064,991</b>                       | <b>\$24,976,366</b>     | <b>\$96,971,763</b>              |

## 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<br>(1 to 3 Years) | Critical Need<br>(4 to 6 Years) | Critical Need<br>(7 to 10 Years) | Complete Cost w/<br>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                    |
| <b>Subtotal [2]</b>                            | <b>\$44,178,832</b>             | <b>\$31,765,745</b>             | <b>\$26,450,011</b>              | <b>\$102,394,588</b>           |
| <b>Additional facilities added in Phase II</b> |                                 |                                 |                                  |                                |
| 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                    |
| <b>Total [2]</b>                               | <b>\$45,652,970</b>             | <b>\$34,493,804</b>             | <b>\$26,942,017</b>              | <b>\$107,088,771</b>           |

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<br>(Existing) | Gross New Square<br>Footage<br>(Projected<br>Full Program) | Gross New Square<br>Footage<br>(Projected<br>Reduced Program) |
|-------------------------------|------------------------------------|------------------------------------------------------------|---------------------------------------------------------------|
| City Hall + Annex             | 90,605                             |                                                            |                                                               |
| Old Court House (Storage)     | 1,900 +/-                          |                                                            |                                                               |
| Civic Center Storage Facility | 1,500 +/-                          |                                                            |                                                               |
| <b>Total</b>                  | <b>94,005</b>                      | <b>66,200</b>                                              | <b>49,500</b>                                                 |
| Police Department             | 62,410                             | 76,800                                                     | 63,800                                                        |
| Fire Station No. 1            | 14,150                             | 24,900                                                     | 16,900                                                        |
| <b>Total</b>                  | <b>170,565</b>                     | <b>167,900</b>                                             | <b>130,200</b>                                                |

#### 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<br>(Complete Cost w/ Escalation) | New Construction<br>Project Cost<br>(Full Program) | New Construction<br>Project Cost<br>(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                                          |
| <b>Subtotal</b>                 | <b>\$47,366,202</b>                                            | <b>\$115,000,000</b>                               | <b>\$89,500,000</b>                                   |
| Additional Building Renovations | Facility Condition Assessment<br>(Complete Cost w/ Escalation) | Full Program Renovation Cost                       | Reduced Program Renovation<br>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                                           |
| <b>Subtotal</b>                 | <b>\$59,722,569</b>                                            | <b>\$24,971,516</b>                                | <b>\$21,853,235</b>                                   |
|                                 | Capital Improvements Only<br>(Renovation)                      | Full Program New Construction<br>and Renovations   | Reduced Program New<br>Construction and Renovations   |
| <b>Total</b>                    | <b>\$107,088,771</b>                                           | <b>\$139,971,516</b>                               | <b>\$111,353,235</b>                                  |

## 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<br><b>\$8,000,000</b> | 10- year Operating and Maintenance Costs<br><b>\$2,600,000</b> |
| Capital Improvements Cost<br><b>\$24,000,000</b>               | New Construction Cost<br><b>\$36,400,000</b>                   |
| Total<br><b>\$32,000,000</b>                                   | Total<br><b>\$39,400,000</b>                                   |

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<br><b>\$6,000,000</b> | 10- year Operating and Maintenance Costs<br><b>\$3,000,000</b> |
| Capital Improvements Cost<br><b>\$12,000,000</b>               | New Construction Cost<br><b>\$41,200,000</b>                   |
| Total<br><b>\$18,000,000</b>                                   | Total<br><b>\$44,200,000</b>                                   |

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<br><b>\$1,300,000</b> | 10- year Operating and Maintenance Costs<br><b>\$900,000</b> |
| Capital Improvements Cost<br><b>\$2,500,000</b>                | New Construction Cost<br><b>\$13,300,000</b>                 |
| Total<br><b>\$3,800,000</b>                                    | Total<br><b>\$14,200,000</b>                                 |

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**

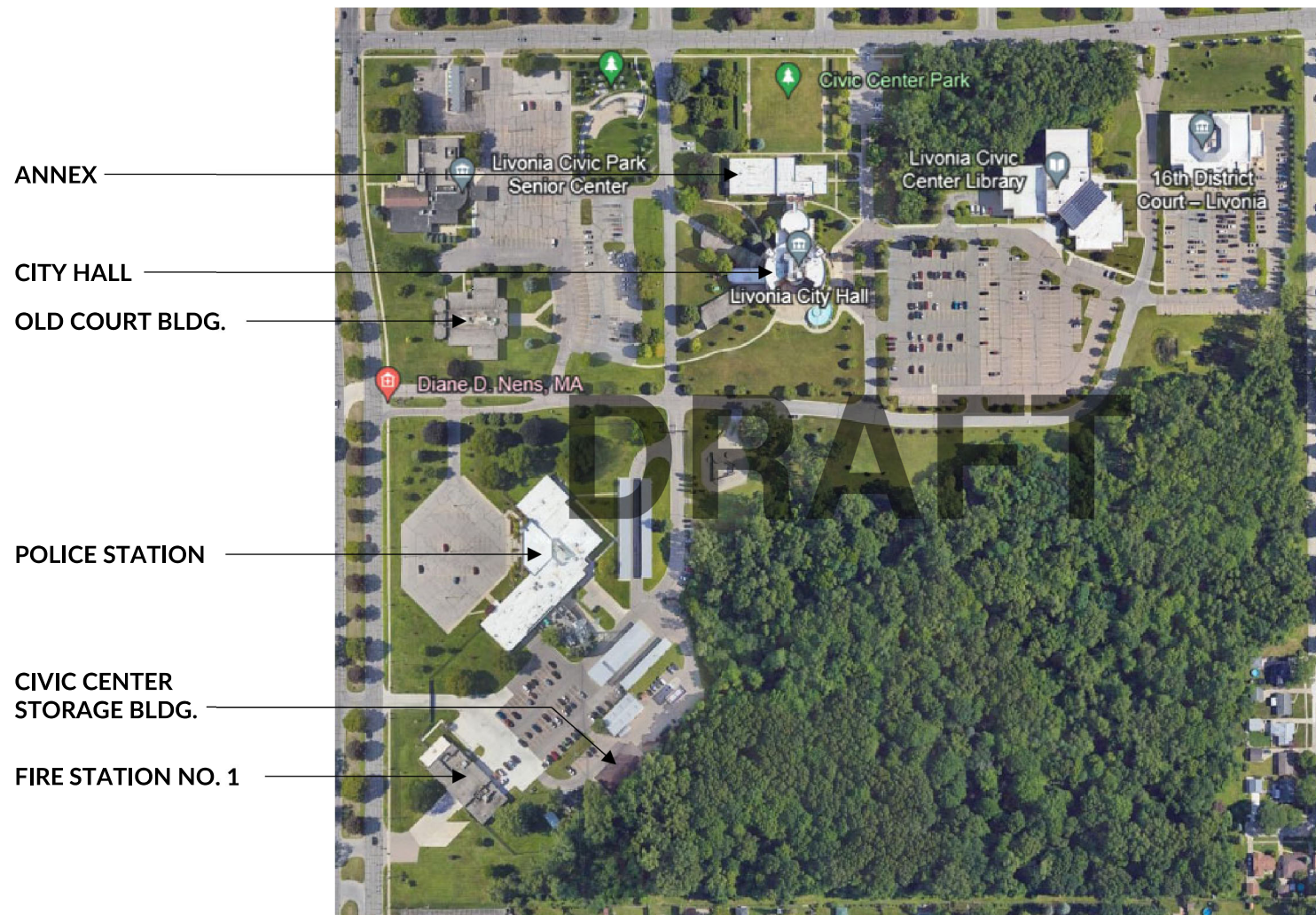
# Process

- 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.

# Executive Summary

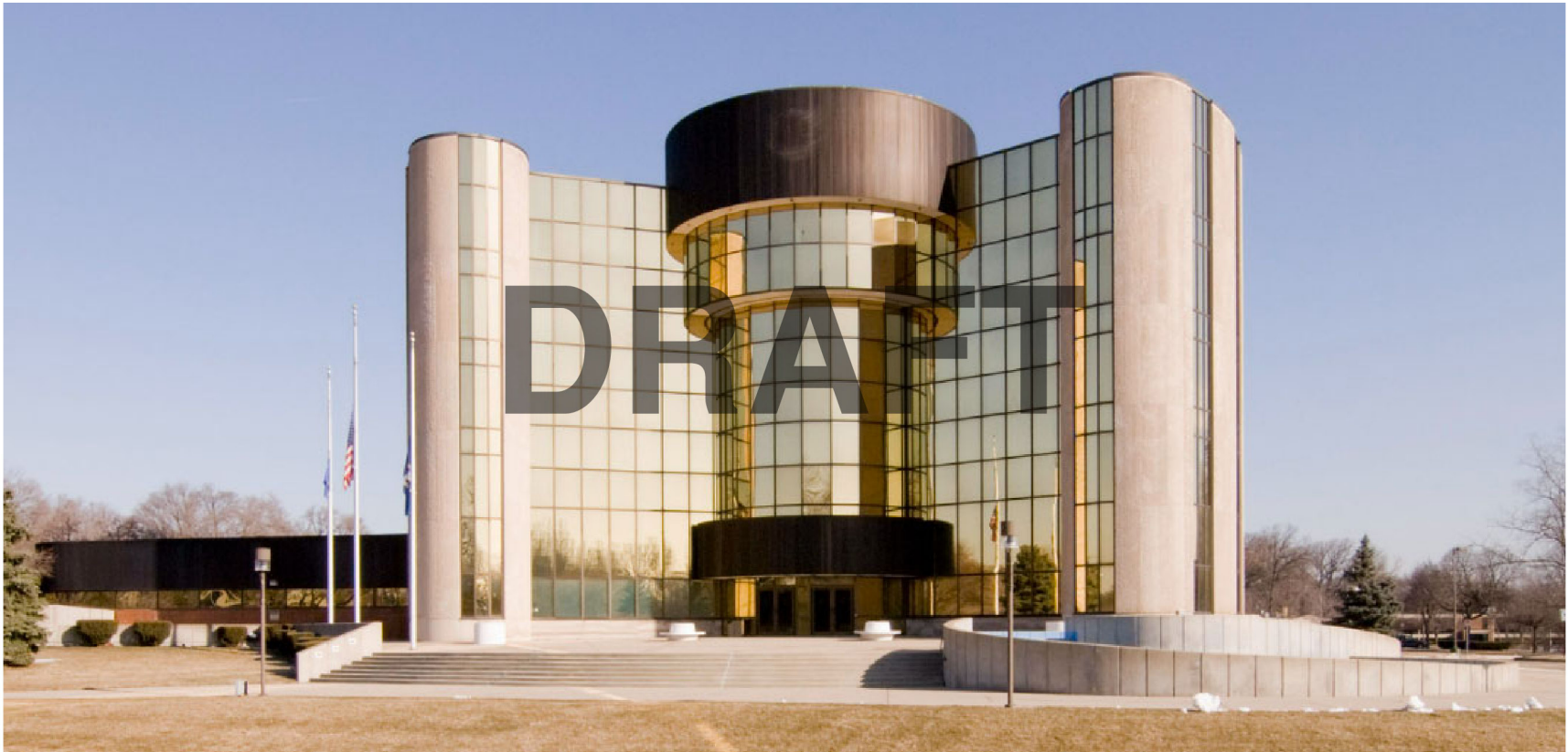
| Building                      | Gross Square Footage (Existing) | Gross Square Footage (Projected Full Program) | Gross Square Footage (Projected Reduced Program) | Capital Improvement Costs per 2022 Facility Condition Assessment | New Construction Costs (Full Program) | New Construction Costs (Reduced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

# Campus Map





# City Hall



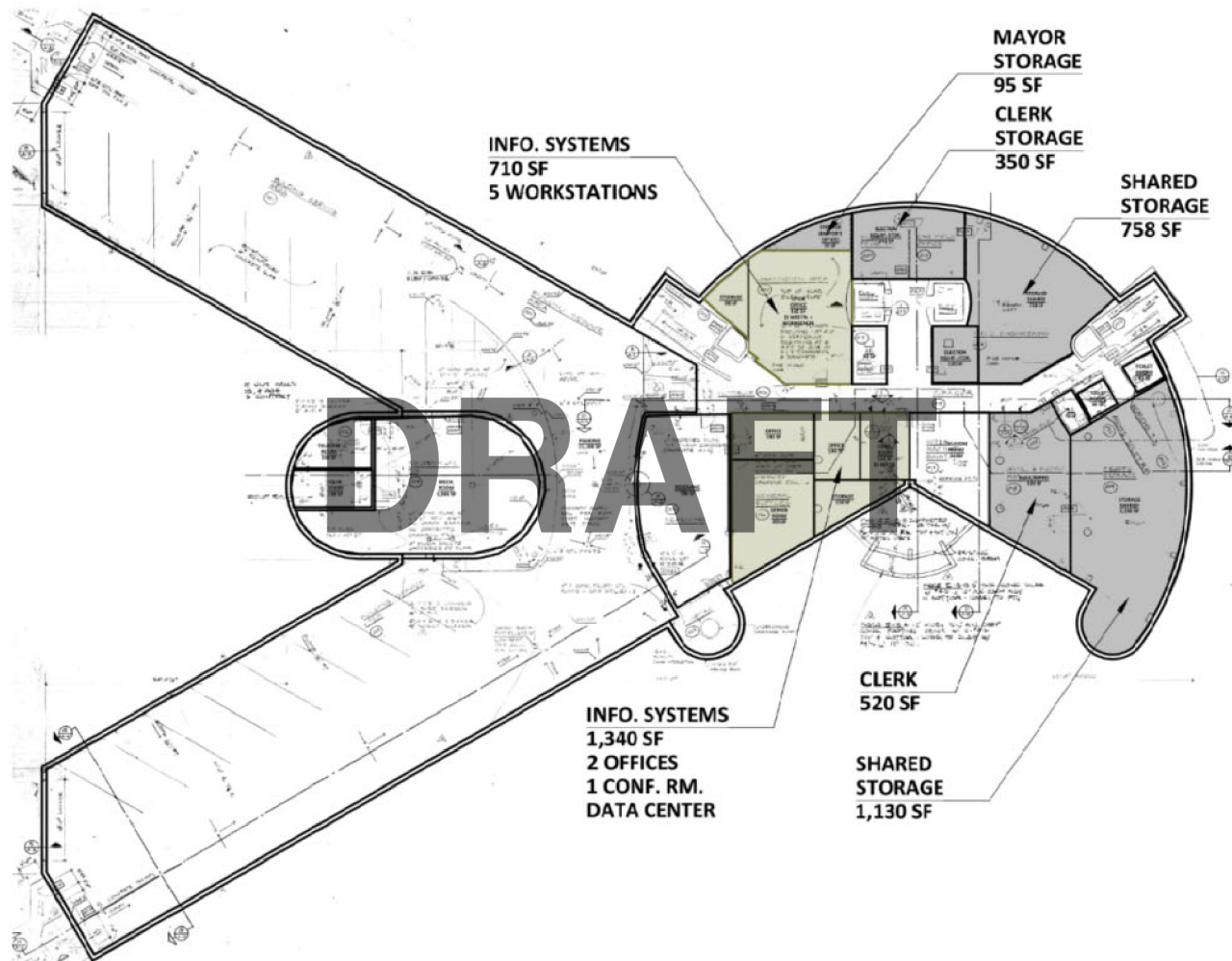
Year Built: 1977 (47 Years Old)

# City Hall - Site





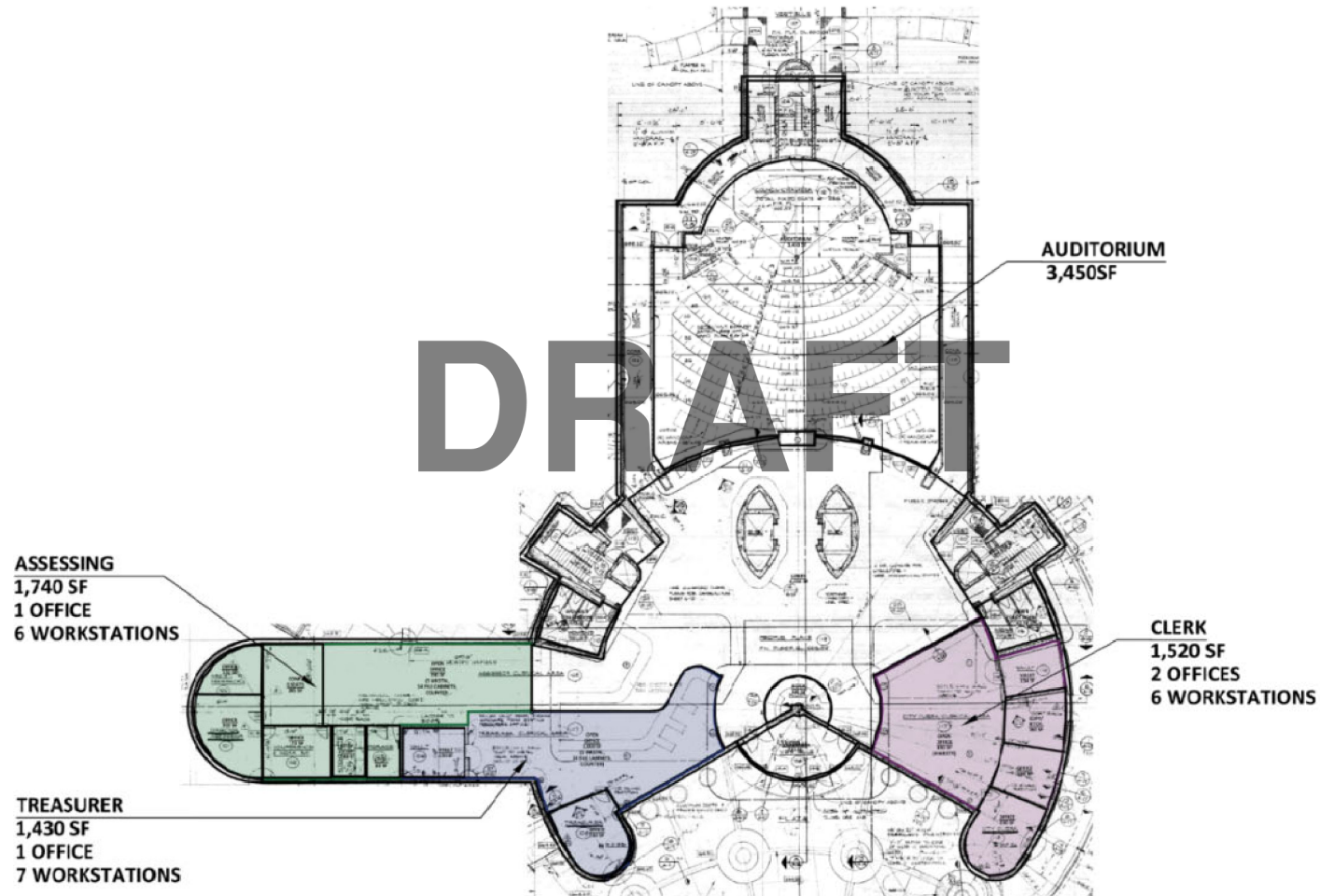
# City Hall – Lower Level Floor Plan



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

21,353 GSF +/-

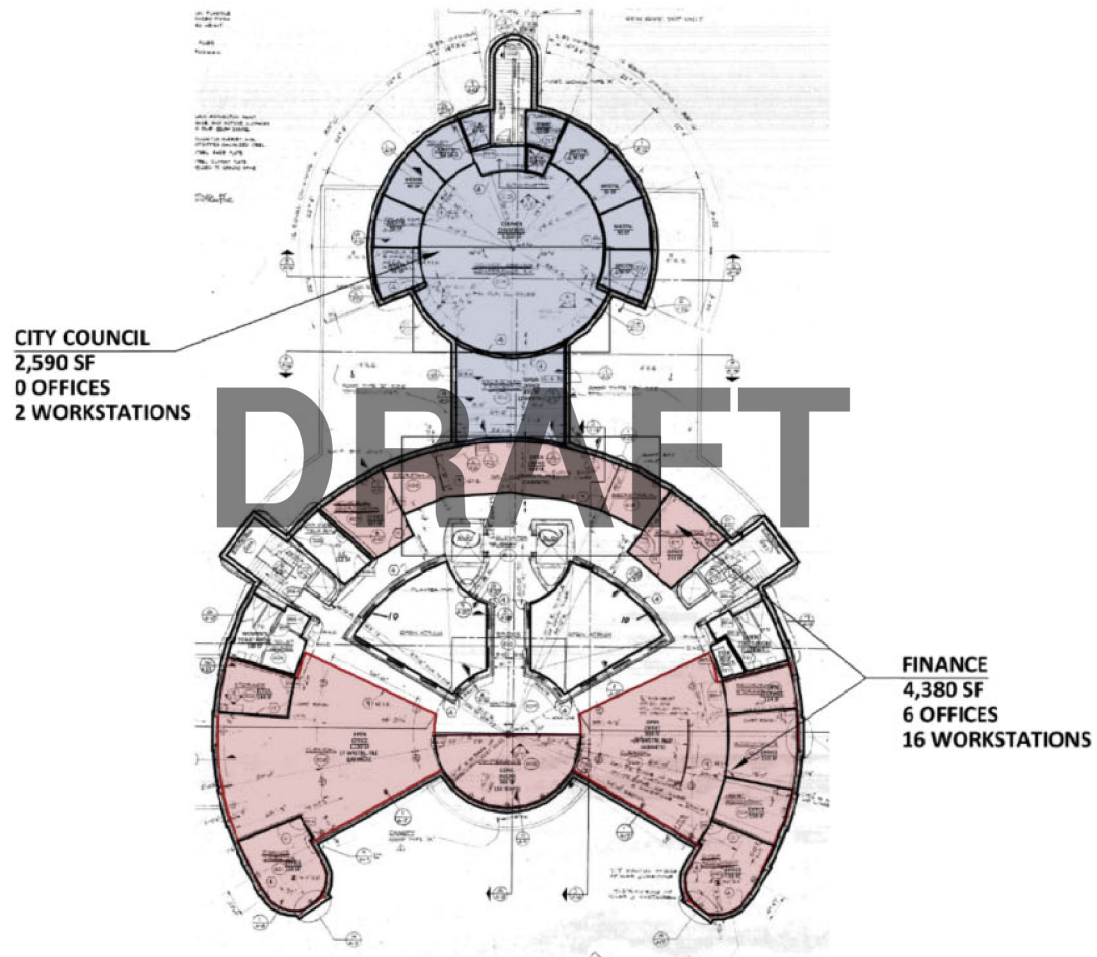
# City Hall – Main Level Floor Plan



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

16,220 GSF +/-

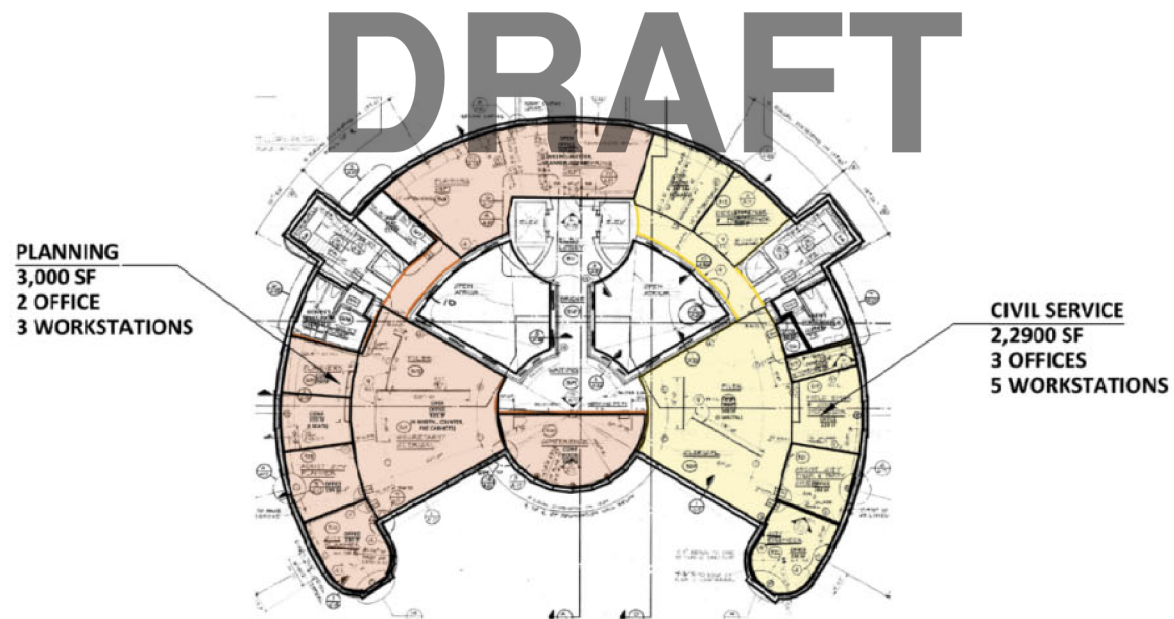
# City Hall – Second Level Floor Plan



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

11,617 GSF +/-

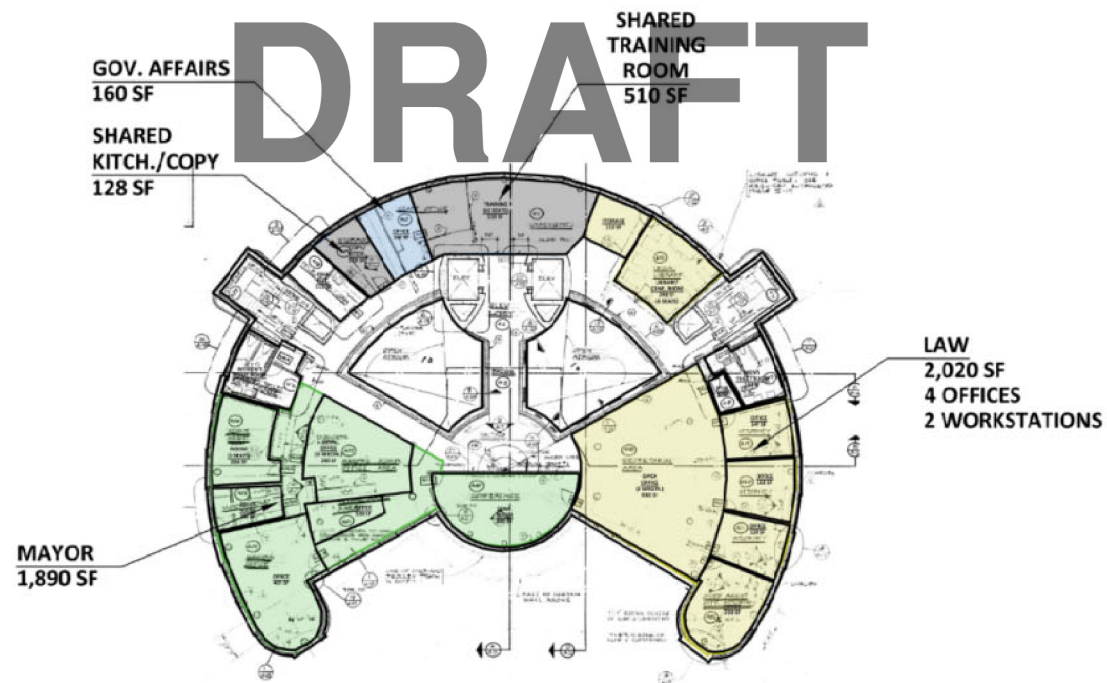
# City Hall – Third Level Floor Plan



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

8,665 GSF +/-

# City Hall – Forth Level Floor Plan



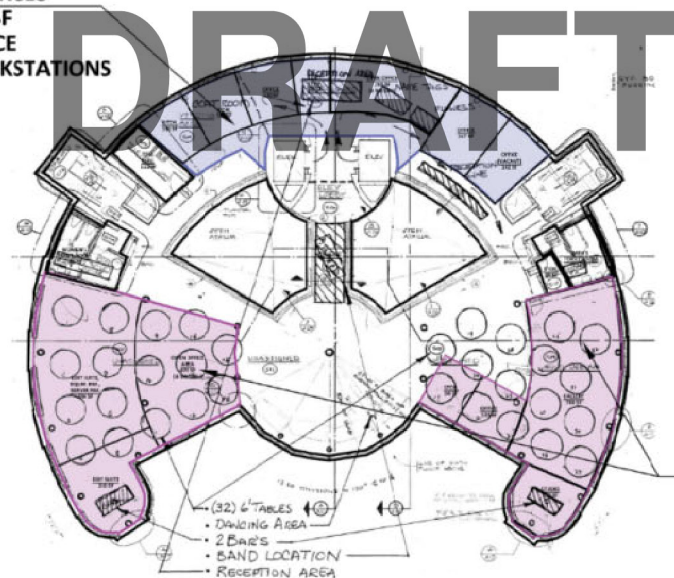
CITY OF LIVONIA - CITY HALL - FORTH LEVEL FLOOR PLAN  
NOT TO SCALE

8,665 GSF +/-



# City Hall – Fifth Level Floor Plan

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



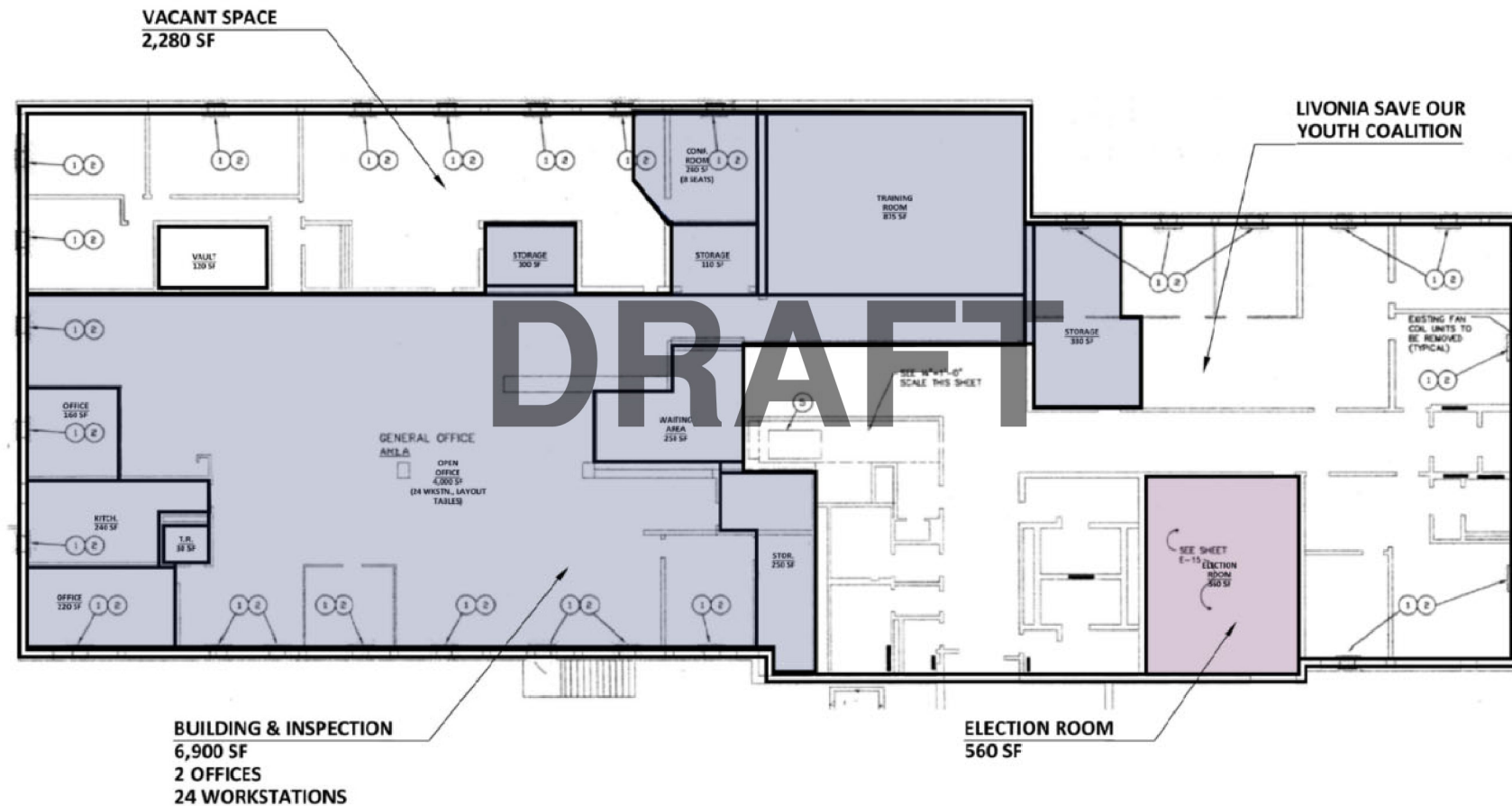
**CABLE-LIVONIA TV**  
2,500 SF  
1 OFFICES  
5 WORKSTATIONS



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

8,865 GSF +/-

# Annex – Main Level Floor Plan

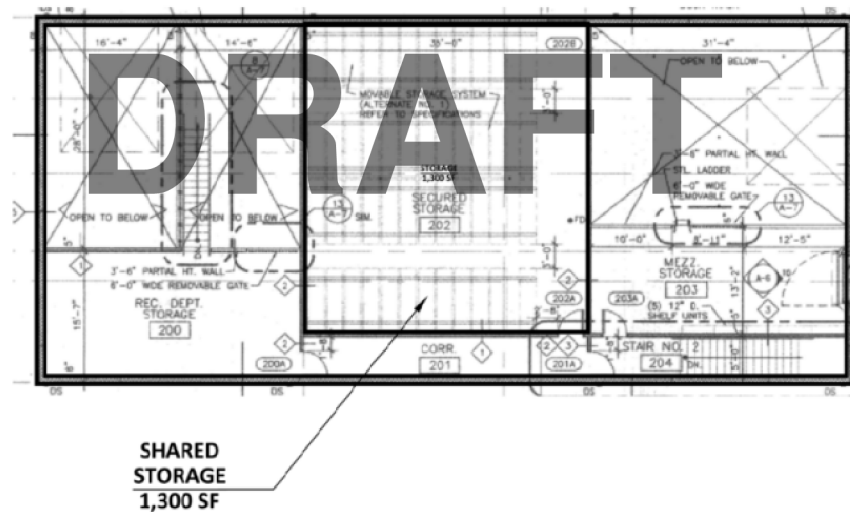


CITY OF LIVONIA - ANNEX - MAIN LEVEL FLOOR PLAN  
NOT TO SCALE

14,660 GSF +/-



# Civic Center Storage Building – Upper Level Floor Plan



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

4,570 GSF +/-

# City Hall – Space Program

| FUNCTION                                      | FTE<br>2023 | FTE<br>2028 | SPT | PO       | WS       | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES                                                                                                     | POTENTIAL<br>REDUCTIONS |
|-----------------------------------------------|-------------|-------------|-----|----------|----------|-----------------|-----------------|--------------|--------------|-----------------------------------------------------------------------------------------------------------|-------------------------|
| Office Area                                   |             |             |     |          |          |                 |                 |              |              |                                                                                                           |                         |
| <b>Assessment Department (Jacob Liberati)</b> |             |             |     |          |          |                 |                 |              |              |                                                                                                           |                         |
| 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          |                                                                                                           |                         |
| <b>Total</b>                                  | <b>8</b>    | <b>9</b>    |     | <b>3</b> | <b>6</b> |                 |                 | <b>1,740</b> | <b>2,062</b> | current space is 1,740 SF                                                                                 |                         |
| <b>Cable-Livonia TV (Mike DiFazio)</b>        |             |             |     |          |          |                 |                 |              |              |                                                                                                           |                         |
| 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          |                                                                                                           |                         |
| <b>Total</b>                                  | <b>5</b>    | <b>5</b>    |     | <b>4</b> | <b>1</b> |                 |                 | <b>2,500</b> | <b>2,293</b> | current space is 2,500 SF (5th floor only)                                                                |                         |

# City Hall – Space Program

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

# City Hall – Space Program

| FUNCTION                                                           | FTE<br>2023 | FTE<br>2028 | SPT | PO       | WS       | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES                                                                                      | POTENTIAL<br>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          |                                                                                            |                         |
| <b>Total</b>                                                       | <b>8</b>    | <b>10</b>   |     | <b>4</b> | <b>6</b> |                 |                 | <b>2,490</b> | <b>2,173</b> | current space on first floor = 2,290 SF; storage space in basement = approximately 200 SF. |                         |

# City Hall – Space Program

| FUNCTION                                                                            | FTE<br>2023 | FTE<br>2028 | SPT | PO       | WS       | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES                                                                                                                                 | POTENTIAL<br>REDUCTIONS |
|-------------------------------------------------------------------------------------|-------------|-------------|-----|----------|----------|-----------------|-----------------|--------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Office Area                                                                         |             |             |     |          |          |                 |                 |              |              |                                                                                                                                       |                         |
| <b>Community Resources and Communications<br/>(Kristin Houchins, Chris Jackett)</b> |             |             |     |          |          |                 |                 |              |              |                                                                                                                                       |                         |
| 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          |                                                                                                                                       |                         |
| <b>Total</b>                                                                        | <b>4</b>    | <b>4</b>    |     | <b>2</b> | <b>2</b> |                 |                 | <b>1,230</b> | <b>807</b>   | current space is 1,230 SF                                                                                                             |                         |
| <b>City Council (Sara Kasprovicz, Brandon McCullough)</b>                           |             |             |     |          |          |                 |                 |              |              |                                                                                                                                       |                         |
| 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        |                                                                                                                                       |                         |
| <b>Total</b>                                                                        | <b>9</b>    | <b>9</b>    |     | <b>0</b> | <b>9</b> |                 |                 | <b>2,590</b> | <b>5,987</b> | existing space is 2,590 SF                                                                                                            |                         |

# City Hall – Space Program

| FUNCTION                                    | FTE<br>2023 | FTE<br>2028 | SPT | PO       | WS       | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES                                                                                | POTENTIAL<br>REDUCTIONS |
|---------------------------------------------|-------------|-------------|-----|----------|----------|-----------------|-----------------|--------------|--------------|--------------------------------------------------------------------------------------|-------------------------|
| Office Area                                 |             |             |     |          |          |                 |                 |              |              |                                                                                      |                         |
| <b>Economic Development (Mark Taormina)</b> |             |             |     |          |          |                 |                 |              |              |                                                                                      |                         |
| 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          |                                                                                      |                         |
| <b>Total</b>                                | <b>5</b>    | <b>5</b>    |     | <b>3</b> | <b>2</b> |                 |                 | <b>3,000</b> | <b>1,606</b> | current space is 3,000 SF                                                            |                         |

# City Hall – Space Program

| FUNCTION                   | FTE<br>2023 | FTE<br>2028 | SPT | PO       | WS        | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES                                                                                 | POTENTIAL<br>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          |                                                                                       |                         |
| <b>Total</b>               | <b>19</b>   | <b>19</b>   |     | <b>7</b> | <b>12</b> |                 |                 | <b>4,380</b> | <b>3,130</b> | current space is 4,380 SF (2nd floor only)                                            |                         |



# City Hall – Space Program

| FUNCTION                     | FTE<br>2023 | FTE<br>2028 | SPT | PO       | WS       | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES                               | POTENTIAL<br>REDUCTIONS |
|------------------------------|-------------|-------------|-----|----------|----------|-----------------|-----------------|--------------|--------------|-------------------------------------|-------------------------|
| Office Area                  |             |             |     |          |          |                 |                 |              |              |                                     |                         |
| <b>Housing (Jim Inglis)</b>  |             |             |     |          |          |                 |                 |              |              |                                     |                         |
| 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          |                                     |                         |
| <b>Total</b>                 | <b>3</b>    | <b>3</b>    |     | <b>3</b> | <b>0</b> |                 |                 | <b>522</b>   | <b>511</b>   |                                     |                         |
| <b>Information Systems</b>   |             |             |     |          |          |                 |                 |              |              |                                     |                         |
| 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          |                                     |                         |
| <b>Total</b>                 | <b>6</b>    | <b>7</b>    |     | <b>2</b> | <b>6</b> |                 |                 | <b>1,700</b> | <b>1,363</b> | current space is 1,700 sf           |                         |

# City Hall – Space Program

| FUNCTION                   | FTE<br>2023 | FTE<br>2028 | SPT | PO       | WS        | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES                                            | POTENTIAL<br>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        |                                                  |                         |
| <b>Total</b>               | <b>28</b>   | <b>30</b>   |     | <b>4</b> | <b>26</b> |                 |                 | <b>6,900</b> | <b>4,232</b> | current space is 6,900 SF                        |                         |

# City Hall – Space Program

| FUNCTION                           | FTE<br>2023 | FTE<br>2028 | SPT | PO       | WS       | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES                                      | POTENTIAL<br>REDUCTIONS |
|------------------------------------|-------------|-------------|-----|----------|----------|-----------------|-----------------|--------------|--------------|--------------------------------------------|-------------------------|
| Office Area                        |             |             |     |          |          |                 |                 |              |              |                                            |                         |
| <b>Law (Mike Fisher)</b>           |             |             |     |          |          |                 |                 |              |              |                                            |                         |
| 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          |                                            |                         |
| <b>Total</b>                       | <b>6</b>    | <b>6</b>    |     | <b>4</b> | <b>2</b> |                 |                 | <b>2,000</b> | <b>1,917</b> | current space is 2,000 SF                  |                         |
| <b>Mayor's Office (Dave Varga)</b> |             |             |     |          |          |                 |                 |              |              |                                            |                         |
| 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          |                                            |                         |
| <b>Total</b>                       | <b>5</b>    | <b>5</b>    |     | <b>3</b> | <b>2</b> |                 |                 | <b>1,890</b> | <b>2,022</b> | current space is 1,890 SF (4th floor only) |                         |

# City Hall – Space Program

| FUNCTION                        | FTE<br>2023 | FTE<br>2028 | SPT | PO        | WS        | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023    | SF<br>2028    | NOTES                                                                         | POTENTIAL<br>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,<br>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           |                                                                               |                         |
| <b>Total</b>                    | <b>8</b>    | <b>8</b>    |     | <b>2</b>  | <b>6</b>  |                 |                 | <b>1,430</b>  | <b>1,948</b>  | current space is 1,430 SF (1st floor only)                                    |                         |
| <b>Total - Office Area</b>      | <b>122</b>  | <b>130</b>  |     | <b>44</b> | <b>87</b> |                 |                 | <b>35,442</b> | <b>41,075</b> |                                                                               |                         |

# City Hall – Space Program

| FUNCTION                       | FTE<br>2023 | FTE<br>2028 | SPT | PO | WS | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023 | SF<br>2028 | NOTES                                                                                                            | POTENTIAL<br>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<br>2023 | FTE<br>2028 | SPT | PO        | WS        | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023    | SF<br>2028    | NOTES                     | POTENTIAL<br>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                   |
| <b>Total - Support/Common Area</b> |             |             |     |           |           |                 |                 | <b>43,348</b> | <b>16,479</b> |                           | <b>14,477</b>           |
| <b>Grand Total</b>                 | <b>122</b>  | <b>130</b>  |     | <b>44</b> | <b>87</b> |                 |                 | <b>80,790</b> | <b>57,554</b> |                           |                         |

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         |
| <b>Total</b>                                    |  | <b>68,106</b> | <b>75,385</b> |
| Existing Square Footage (Annex)                 |  | NSF           | GSF           |
| Annex                                           |  | 14,100        | 15,220        |
| <b>Total</b>                                    |  | <b>14,100</b> | <b>15,220</b> |
| 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 |                |
|-----------------------------------------|--------------|-------------|----------------|
| <b>Building Footprint</b>               |              |             |                |
|                                         | City Hall    |             | 66,187         |
|                                         |              |             | -              |
|                                         | Total        |             | <b>66,187</b>  |
| <b>Building Support Areas</b>           |              |             |                |
| Parking                                 |              | Qty.        | Area           |
|                                         | Staff        | 130         | 350            |
|                                         | Visitor      | 50          | 350            |
|                                         | Subtotal     | 180         | 700            |
|                                         | Current      | 181         | approximately  |
|                                         |              |             |                |
| Docks                                   |              | -           | -              |
| Fenced Outdoor Storage                  |              | -           | -              |
| Generator                               |              | 1           | 200            |
|                                         | Subtotal     |             | <b>200</b>     |
|                                         | <b>Total</b> |             | 129,387        |
| Retention Area                          |              |             | <u>20,000</u>  |
|                                         |              |             | 149,387        |
| Circulation, Setbacks, Greenbelts, etc. |              |             | <u>59,755</u>  |
|                                         | <b>Total</b> |             | <b>209,142</b> |
|                                         |              | rounded     | 5.0 Acres      |

# City Hall – Opinion of Probable Cost

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

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

## Assumptions/Clarifications:

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

# City Hall – Milestone Schedule

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

## Assumptions:

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

# Police Department



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

# Police Department – Site



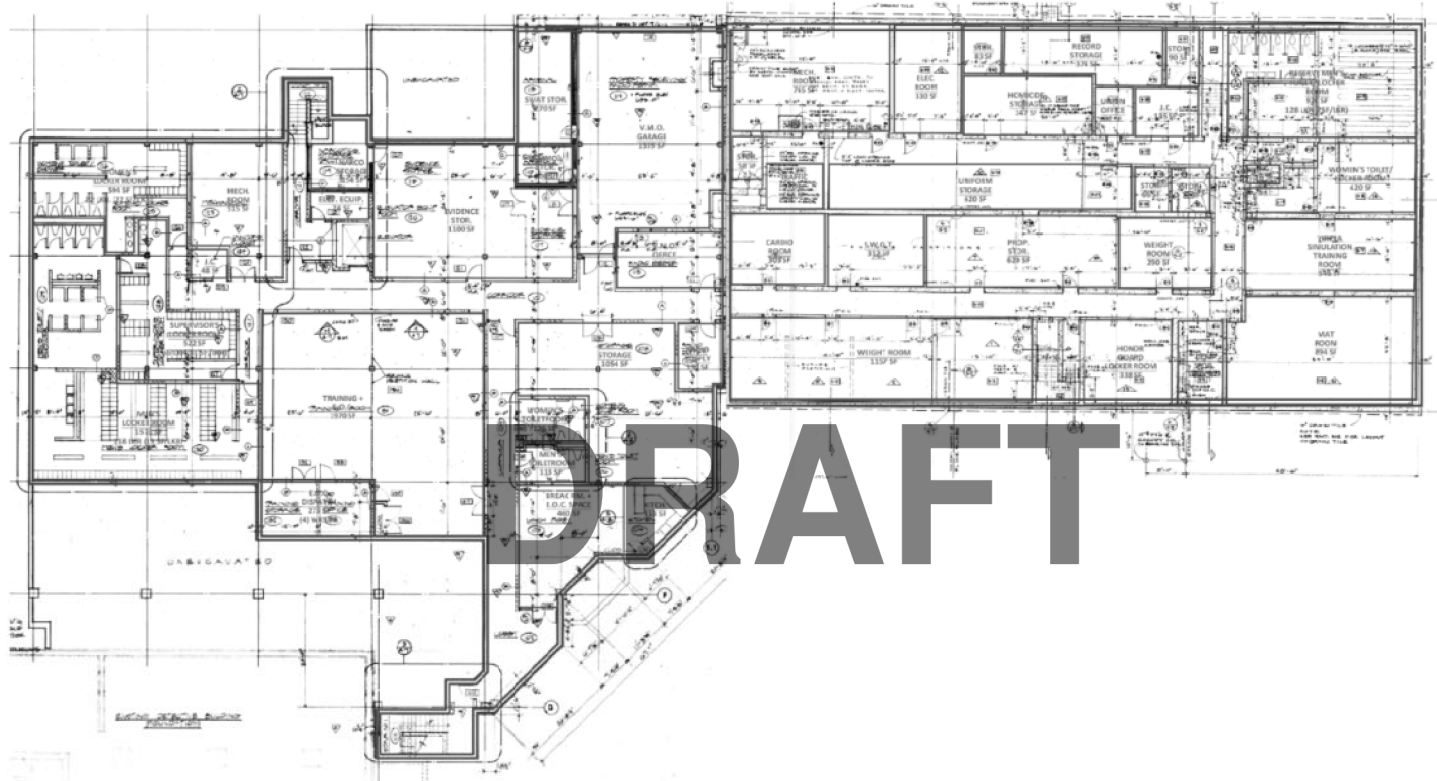
CITY OF LIVONIA - POLICE STATION - SITE

NOT TO SCALE

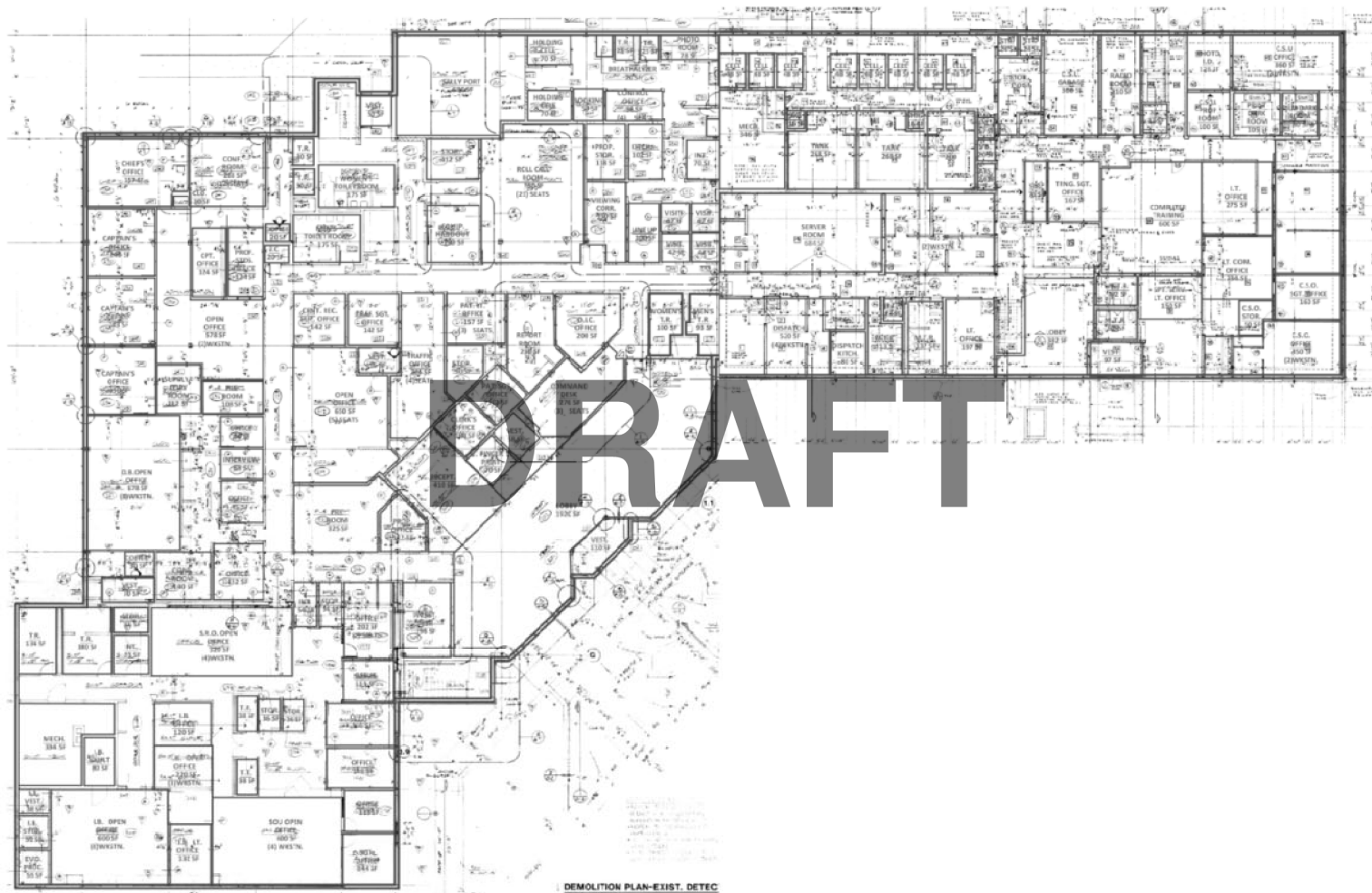
1/4/24



# Police Department – Lower Level Floor Plan



# Police Department – Mail Level Floor Plan



CITY OF LIVONIA - POLICE STATION - FIRST FLOOR PLAN

NOT TO SCALE

36,034 GSF +/-



# Police Department – Space Program

| FUNCTION                            | FTE<br>2023 | FTE<br>2028 | SPT | PO | WS | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023 | SF<br>2028 | NOTES                                        | POTENTIAL<br>REDUCTIONS |
|-------------------------------------|-------------|-------------|-----|----|----|-----------------|-----------------|------------|------------|----------------------------------------------|-------------------------|
| Office Area                         |             |             |     |    |    |                 |                 |            |            |                                              |                         |
| <b>Lower Level</b>                  |             |             |     |    |    |                 |                 |            |            |                                              |                         |
| 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        |                                              |                         |
| <b>Upper Level (West Side)</b>      |             |             |     |    |    |                 |                 |            |            |                                              |                         |
| 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<br>2023 | FTE<br>2028 | SPT | PO        | WS        | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023    | SF<br>2028    | NOTES                                        | POTENTIAL<br>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           |                                              |                         |
| <b>Upper Level (East Side)</b> |             |             |     |           |           |                 |                 |               |               |                                              |                         |
| 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         |                                              |                         |
| <b>Total</b>                   | <b>99</b>   | <b>104</b>  |     | <b>32</b> | <b>69</b> |                 |                 | <b>13,317</b> | <b>14,057</b> |                                              |                         |
| <b>Total - Office Area</b>     |             |             |     |           |           |                 |                 |               |               |                                              | <b>740</b>              |

# Police Department – Space Program

| FUNCTION                          | FTE<br>2023 | FTE<br>2028 | SPT | PO | WS | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023 | SF<br>2028 | NOTES                                                              | POTENTIAL<br>REDUCTIONS |
|-----------------------------------|-------------|-------------|-----|----|----|-----------------|-----------------|------------|------------|--------------------------------------------------------------------|-------------------------|
| Support/Common Area               |             |             |     |    |    |                 |                 |            |            |                                                                    |                         |
| <b>Lower Level (West Side)</b>    |             |             |     |    |    |                 |                 |            |            |                                                                    |                         |
| 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        |                                                                    |                         |
| <b>Lower Level (East Side)</b>    |             |             |     |    |    |                 |                 |            |            |                                                                    |                         |
| 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<br>2023 | FTE<br>2028 | SPT | PO | WS | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023 | SF<br>2028 | NOTES                                         | POTENTIAL<br>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<br>2023 | FTE<br>2028 | SPT | PO | WS | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023 | SF<br>2028 | NOTES                            | POTENTIAL<br>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<br>2023 | FTE<br>2028 | LTS | PO | WS | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023 | SF<br>2028 | NOTES                                | POTENTIAL<br>REDUCTIONS |
|--------------------------------|-------------|-------------|-----|----|----|-----------------|-----------------|------------|------------|--------------------------------------|-------------------------|
| Support/Common Area            |             |             |     |    |    |                 |                 |            |            |                                      |                         |
| Viewing Corridor               |             |             | 1   |    |    | 150             | 150             | 150        | 150        | excluded from circulation factor     |                         |
| Visit                          |             |             | 4   |    |    | 42              | 42              | 168        | 168        |                                      |                         |
| <b>Upper Level (East Side)</b> |             |             |     |    |    |                 |                 |            |            |                                      |                         |
| 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<br>2023 | FTE<br>2028 | SPT | PO        | WS        | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023    | SF<br>2028    | NOTES                                                     | POTENTIAL<br>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                   |
| <b>Total - Support/Common Area</b> |             |             |     |           |           |                 |                 | <b>40,928</b> | <b>52,746</b> |                                                           | <b>11,265</b>           |
| <b>Grand Total</b>                 | <b>99</b>   | <b>104</b>  |     | <b>32</b> | <b>69</b> |                 |                 | <b>54,245</b> | <b>66,803</b> |                                                           |                         |

|                         |     |  |        |        |        |        |
|-------------------------|-----|--|--------|--------|--------|--------|
| 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 |        |        |

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# Police Department – Space Program

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

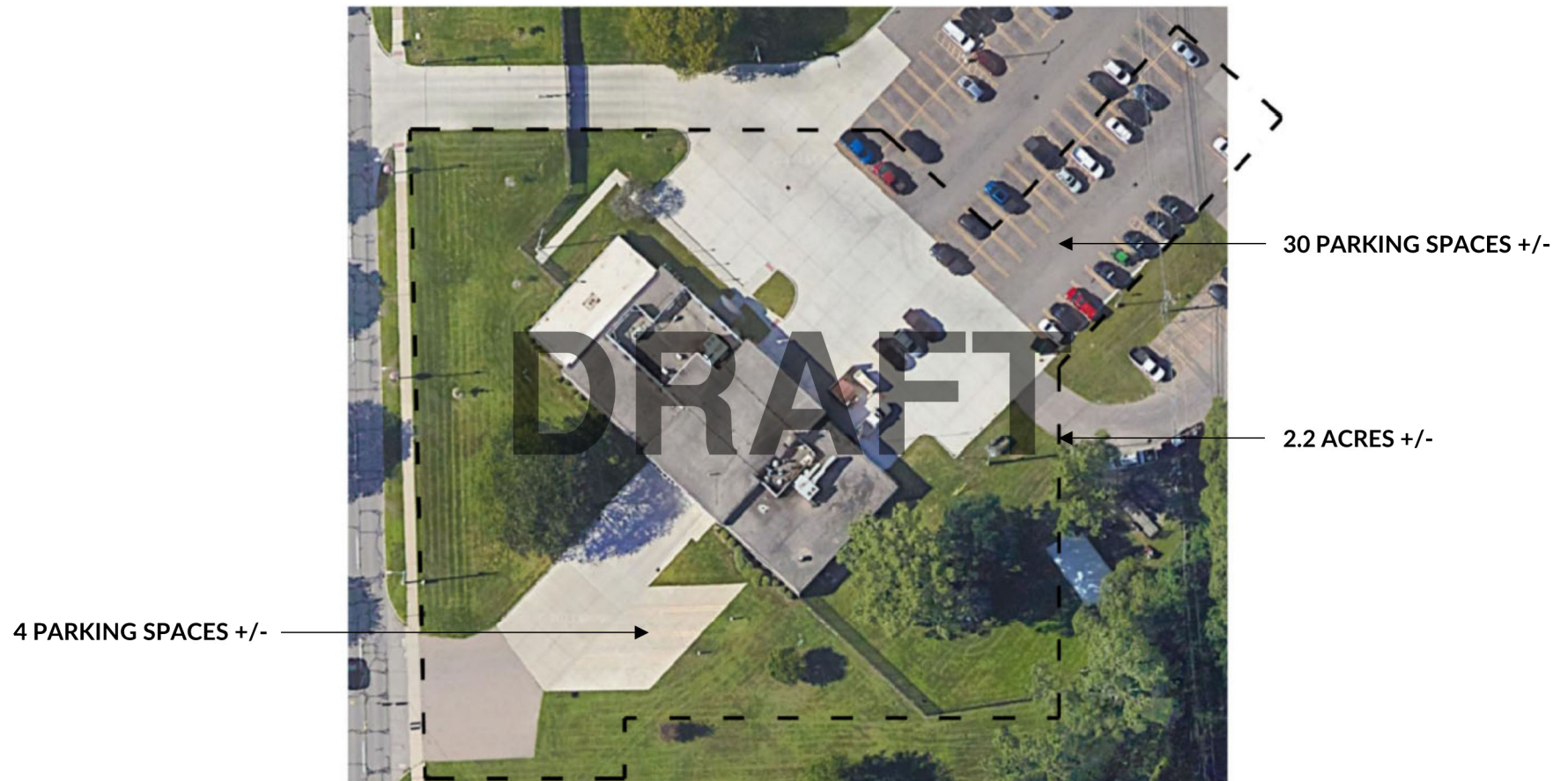
1. The City of Livonia will make timely decisions and provide timely approvals in order to maintain the project schedule.

# Fire Station No. 1



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

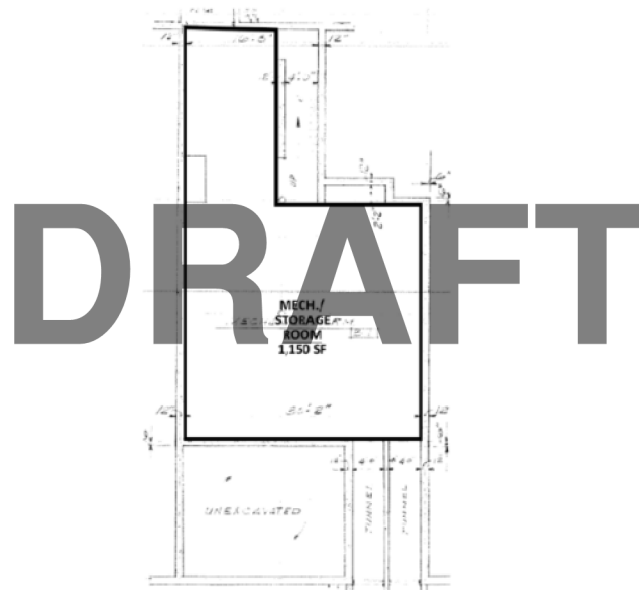
# Fire Station No. 1 - Site



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

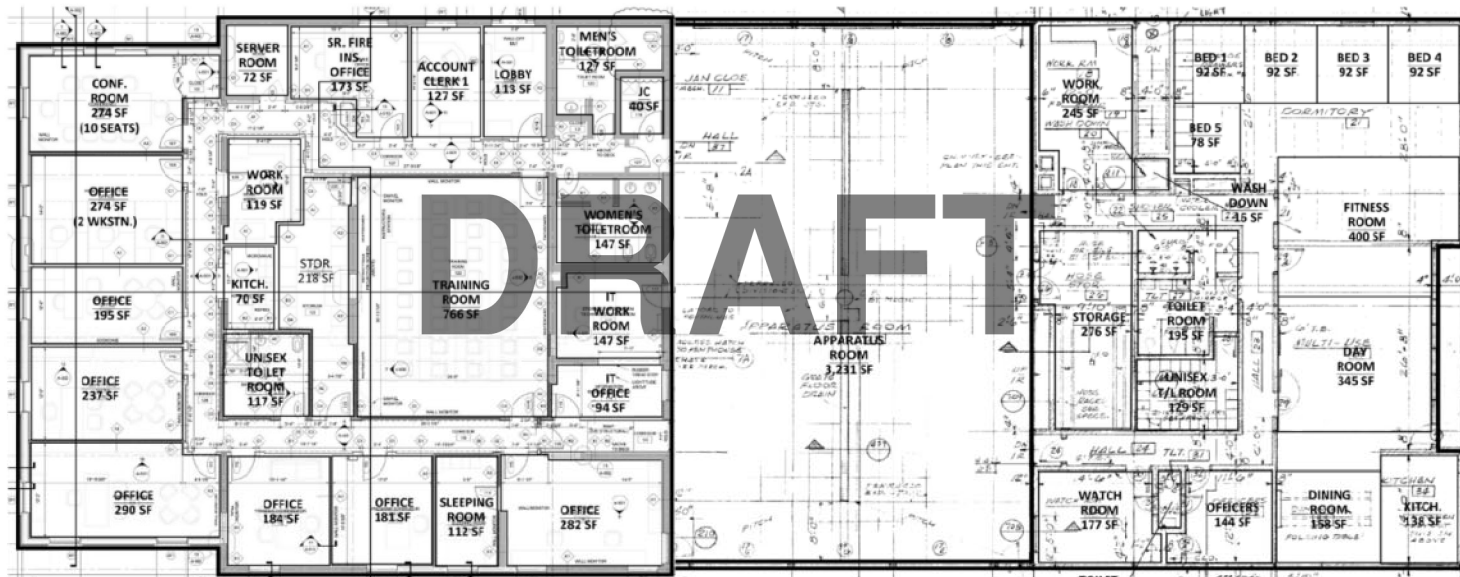
12/27/2023

# 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<br>2023 | FTE<br>2028 | SPT | PO        | WS       | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023   | SF<br>2028   | NOTES     | POTENTIAL<br>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          |           |                         |
| <b>Total</b>                       | <b>11</b>   | <b>14</b>   |     | <b>12</b> | <b>2</b> |                 |                 | <b>2,404</b> | <b>3,050</b> |           |                         |
| <b>Total - Office Area</b>         | <b>11</b>   | <b>14</b>   |     | <b>12</b> | <b>2</b> |                 |                 | <b>2,404</b> | <b>3,050</b> |           |                         |

# Fire Station No. 1 – Space Program

| FUNCTION                              | FTE<br>2023 | FTE<br>2028 | Sr | PO | WS | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023 | SF<br>2028 | NOTES                                                                            | POTENTIAL<br>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<br>2023 | FTE<br>2028 | LPT | PO        | WS       | UNIT SF<br>2023 | UNIT SF<br>2028 | SF<br>2023    | SF<br>2028    | NOTES                                                  | POTENTIAL<br>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                   |
| <b>Total - Support/Common Area</b> |             |             |     |           |          |                 |                 | <b>10,617</b> | <b>20,046</b> |                                                        | <b>7,384</b>            |
| <b>Grand Total</b>                 | <b>11</b>   | <b>14</b>   |     | <b>12</b> | <b>2</b> |                 |                 | <b>13,021</b> | <b>23,096</b> |                                                        |                         |
| <b>Gross-Up Factor</b>             | 8%          |             |     |           |          |                 |                 | <b>1,042</b>  | <b>1,848</b>  |                                                        | 591                     |
|                                    | 15%         |             |     |           |          |                 |                 |               |               |                                                        |                         |
| <b>Grand Total - All Areas</b>     |             |             |     |           |          |                 |                 | <b>14,062</b> | <b>24,944</b> |                                                        | <b>7,975</b>            |
| <b>Current GSF</b>                 |             |             |     |           |          |                 |                 | <b>14,150</b> |               |                                                        |                         |
| <b>Reduced GSF</b>                 |             |             |     |           |          |                 |                 |               | <b>16,969</b> |                                                        |                         |

# Fire Station No. 1 – Site Program

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

# Fire Station No. 1 – Opinion of Probable Cost

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

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

## Assumptions/Clarifications:

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

# Fire Station No. 1 – Milestone Schedule

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

## Assumptions:

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



plante moran | cresa

# 2022 Facility Condition Assessment (Amended)

City of Livonia

March 5, 2024





City of Livonia  
33000 Civic Center Drive  
Livonia, Michigan 48154

March 5, 2024

Dear City of Livonia Leadership:

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

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

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

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

Sincerely,

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

Rick Erickson,  
Vice President



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## Facility Assessment

City of Livonia

33000 Civic Center Drive

Livonia, Michigan 48154

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**Plante Moran Cresa**

3000 Towne Center, Suite 100

Southfield, MI 48075



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## Facility Assessment

City of Livonia  
33000 Civic Center Drive  
Livonia, Michigan 48154

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## 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.

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

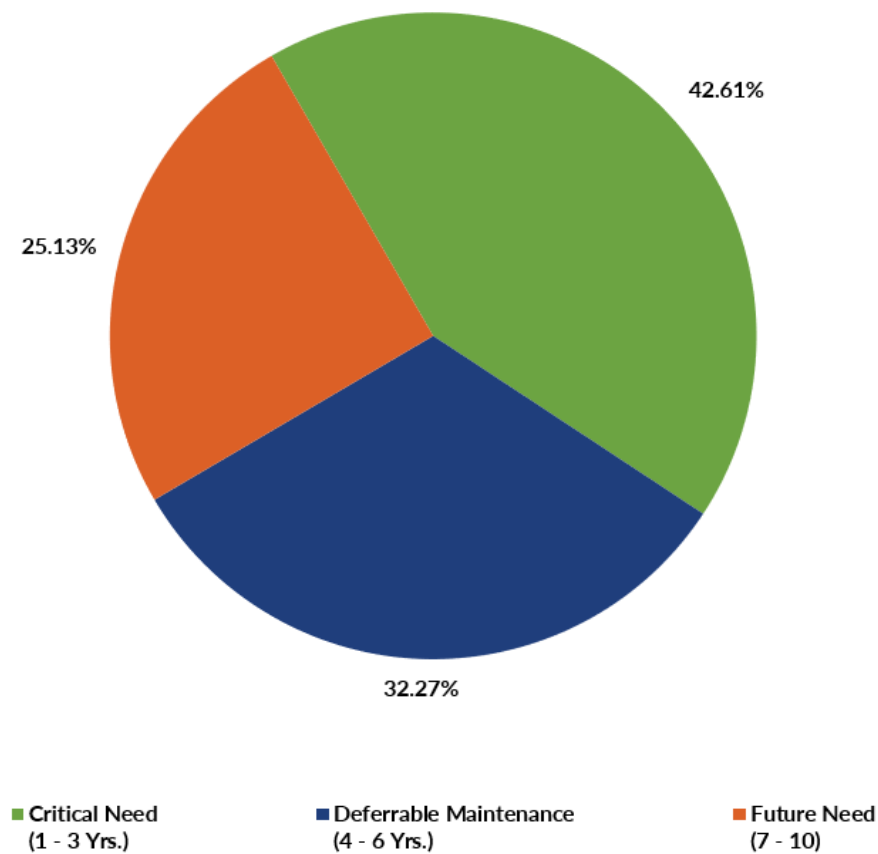
### Deferred Maintenance (DM)

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.

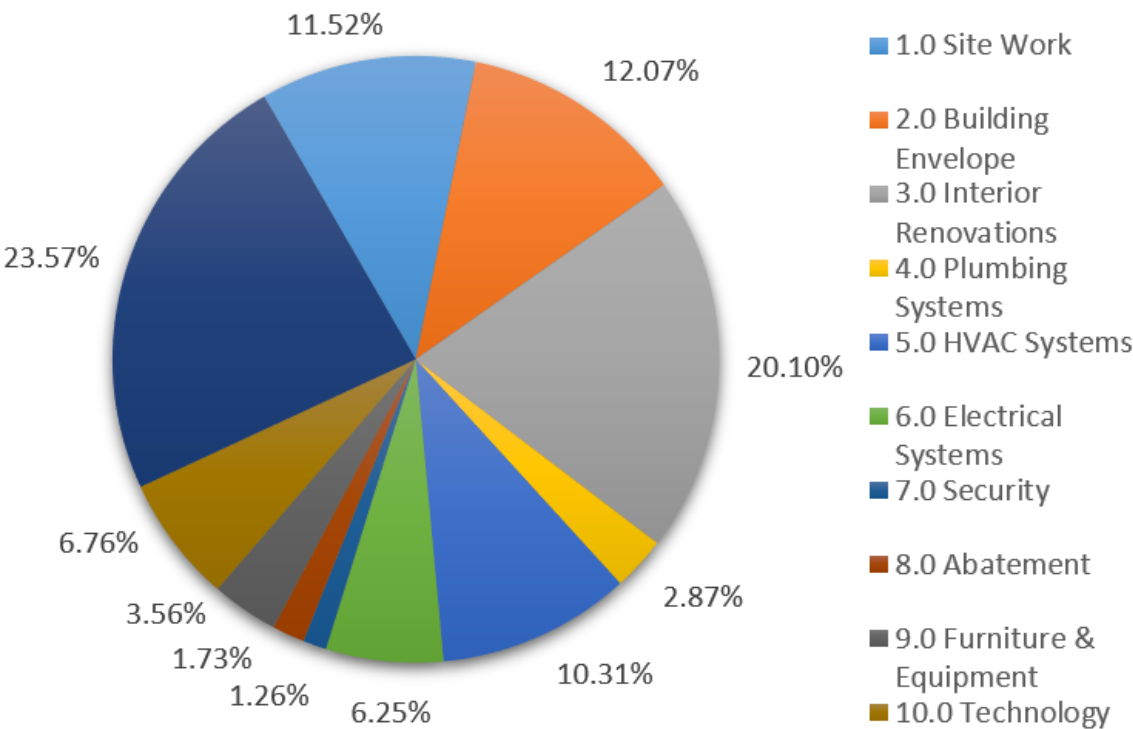
Summary of Costs by Priority



| Bldg #                 | Name of Facility                    | Critical Need<br>(1 - 3 Yrs.) | Deferrable<br>Maintenance<br>(4 - 6 Yrs.) | Future Need<br>(7 - 10) | Complete Cost with<br>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                    |

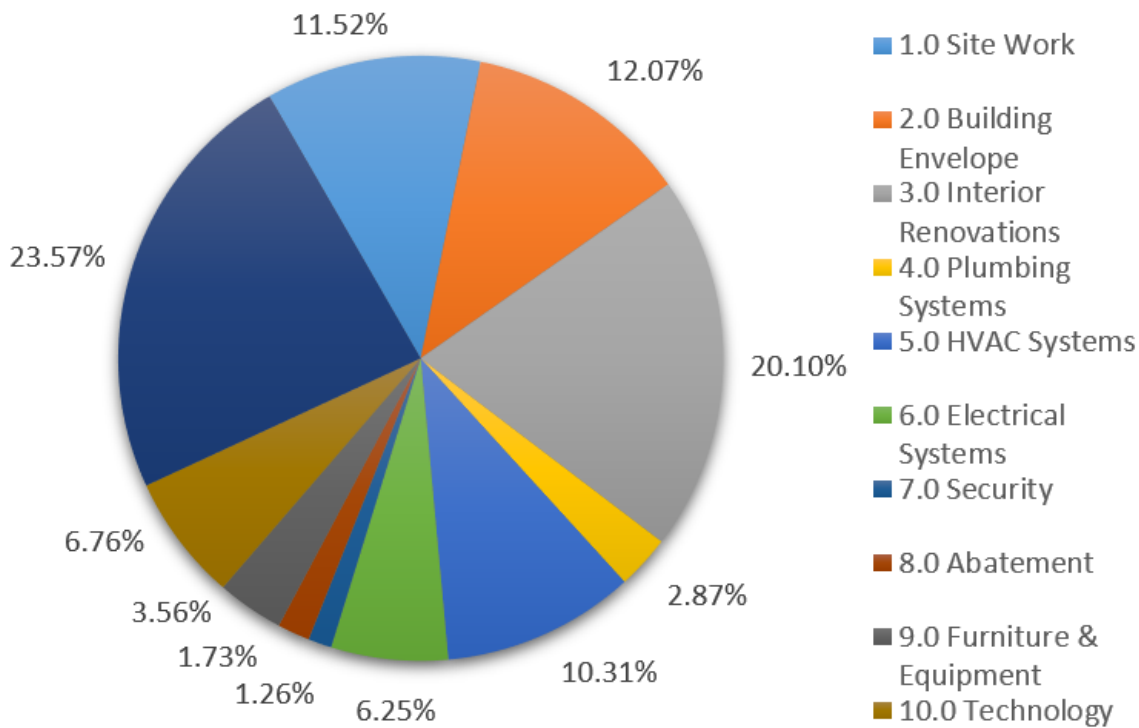
\* This is for demolition costs only

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.

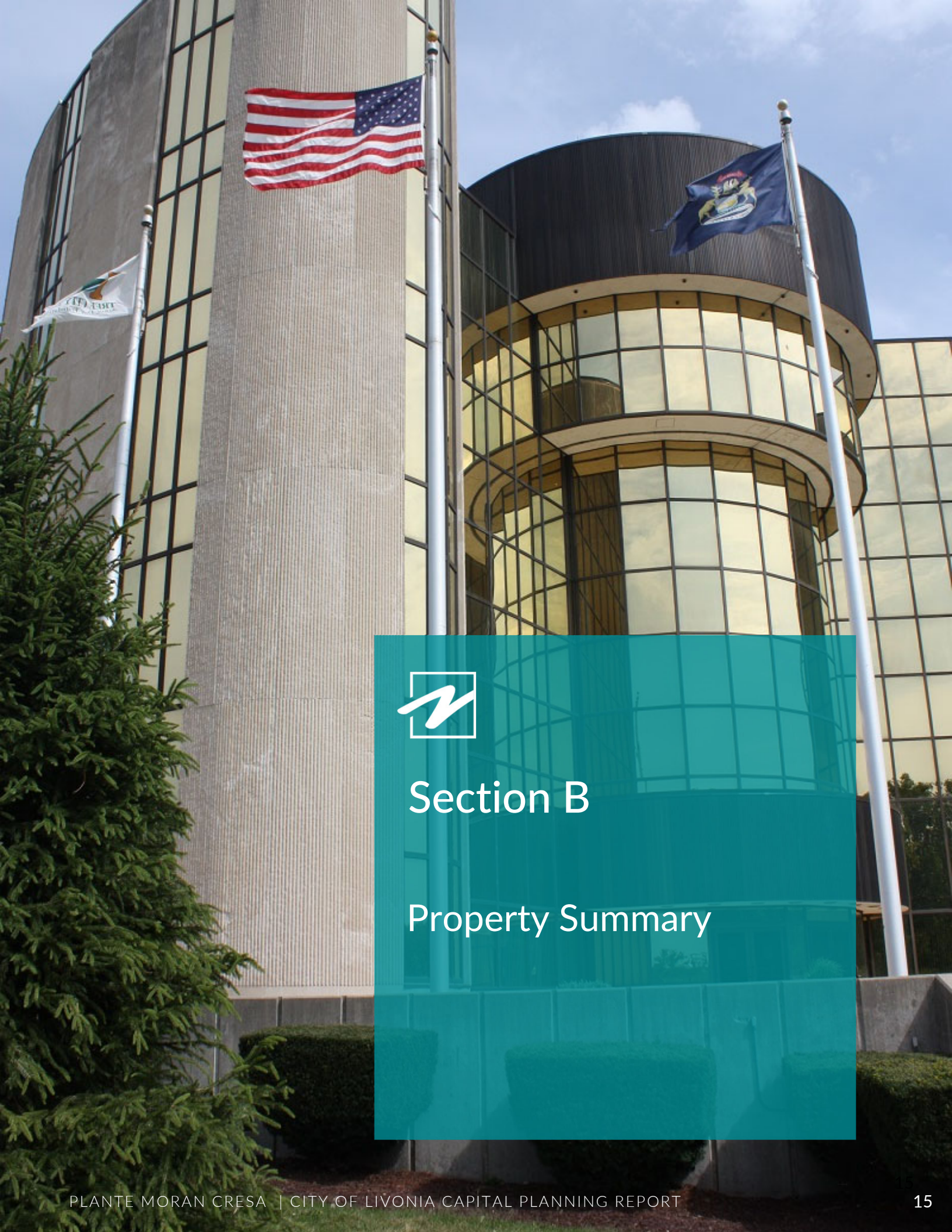
This assessment does not include any services (including the collection or testing of samples) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (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

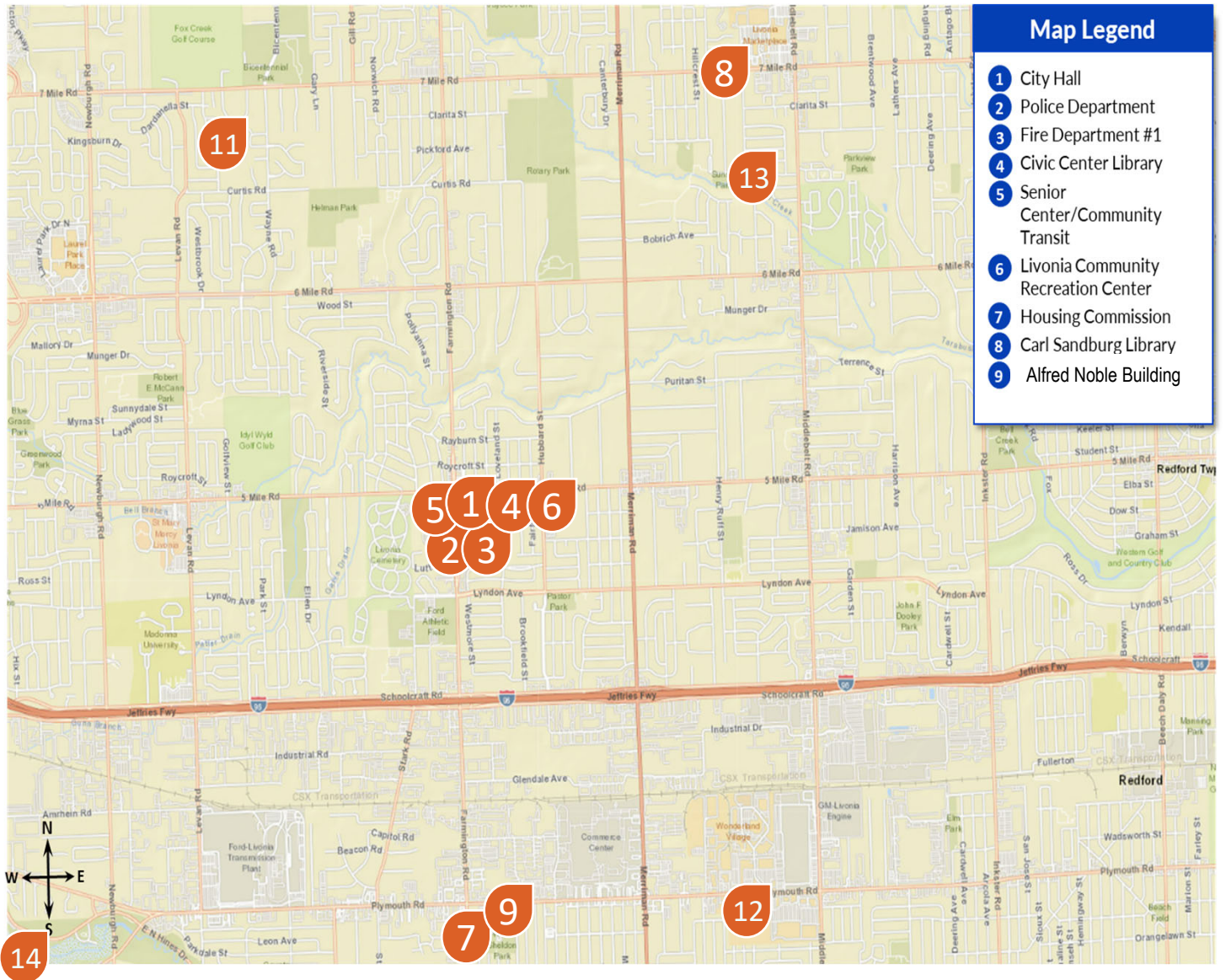




## SECTION B

# 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



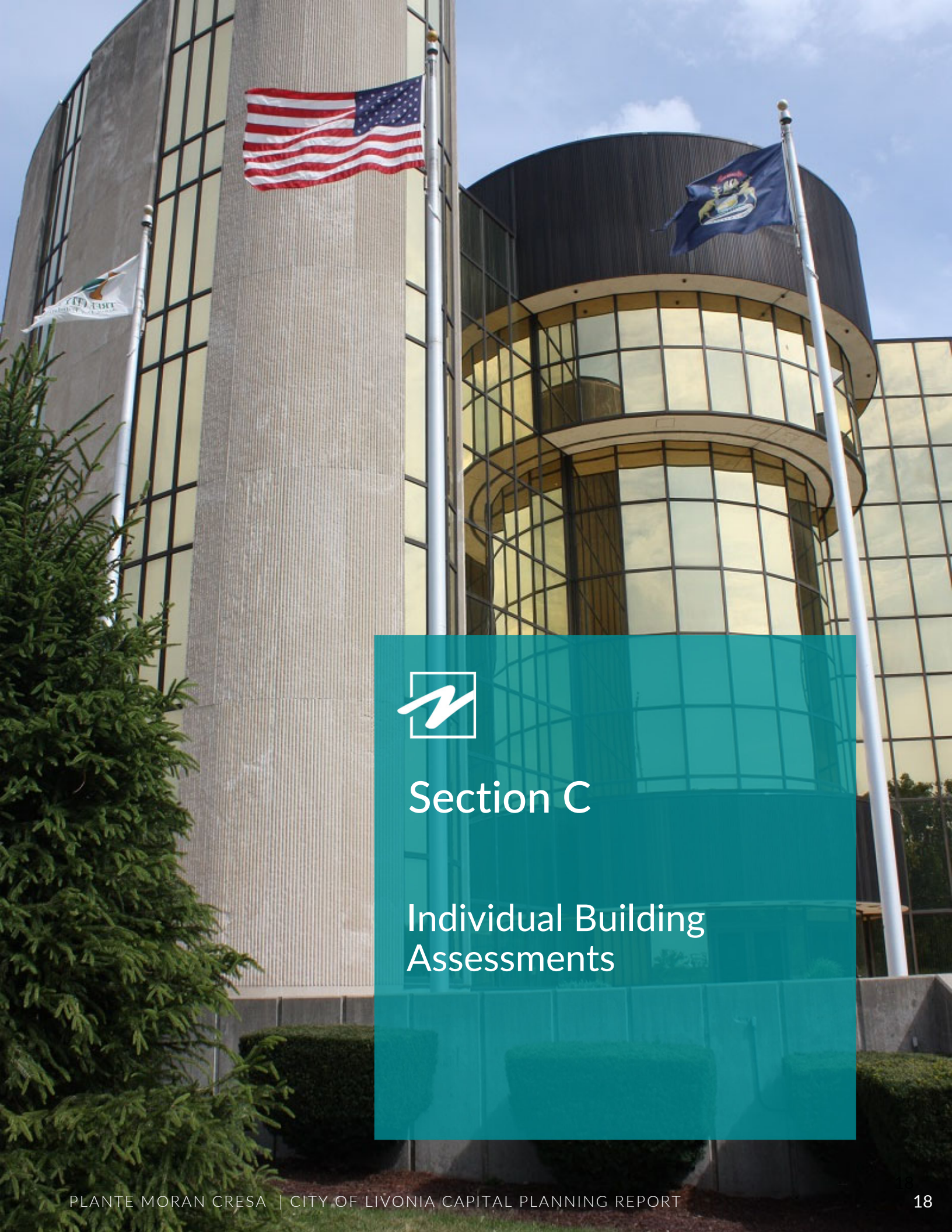
## SECTION B

# 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                               | 18910Middlebelt Road       | Livonia | Michigan | 48152 |
| 14        | Fire Department No. 6                               | 37876 Plymouth Road        | Livonia | Michigan | 48150 |





## Section C

### Individual Building Assessments



Building 01 – Livonia City Hall



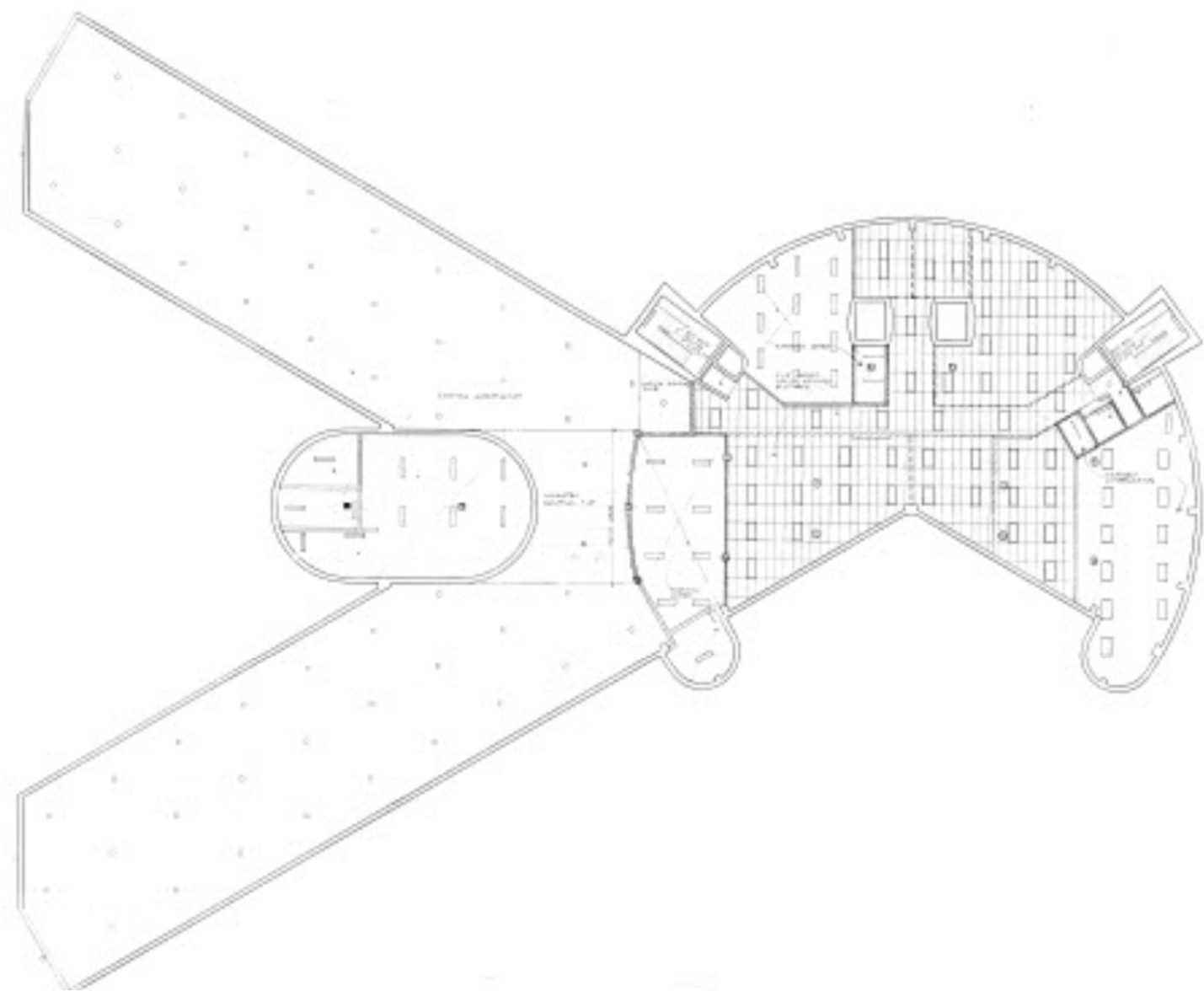
|                  |                                         |
|------------------|-----------------------------------------|
| Address:         | 33000 Civic Center Dr. Livonia MI 48154 |
| Year Built:      | 1977                                    |
| Square Footage:  | 67,736                     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

Site Plan:



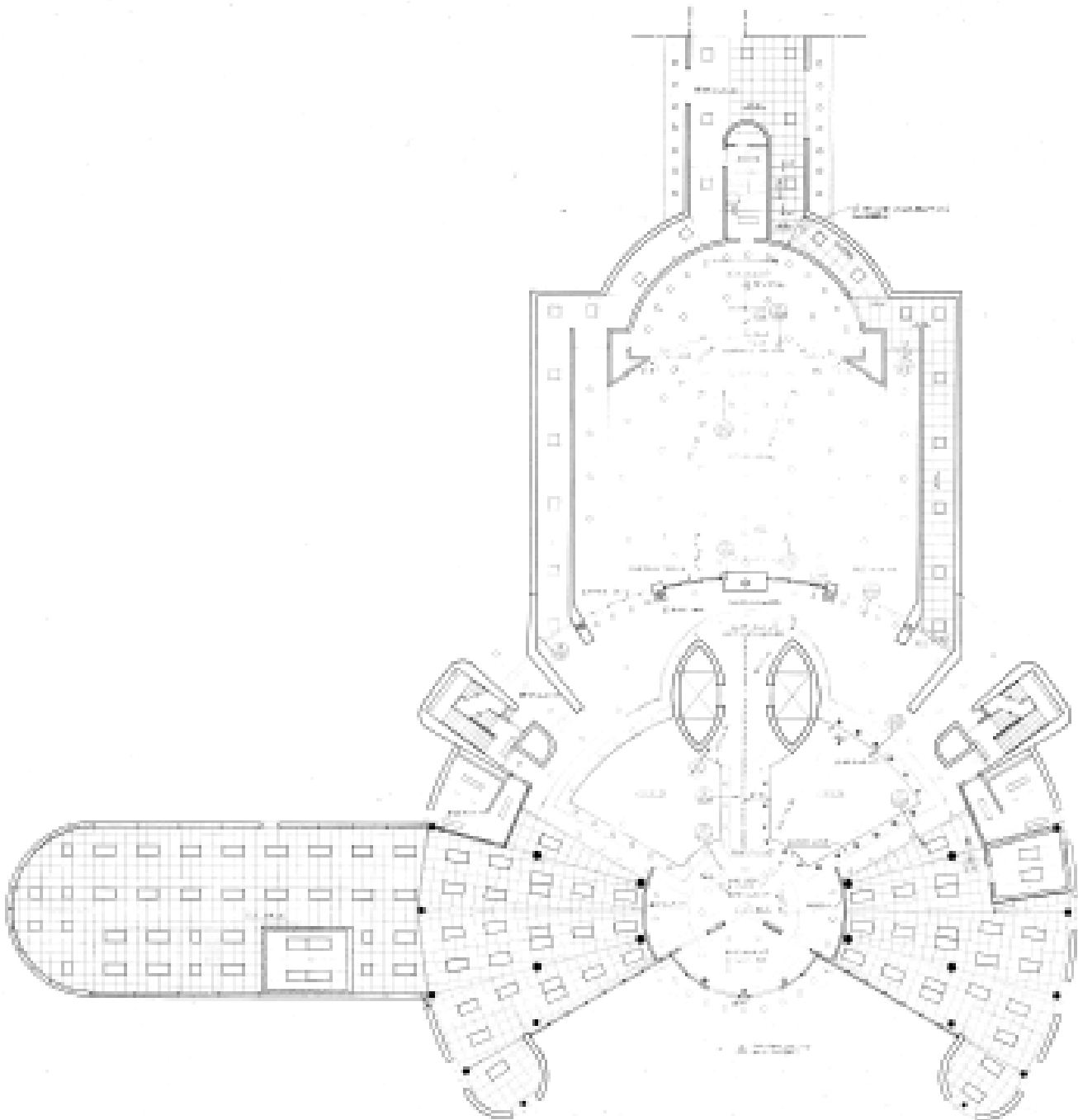
Building 01 - Livonia City Hall

Ground Floor Plan:



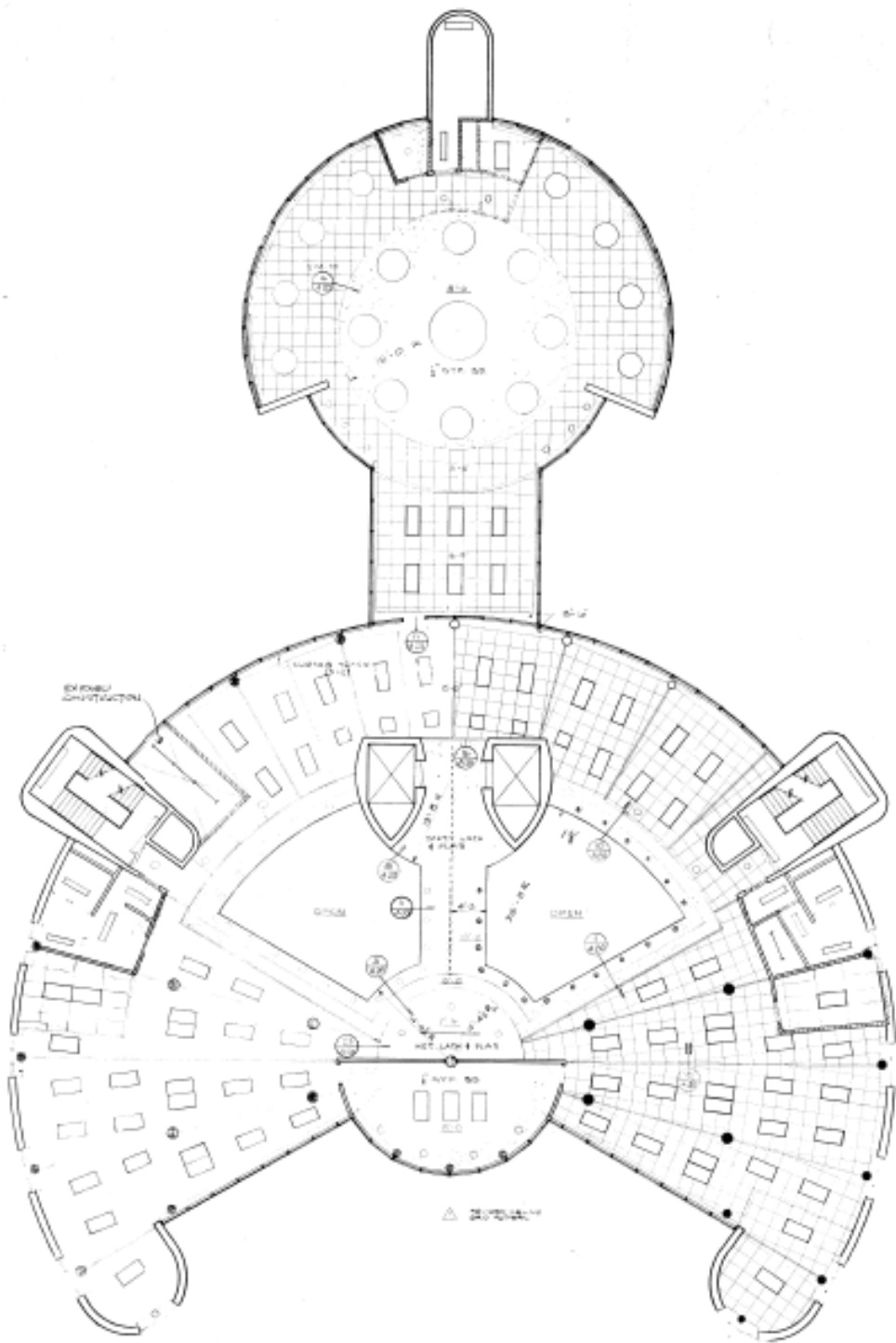
Building 01 - Livonia City Hall

1st Floor Plan:



Building 01 - Livonia City Hall

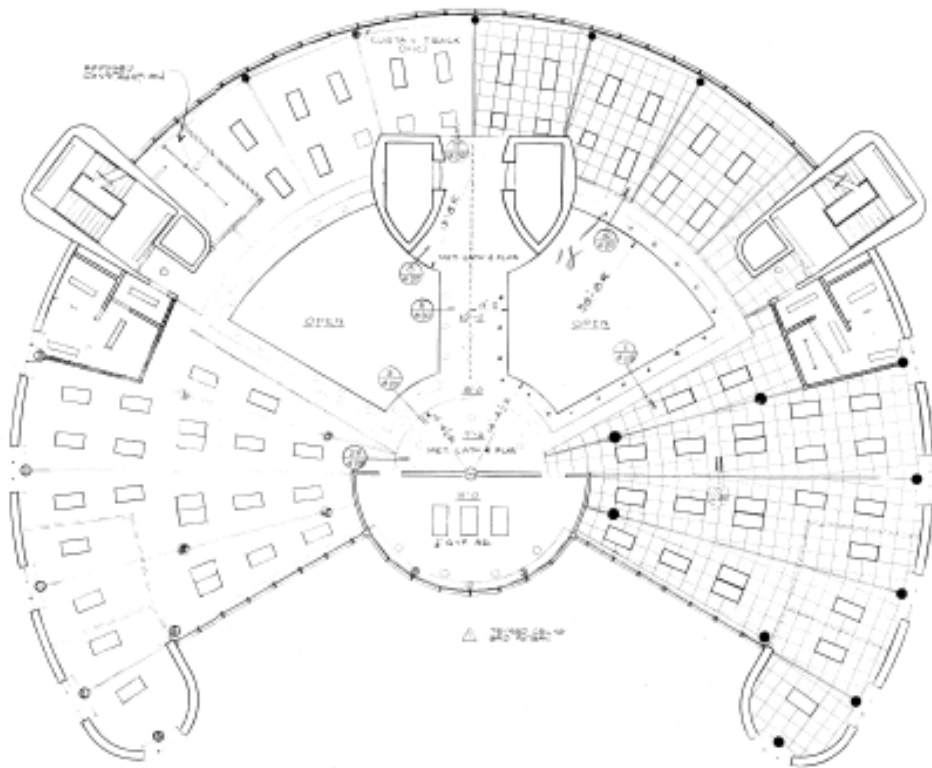
2nd Floor Plan



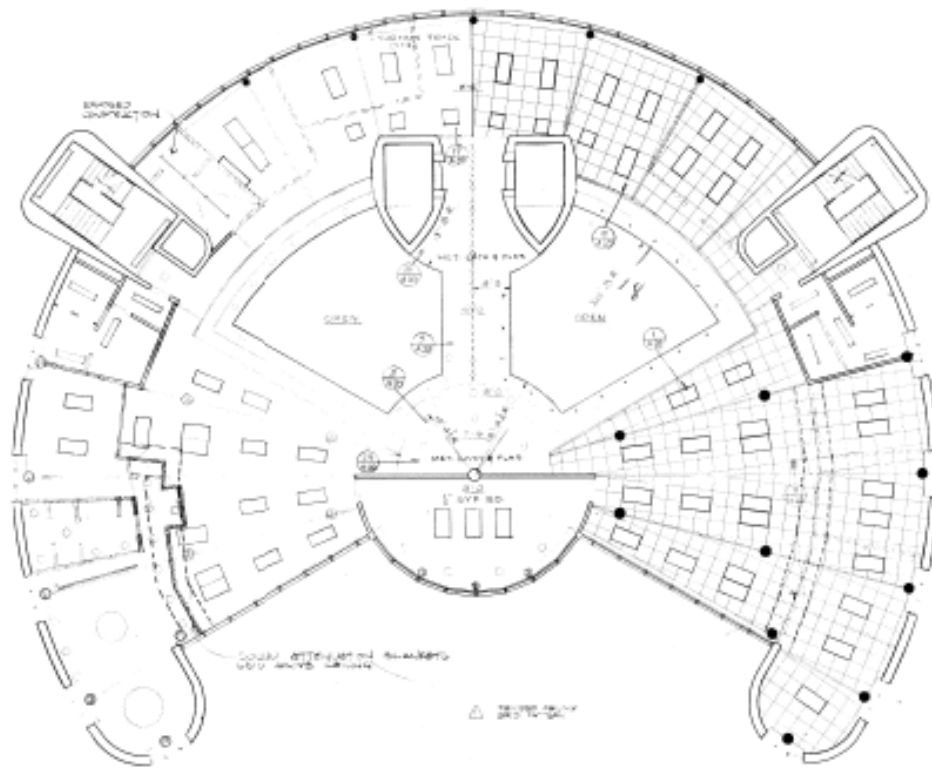


Building 01 - Livonia City Hall

3rd Floor Plan:

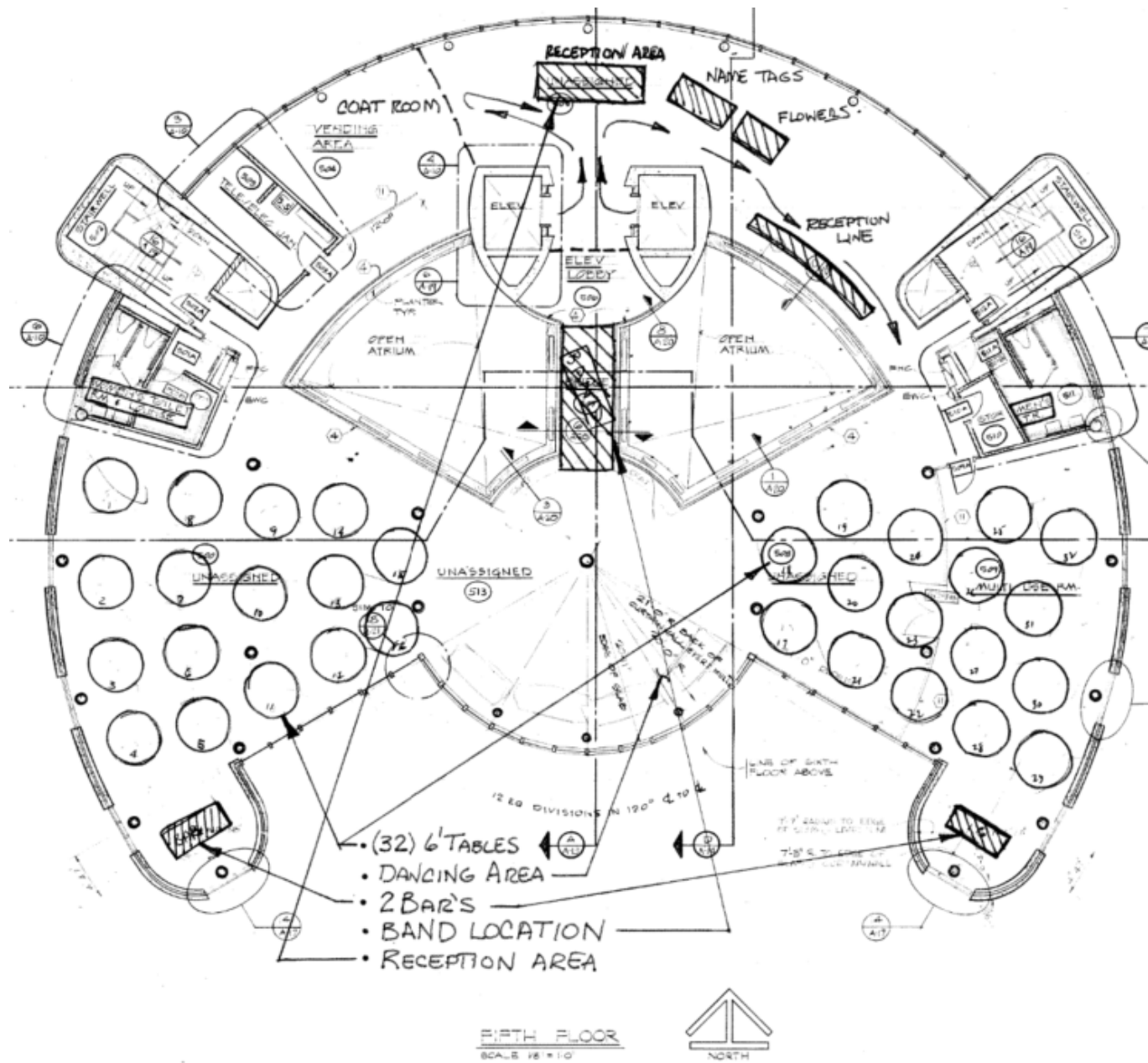


4th Floor Plan:



Building 01 - Livonia City Hall

5th Floor Plan:



# SECTION C | Individual Building Assessments

## Building 01 – Livonia City Hall

### Summary of Budgets:

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



Building 01 – Livonia City Hall

Photos: Provided by City of Livonia



Phone Room Leak Aftermath



Fifth Floor 2013



Fifth Floor Ventilation Grates 2013



First Floor Leak



Annex Lobby 2017

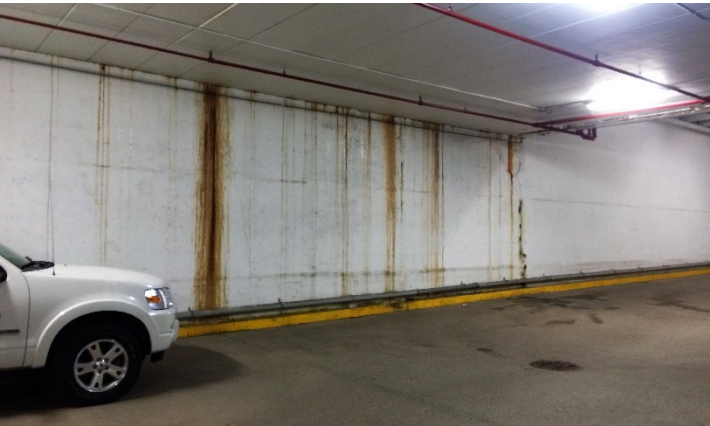


Basement Leak Near Elevator 2016



Building 01 – Livonia City Hall

Photos: Provided by City of Livonia



Garage 20107



Garage 2017



Garage 2017



Ruptured Pipe in Annex 2022



Annex Hall Damage 2022



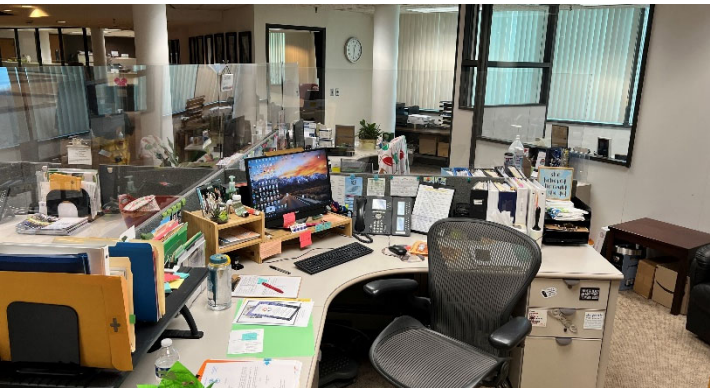
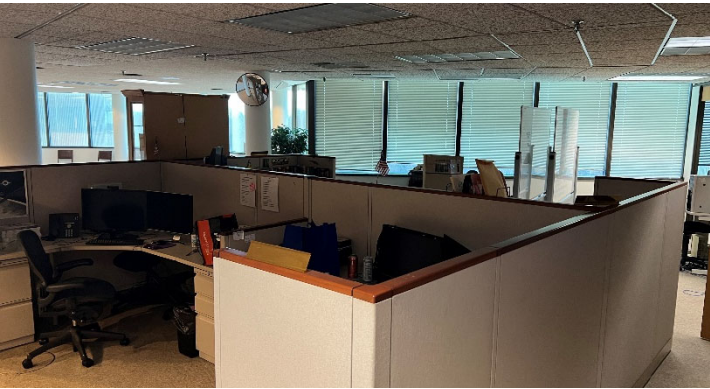
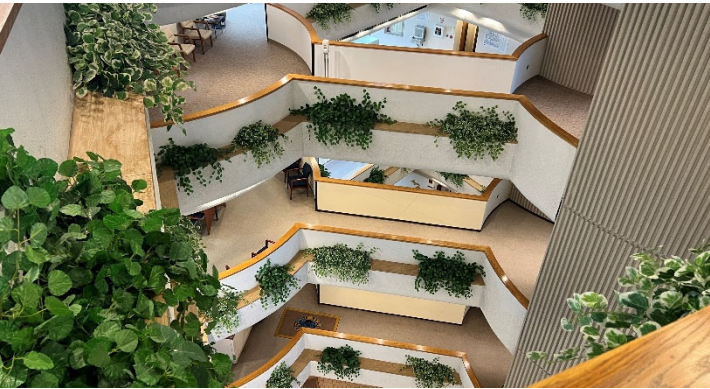
Basement Storage & Sump 2016



SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:





Building 01 - Livonia City Hall

Photos:

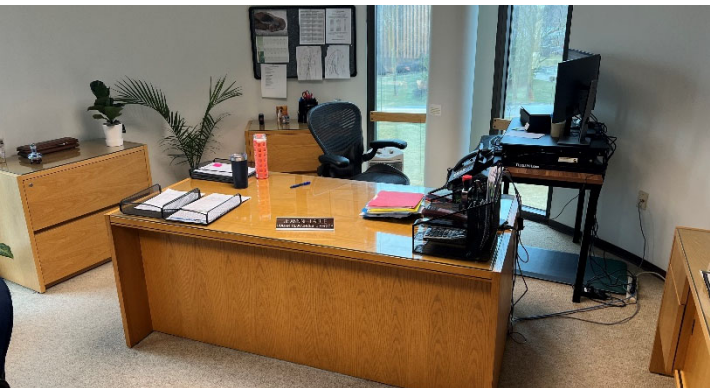




SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:





SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

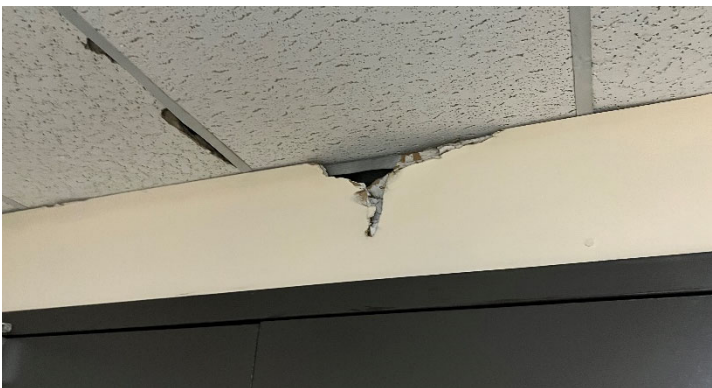
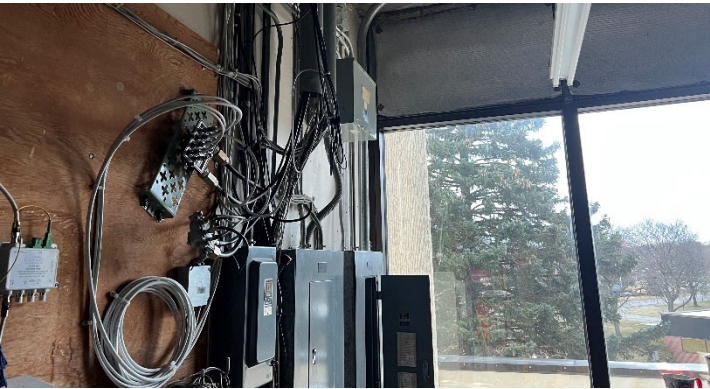
Photos:





Building 01 - Livonia City Hall

Photos:

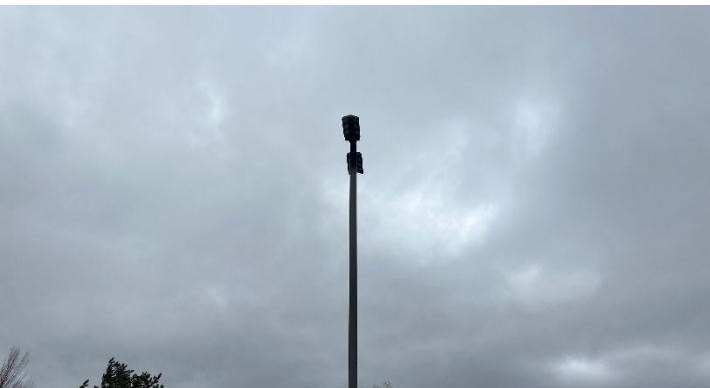
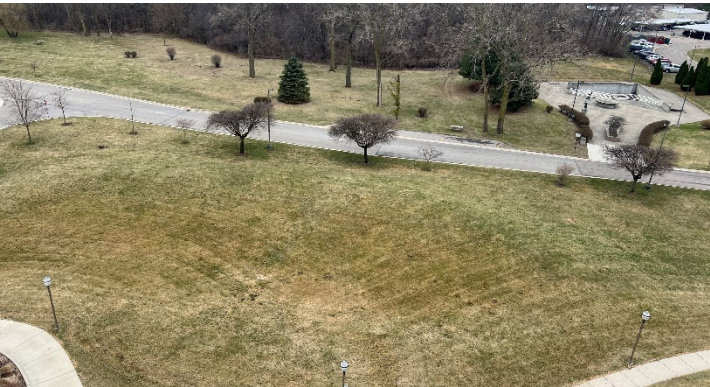




SECTION C | Individual Building Assessments

Building 01 – Livonia City Hall

Photos:





Building 01 – Livonia City Hall

Photos:





Building 02 – Livonia Police Department



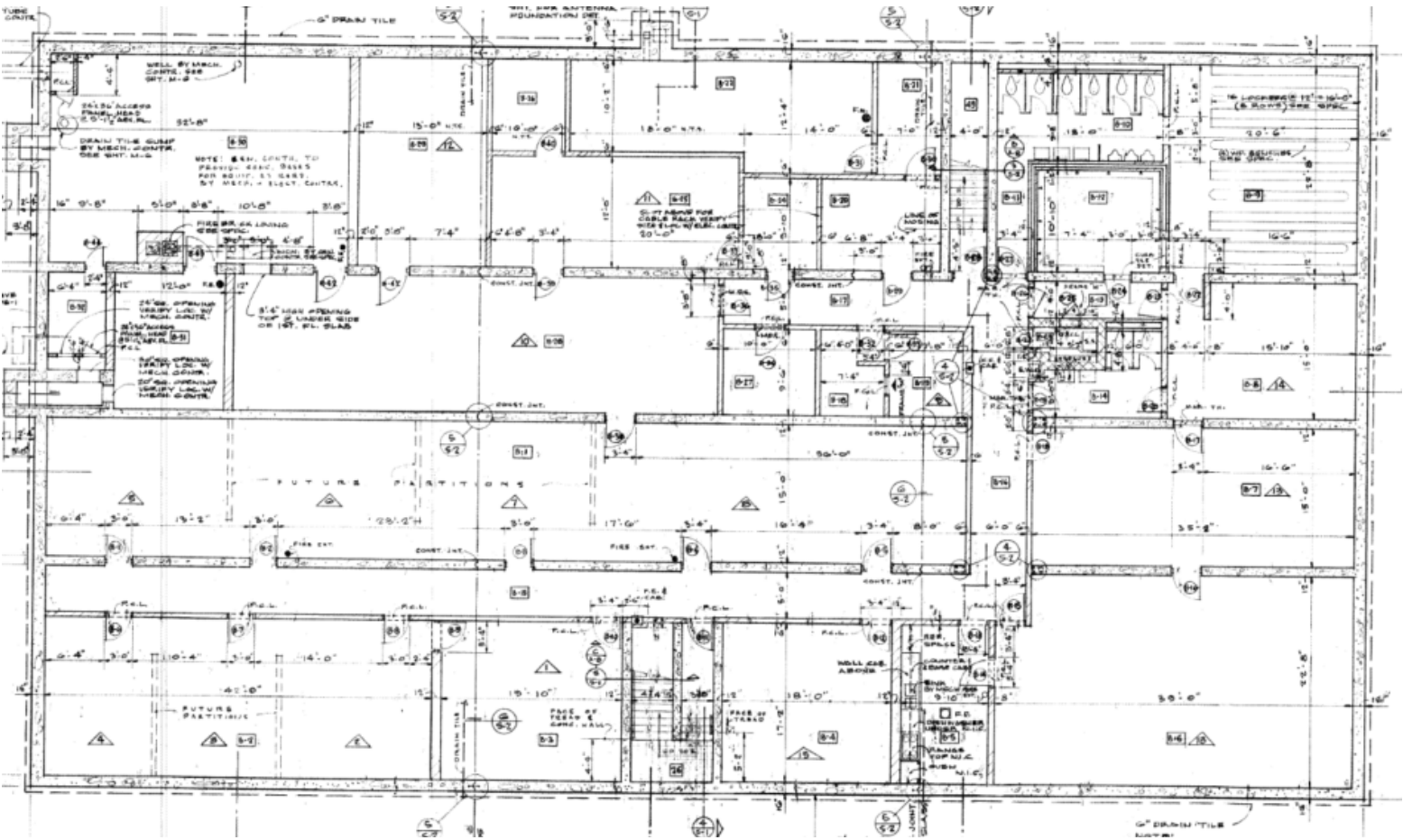
|                  |                                       |
|------------------|---------------------------------------|
| Address:         | 15050 Farmington Rd. Livonia MI 48154 |
| Year Built:      | 1961/1987                             |
| Square Footage:  | 59,540                                |
| 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:



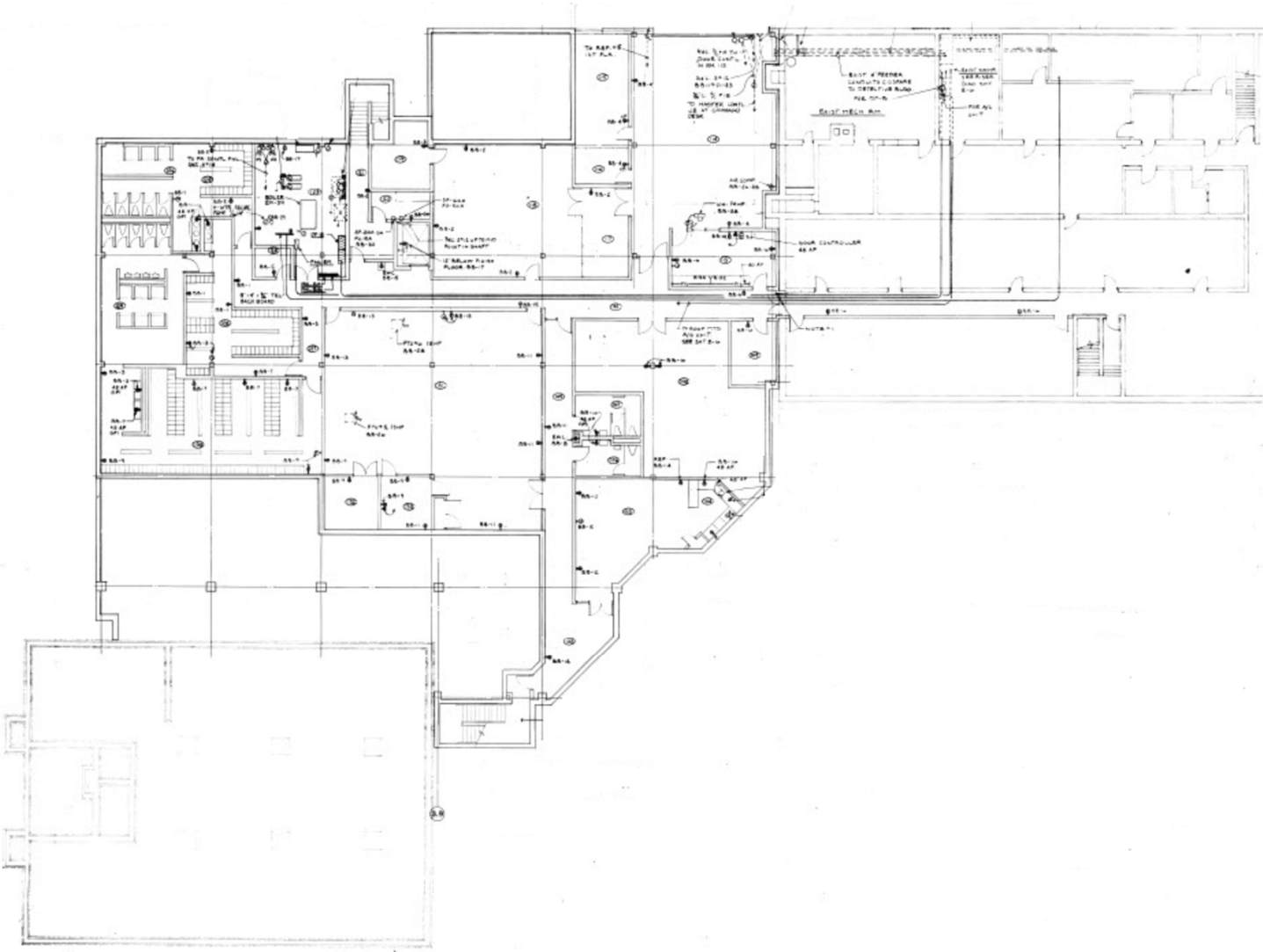
Building 02 - Livonia Police Department

Basement Floor Plan (1961):



Building 02 – Livonia Police Department

Basement Floor Plan (1986):

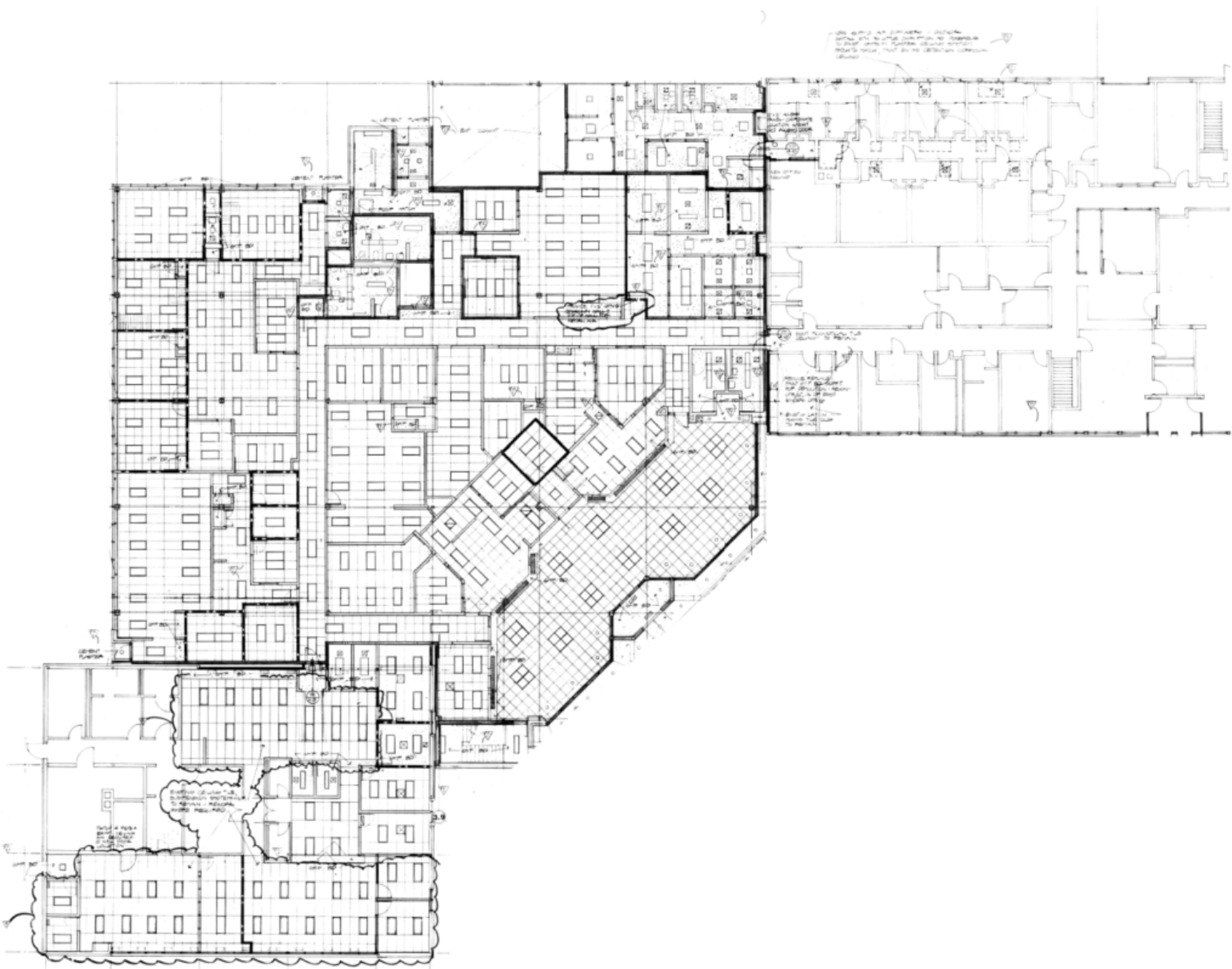






Building 02 - Livonia Police Department

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 =<br>Geographic Factor =<br>Cost Escalation Factor = |                          | Cost Escalation Factors                 |                                                    |                                       |
|                                                                              |                      |           |               |                                                                           |                          | 1.08                                    | 1.30                                               | 1.48                                  |
| Program Area                                                                 | Quantity<br>Per Unit | Unit      | # of<br>Units | Total Units                                                               | As % of<br>Total<br>Cost | Critical Needs<br>Cost<br>(1 - 3 years) | Deferrable<br>Maintenance<br>Cost<br>(4 - 6 years) | Future Need<br>Cost<br>(7 - 10 years) |
| <b>1.0 SITE</b>                                                              |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| Paving                                                                       |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| Pavement and Base Reconstruction                                             | 156,000              | SF        | 1             | 156,000                                                                   | 8.23%                    | \$0                                     | \$1,314,144                                        | \$0                                   |
| Replace Concrete Stairs and Railings                                         | 1                    | Allowance | 1             | 1                                                                         | 0.22%                    | \$27,000                                | \$0                                                | \$0                                   |
| Selective Sidewalk & Curb Replacement                                        | 1                    | Allowance | 1             | 1                                                                         | 0.39%                    | \$48,384                                | \$0                                                | \$0                                   |
| Sealcoating/Re-stripping                                                     | 156,000              | SF        | 1             | 156,000                                                                   | 0.41%                    | \$50,544                                | \$0                                                | \$0                                   |
| Utilities                                                                    |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| Catch Basin / Manholes                                                       | 6                    | EA        | 1             | 6                                                                         | 0.24%                    | \$0                                     | \$37,740                                           | \$0                                   |
| Misc. Utility Repairs                                                        | 1                    | Allowance | 1             | 1                                                                         | 0.44%                    | \$0                                     | \$70,200                                           | \$0                                   |
| Fire Suppression Utilities                                                   | 1                    | Allowance | 1             | 1                                                                         | 0.44%                    | \$54,000                                | \$0                                                | \$0                                   |
| Misc.                                                                        |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| Monument Sign - Powered & Electronic Display                                 | 1                    | EA        | 1             | 1                                                                         | 0.44%                    | \$54,000                                | \$0                                                | \$0                                   |
| 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                                   |
| <b>2.0 BUILDING ENVELOPE</b>                                                 |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>3.0 INTERIOR/FINISHES</b>                                                 |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| 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                             |
| <b>4.0 PLUMBING SYSTEMS</b>                                                  |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| Fire Protection                                                              |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| New Fire Suppression System                                                  | 40,000               | SF        | 1             | 40,000                                                                    | 1.76%                    | \$216,000                               | \$0                                                | \$0                                   |
| Equipment & Fixtures                                                         |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| Existing Lochinvar Hot Water Heater, Serial # 102522081, 2015                | 1                    | EA        | 1             | 1                                                                         | 0.07%                    | \$0                                     | \$11,232                                           | \$0                                   |
| Existing Lochinvar Hot Water Heater, Serial # AB4230360, 2004- Replaced 2022 | 1                    | EA        | 1             | 1                                                                         | 0.07%                    | \$0                                     | \$0                                                | \$0                                   |
| Existing Lochinvar Hot Water Heater, Serial # AB4258516, 2004- Replaced 2022 | 1                    | EA        | 1             | 1                                                                         | 0.07%                    | \$0                                     | \$0                                                | \$0                                   |
| Existing Lochinvar Hot Water Heater, Serial # 1243A006858, 2012              | 1                    | EA        | 1             | 1                                                                         | 0.07%                    | \$8,640                                 | \$0                                                | \$0                                   |
| Provide Bottle Filler Drinking Fountains                                     | 6                    | EA        | 1             | 6                                                                         | 0.35%                    | \$43,546                                | \$0                                                | \$0                                   |
| Piping                                                                       |                      |           |               |                                                                           |                          |                                         |                                                    |                                       |
| Replace Piping, Valves & Unions                                              | 1                    | Allowance | 1             | 1                                                                         | 0.22%                    | \$0                                     | \$0                                                | \$39,960                              |
| PLUMBING SYSTEMS SUBTOTAL                                                    |                      |           |               |                                                                           | 2.62%                    | \$268,186                               | \$11,232                                           | \$39,960                              |



# SECTION C | Individual Building Assessments

## Building 02 – Livonia Police Department

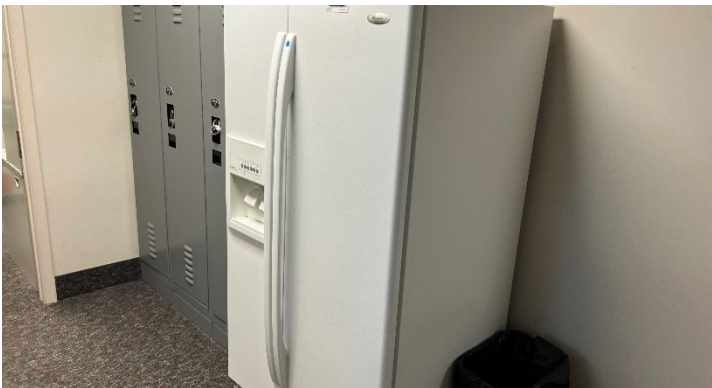
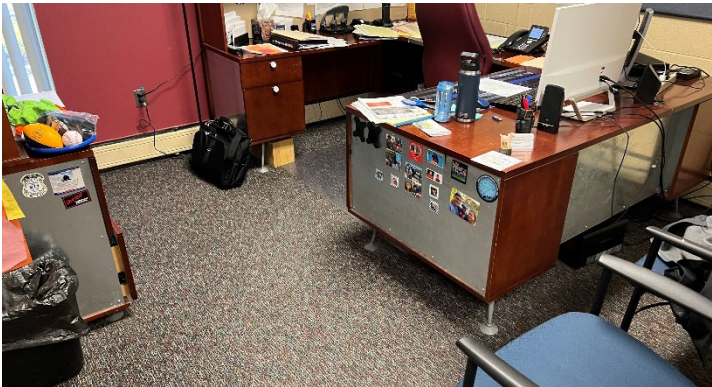
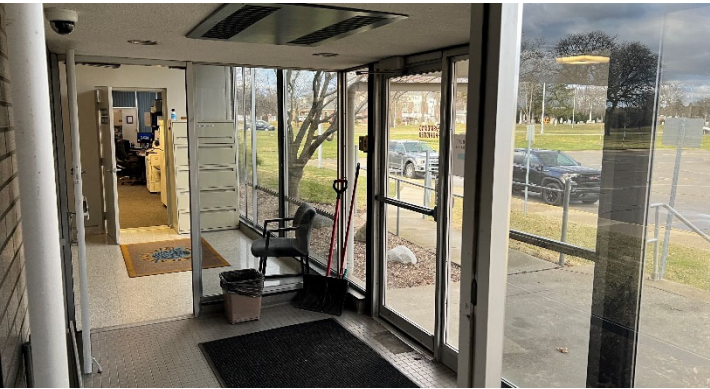
### Summary of Budgets:

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

SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

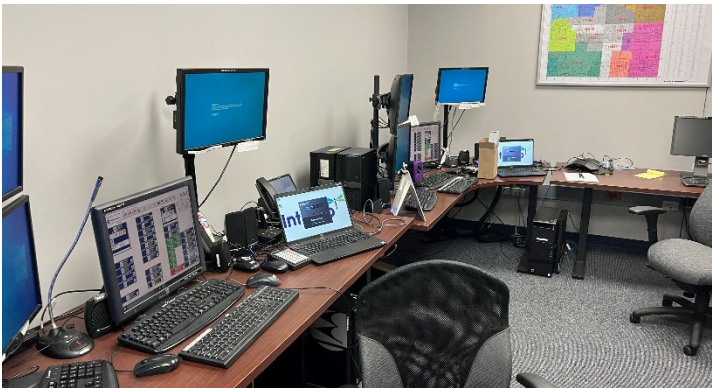
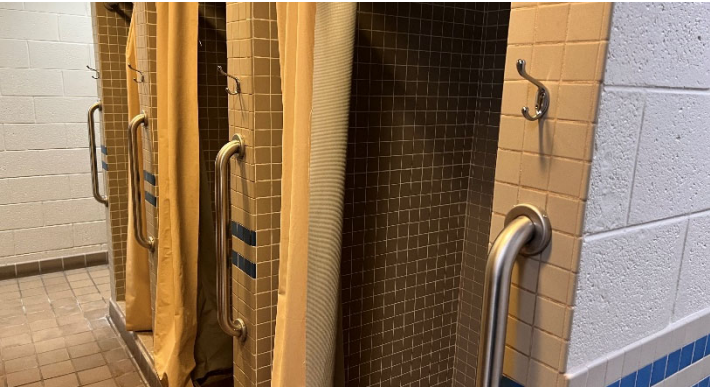
Photos:





Building 02 – Livonia Police Department

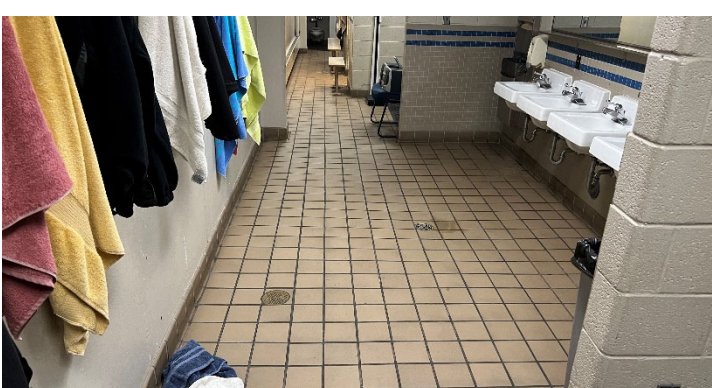
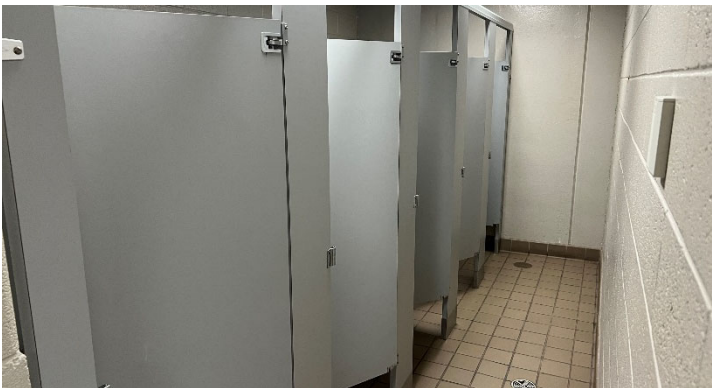
Photos:





Building 02 – Livonia Police Department

Photos:





Building 02 – Livonia Police Department

Photos:





SECTION C | Individual Building Assessments

Building 02 – Livonia Police Department

Photos:





Building 03 – Station No. 1



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

Space Needs Summary:

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

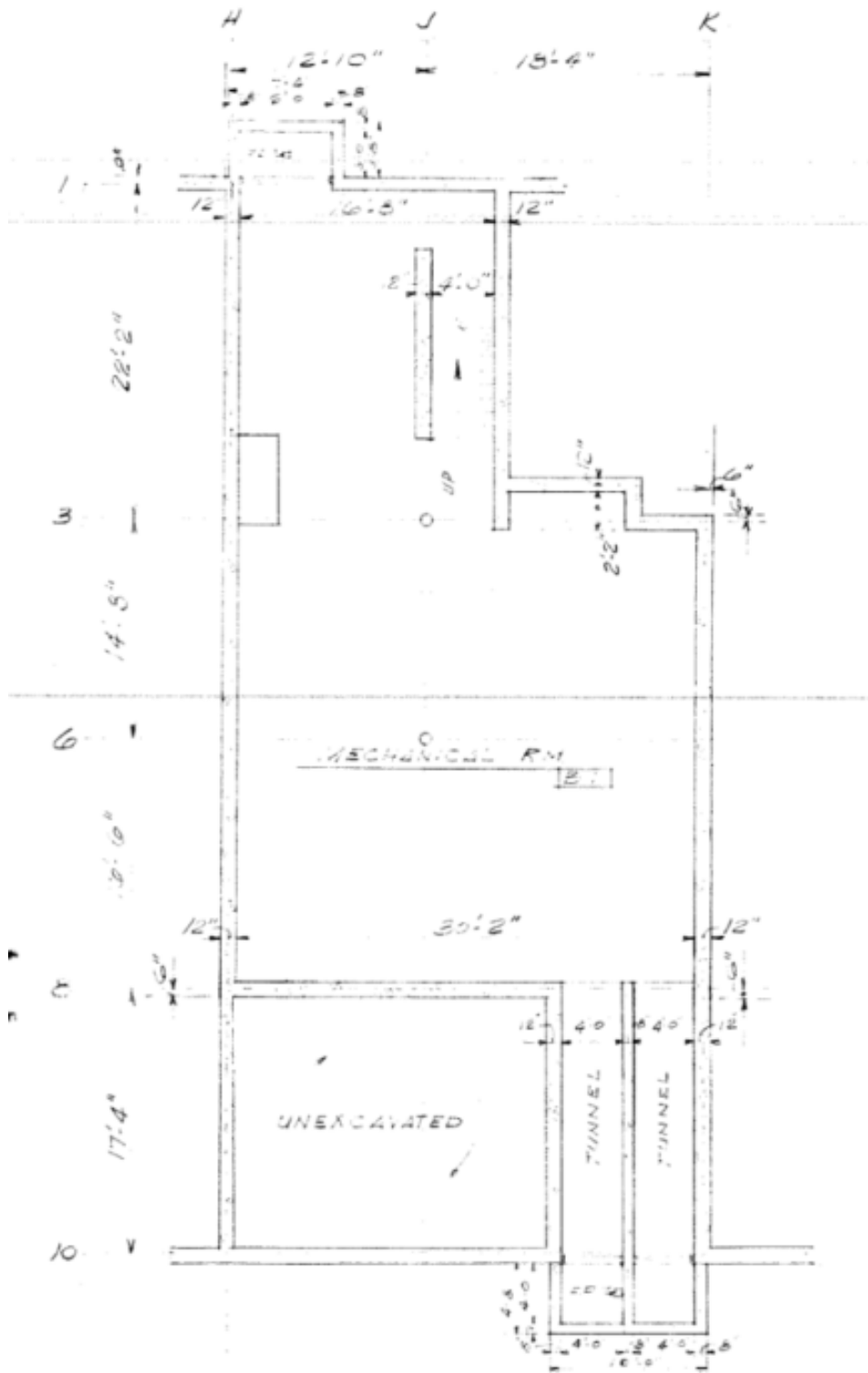
Building 03 – Station No. 1

Site Plan:



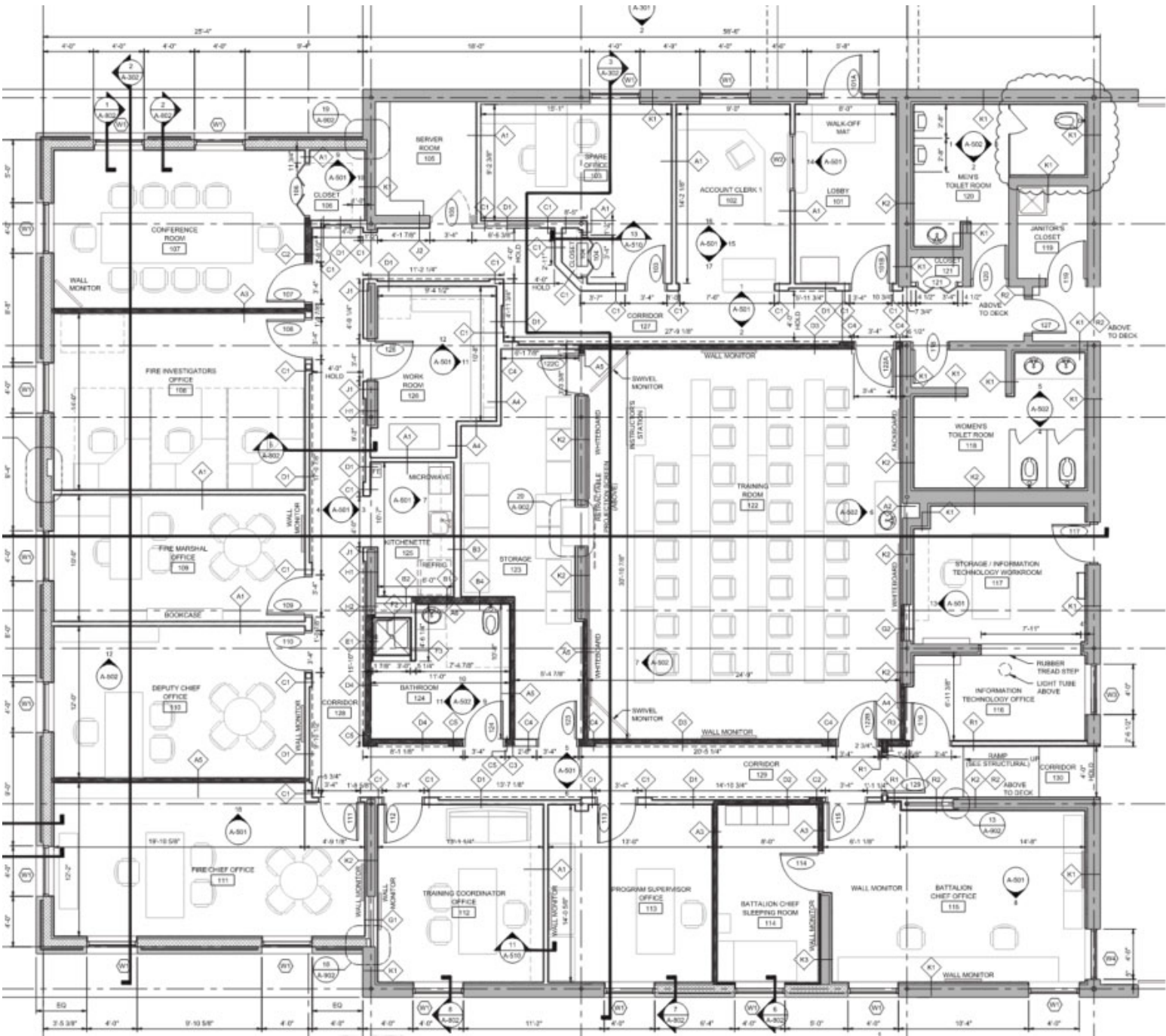
### Building 03 – Station No. 1

## Basement Floor Plan:



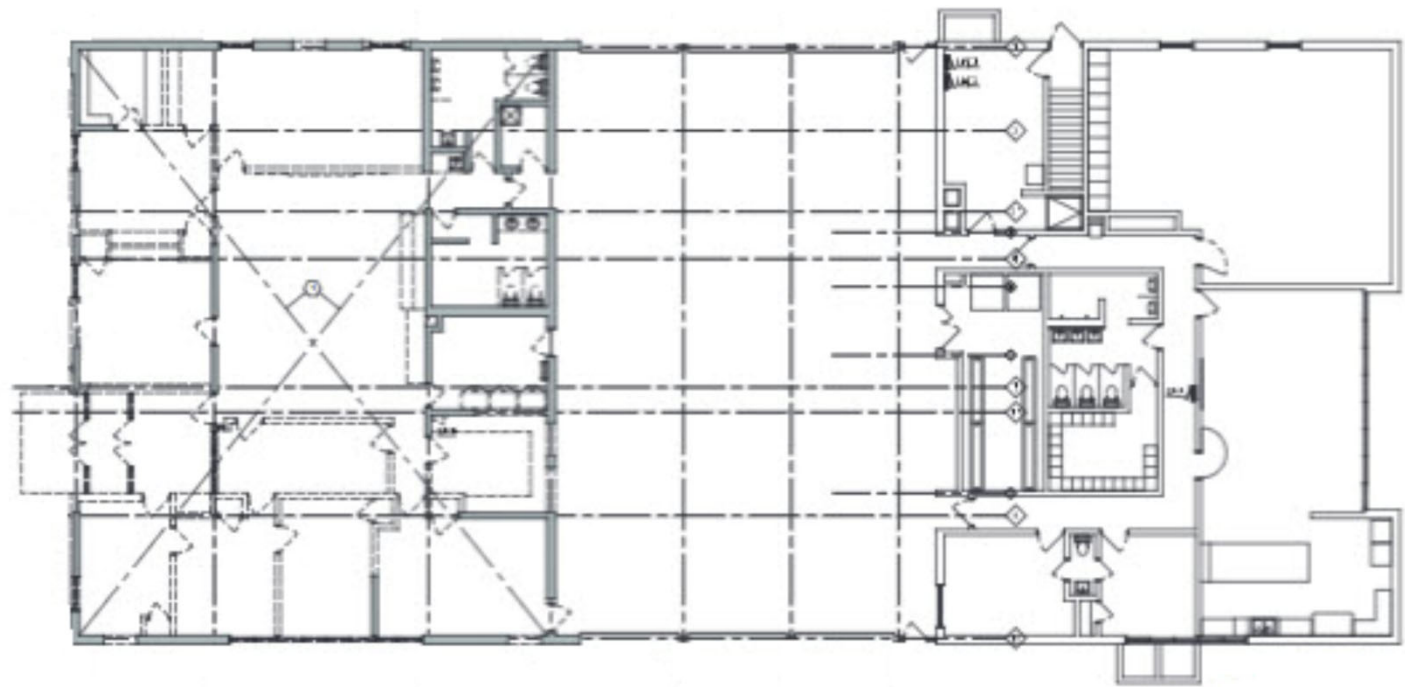
Building 03 – Station No. 1

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

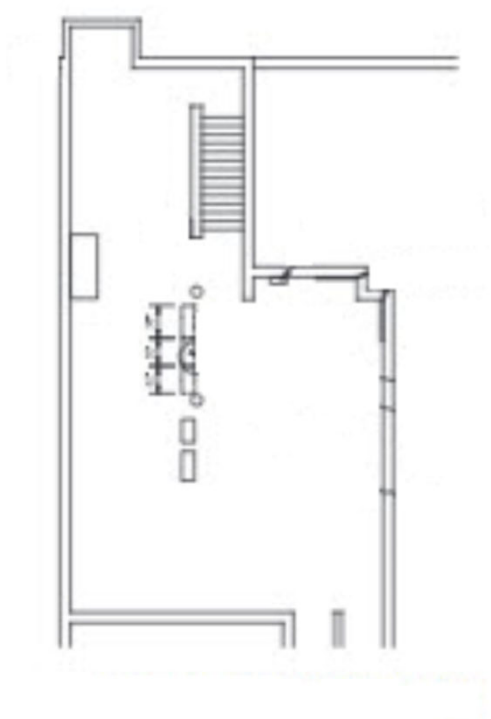


Building 03 – Station No. 1

1st Floor Plan:



Basement Floor Plan:



Penthouse Floor Plan:





## SECTION C | Individual Building Assessments

### Building 03 – Station No. 1

#### Summary of Budgets:

| Program Area                                                                              | Quantity per Unit | Unit      | No. of Units | Total Units | As % of Total Cost | Critical Needs Cost<br>(1 - 3 years) | Deferrable Maintenance Cost<br>(4 - 6 years) | Future Need Cost<br>(7 - 10 years) |
|-------------------------------------------------------------------------------------------|-------------------|-----------|--------------|-------------|--------------------|--------------------------------------|----------------------------------------------|------------------------------------|
| <b>1.0 SITE</b>                                                                           |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>Paving</b>                                                                             |                   |           |              |             |                    |                                      |                                              |                                    |
| Selective Sidewalk & Curb Replacement                                                     | 1                 | Allowance | 1            | 1           | 0.42%              | \$10,800                             | \$0                                          | \$0                                |
| <b>Landscaping</b>                                                                        |                   |           |              |             |                    |                                      |                                              |                                    |
| Improve Landscaping                                                                       | 1                 | Allowance | 1            | 1           | 0.21%              | \$0                                  | \$0                                          | \$7,992                            |
| <b>Utilities</b>                                                                          |                   |           |              |             |                    |                                      |                                              |                                    |
| Misc. Utility Repairs                                                                     | 1                 | Allowance | 1            | 1           | 0.42%              | \$0                                  | \$0                                          | \$15,984                           |
| <b>Misc.</b>                                                                              |                   |           |              |             |                    |                                      |                                              |                                    |
| Monument Sign - Powered & Electronic Display                                              | 1                 | EA        | 1            | 1           | 2.12%              | \$0                                  | \$70,200                                     | \$0                                |
| <b>SITE SUBTOTAL</b>                                                                      |                   |           |              |             | <b>3.18%</b>       | <b>\$10,800</b>                      | <b>\$70,200</b>                              | <b>\$23,976</b>                    |
| <b>2.0 BUILDING ENVELOPE</b>                                                              |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>Roofing Work</b>                                                                       |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                                |
| <b>Windows</b>                                                                            |                   |           |              |             |                    |                                      |                                              |                                    |
| Re-caulk Windows                                                                          | 1                 | Allowance | 1            | 1           | 0.64%              | \$16,200                             | \$0                                          | \$0                                |
| <b>Exterior Walls</b>                                                                     |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                                |
| <b>Exterior Doors</b>                                                                     |                   |           |              |             |                    |                                      |                                              |                                    |
| Exterior Hollow Metal Doors/Frames/Hardware- Single Door                                  | 1                 | EA        | 1            | 1           | 0.13%              | \$3,240                              | \$0                                          | \$0                                |
| <b>BUILDING ENVELOPE SUBTOTAL</b>                                                         |                   |           |              |             | <b>20.50%</b>      | <b>\$521,640</b>                     | <b>\$0</b>                                   | <b>\$0</b>                         |
| <b>3.0 INTERIOR/FINISHES</b>                                                              |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>Interior Doors &amp; Hardware</b>                                                      |                   |           |              |             |                    |                                      |                                              |                                    |
| Replace Interior Doors & Hardware                                                         | 35                | EA        | 1            | 35          | 5.94%              | \$151,200                            | \$0                                          | \$0                                |
| <b>Ceilings</b>                                                                           |                   |           |              |             |                    |                                      |                                              |                                    |
| Remove Existing & Install New Acoustic Tile Ceiling                                       | 12,000            | SF        | 1            | 12,000      | 0.00%              | \$0                                  | \$143,208                                    | \$0                                |
| <b>Flooring</b>                                                                           |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                           |
| <b>Paint</b>                                                                              |                   |           |              |             |                    |                                      |                                              |                                    |
| Paint - Interior                                                                          | 13,137            | SF        | 1            | 13,137      | 0.84%              | \$0                                  | \$0                                          | \$31,497                           |
| <b>Restrooms</b>                                                                          |                   |           |              |             |                    |                                      |                                              |                                    |
| Renovate Toilet/Locker Rooms                                                              | 2                 | EA        | 1            | 2           | 1.43%              | \$36,288                             | \$0                                          | \$0                                |
| <b>Lockers</b>                                                                            |                   |           |              |             |                    |                                      |                                              |                                    |
| Replace Lockers by Dormitory                                                              | 1                 | Allowance | 1            | 1           | 2.12%              | \$54,000                             | \$0                                          | \$0                                |
| <b>Casework &amp; Countertops</b>                                                         |                   |           |              |             |                    |                                      |                                              |                                    |
| Replace Misc. Casework/Millwork                                                           | 1                 | Allowance | 1            | 1           | 2.12%              | \$0                                  | \$0                                          | \$79,920                           |
| <b>INTERIOR/FINISHES SUBTOTAL</b>                                                         |                   |           |              |             | <b>19.44%</b>      | <b>\$241,488</b>                     | <b>\$143,208</b>                             | <b>\$211,637</b>                   |
| <b>4.0 PLUMBING SYSTEMS</b>                                                               |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>Fire Protection</b>                                                                    |                   |           |              |             |                    |                                      |                                              |                                    |
| New Fire Suppression System                                                               | 13,137            | SF        | 1            | 13,137      | 2.79%              | \$70,940                             | \$0                                          | \$0                                |
| <b>Equipment &amp; Fixtures</b>                                                           |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                           |
| <b>Piping</b>                                                                             |                   |           |              |             |                    |                                      |                                              |                                    |
| Replace Piping, Valves & Unions                                                           | 1                 | Allowance | 1            | 1           | 0.64%              | \$0                                  | \$0                                          | \$23,976                           |
| <b>PLUMBING SYSTEMS SUBTOTAL</b>                                                          |                   |           |              |             | <b>4.24%</b>       | <b>\$70,940</b>                      | <b>\$11,232</b>                              | <b>\$41,878</b>                    |
| <b>5.0 HVAC SYSTEMS</b>                                                                   |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>Equipment</b>                                                                          |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                                |
| <b>Piping</b>                                                                             |                   |           |              |             |                    |                                      |                                              |                                    |
| Replace Piping, Valves & Unions                                                           | 1                 | Allowance | 1            | 1           | 0.64%              | \$0                                  | \$0                                          | \$23,976                           |
| <b>Other HVAC</b>                                                                         |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                                |
| <b>HVAC SYSTEMS SUBTOTAL</b>                                                              |                   |           |              |             | <b>11.45%</b>      | <b>\$0</b>                           | <b>\$322,572</b>                             | <b>\$63,936</b>                    |

## SECTION C | Individual Building Assessments

### Building 03 – Station No. 1

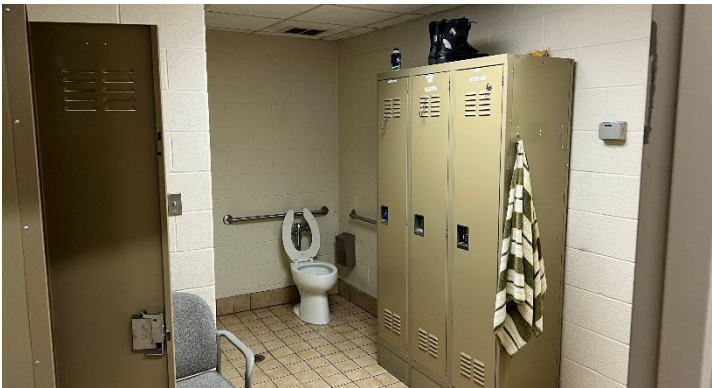
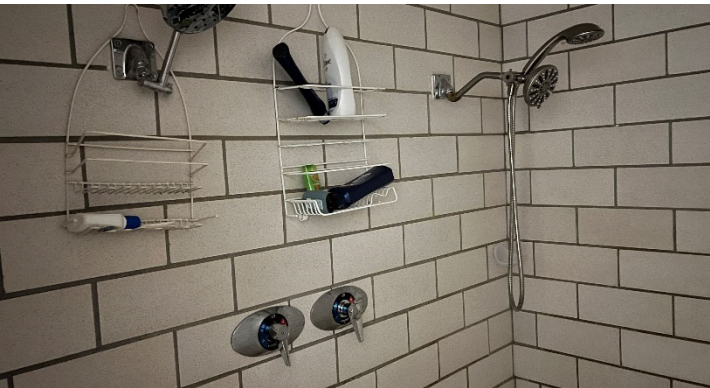
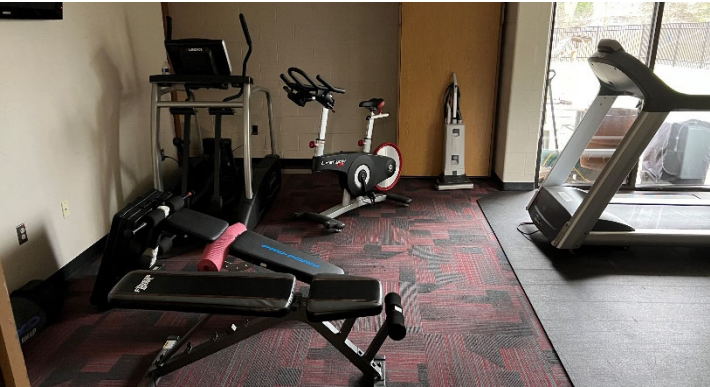
#### Summary of Budgets:

| Program Area                                          | Quantity per Unit | Unit      | No. of Units | Total Units | As % of Total Cost | Critical Needs Cost<br>(1 - 3 years) | Deferrable Maintenance Cost<br>(4 - 6 years) | Future Need Cost<br>(7 - 10 years) |
|-------------------------------------------------------|-------------------|-----------|--------------|-------------|--------------------|--------------------------------------|----------------------------------------------|------------------------------------|
| <b>6.0 ELECTRICAL SYSTEMS</b>                         |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>Power</b>                                          |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                           |
| <b>Lighting</b>                                       |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                           |
| <b>Fire Alarm System</b>                              |                   |           |              |             |                    |                                      |                                              |                                    |
| Replace Fire Alarm System                             | 13,137            | SF        | 1            | 13,137      | 1.23%              | \$31,214                             | \$0                                          | \$0                                |
| <b>Other</b>                                          |                   |           |              |             |                    |                                      |                                              |                                    |
| Existing Kohler Generator                             | 1                 | EA        | 1            |             | 0.00%              | \$0                                  | \$0                                          | \$0                                |
| <b>ELECTRICAL SYSTEMS SUBTOTAL</b>                    |                   |           |              |             | <b>8.53%</b>       | <b>\$31,214</b>                      | <b>\$122,990</b>                             | <b>\$134,905</b>                   |
| <b>7.0 SECURITY</b>                                   |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>Security</b>                                       |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                           |
| <b>SECURITY SYSTEMS SUBTOTAL</b>                      |                   |           |              |             | <b>2.55%</b>       | <b>\$0</b>                           | <b>\$0</b>                                   | <b>\$95,904</b>                    |
| <b>8.0 ABATEMENT</b>                                  |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>Abatement</b>                                      |                   |           |              |             |                    |                                      |                                              |                                    |
| Abatement Allowance                                   | 1                 | Allowance | 1            | 1           | 2.38%              | \$60,480                             | \$0                                          | \$0                                |
| <b>ABATEMENT SUBTOTAL</b>                             |                   |           |              |             | <b>2.38%</b>       | <b>\$60,480</b>                      | <b>\$0</b>                                   | <b>\$0</b>                         |
| <b>9.0 FURNITURE &amp; EQUIPMENT</b>                  |                   |           |              |             |                    |                                      |                                              |                                    |
| <b>General Furniture</b>                              |                   |           |              |             |                    |                                      |                                              |                                    |
| FFE Allowance                                         | 1                 | Allowance | 1            | 1           | 3.18%              | \$81,000                             | \$0                                          | \$0                                |
| <b>FURNITURE &amp; EQUIPMENT SUBTOTAL</b>             |                   |           |              |             | <b>3.18%</b>       | <b>\$81,000</b>                      | <b>\$0</b>                                   | <b>\$0</b>                         |
| <b>SOFT COSTS</b>                                     |                   |           |              |             |                    |                                      |                                              |                                    |
| 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                           |
| <b>PROJECT TOTAL</b>                                  |                   |           |              |             | <b>100.00%</b>     | <b>\$1,335,601</b>                   | <b>\$897,792</b>                             | <b>\$766,557</b>                   |

SECTION C | Individual Building Assessments

Building 03 – Station No. 1

Photos:

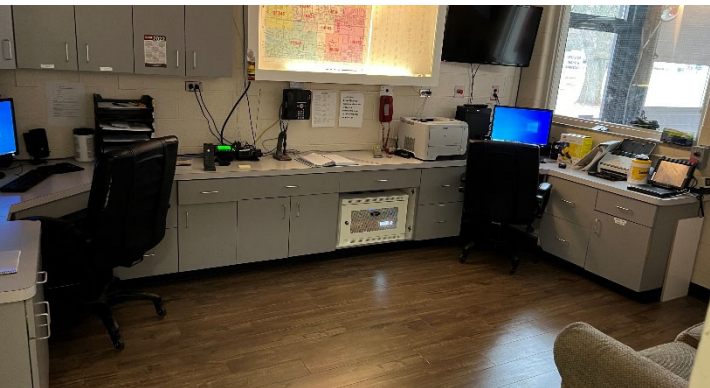
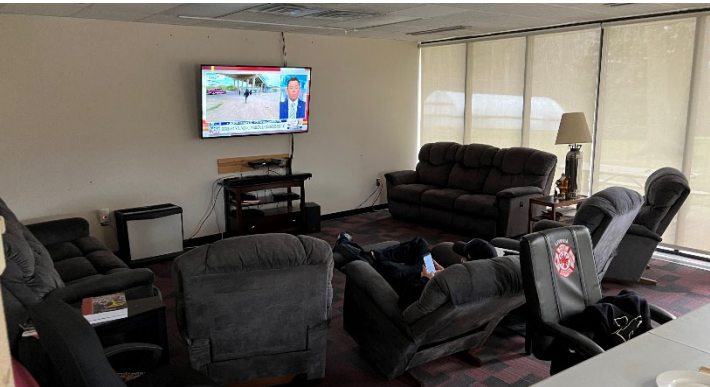
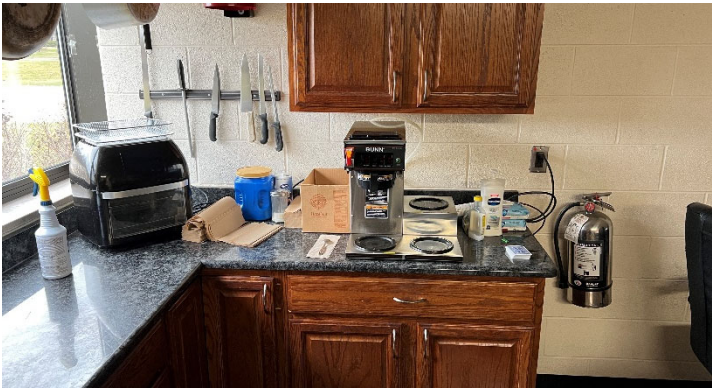




SECTION C | Individual Building Assessments

Building 03 – Station No. 1

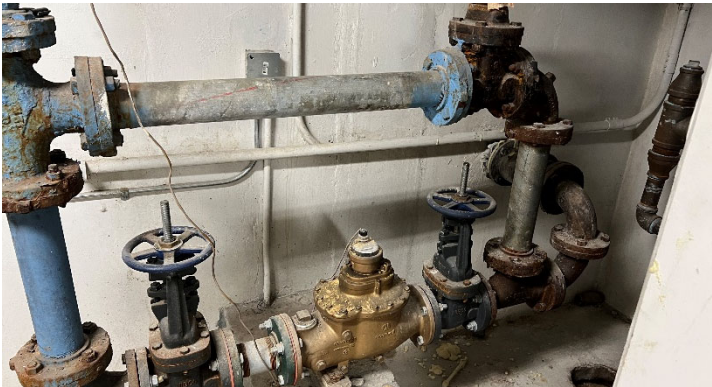
Photos:





Building 03 – Station No. 1

Photos:





Building 04 – Livonia Civic Center Library



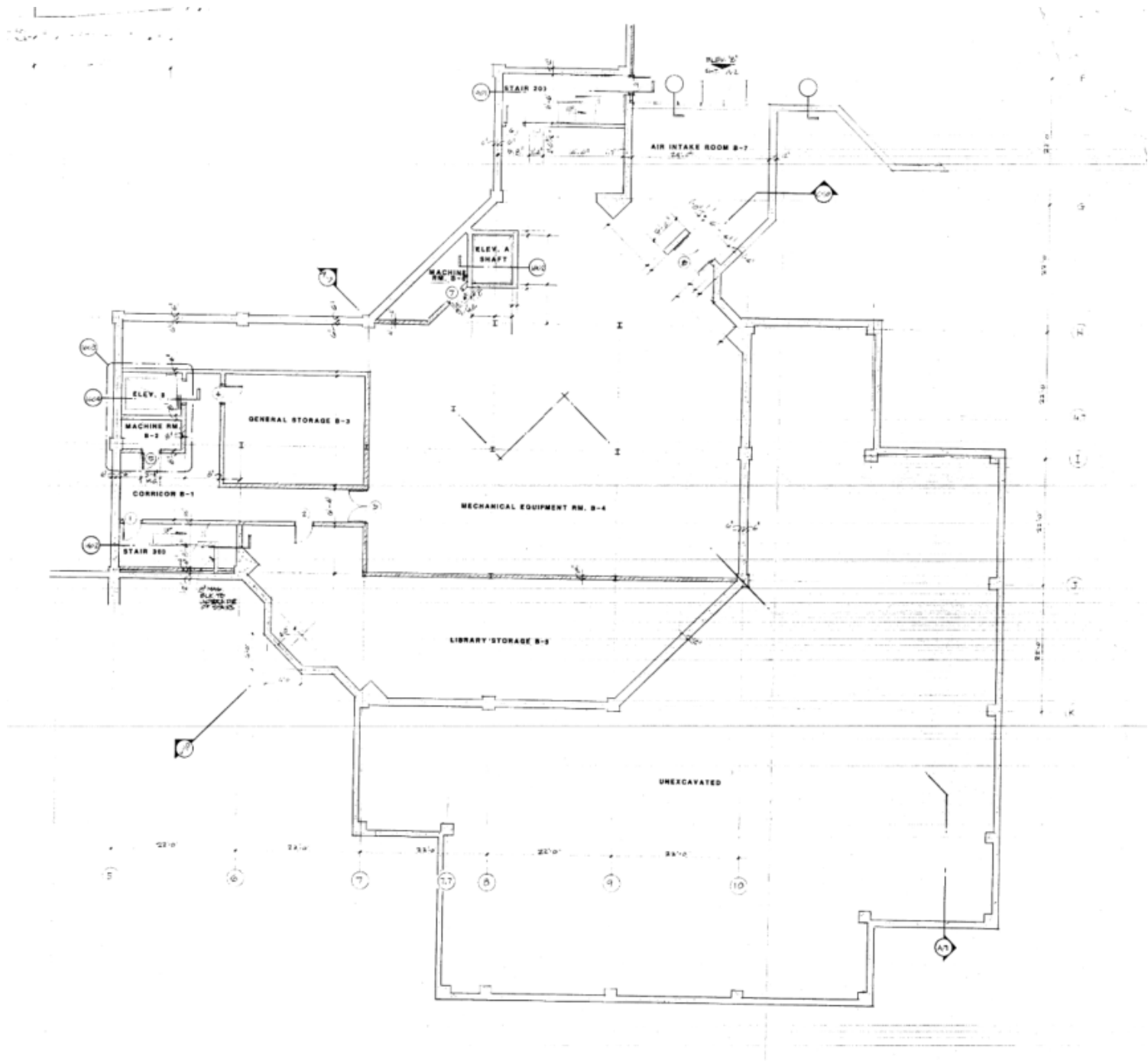
|                  |                                      |
|------------------|--------------------------------------|
| Address:         | 32777 Five Mile Rd. Livonia MI 48154 |
| Year Built:      | 1987                                 |
| Square Footage:  | 64,000                               |
|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

Site Plan:



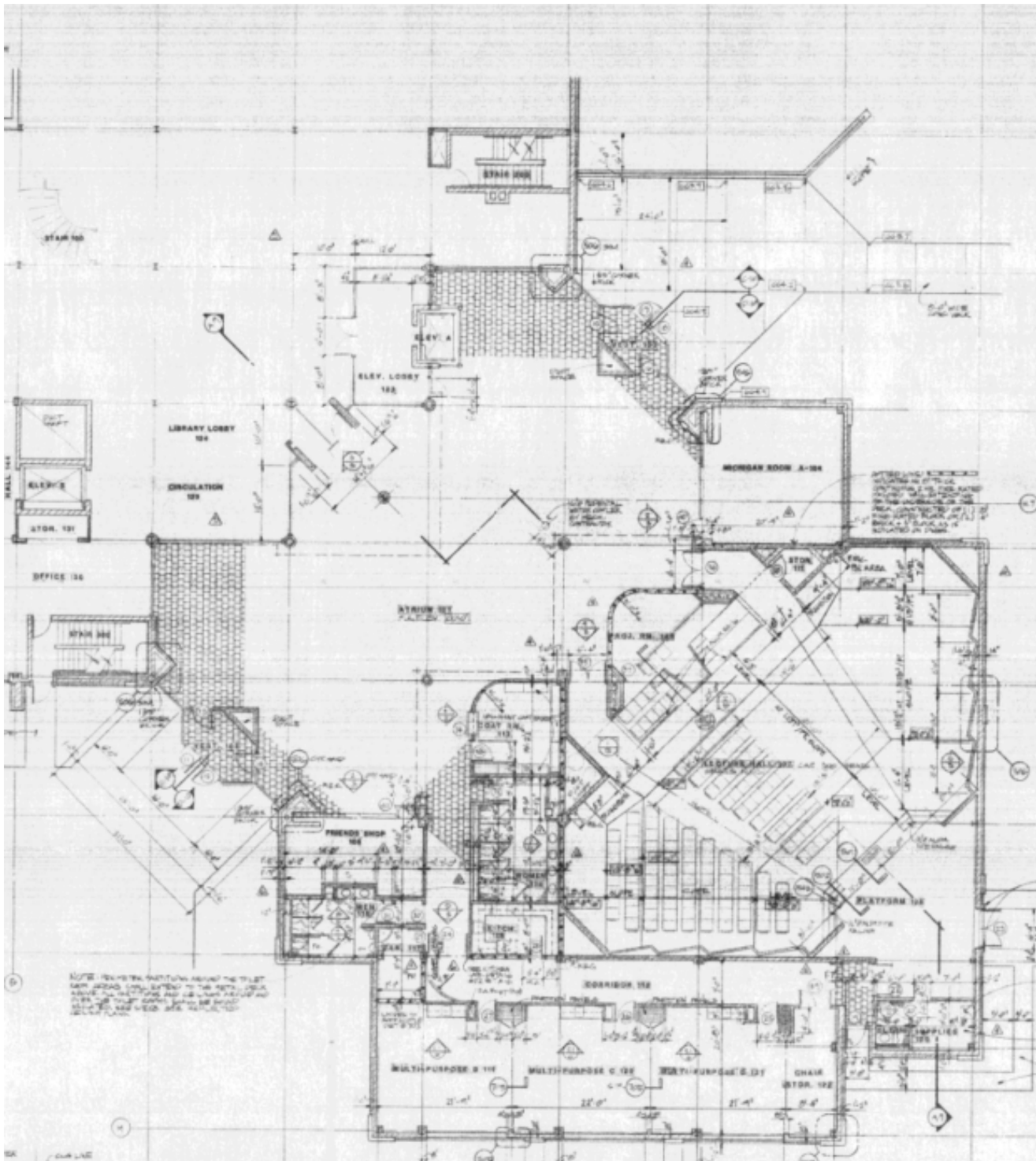
Building 04 – Livonia Civic Center Library

Basement Floor Plan:



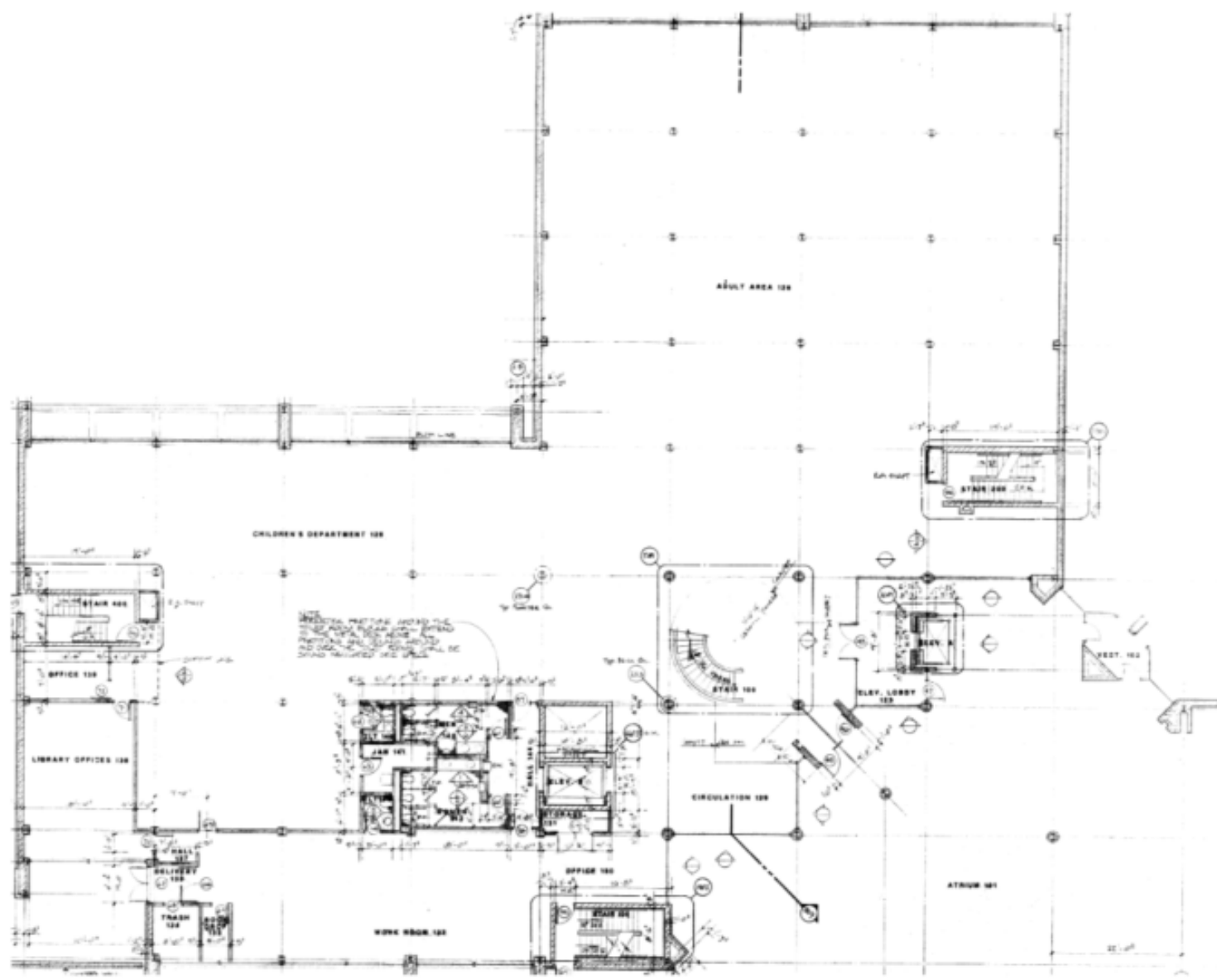
## Building 04 – Livonia Civic Center Library

## 1st Floor Plan (Lecture Hall):



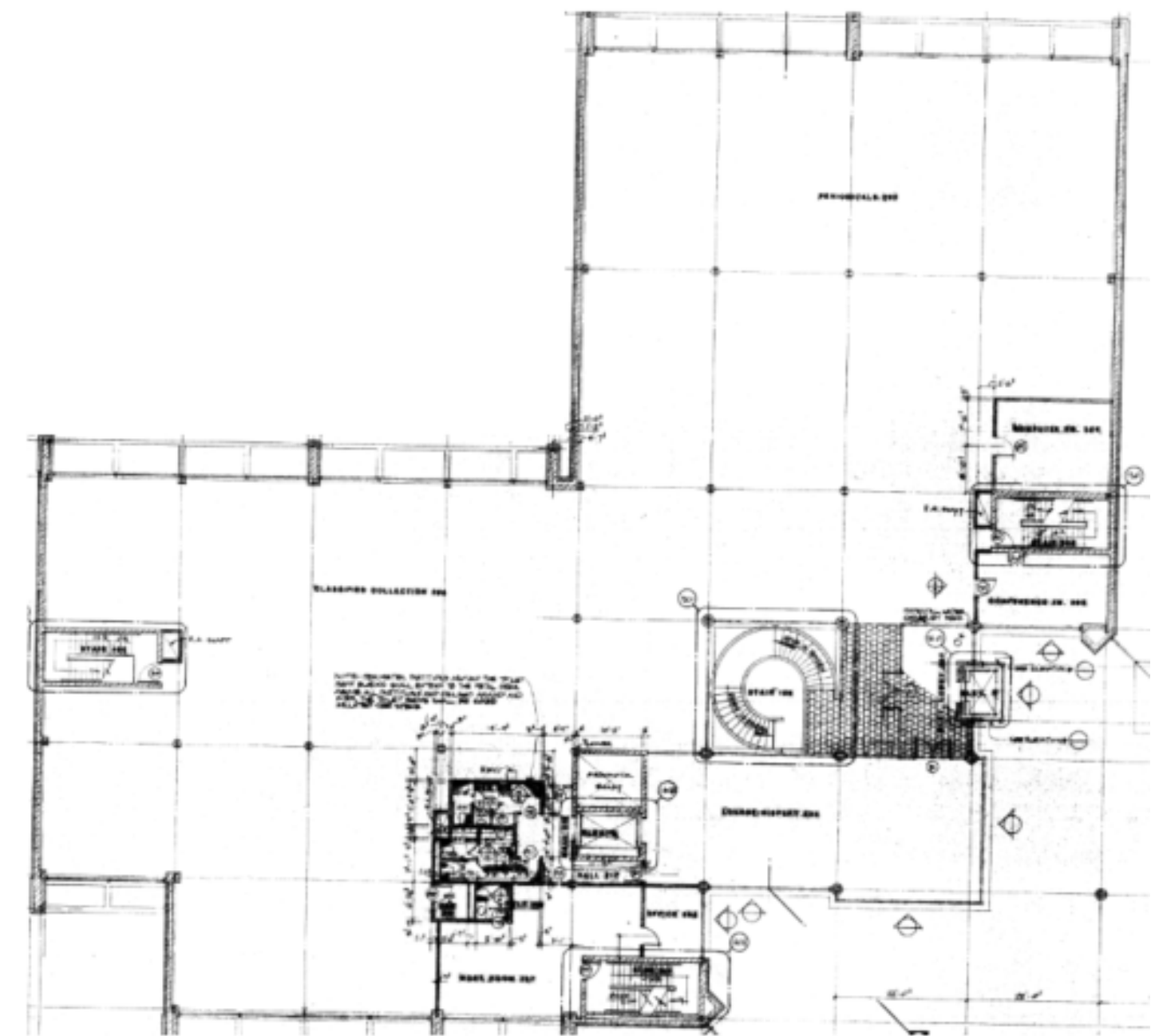
Building 04 – Livonia Civic Center Library

1st Floor Plan:



Building 04 - Livonia Civic Center Library

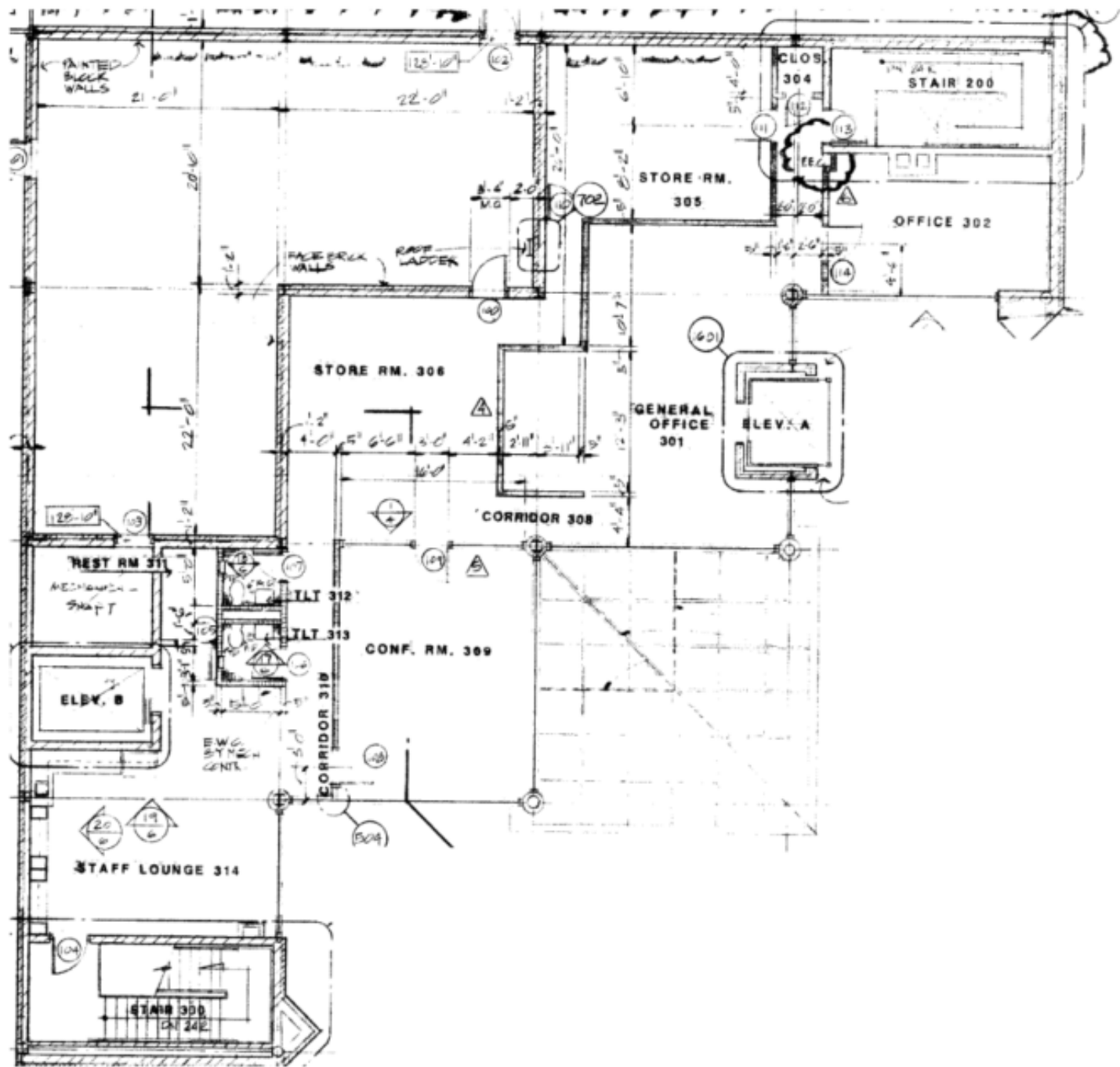
2nd Floor Plan:





Building 04 – Livonia Civic Center Library

3rd Floor Plan:



# SECTION C | Individual Building Assessments

## Building 04 – Livonia Civic Center Library

### Summary of Budgets:

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

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 | Unit      | # of Units | Total Units | As % of Total Cost | Critical Needs Cost<br>(1 - 3 years) | Deferrable Maintenance Cost<br>(4 - 6 years) | Future Need Cost<br>(7 - 10 years) |  |
|                                                       | Per Unit |           |            |             |                    |                                      |                                              |                                    |  |
| 6.0 ELECTRICAL SYSTEMS                                |          |           |            |             |                    |                                      |                                              |                                    |  |
| Power                                                 |          |           |            |             |                    |                                      |                                              |                                    |  |
| Power for IT Equipment & Upgrades                     | 1        | Allowance | 1          | 1           | 0.25%              | \$0                                  | \$0                                          | \$39,960                           |  |
| Power for new HVAC                                    | 1        | Allowance | 1          | 1           | 0.55%              | \$60,480                             | \$0                                          | \$0                                |  |
| Lighting                                              |          |           |            |             |                    |                                      |                                              |                                    |  |
| Replace Lighting with LED's (New OS, Switching, etc.) | 64,000   | SF        | 1          | 64,000      | 4.59%              | \$0                                  | \$655,949                                    | \$0                                |  |
| Replace Exterior Wall Packs                           | 12       | EA        | 1          | 12          | 0.10%              | \$10,886                             | \$0                                          | \$0                                |  |
| ELECTRICAL SYSTEMS SUBTOTAL                           |          |           |            |             |                    | 5.49%                                | \$71,366                                     | \$655,949                          |  |
| 7.0 SECURITY                                          |          |           |            |             |                    |                                      |                                              |                                    |  |
| Security                                              |          |           |            |             |                    |                                      |                                              |                                    |  |
| Security Allowance - Cameras / Surveillance           | 1        | Allowance | 1          | 1           | 0.00%              | \$0                                  | \$0                                          | \$55,944                           |  |
| Security Allowance - Access Controls                  | 1        | Allowance | 1          | 1           | 0.00%              | \$0                                  | \$0                                          | \$55,944                           |  |
| SECURITY SYSTEMS SUBTOTAL                             |          |           |            |             |                    | 0.69%                                | \$0                                          | \$111,888                          |  |
| 8.0 ABATEMENT                                         |          |           |            |             |                    |                                      |                                              |                                    |  |
| Abatement                                             |          |           |            |             |                    |                                      |                                              |                                    |  |
| Abatement Allowance                                   | 1        | Allowance | 1          | 1           | 1.10%              | \$120,960                            | \$0                                          | \$0                                |  |
| ABATEMENT SUBTOTAL                                    |          |           |            |             |                    | 1.10%                                | \$120,960                                    | \$0                                |  |
| 9.0 FURNITURE & EQUIPMENT                             |          |           |            |             |                    |                                      |                                              |                                    |  |
| General Furniture                                     |          |           |            |             |                    |                                      |                                              |                                    |  |
| FFE Allowance (Including Book Shelves)                | 1        | Allowance | 1          | 1           | 7.37%              | \$270,000                            | \$351,000                                    | \$399,600                          |  |
| FURNITURE & EQUIPMENT SUBTOTAL                        |          |           |            |             |                    | 7.37%                                | \$270,000                                    | \$351,000                          |  |
| SOFT COSTS                                            |          |           |            |             |                    |                                      |                                              |                                    |  |
| Building Infrastructure Improvement Total:            |          |           |            |             | 76.52%             | \$4,807,810                          | \$3,774,011                                  | \$1,027,132                        |  |
| Project Contingency:                                  | 10.00%   |           |            |             | 6.91%              | \$453,781                            | \$342,301                                    | \$62,753                           |  |
| Permits, Testing & Printing:                          | 2.50%    |           |            |             | 1.90%              | \$124,790                            | \$94,133                                     | \$17,257                           |  |
| Professional Fees & Costs:                            | 9.00%    |           |            |             | 7.65%              | \$501,917                            | \$378,612                                    | \$69,410                           |  |
| Construction Manager Fee & Costs:                     | 9.00%    |           |            |             | 7.02%              | \$460,474                            | \$347,350                                    | \$63,679                           |  |
| PROJECT TOTAL                                         |          |           |            |             | 100.00%            | \$6,348,772                          | \$4,936,406                                  | \$1,240,231                        |  |



Building 04 – Livonia Civic Center Library

Photos:

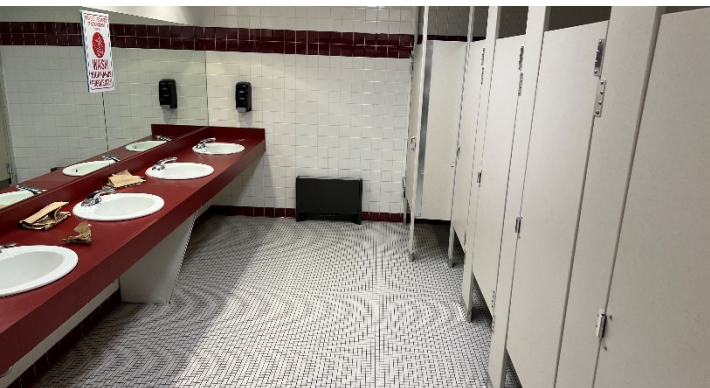
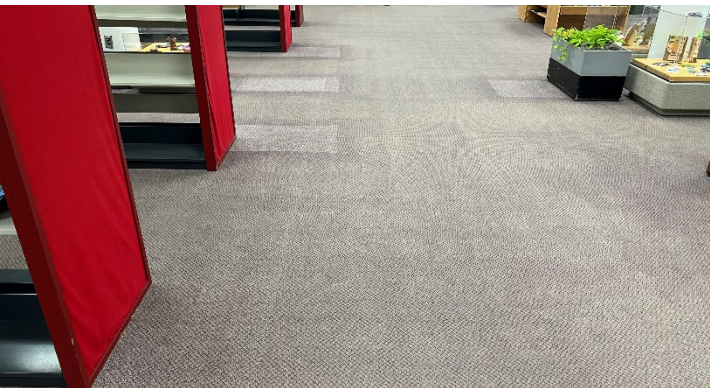
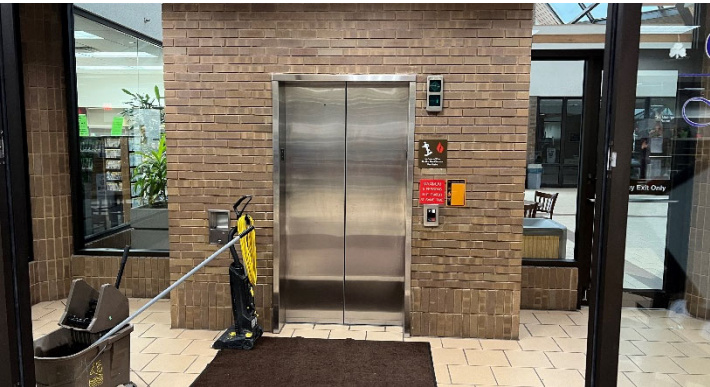




SECTION C | Individual Building Assessments

Building 04 – Livonia Civic Center Library

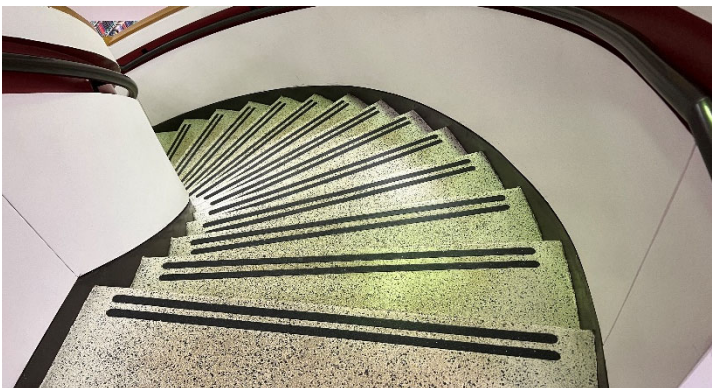
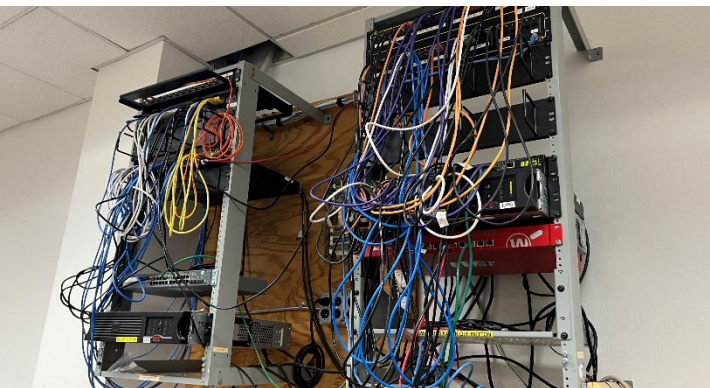
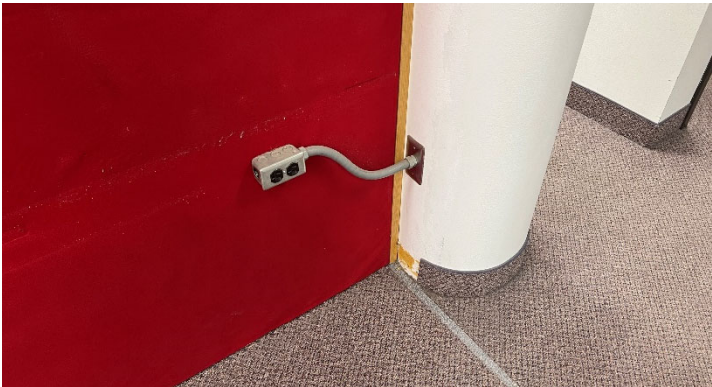
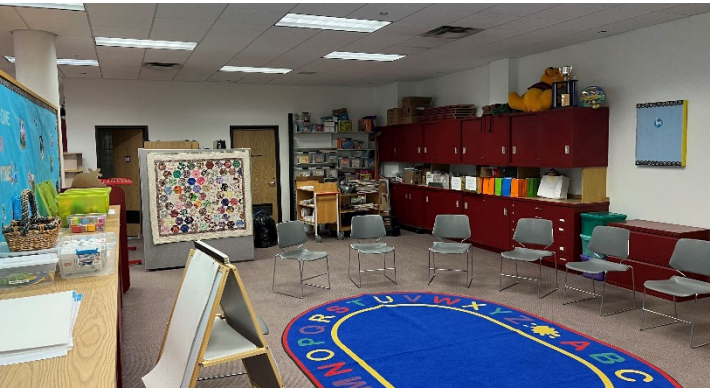
Photos:





Building 04 – Livonia Civic Center Library

Photos:



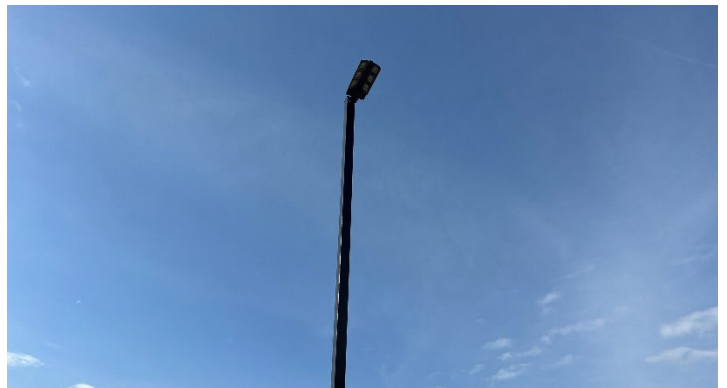


Building 04 – Livonia Civic Center Library

Photos:









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



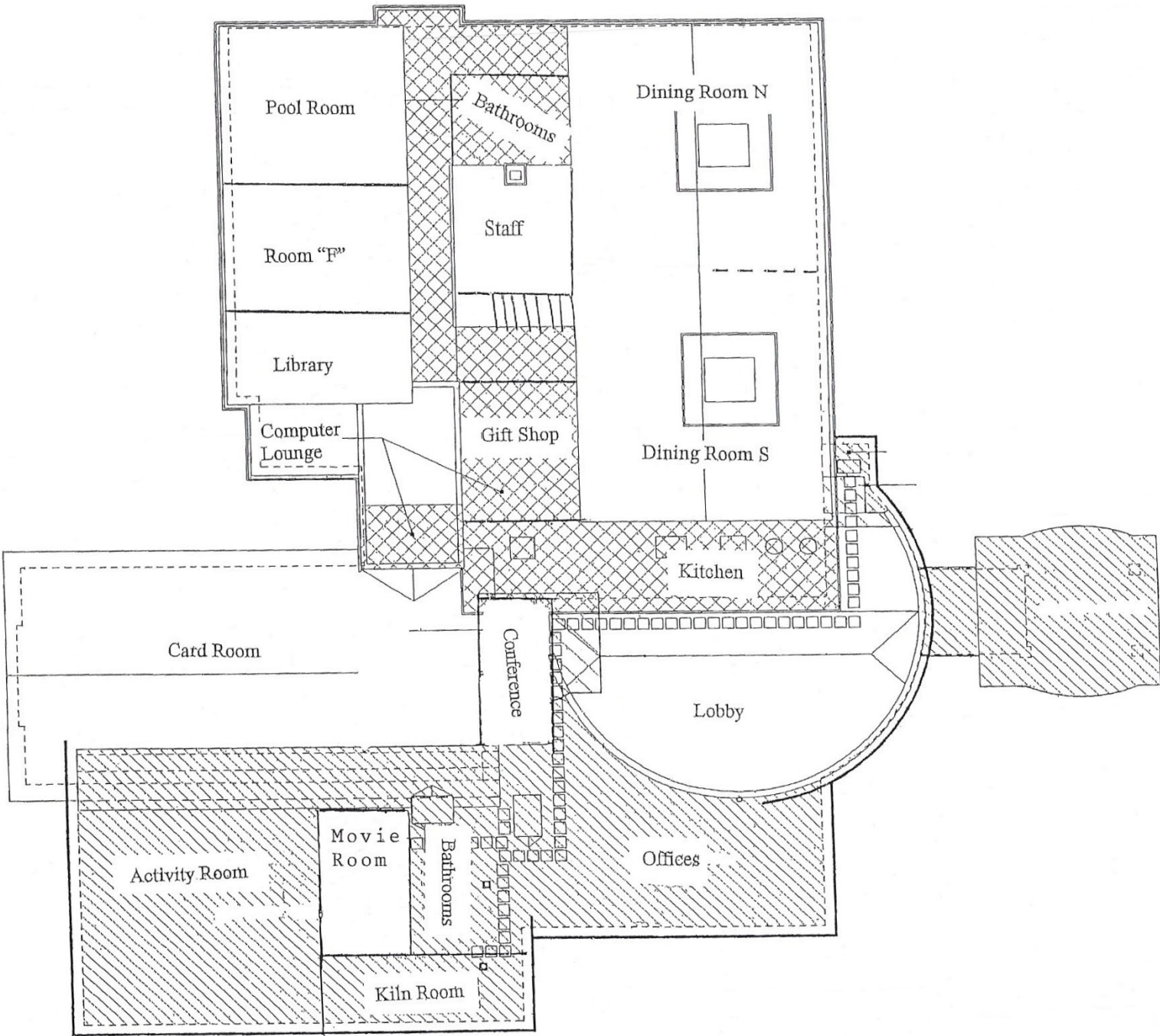
|                  |                                             |
|------------------|---------------------------------------------|
| Address:         | 15218 Farmington Rd. Livonia MI 48154       |
| Year Built:      | 1964<br>Additions: 1984 Lobby, 2001 Offices |
| Square Footage:  | 25,000     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

Site Plan:



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

1st Floor Plan:





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

Summary of Budgets:

| Senior Center/Community Transit                                                  |                   |           |            |             |                    | Cost Data                |                             |                  |
|----------------------------------------------------------------------------------|-------------------|-----------|------------|-------------|--------------------|--------------------------|-----------------------------|------------------|
| Building SF                                                                      |                   |           |            |             |                    | Specification Factor =   |                             |                  |
| 25,000                                                                           |                   |           |            |             |                    | Geographic Factor =      |                             |                  |
|                                                                                  |                   |           |            |             |                    | Cost Escalation Factor = |                             |                  |
|                                                                                  |                   |           |            |             |                    | 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 |                          |                             |                  |
| <b>1.0 SITE</b>                                                                  |                   |           |            |             |                    |                          |                             |                  |
| <b>Paving</b>                                                                    |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>Site Amenities</b>                                                            |                   |           |            |             |                    |                          |                             |                  |
| Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc. | 1                 | Allowance | 1          | 1           | 0.38%              | \$0                      | \$0                         | \$39,960         |
| <b>Landscaping</b>                                                               |                   |           |            |             |                    |                          |                             |                  |
| Improve Landscaping                                                              | 1                 | Allowance | 1          | 1           | 0.46%              | \$0                      | \$0                         | \$47,952         |
| <b>Utilities</b>                                                                 |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>Misc.</b>                                                                     |                   |           |            |             |                    |                          |                             |                  |
| Internally Lit Monument Sign w/ Brick Base                                       | 1                 | EA        | 1          | 1           | 0.77%              | \$0                      | \$0                         | \$79,920         |
| <b>SITE SUBTOTAL</b>                                                             |                   |           |            |             | <b>12.05%</b>      | <b>\$731,808</b>         | <b>\$0</b>                  | <b>\$167,832</b> |
| <b>2.0 BUILDING ENVELOPE</b>                                                     |                   |           |            |             |                    |                          |                             |                  |
| <b>Roofing Work</b>                                                              |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>Windows</b>                                                                   |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>Exterior Walls</b>                                                            |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>Exterior Doors</b>                                                            |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>BUILDING ENVELOPE SUBTOTAL</b>                                                |                   |           |            |             | <b>18.32%</b>      | <b>\$1,284,854</b>       | <b>\$0</b>                  | <b>\$0</b>       |
| <b>3.0 INTERIOR/FINISHES</b>                                                     |                   |           |            |             |                    |                          |                             |                  |
| <b>Interior Doors &amp; Hardware</b>                                             |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>Ceilings</b>                                                                  |                   |           |            |             |                    |                          |                             |                  |
| Remove Existing & Install New Acoustic Tile Ceiling                              | 25,000            | SF        | 1          | 25,000      | 3.27%              | \$229,500                | \$0                         | \$0              |
| <b>Flooring</b>                                                                  |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>Paint</b>                                                                     |                   |           |            |             |                    |                          |                             |                  |
| Paint - Interior                                                                 | 25,000            | SF        | 1          | 25,000      | 0.77%              | \$0                      | \$70,200                    | \$0              |
| <b>Signage</b>                                                                   |                   |           |            |             |                    |                          |                             |                  |
| Replace Interior Signage                                                         | 25,000            | SF        | 1          | 25,000      | 0.15%              | \$0                      | \$14,040                    | \$0              |
| <b>Restrooms</b>                                                                 |                   |           |            |             |                    |                          |                             |                  |
| Renovate - Toilet Room (Group)                                                   | 4                 | Allowance | 1          | 4           | 1.85%              | \$129,600                | \$0                         | \$0              |
| <b>Casework &amp; Countertops</b>                                                |                   |           |            |             |                    |                          |                             |                  |
| Replace Misc. Casework/Millwork                                                  | 1                 | Allowance | 1          | 1           | 1.15%              | \$81,000                 | \$0                         | \$0              |
| <b>INTERIOR/FINISHES SUBTOTAL</b>                                                |                   |           |            |             | <b>20.07%</b>      | <b>\$1,131,300</b>       | <b>\$359,775</b>            | <b>\$0</b>       |
| <b>4.0 PLUMBING SYSTEMS</b>                                                      |                   |           |            |             |                    |                          |                             |                  |
| <b>Fire Protection</b>                                                           |                   |           |            |             |                    |                          |                             |                  |
| New Fire Suppression System                                                      | 25,000            | SF        | 1          | 25,000      | 1.92%              | \$135,000                | \$0                         | \$0              |
| <b>Equipment &amp; Fixtures</b>                                                  |                   |           |            |             |                    |                          |                             |                  |
| 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              |
| <b>Piping</b>                                                                    |                   |           |            |             |                    |                          |                             |                  |
| Replace Piping, Valves & Unions                                                  | 1                 | Allowance | 1          | 1           | 0.38%              | \$0                      | \$0                         | \$39,960         |
| <b>PLUMBING SYSTEMS SUBTOTAL</b>                                                 |                   |           |            |             | <b>2.97%</b>       | <b>\$164,030</b>         | <b>\$22,464</b>             | <b>\$39,960</b>  |

# SECTION C | Individual Building Assessments

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

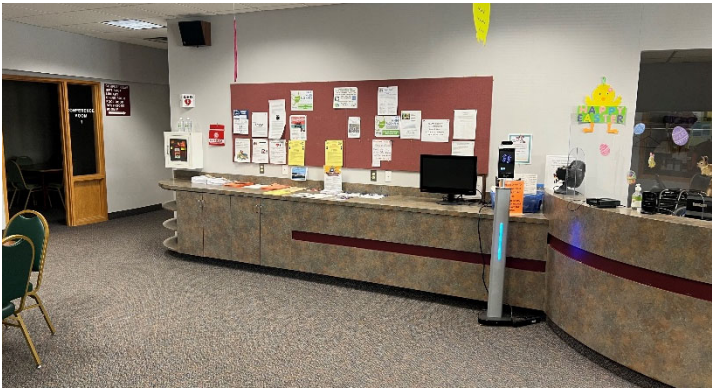
### Summary of Budgets:

| 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<br>Per Unit | Unit      | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Critical Needs<br>Cost<br>(1 - 3 years) | Deferrable<br>Maintenance<br>Cost<br>(4 - 6 years) | Future Need<br>Cost<br>(7 - 10 years) |
| <b>5.0 HVAC SYSTEMS</b>                                      |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>Equipment</b>                                             |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>Piping</b>                                                |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>HVAC SYSTEMS SUBTOTAL</b>                                 |                      |           |               |             |                          | <b>4.85%</b>                            | <b>\$194,400</b>                                   | <b>\$49,140</b>                       |
| <b>6.0 ELECTRICAL SYSTEMS</b>                                |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>Power</b>                                                 |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                              |
| <b>Lighting</b>                                              |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>Fire Alarm System</b>                                     |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                              |
| <b>ELECTRICAL SYSTEMS SUBTOTAL</b>                           |                      |           |               |             |                          | <b>6.75%</b>                            | <b>\$225,360</b>                                   | <b>\$26,208</b>                       |
| <b>7.0 SECURITY</b>                                          |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>Security</b>                                              |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>SECURITY SYSTEMS SUBTOTAL</b>                             |                      |           |               |             |                          | <b>0.88%</b>                            | <b>\$45,792</b>                                    | <b>\$23,976</b>                       |
| <b>8.0 ABATEMENT</b>                                         |                      |           |               |             |                          |                                         |                                                    |                                       |
| Abatement Allowance                                          | 1                    | Allowance | 1             | 1           | 0.77%                    | \$54,000                                | \$0                                                | \$0                                   |
| <b>ABATEMENT SUBTOTAL</b>                                    |                      |           |               |             |                          | <b>0.77%</b>                            | <b>\$54,000</b>                                    | <b>\$0</b>                            |
| <b>9.0 FURNITURE &amp; EQUIPMENT</b>                         |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>General Furniture</b>                                     |                      |           |               |             |                          |                                         |                                                    |                                       |
| FFE Allowance                                                | 1                    | Allowance | 1             | 1           | 1.54%                    | \$36,000                                | \$46,800                                           | \$53,280                              |
| <b>Other FF&amp;E</b>                                        |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>FURNITURE &amp; EQUIPMENT SUBTOTAL</b>                    |                      |           |               |             |                          | <b>6.08%</b>                            | <b>\$354,600</b>                                   | <b>\$46,800</b>                       |
| <b>10.0 TECHNOLOGY</b>                                       |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>Technology</b>                                            |                      |           |               |             |                          |                                         |                                                    |                                       |
| Misc. Technology Upgrades                                    | 25,000               | SQFt      | 1             | 25,000      | 4.62%                    | \$324,000                               | \$0                                                | \$0                                   |
| <b>TECHNOLOGY SUBTOTAL</b>                                   |                      |           |               |             |                          | <b>4.62%</b>                            | <b>\$324,000</b>                                   | <b>\$0</b>                            |
| <b>SOFT COSTS</b>                                            |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                              |
| <b>PROJECT TOTAL</b>                                         |                      |           |               |             |                          | <b>100.00%</b>                          | <b>\$5,811,271</b>                                 | <b>\$659,776</b>                      |
|                                                              |                      |           |               |             |                          |                                         |                                                    | <b>\$1,029,377</b>                    |



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

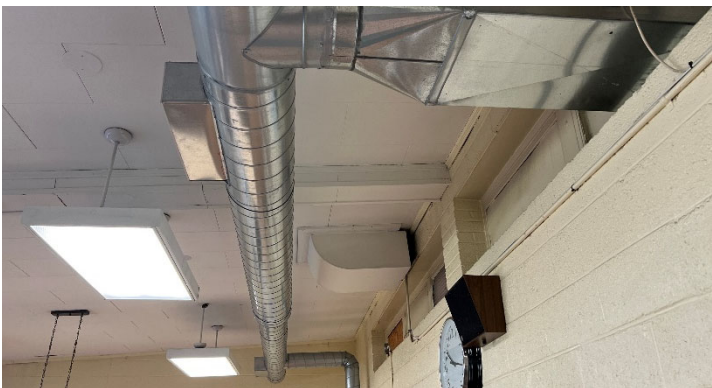
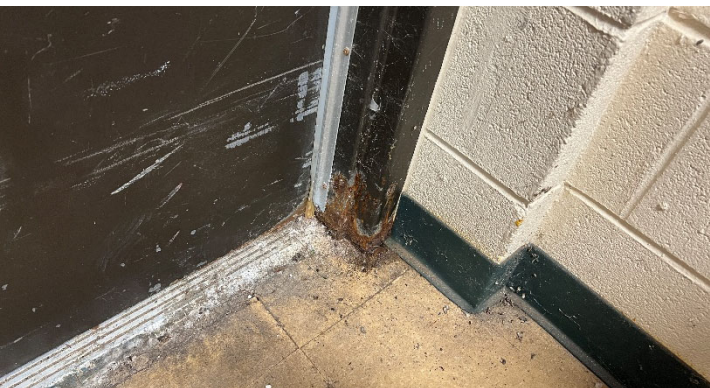
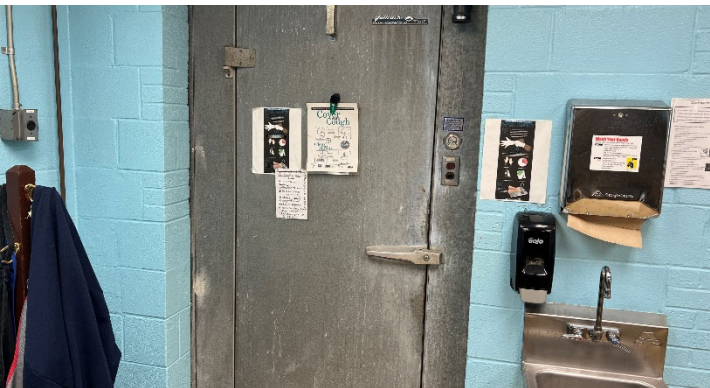
Photos:





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

Photos:

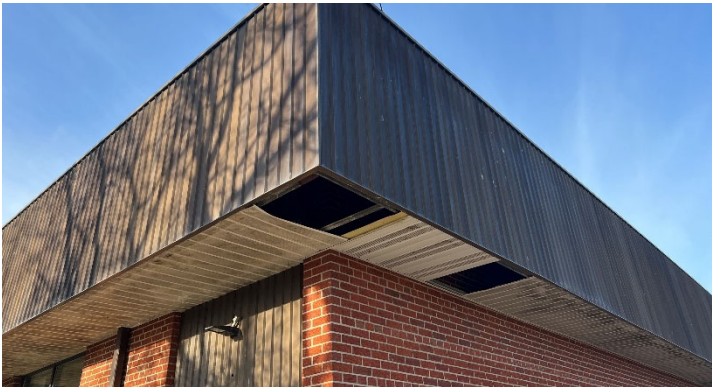




SECTION C | Individual Building Assessments

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

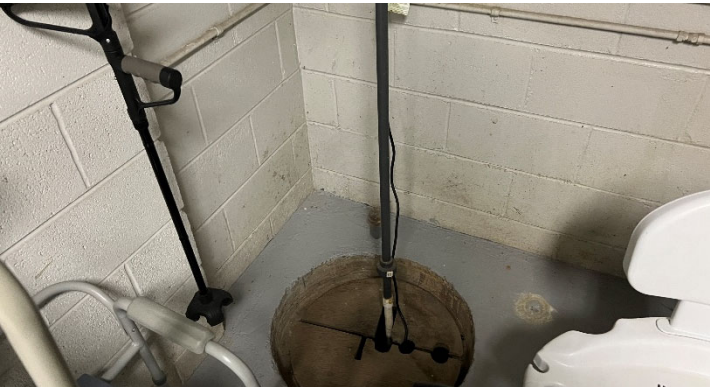
Photos:





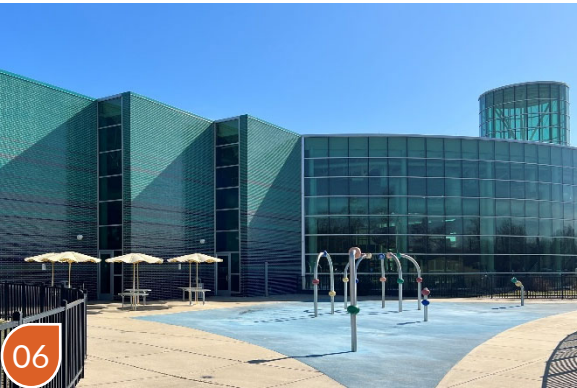
Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



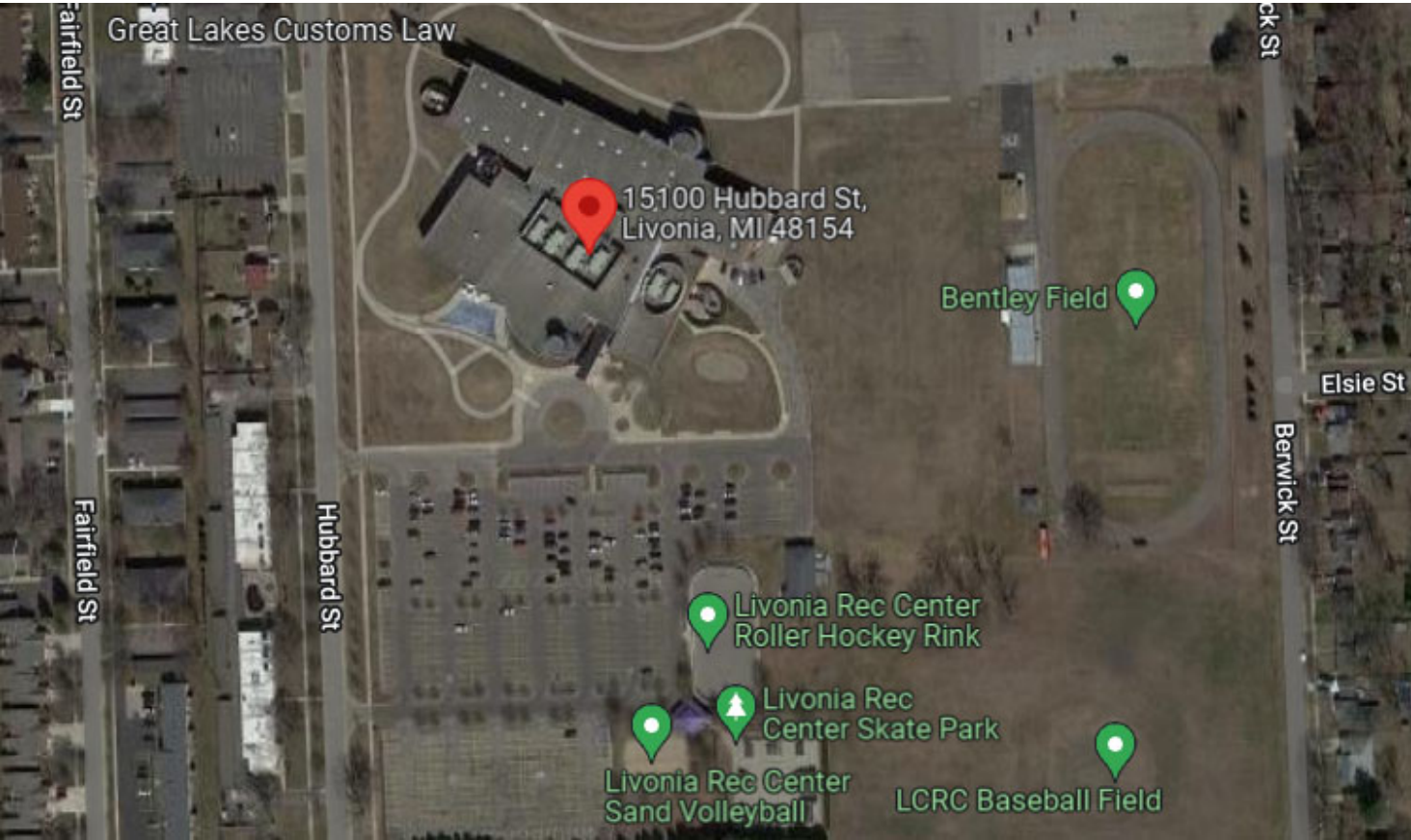


Building 06 – Jack E. Kirksey Livonia Community Recreation Center



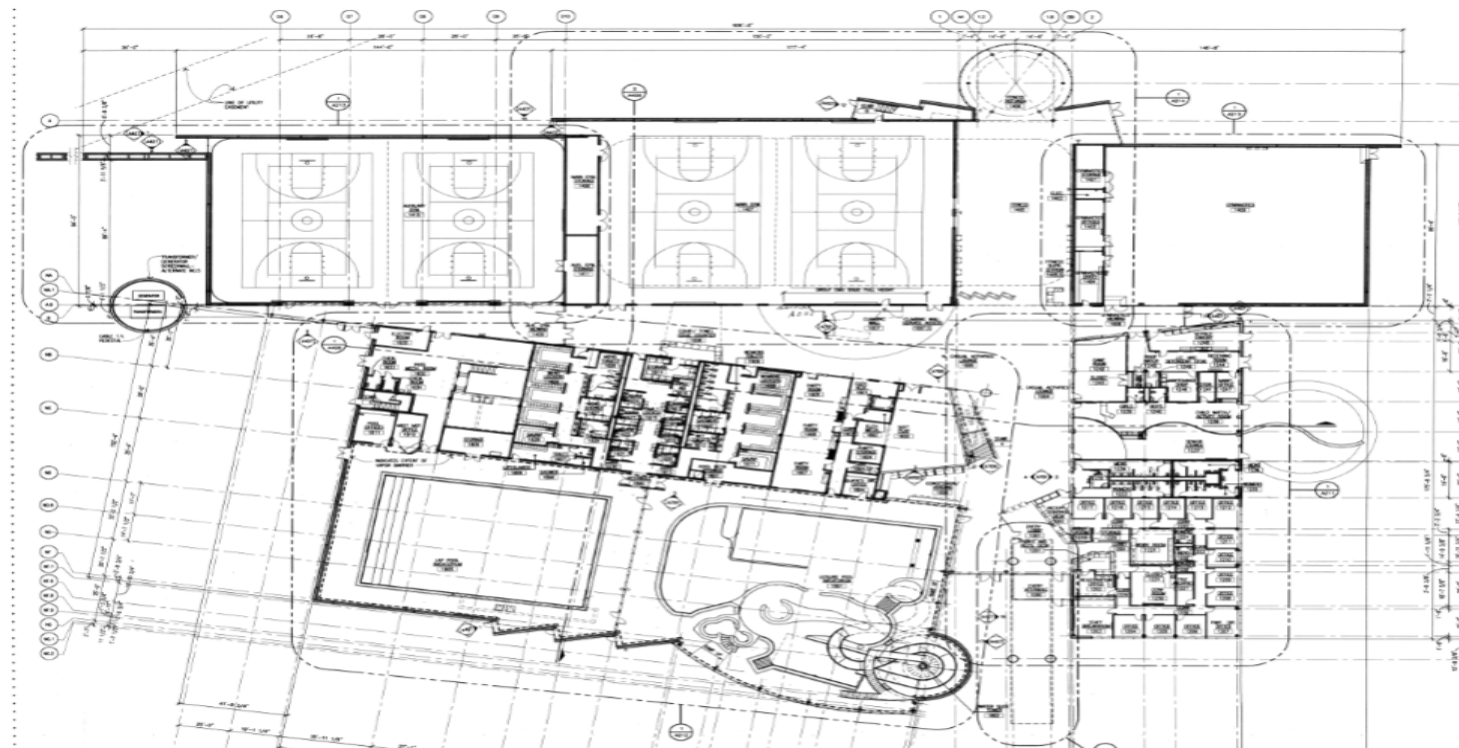
|                  |                                    |
|------------------|------------------------------------|
| Address:         | 15100 Hubbard St. Livonia MI 48154 |
| Year Built:      | 2003                               |
| Square Footage:  | 130,000                            |
| Site Area: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

Site Plan:

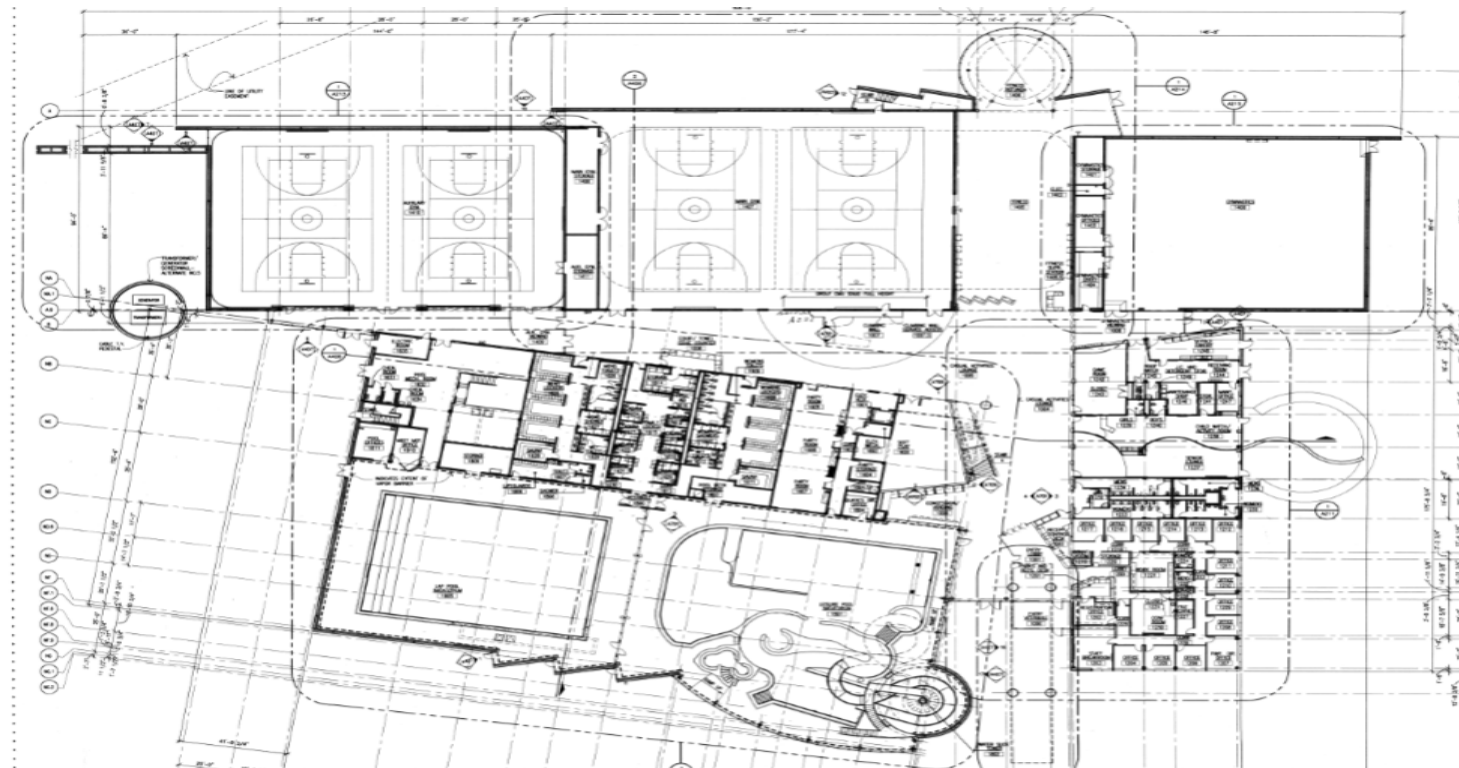


Building 06 – Jack E. Kirksey Livonia Community Recreation Center

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<br>130,000                                                     |                      |           |               |             |                          | Specification Factor =                  | Geographic Factor =                                | Cost Escalation Factor =              |
|                                                                            |                      |           |               |             |                          | Cost Escalation Factors                 |                                                    |                                       |
|                                                                            |                      |           |               |             |                          | 1.08                                    | 1.30                                               | 1.48                                  |
| Program Area                                                               | Quantity<br>Per Unit | Unit      | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Critical Needs<br>Cost<br>(1 - 3 years) | Deferrable<br>Maintenance<br>Cost<br>(4 - 6 years) | Future Need<br>Cost<br>(7 - 10 years) |
| <b>1.0 SITE</b>                                                            |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>Paving</b>                                                              |                      |           |               |             |                          |                                         |                                                    |                                       |
| Pavement and Base Reconstruction                                           | 222352               | SF        | 1             | 222,352     | 7.98%                    | \$0                                     | \$0                                                | \$2,132,445                           |
| Selective Sidewalk & Curb Replacement                                      | 1                    | Allowance | 1             | 1           | 0.09%                    | \$16,200                                | \$0                                                | \$0                                   |
| Sealcoating/Re-stripping                                                   | 222352               | SF        | 1             | 222,352     | 0.40%                    | \$72,042                                | \$0                                                | \$0                                   |
| <b>Playground / Play pad</b>                                               |                      |           |               |             |                          |                                         |                                                    |                                       |
| Provide Synthetic Safety Surfacing on Playground (Kid Quarters)            | 1                    | Allowance | 1             | 1           | 0.18%                    | \$32,400                                | \$0                                                | \$0                                   |
| <b>Landscaping</b>                                                         |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>Utilities</b>                                                           |                      |           |               |             |                          |                                         |                                                    |                                       |
| Misc. Utility Repairs                                                      | 1                    | Allowance | 1             | 1           | 0.15%                    | \$0                                     | \$0                                                | \$39,960                              |
| <b>Misc.</b>                                                               |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>SITE SUBTOTAL</b>                                                       |                      |           |               |             | <b>9.87%</b>             | <b>\$120,642</b>                        | <b>\$238,680</b>                                   | <b>\$2,188,389</b>                    |
| <b>2.0 BUILDING ENVELOPE</b>                                               |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>Roofing Work</b>                                                        |                      |           |               |             |                          |                                         |                                                    |                                       |
| Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered                     | 110000               | SF        | 1             | 80,000      | 16.74%                   | \$0                                     | \$3,931,200                                        | \$0                                   |
| <b>Windows</b>                                                             |                      |           |               |             |                          |                                         |                                                    |                                       |
| Recaulk Windows                                                            | 1                    | Allowance | 1             | 1           | 0.15%                    | \$0                                     | \$0                                                | \$39,960                              |
| <b>Exterior Walls</b>                                                      |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>BUILDING ENVELOPE SUBTOTAL</b>                                          |                      |           |               |             | <b>17.39%</b>            | <b>\$8,100</b>                          | <b>\$4,036,500</b>                                 | <b>\$39,960</b>                       |
| <b>3.0 INTERIOR/FINISHES</b>                                               |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>Walls &amp; Partitions</b>                                              |                      |           |               |             |                          |                                         |                                                    |                                       |
| Misc. Drywall Repairs                                                      | 1                    | Allowance | 1             | 1           | 0.06%                    | \$10,800                                | \$0                                                | \$0                                   |
| <b>Ceilings</b>                                                            |                      |           |               |             |                          |                                         |                                                    |                                       |
| Remove Existing & Install New Acoustic Tile Ceiling                        | 14,000               | SF        | 1             | 14,000      | 0.71%                    | \$0                                     | \$167,076                                          | \$0                                   |
| <b>Flooring</b>                                                            |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                              |
| <b>Windows</b>                                                             |                      |           |               |             |                          |                                         |                                                    |                                       |
| Remove & Replace Window Treatments                                         | 1                    | Allowance | 1             | 1           | 0.39%                    | \$0                                     | \$0                                                | \$103,896                             |
| <b>Paint</b>                                                               |                      |           |               |             |                          |                                         |                                                    |                                       |
| Paint - Interior                                                           | 130,000              | SF        | 1             | 130,000     | 1.55%                    | \$93,600                                | \$121,680                                          | \$138,528                             |
| <b>Restrooms</b>                                                           |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                             |
| <b>Gym / Pool Equipment</b>                                                |                      |           |               |             |                          |                                         |                                                    |                                       |
| Replace ADA Lift                                                           | 1                    | Allowance | 1             | 1           | 0.09%                    | \$0                                     | \$21,060                                           | \$0                                   |
| <b>Casework &amp; Countertops</b>                                          |                      |           |               |             |                          |                                         |                                                    |                                       |
| Replace Misc. Casework/Millwork                                            | 1                    | Allowance | 1             | 1           | 1.20%                    | \$0                                     | \$140,400                                          | \$159,840                             |
| <b>Other</b>                                                               |                      |           |               |             |                          |                                         |                                                    |                                       |
| Renovate Tree Fort                                                         | 1                    | Allowance | 1             | 1           | 2.99%                    | \$540,000                               | \$0                                                | \$0                                   |
| <b>INTERIOR/FINISHES SUBTOTAL</b>                                          |                      |           |               |             | <b>11.17%</b>            | <b>\$684,198</b>                        | <b>\$450,216</b>                                   | <b>\$1,460,756</b>                    |
| <b>4.0 PLUMBING SYSTEMS</b>                                                |                      |           |               |             |                          |                                         |                                                    |                                       |
| <b>Fire Protection</b>                                                     |                      |           |               |             |                          |                                         |                                                    |                                       |
| New Fire Suppression System                                                | 130,000              | SF        | 1             | 130,000     | 3.89%                    | \$702,000                               | \$0                                                | \$0                                   |
| <b>Equipment &amp; Fixtures</b>                                            |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                               |
| <b>Piping</b>                                                              |                      |           |               |             |                          |                                         |                                                    |                                       |
| Replace Piping, Valves & Unions                                            | 1                    | Allowance | 1             | 1           | 0.15%                    | \$0                                     | \$0                                                | \$39,960                              |
| <b>Pool</b>                                                                |                      |           |               |             |                          |                                         |                                                    |                                       |
| 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                             |
| <b>PLUMBING SYSTEMS SUBTOTAL</b>                                           |                      |           |               |             | <b>6.09%</b>             | <b>\$796,032</b>                        | <b>\$122,242</b>                                   | <b>\$309,557</b>                      |



# SECTION C | Individual Building Assessments

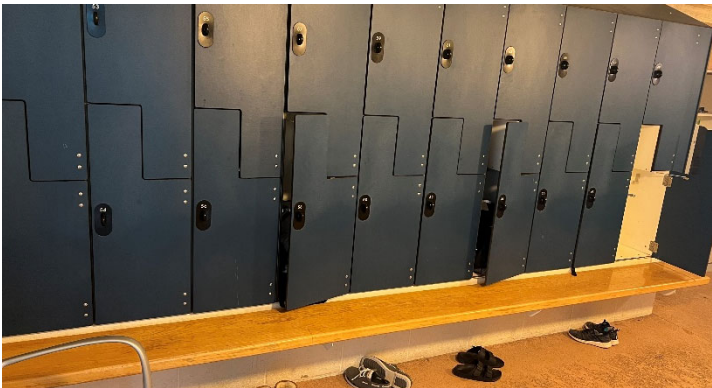
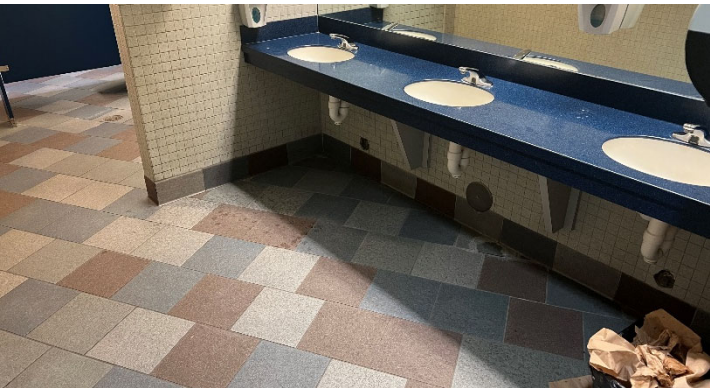
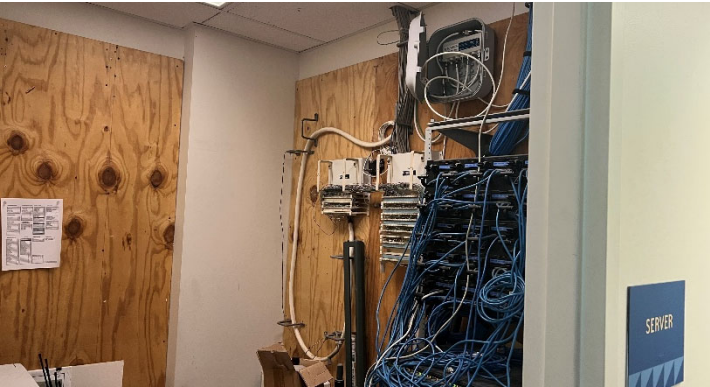
## Building 06 – Jack E. Kirksey Livonia Community Recreation Center

### Summary of Budgets:

| Jack E. Kirksey Recreation Center                                       |                      |           |               |             |                          | Cost Data                                                                 |                                                    |                                       |
|-------------------------------------------------------------------------|----------------------|-----------|---------------|-------------|--------------------------|---------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------|
| Building SF<br>130,000                                                  |                      |           |               |             |                          | Specification Factor =<br>Geographic Factor =<br>Cost Escalation Factor = |                                                    |                                       |
|                                                                         |                      |           |               |             |                          | Cost Escalation Factors                                                   |                                                    |                                       |
|                                                                         |                      |           |               |             |                          | 1.08                                                                      | 1.30                                               | 1.48                                  |
| Program Area                                                            | Quantity<br>Per Unit | Unit      | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Critical Needs<br>Cost<br>(1 - 3 years)                                   | Deferrable<br>Maintenance<br>Cost<br>(4 - 6 years) | Future Need<br>Cost<br>(7 - 10 years) |
| <b>5.0 HVAC SYSTEMS</b>                                                 |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| <b>Equipment</b>                                                        |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| 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                             |
| <b>Piping</b>                                                           |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| 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                                   |
| <b>HVAC SYSTEMS SUBTOTAL</b>                                            |                      |           |               |             | <b>19.86%</b>            | <b>\$0</b>                                                                | <b>\$1,865,916</b>                                 | <b>\$3,184,588</b>                    |
| <b>6.0 ELECTRICAL SYSTEMS</b>                                           |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| <b>Power</b>                                                            |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| 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                              |
| <b>Lighting</b>                                                         |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| 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                                   |
| <b>Fire Alarm System</b>                                                |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| Adjustments to Fire Alarm System                                        | 1                    | Allowance | 1             | 1           | 0.07%                    | \$12,096                                                                  | \$0                                                | \$0                                   |
| <b>ELECTRICAL SYSTEMS SUBTOTAL</b>                                      |                      |           |               |             | <b>7.00%</b>             | <b>\$30,240</b>                                                           | <b>\$1,411,020</b>                                 | <b>\$218,981</b>                      |
| <b>7.0 SECURITY</b>                                                     |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| <b>Security</b>                                                         |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| 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                              |
| <b>SECURITY SYSTEMS SUBTOTAL</b>                                        |                      |           |               |             | <b>0.60%</b>             | <b>\$0</b>                                                                | <b>\$0</b>                                         | <b>\$159,840</b>                      |
| <b>9.0 FURNITURE &amp; EQUIPMENT</b>                                    |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| <b>General Furniture</b>                                                |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| FFE Allowance                                                           | 1                    | Allowance | 1             | 1           | 1.20%                    | \$72,000                                                                  | \$93,600                                           | \$106,560                             |
| <b>FURNITURE &amp; EQUIPMENT SUBTOTAL</b>                               |                      |           |               |             | <b>1.20%</b>             | <b>\$72,000</b>                                                           | <b>\$93,600</b>                                    | <b>\$106,560</b>                      |
| <b>10.0 TECHNOLOGY</b>                                                  |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| <b>Technology</b>                                                       |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| Recable all IT Wiring                                                   | 1                    | Allowance | 1             | 1           | 2.39%                    | \$432,000                                                                 | \$0                                                | \$0                                   |
| <b>TECHNOLOGY SUBTOTAL</b>                                              |                      |           |               |             | <b>2.39%</b>             | <b>\$432,000</b>                                                          | <b>\$0</b>                                         | <b>\$0</b>                            |
| <b>SOFT COSTS</b>                                                       |                      |           |               |             |                          |                                                                           |                                                    |                                       |
| 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                             |
| <b>PROJECT TOTAL</b>                                                    |                      |           |               |             | <b>100.00%</b>           | <b>\$2,699,860</b>                                                        | <b>\$10,977,139</b>                                | <b>\$10,236,580</b>                   |

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

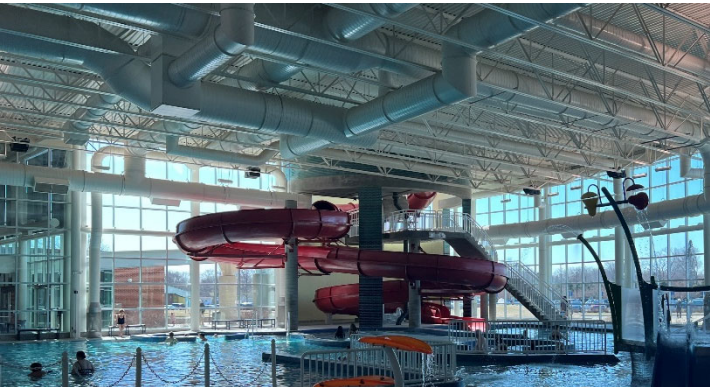
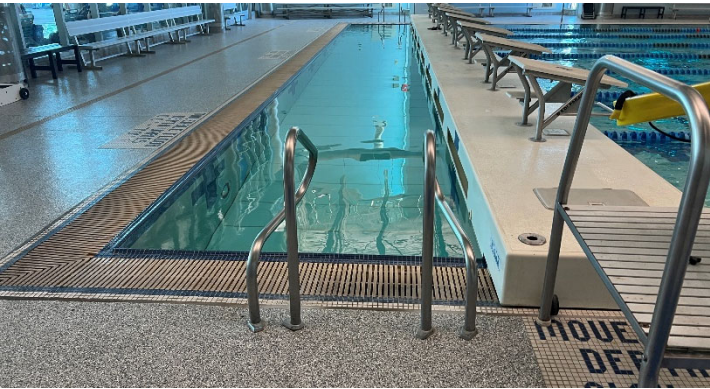
Photos:





Building 06 – Jack E. Kirksey Livonia Community Recreation Center

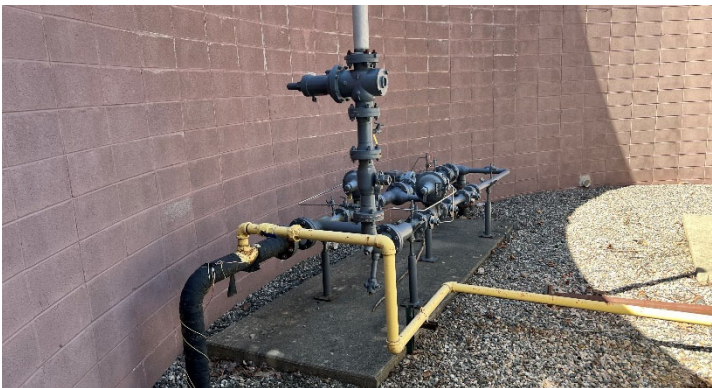
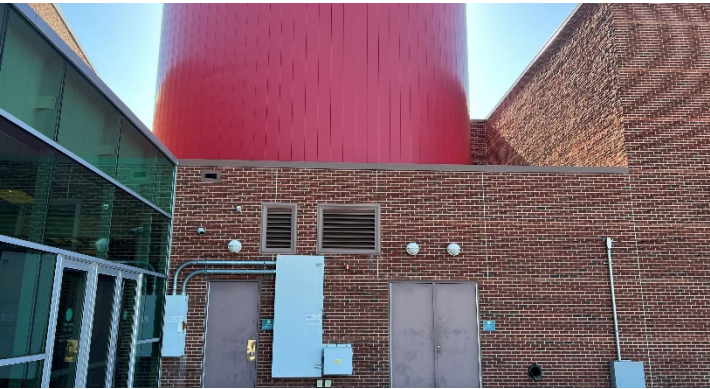
Photos:





Building 06 – Jack E. Kirksey Livonia Community Recreation Center

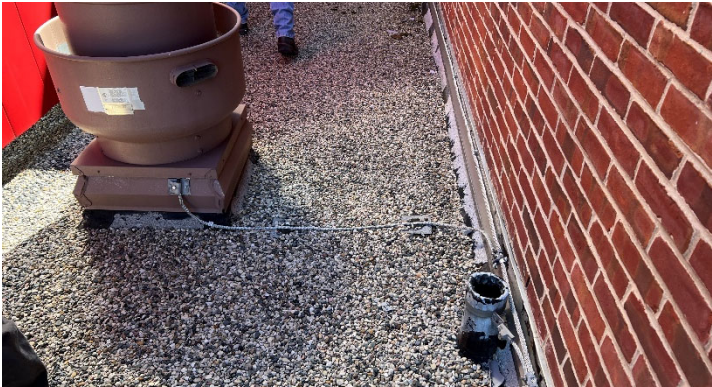
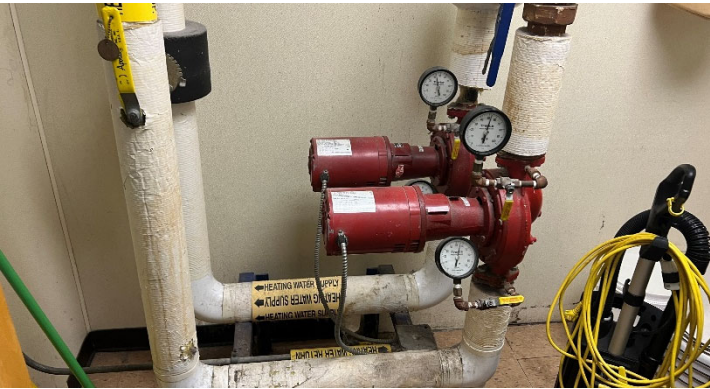
Photos:





Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:





Building 07 – Livonia Housing Commission



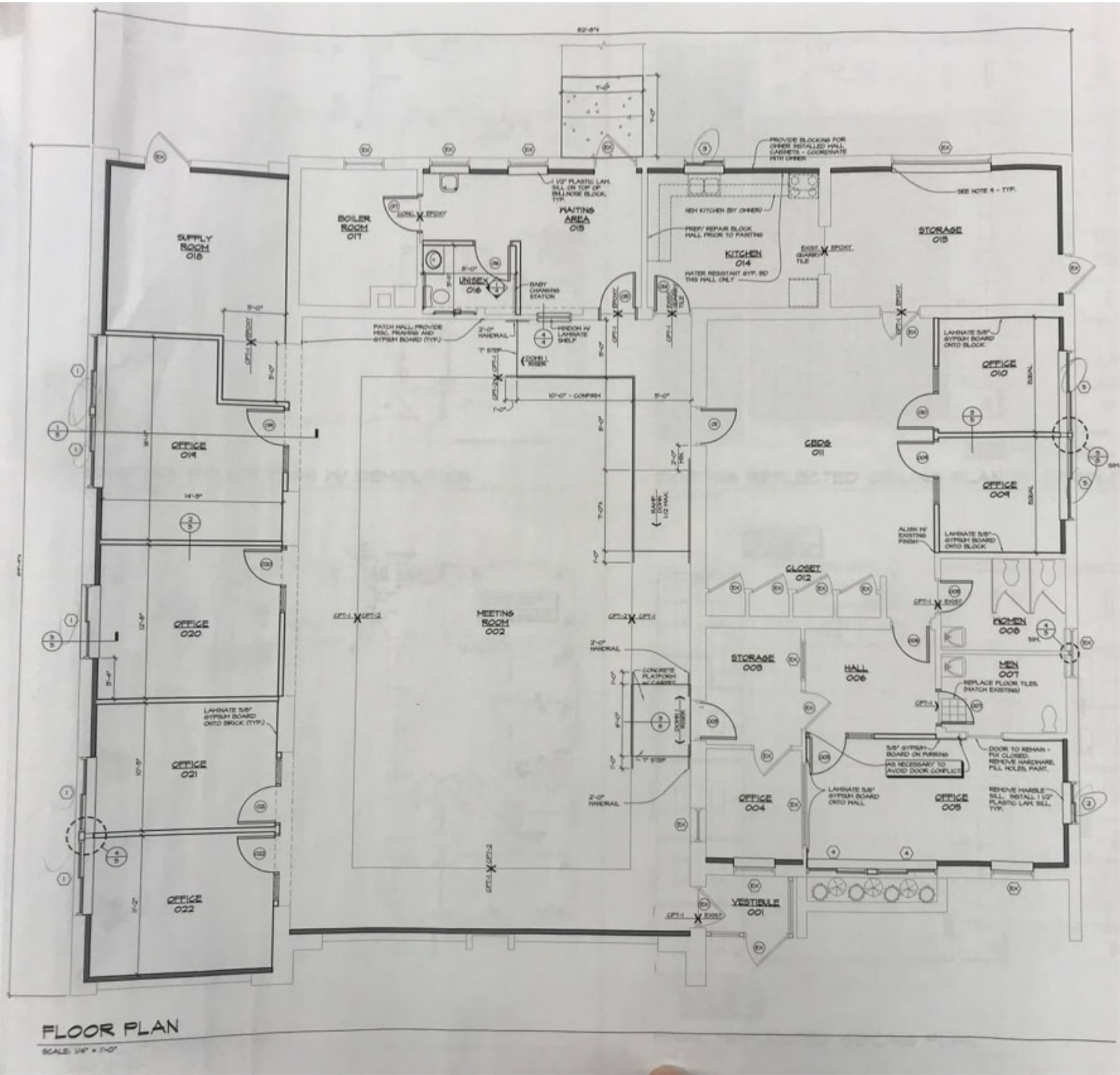
|                  |                                       |
|------------------|---------------------------------------|
| Address:         | 10800 Farmington Rd. Livonia MI 48150 |
| Year Built:      | ~1966                                 |
| Square Footage:  | 5,660                                 |
| 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:



Building 07 - Livonia Housing Commission

1st Floor Plan:



# SECTION C | Individual Building Assessments

## Building 07 – Livonia Housing Commission

### Summary of Budgets:

| Housing Commission                                                 |                      | Cost Data                |               |             |                          |                                         |                                                    |                                       |
|--------------------------------------------------------------------|----------------------|--------------------------|---------------|-------------|--------------------------|-----------------------------------------|----------------------------------------------------|---------------------------------------|
| Building SF                                                        |                      | Specification Factor =   |               |             | Geographic Factor =      |                                         |                                                    | Cost Escalation Factors               |
| 5,660                                                              |                      | Cost Escalation Factor = |               |             | 1.08                     |                                         |                                                    | 1.30                                  |
|                                                                    |                      |                          |               |             |                          |                                         |                                                    | 1.48                                  |
| Program Area                                                       | Quantity<br>Per Unit | Unit                     | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Critical Needs<br>Cost<br>(1 - 3 years) | Deferrable<br>Maintenance<br>Cost<br>(4 - 6 years) | Future Need<br>Cost<br>(7 - 10 years) |
| <b>1.0 SITE</b>                                                    |                      |                          |               |             |                          |                                         |                                                    |                                       |
| <b>Paving</b>                                                      |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Pavement and Base Reconstruction                                   | 33000                | SF                       | 1             | 33,000      | 17.87%                   | \$213,840                               | \$0                                                | \$0                                   |
| Selective Sidewalk & Curb Replacement                              | 1                    | Allowance                | 1             | 1           | 0.90%                    | \$10,800                                | \$0                                                | \$0                                   |
| Sealcoating/Re-stripping                                           | 33000                | SF                       | 1             | 33,000      | 0.89%                    | \$0                                     | \$0                                                | \$15,824                              |
| <b>Landscaping</b>                                                 |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Improve Landscaping                                                | 1                    | Allowance                | 1             | 1           | 0.90%                    | \$10,800                                | \$0                                                | \$0                                   |
| <b>Utilities</b>                                                   |                      |                          |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>SITE SUBTOTAL</b>                                               |                      |                          |               |             | <b>25.54%</b>            | <b>\$289,440</b>                        | <b>\$7,020</b>                                     | <b>\$15,824</b>                       |
| <b>2.0 BUILDING ENVELOPE</b>                                       |                      |                          |               |             |                          |                                         |                                                    |                                       |
| <b>Roofing Work</b>                                                |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Misc. Roof Repairs                                                 | 1                    | Allowance                | 1             | 1           | 0.90%                    | \$0                                     | \$14,040                                           | \$0                                   |
| <b>Windows</b>                                                     |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Re-caulk Windows                                                   | 1                    | Allowance                | 1             | 1           | 0.63%                    | \$7,560                                 | \$0                                                | \$0                                   |
| <b>Exterior Walls</b>                                              |                      |                          |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>Exterior Doors</b>                                              |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Exterior Hollow Metal Doors/Frames/Hardware- Single Door           | 3                    | EA                       | 1             | 3           | 0.81%                    | \$9,720                                 | \$0                                                | \$0                                   |
| <b>BUILDING ENVELOPE SUBTOTAL</b>                                  |                      |                          |               |             | <b>5.96%</b>             | <b>\$60,480</b>                         | <b>\$14,040</b>                                    | <b>\$0</b>                            |
| <b>3.0 INTERIOR/FINISHES</b>                                       |                      |                          |               |             |                          |                                         |                                                    |                                       |
| <b>Ceilings</b>                                                    |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Remove Existing & Install New Acoustic Tile Ceiling                | 5,660                | SF                       | 1             | 5,660       | 4.34%                    | \$51,959                                | \$0                                                | \$0                                   |
| <b>Flooring</b>                                                    |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Remove & Replace Flooring - Carpet                                 | 5,660                | SF                       | 1             | 5,660       | 3.42%                    | \$40,956                                | \$0                                                | \$0                                   |
| <b>Paint</b>                                                       |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Paint - Interior                                                   | 5,660                | SF                       | 1             | 5,660       | 0.77%                    | \$9,169                                 | \$0                                                | \$0                                   |
| <b>Restrooms</b>                                                   |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Renovate - Toilet Room (Single / Staff)                            | 1                    | EA                       | 1             | 1           | 0.90%                    | \$0                                     | \$14,040                                           | \$0                                   |
| <b>Casework &amp; Countertops</b>                                  |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Replace Misc. Casework/Millwork                                    | 1                    | Allowance                | 1             | 1           | 3.16%                    | \$0                                     | \$49,140                                           | \$0                                   |
| <b>INTERIOR/FINISHES SUBTOTAL</b>                                  |                      |                          |               |             | <b>12.59%</b>            | <b>\$102,084</b>                        | <b>\$63,180</b>                                    | <b>\$0</b>                            |
| <b>4.0 PLUMBING SYSTEMS</b>                                        |                      |                          |               |             |                          |                                         |                                                    |                                       |
| <b>Fire Protection</b>                                             |                      |                          |               |             |                          |                                         |                                                    |                                       |
| New Fire Suppression System                                        | 5,660                | SF                       | 1             | 5,660       | 2.55%                    | \$30,564                                | \$0                                                | \$0                                   |
| <b>Equipment &amp; Fixtures</b>                                    |                      |                          |               |             |                          |                                         |                                                    |                                       |
| 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                               |
| <b>Piping</b>                                                      |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Replace Piping, Valves & Unions                                    | 1                    | Allowance                | 1             | 1           | 0.45%                    | \$0                                     | \$0                                                | \$7,992                               |
| <b>PLUMBING SYSTEMS SUBTOTAL</b>                                   |                      |                          |               |             | <b>4.18%</b>             | <b>\$39,204</b>                         | <b>\$0</b>                                         | <b>\$15,984</b>                       |
| <b>5.0 HVAC SYSTEMS</b>                                            |                      |                          |               |             |                          |                                         |                                                    |                                       |
| <b>Equipment</b>                                                   |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Existing Trane Roof Top Unit, Serial # 111510840L, 2011            | 1                    | EA                       | 1             | 1           | 2.26%                    | \$0                                     | \$0                                                | \$39,960                              |
| <b>Piping</b>                                                      |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Replace Piping, Valves & Unions                                    | 1                    | Allowance                | 1             | 1           | 0.45%                    | \$0                                     | \$0                                                | \$7,992                               |
| <b>Other HVAC</b>                                                  |                      |                          |               |             |                          |                                         |                                                    |                                       |
| 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                              |
| <b>HVAC SYSTEMS SUBTOTAL</b>                                       |                      |                          |               |             | <b>4.39%</b>             | <b>\$0</b>                              | <b>\$0</b>                                         | <b>\$77,807</b>                       |
| <b>6.0 ELECTRICAL SYSTEMS</b>                                      |                      |                          |               |             |                          |                                         |                                                    |                                       |
| <b>Power for IT Equipment &amp; Upgrades</b>                       |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Power for new HVAC                                                 | 1                    | Allowance                | 1             | 1           | 0.72%                    | \$0                                     | \$0                                                | \$12,787                              |
| Miscellaneous Power Allowance                                      | 1                    | Allowance                | 1             | 1           | 5.06%                    | \$0                                     | \$0                                                | \$89,510                              |
| <b>Lighting</b>                                                    |                      |                          |               |             |                          |                                         |                                                    |                                       |
| 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                                   |
| <b>Fire Alarm System</b>                                           |                      |                          |               |             |                          |                                         |                                                    |                                       |
| Install Fire Alarm System                                          | 1                    | Allowance                | 1             | 1           | 1.35%                    | \$16,200                                | \$0                                                | \$0                                   |
| <b>ELECTRICAL SYSTEMS SUBTOTAL</b>                                 |                      |                          |               |             | <b>12.19%</b>            | <b>\$63,269</b>                         | <b>\$0</b>                                         | <b>\$122,201</b>                      |



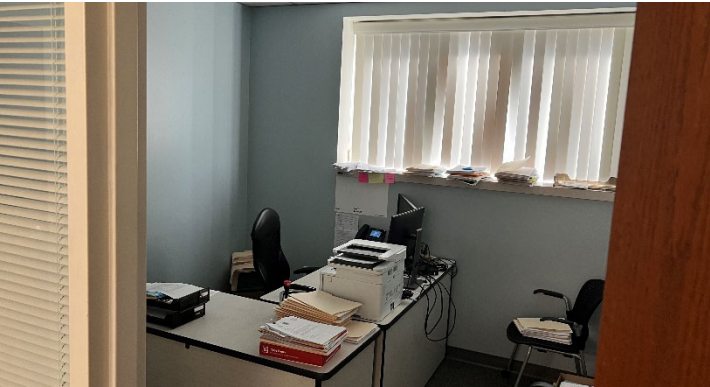
Building 07 – Livonia Housing Commission

Summary of Budgets:

| Housing Commission                          |                      |      |               |             |                          | Cost Data                               |                                                    |                                       |                         |  |
|---------------------------------------------|----------------------|------|---------------|-------------|--------------------------|-----------------------------------------|----------------------------------------------------|---------------------------------------|-------------------------|--|
| Building SF                                 |                      |      |               |             |                          | Specification Factor =                  | Geographic Factor =                                |                                       | Cost Escalation Factors |  |
| 5,660                                       |                      |      |               |             |                          | Cost Escalation Factor =                | 1.08                                               | 1.30                                  | 1.48                    |  |
|                                             |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Program Area                                | Quantity<br>Per Unit | Unit | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Critical Needs<br>Cost<br>(1 - 3 years) | Deferrable<br>Maintenance<br>Cost<br>(4 - 6 years) | Future Need<br>Cost<br>(7 - 10 years) |                         |  |
| 7.0 SECURITY                                |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Security                                    |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Security Allowance - Cameras / Surveillance |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Security Allowance - Access Controls        |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| SECURITY SYSTEMS SUBTOTAL                   |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| 8.0 ABATEMENT                               |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Abatement                                   |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Abatement Allowance                         |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| 9.0 FURNITURE & EQUIPMENT                   |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| General Furniture                           |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| FFE Allowance                               |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Other FF&E                                  |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| New Fridge and Freezers Allowance           |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| FURNITURE & EQUIPMENT SUBTOTAL              |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| SOFT COSTS                                  |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Building Infrastructure Improvement Total:  |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Project Contingency:                        |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Permits, Testing & Printing:                |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Professional Fees & Costs:                  |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| Construction Manager Fee & Costs:           |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |
| PROJECT TOTAL                               |                      |      |               |             |                          |                                         |                                                    |                                       |                         |  |

Building 07 – Livonia Housing Commission

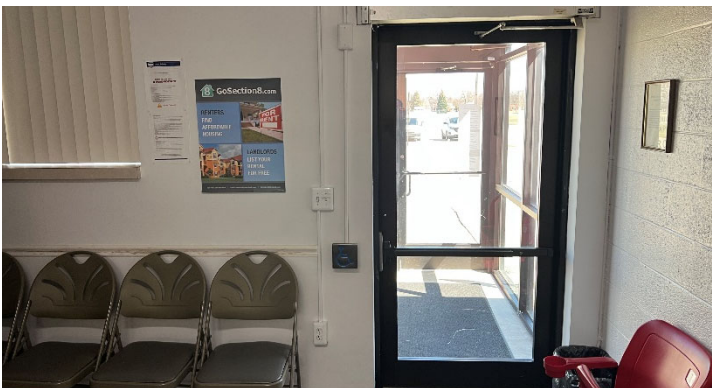
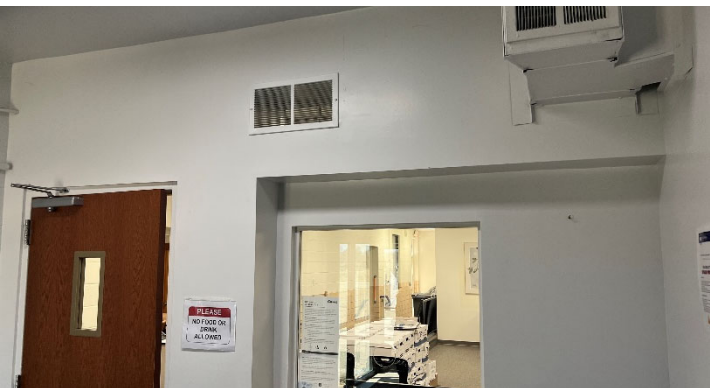
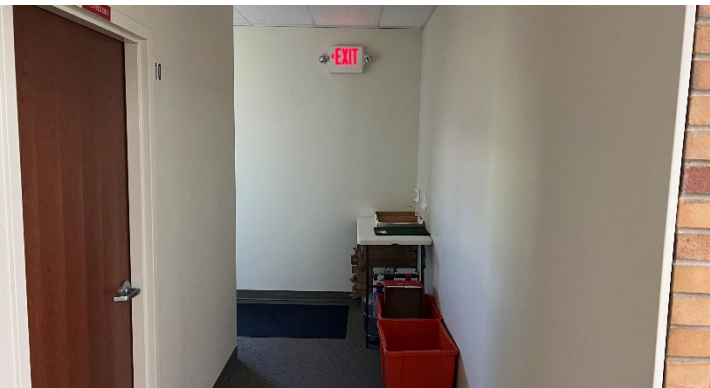
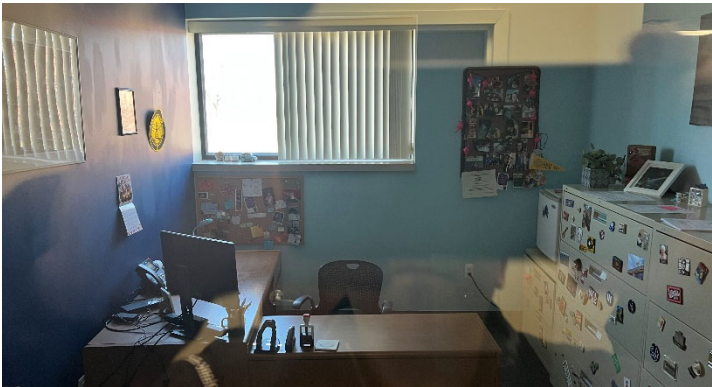
Photos:





Building 07 – Livonia Housing Commission

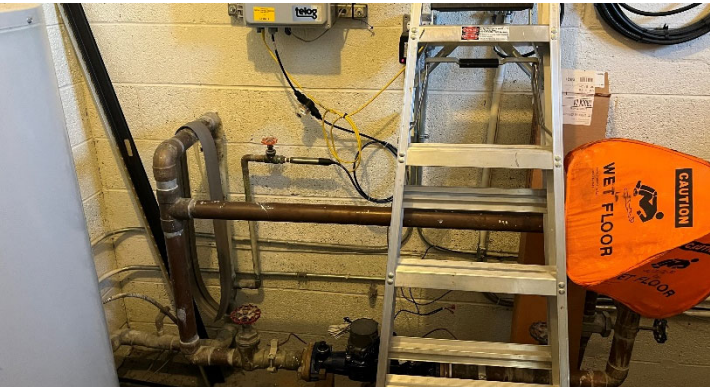
Photos:





Building 07 – Livonia Housing Commission

Photos:



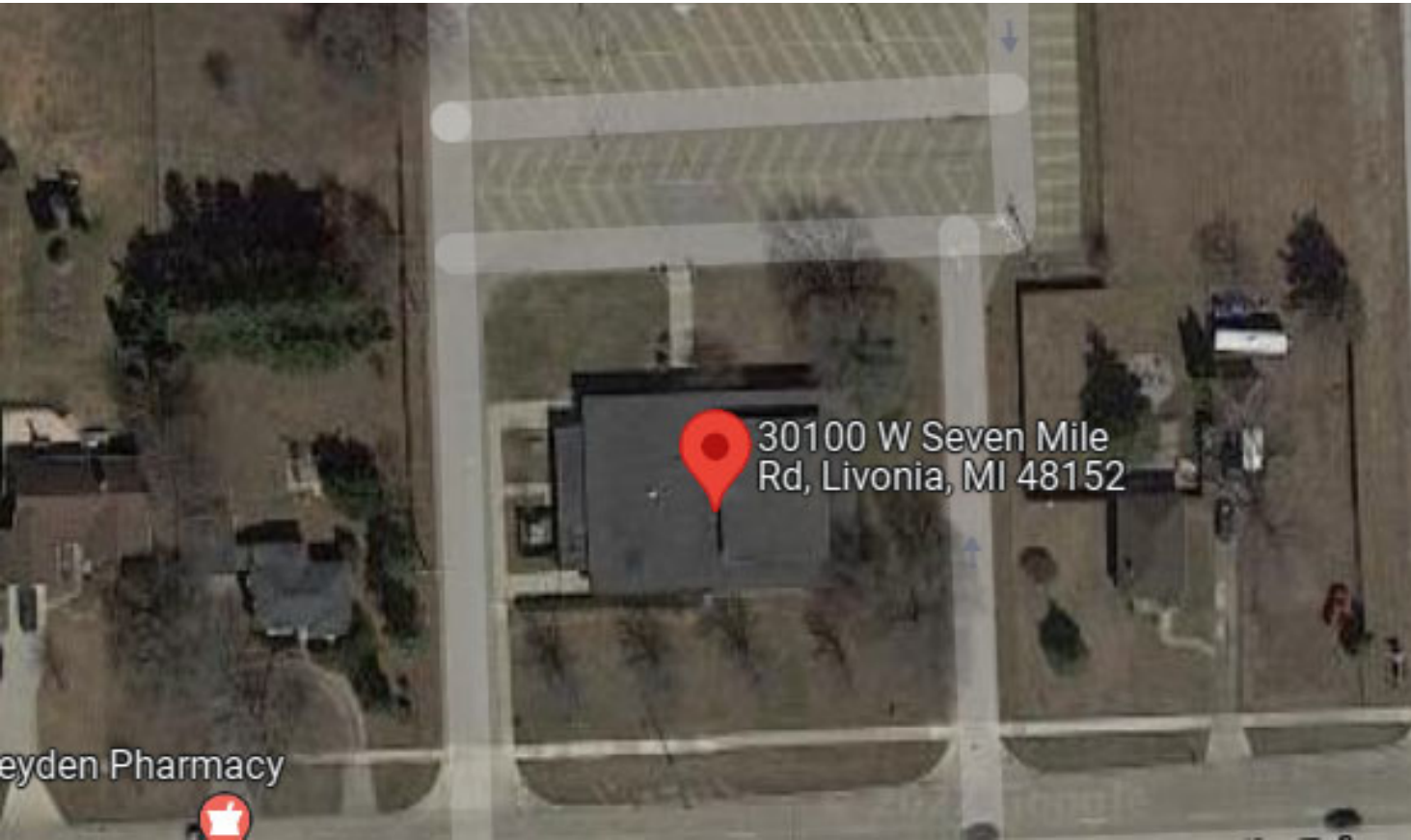


Building 08 – Carl Sandburg Library



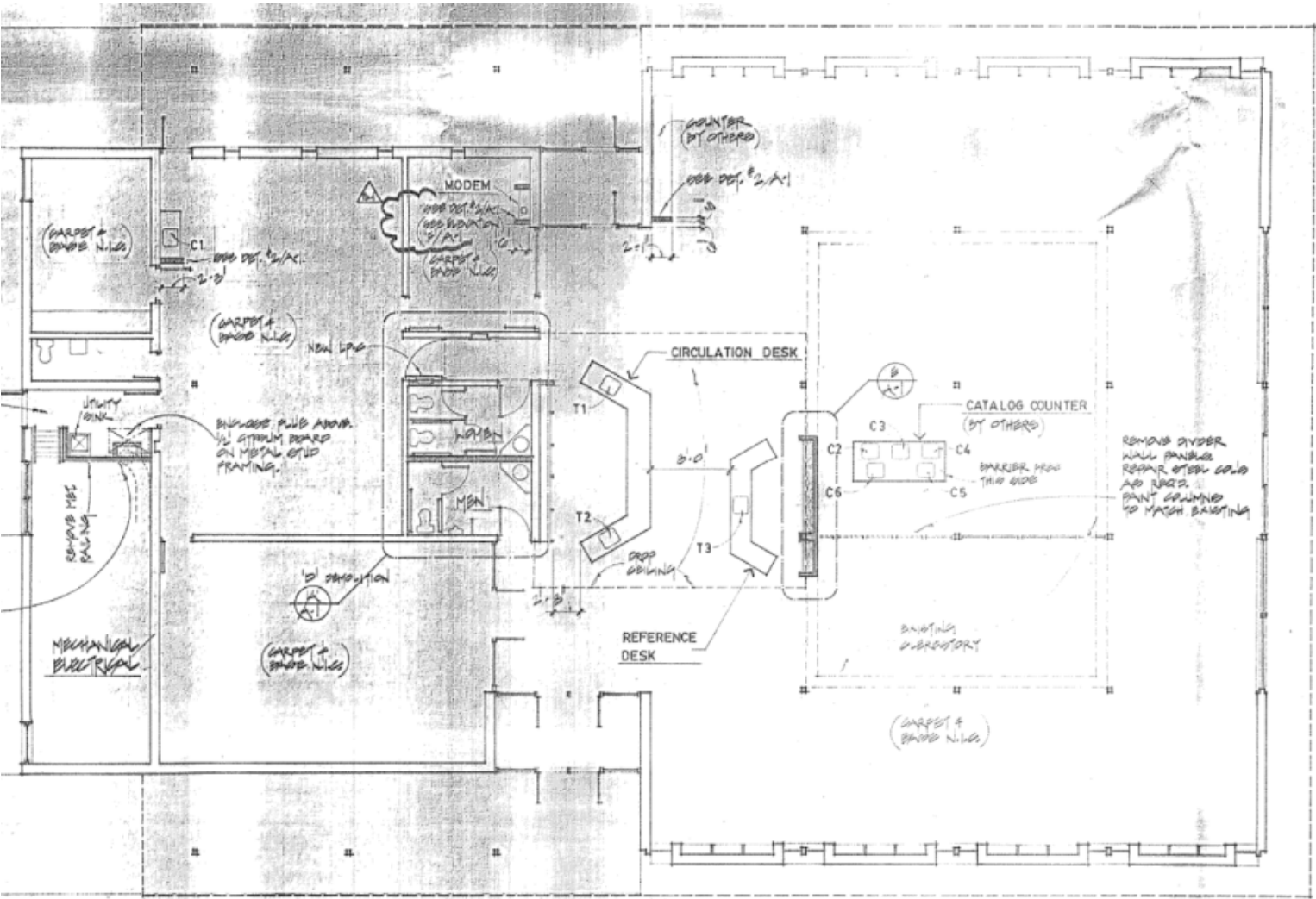
|                  |                                          |
|------------------|------------------------------------------|
| Address:         | 30100 W. Seven Mile Rd. Livonia MI 48152 |
| Year Built:      | 1961                                     |
| Square Footage:  | 8,600                  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

Site Plan:



Building 08 – Carl Sandburg Library

1st Floor Plan:



# SECTION C | Individual Building Assessments

## Building 08 – Carl Sandburg Library

### Summary of Budgets:

| Carl Sandburg Library                                                          |                   |           |            |             |                    | Cost Data                         |                                           |                                 |
|--------------------------------------------------------------------------------|-------------------|-----------|------------|-------------|--------------------|-----------------------------------|-------------------------------------------|---------------------------------|
| Building SF                                                                    |                   |           |            |             |                    | Specification Factor =            | Geographic Factor =                       | Cost Escalation Factor =        |
| 11,000                                                                         |                   |           |            |             |                    | 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) |
| <b>1.0 SITE</b>                                                                |                   |           |            |             |                    |                                   |                                           |                                 |
| <b>Paving</b>                                                                  |                   |           |            |             |                    |                                   |                                           |                                 |
| 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                             |
| <b>Landscaping</b>                                                             |                   |           |            |             |                    |                                   |                                           |                                 |
| Improve Landscaping                                                            | 1                 | Allowance | 1          | 1           | 0.41%              | \$0                               | \$14,040                                  | \$0                             |
| <b>Utilities</b>                                                               |                   |           |            |             |                    |                                   |                                           |                                 |
| 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                             |
| <b>SITE SUBTOTAL</b>                                                           |                   |           |            |             | <b>18.56%</b>      | <b>\$82,620</b>                   | <b>\$531,330</b>                          | <b>\$0</b>                      |
| <b>2.0 BUILDING ENVELOPE</b>                                                   |                   |           |            |             |                    |                                   |                                           |                                 |
| <b>Roofing Work</b>                                                            |                   |           |            |             |                    |                                   |                                           |                                 |
| 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                             |
| <b>Windows</b>                                                                 |                   |           |            |             |                    |                                   |                                           |                                 |
| Re-caulk Windows                                                               | 1                 | Allowance | 1          | 1           | 0.31%              | \$8,100                           | \$0                                       | \$0                             |
| <b>Exterior Walls</b>                                                          |                   |           |            |             |                    |                                   |                                           |                                 |
| 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                             |
| <b>Exterior Doors</b>                                                          |                   |           |            |             |                    |                                   |                                           |                                 |
| Exterior Hollow Metal Doors/Frames/Hardware- Single Door                       | 2                 | EA        | 1          | 2           | 0.24%              | \$6,480                           | \$0                                       | \$0                             |
| <b>BUILDING ENVELOPE SUBTOTAL</b>                                              |                   |           |            |             | <b>12.33%</b>      | <b>\$326,399</b>                  | <b>\$0</b>                                | <b>\$0</b>                      |
| <b>3.0 INTERIOR/FINISHES</b>                                                   |                   |           |            |             |                    |                                   |                                           |                                 |
| <b>Interior Doors &amp; Hardware</b>                                           |                   |           |            |             |                    |                                   |                                           |                                 |
| Replace Interior Doors & Hardware                                              | 10                | EA        | 1          | 10          | 1.63%              | \$43,200                          | \$0                                       | \$0                             |
| <b>Ceilings</b>                                                                |                   |           |            |             |                    |                                   |                                           |                                 |
| Remove Existing & Install New Acoustic Tile Ceiling                            | 3,000             | SF        | 1          | 3,000       | 1.04%              | \$27,540                          | \$0                                       | \$0                             |
| <b>Flooring</b>                                                                |                   |           |            |             |                    |                                   |                                           |                                 |
| Remove & Replace Flooring - Carpet                                             | 11,000            | SF        | 1          | 11,000      | 3.01%              | \$0                               | \$0                                       | \$117,802                       |
| <b>Paint</b>                                                                   |                   |           |            |             |                    |                                   |                                           |                                 |
| Paint - Interior                                                               | 11,000            | SF        | 1          | 11,000      | 0.67%              | \$0                               | \$23,166                                  | \$0                             |
| <b>Restrooms</b>                                                               |                   |           |            |             |                    |                                   |                                           |                                 |
| Renovate - Toilet Room (Single / Staff)                                        | 1                 | EA        | 2          | 2           | 1.37%              | \$36,288                          | \$0                                       | \$0                             |
| <b>Casework &amp; Countertops</b>                                              |                   |           |            |             |                    |                                   |                                           |                                 |
| Replace Misc. Casework/Millwork                                                | 1                 | Allowance | 1          | 1           | 4.08%              | \$108,000                         | \$0                                       | \$0                             |
| <b>INTERIOR/FINISHES SUBTOTAL</b>                                              |                   |           |            |             | <b>11.80%</b>      | <b>\$215,028</b>                  | <b>\$23,166</b>                           | <b>\$117,802</b>                |
| <b>4.0 PLUMBING SYSTEMS</b>                                                    |                   |           |            |             |                    |                                   |                                           |                                 |
| <b>Fire Protection</b>                                                         |                   |           |            |             |                    |                                   |                                           |                                 |
| New Fire Suppression System                                                    | 11,000            | SF        | 1          | 11,000      | 2.24%              | \$59,400                          | \$0                                       | \$0                             |
| <b>Equipment &amp; Fixtures</b>                                                |                   |           |            |             |                    |                                   |                                           |                                 |
| 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                             |
| <b>Piping</b>                                                                  |                   |           |            |             |                    |                                   |                                           |                                 |
| Replace Piping, Valves & Unions                                                | 1                 | Allowance | 1          | 1           | 0.49%              | \$0                               | \$0                                       | \$19,181                        |
| <b>PLUMBING SYSTEMS SUBTOTAL</b>                                               |                   |           |            |             | <b>3.79%</b>       | <b>\$66,658</b>                   | <b>\$11,232</b>                           | <b>\$37,083</b>                 |
| <b>5.0 HVAC SYSTEMS</b>                                                        |                   |           |            |             |                    |                                   |                                           |                                 |
| <b>Equipment</b>                                                               |                   |           |            |             |                    |                                   |                                           |                                 |
| 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                             |
| <b>Piping</b>                                                                  |                   |           |            |             |                    |                                   |                                           |                                 |
| Replace Piping, Valves & Unions                                                | 1                 | Allowance | 1          | 1           | 1.02%              | \$27,000                          | \$0                                       | \$0                             |
| <b>Other HVAC</b>                                                              |                   |           |            |             |                    |                                   |                                           |                                 |
| 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                             |
| <b>HVAC SYSTEMS SUBTOTAL</b>                                                   |                   |           |            |             | <b>8.35%</b>       | <b>\$221,076</b>                  | <b>\$0</b>                                | <b>\$0</b>                      |

Building 08 – Carl Sandburg Library

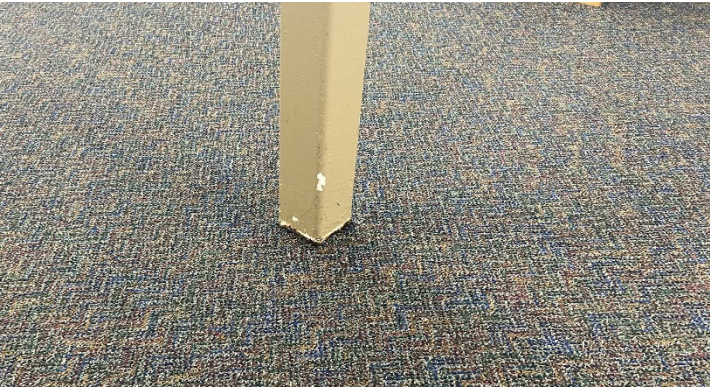
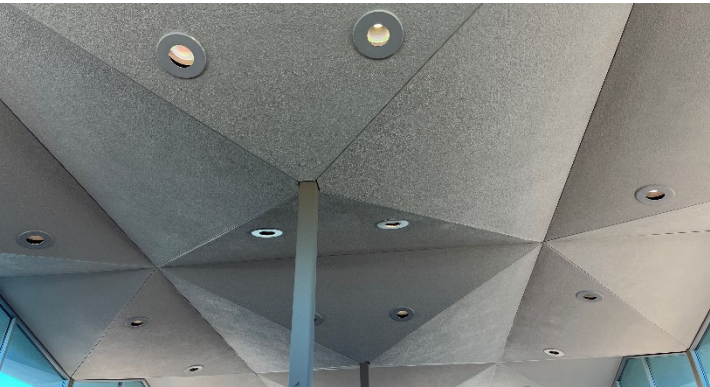
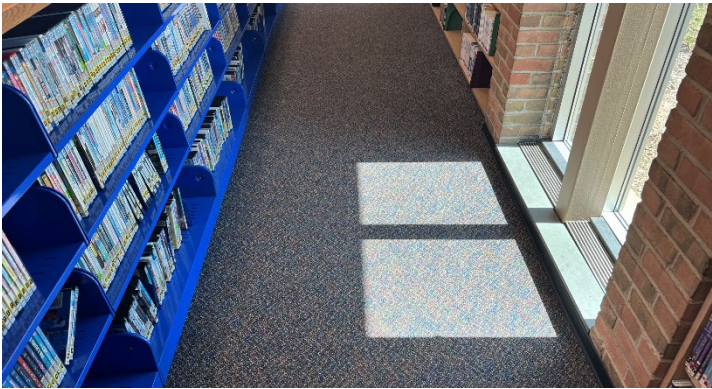
Summary of Budgets:

| Carl Sandburg Library                                 |  |  |  |  |  | Cost Data                |                     |               |             |                          |                                         |                                                    |                                       |
|-------------------------------------------------------|--|--|--|--|--|--------------------------|---------------------|---------------|-------------|--------------------------|-----------------------------------------|----------------------------------------------------|---------------------------------------|
| Building SF                                           |  |  |  |  |  | Specification Factor =   | Geographic Factor = |               |             |                          |                                         |                                                    |                                       |
| 11,000                                                |  |  |  |  |  | Cost Escalation Factor = | 1.08                |               | 1.30        | 1.48                     |                                         |                                                    |                                       |
|                                                       |  |  |  |  |  |                          |                     |               |             |                          |                                         |                                                    |                                       |
| Program Area                                          |  |  |  |  |  | Quantity<br>Per Unit     | Unit                | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Critical Needs<br>Cost<br>(1 - 3 years) | Deferrable<br>Maintenance<br>Cost<br>(4 - 6 years) | Future Need<br>Cost<br>(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                                          | \$410,899                             |



Building 08 – Carl Sandburg Library

Photos:

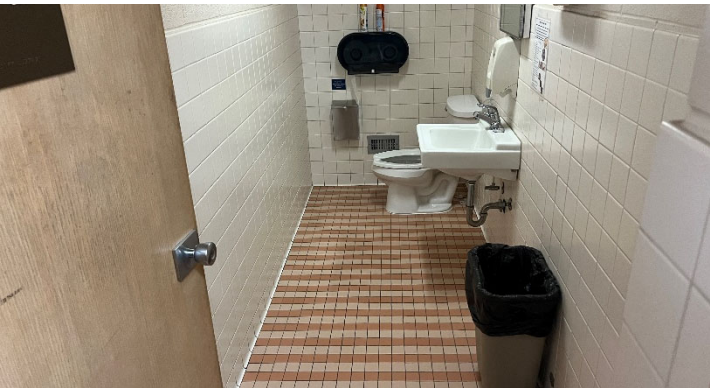




SECTION C | Individual Building Assessments

Building 08 – Carl Sandburg Library

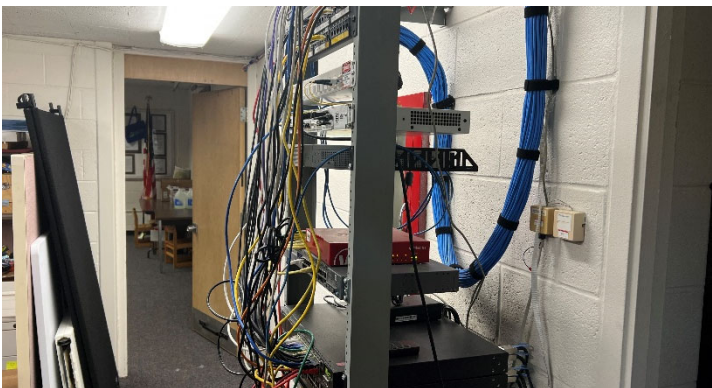
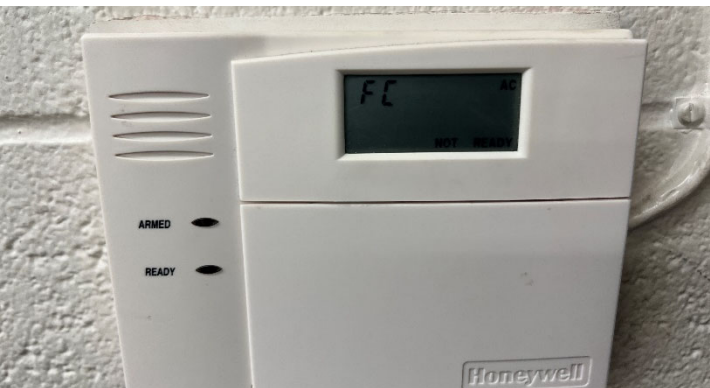
Photos:





Building 08 – Carl Sandburg Library

Photos:





Building 08 – Carl Sandburg Library

Photos:



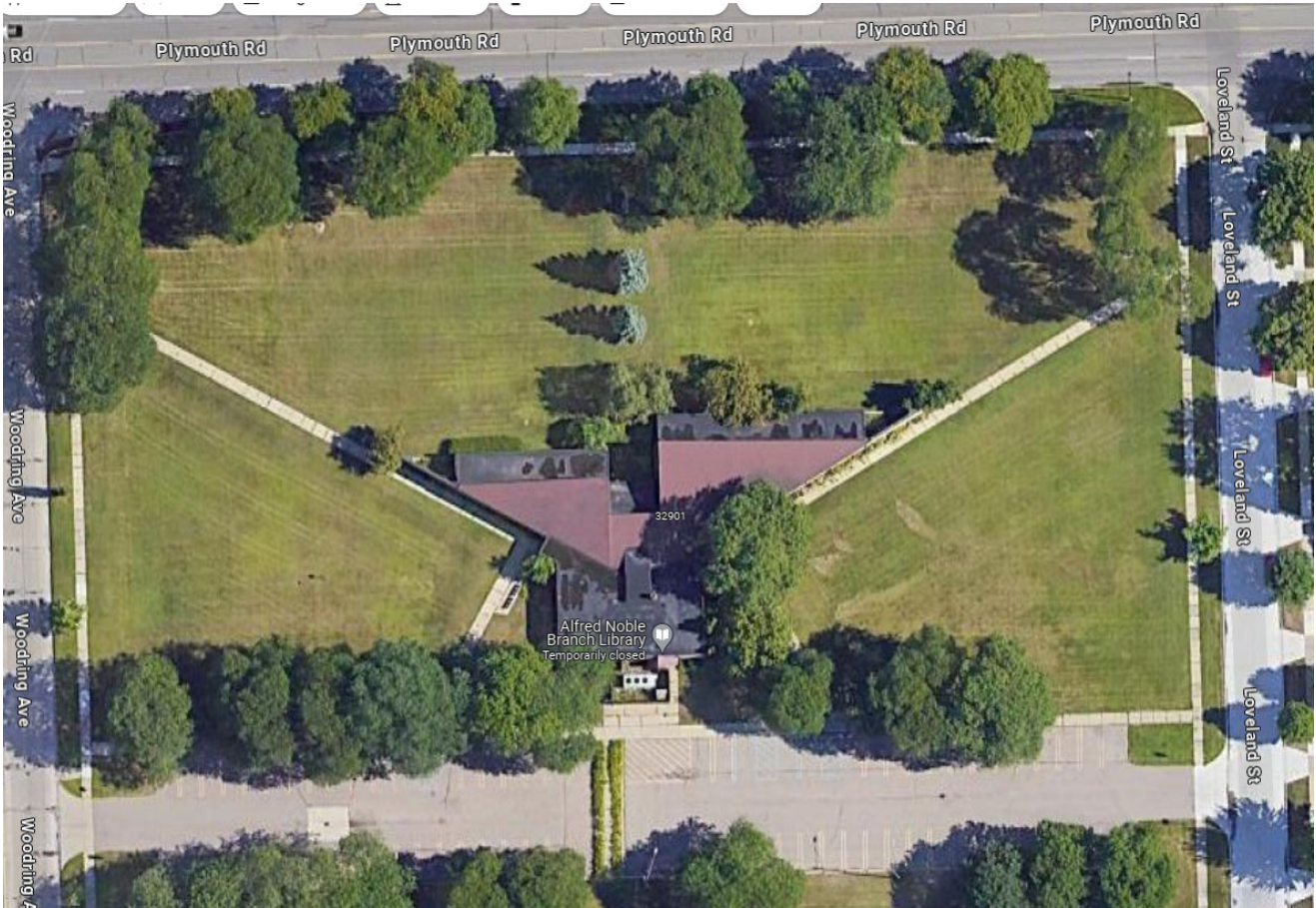


Building 09 – Alfred Noble Building



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

Site Plan:



Building 09 – Alfred Noble Building

Summary of Budgets:

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



Building 09 – Alfred Noble Building

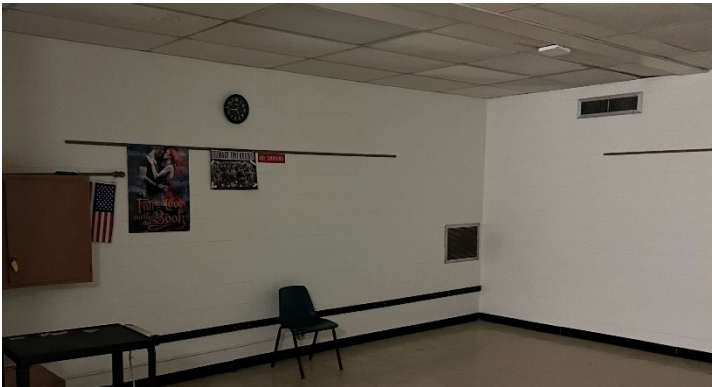
Photos:





Building 09 – Alfred Noble Building

Photos:





Building 09 – Alfred Noble Building

Photos:



SECTION C | Individual Building Assessments

Building 10 – City Wide Technology

Summary of Budgets

| Program Area                               | Quantity<br>Per Unit | Unit      | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Critical Needs<br>Cost<br>(1 - 3 years) | Deferrable<br>Maintenance<br>Cost<br>(4 - 6 years) | Property<br>Enhancement<br>Cost<br>(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



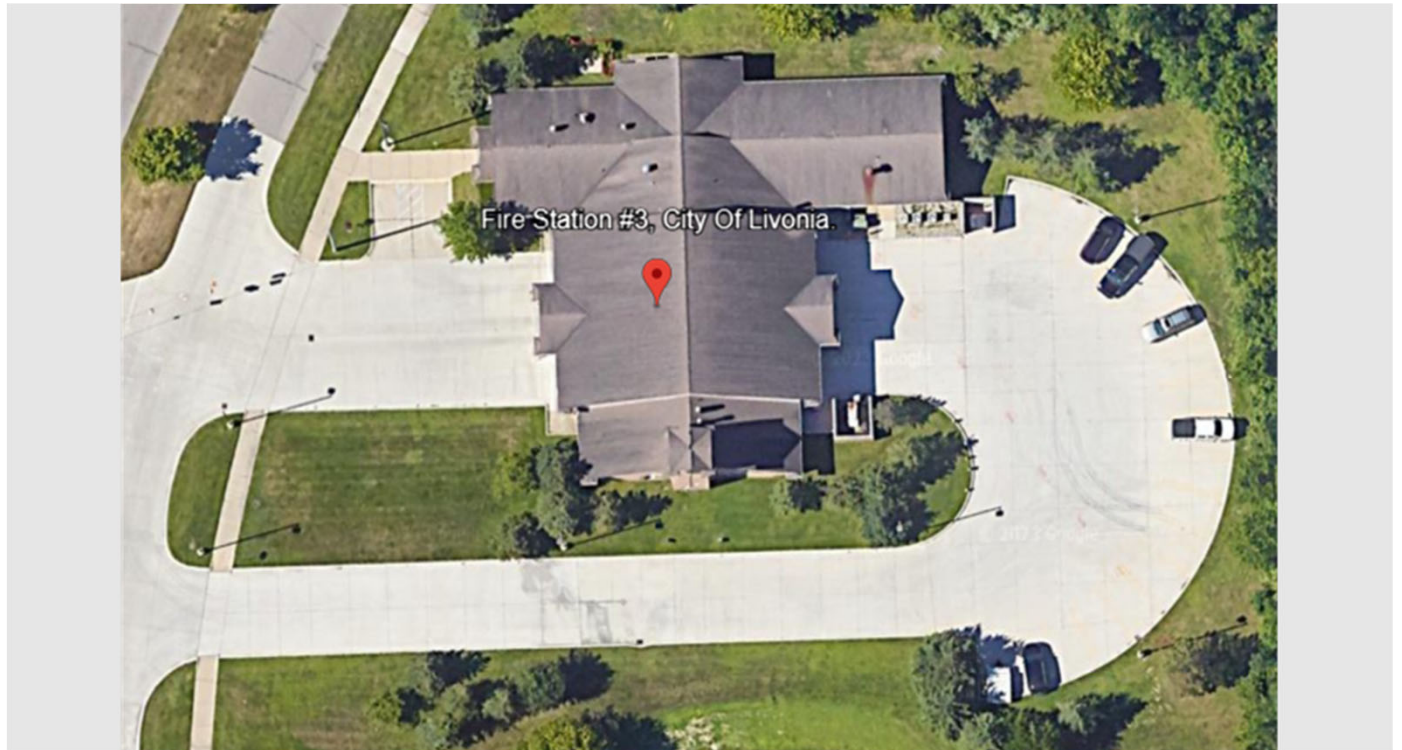
|                         |                       |
|-------------------------|-----------------------|
| <b>Address:</b>         | 35000 Seven Mile Road |
| <b>Year Built:</b>      | 1999 (24 Years Old)   |
| <b>Square Footage:</b>  | 11,050 s.f.           |
| <b>Site Area:</b>       |             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

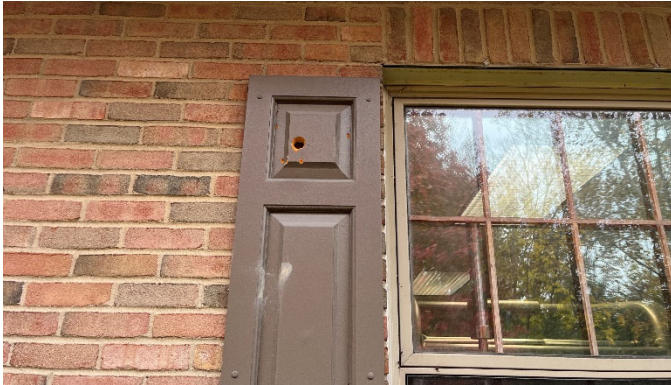


Facade



*Building 11 continued*

**Photos (Building Envelope)**



Facade and window



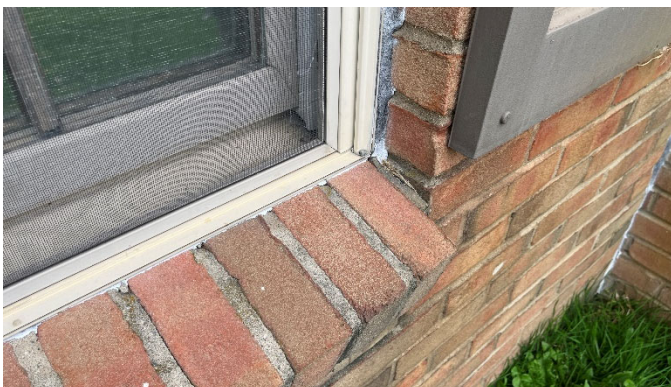
Facade



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*

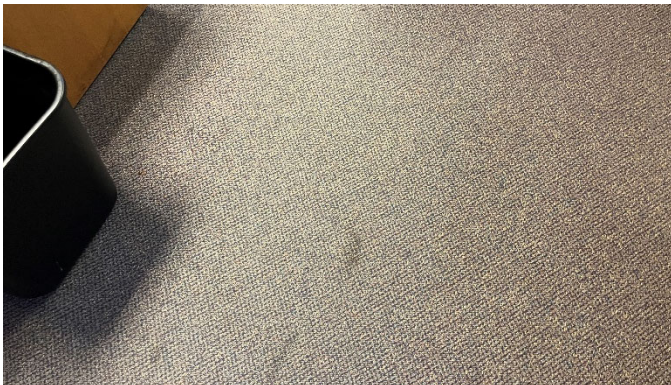
**Photos (Interiors)**



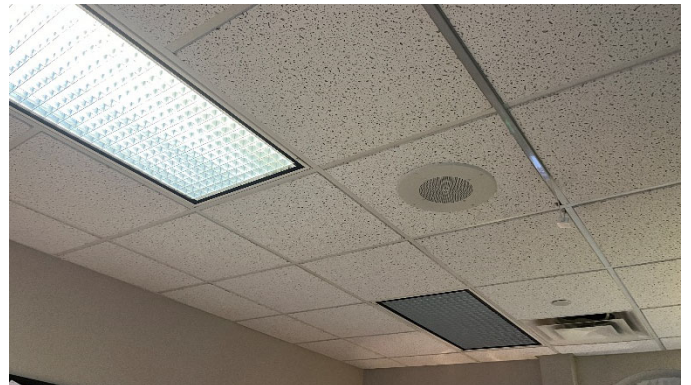
Entry vestibule



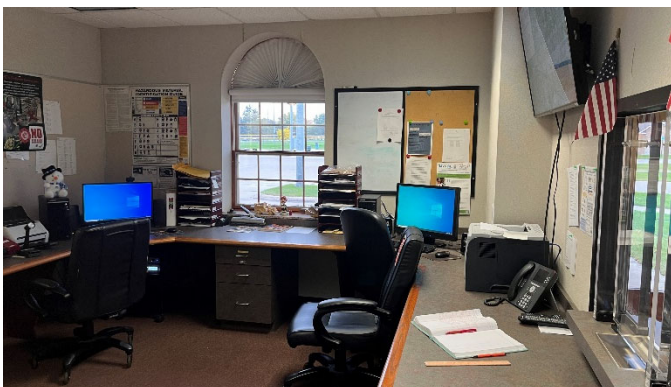
Office



Office



Office



Watch Room



Watch Room

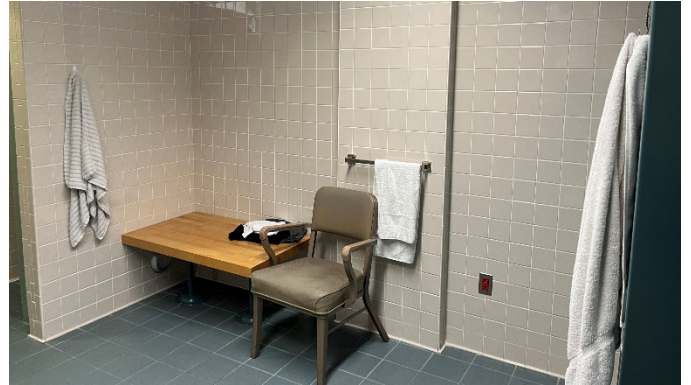


*Building 11continued*

**Photos (Interiors)**



Toilet Room



Locker Room



Locker Room



Kitchen



Kitchen



Kitchen

*Building 11 continued*

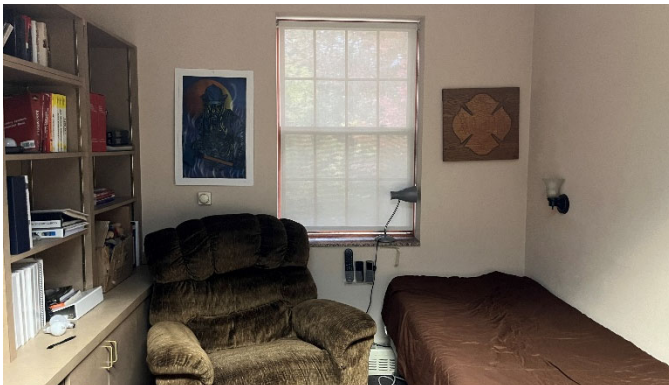
**Photos (Interiors)**



Day Room



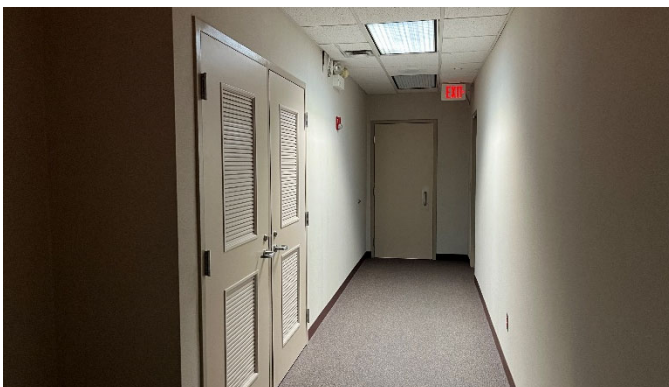
Work Room



Dorm Room



Physical Training Room



Corridor



Dorm Room



*Building 11 continued*

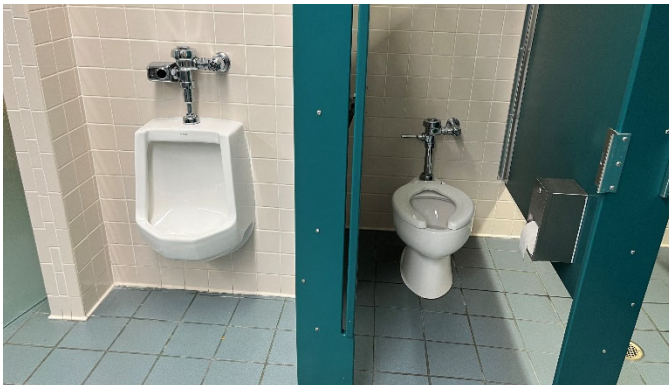
**Photos (Interiors)**



Locker Room



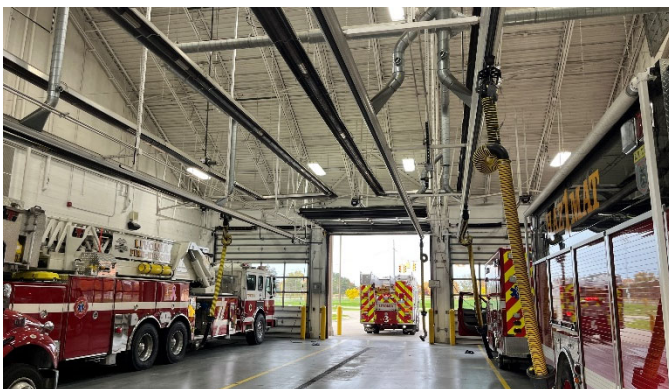
Locker Room



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)**



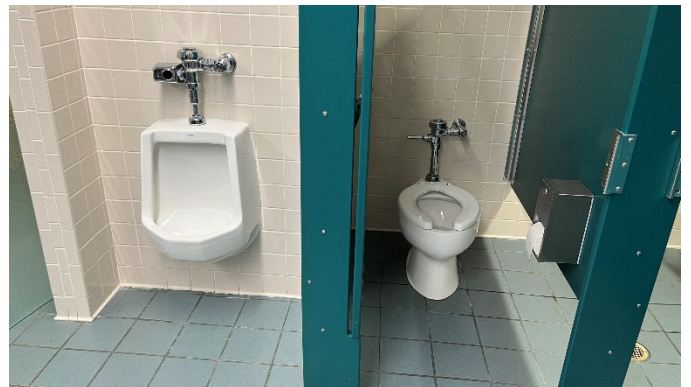
Bottle filler



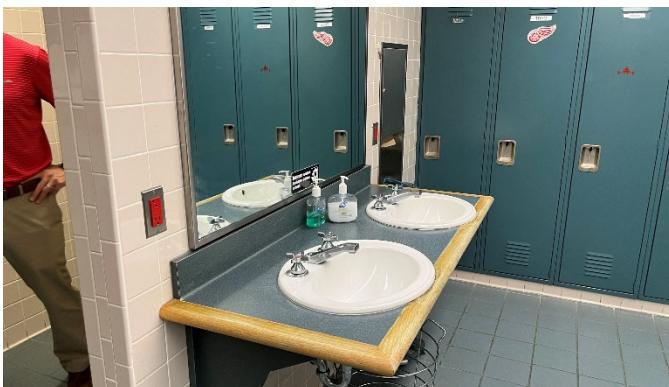
Mop sink



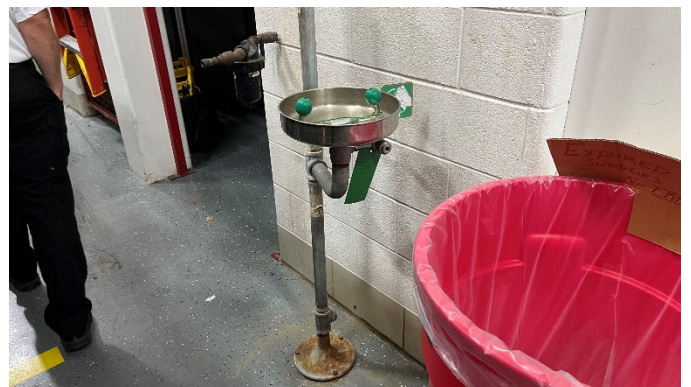
Water heater



Locker Room



Locker Room

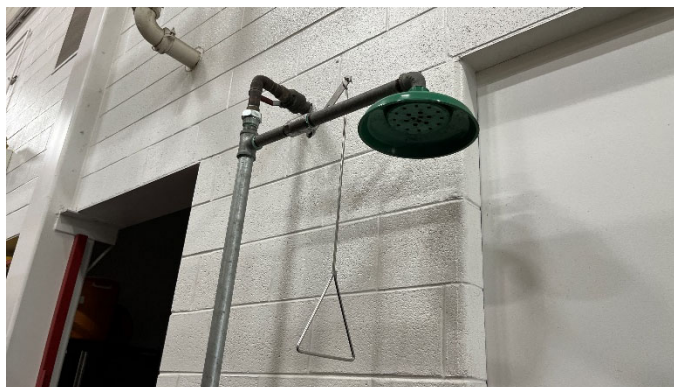


Apparatus Bay

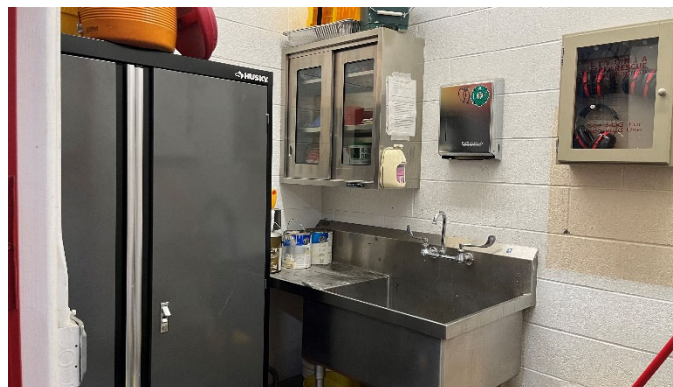


*Building 11 continued*

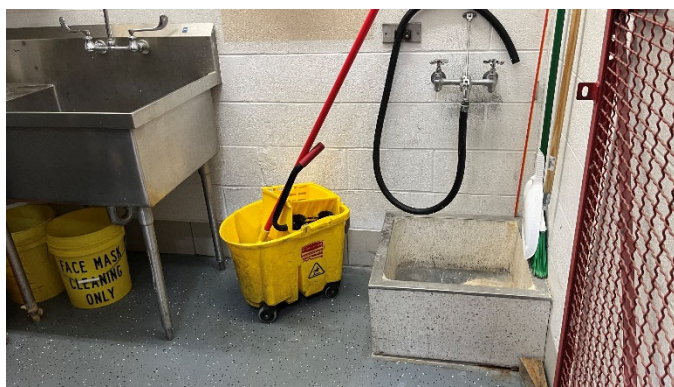
**Photos (Plumbing)**



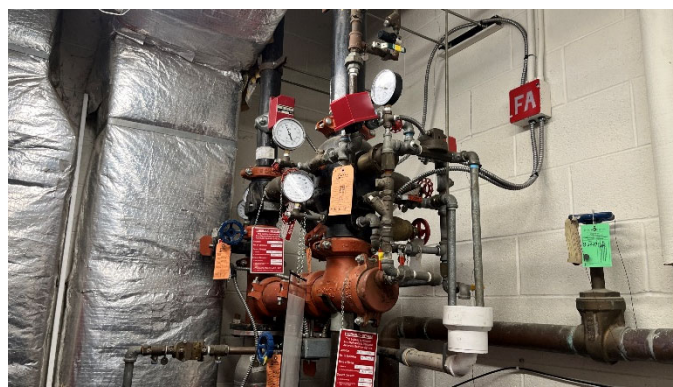
Apparatus Bay



Storage Room



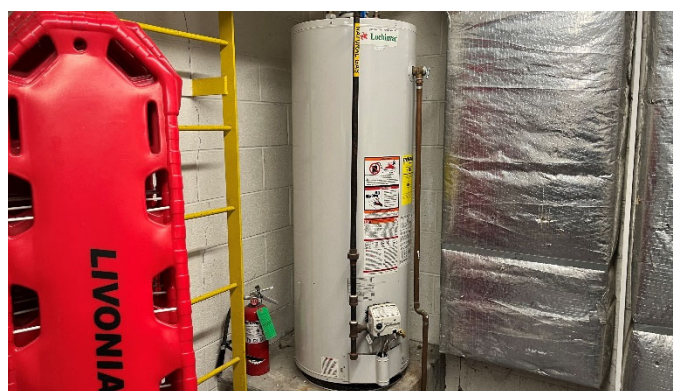
Storage Room



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



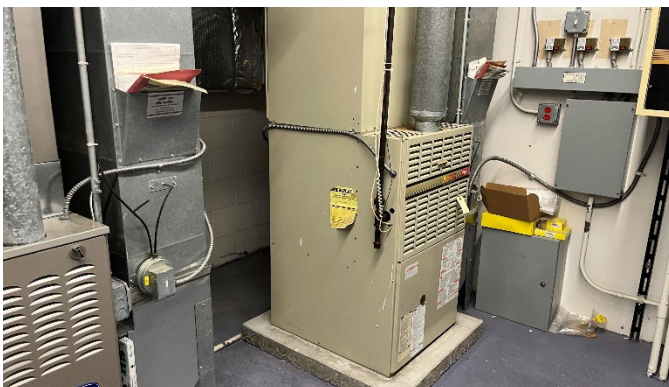
Baseboard heating



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)**



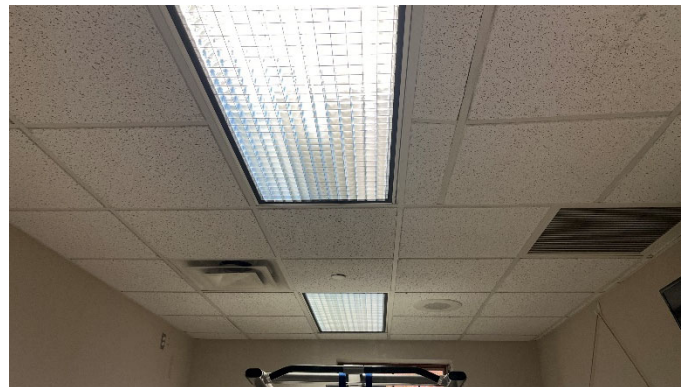
Lighting



Lighting



Electrical panels



Lighting



Switch gear and emergency main



Switch gear and transfer switch

*Building 11 continued*

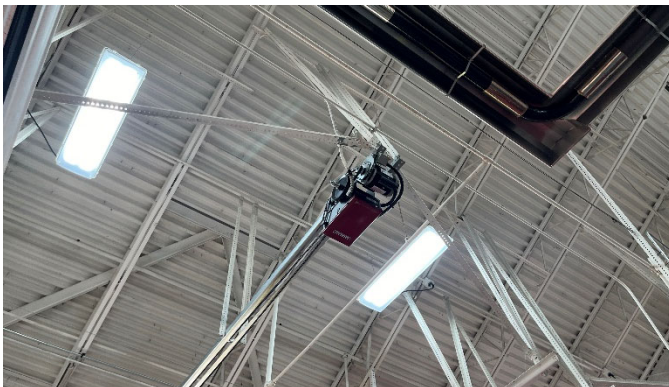
**Photos (Electrical)**



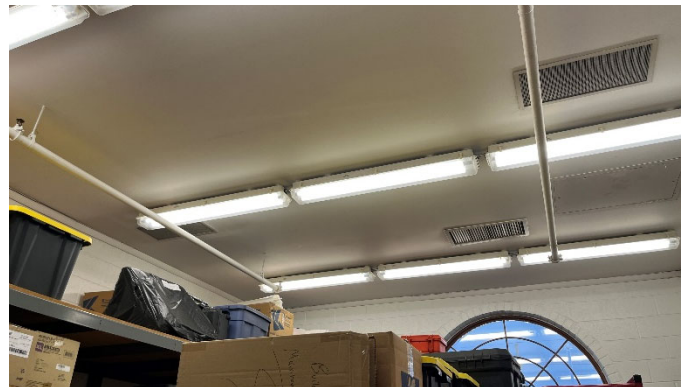
Lighting



Lighting



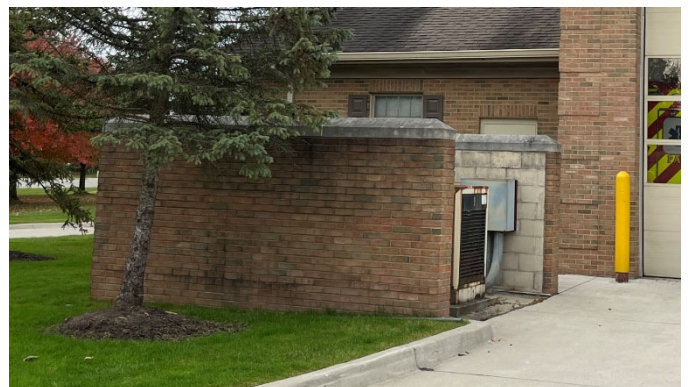
Lighting



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



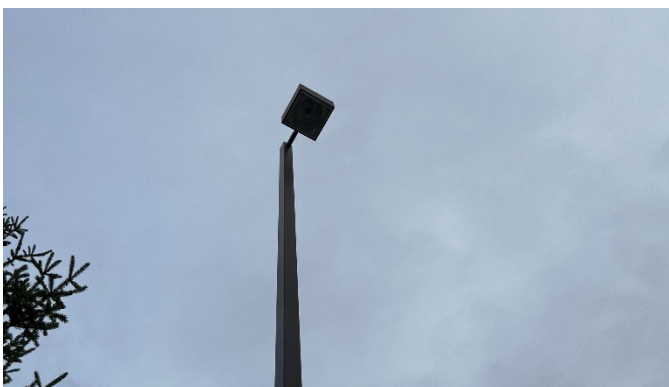
Parking lot



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<br>Per Unit | Unit      | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Priority I<br>(1 - 3 years)    | Priority II<br>(4 - 6 years) | Priority III<br>(7 - 10 years) |
|-----------------------------------------------------------|----------------------|-----------|---------------|-------------|--------------------------|--------------------------------|------------------------------|--------------------------------|
| <b>2.0 BUILDING ENVELOPE</b>                              |                      |           |               |             |                          |                                |                              |                                |
| <b>Roofing Work</b>                                       |                      |           |               |             |                          |                                |                              |                                |
| Replace Roof (Asphalt Shingle) - Non-Union                |                      | SF        | 1             | 11050       | 9.57%                    | \$0                            | \$108,599                    | \$0                            |
| <b>Windows</b>                                            |                      |           |               |             |                          |                                |                              |                                |
| Replace Shutters                                          |                      | EA        |               | 4           | 0.25%                    | \$2,160                        | \$0                          | \$0                            |
| <b>Exterior Walls</b>                                     |                      |           |               |             |                          |                                |                              |                                |
| Re-Caulk Expansion Joints                                 |                      | Allowance |               | 4           | 0.49%                    | \$0                            | \$5,616                      | \$0                            |
| <b>BUILDING ENVELOPE SUBTOTAL</b>                         |                      |           |               |             | <b>10.31%</b>            | <b>\$2,160</b>                 | <b>\$114,215</b>             | <b>\$0</b>                     |
| <b>3.0 INTERIOR/FINISHES</b>                              |                      |           |               |             |                          |                                |                              |                                |
| <b>Ceilings</b>                                           |                      |           |               |             |                          |                                |                              |                                |
| Remove Existing & Install New Acoustic Tile Ceiling       |                      | SF        |               | 3500        | 3.38%                    | \$0                            | \$19,165                     | \$21,818                       |
| <b>Flooring</b>                                           |                      |           |               |             |                          |                                |                              |                                |
| 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                            |
| <b>Windows</b>                                            |                      |           |               |             |                          |                                |                              |                                |
| Window Treatments - Manual Shades                         |                      | SF        |               | 150         | 0.26%                    | \$0                            | \$2,944                      | \$0                            |
| <b>Paint</b>                                              |                      |           |               |             |                          |                                |                              |                                |
| Remove wall covering and paint walls                      |                      | SF        |               | 5000        | 1.05%                    | \$0                            | \$11,934                     | \$0                            |
| <b>Restrooms</b>                                          |                      |           |               |             |                          |                                |                              |                                |
| Renovate - Toilet/Locker Rooms                            |                      | Allowance |               | 0.5         | 5.57%                    | \$0                            | \$63,180                     | \$0                            |
| <b>Other</b>                                              |                      |           |               |             |                          |                                |                              |                                |
| Renovate - Kitchen                                        |                      | SF        |               | 215         | 7.02%                    | \$0                            | \$79,691                     | \$0                            |
| Renovate - Watch Room                                     |                      | SF        |               | 344         | 3.19%                    | \$0                            | \$36,223                     | \$0                            |
| <b>INTERIOR/FINISHES SUBTOTAL</b>                         |                      |           |               |             | <b>28.20%</b>            | <b>\$0</b>                     | <b>\$300,883</b>             | <b>\$21,818</b>                |
| <b>4.0 FURNITURE &amp; EQUIPMENT</b>                      |                      |           |               |             |                          |                                |                              |                                |
| FFE Allowance                                             |                      | Allowance |               | 2           | 6.19%                    | \$0                            | \$35,100                     | \$39,960                       |
| <b>FURNITURE &amp; EQUIPMENT SUBTOTAL</b>                 |                      |           |               |             | <b>6.19%</b>             | <b>\$0</b>                     | <b>\$35,100</b>              | <b>\$39,960</b>                |
| <b>5.0 PLUMBING SYSTEMS</b>                               |                      |           |               |             |                          |                                |                              |                                |
| <b>Equipment &amp; Fixtures</b>                           |                      |           |               |             |                          |                                |                              |                                |
| 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                            |
| <b>Piping</b>                                             |                      |           |               |             |                          |                                |                              |                                |
| Replace Piping, Valves & Unions                           |                      | Allowance |               | 1           | 1.63%                    | \$4,752                        | \$6,178                      | \$7,033                        |
| <b>PLUMBING SYSTEMS SUBTOTAL</b>                          |                      |           |               |             | <b>4.85%</b>             | <b>\$4,752</b>                 | <b>\$42,682</b>              | <b>\$7,033</b>                 |
| <b>6.0 HVAC SYSTEMS</b>                                   |                      |           |               |             |                          |                                |                              |                                |
| <b>Equipment</b>                                          |                      |           |               |             |                          |                                |                              |                                |
| Replace Condensing Unit (CU)                              |                      | EA        |               | 3           | 1.86%                    | \$16,200                       | \$0                          | \$0                            |
| Replace Furnace                                           |                      | EA        |               | 3           | 1.86%                    | \$16,200                       | \$0                          | \$0                            |
| <b>Hydronic Piping</b>                                    |                      |           |               |             |                          |                                |                              |                                |
| Replace Piping, Valves & Unions                           |                      | Allowance |               | 2           | 2.23%                    | \$9,720                        | \$12,636                     | \$0                            |
| <b>HVAC SYSTEMS SUBTOTAL</b>                              |                      |           |               |             | <b>5.94%</b>             | <b>\$42,120</b>                | <b>\$12,636</b>              | <b>\$0</b>                     |
| <b>7.0 ELECTRICAL SYSTEMS</b>                             |                      |           |               |             |                          |                                |                              |                                |
| <b>Lighting</b>                                           |                      |           |               |             |                          |                                |                              |                                |
| Replace Exterior Wall Packs                               |                      | EA        |               | 6           | 0.67%                    | \$0                            | \$7,582                      | \$0                            |
| <b>Other</b>                                              |                      |           |               |             |                          |                                |                              |                                |
| 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                            |
| <b>ELECTRICAL SYSTEMS SUBTOTAL</b>                        |                      |           |               |             | <b>8.09%</b>             | <b>\$0</b>                     | <b>\$91,822</b>              | <b>\$0</b>                     |
| <b>8.0 SECURITY</b>                                       |                      |           |               |             |                          |                                |                              |                                |
| <b>Security</b>                                           |                      |           |               |             |                          |                                |                              |                                |
| Security Allowance                                        |                      | Allowance |               | 1           | 6.19%                    | \$0                            | \$70,200                     | \$0                            |
| <b>SECURITY SYSTEMS SUBTOTAL</b>                          |                      |           |               |             | <b>6.19%</b>             | <b>\$0</b>                     | <b>\$70,200</b>              | <b>\$0</b>                     |
| <b>12.0 SITE</b>                                          |                      |           |               |             |                          |                                |                              |                                |
| <b>Paving</b>                                             |                      |           |               |             |                          |                                |                              |                                |
| Selective Sidewalk & Curb Replacement Allowance           |                      | Allowance |               | 0.25        | 1.48%                    | \$0                            | \$16,848                     | \$0                            |
| <b>Landscaping</b>                                        |                      |           |               |             |                          |                                |                              |                                |
| Landscaping Allowance                                     |                      | Allowance |               | 1           | 2.47%                    | \$7,200                        | \$9,360                      | \$10,656                       |
| <b>SITE SUBTOTAL</b>                                      |                      |           |               |             | <b>3.96%</b>             | <b>\$7,200</b>                 | <b>\$26,208</b>              | <b>\$10,656</b>                |
| 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                        |
| <b>PROJECT TOTAL</b>                                      |                      |           |               |             | <b>100.00%</b>           | <b>\$78,111</b>                | <b>\$950,011</b>             | <b>\$94,839</b>                |
|                                                           |                      |           |               |             |                          | <b>ESCALATED PROJECT TOTAL</b> |                              | <b>\$1,122,960</b>             |

## Building 12 – Station No. 4



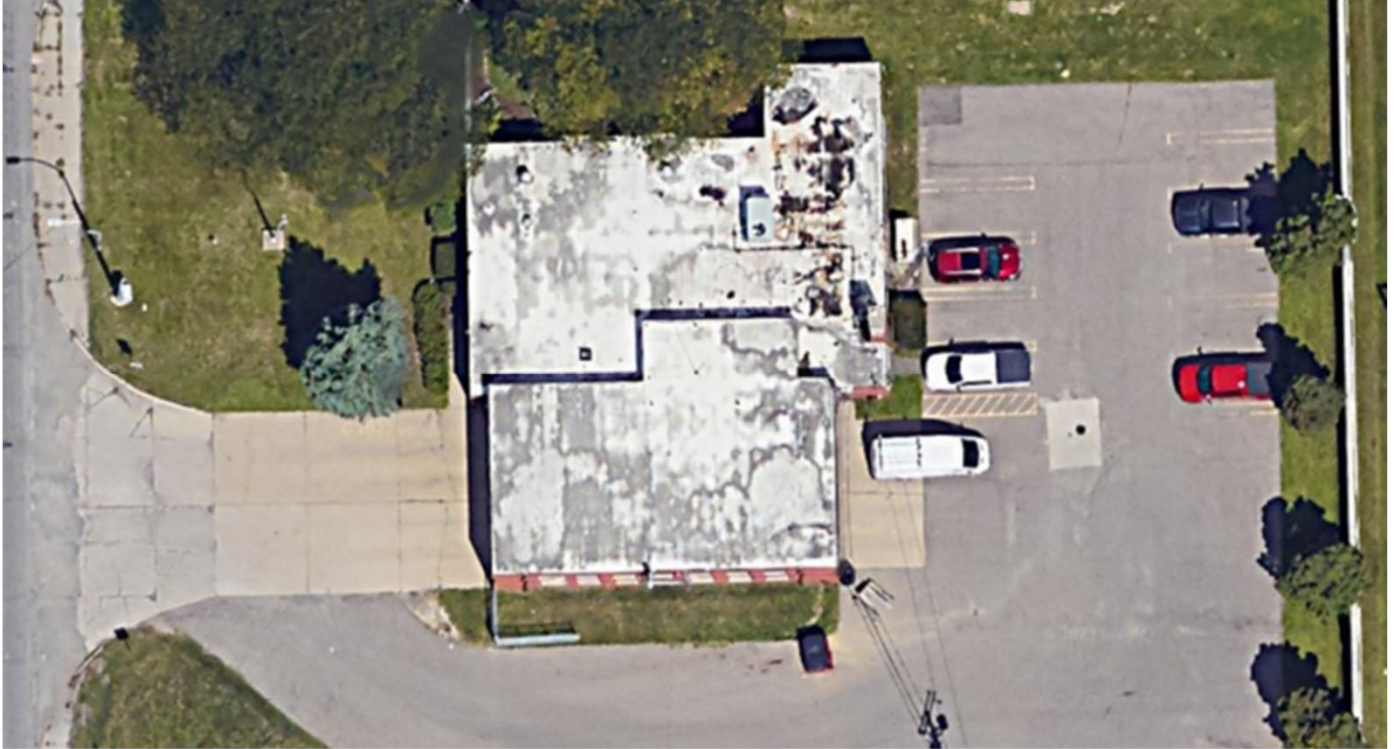
|                         |                              |
|-------------------------|------------------------------|
| <b>Address:</b>         | 12300 Middlebelt Rd.         |
| <b>Year Built:</b>      | 1960 (63 Years Old)          |
| <b>Square Footage:</b>  | 5,610                        |
| <b>Site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

### Space Needs Summary:

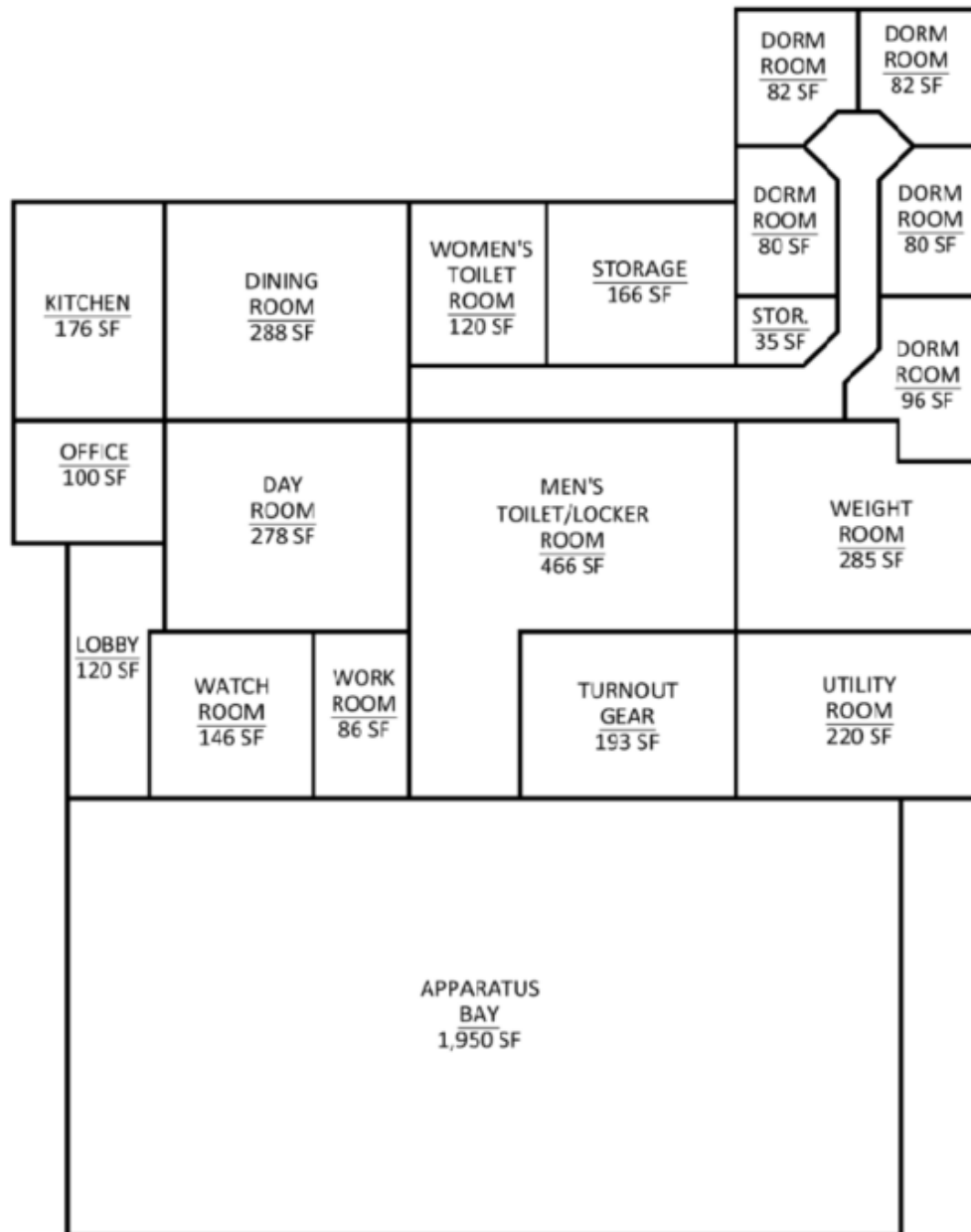
1. Currently, there are two drive-through bays. With the growth of the city in the 60+ years since the construction of Station No. 4, the needs of the department, city, and occupancies have changed drastically. The need for three drive through bays at a minimum is required.
2. The need for an aerial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

*Building 12 continued*

**Site**





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

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

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

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

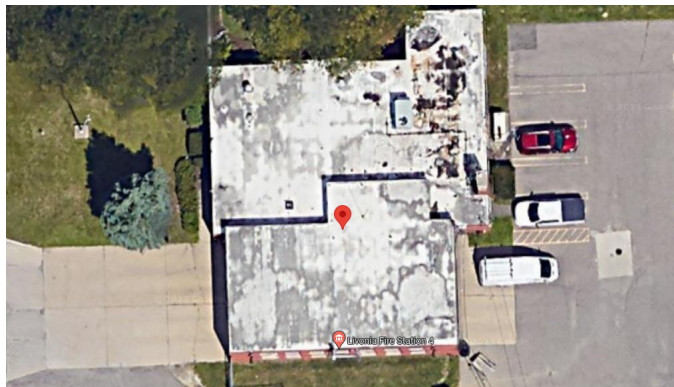
**Facade** – The primary façade material is brick with standing seam metal fascia. Some cracking was observed. Caulking at control joints appears to be in poor condition and needs to be replaced. Overall, the façade appeared to be in **FAIR** condition.

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

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

*Building 12 continued*

**Photos (Building Envelope)**



Thermoplastic Polyolefin roofing



Facade and apparatus bay doors



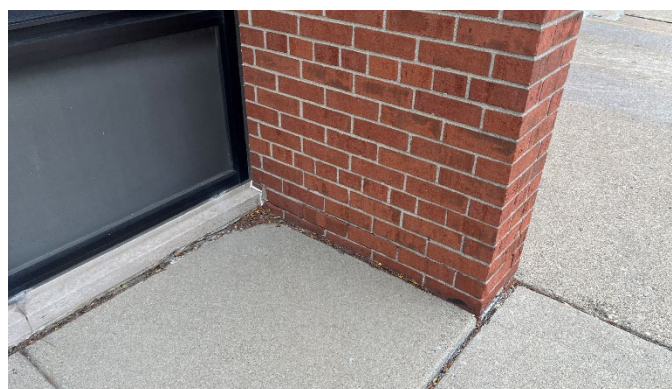
Facade



Window



Window



Facade



*Building 12 continued*

**Photos (Building Envelope)**



Uninsulated, single pane storefront



Apparatus bay doors



Facade



Glass block windows at Apparatus Bay



Facade



Facade



*Building 12 continued*

**Photos (Building Envelope)**



Facade



Window caulking



Facade and windows



Facade and windows



Roof



Gutter/downspout

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

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

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

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

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

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

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

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

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



Building 12 continued

Photos (Interiors)



Entrance Lobby



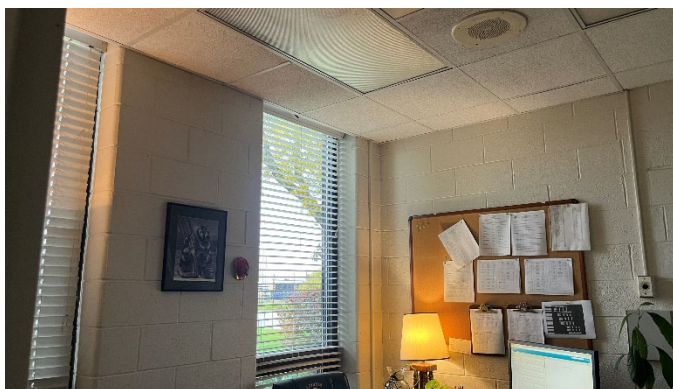
Entrance lobby



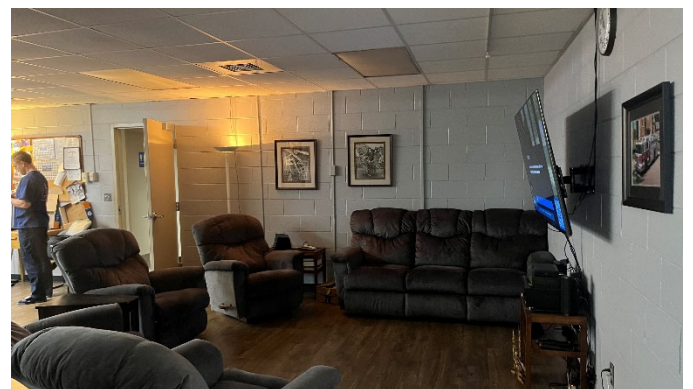
Entrance Lobby



Office



Office

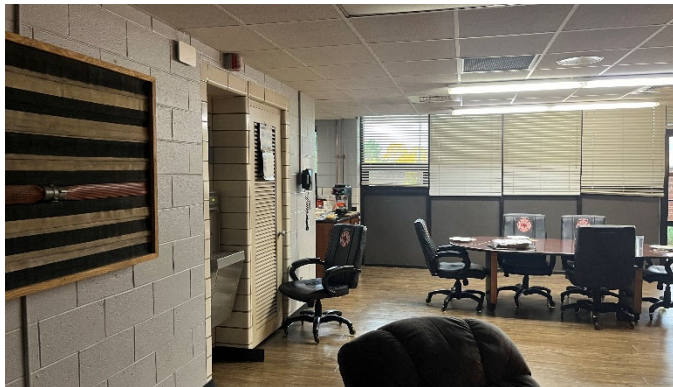


Day Room



*Building 12 continued*

**Photos (Interiors)**



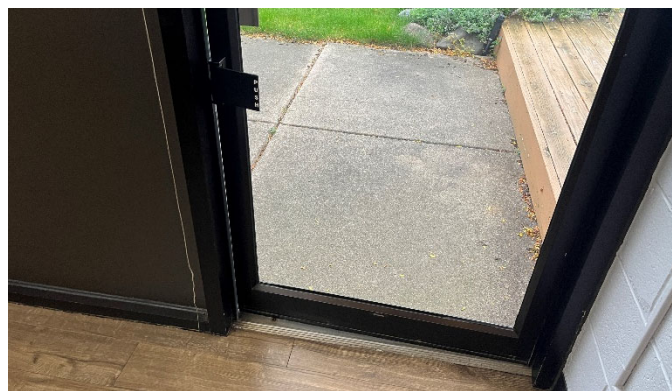
Roof – The primary roo



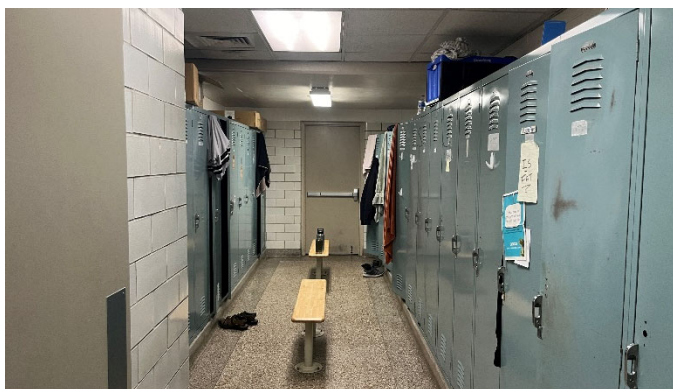
Roof – The primary roo



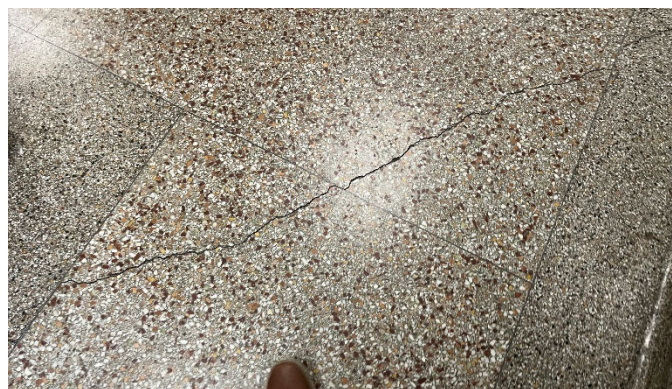
Day Room



Day Room



Toilet/Locker Room



Toilet/Locker Room



*Building 12 continued*

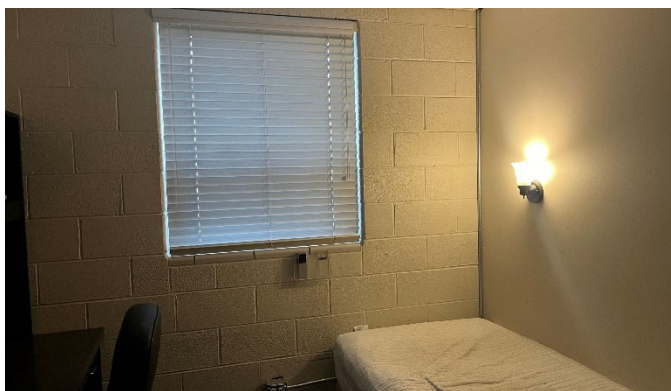
**Photos (Interiors)**



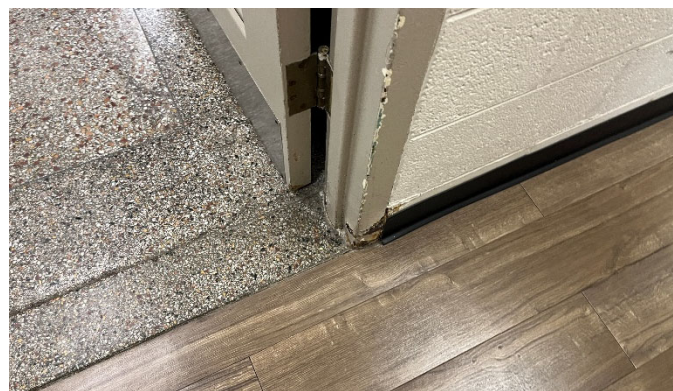
Roof – The primary roo



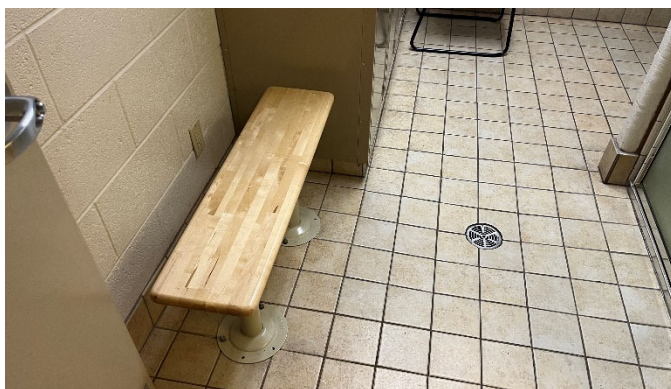
Roof – The primary roo



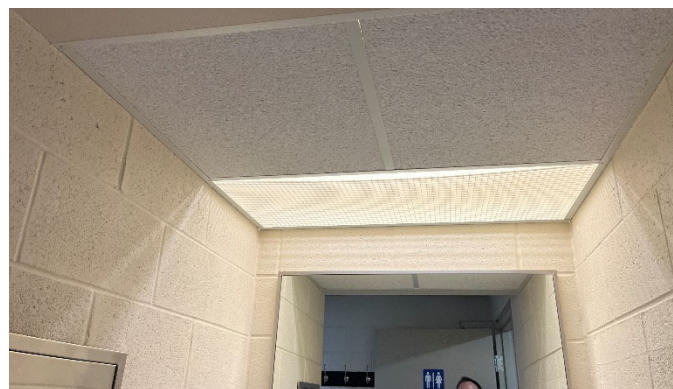
Dorm Room



Corridor



Toilet Room/Locker Room

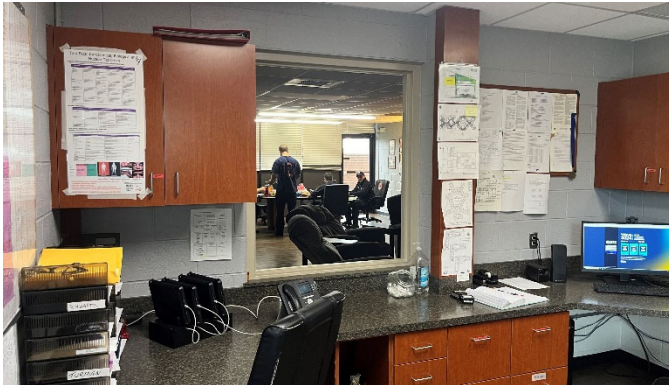


Toilet/Locker Room



*Building 12 continued*

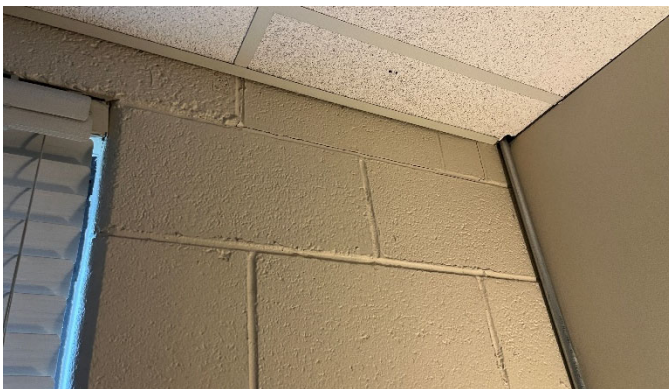
**Photos (Interiors)**



Watch Room



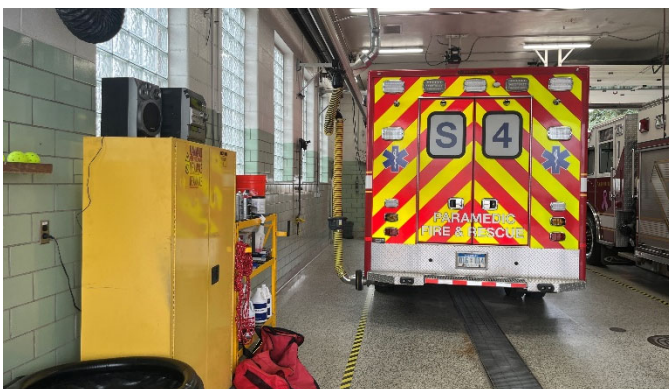
Work Room



Dorm Room



Apparatus Bay



Apparatus Bay



Apparatus Bay

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

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

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

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



*Building 12 continued*

**Photos (Plumbing)**



Bottle filler



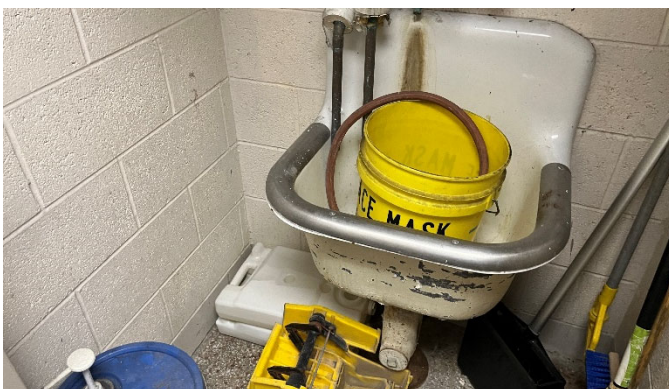
Kitchen



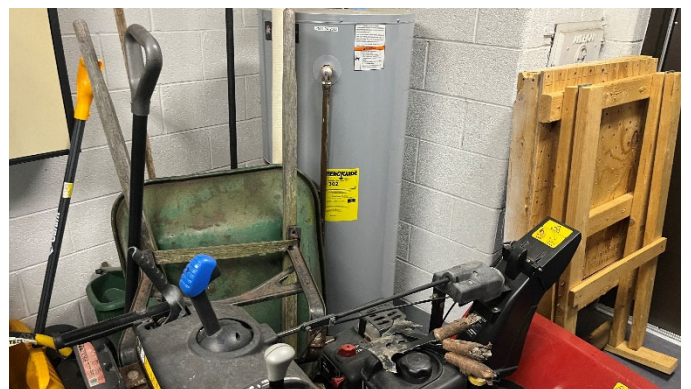
Toilet/Locker Room



Toilet/Locker Room



Janitor's Closet



Mechanical Room



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

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

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

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

## Building 12 continued

## Photos (HVAC)



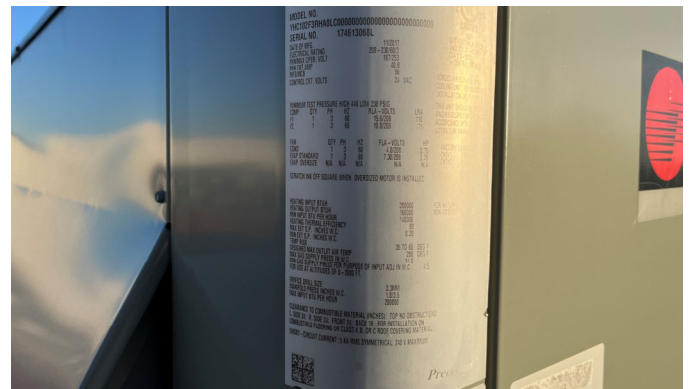
RTU



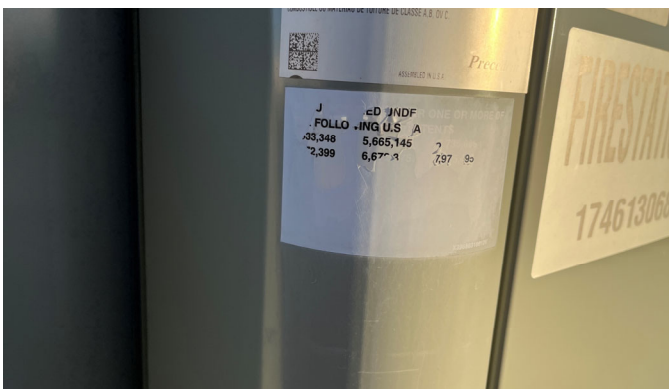
RTU



RTU



RTU



RTU

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

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

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

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

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

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

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

*Building 12 continued*

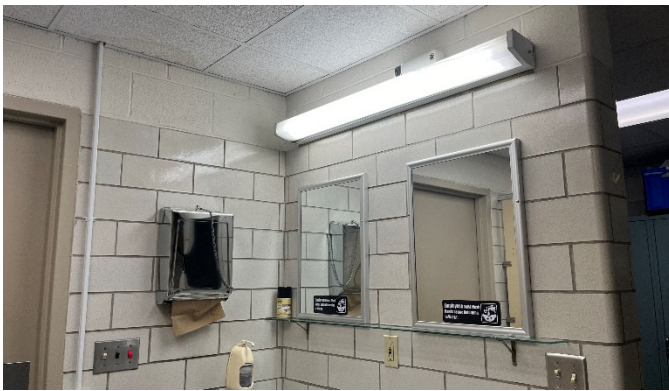
**Photos (Electrical)**



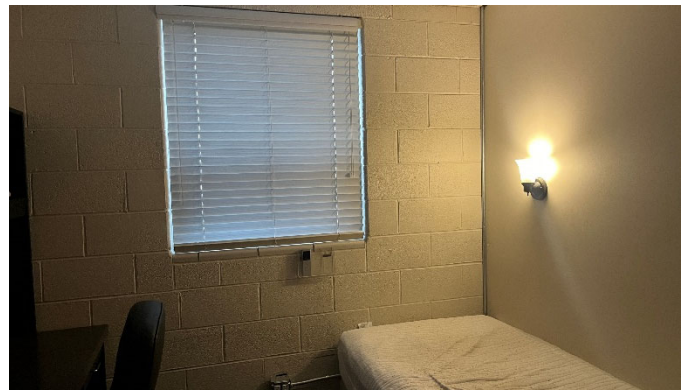
Office



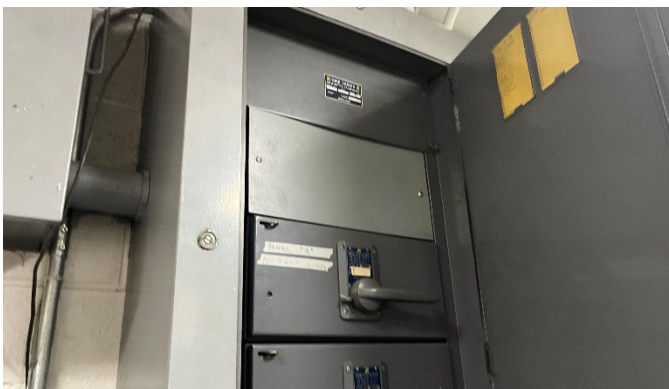
Day Room



Toilet/Locker Room



Dorm Room



Switch gear



Generator



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

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

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

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

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

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

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

*Building 12 continued*

**Photos (Site)**



Landscaping



Asphalt parking lot



Concrete sidewalk



Concrete driveway



Downspout



Irrigation

## Building 12 continued

## Summary of Budgets

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



## Building 13 – Station No. 5



|                         |                      |
|-------------------------|----------------------|
| <b>Address:</b>         | 18910 Middlebelt Rd. |
| <b>Year Built:</b>      | 1969 (55 years old)  |
| <b>Square Footage:</b>  | 5,772                |
| <b>Site Area:</b>       | .926                 |
| <b>Parking Spaces:</b>  | Approximately 15     |
| <b>Stories:</b>         | 1                    |
| <b>Basement:</b>        | Yes                  |
| <b>Elevator(s):</b>     | No                   |
| <b>Exterior Façade:</b> | Brick                |
| <b>Roof:</b>            | TPO                  |
| <b>Fire Protection:</b> | 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 office<sup>3</sup>, 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*

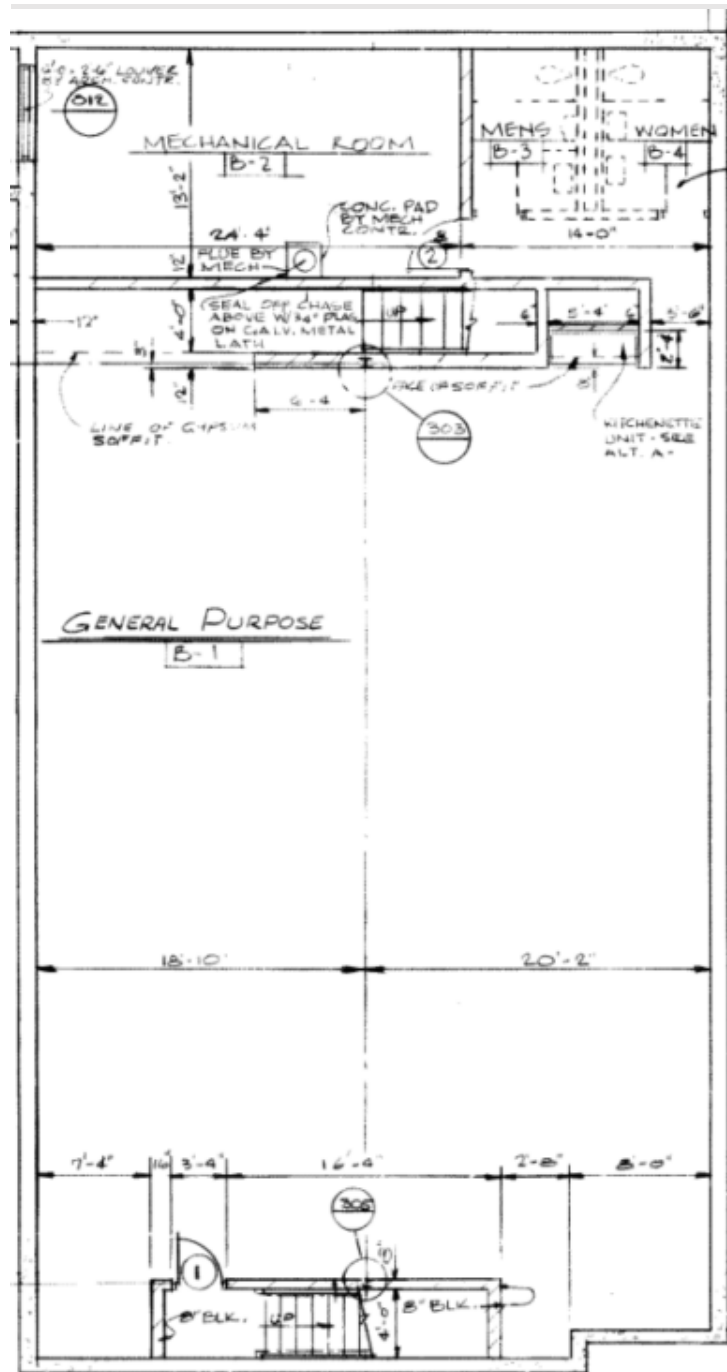
**Site**





## Building 13 continued

## Basement Floor Plan



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

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

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

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

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

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



*Building 13 continued*

**Photos (Building Envelope)**



Apparatus bay doors



Entry door



Facade



Facade



Facade



Window



*Building 13 continued*

**Photos (Building Envelope)**



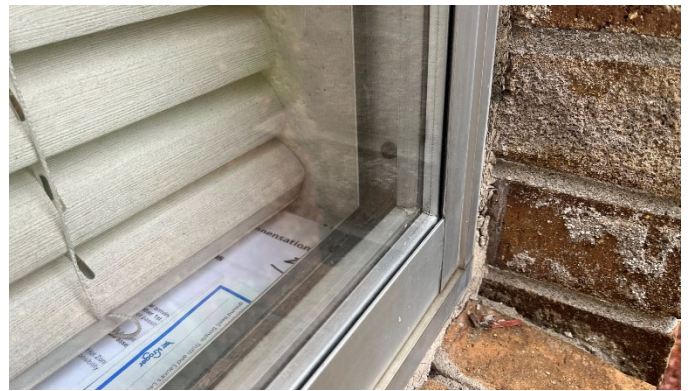
Control joint



Control joint



Window



Window



Facade

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

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

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

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

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

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

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

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

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

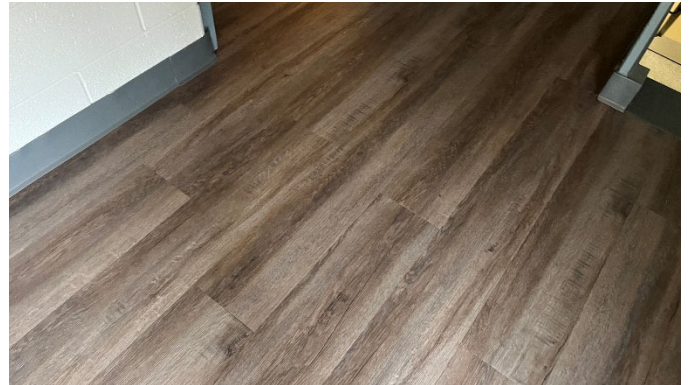


*Building 13 continued*

**Photos (Interiors)**



Day Room



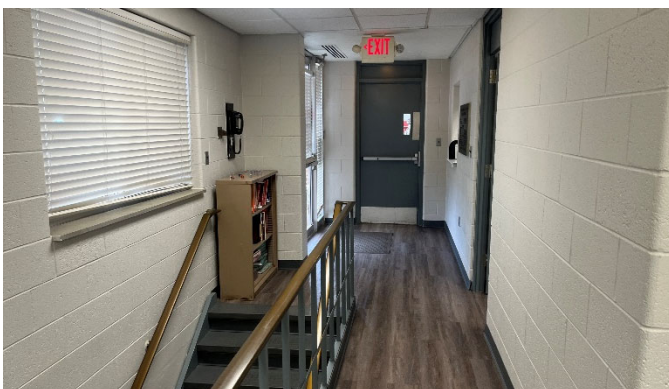
Corridor



Corridor



Kitchen



Corridor



Watch Room

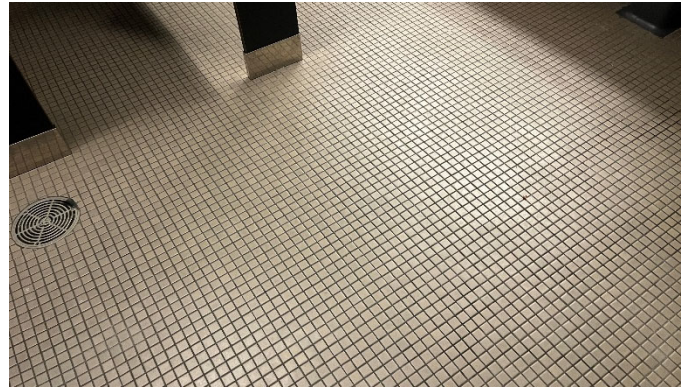


*Building 13 continued*

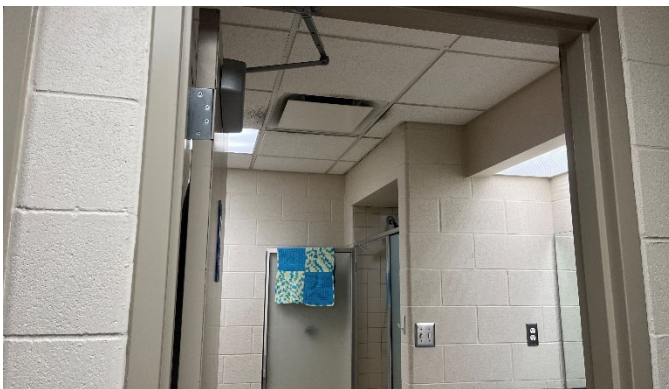
**Photos (Interiors)**



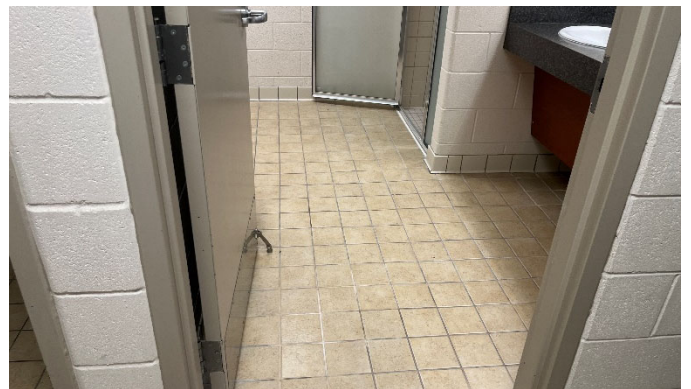
Toilet Room



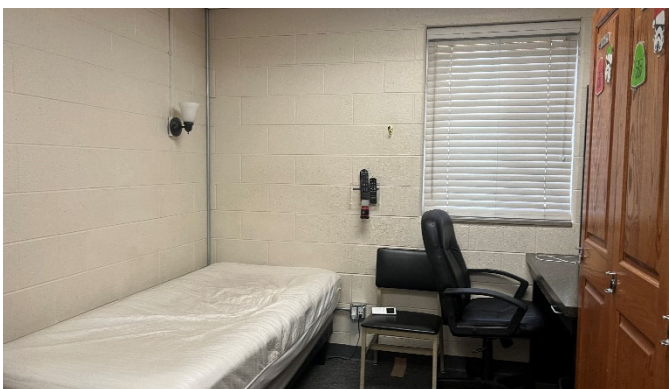
Toilet Room



Toilet Room



Toilet Room



Dorm Room



Laundry/Storage Room



*Building 13 continued*

**Photos (Interiors)**



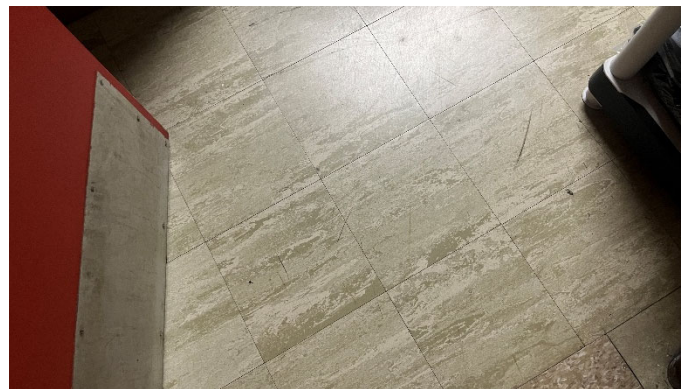
Laundry/Storage Room



Laundry/Storage Room



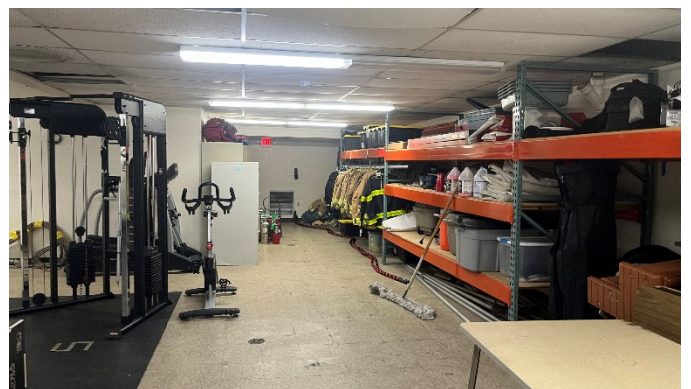
Apparatus Bay



Storage Room



Fitness Area



Storage area

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

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

**Fire Protection** – The building is not fire suppressed.

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

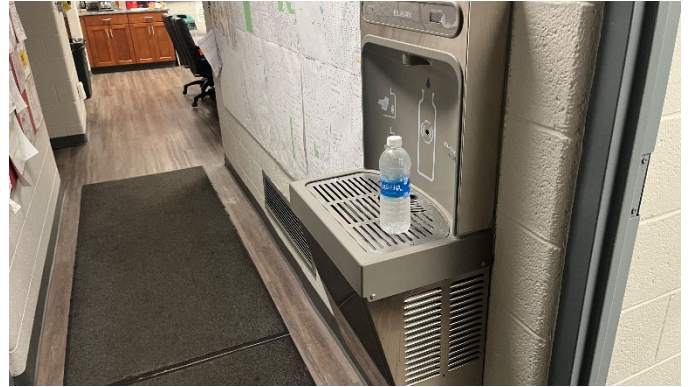


*Building 13 continued*

**Photos (Plumbing)**



Kitchen



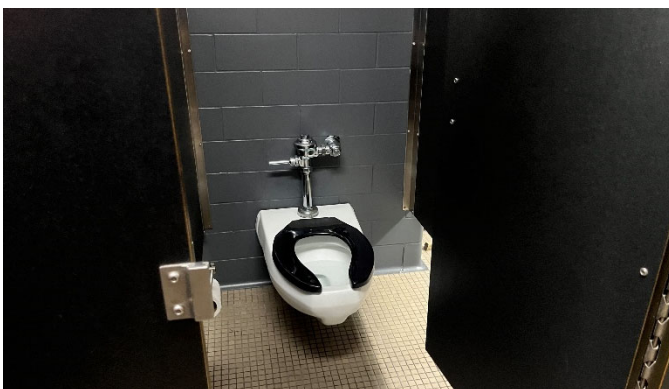
Corridor



Toilet Room



Toilet Room



Toilet Room



Toilet Room

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

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

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

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

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



Building 13 continued

Photos (HVAC)



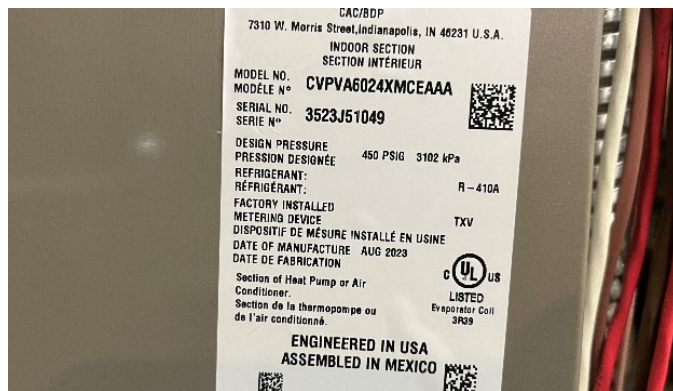
New HVAC equipment



Furnace



Furnace



Furnace



Air conditioning unit



Air conditioning unit

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

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

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

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

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

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

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



*Building 13 continued*

**Photos (Electrical)**



Dayroom



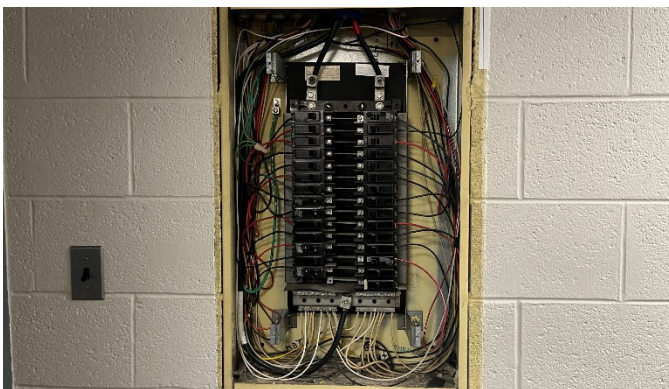
Kitchen



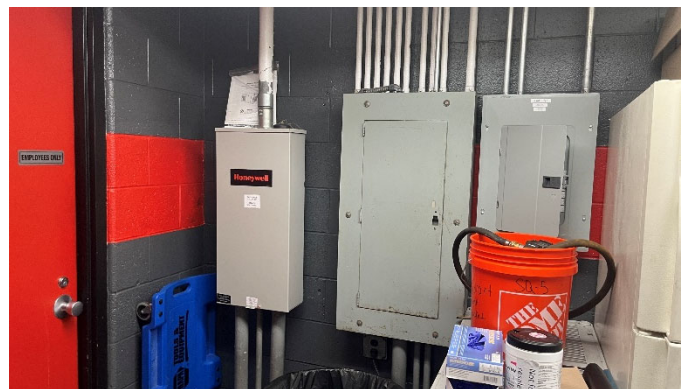
Watch Room



Watch Room



Corridor



Electrical panels



Building 13 continued

Photos (Electrical)



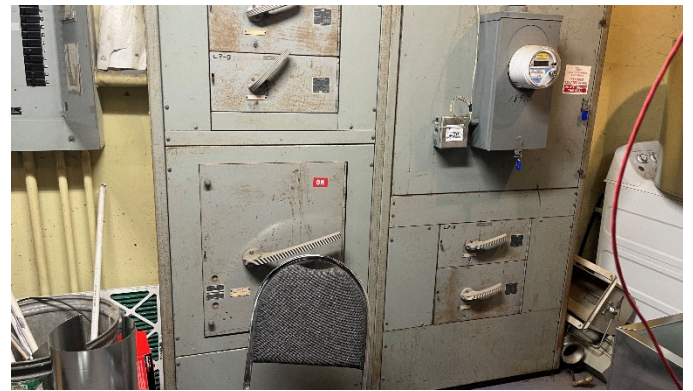
Switch gear



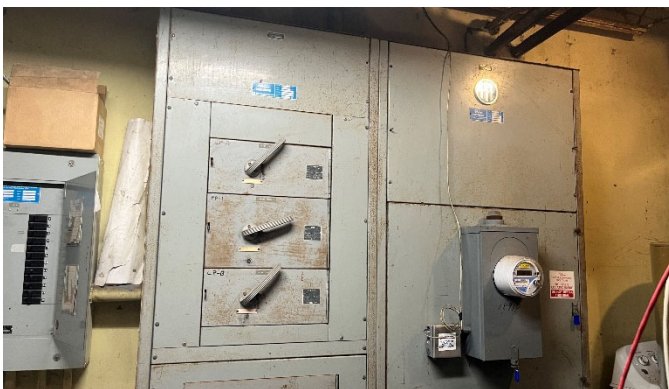
Switch gear



Storage Room



Switch gear



Switch gear



Generator

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

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

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

**Sidewalks** – not applicable

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

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

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



*Building 13 continued*

**Photos (Site)**



Driveway



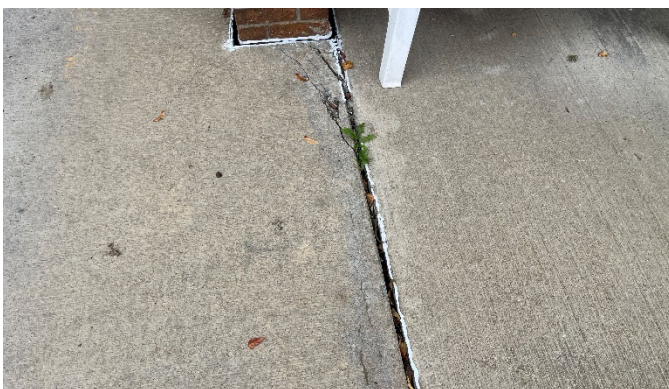
Driveway



Driveway



Site lighting



Driveway



Driveway



## Building 13 continued

## Summary of Budgets

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

## Building 14 – Station No. 6



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

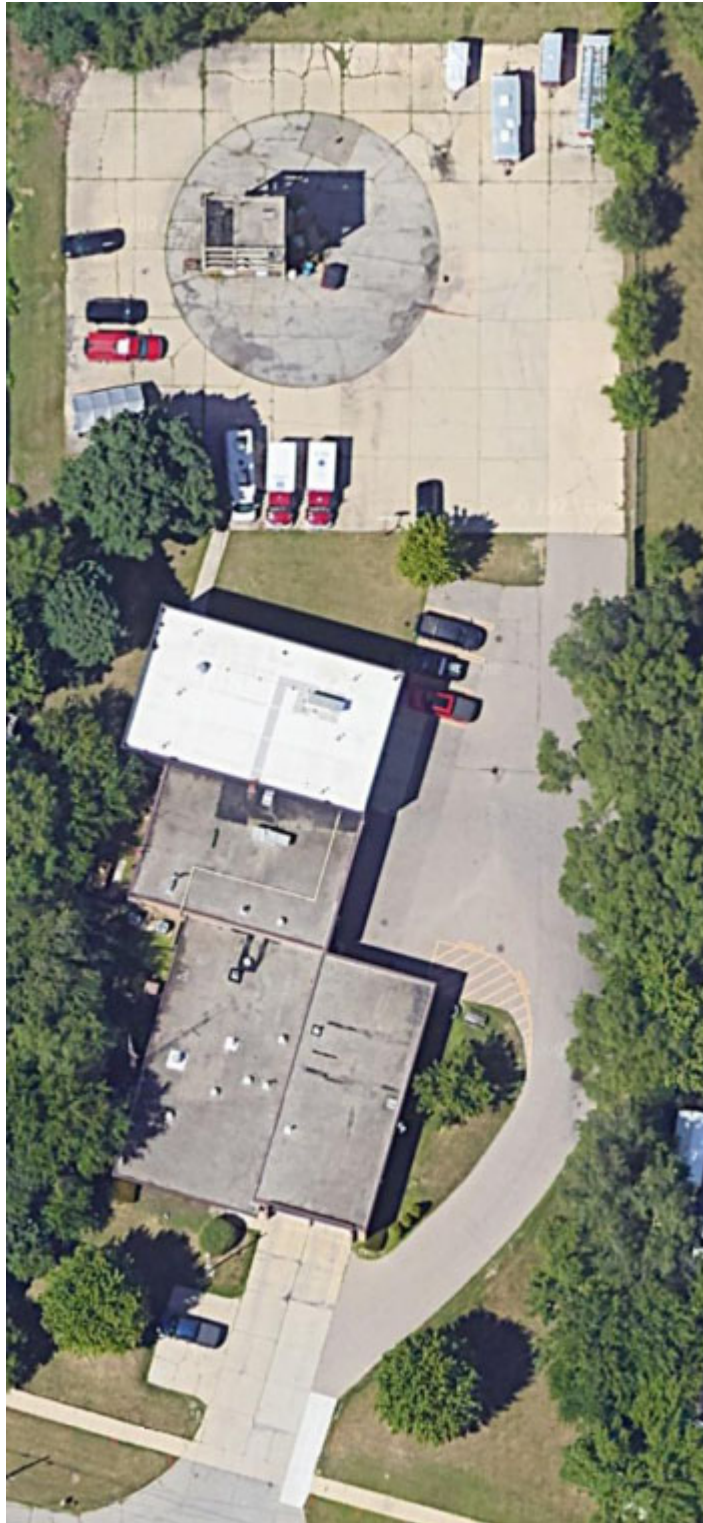
### Space Needs Summary (Continued):

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*

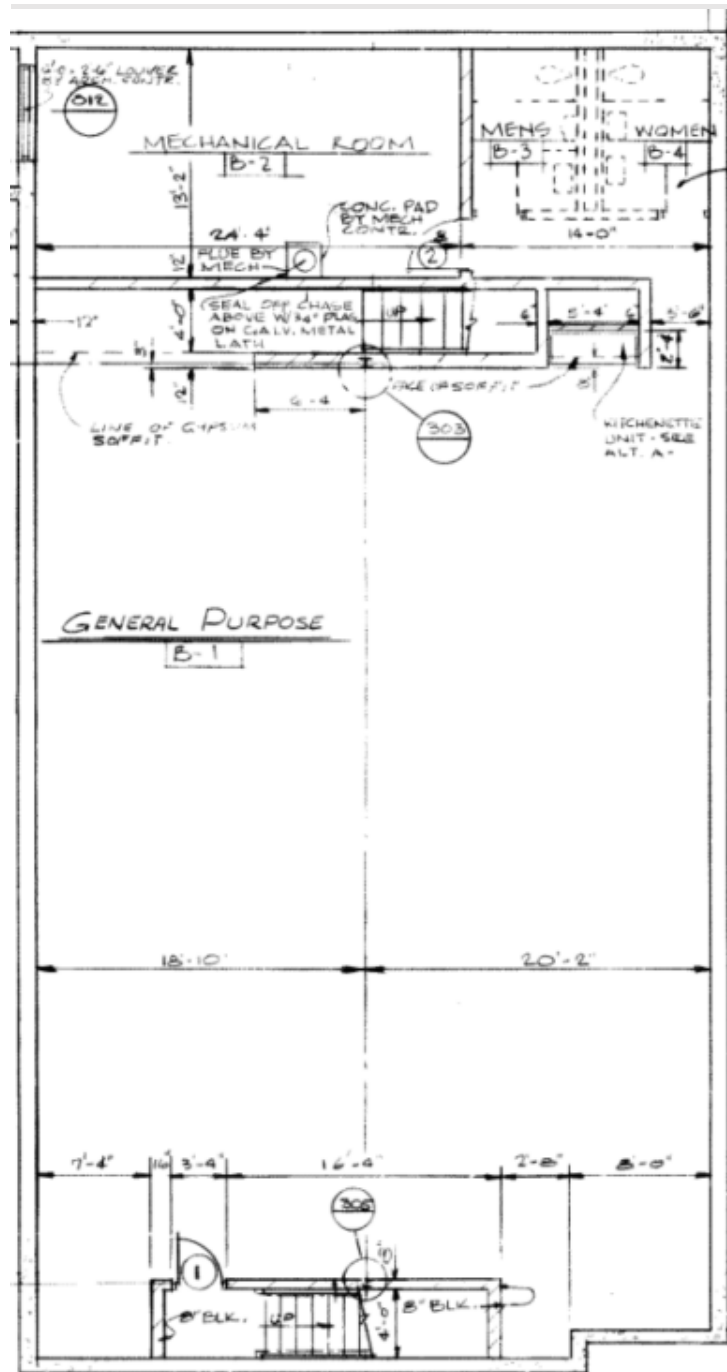
**Site**





## 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



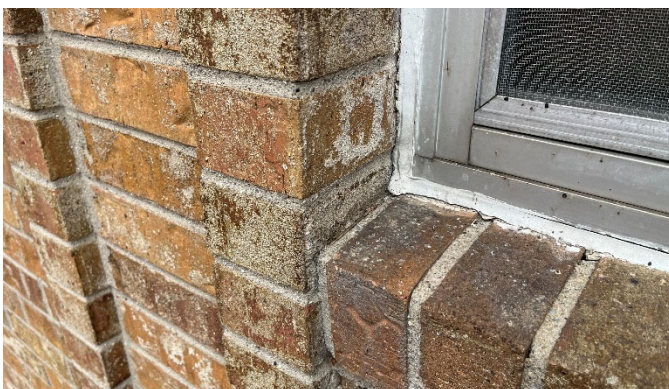
Entry and Apparatus Bay doors



Window



Window



Window



Storefront entry system

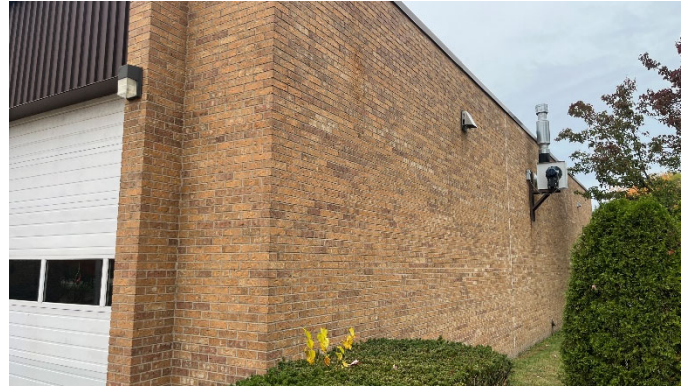


*Building 14 continued*

**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.

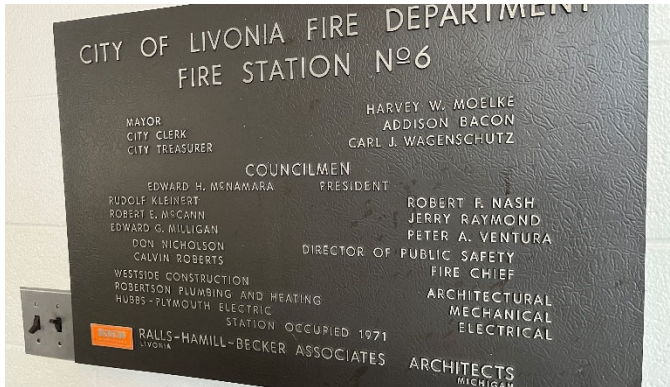
**Millwork** – Kitchen has wood cabinets with granite countertop. Overall, millwork appeared to be in **GOOD** condition.

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

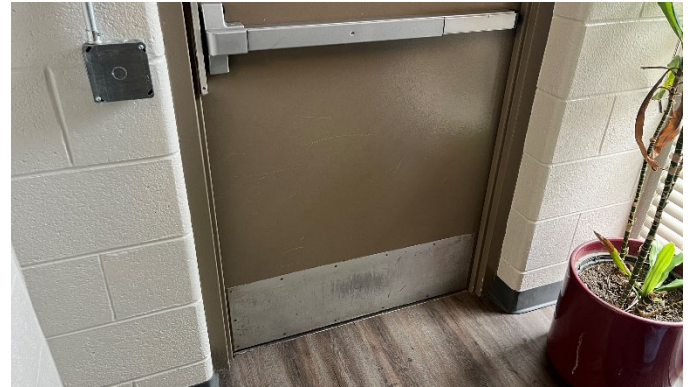


*Building 14 continued*

**Photos (Interiors)**



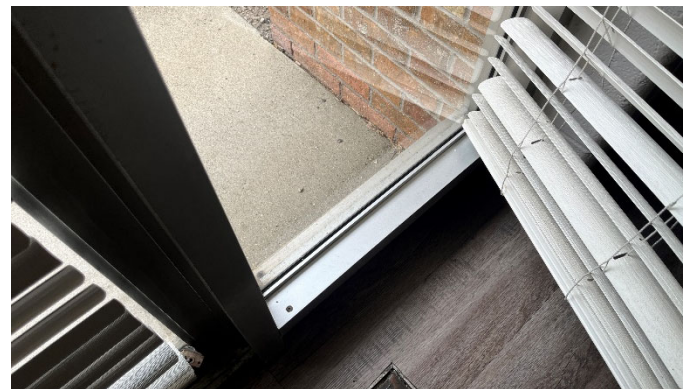
Entry



Exit



Watch Room



Window



Kitchen

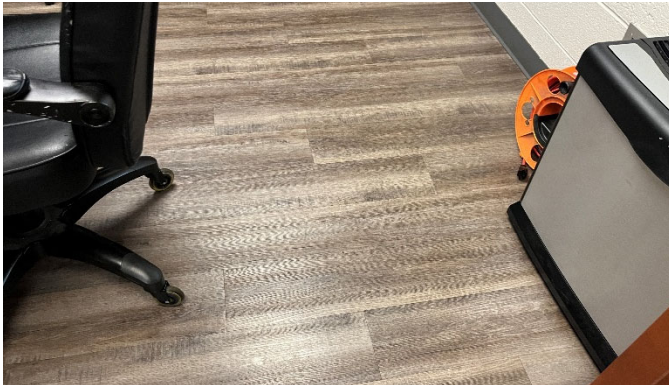


Day Room



*Building 14 continued*

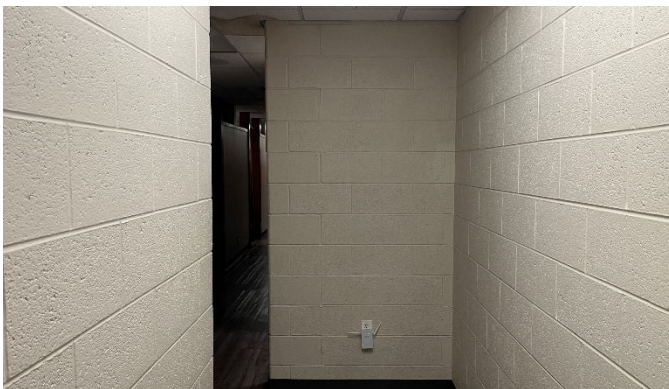
**Photos (Interiors)**



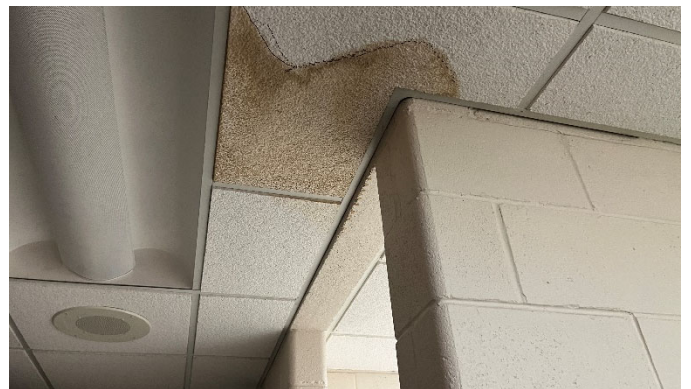
Day Room



Day Room



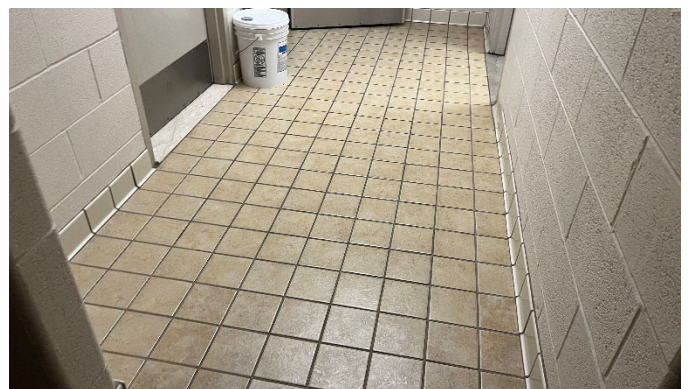
Corridor



Corridor



Dorm Room



Toilet Room



*Building 14 continued*

**Photos (Interiors)**



Corridor



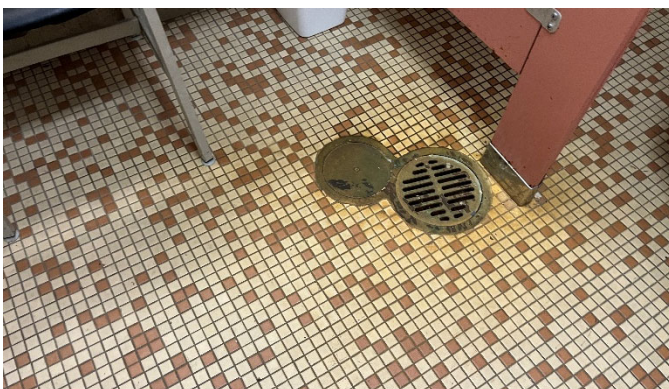
Toilet Room



Workout Room



Workout Room



Toilet Room



Office/Work Room



*Building 14 continued*

**Photos (Interiors)**



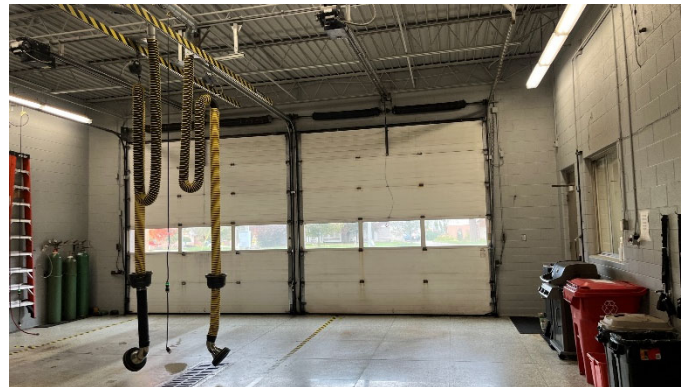
Office/Work Room



Office/Work Room



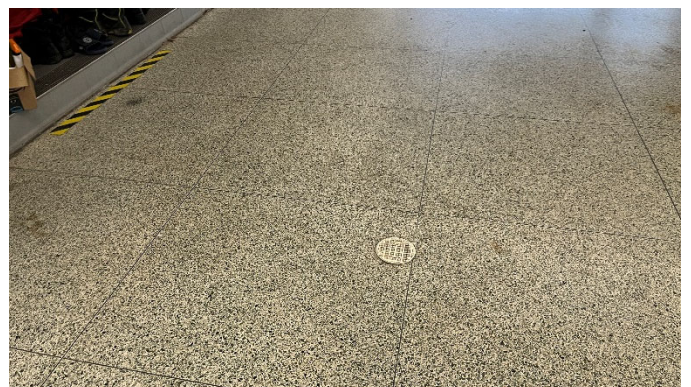
Apparatus Bay



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)



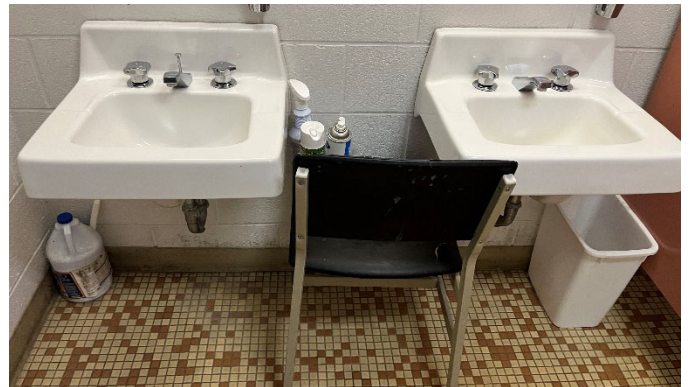
Kitchen



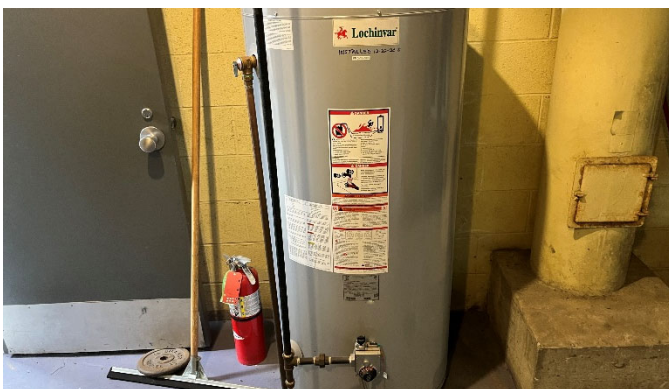
Toilet Room



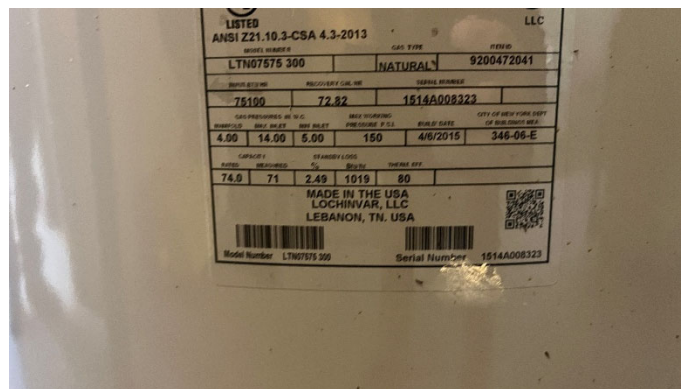
Toilet Room



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



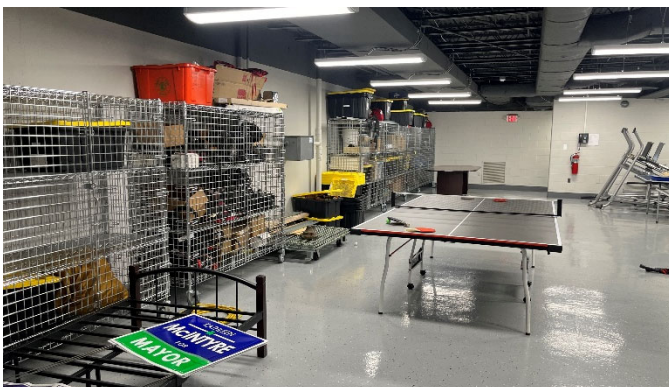
Corridor



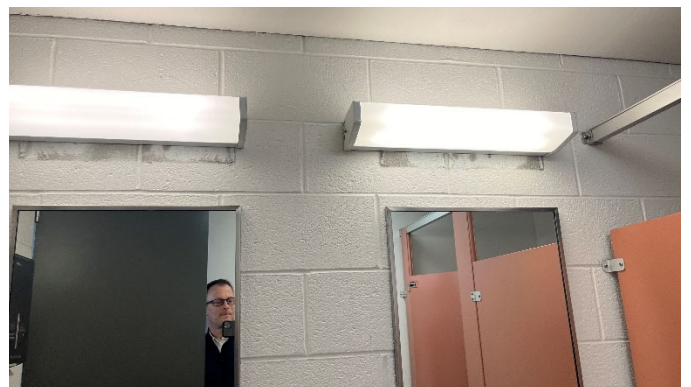
Toilet Room



Toilet Room



Storage/Workout Room



Toilet Room

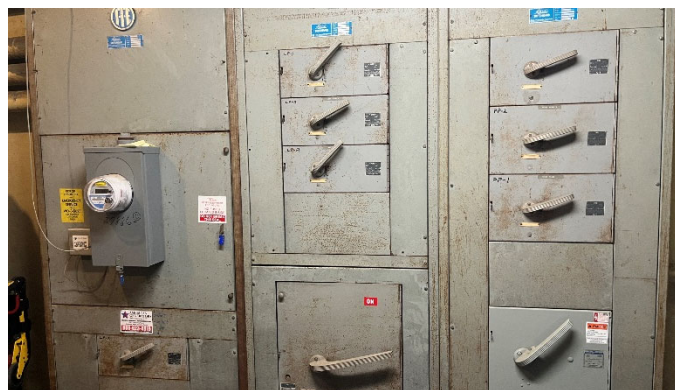


*Building 14 continued*

**Photos (Electrical)**



Switch gear



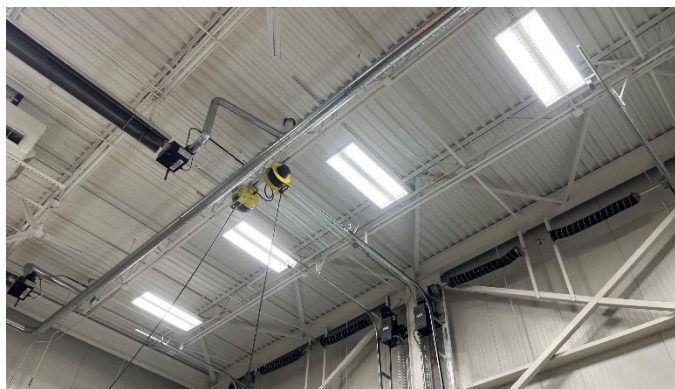
Switch gear



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



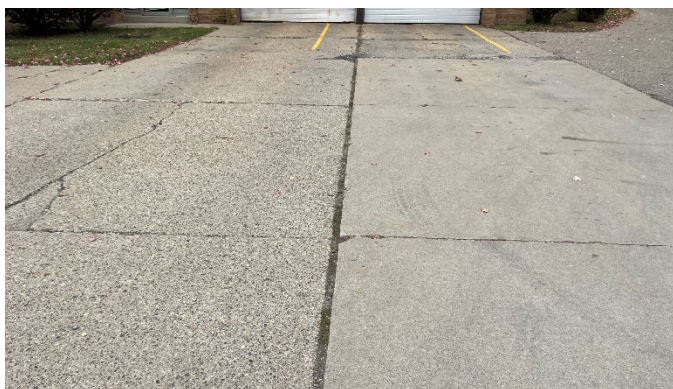
Asphalt paving



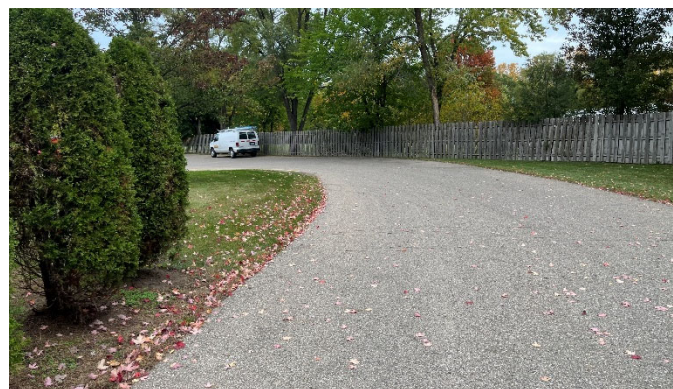
Concrete driveway



Concrete driveway



Concrete driveway



Asphalt paving



## Building 14 continued

## Summary of Budgets

| Program Area                                              | Quantity<br>Per Unit | Unit      | # of<br>Units | Total Units | As % of<br>Total<br>Cost | Priority I<br>(1 - 3 years) | Priority II<br>(4 - 6 years) | Priority III<br>(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                 |                              |                                |



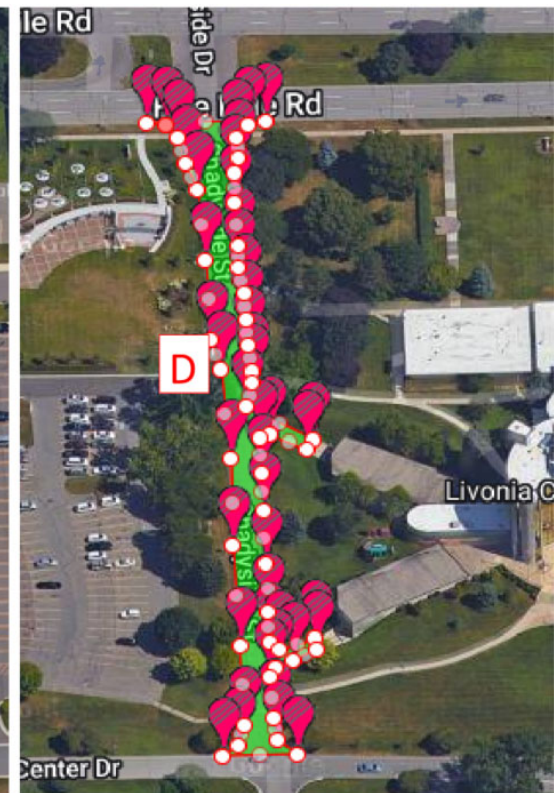
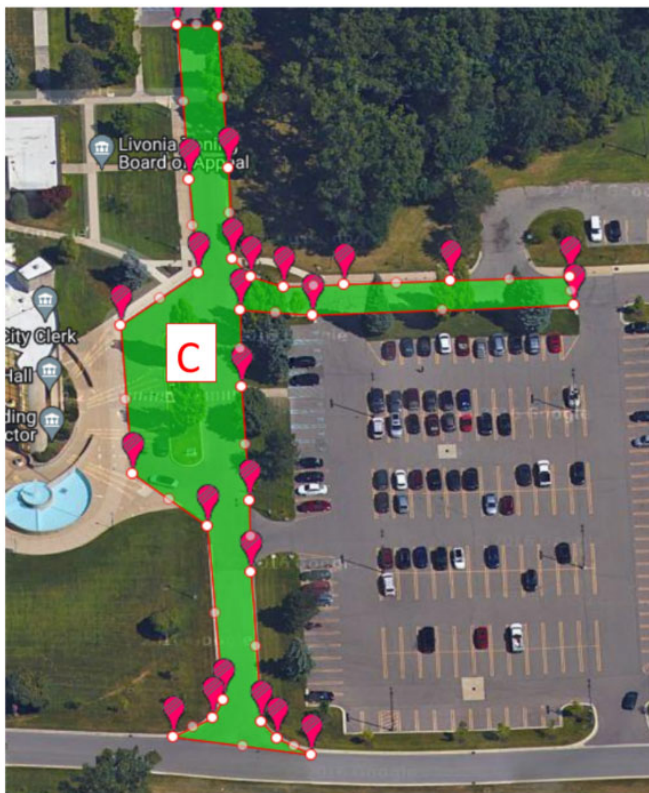
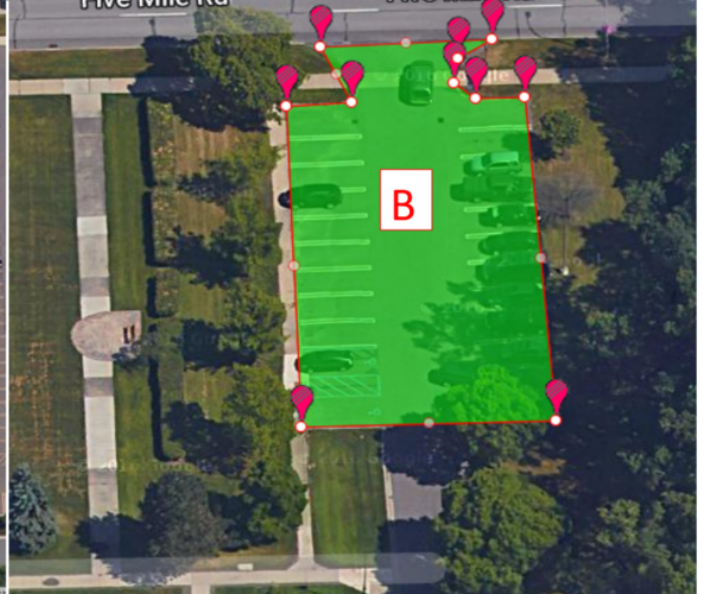
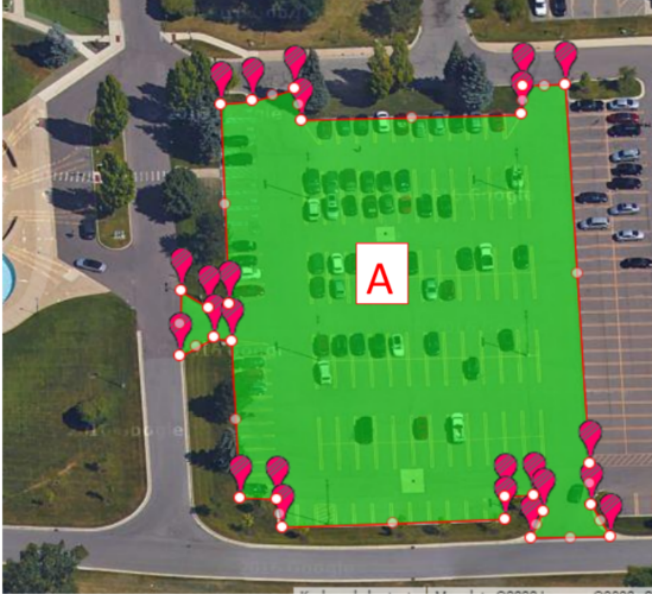
## Section D

### Parking Lot Take-Offs



## SECTION D PARKING LOT TAKE-OFFS

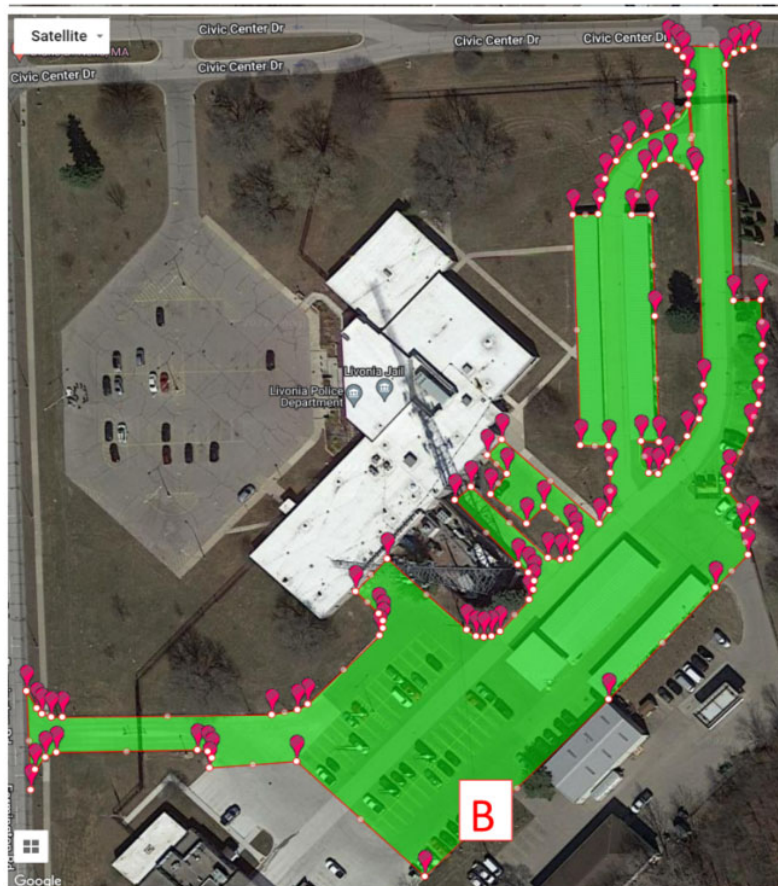
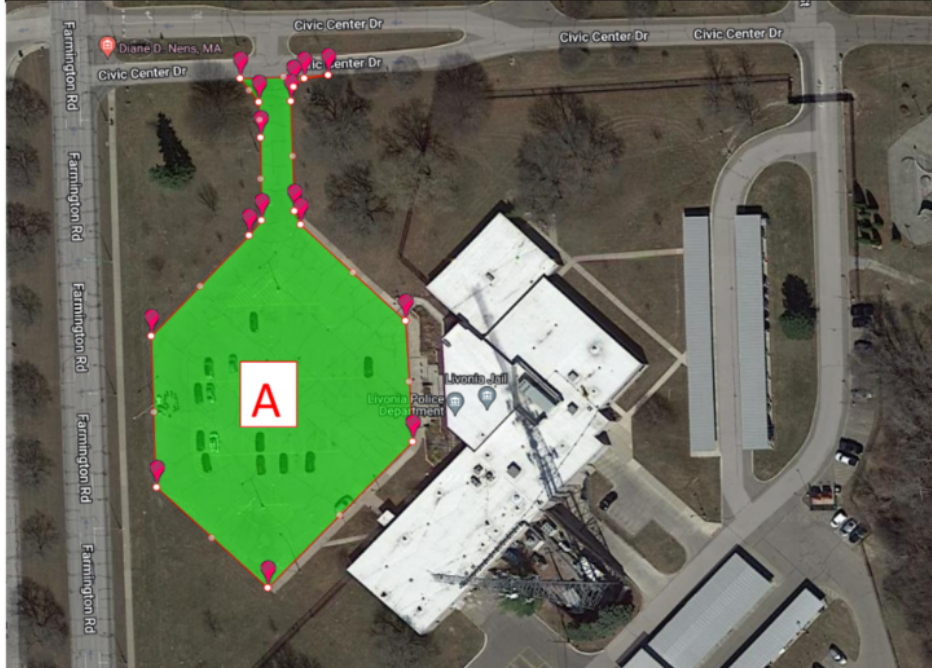
| Bldg. No.    | Name      | Address                                     |                           |
|--------------|-----------|---------------------------------------------|---------------------------|
| 1            | City Hall | 33000 Civic Center Drive, Livonia, MI 48154 |                           |
| 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                                      |                           |
| <b>TOTAL</b> |           | <b>110,197</b>                              |                           |





## 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                                |    |
| <b>TOTAL</b> |                   | <b>154,914</b>                         |    |



## SECTION D PARKING LOT TAKE-OFFS

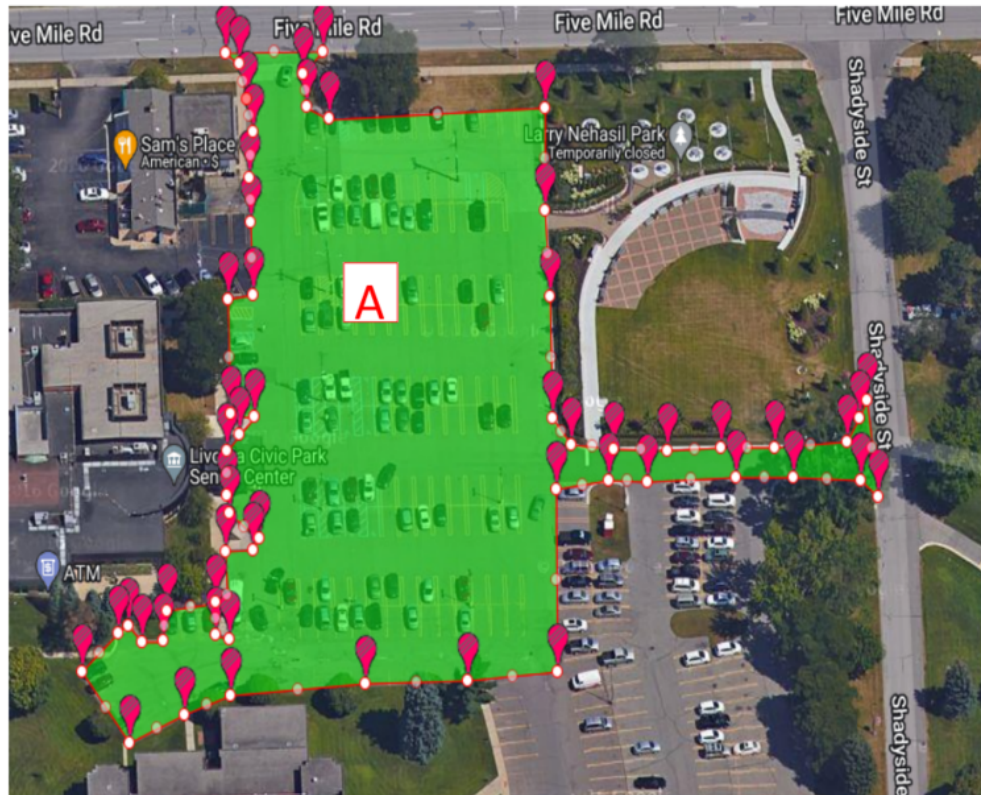
| Bldg. No.    | Name                         | Address                               |
|--------------|------------------------------|---------------------------------------|
| 1            | Livonia City Fire Department | 14910 Farmington Rd. Livonia MI 48154 |
| Parking Area | Material           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



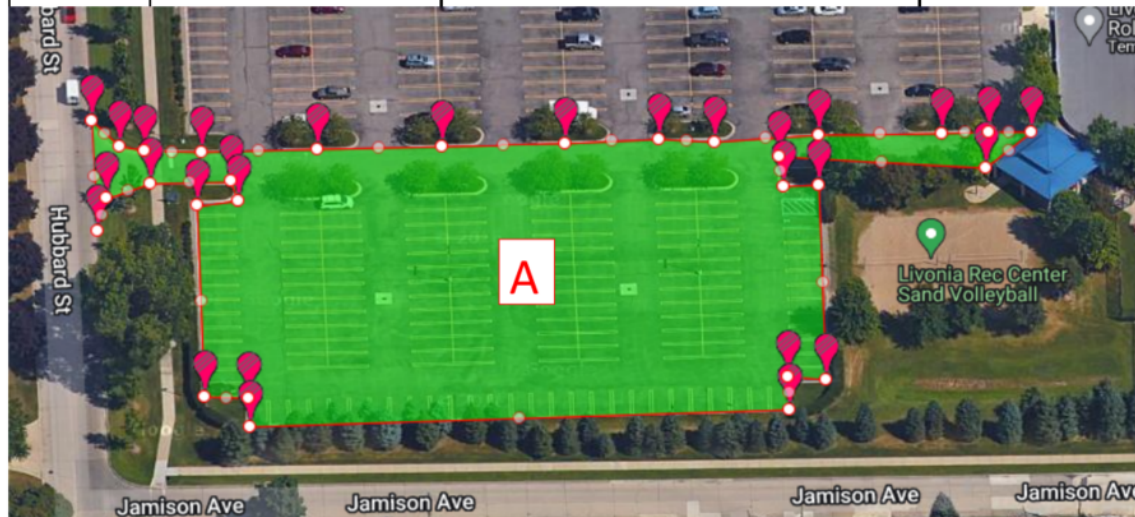


## SECTION D PARKING LOT TAKE-OFFS

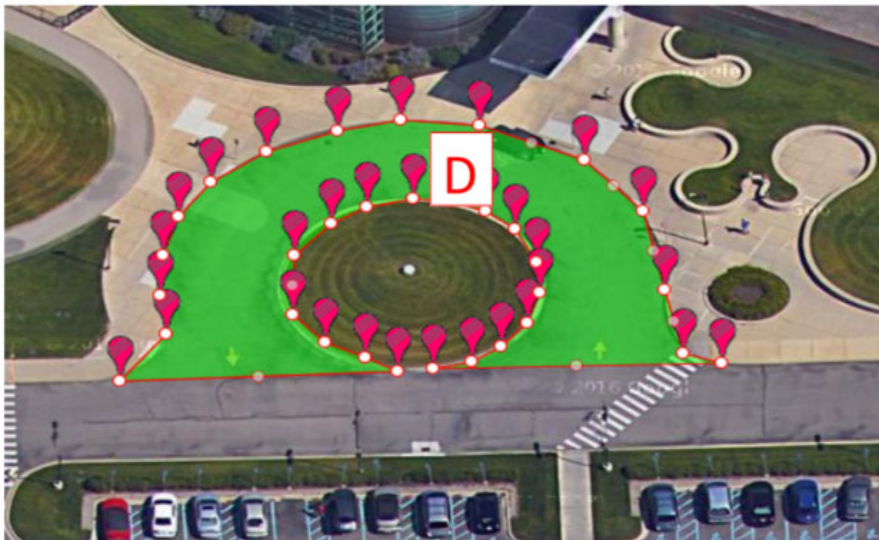
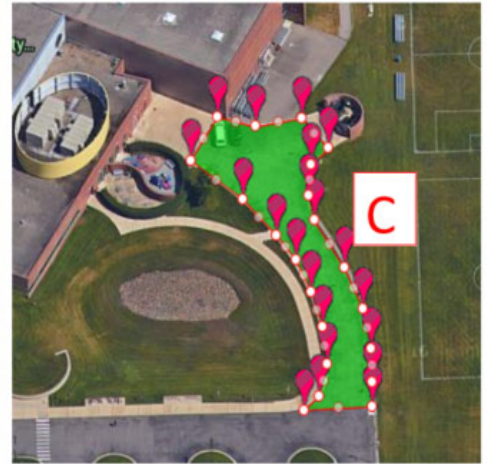
| Bldg. No.    | Name          | Address                       | Notes |
|--------------|---------------|-------------------------------|-------|
| 1            | Senior Center | 15218 Farmington Rd. MI 48154 |       |
| Parking Area | Material      | Sq.ft.                        |       |
| A     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



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





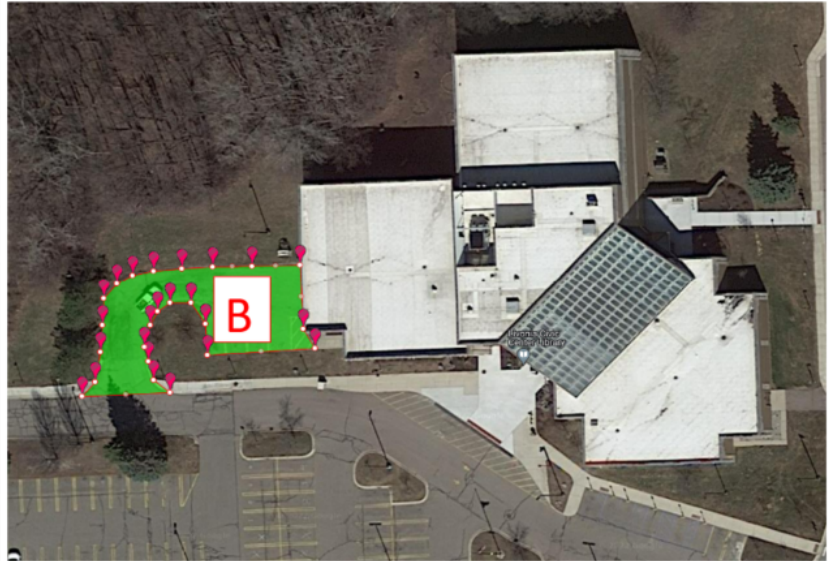


## SECTION D PARKING LOT TAKE-OFFS

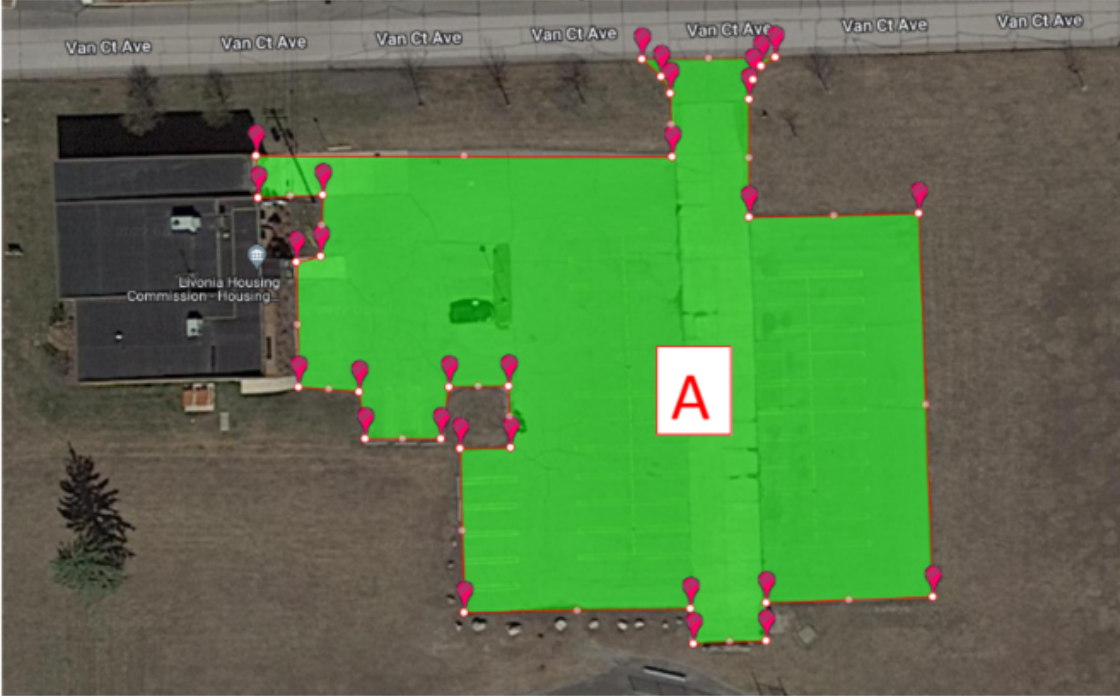
| Bldg. No.    | Name                         | Address                              |
|--------------|------------------------------|--------------------------------------|
| 1            | Livonia Civic Center Library | 32777 Five Mile Rd. Livonia MI 48154 |
| Parking Area | Material              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

### Notes

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



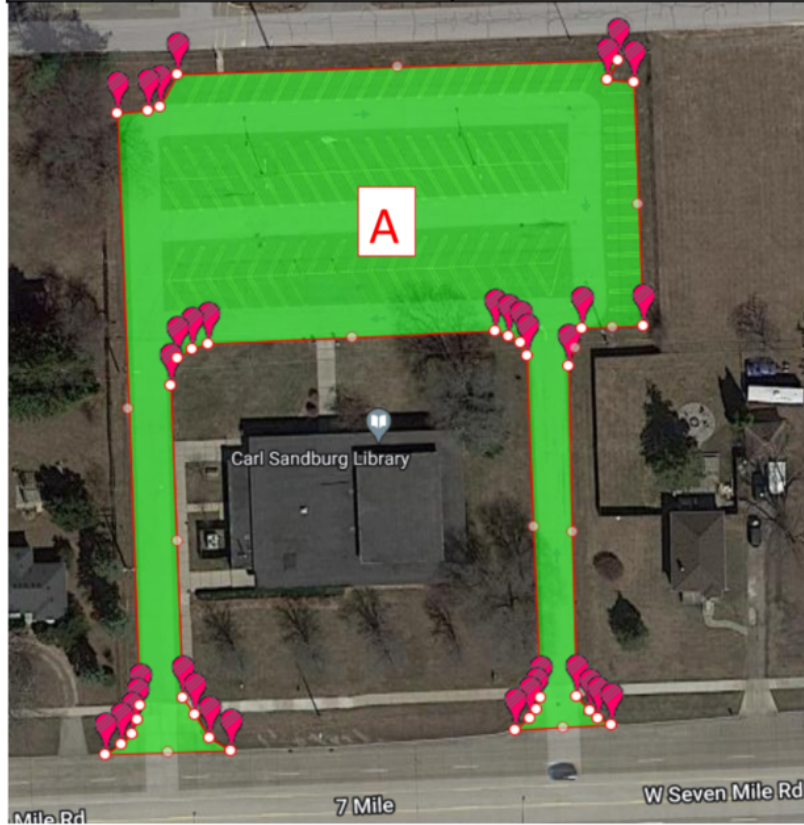
| Bldg. No.    | Name                       | Address                               |
|--------------|----------------------------|---------------------------------------|
| 1            | Livonia Housing Commission | 10800 Farmington Rd. Livonia MI 48150 |
| Parking Area | Material                 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





## 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                                   |
| <b>TOTAL</b> |                       | <b>52,073</b>                            |



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

