

OFFICE OF THE COUNCIL

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MARTHA PTASHNIK, Vice President
CARRIE BUDZINSKI
ROB GJONAJ DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY



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

COMMITTEE MEMEBERS:

ROB DONOVIC, Chair
MARTHA PTASHNIK, Vice Chair
CARRIE BUDZINSKI, Member

OFFICE OF THE COUNCIL

**MEETING PACKET FOR THE CAPITAL OUTLAY AND
INFRASTRUCTURE COMMITTEE
OF APRIL 2, 2025
7:00 P.M.**

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CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE

April 2, 2025

Livonia City Hall Auditorium

33000 Civic Center Drive, Livonia, MI 48154

7:00 PM

Members:

Rob Gjonaj Donovic, Chair

Martha Ptashnik, Vice Chair

Carrie Budzinski, Member

AGENDA ITEM(S)

1. [The subject matter of the planning, design and construction of the new Civic Center Campus. \(CR 330-24\)](#)

AUDIENCE COMMUNICATION

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

**THIS MEETING WILL BE REPORTED AT
THE REGULAR MEETING OF APRIL 14, 2025**

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

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LORI L. MILLER, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
March 24, 2025

MEETING DATE

COI040225/R041425

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

A Capital Outlay and Infrastructure Meeting was held on March 12, 2025 and will be reported along with this meeting at the Regular Meeting of April 14, 2025.

At the Regular Meeting of February 10, 2025:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

A Capital Outlay and Infrastructure Meeting was held on January 22, 2025 and will be reported at the Regular Meeting of February 10, 2025.

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. COI031225 LTC plan design construction of CC Campus
2. COI020525 - presented at COI020525
3. Senior Wellness Center - Update presented at COI020525
4. COI020525 LTC plan design construction of CC Campus
5. COI012225 Minutes

6. COI012225 LTC plan design construction of CC Campus
7. COI012225 Technolgy Consulting Services_Contract Award Recommendation Letter
8. COI012225 LCCP_Tech Consultanting Services_Proposal and CBS Summary
9. R121824 FRS new Livonia City Hall CR 432-24
10. R121824 Hobbs + Black new PD CR 433-24
11. COI121124 20241206_LCCP_Police Station_AE_Contract Award Recommendation Letter
12. COI121124 20241206_LCCP_City Hall_CM_Contract Award Recommendation Letter
13. R102124 (X1) CE w proposed contract res - New Data recd 10-21-24
14. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
15. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
16. COI101424 Minutes
17. COI101424 LTC plan design construction of CC Campus
18. COI101424 Email RE_ Award Recommendation Letters and Proposal Summaries
19. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
20. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
21. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
22. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
23. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
24. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY

DRAFT ONLY

MUNICIPAL FACILITIES PROPOSAL

Shall the City of Livonia, County of Wayne, Michigan, borrow the principal sum of not to exceed One Hundred Fifty Million Dollars (\$150,000,000) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed twenty-five (25) years from the date of issuance of each series, for the purpose of paying the all or part of the cost of acquiring land and buildings for use by the City, and acquiring, constructing, renovating, furnishing, and equipping various capital improvement projects and municipal facilities in the City, including necessary rights of way, site improvements, appurtenances, attachments and ancillary facilities therefor, including, but not limited to, (i) acquiring, constructing, furnishing and equipping a new police station with adjacent parking structure and a new library, (ii) renovating, expanding, improving, furnishing and equipping Fire Station Nos. 1, 3, 4, 5, and 6, (iii) acquiring, constructing, equipping and providing recreational facilities within a public greenspace, (iv) demolishing existing buildings located on public use spaces, including but not limited to, the existing police station, the existing library, and the existing City hall, (v) improving the City owned property at the Five Mile Road and Farmington Road civic center campus site, together with all related site improvements?

If approved, the estimated millage to be levied in December 2025 is 1.4300 mills (\$ 1.43 per \$1,000 of taxable value) and the estimated simple average millage rate required to retire the bonds is 1.4300 mills (\$1.43 per \$1,000 of taxable value).

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, March 12, 2025, in the Livonia City Hall Auditorium.

Committee Members Present: Rob Gjonaj Donovic, Chair
Martha Ptashnik, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: None

City Council Members Present: Brandon McCullough
Lynda L. Scheel
Laura M. Toy

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Susan Nash, Treasurer
Lori Miller, Clerk
Sean Kavanagh, Judge
James Jolly, Judge
Carter Fisher, City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Ted Davis, Superintendent of Parks and Recreation
Thomas Goralski, Police Chief
Robert Jennison, Fire Chief
Linda Gosselin, Assessor
Jerome Hanna, Director of Inspection
Kristen Edson, Library Director
Kristin Houchins, Director of Communications
Anthony Hall, Police Union President
Scott Heraty, Fire Fighter Union President
Plante Moran Realpoint Representatives

1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

The meeting convened at 7:02 PM.

The meeting began with a discussion of the following:

- Chairman Donovic explained Council meeting structures and procedures to significant audience size and how the meeting agenda was going to proceed.
- Chairman Donovic explained that this isn't the first meeting held on this item, and that this project was first established back in 2018 through Livonia Vision 21.
- Multiple members of the Council gave remarks around the meeting.
- Project management team was introduced by Administration.
- Multiple vendors were introduced from HED (Master Planner & Architect for City Hall).
- Mayor explained the first phase in the project was the building of the new Senior Wellness Center, (Project Catalyst) primarily funded by Federal, State, and County dollars that wanted to fund a senior center specifically.
- This is a long-range plan, first established in Vision 21, unanimously voted on by the Council in 2020 that specifically calls for 5 Mile & Farmington Rd to be a Civic Center/ Downtown campus.
- The city owns roughly 70 acres at this corner.
- Livonia Vision 21 surveyed thousands of residents in 2017/18, held countless Open Houses, dozens and dozens of residents and vendors drafted Vision 21 years ago, now the Administration wants to implement the plan, not just let it sit on a shelf.
- There was a study conducted in the 1980's that talked about building a downtown area to attract younger families to our community.
- This planning has been going on for longer than a year and a half with many public open meetings.
- Vision 21 is a city-wide policy for all things zoning and future land use planning and guidance for the future of our community.
- The Administration has exhausted all federal, state, and county funding sources, which was important to the Administration. They have also looked for areas to cut within the general fund and be fiscally responsible.
- The Administration talked about the city hall, police department, and library reaching the end of their useful life. It would be more economical to demo these old, poorly built buildings, than to reinvest into them and continue to spend tax dollars on aging functionally obsolete city buildings that are too large, not ADA accessible, and poorly built.
- The city conducted an asset management plan of all city buildings to inventory building issues and capital expenditures. This is the first time the city has conducted an asset management plan in city history.
- The Administration talked about how much it will take to update and maintain existing buildings, which is north of 97 million dollars over the next 10 years.
- This means just updating these city buildings to "Good Status."
- Every year that goes by, the cost to renovate city buildings to good status goes up.
- The Administration is proposing to build smaller, more efficient buildings.
- The city is building the senior center next door to the rec center, relocating it.

- Survey hundreds of seniors, had representatives from the aging commission, and senior center staff all served on the planning committee for the Senior Wellness Center.
- The vacant courthouse has been vacant since 2015.
- The Administration is purposing to clear roughly 9.5 acres in the first phase, which is the first block that can be cleared.
- Plante Moran Real-Pointe, the cities real estate advisor says for a successfully project, the city needs to make at least 20 acres available.
- City Hall will be roughly 40 million dollars to be built, being designed by HED. Council approved Frank Rewald & Sons as the general contractor to build.
- City Hall is roughly 96,000 sqft, the space needs assessment conducted by PMR, says we only need roughly 50,000 sqft.
- Savings from the shift in retiree healthcare to Medicare advantage plus, freeing up roughly 2.4 million a year in annual city contributions that now are unapproached in the general fund. These funds were cover the bond payment (mortgage payment) to build city hall.
- In December of 2023, Council took the initial step to approve bond language up to 47 million dollars. Council will formally approve or deny this bond later this year.
- Phase 2 of land clearing would include the clearing of City Hall proper.
- In 1967, there were new articles of City of Livonia planning to build this area as a downtown, but no one ever formally acted on these plans.
- Phase 3 would be to demo the police department, see a new library, central park, bike loop, and significant updates to the various fire stations.
- The existing Police Department is built on a high-water table and is an addition to a former water department building.
- Is not ADA accessible, doesn't have proper facilities for women, inadequate training facilities for officers to do physical fitness training and various other issues.
- The fire stations are in good locations, proper sizing, but need updating to existing faculties.
- The Robert & Janet Bennet Civic Center Library is many years behind similar communities in metro Detroit.
- It is far too big and inefficient, can be roughly 50,000 sqft.
- Phase 4 would be to attract private sector developers for residential and commercial/retail.
- City builds the central gathering/ park area, private developers build their residential and retail projects.
- HED is currently working on conceptual plans that will continue to evolve and grow/change. Nothing is finalized yet.
- There was significant discussion about combined a new City Hall and Library into one building. There are cost savings by combined various building systems, stairwells, elevators, HVAC, electrical, and plumbing systems.
- There are still significant discussions that need to take place, but the goal is to activate the municipal building and that there are many pros to a combined building. They would still maintain their unique services but provide great amenities to the community and be a fiscally responsible building.
- HED (hired master planner) has over 25 years of public planning projects, they have partnered with Design Works, to bring high-level design to the entire plan.
- The Administration talked about the potential bond would only found city buildings, city infrastructure and greenspace, not private development.

- The city wants to improve library services and programming with a new combined City Hall and Library. This provides more flexibly.
- The private development community will analyze the master plan and build private development, guided by our master plan.
- We want to promote people on streets, street parking, city center environment.
- There was a lot of talk about green space and how large the central gathering area will be.
- A lot of discussion around parking and biking.
- There was a lot of discussion around funding and what that could potentially look like.
- The city wants a destination for not only Livonia residents, but for people in Metro Detroit to come to our city, shop in this district and live nearby.
- The potential millage would fund city buildings, gathering area, and underground infrastructure. Those numbers will be explained at the next Committee meeting, April 2nd, 7:00pm at City Hall.

The meeting adjourned at 10:26 PM.

The Committee recommends:

- Item will stay in community for further discussion.

Note: This item will remain in Committee.

This meeting will be reported at the **Regular Meeting of April 14, 2025.**



Robert Gjonaj-Donovic, Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025, 7:00PM

NAME

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

Jennifer Kankula	7344662491 Library
April Bornusch	313-303-8659 Library
Nicholas Pickard	313-638-0352

DAVID CORDS

Deeuge Miller	248-231-1943
Alex King	248-884-6460
Frances Tunny	213-910-6037
CHERR BERNHARD	734-744-7964
Spencer Meeks	734-542-1307
Kathryn Huyghe	313-247-8389
DONNA WALKER	734-634-8888
Bill McEvoy	734 427 2633

Mike Obk.

Patricia Rabichue

Gini Krenz

Burt Iovan

Marilyn Stuenkel

John Schaler

USF Fresh

DAVE MacFARLAND

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, MARCH 12, 2025, 7:00PM

NAME

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

Eileen McDonnell

Lauren + Stephanie Ladd

DAVE LUNCEY

Cindy Fleming

Meghan Rokita

Jenny O'Connor

Jeanette & Chris Oswell

Clare Shelton

CAKIE RICKMAN

Chris Hensch

Peter Dale

Barla Tuxall

Diane Wilson

ELON MCK

Patty Riggio

Julia Peronis

JIM BRUNGWALDUS



Project Catalyst

REALIZING LIVONIA VISION21



70%

of Livonia
residents want a
**CITY
CENTER**

Based on the 2024 Livonia Community
Satisfaction Survey of ~4000 Livonia residents

Livonia



Livonia experienced a **2.8% decline in population size** (2,747 people) from 2010 to 2017. which was not mirrored by western peer suburbs.

DEFINING THE CHALLENGE

In 2017 thousands of Livonia residents came together around a problem –

Livonia's population was decreasing, while at the same time the age of our population was increasing.

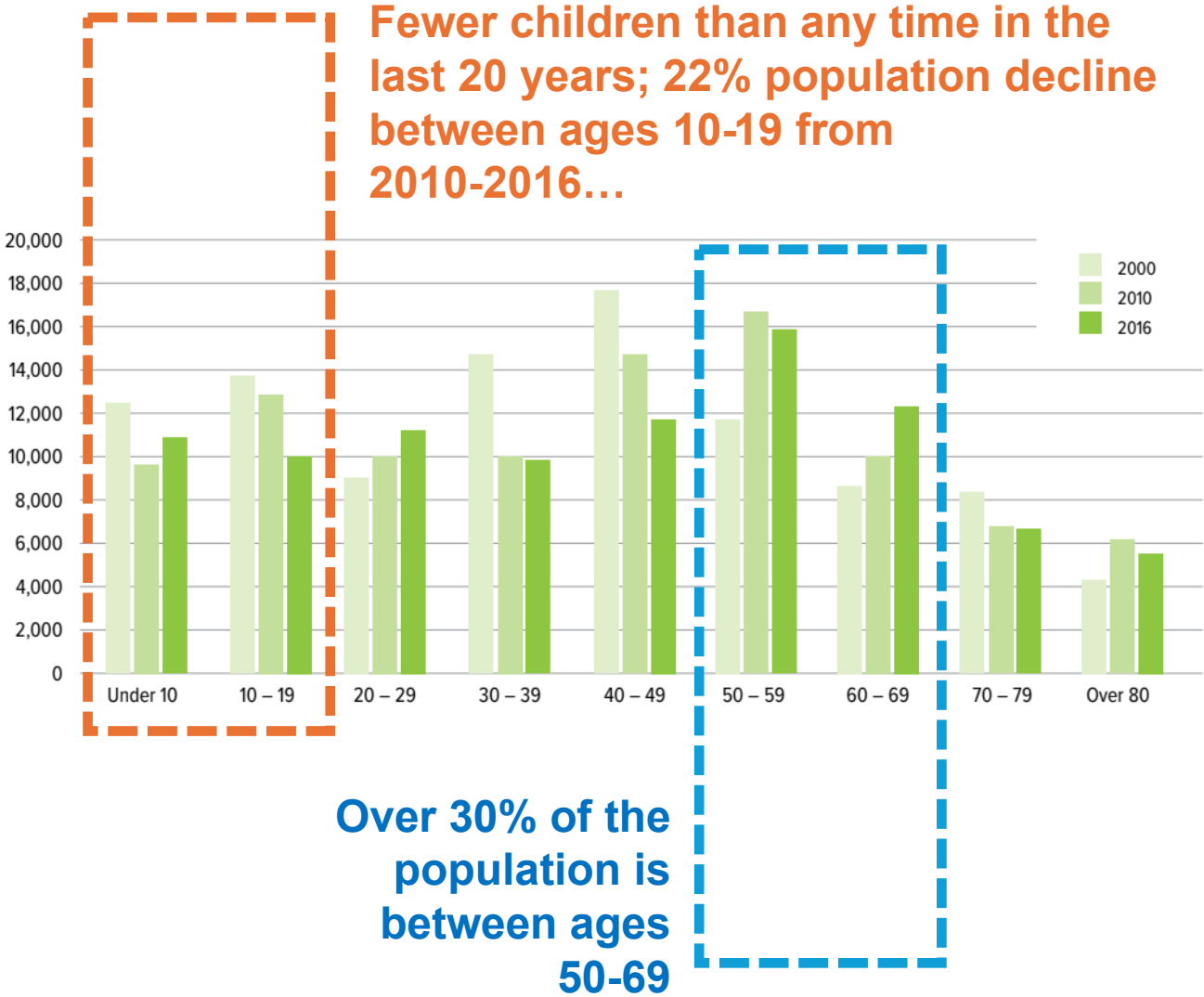
Livonia	-2.8%	(-2747 residents)
Plymouth Township	+0.2%	(+42)
Northville Township	+7.9%	(+2253)
Canton Township	+4.0%	(+3618)
Farmington Hills	-0.3%	(-243)
Lyon Township	+28.6%	(+4163)
All of Wayne County	-1%	(-8244)

DEFINING THE CHALLENGE

In 2017 thousands of Livonia residents came together around a problem –

Livonia's population was decreasing, while at the same time the age of our population was increasing.

The **median age** of residents is 44.7 years old, an increase from 40.2 years old in 2000.





Focus of Livonia Vision 21: Blueprint for the Future



Mark Taormina
Planning and Economic Development
Director City of Livonia



LIVONIA V21
STARTS NOW



Signing the Livonia Vision 21 Zoning
Ordinance October 12, 2021

FEBRUARY 2024

Highest and Best Use Options Study

Livonia City Center Site - 5 Mile & Farmington Road

Presented to: City of Livonia





LivoniaBuilt.org

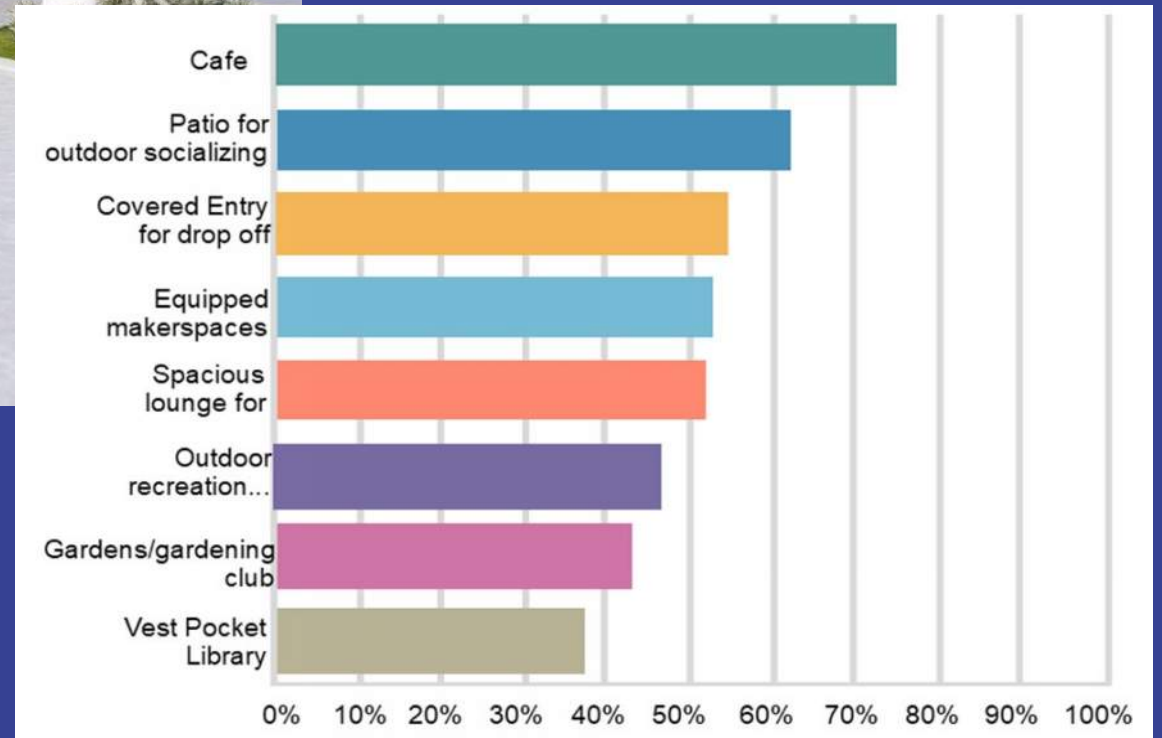
The American Rescue Plan Act initiated \$1.9 trillion in economic stimulus funds and we worked to secure \$20.75 million for Livonia





PROJECT CATALYST

LIVONIA SENIOR WELLNESS CENTER



PHASE ONE – NEW SENIOR WELLNESS CENTER



- Coming Winter 2025
- \$27.8 million investment
- Funded by American Rescue Plan funds from federal, state, county and city government
- 30,000-square-foot Wellness Center and Rec Center improvements
- Hubbell Roth & Clark Architects
- PCI Dailey Construction Manager



Livonia Police
Department

Larry Nehasil Park

2D



PHASE TWO – NEW CITY HALL & CITY CENTER MASTER PLAN



- Coming 2027-28
- \$40 million investment
- Funded by bonds issued by the City of Livonia
- HED (Harley Ellis Devereaux) Architecture and Engineering
- Frank Rewold & Sons Construction Management



» MOMENTUM BUILDS

CRAIN'S DETROIT BUSINESS
A CRAIN FAMILY BRAND

Livonia wants to build a downtown. First, it has to tear down city hall.

By Elizabeth Schanz/Crain's Detroit Business/02.04.25

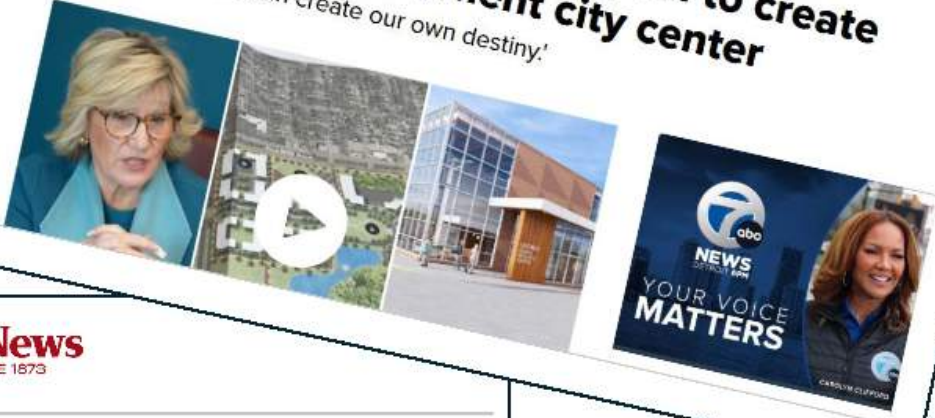


7abc WXYZ DETROIT

NEWS

Livonia moves ahead with plan to create mixed-use development city center

'This is where we can create our own destiny.'



The Detroit News
SERVING MICHIGAN SINCE 1873

WAYNE COUNTY

Town without a downtown: Livonia looks to develop a Main Street after 75 years

 **Julia Cardi**
The Detroit News

Published 11:00 p.m. ET Jan. 14, 2025 | Updated 11:59 p.m. ET Jan. 14, 2025

LIVONIA V21
STARTS NOW

New City Hall for Livonia

By JOHN J. CAMPER

Detroit News Metropolitan Bureau

LIVONIA — Construction should begin next year on Livonia's new city hall.

The building, expected to be at least five stories high, will be built behind the police station and water department buildings, immediately south of Five Mile and east of Farmington road.

It is to be the focal point of an ambitious civic center plan drawn by the city's planning department.

The civic center scheme, which will be released within a few weeks, will include a city hall, courthouse, auditorium and convention center. There are provisions for hotels and high-rise apartments.

THE CITY'S Municipal Building Authority recently hired the architectural firm of Alden B. Dow Associates Inc., of Midland, to design the city hall.

The firm will begin interviewing city department heads next week to determine space needs.

Harvey C. Allison, vice-president of the firm, said the architects should have schematic drawings of the city hall ready this summer.

The new building actually will be owned by the Municipal Building Authority, which technically is not part of the city government.

The authority will sell 40-year bonds to finance the city hall. It will then rent the building back to the city at a rental rate sufficient to cover interest and principal on the bonds.

WHEN THE BONDS have been paid off through the rental, the building will become the city's property.

The advantage of this type of financing is that the city could raise property taxes to pay the rent without a vote of

the people, said David L. Jones, chairman of the authority.

After the architect has placed a price tag on the building, it probably will take about six months to get approval of the bonds from the state's Municipal Finance Commission, Jones said.

If everything goes according to schedule, Jones said, the building could be completed in about three years.

Dow officials are refraining from estimating cost or size of the new building until their needs studies are complete.

BUT BY COMPARISON, the firm designed a seven-story, \$2.5-million city hall for Ann Arbor, which was completed in 1963. Ann Arbor has an estimated population of 95,000, including 32,000 University of Michigan students. Livonia's population is about 100,000.

The Dow firm was chosen over 11 others, Jones said,

because of its extensive experience in designing high-rise buildings.

It designed the Matthai Recreation Building and the student center at Wayne State University and the U-M's Institute of Social Research and botanical gardens at Ann Arbor.

Dow agreed to do the initial work and schematic drawings for a fee of not more than \$12,000. If the building plans are approved by the city council, Dow will receive a percentage of the building costs.

Livonia's city offices are located in a half-dozen buildings scattered along Farmington and Five Mile. The present city hall probably would become part of the city's library system when the new building is complete, Jones said.

SINCE LIVONIA is expected to reach a population of 175,000 by 1985, one of Dow's major headaches will be pro-

viding for expansion of city offices.

City officials had advised against incorporating courtrooms into the city hall, since Livonia's municipal court may be replaced by a district court under the state constitution's proposed judicial reorganization.

But Allison suggested letting the court use the new building "until 1973 or so. Then it could go into a separate court building and expanding city offices could take over the space the court vacated."

A suggestion that the plans provide for additional floors at a later date was rejected by Alden B. Dow, president of the firm, as "an awkward thing to do gracefully."

But Jones has suggested building the building several stories higher than presently needed and renting the vacant floors to private firms. The firms could be asked to leave as the city needed extra space.

Alden B. Dow Archives
315 Post Street, Midland, MI
Copied for reference only.
Copyright restrictions apply.

PHASE THREE – NEW POLICE STATION, RENOVATED FIRE STATIONS, NEW LIBRARY, NEW CENTRAL PARK, NEW BIKE LOOP



- Coming Winter 2028
- Funded by resident-supported millage
- NEW Police Station
- NEW Robert and Janet Bennett Library
- RENOVATION of Main Fire Station and all four secondary fire stations
- ADD central park with amenities including a passive nature area and bike loop

PHASE THREE – PROJECT UPDATE



- Plante Moran Realpoint, owner's representative
- HED (Harley Ellis Devereaux), architect/city center master plan
- Hobbs & Black, architect/police station
- Spalding DeDecker, site survey and traffic study
- OHM (Orchard Hiltz McCliment), civil engineering
- Plante Moran, PLLC, technology consultant services



PHASE FOUR – RESTAURANTS, RETAIL AND RESIDENTIAL DEVELOPMENT



Suwanee, GA Town Center

- Coming Winter 2028/29
- Funding to be determined; options include public private partnerships, lease, sale or any combination of the above
- Restaurants, retail and more places for people of all ages to live

Livonia Vision 21 City Center Timeline

Together We Build Tomorrow

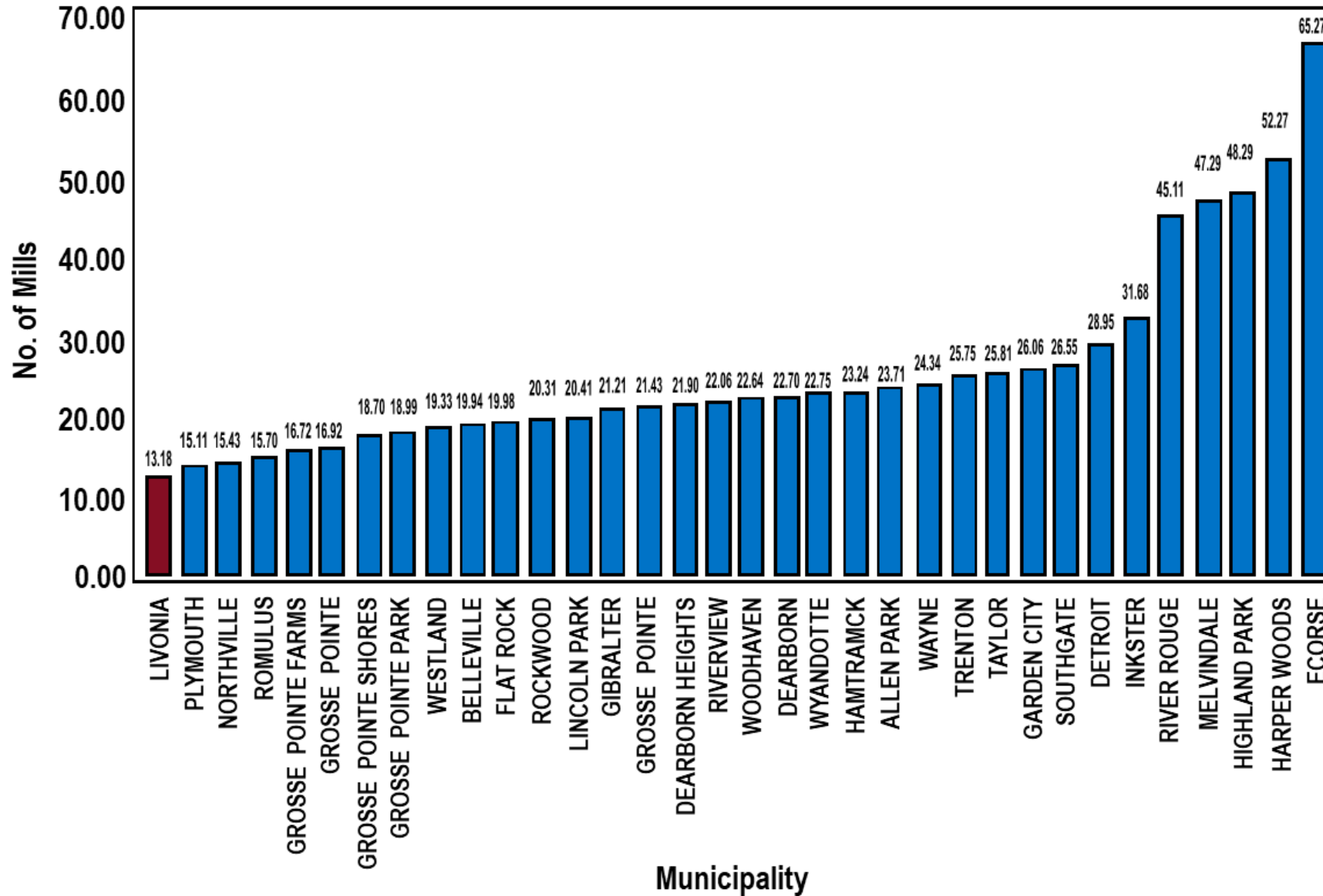


Visit
LivoniaBuilt.org
for details

**#Livonia
BUILT**



CITY TAX RATE COMPARISON (2022) WAYNE COUNTY, MICHIGAN

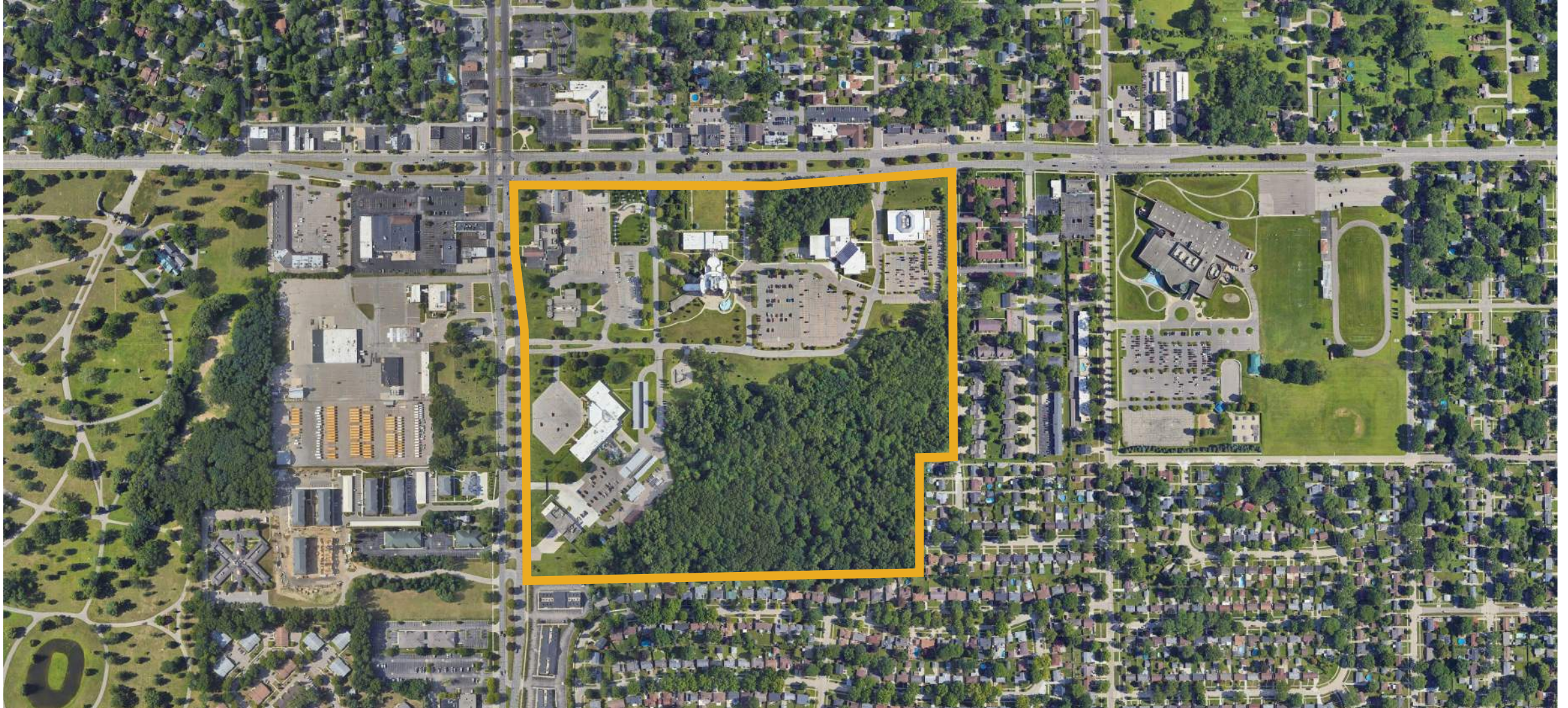




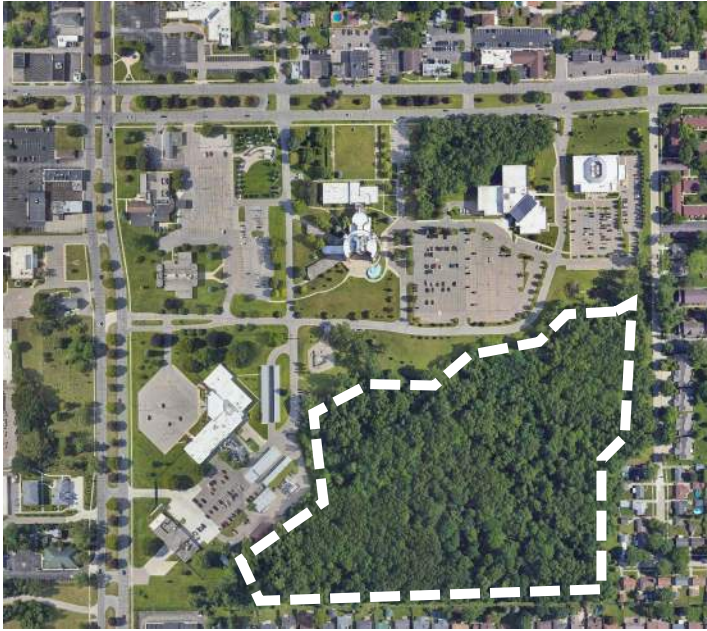
CITY OF LIVONIA: COUNCIL AND COMMUNITY UPDATE

AUTHENTIC MOVES

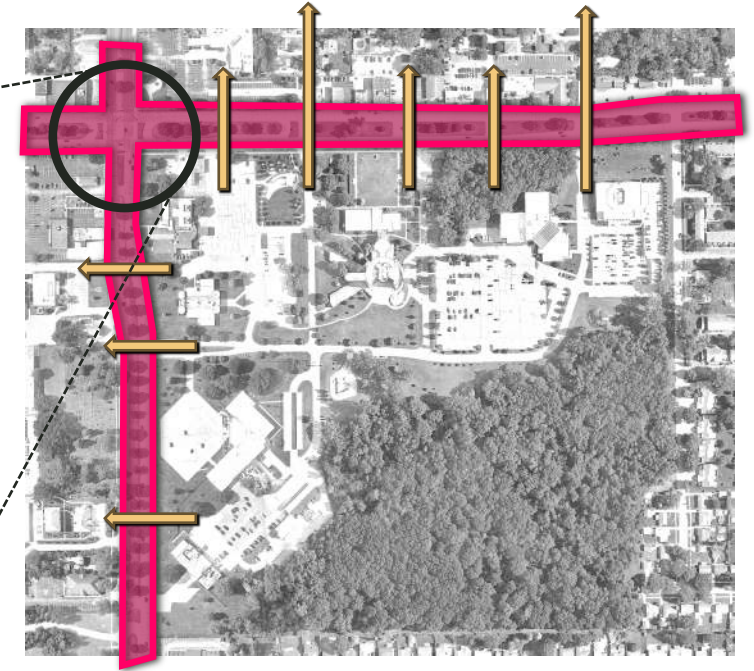
APPROACH / The Master Plan is built around existing site assets and Livonia's "WHY".



FRAMEWORK / Existing local and regional conditions inform the plan's strategic direction

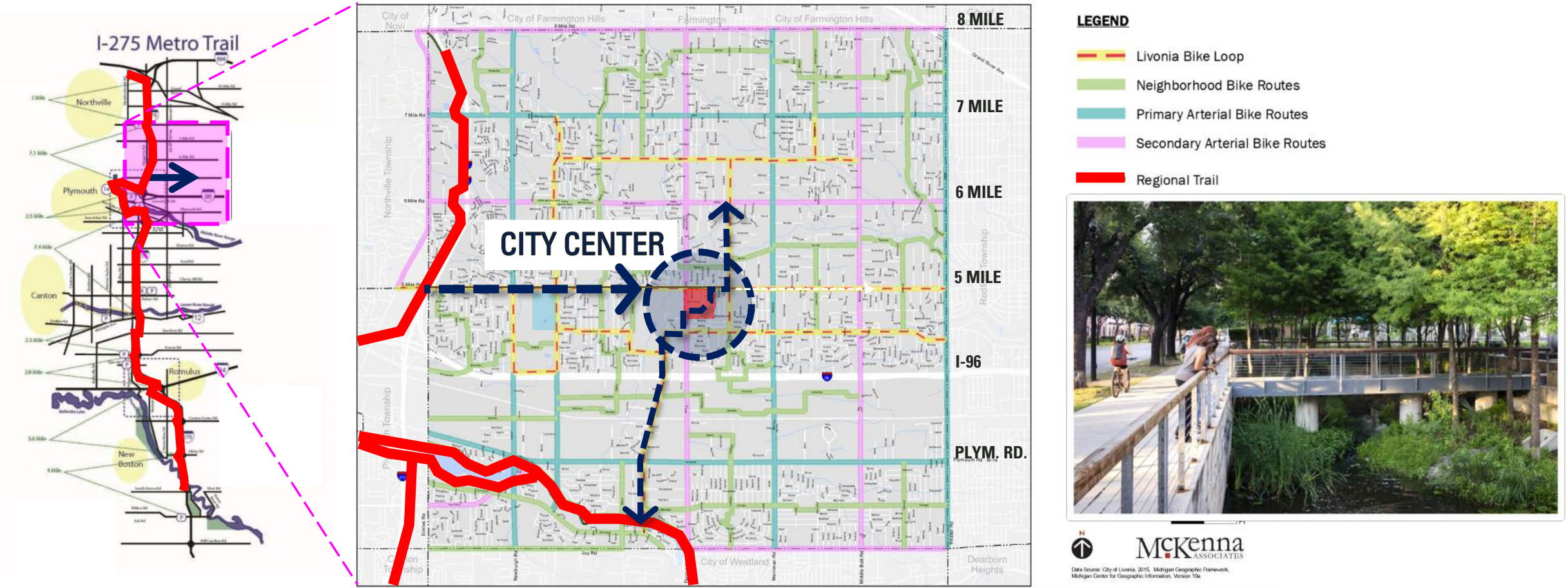


The **woods** are a unique asset, and a buffer to the **surrounding neighborhood**

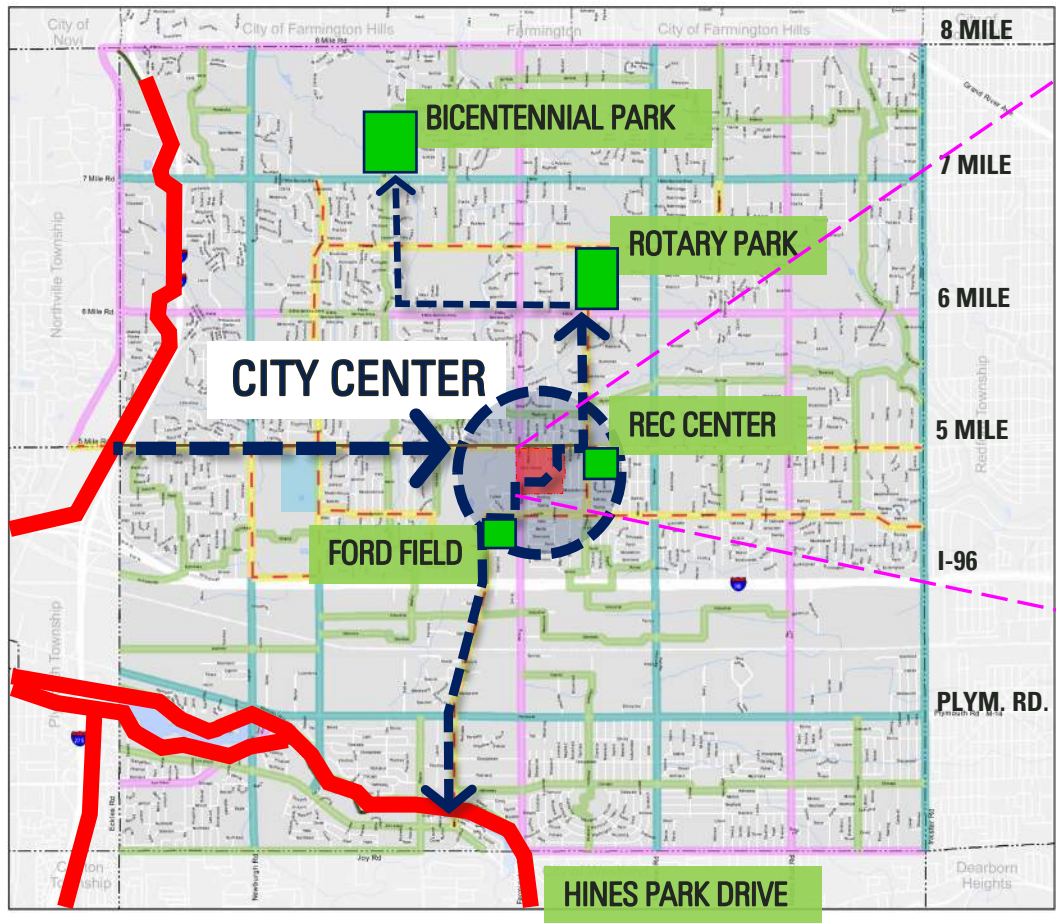


The intersection of 5 Mile/Farmington offers **high visibility** with many direct connections to the existing **street grid matrix** to help the plan expand over time...

FRAMEWORK / Existing local and regional conditions inform the plan's strategic direction



FRAMEWORK / Existing local and regional conditions inform the plan's strategic direction



THE GREEN CONNECTOR
Prioritizes connection to other civic sites in the community and sets up stewardship of the woods edge

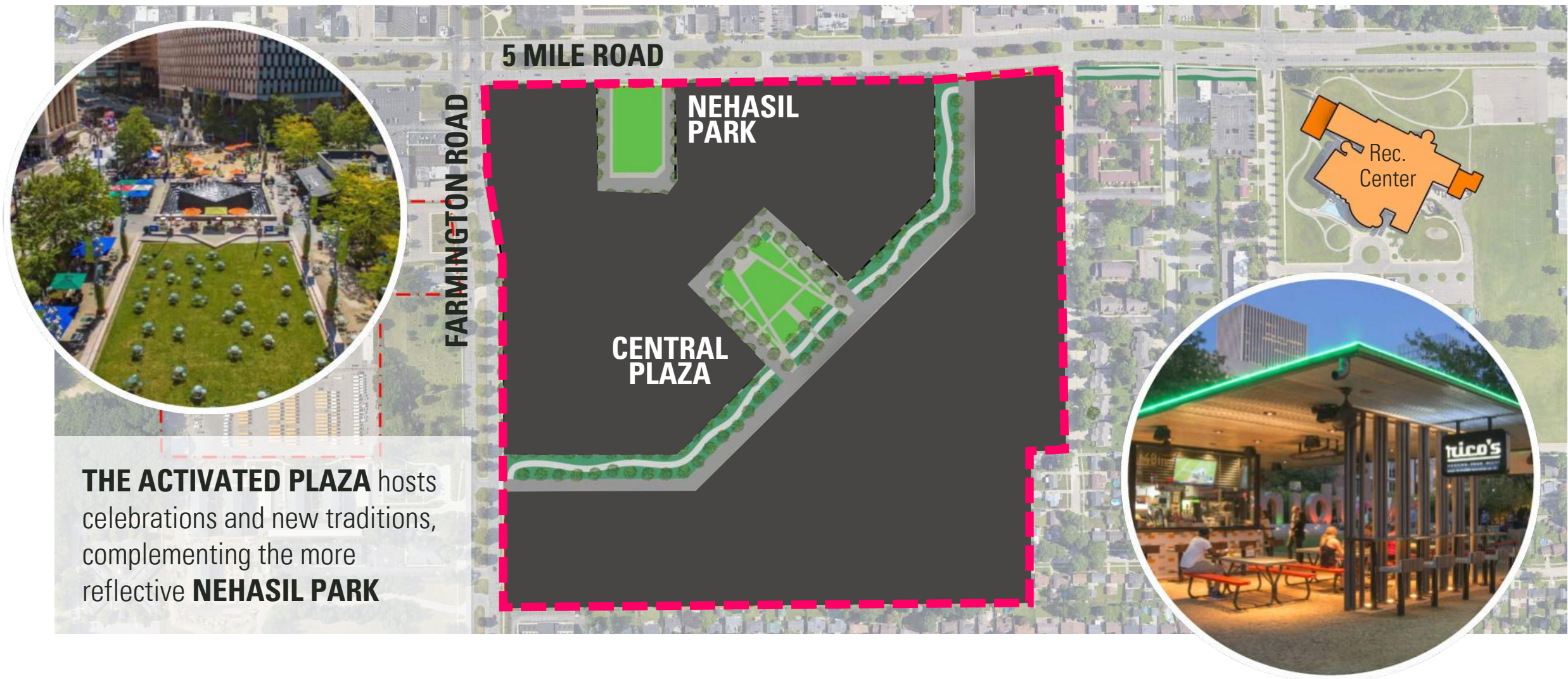
AUTHENTIC MOVES / Look at ways to make the project “uniquely Livonia”



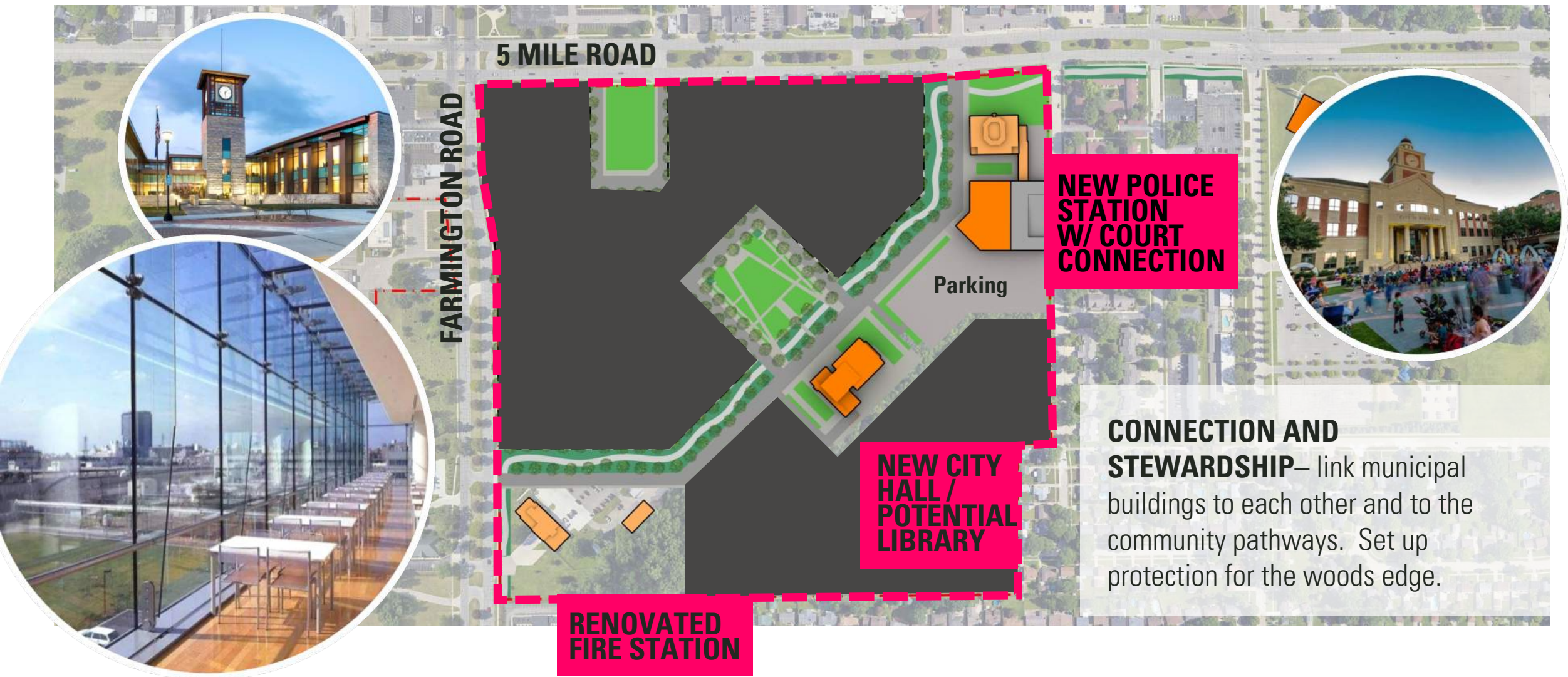
AUTHENTIC MOVES / Be the center of a connected, healthy community



AUTHENTIC MOVES / Be the heart of Livonia's celebrations and traditions



AUTHENTIC MOVES / Grant municipal facilities stewardship of the woods edge along the greenway



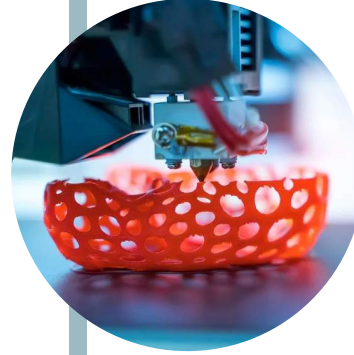
AUTHENTIC MOVES / Maximize investment for community impact



AUTHENTIC MOVES / Smart moves set up for private sector investment



**SERVICES EVOLVE, BUT
LIBRARIES ARE MORE THE
HEART OF THE COMMUNITY
THAN EVER.**



**PROGRAMMING
FOR ALL AGES**

**COLLABORATION;
NEW WAYS OF
WORKING**

**CULTURE AND
TECHNOLOGY**

**PERSONAL
INTERESTS AND
DEVELOPMENT**

**CAMPUS AND
OUTDOOR
INTEGRATION**

**LIBRARIES
ARE DOING
*MORE.***

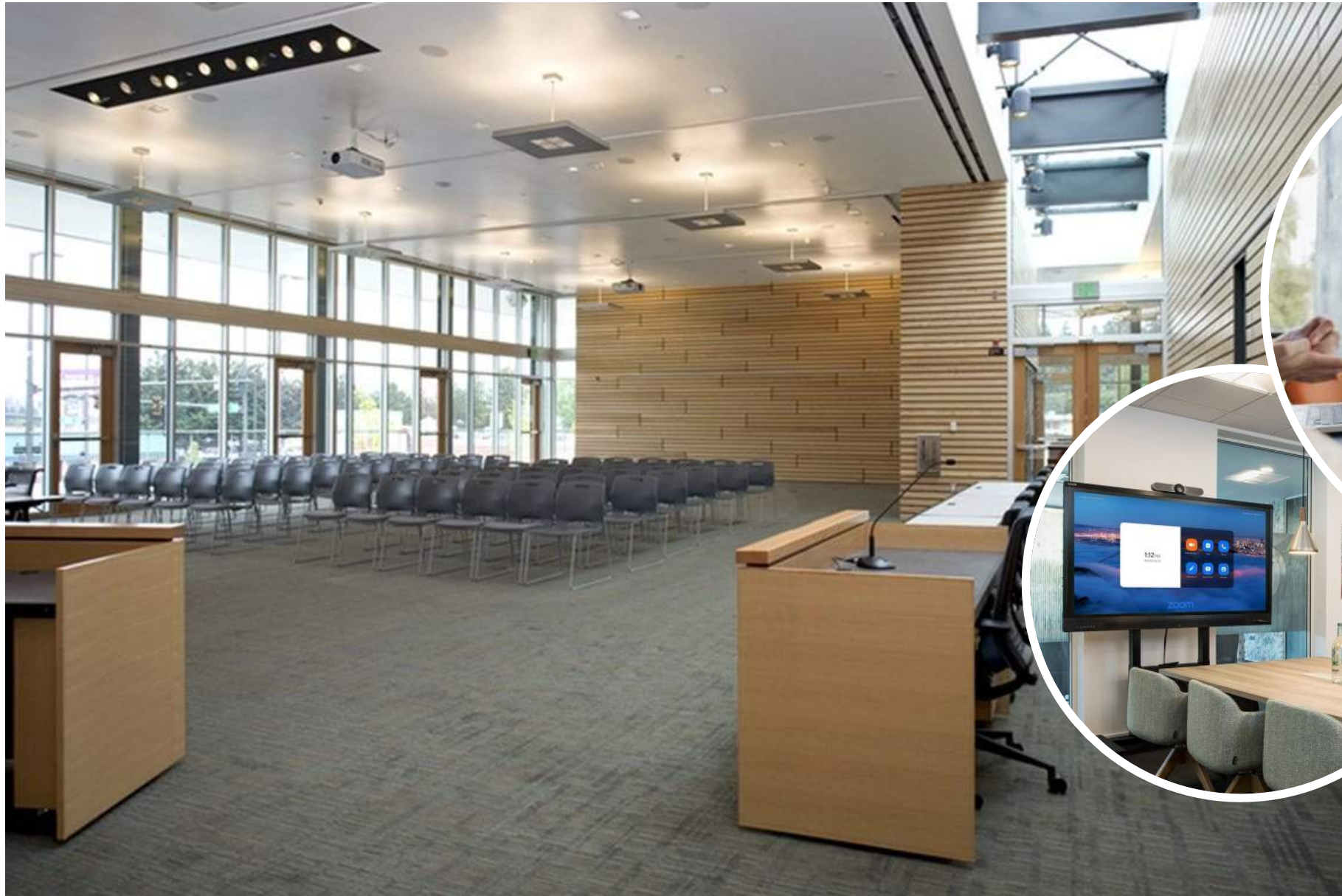
**AN \$18M INVESTMENT
WOULD UPDATE TO
CORRECT DEFICIENCIES, BUT
FALL SHORT OF KEY SERVICE
GOALS...**



**FULLY
ACCESSIBLE
FOR ALL -
SENIORS,
FAMILIES...**



**USER
FRIENDLY,
PLUG-AND-
PLAY**



**APPROPRIATE,
FLEXIBLE
MEETING
SPACE**

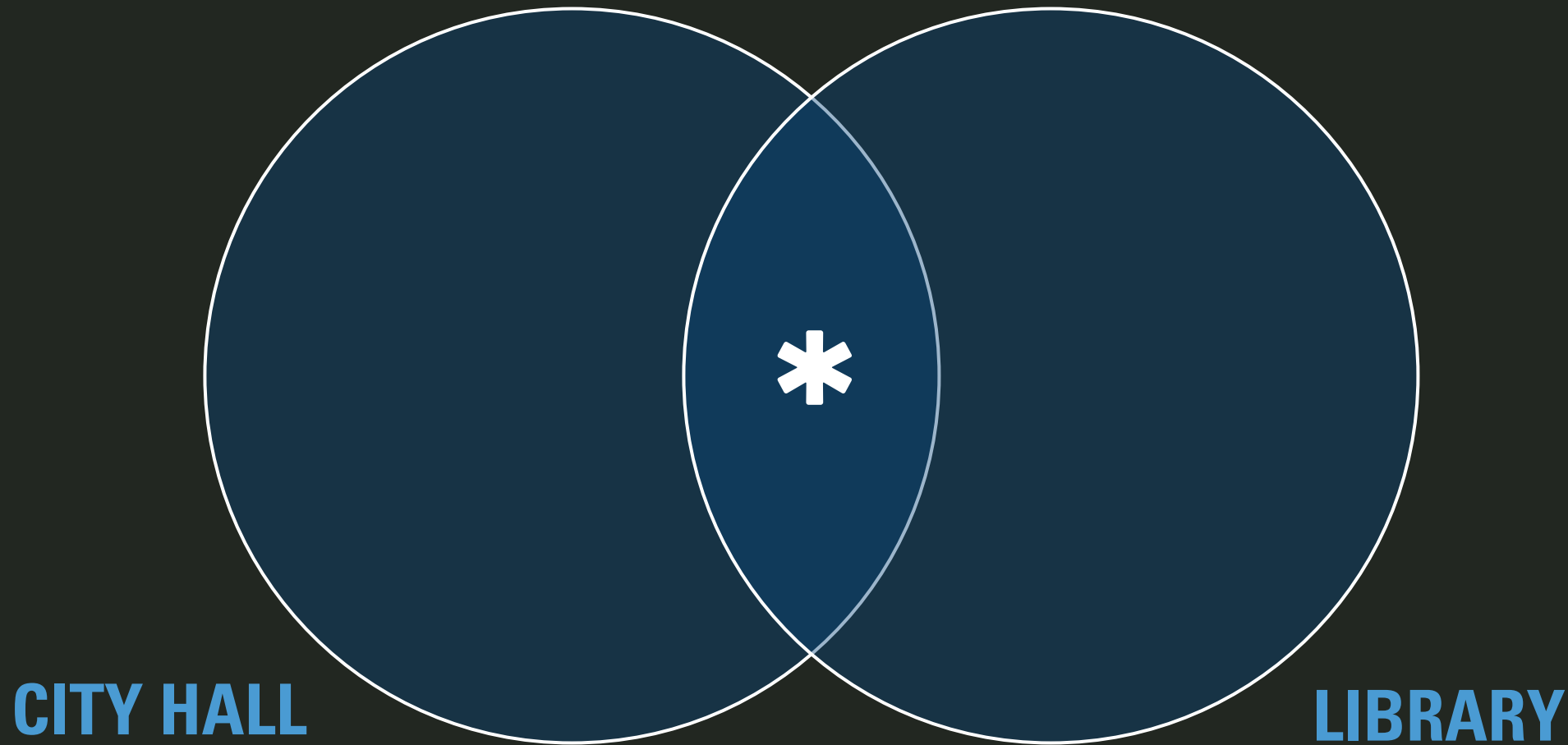


BRINGING IN
**CULTURE, ARTS
AND EXHIBITS**



ENGAGING
**OUTDOOR
PROGRAM
AREAS**

***GETTING SOMETHING MORE
THAN THE SUM OF THE PARTS.**



Why combine Library and City Hall / Impacts and Efficiencies

Combining the Library with City Hall offers synergies:

- **Activation of master plan public space:**
 - A single, more prominent building to define the plaza
 - A way to address diverse hours of operation
- **Flexibility:**
 - Potential to share program functions (meeting space, common space)
 - More flexibility in future use of total square footage
- **Savings:**
 - Leverage a “focal point” approach to right-size investment in costlier materials
 - Reduction in building envelope and shared systems
 - Combine infrastructure / elevators and circulation / toilets

FUTURE VISION

AUTHENTIC MOVES / Smart moves set up for private sector investment





Jonathan Adler

JONATHAN ADLER

CHERRY CREEK NORTH
FOOD & WINE

CHERRY CREEK
NORTH
Welcome
FOOD & WINE
CherryCreekNorth.com

ZOO

outh St.
ivate Drive

king P
th Garage

STINGRAY
SUSHI • BAR • RESTAURANT

GRIMALDI'S

READY FOR SCHOOL
SET FOR LIFE

ready2go.com

STINGRAY
SUSHI • BAR • RESTAURANT





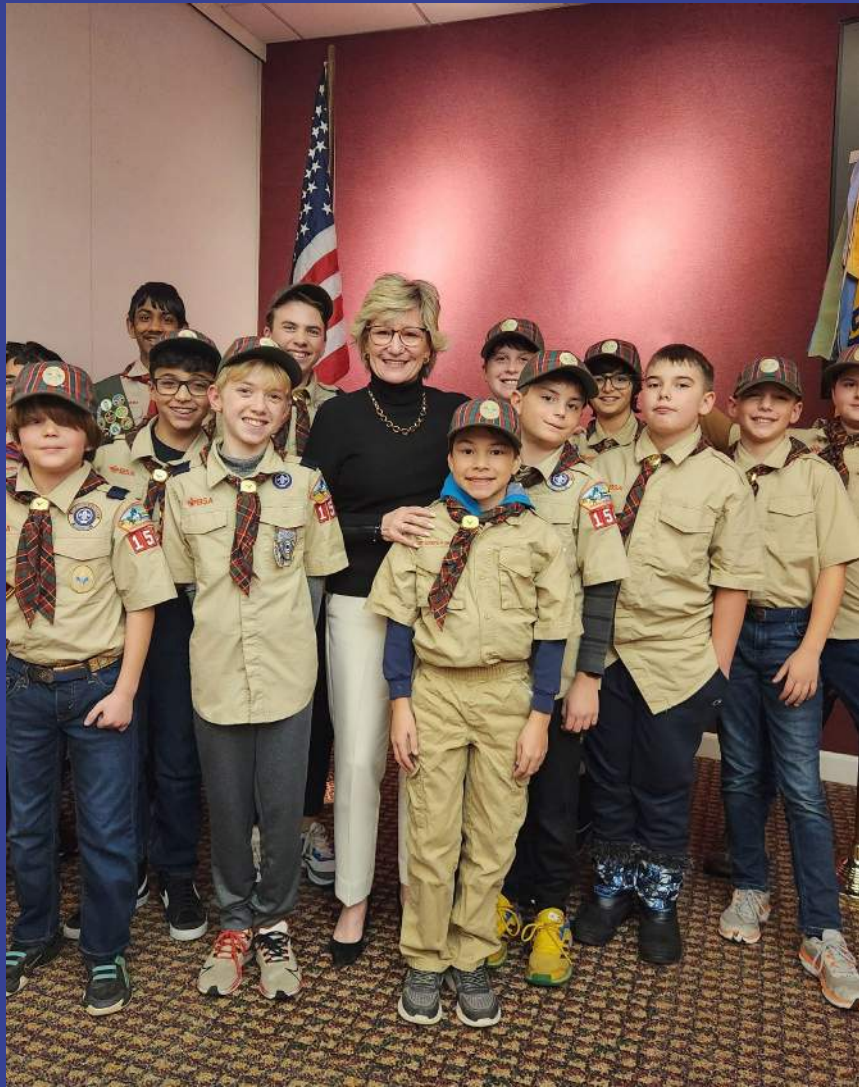










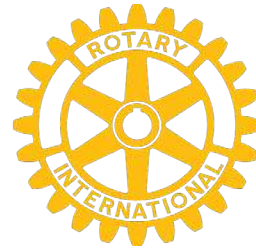


Together We Build TOMORROW



RESPONDING TO THE CALL

TOGETHER WE BUILD TOMORROW





LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
March 4, 2025

MEETING DATE

COI031225

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

At the Regular Meeting of February 10, 2025:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

A Capital Outlay and Infrastructure Meeting was held on January 22, 2025 and will be reported at the Regular Meeting of February 10, 2025

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. COI020525 - presented at COI020525
2. Senior Wellness Center - Update presented at COI020525
3. COI020525 LTC plan design construction of CC Campus
4. COI020525 LTC plan design construction of CC Campus
5. COI012225 Minutes
6. COI012225 LTC plan design construction of CC Campus
7. COI012225 Technology Consulting Services_Contract Award Recommendation Letter
8. COI012225 LCCP_Tech Consulting Services_Proposal and CBS Summary

9. R121824 FRS new Livonia City Hall CR 432-24
10. R121824 Hobbs + Black new PD CR 433-24
11. COI121124 20241206_LCCP_Police Station_AE_Contract Award Recommendation Letter
12. COI121124 20241206_LCCP_City Hall_CM_Contract Award Recommendation Letter
13. R102124 (X1) CE w proposed contract res - New Data recd 10-21-24
14. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
15. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
16. COI101424 Minutes
17. COI101424 LTC plan design construction of CC Campus
18. COI101424 Email RE_ Award Recommendation Letters and Proposal Summaries
19. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
20. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
21. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
22. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
23. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
24. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, FEBRUARY 5, 2025
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, February 5, 2025, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Rob Gjonaj Donovic, Chair
Martha Ptashnik, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: None

City Council Members Present: Lynda L. Scheel
Brandon McCullough

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Carter Fisher, City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Ted Davis, Superintendent of Parks and Recreation
Plante Moran Realpoint Representatives
Plante Moran Technologies Representatives

1. The subject matter of the planning, design and construction of the new Civic Center Campus.
(CR 330-24)

The meeting convened at 7:04 PM.

The meeting began with a discussion of the following:

- Introduction of conceptual master plan
- The Administration and vendors are looking for cost savings and value engineering while maintaining integrity of new city buildings.
- There was talk about the future of the Civic Center Library and why or why not to invest into an aging outdated library.
- The administration is discussing potential ballot language to present to the City Council to fund the building of a Police Department, potential library, renovation to the fire stations, central gathering area, and underground infrastructure.
- The language needs to be sent to Council first, if Council approves the language, it is sent to the State and then County to be voted on by residents in August of 2025.
- Significant work is still needed. The administration is actively working on bringing all info to the Council and community.
- Renderings are only conceptual and will continue to evolve and grow with time.
- All meetings are open to the public and encourage the community to participate.

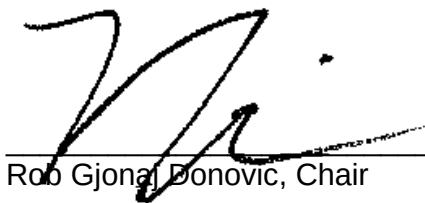
The meeting adjourned at 9:34 PM.

The Committee recommends:

- The item will stay in committee for further discussion.

Note: This item will remain in Committee.

This meeting will be reported at the Regular Meeting of February 10, 2025.



Rob Gjonaj, Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, FEBRUARY 5, 2025, 7:00PM

NAME

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

Ted Bant

P+R

MARY TORMIN

PLANNING DEPT.

Betsy Calhoun

Greenleaf Commission

Dave Karga

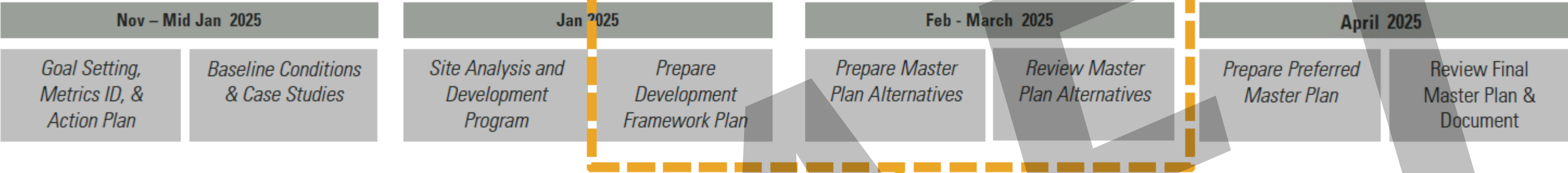
FEBRUARY 5, 2025

Capital Outlay and Infrastructure Committee Meeting

Livonia City Center Program Project Update

Master Plan Process Timeline

Long-Term Timeline



Near-Term Timeline



Key Design Strategies

DELIVER A NEW CITY CENTER THAT TRANSFORMS LIVONIA FOR RESIDENTS, BUSINESSES and GUESTS

Programming and activation that elevates and attracts

BEGIN BY MAKING A GREAT MIXED-USE EXPERIENCE FIRST

Discussion on the potential program and offering to the community

DESIGN TO UNLOCK THE SITE'S GREATEST ASSETS

Leverage this parcel to optimize services and engagement

PAVE A WAY FOR FUTURE DEVELOPMENT ALONG FIVE MILE ROAD AND FARMINGTON ROAD

Foundation of elements that build momentum and spur development

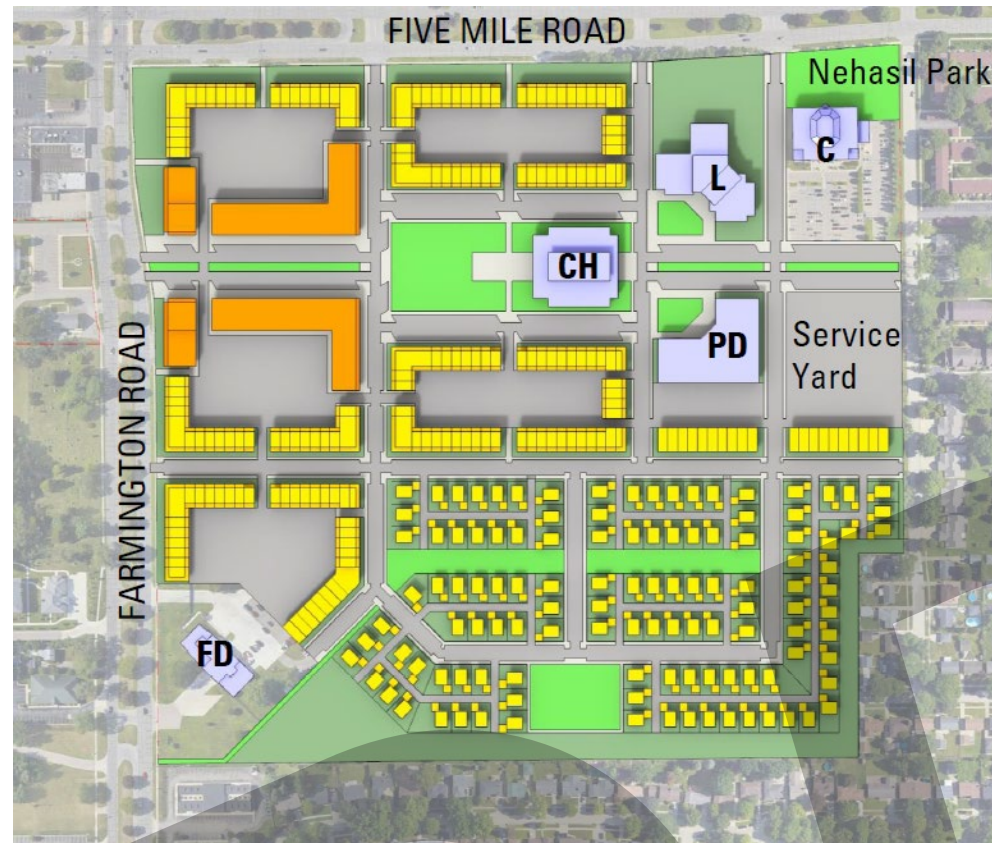
Master Plan Goals and Objectives:

The following tactical objectives from Vision 21 are evolving into application in the Master Plan:

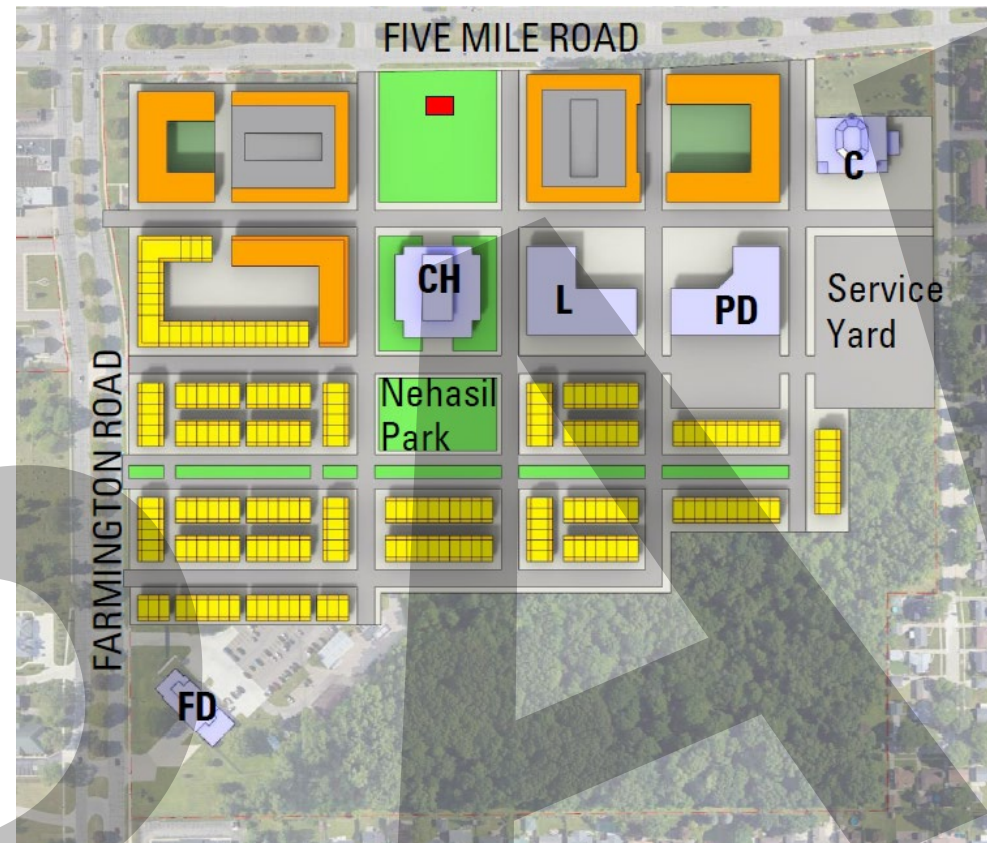
- Housing and Neighborhood
- Transportation
- Sustainability and Resiliency
- Healthy Communities
- Economic Development
- Parks, Trails, and Open Spaces
- Infrastructure
- Urban Design

DRAFT

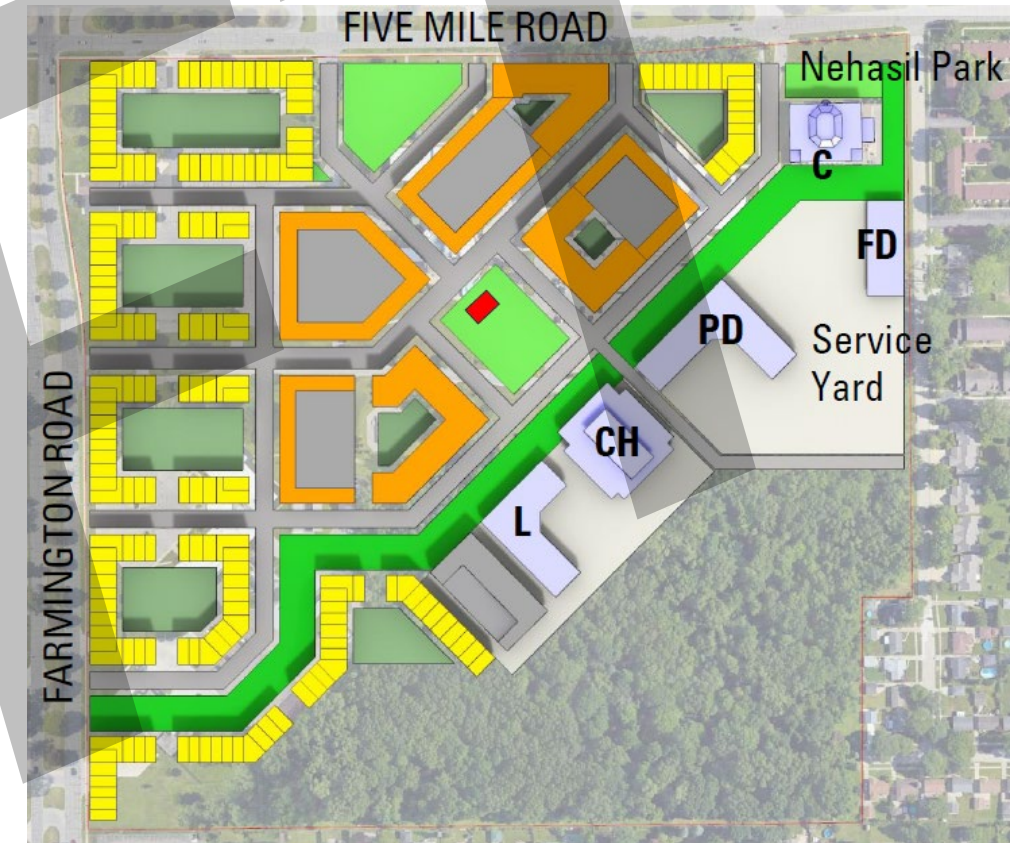
Evolution of City Center Master Plan



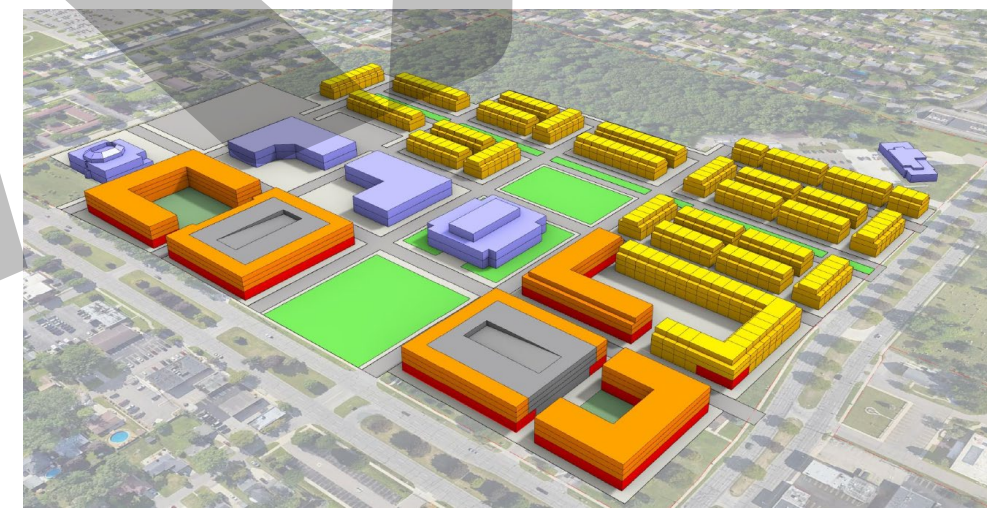
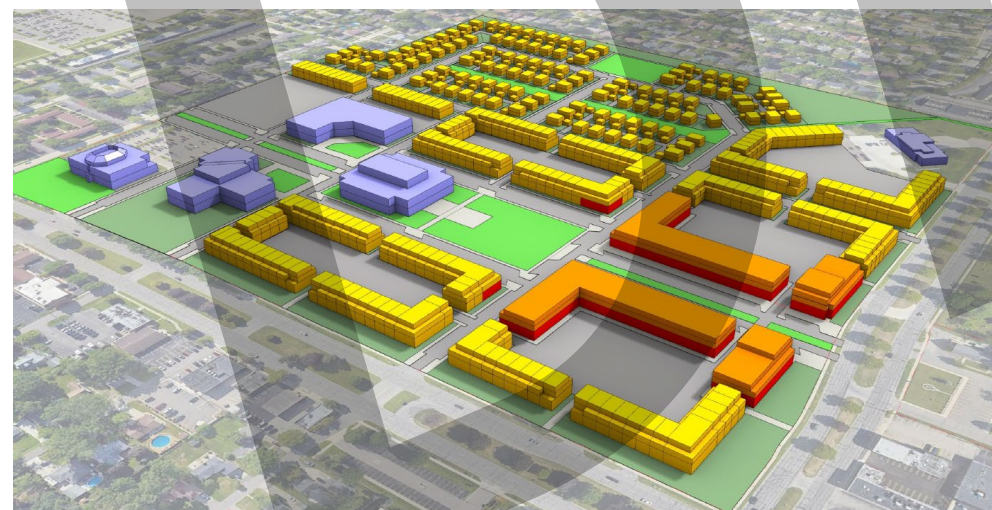
Option 1



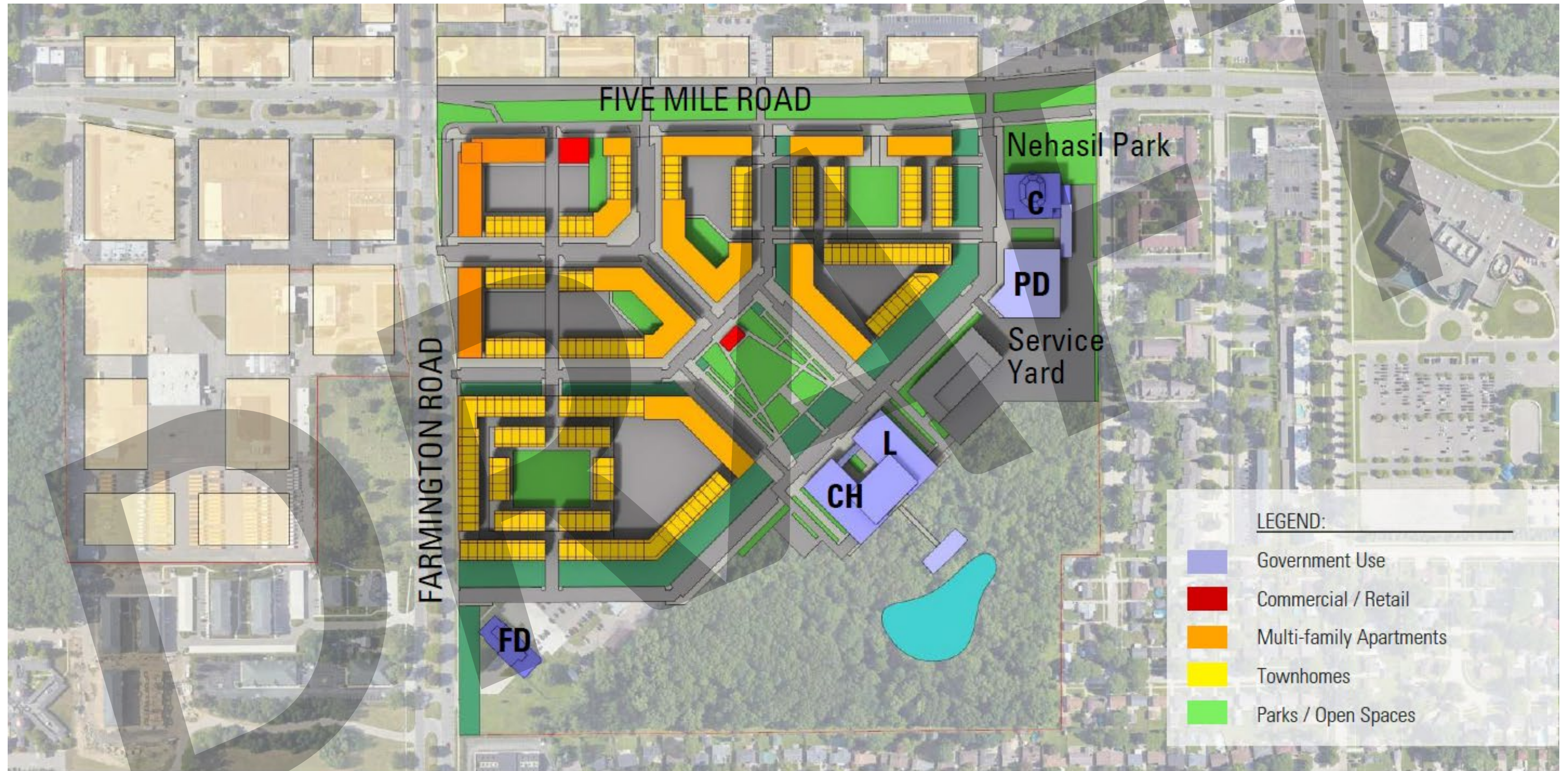
Option 2



Option 3



Stewards of the Woods Concept- Revision of Option 3



Stewards of the Woods Concept- 3D



Some of the Benefits of a New Library

Even with a sizable refresh, the existing Library would be challenged to provide...

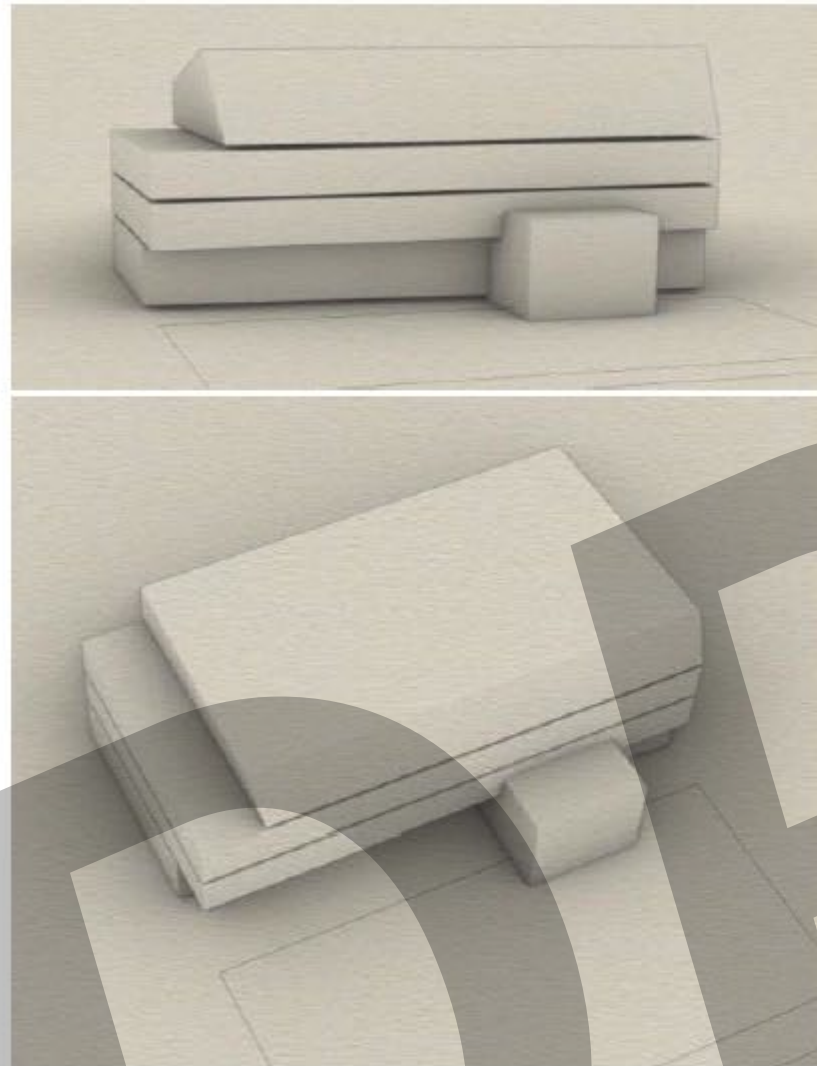
- **APPROPRIATE MEETING SPACE**
- **DRIVE-UP BOOK RETURN (DIRECT TO STAFF AREA) AND RFID IMPLEMENTATION TO FREE UP STAFFING**
- **ENGAGING OUTDOOR PROGRAM SPACE**
- **EXHIBITS, ART, PUBLIC INTERACTIVE ENGAGEMENT**
- **POWER/INFRASTRUCTURE-RELATED IMPROVEMENTS**

Some of the Benefits of a joint Library- City Hall

Potential synergies exist with...

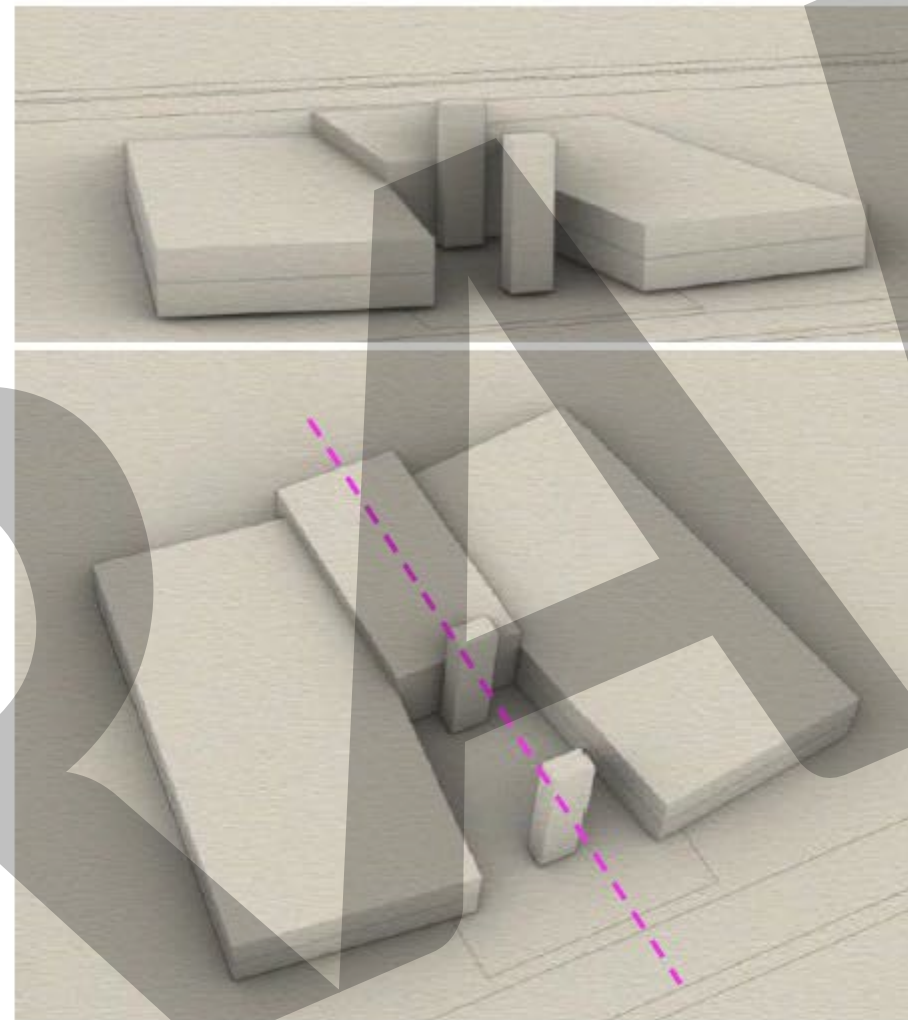
- **REDUCTION IN BUILDING ENVELOPE**
- **COMBINING NEEDS FOR INFRASTRUCTURE/VERTICAL CIRCULATION CORE / TOILET ROOMS COULD MAKE LIBRARY SPACE MORE FLEXIBLE**
- **SHARING OF PROGRAM FUNCTIONS (MEETING SPACE, COMMON ATRIUM)**
- **DIVERSITY OF HOURS OF OPERATION, ACTIVATION OF PUBLIC OUTDOOR SPACE**

Library/ City Hall Combo Options



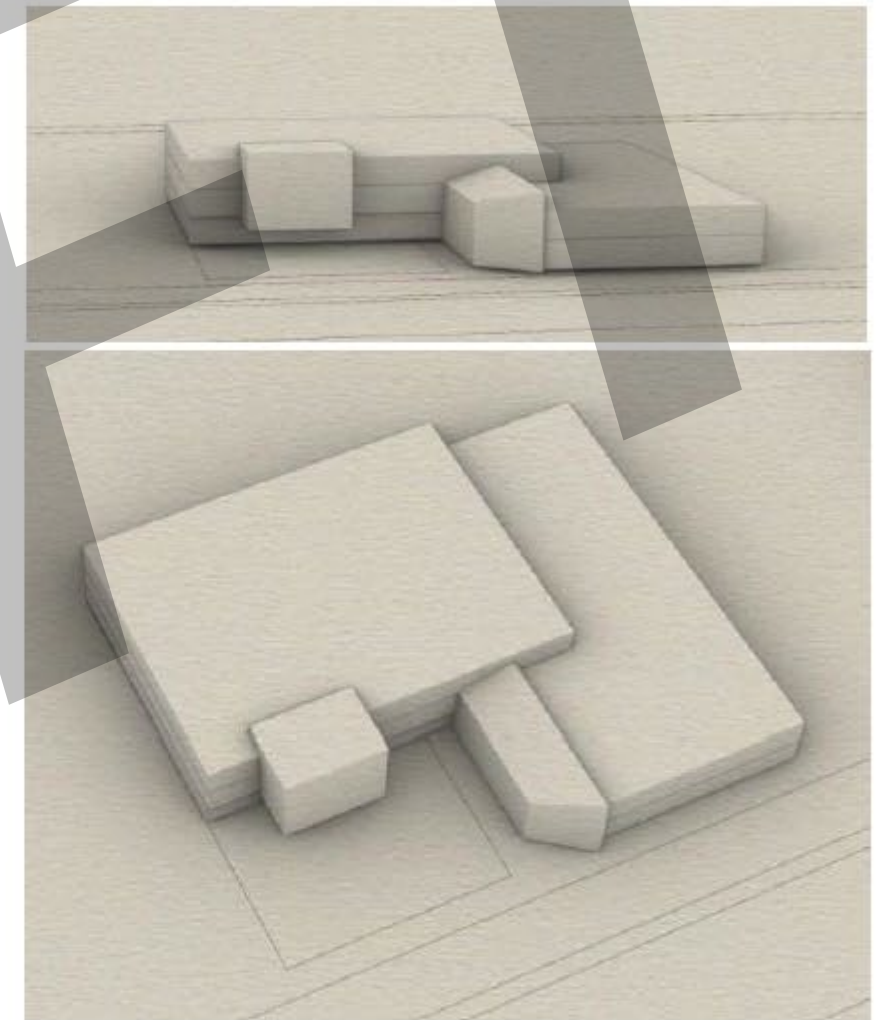
VALUE OF HEIGHT

- More presence on public space
- Compressed footprint
- Ability to elevate key space for longer views



VALUE OF VISIBLE AXIS

- Aligns with axis of plaza
- See through option to woods beyond
- Focal point opportunity



VALUE OF VARIED VOLUMES

- 3story-2story combo could have usable roof space
- Visible differentiation of functions

Library/ City Hall Combo Visuals



Cedar Rapids, IA



Oak Creek, WI

Plaza Ideations



Goal 1 – Wide Appeal

- Park amenities should cater to a variety of users; from families to young professionals, and active adults

Goal 2 – Community First

- Park amenities should focus on the service population of the City Center first

Goal 3 – Right-Sized

- Park amenities should be sized appropriate to the needs of the service population.

Goal 4 – Acknowledge Adjacencies

- Park amenities should complement the site conditions and adjacent land uses.

Goal 5 – Seasonally Appropriate

- Park amenities should be useable, year-round.

Goal 6 – Durable and Cost-Effective

- Park amenities should be cost effective, durable, and maintainable.



“Be the host of the party not the life of the party.”

PURPOSE

To model the current usage of an
OUTDOOR civic gathering space



To model the current usage of an INDOOR
gathering space.



RESOURCES

Include city activities sponsored by the library, parks and recreation, police, fire, DPW and housing.

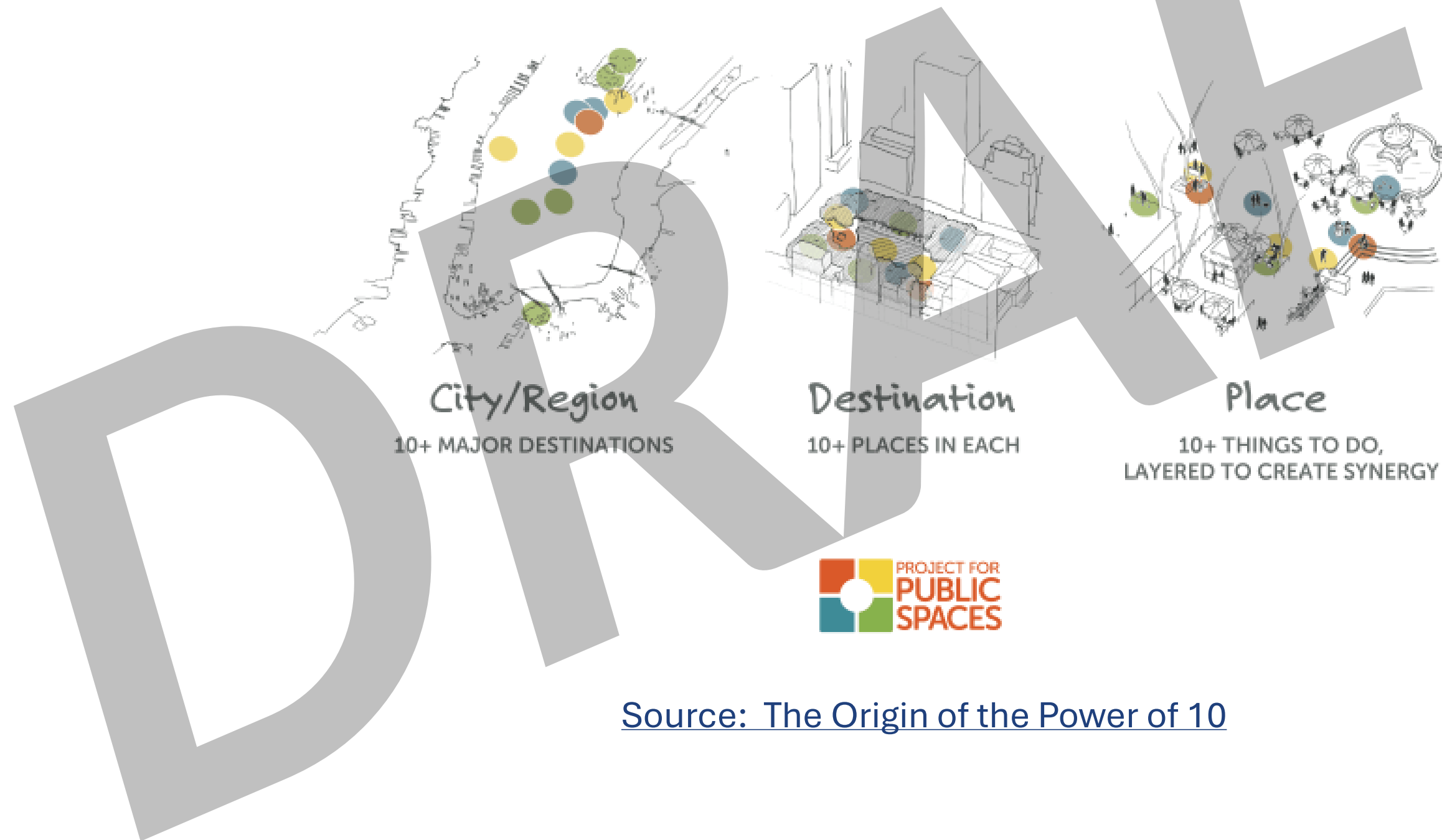


Include non-profit activities sponsored by community-based organizations.



POWER OF 10+

HOW CITIES TRANSFORM THROUGH PLACEMAKING



[Source: The Origin of the Power of 10](#)

WHAT IS THE POWER OF 10?

It's an urban planning principle that says places thrive when there are at least 10 things to do, arranged in such a way as to create social linkages. Scaling this up, a specific destination or neighborhood needs at least 10 places, that offer people a reason to visit and spend time there. One more level up, a city needs at least 10 major destinations, creating a powerful network of a thousand things to do.



City Center Program Update

Due Diligence completed to date:

Site Wide

- Title Work - *American Title*
- Property Survey - *Spalding DeDecker*
- Traffic Study - *Spalding DeDecker*
- Wetland Report - *Brooks Williamson & Associates*
- Phase I Environmental Report - *NTH Consultants*
- PMR Parking Study - *Complete*
- Cell Tower Lease Analysis - *Ongoing*
- HED Parking Validation - *Ongoing*
- Additional Survey Work - *Ongoing*
- Additional Title Work - *Ongoing*

City Hall

- HED Validation of PMR Program - *Complete*

Police Station

- PMR Program Validation - *Complete*

Library

- PMR Space Program draft - *Complete*
- Space Program Adjustments - *Ongoing*

Economics

- PMR discussions with Stokas Bieri, Jordan Jonna, MML, MEDC, MEDA, etc.
- Developed Sources & Uses- possible incentives, grants, and other sources of capital to facilitate plan
- Discussions with Miller Canfield on bond mechanics and ballot proposal language

Major Vendors:

HED

- Completed City Hall Program Validation
- City Hall Schematic Design is underway
- Master *Planning* effort with collaboration from Design Workshop

OHM

- Advising on Civil Engineering for Master Plan in collaboration with HED
- Developing 5 Mile and Farmington, as well as interior road concepts

Hobbs + Black

- Program Validation meetings for the police station have been scheduled

Frank Rewold & Sons

- Preparing to begin pre-construction services on City Hall once schematic design phase is complete

City Center Program Update

Upcoming Dates:

Capital Outlay and Infrastructure Committee Meetings:

Wednesday, February 5 - Today!

Wednesday, March 12 - Preferred Master Plan validation

Wednesday, April 2 - Final Master Plan refinement before City Council approval

City Council Meetings:

Monday, February 10- Technology Consultant approval

Monday, April 14- Master Plan presentation 1

Monday, April 28- Master Plan approval

From: [Varga, Dave](#)
To: [CityCouncil](#)
Cc: [Mayor Staff](#); [Davis, Ted](#); [Lichtenberg, Debra](#); [Taormina, Mark](#); [Kasprowicz, Sara](#); [Fisher, Carter](#)
Subject: Senior Wellness Center budget
Date: Friday, February 7, 2025 11:44:39 AM
Attachments: [2025 01 08 LivoniaSeniorWellnessCtr.pdf](#)

Good morning, Council Members:

Several questions were raised at the Capital Outlay and Infrastructure meeting Wednesday regarding the Senior Wellness Center and the quoted cost of the project included in the Crain's story. As indicated, did not provide them the \$28 million figure.

Attached is a document that outlines the various costs and the Council Resolutions approving those costs. As you can see, beyond the GMP Construction cost of \$25.5 million, there are also architectural costs of \$1 million, land purchase at \$415,660, and the owner's rep fee of \$100,000, putting the cost at \$27 million.

Additionally, the PowerPoint showing the renderings from that presentation is included here.

I have requested a copy of the PowerPoint presented by PMR, which is still a very preliminary, working document. I will share it when it's available.

All the best,

Dave Varga
Chief of Staff
City of Livonia | Mayor's Office
(734) 466-2203
dvarga@livonia.gov

Contracts	CR #	Vendor	Est Cost
Architectural Design	342-22	HRC	696,678.00
Architectural Construction Admin	342-22	HRC	349,322.00
<i>(CR# 342-22 = Not to exceed \$1,046,000)</i>			
Land Purchase from LPS	115-24	LPS	415,660.00
Construction Manager Services	070-24	PCI Dailey	1,065,600.00
<i>GMP - COST OF WORK:</i>			
Cost of Work (except as itemized below)	233-24	PCI Dailey	18,689,585.40
Furniture Allowance	233-24	PCI Dailey	1,250,000.00
Food Service Equipment	233-24	PCI Dailey	408,900.00
Athletic Equipment Allowance	233-24	PCI Dailey	200,000.00
Other Equipment and Furniture - *Remaining Non-Construction balance for MIDHHS	233-24	PCI Dailey	210,518.00
<i>(Total Cost of Work, per GMP = \$20,759,003.40)</i>			
<i>OTHER FEES & CONTINGENCIES:</i>			
Fees & Allowances	233-24	PCI Dailey	559,500.00
Fees over \$18M	233-24	PCI Dailey	210,695.08
Contingencies	233-24	PCI Dailey	2,910,811.85
Owner's Representative	372-24	M. Slater	100,000.00
			-
Total Projected			27,067,270.33
Total Project (GMP + City of Livonia Costs), per CR 233-24 doc.			26,951,610.33
Difference			115,660.00
Land Cost in excess of GMP Summary			(15,660.00)
Owner's Rep Services (not in GMP Summary)			(100,000.00)
			-

LIVONIA SENIOR WELLNESS CENTER

INTERIOR DESIGN REVIEW | EXTERIOR FAÇADE CANOPY

01.08.2025

iDs

INTERIOR SPACES

SENIOR CENTER

FIRST FLOOR PLAN



ENTRANCE LOBBY



ENTRANCE LOBBY



ENTRANCE CORRIDOR

IDS REFERENCE

IDS





ENTRANCE CORRIDOR

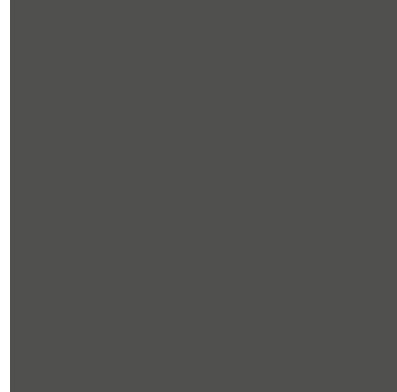
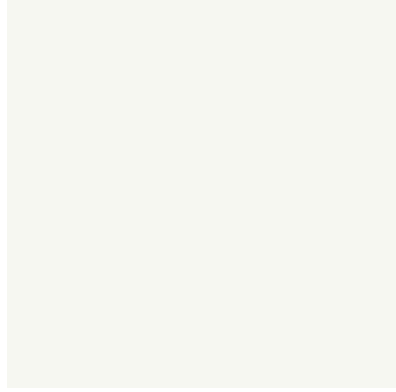






INTERIOR FINISHES

SENIOR CENTER



FIELD PAINT
PT-01

ACCENT PAINT
PT-02

PAINT
(DOOR / FRAMES)
PT-03

PAINT
(GYP CEILINGS)
PT-04

ARCHITECTURAL FINISH – DI NOC
WC-01

RUBBER BASE
RB-01



SOLID SURFACE COUNTERTOP
(RECEPTION DESK /
CAFÉ COUNTER / RESTROOM
COUNTER)
SSM-01

PLASTIC LAMINATE
MILLWORK
PLAM-01



WALK OFF CARPET TILE
TANDUS / ASSERTIVE STRIA / FORGE
CPT-01



CARPET PLANK
CPT-02



KINETEX FLOORING (2ND FLOOR)
CPT-03



FIREPLACE FAÇADE
LS-01



RESILIENT FLOORING MCT
RF-01



RESILIENT FLOORING MCT
RF-02



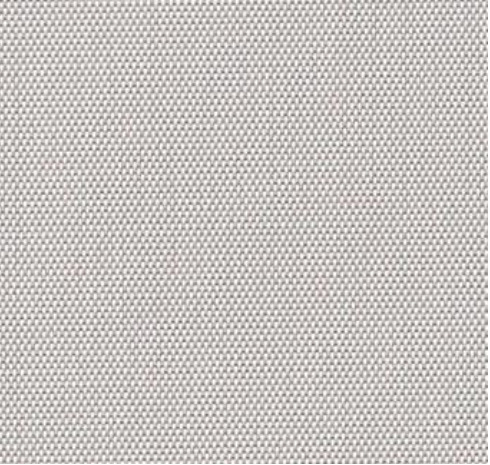
PLASTIC LAMINATE
TOILET PARTITIONS / INTERIOR ELEVATOR PANELS



ACCENT WALL TILE
CT-04 (CHARCOAL GROUT)



INTERIOR WOOD DOORS
ST-02



WINDOW SHADE
SC-01



FELT BAFFLES
BF-01



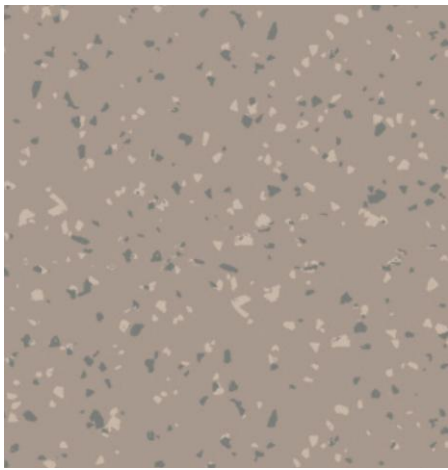
ACOUSTICAL CEILING TILES
ACT-01



RESTROOM FLOOR TILE
CHARCOAL GROUT
12" X 24"
CT-04
6" H WALL BASE
CTB-01



RESTROOM WALL TILE (WET WALLS)
CHARCOAL GROUT
3' X 9' LARGE FORMAT
CT-02



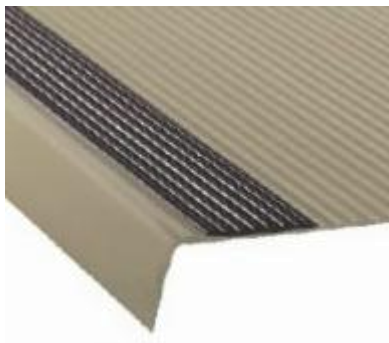
RUBBER STAIR TREADS / RISERS



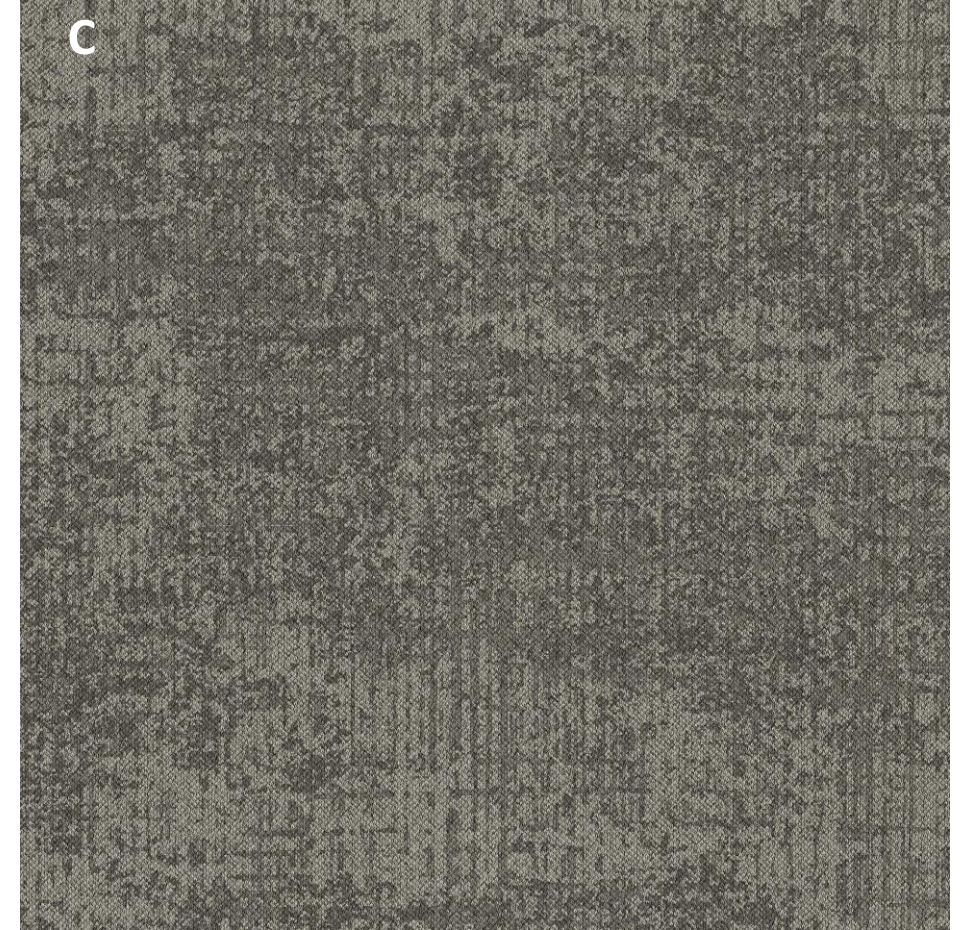
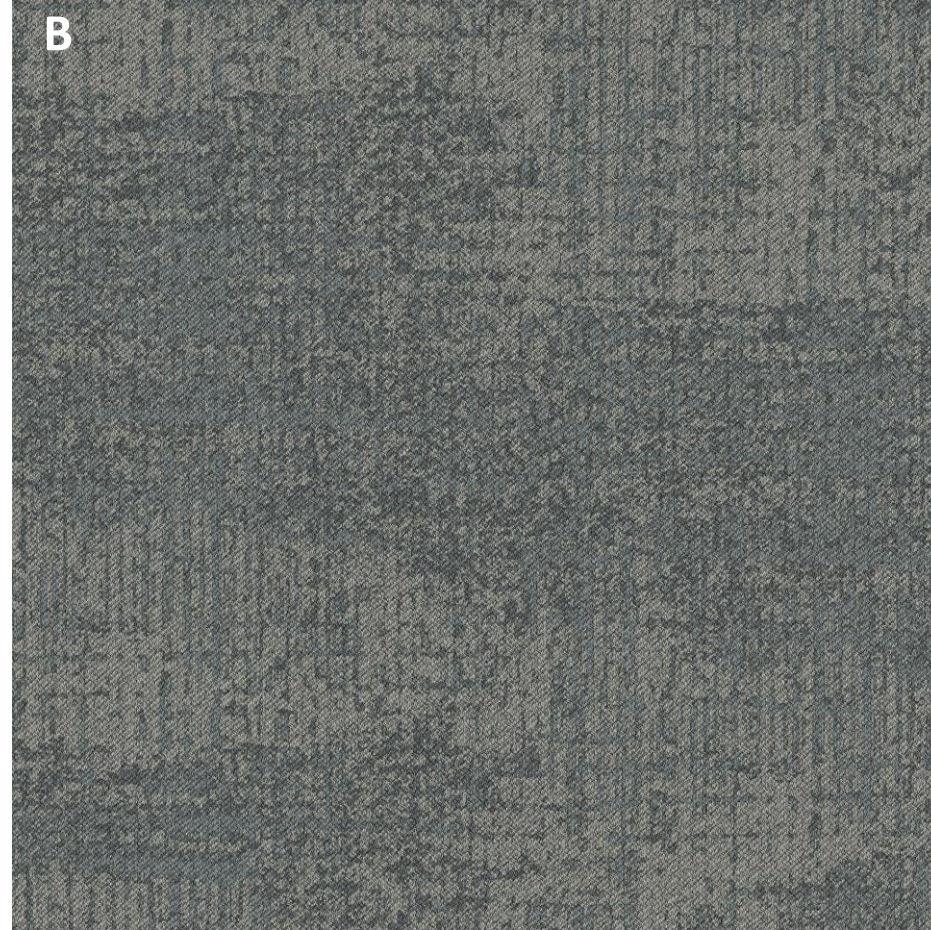
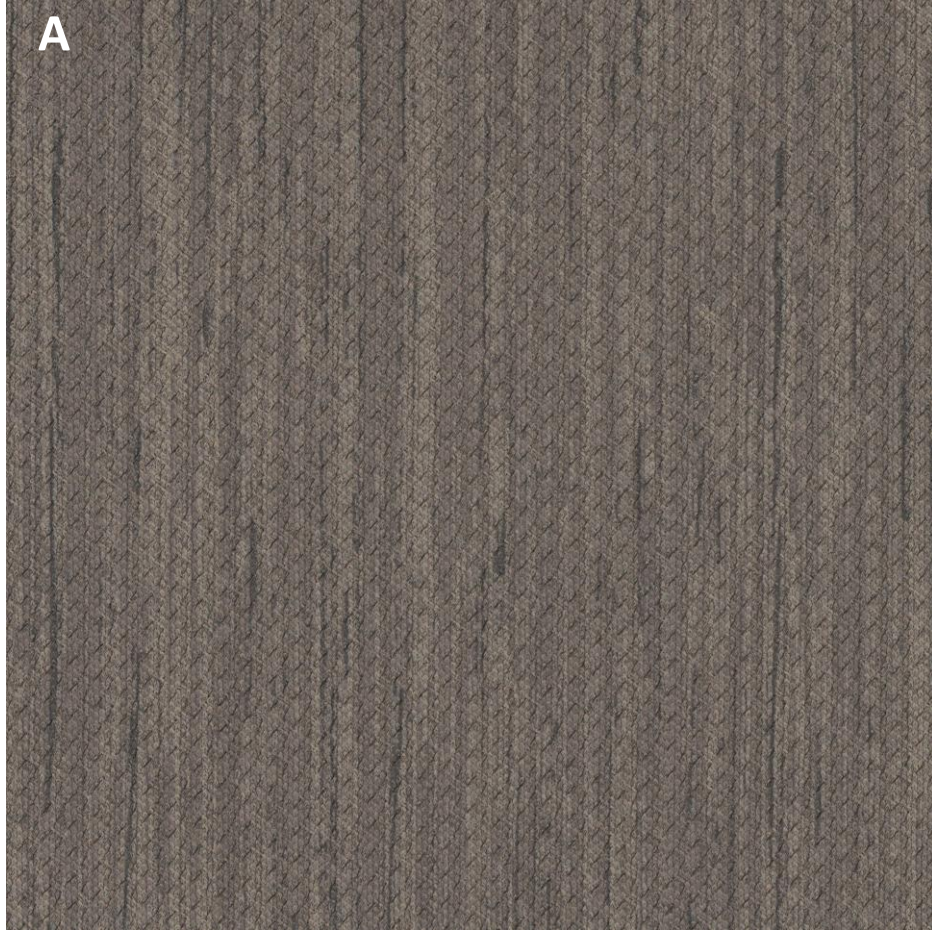
RAISED ROUND

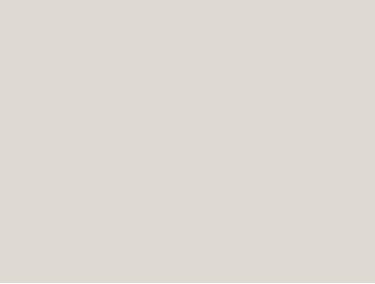
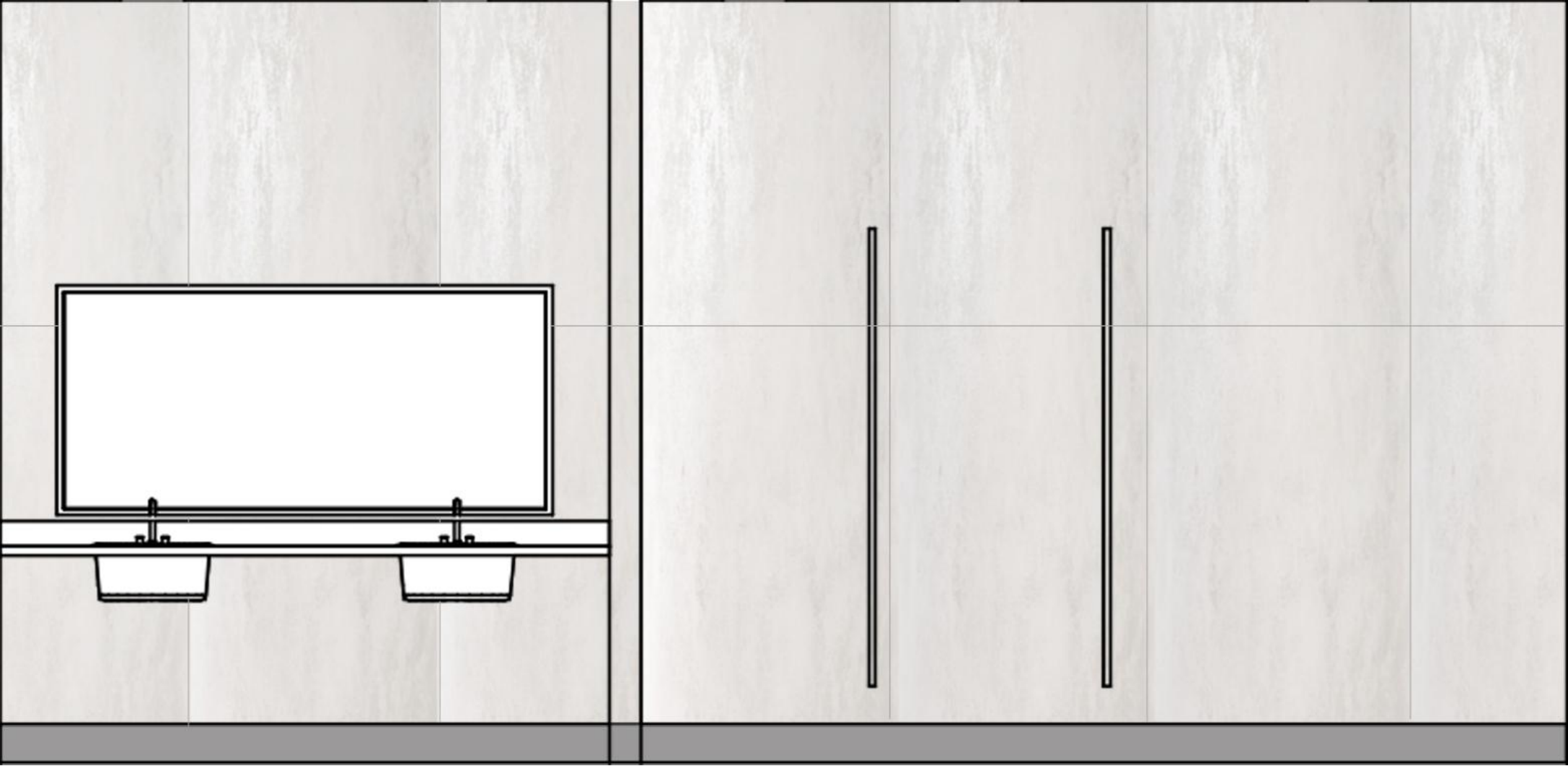


CONTRASTING RUBBER INSERT

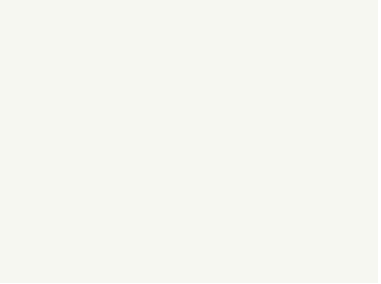


WINDOW FILM @ CONFERENCE
ROOM DOOR (SEMI-PRIVATE)
(IMAGE IS REFERENCE ONLY)
PROPOSED IMAGE – LIVONIA MAP
WF-01





FIELD PAINT PT-01



GYP CEILING PAINT PT-04



LARGE FORMAT WALL TILE @ WET WALLS
3' x 9'
LAMINAM
DARK GROUT
CT-02



SOLID SURFACE COUNTERTOP
SSM-01



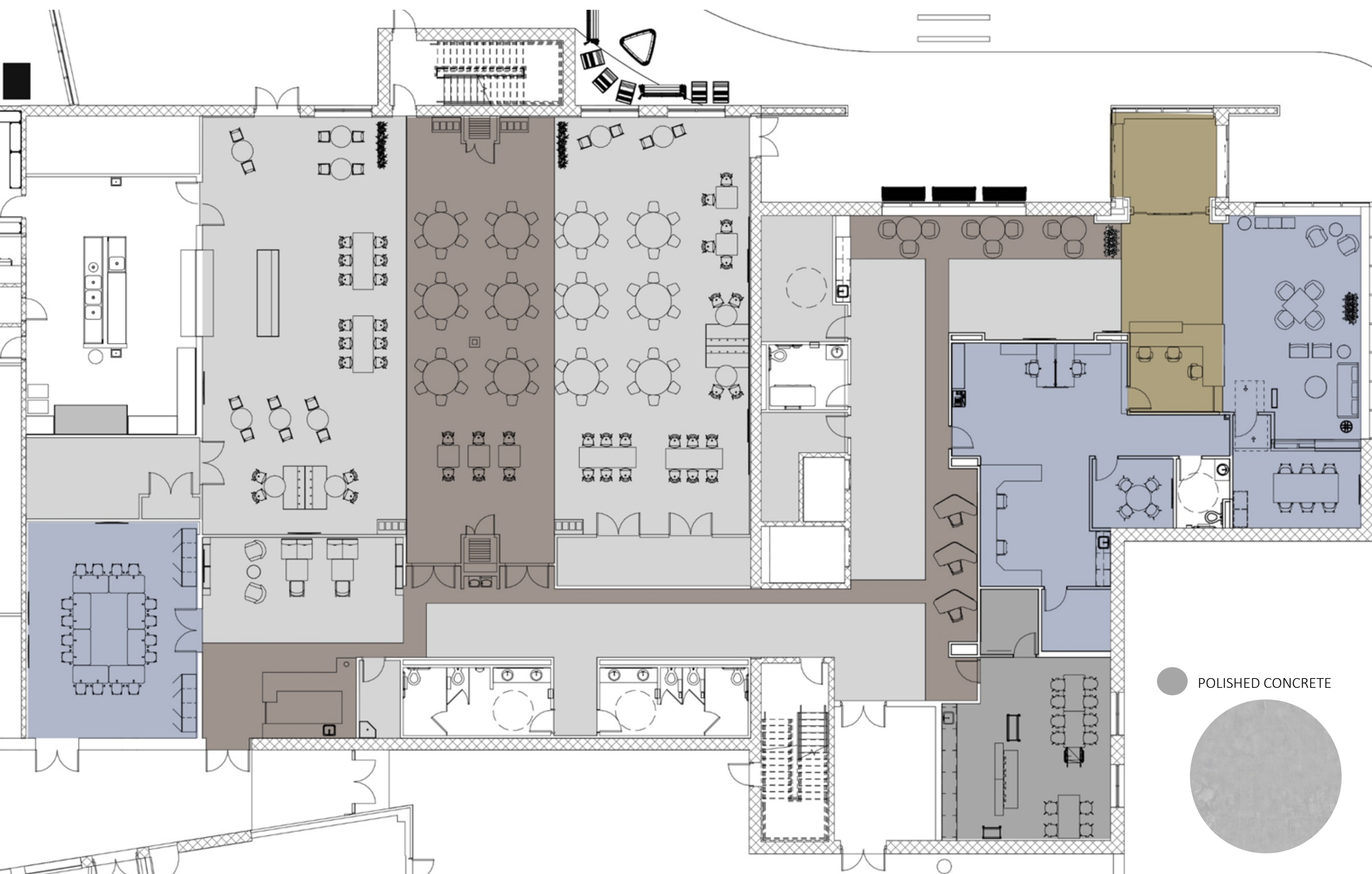
PLASTIC LAMINATE TOILET PARTITIONS
PLAM-01



FLOOR TILE / WALL BASE
12" X 24" / 6" H BASE
COLOR" ASH UNPOLISHED WITH CROSS SHEEN
DARK GROUT
INSTALL STACKED
CT-04 / CTB-01

MANUFACTURER: SNAPCAB
TIER 1 – CLASSIC 1 MODEL
PLASTIC LAMINATE WALL PANELS - LIMBER MAPLE
PANEL LAYOUT AS SHOWN
FRAME CEILING
ROUND HANDRAIL
FLOORING – MCT
ELEVATOR DOORS - PAINTED

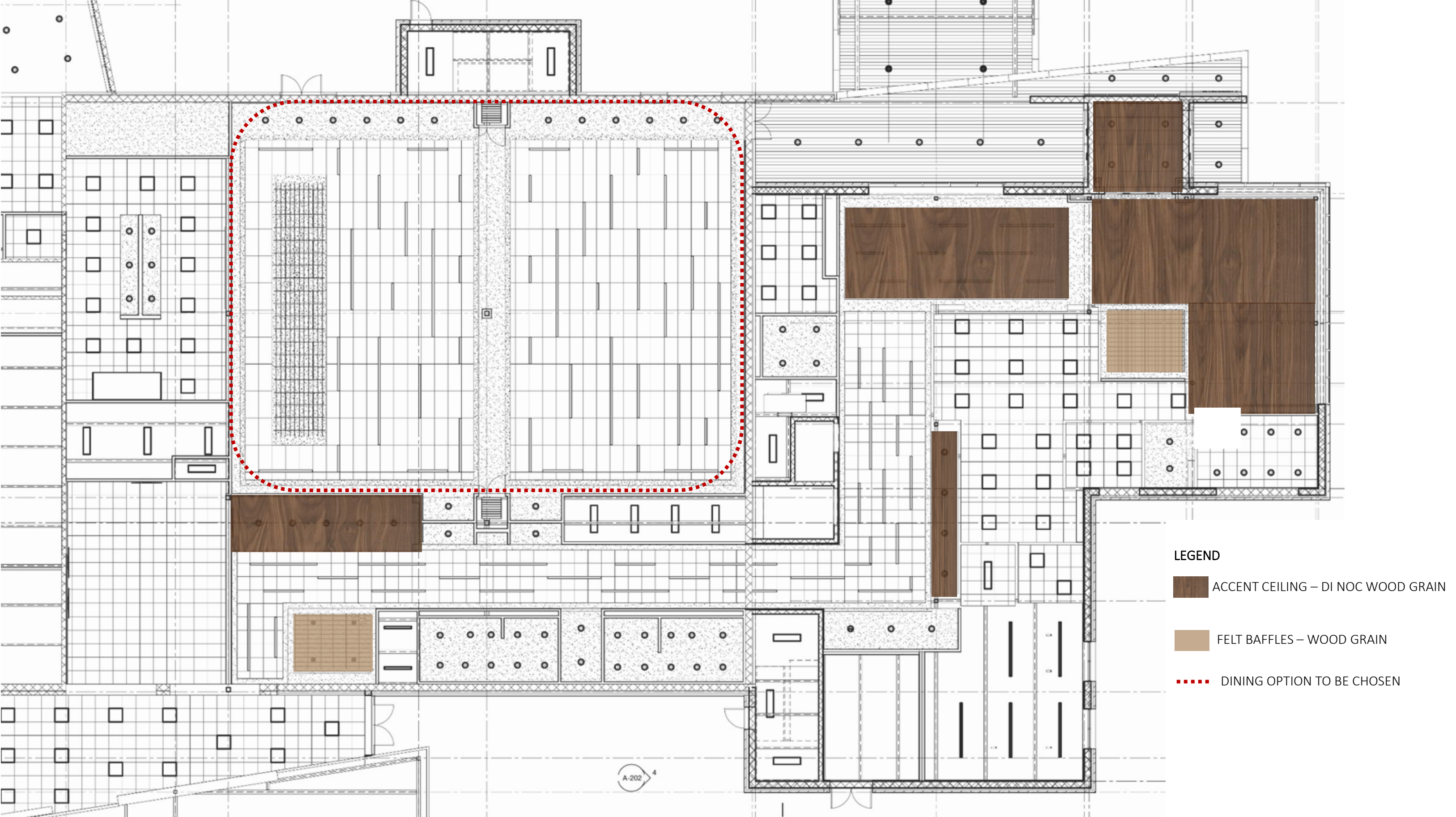




- CARPET TILE
- WALK OFF CARPET TILE
- MCT
- MCT
- POLISHED CONCRETE
- MCT

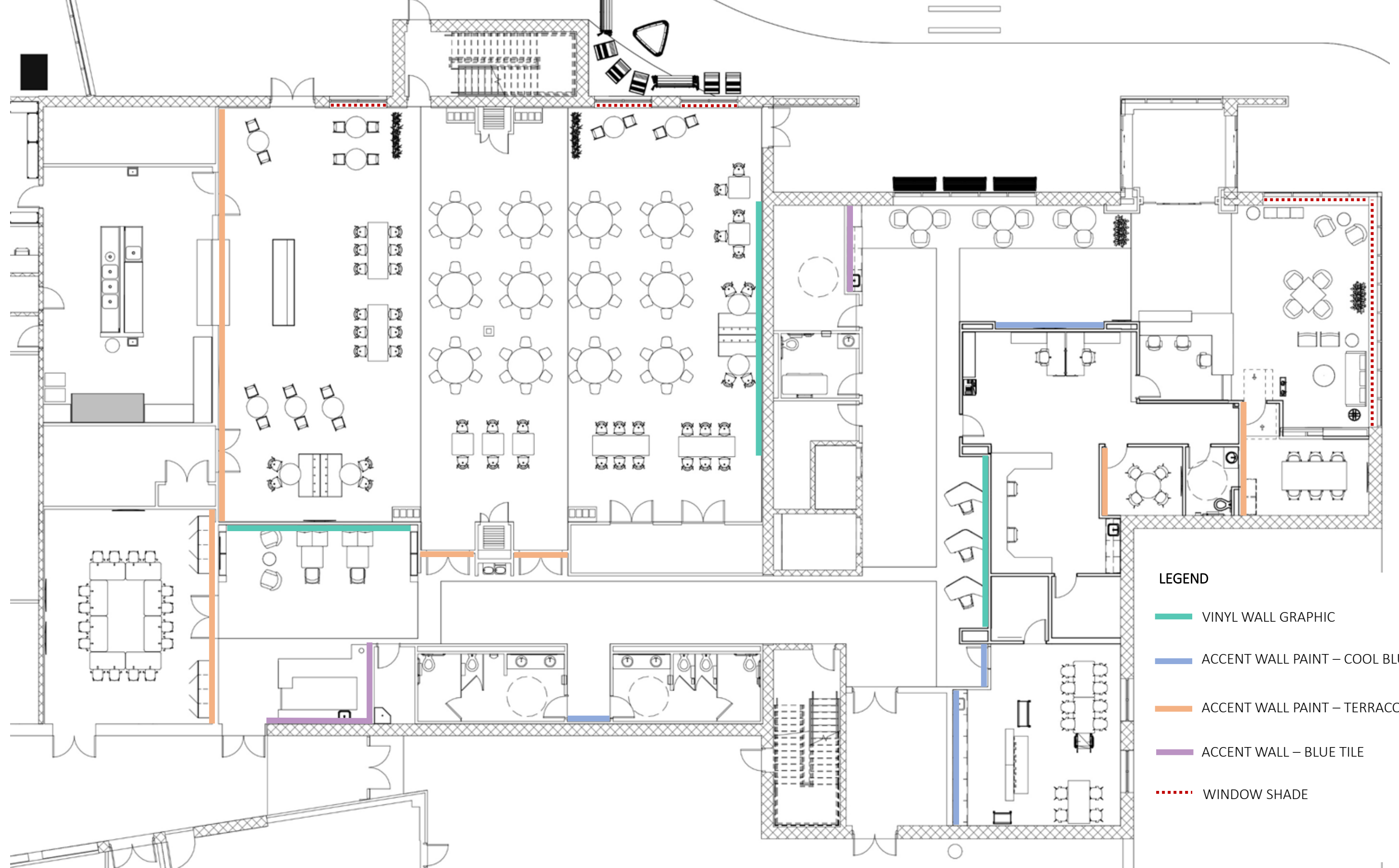
FIRST FLOOR PLAN

MATERIALS | FINISH FLOOR PLAN - SENIOR CENTER



FIRST FLOOR PLAN

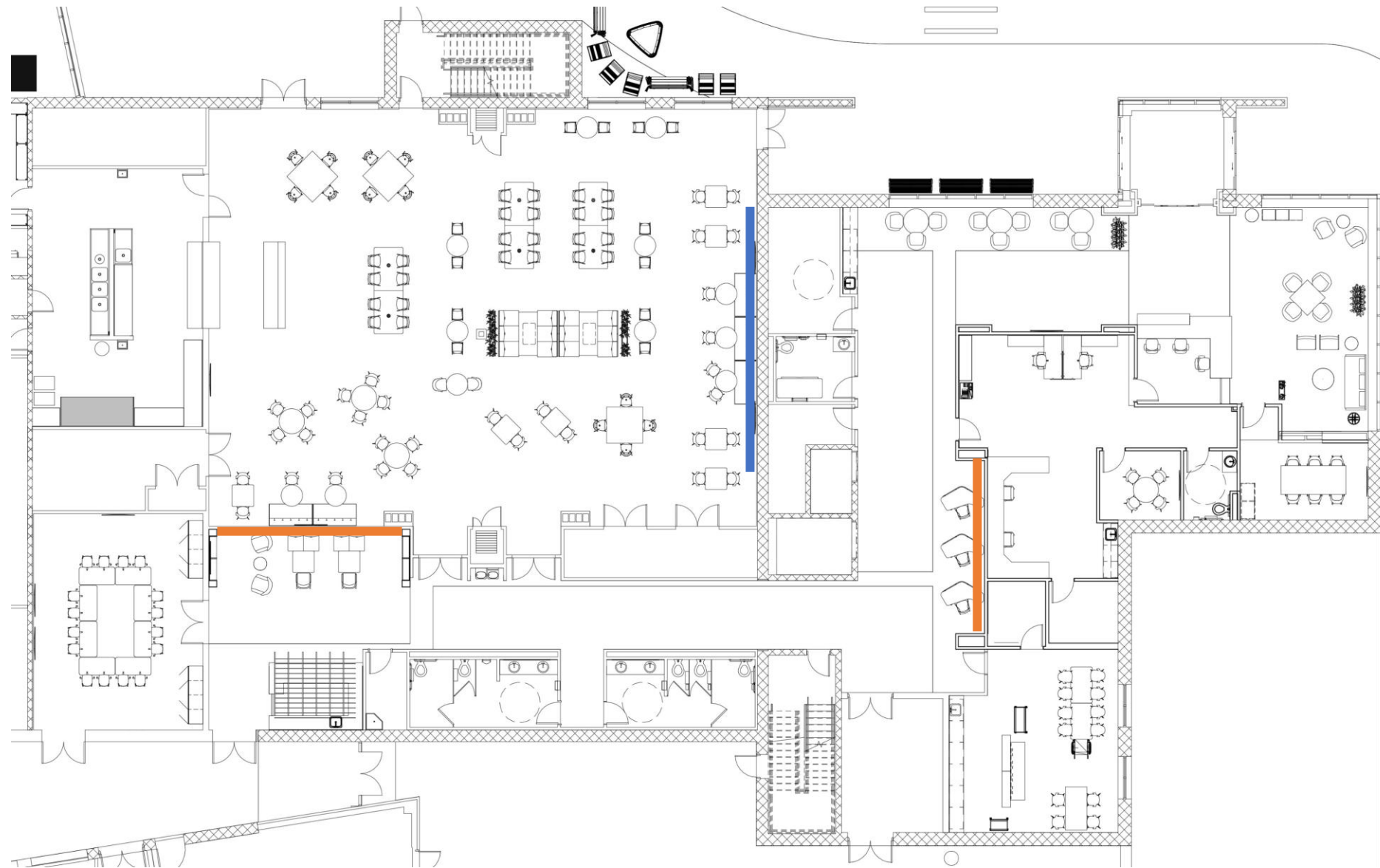
MATERIALS | FINISH CEILING PLAN - SENIOR CENTER



FIRST FLOOR PLAN

MATERIALS | FINISH PLAN - SENIOR CENTER



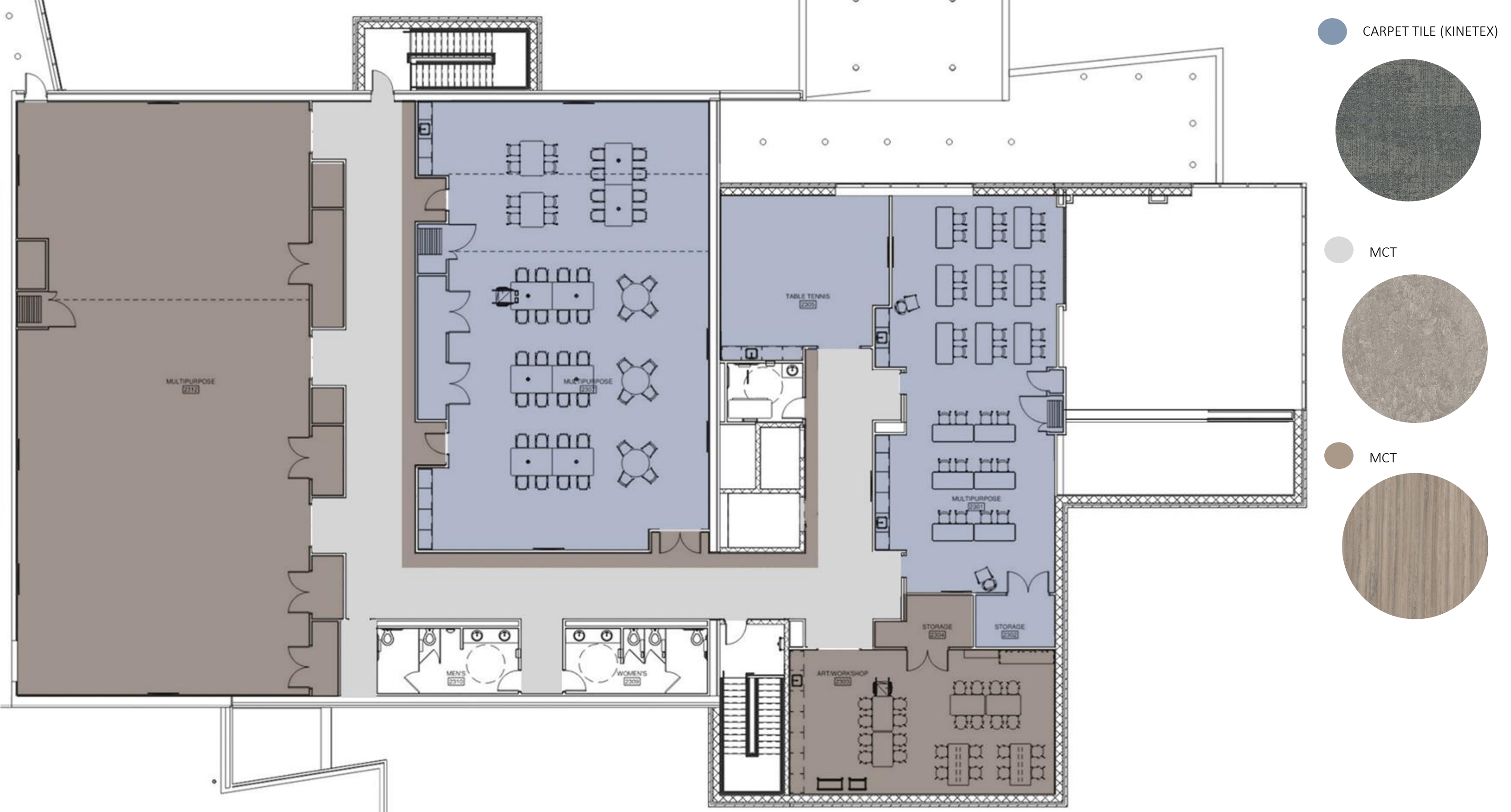


WC-02

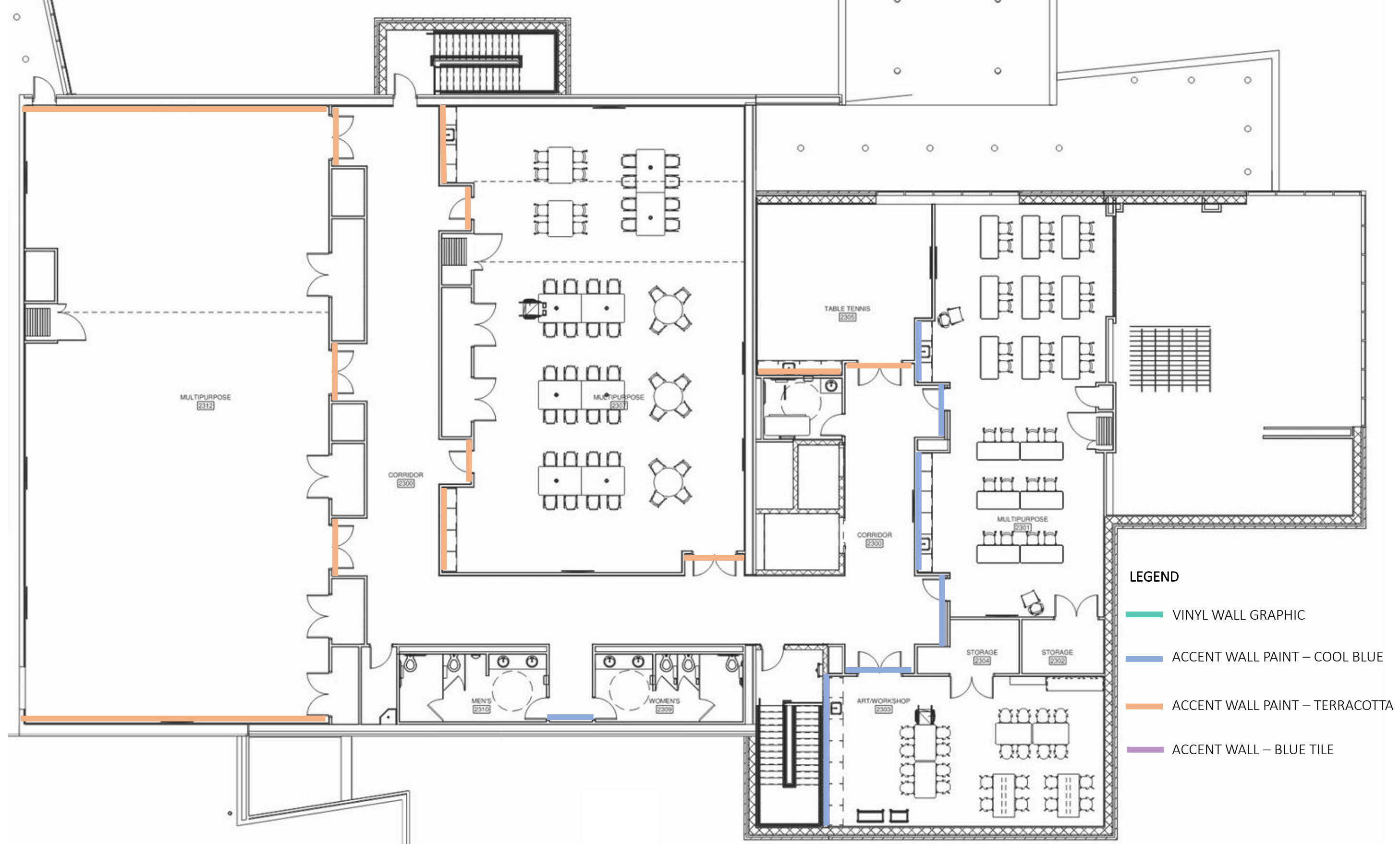


WC-03

VINYL WALL GRAPHIC FOR REFERENCE (CUSTOM)



SECOND FLOOR PLAN



SECOND FLOOR PLAN

DINING

SENIOR CENTER



DINING ROOM – OPTIONS 1 & 2



DINING ROOM – OPTION 3



DINING ROOM – OPTIONS 1 & 2



DINING ROOM – OPTION 3



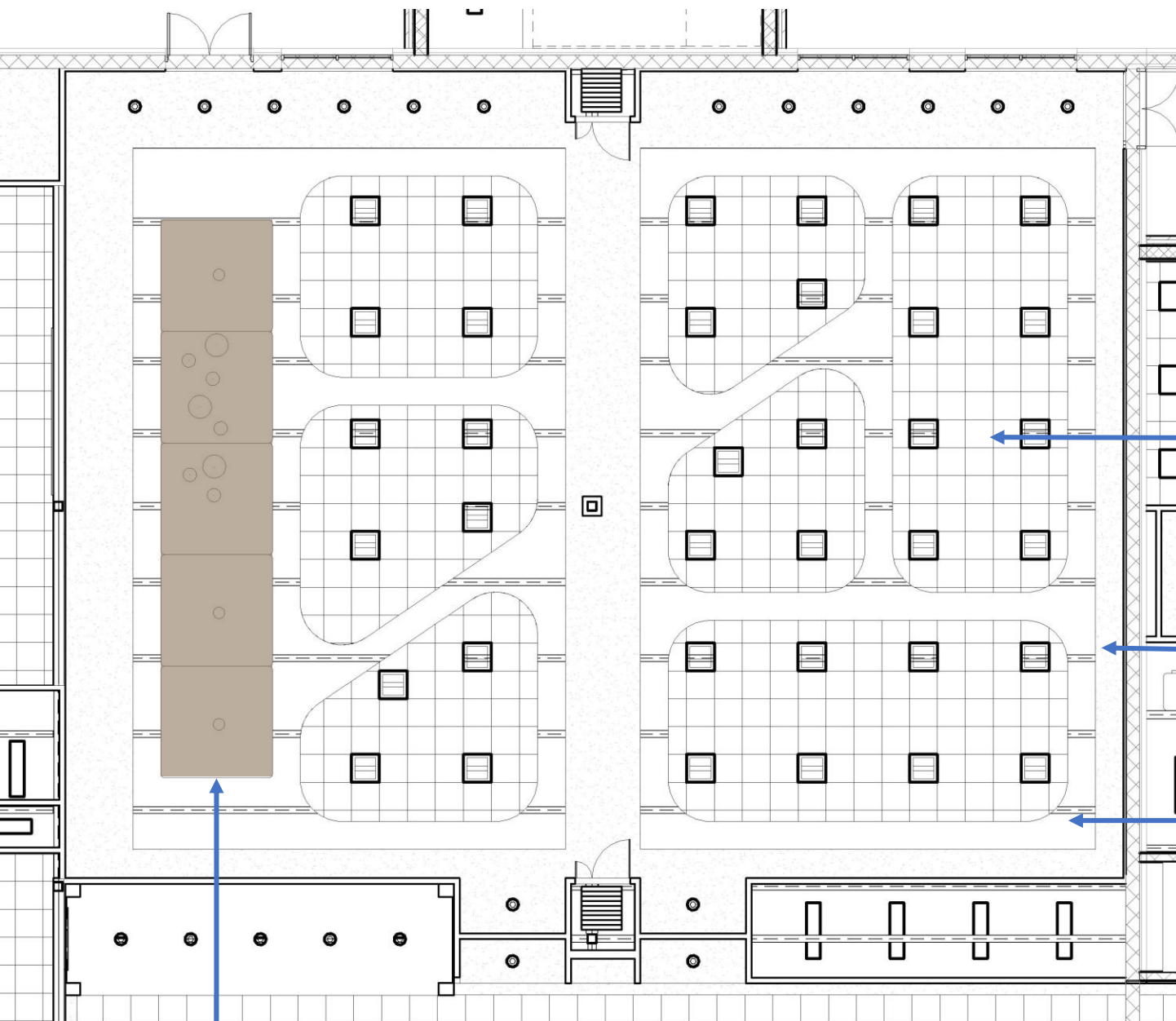
DINING ROOM – OPTION 1



DINING ROOM – OPTION 2



DINING ROOM – OPTION 3



SUSPENDED 2' X 2' ACT

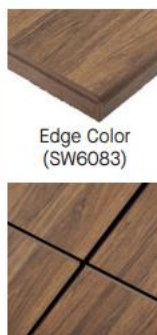
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

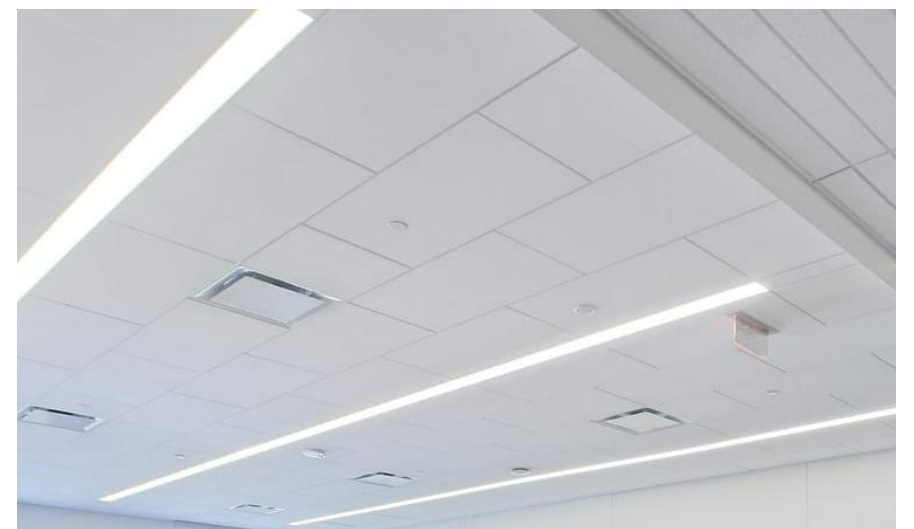
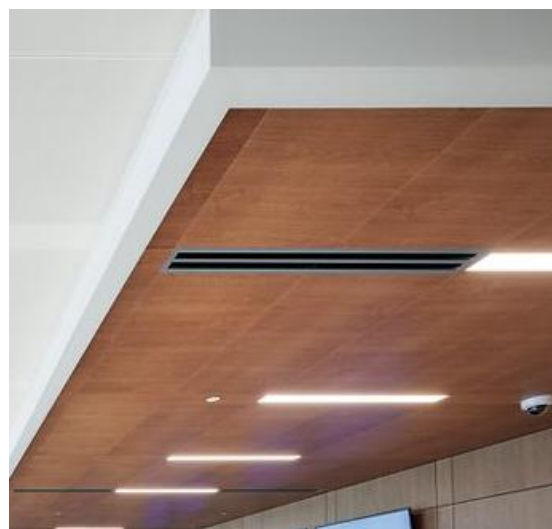
ARMSTRONG LYRA PLANT BASED
WOOD LOOK CEILING PANELS



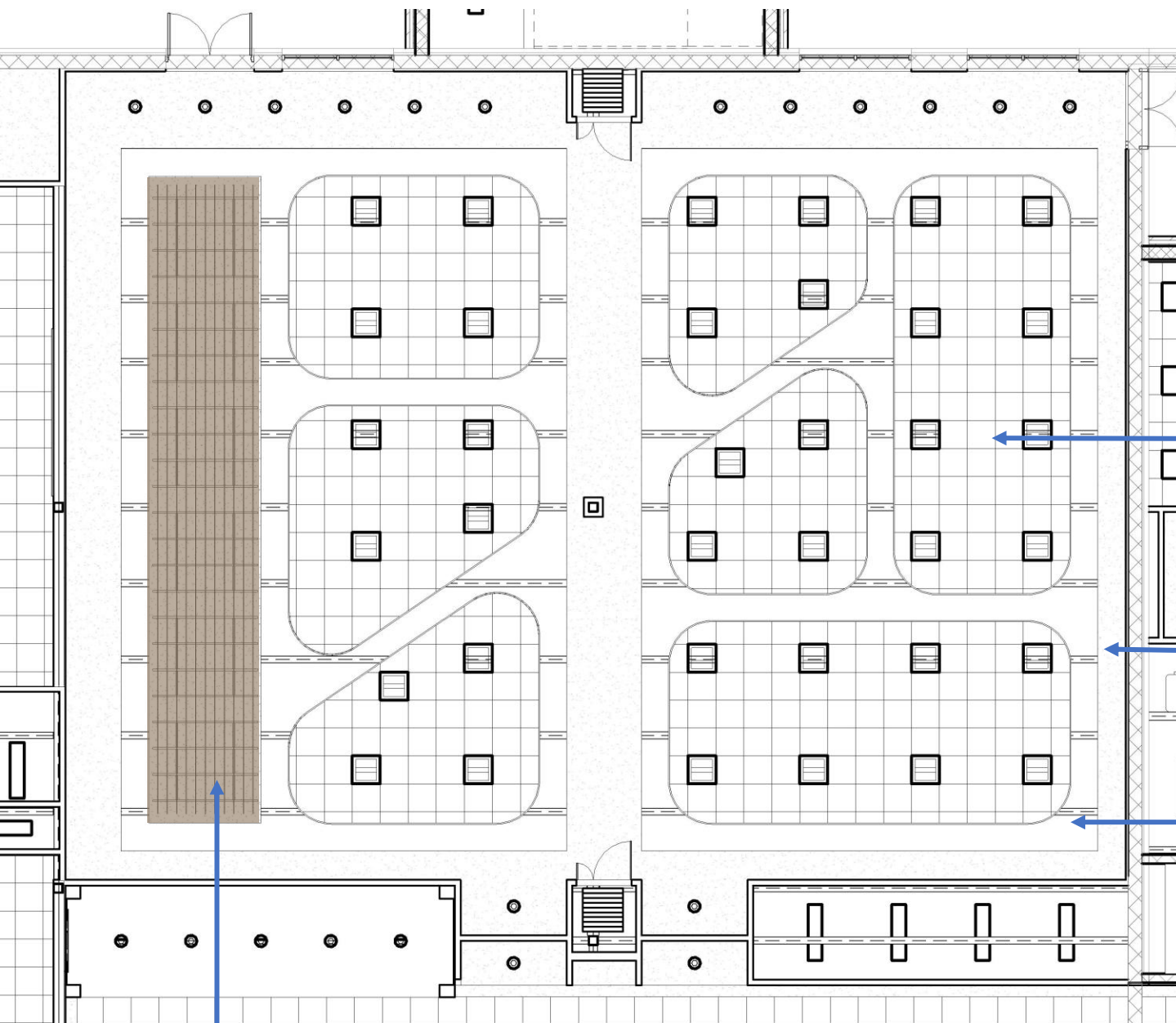
Brown Sugar Walnut (WBS)



Suprafine XL
Suspension System
in Black (BL)



MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 1

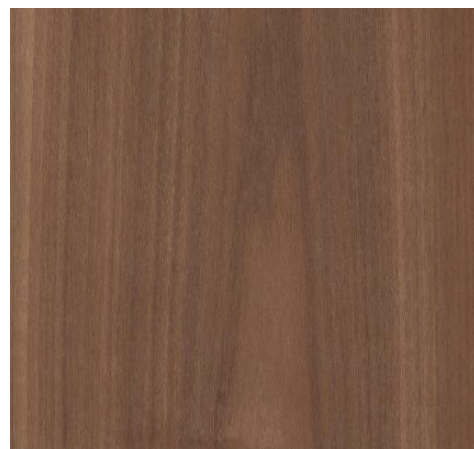
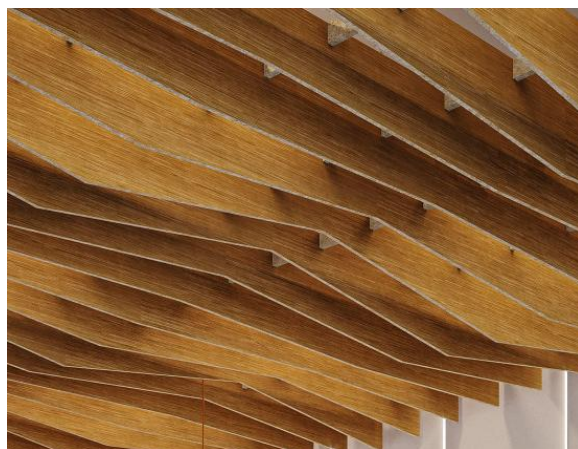


SUSPENDED 2' X 2' ACT

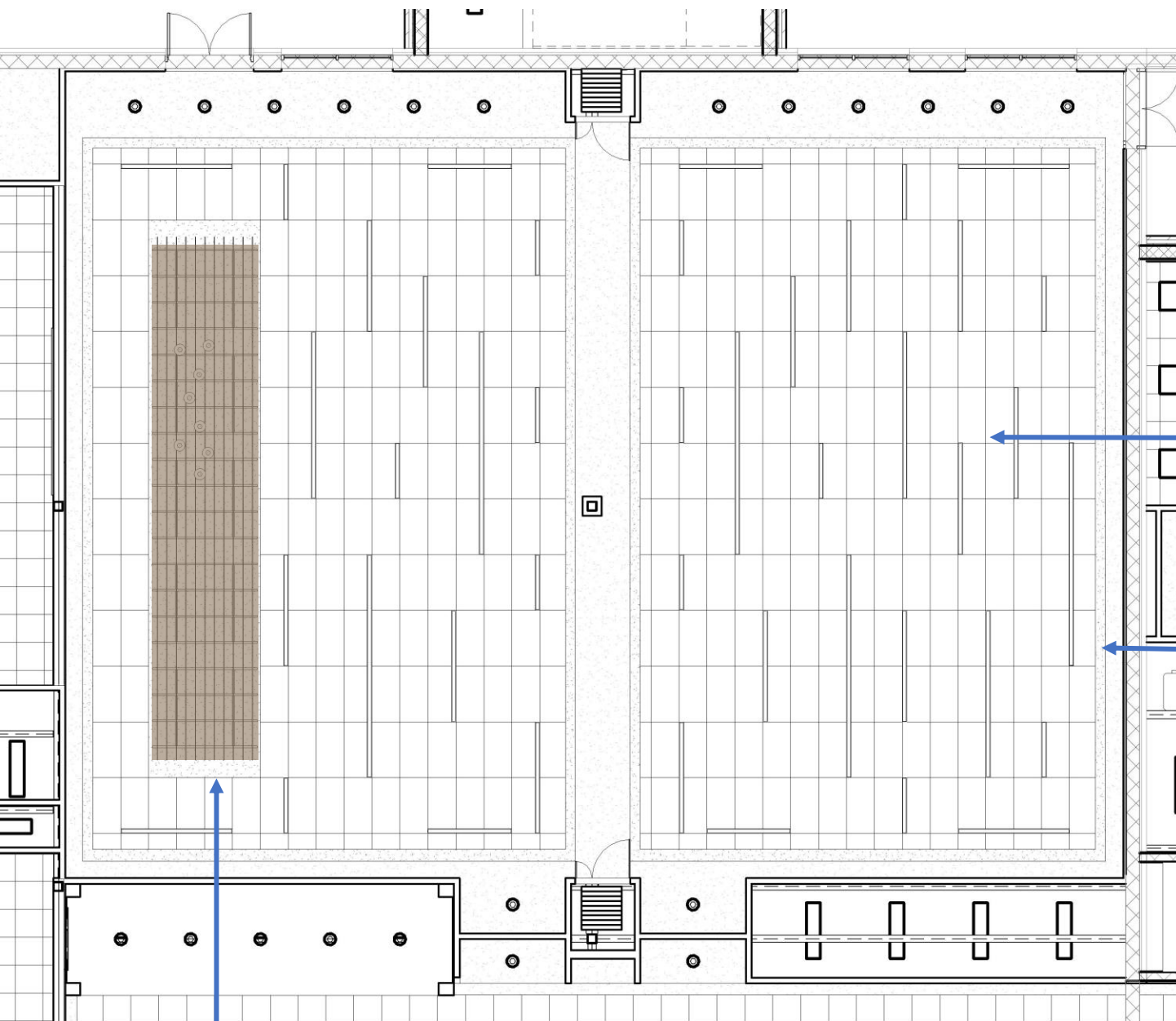
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

FELT BAFFLES



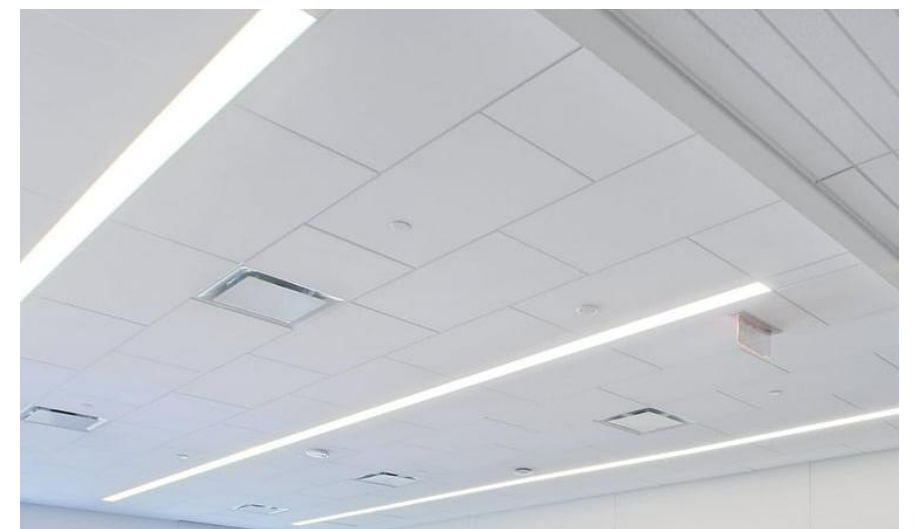
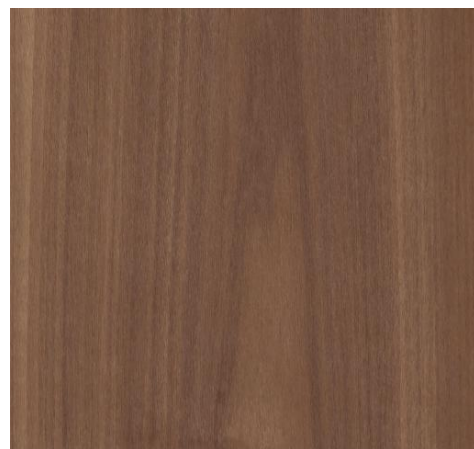
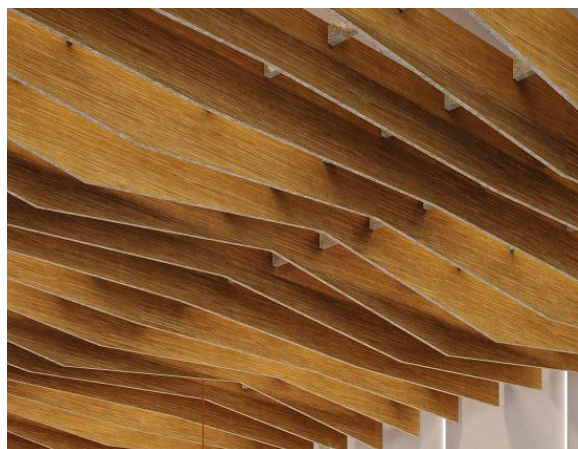
MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 2



SUSPENDED 2' X 4' ACT

PAINTED GYPSUM SOFFIT

FELT BAFFLES



MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 3

OPTION COMPARISON

OPTIONS 1 & 2



OPTION 3



OPTION COMPARISON

OPTIONS 1 & 2



OPTION 3



OPTION COMPARISON

OPTION 1



OPTION 2



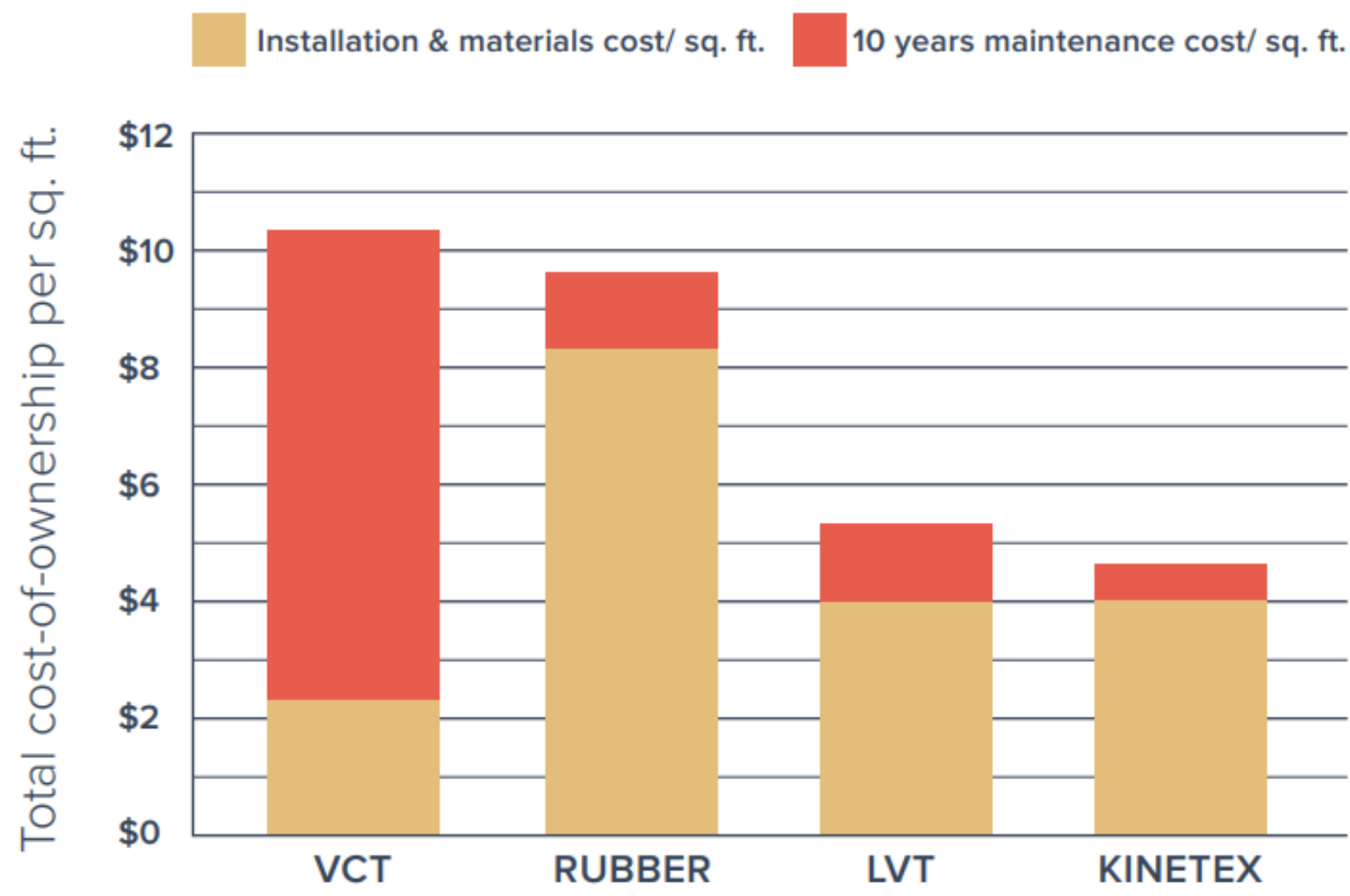
OPTION 3



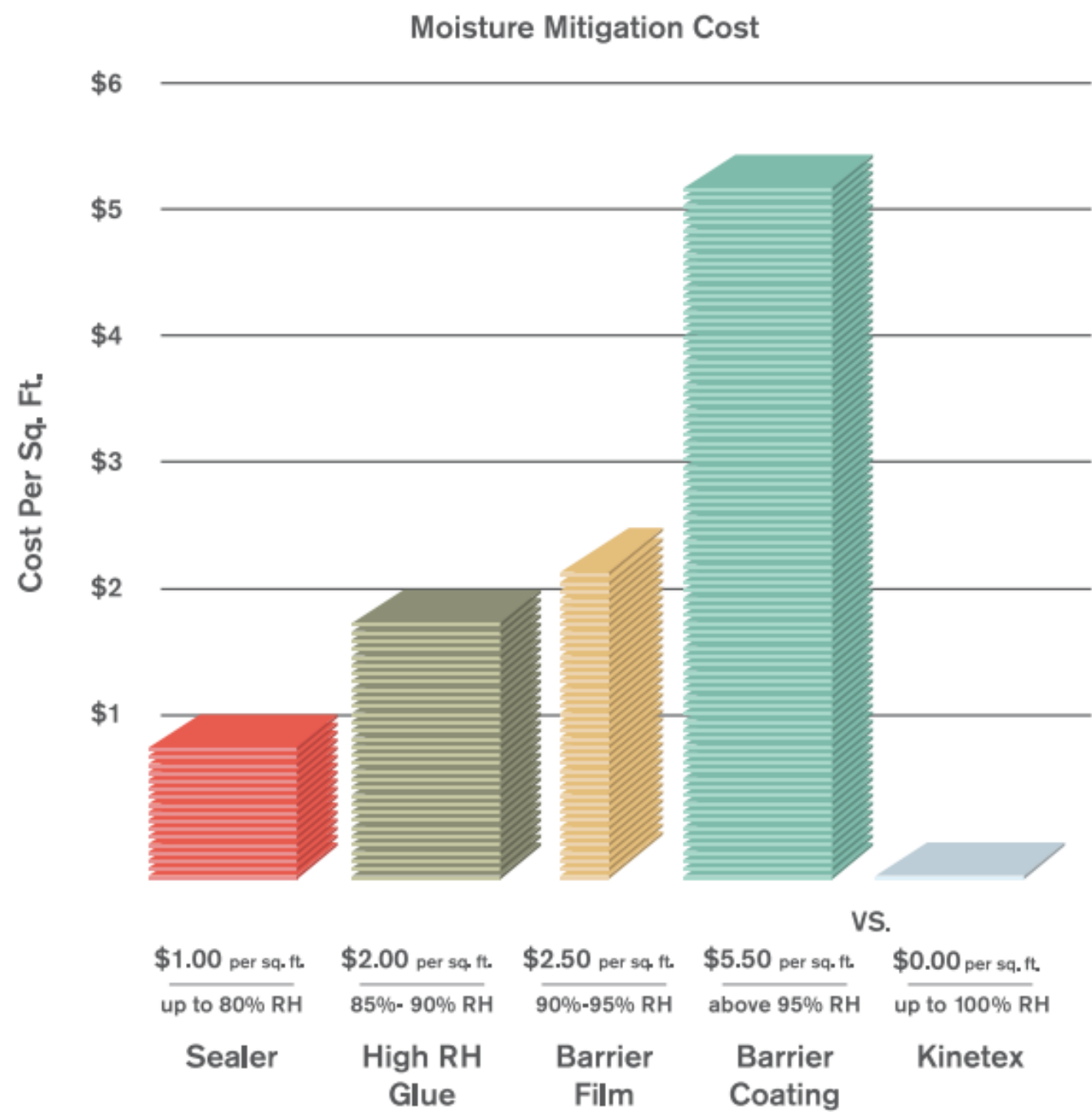
THANK YOU

iDs

Life Cycle Costs: Installation & Maintenance



Mitigate No More





leVel DIGITAL WALLCOVERINGS

Design #: L60501
Name: Canopy
Color/Style: Greige



SCALABILITY
This design is a raster-based image. It is created to be as scalable as possible, but the image may begin to degrade when scaled beyond 12 feet in height.



REPEAT
This design is not a repeating pattern. For significantly wide or tall installations, we will normally crop, stretch, or mirror the design to fit your space.



COLOR
This design primarily features colors that are textured, layered, transparent, or tonal in nature. As a result, custom colors may not reproduce entirely as expected.

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leVel DIGITAL WALLCOVERINGS

Design #: L405801
Name: Word Play
Color/Style: Black & White "Welcome"



SCALABILITY
This design is a raster-based image. It is created to be as scalable as possible, but the image may begin to degrade when scaled beyond 12 feet in height.



REPEAT
This design is not a repeating pattern. For significantly wide or tall installations, we will normally crop, stretch, or mirror the design to fit your space.



COLOR
This design features relatively solid, opaque colors, which lend themselves to customization. Custom colors will therefore mostly reproduce as expected.

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EXTERIOR

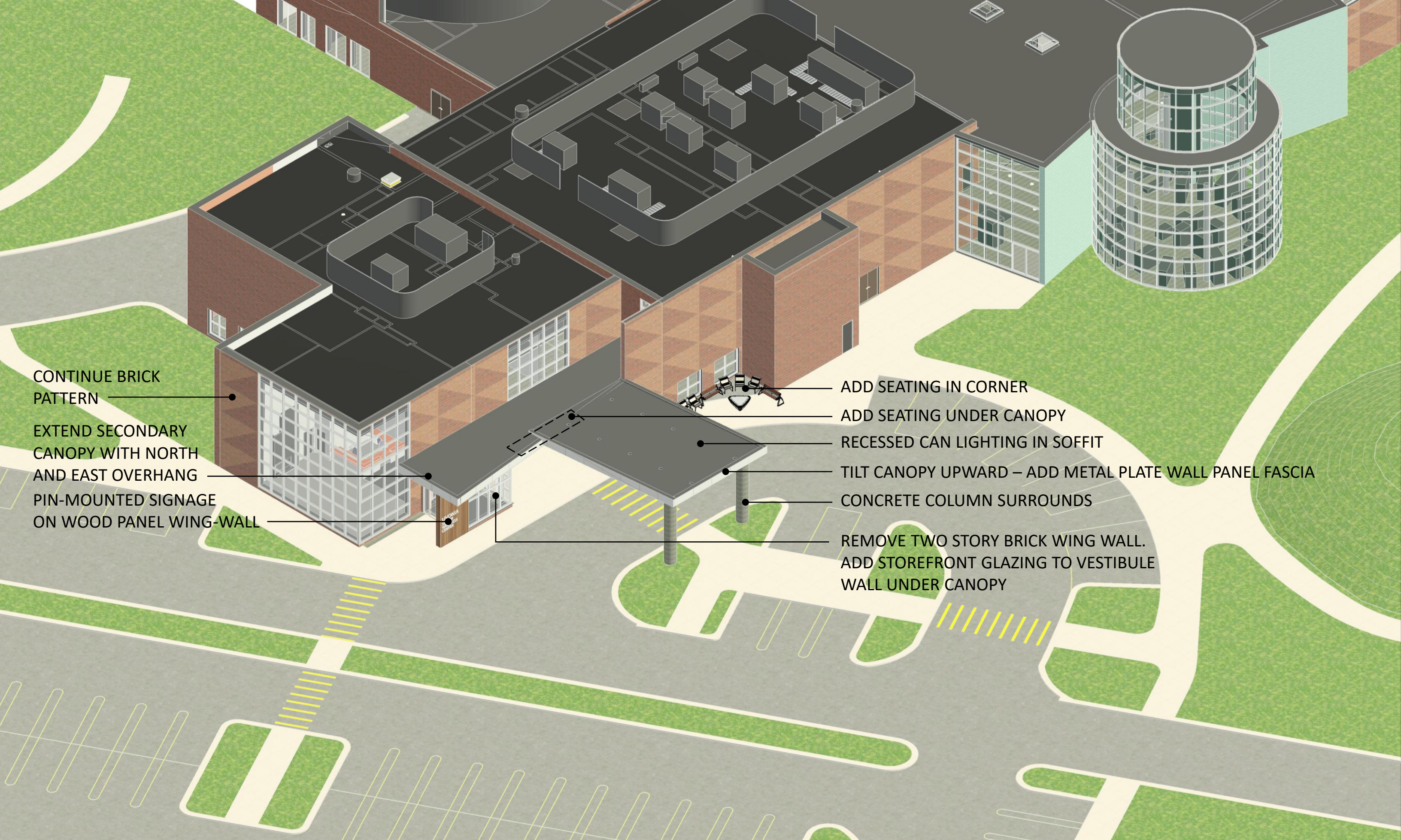
CANOPY AND FACADE REVIEW



HRC

SENIOR CENTER ADDITION





CONTINUE BRICK
PATTERN

EXTEND SECONDARY
CANOPY WITH NORTH
AND EAST OVERHANG

PIN-MOUNTED SIGNAGE
ON WOOD PANEL WING-WALL

ADD SEATING IN CORNER

ADD SEATING UNDER CANOPY

RECESSED CAN LIGHTING IN SOFFIT

TILT CANOPY UPWARD – ADD METAL PLATE WALL PANEL FASCIA

CONCRETE COLUMN SURROUNDS

REMOVE TWO STORY BRICK WING WALL.
ADD STOREFRONT GLAZING TO VESTIBULE
WALL UNDER CANOPY





EXTERIOR | PROPOSED DESIGN

KINETEX FLOORING

- HIGH PERFORMANCE SOFT FLOOR
- HIGH DURABILITY (HIGH DIMENSIONAL STABILITY AND CRUSH RESISTANCE)
- ACOUSTICAL PROPERTIES, CUSHIONED BACK (NRC)
- DESIGN OPPORTUNITIES IN PATTERN AND COLOR
- REDUCED ENVIRONMENTAL IMPACT
- DRY VACUUM MAINTENANCE
- STAIN RESISTANT
- CAN BE INSTALLED ON HIGH MOISTURE SLAB





LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
January 24, 2025

MEETING DATE

COI020525/R021025

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

A Capital Outlay and Infrastructure Meeting was held on January 22, 2025 and will be reported at the Regular Meeting of February 10, 2025

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. COI012225 Minutes
2. COI012225 LTC plandesignconstruction ofCC Campus
3. COI012225 Technolgy Consulting Services_Contract Award Recommendation Letter
4. COI012225 LCCP_Tech Consultanting Services_Proposal and CBS Summary
5. R121824 FRS new Livonia City Hall CR 432-24
6. R121824 Hobbs + Black new PD CR 433-24
7. COI121124 20241206_LCCP_Police Station_AE_Contract Award Recommendation Letter
8. COI121124 20241206_LCCP_City Hall_CM_Contract Award Recommendation Letter
9. R102124 (X1) CE w proposed contract res - New Data recd 10-21-24
10. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
11. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
12. COI101424 Minutes

13. COI101424 LTC plan design construction of CC Campus
14. COI101424 Email RE_ Award Recommendation Letters and Proposal Summaries
15. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
16. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
17. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
18. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
19. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
20. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY

**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, JANUARY 22, 2025
7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, January 22, 2025, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Martha Ptashnik, Vice Chair
Carrie Budzinski, Member

Committee Members Absent: Rob Gjonaj-Donovic, Chair

City Council Members Present: Lynda L. Scheel

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Lori Miller, City Clerk
Eric Goldstein, Assistant City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Todd Zilincik, City Engineer
Plante Moran Realpoint Representatives
Plante Moran Technologies Representatives

1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

The meeting convened at 7:02PM

The meeting began with a discussion of the IT contract and where we are at in the Master Plan.

Plante Moran Realpoint (PMR) Representative, Paul Theriault, explained the IT contract process to hire a separate outside tech company, needed to design and consult on the project. It was posted on MITN with five proposals submitted and three firms were interviewed.

Plante Moran Technologies (PMT) was the recommended firm, offering a \$384,500 contract to provide around \$5M in technology.

PMT was noted to be wholly separate from PMR and spoke about adaptability and growth of technology within the city.

Councilmember Carrie Budzinski offered an approving motion for PMT to be awarded the contract.

PMR Representative, Doug Smith, spoke on the Master Plan process and timeline:

- November 2024: Master Plan launched
- January 2025: Site analysis and Development Program to prepare the Framework Plan, with studies completed for the survey, traffic and environmental
- April/May 2025: PMR to present the final Master Plan, to include many interim meetings between now and then to provide updates

PMR is currently working on the Framework Plan to consider City Hall as the anchor. A decision will need to be made on the layout that makes the most sense to align with Vision 21.

A dynamic City Center is the vision for this project, which is guided by Vision 21, consisting of the following key design strategies:

- New City Center
- Great Mixed Use
- Design to unlock the site's greatest assets
- Pave the way for future development at Five and Farmington

Goals for the project were discussed:

- Livonia Community Green Connectors to allow for a bikeable and walkable area from Rotary Park to Hines, going through the City Center with options for transit
- A welcoming City Center with City Hall, Fire and Police Departments, Library, plazas and parks
- To provide experiential living with branded edges at Five and Farmington, with a possibility of a culinary street and a merchant market

Everything is driven by the budget with important points to consider:

- Decisions must be feasible and sustainable
- City Hall and the Senior Center are the important first steps
- Start small

- First phase must be meaningful and economically viable
- Move existing City Hall and Police Department buildings in order to rebuild
- Clear rules and expectations
- Use of public financing tools

A 20-year phasing strategy must be created for the development. Everyone should understand where we are headed.

Site-planning factors for City Hall:

- Developing an activated plan for the park/plaza connected to City Hall
- Welcoming
- Flexible
- Sustainability/stewardship
- Currently 54,500 sq. ft, down by approximately 40% to be fiscally responsible
- Focus on healthy spaces
- Daylight
- Effective resource management

City plaza to include:

- Wide appeal
- Community first
- Right sized
- Acknowledge adjacencies
- Seasonally appropriate
- Durable and cost effective

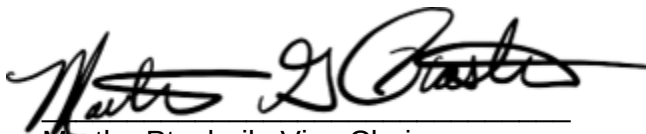
The meeting adjourned at 8:17PM.

The Committee recommends:

For the Law Department to draft an approving resolution awarding the IT contract to PM Technologies.

Note: This item will remain in Committee.

This meeting will be reported at the Regular Meeting of February 10, 2025.



Martha Ptashnik, Vice Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, JANUARY 22, 2025, 7:00PM

NAME

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

Marlene Kubafer

Lori Miller

City Clerk

Ava Wisniewski

PMR

Doug Smith

" "

Paul Theriault

" "

Dave Varga

Mayor's Office

TOO ZILINIK

CITY ENGINEER

Stephanie Corona Gilbane Building Co. - Livonia Res.



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
January 13, 2025

MEETING DATE

COI012225

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

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

To discuss the subject matter as presented.

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9. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
10. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
11. COI101424 Minutes - RD Final
12. COI101424 LTC plan design construction of CC Campus
13. COI101424 Email RE_Award Recommendation Letters and Proposal Summaries
14. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
15. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated

16. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
17. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
18. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
19. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY

December 17, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

**RE: Livonia City Center Program – Technology Consulting Services Contract Award
Recommendation**

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional technology consulting firm for the Livonia City Center Program (LCCP). This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend the most qualified firm.

The Technology Consulting Services for the LCCP includes the new City Hall, new Police Station, Fire Station No. 1 expansion and renovation, and outdoor gathering spaces; and is critical for establishing standardization of technology related systems throughout all LCCP facilities. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In October, the Project Team drafted a Scope of Work and request for proposal (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to approximately six technology consulting firms to garner interest in the RFP.

On November 12, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on November 19, 2024, which six (6) firms participated in. After receiving proposals from five (5) firms on December 11, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and objectively shortlist three (3) firms for interviews. Selection criteria included the firm's relevant

project experience, proposed team's experience, available manpower, proposed fee, client references, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on December 13, 2024. The selection committee consisted of staff from PMR as well as Dave Varga, Mark Taormina, Debbie Lichtenberg, Casey O'Neil, and Nathan Shaw. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

RECOMMENDATION

The Project Team recommends awarding the contract for Technology Consulting services for the Livonia City Center Program to Plante Moran (separate firm than Plante Moran Realpoint), pending final review of terms by legal counsel.

The total contract award recommendation is **\$384,500** and is further defined as follows:

\$383,500	Proposed Fee 7.67% of the cost of the work
\$ 1,000	Not-to-Exceed Reimbursables
\$384,500	Total Contract Award Recommendation

The fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or rick.erickson@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Paul Theriault, Plante Moran Realpoint

Andy Fountain, Plante Moran Realpoint
ENCLOSURES: Proposal/CBS Scoring Summary

**LIVONIA CITY CENTER PROGRAM
TECHNOLOGY CONSULTING SERVICES
PROPOSAL + CBS SUMMARY
DECEMBER 16, 2024**

Category	Communications By Design	Malor + Co.	Metro Technology Services	Plante Moran	Tower Pinkster	AVERAGES
General Information						
Local Office	Grand Rapids, MI	New York, NY	Mt. Clemens, MI	Southfield, MI	Kalamazoo, MI	
Full-Time Personnel at Local Office	11		6	100+		
Headquarters	Grand Rapids, MI		Mt. Clemens, MI	Southfield, MI	Kalamazoo, MI	
Full-Time Personnel for Entire Firm	11		6	100+		
Contact	Sara Easter (616) 304-0044	Garly Benoit (212) 498-9732	Tom Giachino (248) 321-5242	Mark Warner (248) 223-3799	Eric Rinehart (269) 491-1909	
Acknowledge Addenda	Yes	Yes	Yes	Yes	Yes	
Agree to Contract Terms	Yes	Yes	Yes	No	No	
Alternate Contract Language Provided	N/A	N/A	N/A	Yes	Yes	
Required Documents Submitted	Yes	No	Yes	Yes	Yes	
Consultants:	Geotech-Ghassen Gareeb-External Fiber Engineering	None	None	None	Buist Electric	
Firm has proven that they meet the Minimum Qualifications	Yes		Yes	Yes	Yes	
1. In business for ten consecutive years	Yes		Yes	Yes	Yes	
2. Licensed in State of Michigan	Yes		Yes	Yes	Yes	
3. Five public sector clients in last ten years	Yes		Yes	Yes	Yes	
4. Completed \$1M for five public sector clients in ten years	Yes		Yes	Yes	Yes	
Attended Pre-proposal Meeting	Yes	No	No	Yes	Yes	
Proposed Fee/ Hours Information						
Stated Limitation on the Cost of the Work (SLCW)	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
Fixed Fee	\$325,000	\$275,000	\$275,000	\$383,500	\$480,000	\$347,700
Percentage Fee (%) for addition or reduction of project scope	6.50%	5.50%	5.50%	7.67%	9.60%	6.95%
Markup on Reimbursables (%)	0.00%	15.00%	0.00%	0.00%	0.00%	3.00%
Not-to exceed reimbursable allowance (\$)	\$2,000	\$10,000	\$0.00	\$1,000	\$30,000	\$8,600
Criteria Based Selection (Criteria / Scores)						
Firm's experience as related to similar projects	100	0	60	100	60	64
Firm's proposed team experience as related to similar projects	60	0	60	60	80	52
Evidence of capabilities to perform all requirements reflected in the RFP	45	0	45	45	45	36
Proposed fees and costs	60	80	80	40	0	52
Client References	15	15	15	15	15	15
Project approach	100	20	60	100	100	76
Total (unfactored)	380	115	320	360	300	295
Quantitative Score (Factored at 70%)	266	81	224	252	210	207
Pre-Interview Ranking	1	5	3	2	4	3
Interview Scores	30	0	138	150	0	64
Total Weighted Scores (Proposal + Interview)	296	81	362	402	210	270
Final Ranking / Scoring	3	5	2	1	4	3
Additional Information						

LIVONIA CITY CENTER PROGRAM
TECHNOLOGY CONSULTING SERVICES
PROPOSAL + CBS SUMMARY
DECEMBER 16, 2024

Relevant Projects	Anchor Bay School District; Caledonia Community Schools; Clarkston Community Schools; Detroit Public Schools; Eastpointe Community Schools; Hudsonville Public Schools; Kentwood Public Schools; Lake Shore Public Schools; Ludington Area School District; Rockford Public Schools; Southfield Public Schools; Woodhaven-Brownstown School District		Macomb County Central Campus Renovation; Macomb County Central Intake and Assessment Center; Chippewa Valley Schools; Warren Woods Public Schools	Birmingham Public Schools; Cerritos College, CA; City of Fort Walton Beach, FL; City of Independence, MO; City of Oregon City, OR; City of Panama City Beach, FL; City of Plainview, TX; City of Wayne, MI; Contra Costa Water District, CA; County of Forsyth, GA; County of Garfield, CO; County of Kent, MI; County of Lee, FL; County of Osceola, FL; DeKalb County Schools District, GA; Detroit Public Schools, MI; Kentwood Public Schools, MI; Lake Orion Community Schools, MI; Southgate Community Schools, MI	Kalamazoo Public Schools district-wide ISIS services; Okemos Public Schools district-wide security upgrades; Judge Charles Pratt Justice Center; WMU miscellaneous ISID security design projects; Catalyst Development tech + security design; New Buffalo Township FD + PD technology; WMU Dunbar Hall renovation	N/A
Experience with PMR	Southfield Schools, Woodhaven Schools, Taylor Schools, Detroit Public Schools, Caledonia Schools	N/A	Macomb County, Oak Park Schools, Madison Schools	Farmington Schools; Novi Schools, Clark Retirement, Grosse Pointe Schools, Lincoln Schools, Harbor Springs Schools	Northview Schools, Grand Rapids Public Schools, Caledonia Schools	N/A

Councilmember Donovic reported on the subject of planning, design and construction of new Civic Center Campus as discussed at the Capital Outlay & Infrastructure Committee meeting of December 11, 2024, and indicated the matter will remain in committee. (CR 330-24)

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

#432-24 RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated December 5, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform construction management services for the Livonia City Hall Project (the "Project"), setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for construction management services to Frank Rewold and Sons ("FRS") for a total contract price to be 6.87% of the to be agreed guaranteed maximum price for construction in addition to the pre-construction services which are to be priced at a value not to exceed \$81,380.00, the Council does hereby approve the recommendation and authorizes the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract between the City of Livonia and Frank Rewold and Sons, 303 E. Third Street, Suite 300, Rochester, MI 48307, subject to approval as to form and substance by the City's Department of Law, in an aggregate amount of fees and reimbursables not to exceed \$81,380.00 for pre-construction services and 6.87% of the to be determined guaranteed maximum price for overall construction of the new city hall; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees).

<i>UNFINISHED BUSINESS ITEM 14. (Regular Meeting of December 18, 2024)</i>
--

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

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

#433-24 RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC (“PMR”), dated December 5, 2024, submitted pursuant to PMR’s assignment to assist the City in selecting a firm to perform professional architectural/engineering services for the construction of a new Police Headquarters, setting forth the process by which a Project Team consisting of representatives of PMR, and the City’s administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for professional architectural/engineering services to Hobbs + Black for a total contract price of \$1,658,000.00, with the architectural/engineering services priced at a value of 4.79% of the cost of the overall construction of the building, which fee projects to be \$1,628,000.00, and reimbursables priced at a not to exceed value of \$30,000.00, the Council does hereby approve the recommendation and authorizes the Mayor and City Clerk, for and on behalf of the City of Livonia, to execute a contract between the City of Livonia and Hobbs + Black, 100 N. State St., Ann Arbor, MI 48104, subject to approval as to form and substance by the City’s Department of Law, in an aggregate amount of fees and reimbursables of \$1,658,000.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees).

A representative from Plante Moran Realpoint, LLC, was present to answer any questions of Council.

<i>UNFINISHED BUSINESS ITEM 14. (Regular Meeting of December 18, 2024)</i>
--

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

December 5, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New Police Station Facility
Architectural/Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional architectural/engineering (A/E) firm for the new Police Station facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new Police Station facility.

The Architectural and Engineering Services for the Police Station Scope of Work is critical to designing the new facility. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In October, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen architectural/ engineering firms to garner interest in the RFP.

On November 1, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on November 7, 2024, which twelve (12) firms participated in. After receiving proposals from eight (8) firms on November 22, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each A/E firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and objectively shortlist three (3) A/E firms for interviews. Selection criteria included the firm's relevant project experience, proposed team's experience, past experience with the COL, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on December 3, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Martha Ptashnik, Mark Taormina, Dave Lear, Chief Thomas Goralski and Brandon McCullough. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

RECOMMENDATION

The Project Team recommends awarding the A/E services contract for the new Police Station Facility to Hobbs + Black, pending final review of terms by legal counsel.

The total contract award recommendation is **\$1,658,000** and is further defined as follows:

\$1,628,000	Proposed Fee 4.79% of the cost of the work
\$ 30,000	Not-to-Exceed Reimbursables
\$1,658,000	Total Contract Award Recommendation

The A/E fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or rick.erickson@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Paul Theriault, Plante Moran Realpoint
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: A/E Proposal/CBS Scoring Summary

December 6, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New City Hall Facility
Construction Management Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional Construction Management (CM) firm for the new City Hall facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new City Hall facility.

The Construction Management Services for the new City Hall facility play a critical role in ensuring the scope of work reflected in the design/construction documents aligns with the defined project budget; expediting material procurement, and ensuring construction is completed within the schedule parameters. It is also paramount to begin this process quickly to meet the program's overall timeline and budget.

SELECTION PROCESS

In October, the Project Team drafted a Request for Proposal (RFP) outlining the Construction Managers Scope of Work and project parameters. This RFP was reviewed on several occasions in detail by the project team. PMR reached out to approximately ten Construction Management firms to garner interest in the RFP.

On November 1, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-bid meeting on November 7, 2024; which twelve (12) firms participated in. After receiving proposals from nine (9) firms on November 22, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals and

objectively shortlist three (3) firms to interview. Selection criteria included firm's experience as related to similar projects, firm's proposed team as related to similar projects, proposed fees/costs, client references, Experience Modification Rating, and project approach.

The Project Team conducted interviews with the shortlisted firms on November 26, 2024. The selection committee consisted of staff from PMR as well as Dave Varga, Debra Lichtenberg, Mark Taormina, and Brandon McCullough. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to the firm's experience, team experience, approach to completing the project on schedule and within budget, and strong presentation/interview.

RECOMMENDATION

Based on the information noted above, the Project Team recommends awarding the contract for Construction Management services for the new City Hall Facility to Frank Rewold and Sons (FRS), pending final review of terms by legal counsel.

The total contract award recommendation is **\$81,380** and is further defined as follows:

\$ 81,380	Preconstruction Services
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Construction Services Personnel Costs and Reimbursable Expenses will be determined and submitted for approval upon completion of the Guaranteed Maximum Price (GMP). The Construction Manager's overhead and profit will be 1.9% of the cost of the work. The CM fee will be a percentage of the Cost of the Work as defined in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or rick.erickson@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia

Debbie Lichtenberg, City of Livonia
Paul Theriault, Plante Moran Realpoint
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: CM Proposal/CBS Scoring Summary

AWARD OF CONTRACT: The Mayor's Office, re: for Civil Engineering services to be performed on the Civic Center campus

BACKGROUND:

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected OHM (Orchard, Hiltz & McCliment, Inc.) to perform the required civil engineering services for the project.

The Civil Engineer will develop and convey an understanding of the site's physical characteristics, including opportunities and challenges, through their initial due diligence. As a result, the Civil Engineer will help take the City Center Master Plan's infrastructure from drawing board to reality through their assistance in the design of innovative corridor improvements, phased infrastructure including stormwater management and public spaces that facilitate an economically feasible and sustainable site redevelopment. After working collaboratively with the Master Planner, the Civil Engineer will be expected to engineer site work and utilities including, but not limited to, building pads and utilities within five feet of civic buildings separately designed by Architecture/ Engineer firms whose selection may be simultaneous and/or subsequent to the Master Planner and Civil Engineer. Additionally, they will be expected to coordinate the completion of required due diligence should site issues be uncovered.

Recommended Resolution

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform civil engineering services for the Livonia City Center Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for civil engineering services to Orchard, Hiltz & McCliment, Inc. ("OHM"), for a total contract price not to exceed 6.5% of the cost of work, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE CITY OF LIVONIA AND OHM, 34000 PLYMOUTH ROAD, LIVONIA, MICHIGAN 48150, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED 6.5% OF THE COST OF WORK; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.

AWARD OF CONTRACT: The Mayor's Office, re: for Surveying services to be performed on the Civic Center campus

BACKGROUND:

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected Spalding DeDecker to perform the required surveying services for the project.

The Surveyor will develop a full site map for the project that includes the locations and layout of the site and all built infrastructure. The surveyor will identify utilities, and topographical and other environmental features that might impact the eventual site plan and buildout of the City Center. The Surveyor's work will inform the Civil Engineer and the Master Planner on design requirements for the site and the Survey will be available for future reference on all required buildout and repairs conducted on the campus.

Recommended Resolution

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform professional survey services for the Livonia City Center Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for professional survey services to Spalding DeDecker for a total contract price not to exceed \$67,750.00, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE CITY OF LIVONIA AND SPALDING DEDECKER, 27333 MEADOWBROOK ROAD, SUITE 210, NOVI, MICHIGAN 48377, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED \$67,750.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.

AWARD OF CONTRACT - The Mayor's Office, re: for Master Planning services for the new Civic Center and for Architectural and Engineering services for a new City Hall

BACKGROUND:

As part of the process of creating a City Center per the Livonia Vision 21 plan, the City has requested bids from various design professionals to craft the necessary design and construction documents. The City has selected HED as the most qualified candidate to provide both the Master Plan and Architectural work required for this project.

The master planning scope of work will involve collaborating with City Administration, City Council, PMR, other city consultants, and community stakeholders to craft a master plan for the development of the Livonia Civic Center. The Master Plan will become the framework for future redevelopment of the site which is expected to commence in multiple phases over the next several years. The planner is tasked with leveraging 5 Mile and Farmington Road corridor improvements to spur commercial development and redevelopment, along with a mix of new housing alternatives, active and passive public space as well as civic infrastructure.

The vendor will also provide architectural and engineering work including the creation of schematic, design, and construction documents for the new City Hall building. Their work will include all designs for the building's exterior envelope, interior, elevators, HVAC, plumbing, electrical, mechanical, lighting and security systems. The Architect will also coordinate work with the project's civil engineer, construction manager and various specialized consultants such as the City's technology consultant to ensure that all design requirements are being met.

Recommended Resolution

RESOLVED, that having considered correspondence from Plante Moran Realpoint, LLC ("PMR"), dated October 14, 2024, submitted pursuant to PMR's assignment to assist the City in selecting a firm to perform master planning services for the Livonia Civic Center Project (the "Project") and a professional architectural/engineering firm for the Project, setting forth the process by which a Project Team consisting of representatives of PMR, and the City's administration, staff and legal counsel posted a request for proposal and evaluated proposals received, including interviews with short-listed firms, and now recommends awarding the contract for master planning and professional architectural/engineering services to Harley Ellis Devereaux ("HED") for a total contract price not to exceed \$1,839,050.00 with the master planning services priced at a value not to exceed \$322,500.00, and the architectural/engineering services priced at a value not to exceed \$1,516,550.00, THE COUNCIL DOES HEREBY APPROVE THE RECOMMENDATION AND AUTHORIZES THE MAYOR AND CITY CLERK, FOR AND ON BEHALF OF THE CITY OF LIVONIA, TO EXECUTE A CONTRACT BETWEEN THE

CITY OF LIVONIA AND HED, 123 WEST FIFTH STREET, ROYAL OAK, MICHIGAN 48067, SUBJECT TO APPROVAL AS TO FORM AND SUBSTANCE BY THE CITY'S DEPARTMENT OF LAW, IN AN AGGREGATE AMOUNT OF FEES AND REIMBURSEABLES NOT TO EXCEED \$1,839,050.00; FURTHER, the Council does hereby authorize an expenditure of such amounts for such purposes as incurred from Account No. 418-000-813-000 (Professional Fees); FURTHER, the Council does hereby authorize such action without competitive bidding because the City undertook an extensive Request for Proposal to develop the foregoing recommendation, and no advantage to the City would result from requiring competitive bidding, and such action is taken in accordance with Section 3.04.140.E.2.b of the Livonia Code of Ordinances, as amended.

CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
MONDAY, OCTOBER 14, 2024
7:00PM

A Capital Outlay and Infrastructure Committee meeting was held on Monday, October 14, 2024, at Livonia City Hall in the City Council Chambers on the 2nd floor.

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

Committee Members Absent: Brandon McCullough, Council President
Scott Morgan, City Councilmember
Laura Toy, Councilmember

City Council Members Present: Martha Ptashnik, Council Vice President

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Carter Fisher, City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development
Director
Todd Zilincik, City Engineer
Dave Lear, Assistant City Engineer
Paul Theriault, Plante Moran Realpoint
Doug Smith, Plante Moran Realpoint
Ava Wisniewski, Plante Moran Realpoint

1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)
--

The meeting convened at 7:02 pm, led by Committee Chair, Rob Gjonaj-Donovic.

The Mayor started off the meeting giving us an update on the Civic Center Campus project and the recent interviews of key partners in Professional Services contracts.

Plante Moran Realpoint (PMR), on behalf of the city explained the bids that went out to public bid for multiple professional services.

The Administration is ultimately recommending companies HED for Master Planning services for the entire site and OHM for Civil Engineering for the entire city site. HED for architectural and engineering services for the City Hall project specifically, and Spalding DeDecker for site surveying services and for a traffic study of the existing intersection.

The Project Team, made up of city staff and PMR conducted preproposal meetings with dozens of local and national firms for the above professional services that were all publicly bided.

The traffic study will go out a mile in each direction and is an initial study of current traffic flows and patterns to gather base line data.

PMR explained that as the Project Team creates the master plan, the traffic study vendor will conduct another study to analyze the impact to traffic flows.

There was concealable discussion about the future of the 5 Mile and Farmington Roads intersection and that the 6 lanes of roadway in each direction should be considered for changes to the number of lanes and flow of traffic.

Some mentioned that these lanes and this intersection would need to be altered to capture the identity of a downtown area with walkability and safer access to pedestrian foot traffic for the success of the future Civic Center Campus. But most importantly the safety of pedestrians walking, running, biking, shopping, and living.

Multiple firms bid on the traffic study contract; the administration is recommending the contract be awarded to Spalding DeDecker in the amount of \$17,700. This is under the \$20,000 City Council purchasing threshold, so it doesn't need a Council vote.

This vendor, Spalding DeDecker is a part of the cities already pre-qualified bidders, and our engineering department works with this vendor.

The next item was for Survey Services for the entire Civic Center Campus. Multiple companies publicly bid on the survey services professional contract.

The survey helps the master planners, architects, and engineers determine where underground utilities are. Helps determine where the boundary lines are and determine the topographical layout of the entire site.

Multiple firms bid on the survey services contract; the administration is recommending the contract be awarded to Spalding DeDecker in the amount of \$67,750. This vendor, Spalding

DeDecker is also a part of the cities already pre-qualified bidders, and our engineering department works with this vendor.

The next item was for Civil Engineering firms for the entire Civic Center Campus. Multiple firms publicly bid on Civil Engineering work, they were interviewed by a panel of city staff and PMR.

OHM talked about the future of the 5 mile and Farmington Roads intersection. They would work with Wayne County, who owns the roads, to rework the intersection, boulevards, and thoroughfares. They are very experienced with roads and dealing with the county authorities.

They look for ways to yes as opposed to no. They will work on storm water sewers, and other various utilities services. They work on pedestrian walkways to keep the residents safe and help with the layout of builds in conjunction with our city engineering department and other professional services.

PMR explained the going rate is 5% to 15% for civil engineering services of the project, OHM is 6.5%. The final price is not known yet, PMR explained the city can change to a fixed fee as opposed to percentage base if determinized to be the best deal for the city.

Multiple firms bid on the Civil Engineering services contract; the Administration is recommending the contract be awarded to OHM. This vendor, OHM is also a part of the cities already pre-qualified bidders, and our engineering department works with this vendor. OHM also worked on the Livonia Vision 21 Master Plan.

The next item was for Master Planning firms for the entire Civic Center Campus. Multiple firms publicly bid on Master Planning work, they were interviewed by a panel of city staff and PMR.

HED does a lot of local work but also national, so they have vast experience and creative abilities.

HED is bringing on a sub consultant to assist with the work, Design Works is experienced on the national scale and do a lot of work in neighborhood communities like Livonia.

There was a focus on this project being economically realistic and feasible to the marketplace.

Very throughout scope of work, focused on discovery and focal points of our community and identity. They help set the realistic tone for this project and have worked with other cities in Michigan.

HED will begin working on rendering and plan to bring multiple plans to the City Council in April of 2025. There will be input from the community and Council at multiple points.

Multiple firms bid on the Master Planning services contract; the Administration is recommending the contract be awarded to HED for \$345,000.

HED was also selected by the panel for architectural and engineering services for the design of City Hall. Multiple firms publicly bid on architectural and engineering services work.

This would specifically be for the City Hall.

HED would analyze the Space needs Assessment conducted by PMR over the last few years to design the City Hall. HED has multiple divisions and bandwidth to do both the master planning work for the Campus and architectural and engineering for City Hall.

Council talked about this project price being under control and not being too expensive. Keeping this building under a controlled budget is very important, and this building isn't just an office building, but the people's house, and having a Council Chambers for the Council to meet residents and provide a space for the residents to have their voices heard.

HED architectural is very creative and listen to what our city wants. They recently worked with Redford Township to design some new municipal buildings.

HED should be bringing Council a rendering in summer to fall of 2025, hopefully breaking ground in late 2025 or early 2026.

The funds for these above contracts would come for the 418 fund, Building Improvement Fund.

Bond dollars would cover these professional service expenditures, and the 418 Fund would be reimbursed.

The Bond proposal will come back to the Council in summer of 2025.

All these bids and documents are included in the packet and available to the public. Council explained to the Administration and Mayor it's important to continue to have committee meetings keeping the City Council updated on the status of the Civic Center Campus project.

Councilman Jim Jolly recommended four Council approvals.

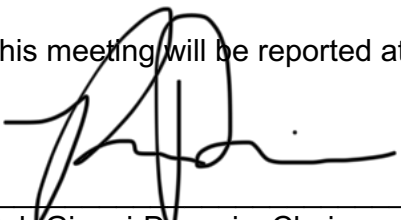
The meeting adjourned at 8:27 pm.

The Committee recommends:

1. For the Law Department to draft the following resolutions for the Civic Center Campus:
 - a. Survey services
 - b. Master Planning services
 - c. Civil Engineering services
 - d. City Hall Architectural services

Note: This item will remain in Committee.

This meeting will be reported at the Regular Meeting of November 6, 2024.



Rob Gjonaj-Donovic, Chair



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
October 7, 2024

MEETING DATE

COI101424/R110624

PRESENTED BY

AGENDA ITEM

The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)

BACKGROUND DETAILS

At the Regular Meeting of October 7, 2024:

RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design and construction of the new Civic Center campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

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

To discuss the subject matter as presented.

ATTACHMENTS

1. COI101424 Email RE_ Award Recommendation Letters and Proposal Summaries
2. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
3. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
4. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
5. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
6. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated

APPROVED BY

From: [Lichtenberg, Debra](#)
To: [Kasprowicz, Sara](#)
Cc: [Doug.Smith](#); [Andy.Fountain](#); [Paul Theriault](#); [Rick.Erickson](#); [Taormina, Mark](#); [Kandah, Gus](#); [Fisher, Carter](#); [Varga, Dave](#); [Ava Wisniewski](#)
Subject: RE: Award Recommendation Letters and Proposal Summaries
Date: Monday, October 14, 2024 12:12:06 PM
Attachments: [LCC Contract Award Recommendation Letter MP- Updated.pdf](#)
[LCC Contract Award Recommendation Letter CE-Updated.pdf](#)
[LCC City Hall AE Contract Award Recommendation Letter AE- Updated.pdf](#)
[LCC Survey Contract Award Recommendation Letter- Updated.pdf](#)
[LCC Traffic Study Contract Award Recommendation Letter- Updated.pdf](#)
[image001.png](#)

Sara,

CORRECT VERSIONS ATTACHED.

Attached please find the updated information relevant to the Capital Outlay and Infrastructure Committee Meeting to be held this evening. Please distribute and post the information accordingly.

Thank you!
Debbie

Debra Peck Lichtenberg, CPA
Finance Director
City of Livonia | Finance Department
(734) 466-2260
dlichtenberg@livonia.gov

Debra Peck Lichtenberg, CPA
Finance Director
City of Livonia | Finance Department
(734) 466-2260
dlichtenberg@livonia.gov

From: Ava Wisniewski <Ava.Wisniewski@plantemoran.com>
Subject: Award Recommendation Letters and Proposal Summaries

Good afternoon Livonia City Center team,

Plante Moran Realpoint is pleased to present the award recommendation letters for five services related to the new City Center Program.

1. Master Planning Services- HED
2. Civil Engineering Services- OHM

3. Architect Engineer Services of City Hall- HED
4. Traffic Study Services- Spalding DeDecker
5. Surveying Services- Spalding DeDecker

Please see the attached documents related to these recommendations. We will be there to present these at the Capital Outlay Committee meeting on Monday, October 14.

If there are any questions in the meantime please let us know. Thank you for your time over the last few weeks during this process.

Best,
Ava

Ava Wisniewski | Consultant

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

Direct Dial: 248.223.3998 | Mobile: 313.520.1364

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October 14, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center – New City Hall Facility
Architectural/Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional architectural/engineering (A/E) firm for the new City Hall facility. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the new City Hall facility.

The Architectural Engineering Services for City Hall Scope of Work is critical to designing the new facility. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen architectural/ engineering firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the RFP documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024, which twenty-five (25) firms participated in. After receiving proposals from twelve (12) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each A/E firm's Proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist four (4) A/E firms for interviews. Selection criteria included relevant project

experience, proposed staff and team experience, past experience with the COL, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 8, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, Jeannine Laible, and Brandon McCullough along with other City staff. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, team experience, the firm's approach to completing the project on schedule and within budget, and strong presentation/interview.

RECOMMENDATION

The Project Team recommends awarding the A/E services contract for the new City Hall Facility to HED (Harley Ellis Devereaux), pending final review of terms by legal counsel.

The total contract award recommendation is \$1,516,550 and is further defined as follows:

\$1,510,550	Fixed Lump-Sum Fee (approximately 6.43%)
\$ 6,000	Not-to-Exceed Reimbursables
\$1,516,550	Total Contract Award Recommendation

The A/E fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 227-4691 or rick.erickson@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia

Paul Theriault, Plante Moran Realpoint
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: A/E Proposal/CBS Scoring Summary

October 14, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center
Civil Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a firm to perform civil engineering (CE) services for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the City Center Program.

The Civil Engineering Services Scope of Work is critical to taking the Master Planner's vision from drawing board to reality. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen civil engineering firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the request for proposal (RFP) documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024, which fourteen (14) firms participated in. After receiving proposals from eight (8) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each CE firm's proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist two (2) firms for interviews. Selection criteria included relevant project

experience, proposed staff and team experience, local presence and experience, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 9, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, David Lear, Jeannine Laible, and Rob Donovic along with other City staff. completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, the team's experience working together, the firm's competitive proposed fee, and strong presentation/ interview.

RECOMMENDATION

The Project Team recommends awarding the CE services contract for the Livonia City Center Program to OHM (Orchard, Hiltz & McCliment, Inc.), pending final review of terms by legal counsel.

The total contract award recommendation is 6.5% of the Cost of Work. The CE fee will be converted to a fixed lump-sum amount based upon the scope, budget, and timeline established in an amendment to the contract at a later date. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 603-5356 or doug.smith@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Doug Smith
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Gus Kandah, City of Livonia
Paul Theriault, Plante Moran Realpoint
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: CE Proposal/ CBS Scoring Summary

October 14, 2024

Ms. Maureen Miller Brosnan
Mayor
City of Livonia
3300 Civic Center Dr., Livonia, MI 48154

RE: Livonia City Center
Master Planning Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a firm to perform master planning (MP) services for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the City Center Program.

The Master Planning Services Scope of Work is critical to bringing the City's vision for the City Center to life. It is also paramount to begin this process quickly in order to meet the program's overall timeline and budget.

SELECTION PROCESS

In August and early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed on several occasions in detail by the project team. PMR also reached out to roughly a dozen master planning firms to garner interest in the RFP.

On September 9, 2024, the COL formally posted the request for proposal (RFP) documents to MITN. The Project Team conducted a pre-proposal meeting on September 16, 2024; which fourteen (14) firms participated in. After receiving proposals from eight (8) firms on September 30, 2024, the Project Team evaluated them over the ensuing days.

The Project Team utilized a criteria-based selection (CBS) process to evaluate each MP firm's proposal. The CBS process used pre-established and weighted criteria to evaluate the proposals to objectively shortlist four (4) firms for interviews. Selection criteria included relevant project

experience, proposed staff and team experience, local presence and experience, available manpower, proposed fee, and firm approach to the project.

The Project Team conducted interviews with the shortlisted firms on October 9, 2024. The selection committee consisted of staff from PMR as well as Mayor Maureen Miller Brosnan, Dave Varga, Debra Lichtenberg, Mark Taormina, David Lear, Jeannine Laible, and Rob Donovic along with other City staff. Upon completion of the interviews and after subsequent discussion, the Project Team completed the CBS scoring process.

This recommendation is based on the fact that the firm achieved the highest CBS score for the proposed Project. This score was achieved due to their firm experience, the team's experience working together, the firm's approach to completing the project on schedule and within budget, and strong presentation/ interview.

RECOMMENDATION

The Project Team recommends awarding the MP services contract for the Livonia City Center Program to HED (Harley Ellis Devereaux), pending final review of terms by legal counsel.

The total contract award recommendation is \$322,500.00 and is further defined as follows:

\$ 345,000.00	Fixed Lump-Sum Fee
- \$25,000	Credit to proposed fee (awarded both MP and AE for City Hall)
\$ 2,500.00	Not-to-Exceed Reimbursables
\$ 322,500.00	Total Contract Award Recommendation

The MP fee will be a fixed lump-sum amount based upon the scope, budget, and timeline established in the RFP. The reimbursables are a not-to-exceed amount and will be billed as incurred.

If you have any questions regarding the above information, please feel free to contact me at (248) 603-5356 or doug.smith@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Doug Smith
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia

Debbie Lichtenberg, City of Livonia

Gus Kandah, City of Livonia

Paul Theriault, Plante Moran Realpoint

Andy Fountain, Plante Moran Realpoint

ENCLOSURES: MP Proposal/ CBS Scoring Summary

October 14, 2024

Ms. Maureen Miller Brosnan
Mayor, City of Livonia
3300 Civic Center Dr.
Livonia, MI 48154

RE: Livonia City Center Program
Contract Award Recommendation - Survey Services

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional surveying firm for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the Livonia City Center Program.

The Surveying Scope of Work is an important one in helping the Project Team understand the boundaries of the property, any easements or restrictions contained within, the location and condition of site utilities as well as the site topography.

SELECTION PROCESS

In early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed in detail by David Lear and Todd Zilincik with the City, who had great insights into some of the historical conditions on site. PMR also reached out to all four (4) civil engineering firms, which are pre-qualified by the City, to garner interest in the RFP.

On September 18, 2024, the Project Team issued an RFP to the City of Livonia's four (4) pre-qualified civil engineering firms. After clarifying a few questions and issuing responses, three of the four firms submitted proposals on September 27, 2024, and the Project Team evaluated them over the ensuing days.

As the firms were pre-qualified, the Project Team did not utilize a criteria-based selection (CBS) process but did review the proposals for completeness of scope, fees/costs and acceptance of contract terms/conditions.

RECOMMENDATION

For this Project the selection team included staff from PMR as well as Dave Varga, Mark Taormina, David Lear, Todd Zilincik as well as other City staff. The Project Team recommends awarding the surveying services contract for the Livonia City Center Program to Spalding DeDecker, pending final review of terms by legal counsel.

The total contract award recommendation is \$67,750.00 and is further defined as follows:

\$ 67,750	Fixed Lump-Sum Fee
\$ 0	Not-to-Exceed Reimbursables
\$ 67,750	Total Contract Award Recommendation

This recommendation is due to the fact that Spalding DeDecker is pre-qualified by the City, had a very competitive fee, which was within budget, is one of the largest surveying firms in the state, can meet the proposed schedule and that they have previously surveyed several areas of the Civic Center property.

The surveying work is anticipated to be completed by the end of the calendar year, if not sooner.

If you have any questions regarding the above information, please feel free to contact me at (248) 223-3380 or paul.theriault@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Paul Theriault, PE LEED AP
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Gus Kandah, City of Livonia
Andy Fountain, Plante Moran Realpoint

ENCLOSURES: Proposal Summary

October 14, 2024

Ms. Maureen Miller Brosnan
Mayor, City of Livonia
3300 Civic Center Dr.
Livonia, MI 48154

RE: Livonia City Center Program
Contract Award Recommendation – Traffic Study Services

Dear Ms. Miller Brosnan:

Please find in this letter an update from Plante Moran Realpoint (PMR) regarding our assignment to assist and advise the City of Livonia (COL) in selecting a professional traffic study firm for the Livonia City Center Program. This update represents the mutual efforts of PMR, COL administration, staff, and legal counsel (the Project Team) to identify, evaluate, and recommend a firm for the Livonia City Center Program.

The Traffic Study Scope of Work is another important piece of information that is essential to the Project Team to understand any existing traffic flow issues in and around the Civic Center site and to assist in the Master Planning and Civil Engineering. This study will extend up to 1 mile in each direction from the corner of 5 Mile and Farmington Roads.

SELECTION PROCESS

In early September, the Project Team drafted a Scope of Work and request for proposals (RFP). This Scope of Work was also reviewed in detail by David Lear and Todd Zilincik with the City, who had good perspective on how far to extend the limits of the study. PMR also reached out to all four (4) civil engineering firms, which are pre-qualified by the City, to garner interest in the RFP.

On September 18, 2024, the Project Team issued an RFP to the City of Livonia's four (4) pre-qualified civil engineering firms. After clarifying a few questions and issuing responses, two of the four firms submitted proposals on September 27, 2024, and the Project Team evaluated them over the ensuing days.

As the firms were pre-qualified, the Project Team did not utilize a criteria-based selection (CBS) process but did review the proposals for completeness of scope, fees/costs and acceptance of contract terms/conditions.

RECOMMENDATION

For this Project the selection team included staff from PMR as well as Dave Varga, Mark Taormina, David Lear, Todd Zilincik as well as other City staff. The Project Team recommends awarding the traffic study services contract for the Livonia City Center Program to Spalding DeDecker, pending final review of terms by legal counsel.

The total contract award recommendation is \$17,700.00 and is further defined as follows:

\$ 17,700	Fixed Lump-Sum Fee
\$ 0	Not-to-Exceed Reimbursables
\$ 17,700	Total Contract Award Recommendation

This recommendation is due to the fact that Spalding DeDecker is pre-qualified by the City, had a very competitive fee, which was within budget, and can meet the proposed schedule.

The traffic study work is anticipated to be completed by the end of the calendar year, if not sooner.

If you have any questions regarding the above information, please feel free to contact me at (248) 223-3380 or paul.theriault@plantemoran.com. The Project Team is also available at the COL's convenience to answer any questions.

Sincerely,

Paul Theriault, PE LEED AP
Plante Moran Realpoint

CC: Dave Varga, City of Livonia
Mark Taormina, City of Livonia
Debbie Lichtenberg, City of Livonia
Gus Kandah, City of Livonia

Andy Fountain, Plante Moran Realpoint

ENCLOSURES: Proposal Summary

Regular Meeting Minutes of October 7, 2024

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

#330-24 RESOLVED, that upon the motion by Councilmember Rob Donovic, seconded by Council Vice President Martha Ptashnik, at the Regular Meeting held October 7, 2024, the Council does hereby refer the subject matter of the planning, design, and construction of the New Civic Center Campus to the Capital Outlay and Infrastructure Committee for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of October 7, 2024)</i>

Motion:	Jolly
Second:	Ptashnik
Present:	Ptashnik, Donovic, Budzinski, Morgan, Jolly, and McCullough
Absent:	Toy