

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

BRANDON McCULLOUGH, PRESIDENT
MARTHA PTASHNIK, VICE PRESIDENT
CARRIE BUDZINSKI
ROB GJONAJ DONOVIC
SCOTT MORGAN
LYNDA L. SCHEEL
LAURA M. TOY



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

OFFICE OF THE COUNCIL

**MEETING PACKET FOR
THE REGULAR MEETING OF
MONDAY, JULY 7, 2025
7:00 P.M.**

**The electronic agenda is compiled, produced and
distributed by the City Council Staff.**

(734) 466-2250

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

Revised 2020th Regular Meeting Agenda of the Council of the City of Livonia
Monday, July 7, 2025
7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES – Regular Meeting Minutes of June 16, 2025

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. [Communication from the Department of Finance dated June 2, 2025, re: forwarding the Departmental Purchases Report, for the months ending April 30, 2025, and May 31, 2025.](#)

CONSENT AGENDA

1. [APPOINTMENT OF MARK OROSZ TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY: Office of the Mayor, re: for a three-year term, which will expire on May 16, 2028. \(Approving\)](#)
2. [SITE PLAN PETITION: Planning Commission, re: Petition 2025-03-08-05 submitted by Cityscape Architects on behalf of Comerica Bank, requesting site plan approval to renovate the building and reconfigure the parking lot at 17111 Laurel Park Drive North, located at the Northwest corner of Six Mile Road and Laurel Park Drive in the Southeast ¼ of Section 7. \(Approving\)](#)
3. [AWARD OF CONTRACT: Department of Finance, re: for a three \(3\) year agreement to replace our current credit card program and transition to a procurement card program. \(Approving\)](#)
4. [REQUEST FOR AUTHORIZATION TO PURCHASE TWO \(2\) 2025 FORD RANGERS UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Inspection Department, re: to replace current, outdated vehicles, from budgeted funds. \(Approving\)](#)
5. [REQUEST FOR AUTHORIZATION TO PURCHASE FOUR \(4\) 2025 FORD ESCAPES UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING, Inspection Department, re: to replace current, outdated vehicles, from budgeted funds. \(Approving\)](#)
6. [REQUEST FOR APPROVAL OF AGREEMENT FOR CONSERVATION EASEMENT: Department of Parks and Recreation, re: an EGLE Conservation Easement along the branch of the Bell Creek within Fox Creek Golf Course. \(Approving\)](#)
7. [REQUEST FOR AUTHORIZATION TO PURCHASE FOUR \(4\) 2025 FORD F150 SUPER CAB XL 4X4 6.5' BED PICK-UP TRUCKS UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Service Division, re: to replace outdated vehicles, from budgeted funds. \(Approving\)](#)
8. [REQUEST FOR AUTHORIZATION TO PURCHASE THREE \(3\) 2025 FORD F250 SUPER CAB XL 4X4 8' BED PICK-UP TRUCKS UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Service Division, re: to replace outdated vehicles to be used by Parks Section, from budgeted funds. \(Approving\)](#)
9. [REQUEST FOR AUTHORIZATION TO PURCHASE ONE \(1\) 2025 FORD TRANSIT VAN 250 RWD HI ROOF CARGO VAN UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Service Division, re: to replace the current, outdated vehicle to be used by Building Maintenance Section, from budgeted funds. \(Approving\)](#)

UNFINISHED BUSINESS

10. WAIVER USE PETITION: Planning Commission, re: Petition 2025-04-02-09 submitted by Costco Wholesale Corporation, requesting waiver use approval to expand the existing fuel facility and parking lot at the Costco Wholesale at 19540 Haggerty Road, located at the Southeast corner of Haggerty Road and Eight Mile Road in the Northwest ¼ of Section 6.
11. SITE PLAN PETITION: Planning Commission, re: Petition 2025-03-08-02 submitted by Karim Elrez, requesting approval of all plans to expand an existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road, located at the Northwest corner of Schoolcraft Road and Middlebelt Road, in the Southeast ¼ of Section 23.
12. REQUEST TO APPROVE NOTICE OF INTENT RESOLUTION TO ISSUE GENERAL OBLIGATION BONDS NOT TO EXCEED \$5,000,000: Parks and Recreation, re: the acquisition, construction, furnishing and equipping improvements to Shelden Park.
13. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Section 100 of Title 9, Chapter 56 (Malicious Mischief), to modernize the language used in the malicious use of a telephone ordinance.
14. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Chapter 88 of Title 9 (Sale of Tobacco Products to Persons Under Age 21), to mirror the penalties of the state statute and tailor the language of the ordinance to prohibit the use of a nicotine vape in school buildings.
15. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to add Section 045 of Title 9, Chapter 04 (Obstructing Officers and City Business), in order to give additional protection to a person that is making an emergency call and to criminalize the act of interfering with emergency services.
16. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: in order to regulate the number of racing pigeons allowed to be housed in a N2 (Neighborhood District).

NEW BUSINESS

17. REQUEST TO AUTHORIZE AN ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: 2024 Westfield Avenue and Harrison Road Water Main Replacement Project.
18. REQUEST TO RELEASE DEVELOPMENT BONDS: Engineering Division, re: for Hines Place Site Condominium, located south of Plymouth Road, west of Jughandle Road in the S.E. 1/4 of Section 30. (CR 107-22)
19. REQUEST TO RELEASE DEVELOPMENT BONDS: Engineering Division, re: for Lyndon Park Site Condominium, located south of Lyndon Avenue, east of Harrison Road in the S.E. 1/4 of Section 24. (CR 241-21)

AUDIENCE COMMUNICATION

NOTICE(S)

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

LORI L. MILLER, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

Finance
June 2, 2025

MEETING DATE

R070725

PRESENTED BY

Debra Peck Lichtenberg, CPA, Finance Director

AGENDA ITEM

a. Communication from the Department of Finance dated June 2, 2025, re: forwarding the Departmental Purchases Report, for the months ending April 30, 2025, and May 31, 2025.

BACKGROUND DETAILS

Finance Ordinance 3.04.130(A) requires that a report be provided to the governing body regarding departmental purchases that are between \$15,000 and \$19,999. Attached hereto are the departmental purchases that meet this criterion for the months ending April 30, 2025, and May 31, 2025. Additional details on these purchases will be provided upon request.

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

We respectfully request that the City Council receive and file this report.

ATTACHMENTS

1. City Council - Receive and File Purchases - April 2025 and May 2025

APPROVED BY

Debra Peck Lichtenberg, CPA, Finance Director

Date: June 02, 2025

Maureen Miller Brosnan, Mayor

Date: June 05, 2025

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

Item #	Date	Department	Vendor	Item	Cost	Description
1	5/6/2025	Finance	Plante Moran Realpoint	Library Space& Site Programming	\$15,000.00	Professional Services
2	5/20/2025	DPW	Ancona	LFD#4 generator replacement	\$15,000.00	not to exceed amount for replacing the LFD station 4 generator from the generator in st
3	5/13/2025	Treasurer	Dearborn Offset Printing	2025 Summer Tax Bills	\$8,517.00	2025 Summer tax bill printing, stuffing and mailing
4	5/22/2025	Police	Kiesler Police Supply	Ammunition	\$19,728.43	Various Types of Ammunition
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

City of Livonia
City Council – Receive and File Purchases

For Month of : April 2025

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

Item #	Date	Department	Vendor	Item	Cost	Description
1	4/8/2025	DPW	Versalift Midwest	upfitting for 432 after accident	\$19,429.00	upfitting of new van replacing unit totalled in accident last yea
2	4/14/2025	Parks and Recreation	Klepinger Construction	Alexander Blue House porches	\$19,600.00	Replacement of 2 porches at ABH at Greenmead Park
3	4/22/2025	Fire	Stryker Medical	Prevent Maint – Lucas CPR	\$19,992.00	Prevent Maint Renewal f/10 Lucas CPR Machines (sole vendor)
4	4/22/2025	Fire	Stryker Medical	Prevent Maint – Powerload Cots	\$15,121.50	Prevent Maint Renewal f/10 Powerload Cots (sole vendor)
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						



LETTER TO THE LIVONIA CITY COUNCIL

1.

Mayor's Office
June 3, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

APPOINTMENT OF MARK OROSZ TO THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY:
Office of the Mayor, re: for a three-year term, which will expire on May 16, 2028.

BACKGROUND DETAILS

Honorable Members of the City Council, City of Livonia
RE: Appointment of Mark Orosz to the Plymouth Road Development Authority

Dear Council Members:

I am herewith submitting to you, for your consideration and approval, the appointment of Mr. Mark Orosz, 11406 Hubbard, Livonia, Michigan, 48150, as a member of the Plymouth Road Development Authority for a term that will expire on May 16, 2028.

Your approval on this appointment is respectfully requested.

Sincerely,
Maureen Miller Brosnan, Mayor

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

Appoint Mark Orosz to the Plymouth Road Development Authority for a three-year term.

ATTACHMENTS

1. Mark Orosz resume 221024-1

APPROVED BY

Maureen Miller Brosnan, Mayor

Date: June 05, 2025

MARK L. OROSZ

Livonia, Michigan

(734) 751-9502

<https://www.linkedin.com/in/MarkLOrosz>

oroszmark705@gmail.com

Skilled Negotiator | Maximizing Purchasing Power Through Unparalleled Preparation

Experienced at leading teams through high-value negotiations for goods, capital equipment and services from ideation through contract award. Skilled at realizing objectives through structuring links and trades. Develops deep working relationships to foster mutual trust with internal teams and partners.

**Benchmarking | Competitive Analysis | BATNA & ZOPA Development
Problem Solving | Conflict Resolution | Coaching | Active Listening**

SELECTED ACCOMPLISHMENTS

Negotiation

- Achieved \$40*M in price reductions in brake controls category spend in novel category cost management and vehicle platform sourcing process. Coached buyer in establishing platform design competition parameters and supplier qualification criteria with OEM engineers months before the kick-off of the first vehicle line. To qualify for participation in the competition, suppliers contractually committed to close current pricing gaps, versus providing savings based on their selection as a supplier to the new platform.
- Achieved non-design savings exceeding 2% (\$28M) annually over four years, while building trust with suppliers. Instead of pursuing annual rebates, negotiated 'ladders' of successive multi-year commercial price reduction agreements to ensure suppliers had opportunity to realize and deliver the savings.
- Achieved \$8.5M in net component part savings through collaboration with team of supplier engineers, OEM parts cost management and 'Lean Engineers' on supplier process walks. Team found piece price savings opportunities contingent on potential capital improvements. Supervised negotiation of deal terms including supplier piece price saving commitments, OEM lump sum amounts and TARRs.

Teamwork and Data Management

- Assembled Global Category Team of interior buyers from Ford, Volvo, Land Rover and Jaguar brands and held series of global product benchmarking, value chain and scale workshops to determine category 'should costs'. Negotiated internally to consolidate common component part sourcing and leverage cross-brand sourcing opportunities.
- Sought data for and performed analysis of, vehicle platform product plans to support category managers in development of sourcing and scale strategies. Created easy-to-read infographics depicting forecasted vehicle platform launch timing, wholesale volume growth and regionality – essential for mid-size SUV platform spanning three continents.
- Formed and led team of tier suppliers, engineering and supply chain to successfully manage 4th tier supply shortage of ceramic substrates used in 400 catalytic converter end items. With limited resourcing opportunity, reallocated process goods between tier suppliers and reduced change overs by batching product. Results during the 10-month crisis: No loss of vehicle production. No piece price increases.

PROFESSIONAL EXPERIENCE

FORD MOTOR COMPANY, Dearborn, Michigan

Purchasing Information Management Systems / Enterprise Requirements Planning 2019 - 2022

- As Business Owner for SAP Ariba Contract Compliance and Catalog modules, deployed modules in North America with Ford IT and SAP Ariba in an Agile environment. Supervised customization efforts, development of the test schema, conduct of testing, resolution of bugs and customer service.

Purchasing Manager – Indirect; Robots, Paint Shop and Final Assembly**2019 - 2016**

- Supervised buyers in the procurement of new application and automation technologies to Body Construction, Paint Shop and Final Assembly processes including 'smart robots'. Team achieved average cost avoidance of over 14% by working through analysis of cost fundamentals and market testing.

Purchasing Manager – Direct; Brakes, Exhaust**2016 – 2010**

- For new vehicle features and manufacturing technologies worked with colleagues in engineering and led direct reports in developing cost models and in negotiating supply contracts, cost savings and licensing agreements. New categories managed include brake-by-wire, diesel after treatment.

Purchasing Manager – Disposition of ACH/Visteon**2010 – 2006**

- Market tested lighting product portfolio of former subsidiary. Leveraged cost analysis results to achieve \$11M in annual non-design savings to maintain business and avoided \$23M in facility closure costs.

ADDITIONAL FORD EXPERIENCE PRIOR TO 2006:**Supplier Technical Assistance and Buyer Roles**

- Responsible for progressing Ford's supplier "Q1" award from a one-time achievement to a compliance standard requiring the supplier to maintain minimum customer-based performance metrics.
- Led Ford-Supplier team in resolving oil cooler leak warranty issue. Reduced problem occurrence to .006R/1000 through increasing dimensional control of brazed components.

MILITARY EXPERIENCE

UNITED STATES NAVY, NUCLEAR SUBMARINE OFFICER, Groton, Connecticut**Instructor - Naval Submarine School**

- Taught officers Tomahawk and Harpoon Cruise missile deployment in classroom and simulator environments. Awarded Navy Achievement Medal.

Division Officer – Nuclear Submarine, USS City of Corpus Christi (SSN-705)

- Directed up to 20 enlisted personnel in several capacities including performance management, career advancement and training. As a watch officer, responsible for safe operation of the nuclear reactor and ship. Awarded Navy Achievement Medal.

EDUCATION / PROFESSIONAL DEVELOPMENT

MBA, General Management, Rensselaer Polytechnic Institute, Hartford, Connecticut**Naval Nuclear Power Training**, US Department of Energy, Orlando, Florida; Windsor Locks, Connecticut**BS, Mechanical Engineering**, University of Notre Dame, Notre Dame, Indiana**Six Sigma Greenbelt**, Ford Motor Company, Dearborn, Michigan

COMMUNITY AND VOLUNTEER LEADERSHIP

Teacher – Religious Education, St. Michael the Archangel Roman Catholic Church, Livonia, Michigan

Boy Scouts of America – Eagle Scout. Former adult leader for Livonia Cub Pack 271, Livonia Scout Troop 271



LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
May 22, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

SITE PLAN PETITION: Planning Commission, re: Petition 2025-03-08-05 submitted by Cityscape Architects on behalf of Comerica Bank, requesting site plan approval to renovate the building and reconfigure the parking lot at 17111 Laurel Park Drive North, located at the Northwest corner of Six Mile Road and Laurel Park Drive in the Southeast ¼ of Section 7.

BACKGROUND DETAILS

May 22, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-03-08-05 – Comerica

Dear Council Members:

At the 1,230th Meeting held by the Livonia City Planning Commission on May 20, 2025, the following resolution was adopted:

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

#05-21-2025 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-03-08-05 submitted by Cityscape Architects on behalf of Comerica Bank, requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance to renovate the building and reconfigure the parking lot at 17111 Laurel Park Drive North, located at the northwest corner of Six Mile Road and Laurel Park Drive in the Southeast ¼ of Section 7, be approved subject to the following conditions:

1. The Landscape Plan, identified as Sheet No. L2, dated March 13, 2025, prepared by NF Engineers, is hereby approved and shall be adhered to.
2. All regular parking spaces shall be double-striped and measure ten feet (10') in width.
3. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.

4. Underground sprinklers shall be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and then permanently maintained in a healthy condition.
5. The Exterior Elevations Plans, identified as Sheet No. A-211, A-212 and A-213, dated March 21, 2025, prepared by Cityscape Architects, are hereby approved and shall be adhered to.
6. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
7. All exterior light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
8. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
9. No exposed LED light band or neon shall be permitted on this site including, but not limited to, the building or around the windows.
10. That the Petitioner shall submit for approval an ongoing Phragmite control program, as approved by the Department of Public Works describing maintenance operations to the City of Livonia Inspection Department prior to the construction of the stormwater retention basin.
11. That all existing landscaped areas shall be cleaned up, re-managed and permanently maintained in a healthy condition.
12. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and
13. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

ATTACHMENTS

1. 2025-03-08-05_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: May 22, 2025

Maureen Miller Brosnan

Date: June 05, 2025

Maureen Miller Brosnan, Mayor

Petition 2025-03-08-05 submitted by Cityscape Architects on behalf of Comerica Bank, requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance to renovate the building and reconfigure the parking lot at 17111 Laurel Park Drive North, located at the northwest corner of Six Mile Road and Laurel Park Drive in the Southeast $\frac{1}{4}$ of Section 7.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL**

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

Date Filed: 3-28-2025 Petition 2025-03-08-05
Site Address: 17111 N. Laurel Park Dr. Sidwell 46-028-99-0001-002
Requesting Approval to Update building facade, renovate interior, and replace parking lot
Applicant: Timothy Wood Business/Company: Nowak and Fraus Engineers
Applicant's Address: 46777 Woodward Ave. City: Pontiac State: MI Zip Code: 48342
Applicant's Phone # (248) 332-7931 Applicant's Email twood@nfe-engr.com
Contact Person: Luke Woods Business/Company: Cityscape Architects
Contact's Address: 40850 Grand River Ave. Ste#200 City: Novi State: MI Zip Code: 48375
Contact's Phone # (248) 471-7877 Contact's Email luke@cityscape.us

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) One (1) completed application form & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION

\$600.00

0 sq. ft. of new construction x \$20.00 per 1,000 sq. ft.
(NOTE: Round off to nearest 1,000) + 0
Total Amount Due \$ 600.00

Owner of Property: Comerica Bank Laurel Park-6 Mile
Owner's Address: 17111 N. Laurel Park Dr City: Livonia, State: MI Zip Code: 48152
Owner's Phone # (248) 8304332 Owner's Email vamiddleton@comerica.com
Signature of Owner: Vanessa Middleton Digitally signed by Vanessa Middleton
Date: 2025.03.24 08:39:51 -04'00' Print Name: Vanessa Middleton

RECEIVED
MAR 28 2025
CITY OF LIVONIA
PLANNING COMMISSION

UNAPPROVED MINUTES

1

MINUTES OF THE 1,230th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, May 20, 2025, the City Planning Commission of the City of Livonia held its 1,230th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Wafa Dinaro Patrick Droze Glen Long
 Peter Ventura Ian Wilshaw

Members absent: Sam Caramagno David Bongero

Mr. Kristoffer Canty, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #2 PETITION 2025-03-08-05

Comerica Bank

Ms. Dinaro, Acting Secretary, announced the first item on the agenda, Petition 2025-03-08-05 submitted by Cityscape Architects on behalf of Comerica Bank, requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance to renovate the building and reconfigure the parking lot at 17111 Laurel Park Drive North, located at the northwest corner of Six Mile Road and Laurel Park Drive in the Southeast ¼ of Section 7.

Mr. Canty:

Thank you, Mr. Chair. This is petition 2025-03-08-05, Comerica Bank on North Laurel Park Drive is to renovate the existing Comerica Bank facade and reduce the parking lot size. The petition parcel is zoned C-4 (High rise commercial). To the west we have the abutting property which is the new Coopers Hawk and Capitol Grille that is zoned C-4 that is under construction right now. To the south, across Six Mile is the Red Robin, zoned C-1. To the north are the two hotel sites, both zoned C-4. To the east is the Panera Bread drive through zoned C-1. The aerial shows where the Comerica Bank is, the building envelope and the structure will not change. They're just changing the façade. The parking lot and green space will be changing. Site access from the south will be removed. That was to the existing ATM that is existing right now, and that will be removed as well. Access parking and impervious services will be swapped for two detention ponds. There's a new dumpster enclosure to the northwest of the building. The dumpster enclosure will have gates painted with steel panels with vertical metal panels and color to match the brick for of the enclosure wall. Parking and Savings Loan associations require one parking space for each 150 square foot of floor space. Right now, they pretty much have satisfied that. The petitioner predicts eight employees at this Comerica branch, and there are 38 parking spaces required, and they show 38 parking spaces with two van accessible spaces. In the landscape plan there are 12 trees currently on site. The tree preservation plan shows the petitioner removing two of those trees that will prevent the development of the two detention ponds, as well as two parking lot trees that will prevent the development of the new compact parking lot. The landscape plan also shows 44 trees, 187 shrubs, 186 perennial plants for the whole site. And there are three oak trees adjacent to the proposed detention ponds, four crab apple trees at the corner of Six Mile and Laurel Park Drive. Spruce trees lining the west property line, seven hackle berry trees along Six Mile, tulip trees along the North Laurel Park Drive and three serviceberry trees to the north of the building. The elevation plan shows the new facade with Glengarry crystal black fin and full bricks with matching mortar. Blue metal panel that is similar to the color of the Comerica Bank logo, made with Alpolic materials, brushed aluminum and faux wood will be used in the new facade signage. There's the there was no signage package submitted with the petition, but several new signs are shown in the renderings. Most signs appear to be in the same location, with the exception of the large wall sign that replaces the existing drive through window. The photometric plan that was submitted does not have any foot candles exceeding 1.0-foot candles at

the property line. So that's all good. And we have correspondence as well.

Mr. Wilshaw: Before we do correspondence, is there any plans that you want to show on the screen for our viewing audience?

Mr. Canty: So, this would be the, let me see...existing topographic. This would be the engineering plan. As you can see, they're taking out a lot of this and changing it to two detention ponds, but also changing the ATM that's there, removing the drive at the south side of the property and replacing it with parking. This is the sediments of soil erosion control, and I believe they have the landscape plan. So, this is currently in the preservation plan that we're moving to take the two trees at the north of the property and the Two Trees inside of the parking lot to make way for the new detention pond. I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Canty: The first item is from the Engineering Division, dated April 30, 2025, which reads as follows: In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #17111 Laurel Park Drive North. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 1. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer shall submit Engineering drawings and calculations to this department once approvals for the site plans have been received to determine if permits will be required. Based on the submitted drawings, we have the following comments: i) Sanitary Sewer: The developer is proposing to re-use the existing service lead, and maintain the same building usage, so no additional effects to the system is expected. ii) Water Main: The drawings indicate that the existing water service will be re-used. iii) Storm Sewer: The drawings indicate that the existing private storm system will remain be modified to add detention to the site. No calculations have been provided, but we will review the proposed improvements when plans are submitted to this department for permitting." *The letter is signed by David W. Lear, P.E., Assistant City Engineer.* The next letter is from the Livonia Fire & Rescue Division, dated May 17, 2025, which reads as follows: *"This office has reviewed the site plan*

submitted in connection with a request to renovate a commercial building reconfigure the parking lot on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: - Maintain access of emergency vehicles around the entire building with widths of 20' 6" (per code) for potential suppression efforts. Landscaping cannot interfere with road or fire hydrant access. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 7, 2025, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated May 14, 2025, which reads as follows: *"Pursuant to your request, the above reference petition has been reviewed. This department has no objections to this petition."* The letter is signed by Jerome Hanna, Director of Inspection. Next is an email from the Treasurer's Department, dated May 16, 2025, which reads as follows: *"All taxes are paid on the property."* The email is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for the planning staff?

Mr. Droze: Mr. Chair, this question for Mr. Canty, are you able to show the elevations? We saw them at the work session. I thought they had...Okay, yeah, these are black and white as well. I was curious to see what color brick was proposed, and maybe we can talk to the applicant about that.

Mr. Canty: Yeah, probably.

Mr. Wilshaw: We'll do that. Any other questions for staff? Okay, our petitioner is in the audience. Feel free to come forward to our podium. We'll ask you to start with your name and address.

Luke Woods, Cityscape Architects, representing Comerica Bank. My associate is Tim Wood, civil engineer with Novak and Fraus. My address is 1556, East Lafayette, Detroit, 48207 and thank you for the introduction to the project for the group here, Mr. Canty. So, speaking to this project, we have a thriving Comerica Bank. Comerica is interested in investing in a renovation for this building that encompasses the site, the exterior of the building and the interior. A large goal for the site here is reducing the paving and parking spaces. This, as we've already heard, has

been eliminating the curb cut in the southeast corner, removing a considerable number of parking spaces, adding a dumpster enclosure with materials that will complement the building, also adding dry bottom retention ponds on the north portion of the site. We'll be redoing the site lighting, as well new landscaping. We will be maintaining a good count of the trees. Also be cleaning up the hedges on the west side of the lot, as we discussed at the study meeting a week ago. And as mentioned, we're moving the ATM, which is formerly out in the parking lot to the drive through. So, as we look into the exterior of the building, we're going to...the primary goal is bringing it up to Comerica brand standards. That's going to be done by staining the exterior brick a darker color here. The ACM, that blue metal apolic paneling, is going to be at the entry and over the drive through. The faux wood that was mentioned is the fiber cement board, very durable material here with great longevity. The canopy will be extending ever so slightly to provide additional protection for those using the last drive through aisle. And to accommodate that, we'll be increasing the width of the bypass lane just to make sure that everything's accessible around the building here, and as mentioned, signage will also be included on the building, in accordance with Livonia's ordinances. That is a rundown for a project we are available for any questions.

Mr. Wilshaw: Very good. Thank you. Mr. Woods, is there any questions for our petitioner? Mr. Droze, I believe already asked one about the color of the brick. Do you have any sample or any ideas what that's going to be sure?

Mr. Woods: Yeah, the brick is it's pretty dark colored. It's not quite a black, but it's, it's kind of similar to the charcoal of the desks here. I would say it's maybe a touch darker than that, and, you know, with a little bit of a flatter tone to it.

Mr. Wilshaw: Okay, yeah, all right. Any other questions for our petitioner?

Mr. Droze: I guess I had a couple.

Mr. Wilshaw: Go ahead, Mr. Jones.

Mr. Droze: In the fire letter, it talked about a, I think it was a 20-foot drive aisle around the perimeter. So, I think probably the biggest thing I was wondering about is that canopy, and it sounds like...will you be able to provide the full 20 foot in that area with the overhang still?

UNAPPROVED MINUTES

6

Mr. Woods: I see where you're coming from. At a glance, it looked to be, I think I saw 26 from the curb. We will make sure we adhere to the 20-foot dimension there. I think we're really just looking for maybe three or four feet of canopy extension into that. But I appreciate your mindfulness towards that.

Mr. Droze: Okay, and then I don't know what the rest applies to whether that whole driveway needs to be 20 feet or not. I'll defer to fire on that. I think the site is essentially the same if it needs to be increased, because it looks like it's 18 feet currently reading the dimension. So that's not a big deal. Now, I guess the other question...you mentioned the dry bottom detention basin. Is there anything in particular that you wanted to highlight regarding the restoration of that, basically, to make sure that that's going to be able to withstand the inundation and also, you know, be mowed down. So part of it...where I'm coming from with this is, you know, sometimes a detention basin can have a little more natural look depending on where it's at. But this is in a fairly, I'll say manicured commercial landscape, being in Laurel Park. So, I just wanted to maybe, I guess, get your take about how you thought about that in design.

Mr. Woods: I see you. I'll toss it over to Tim Wood.

Tim Wood, Nowak and Fraus Engineers, 46777 Woodward, Pontiac, Michigan. So the landscape plan has been designed such that the detention basin will be restored with a seed mix that is capable and suitable for being inundated with water regularly when it rains, and for the extended period of time, the two to four days that the detention basin will hold water. So, the basin should maintain a natural look from the plantings, from the grass that's planted, as well as the trees along the perimeter of it.

Mr. Droze: And so the intent would be that that would just be mowed down, like lawn space, or would it be left a little more natural?

Mr. Wood: Likely it would be left slightly longer, but they would mow it from time to time, I'm sure.

Mr. Droze: Okay, yeah. And I think we just talked about just wanting to avoid Phragmites and that type of look in this landscape. So, and I think maybe...just a consideration, when you work through engineering, you know, the bottom of those basins do get pretty soggy. So if, if there's the opportunity for an under drain or something to kind of dry it out a little more quickly. I think that would help in making sure that this, you know, can be attaining

that that look so but other than that, I don't have any other questions. Thank you.

Mr. Wilshaw: Thank you. Mr. Droze. Any other questions for our petitioner?

Mr. Ventura: Gentlemen, in our study session, we talked about the overgrown scrub and unattended to landscaping along the northern and kind of the western boundary line that's adjacent to the drive that currently services the drive through's. I understood it to be your statement that you really weren't sure that was yours. And I understand that, but I was back there again today, and I noticed that the construction to the west, where they're building the two new stores, they're very carefully avoiding that strip, so it appears to be their assumption that that's yours, and you're uncertain that that is yours or not theirs. So I guess...and you did address this during your presentation, but I'd like to be certain that when it's all done, somebody looks after that strip, because it's certainly unsightly. And Mr. Droze made a good point that this is a fairly well manicured site all over. So, I guess this is an admonition as opposed to a request, as opposed to anything formal. You're paying attention to it, and would like to make sure that when you're all done, when it's all said and done, that strip of land there has been attended to and made part of your landscape plan.

Mr. Wood: Absolutely no issue there by any means. We'll make sure that the property line's staked and that everything on the property is cleaned up with this project.

Mr. Wilshaw: Great. Thank you. Thank you. Mr. Chairman, thank you. Mr. Ventura, any other questions for our Petitioner representatives? No other questions. Anybody in the audience wishing to speak on this item? No one else in the audience. Anything else you'd like to say before we make our decision.

Mr. Woods: Thank you for your time this evening. We appreciate it. Well.

Mr. Wilshaw: Thank you, gentlemen for being here. I will go to my colleagues and say a motion is in order.

On a motion by Ventura, seconded by Dinaro, and unanimously adopted, it was

#05-21-2025 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-03-08-05 submitted by Cityscape Architects on behalf of Comerica Bank, requesting site plan approval under Section 13.13 of the Livonia

Zoning Ordinance to renovate the building and reconfigure the parking lot at 17111 Laurel Park Drive North, located at the northwest corner of Six Mile Road and Laurel Park Drive in the Southeast ¼ of Section 7, be approved subject to the following conditions:

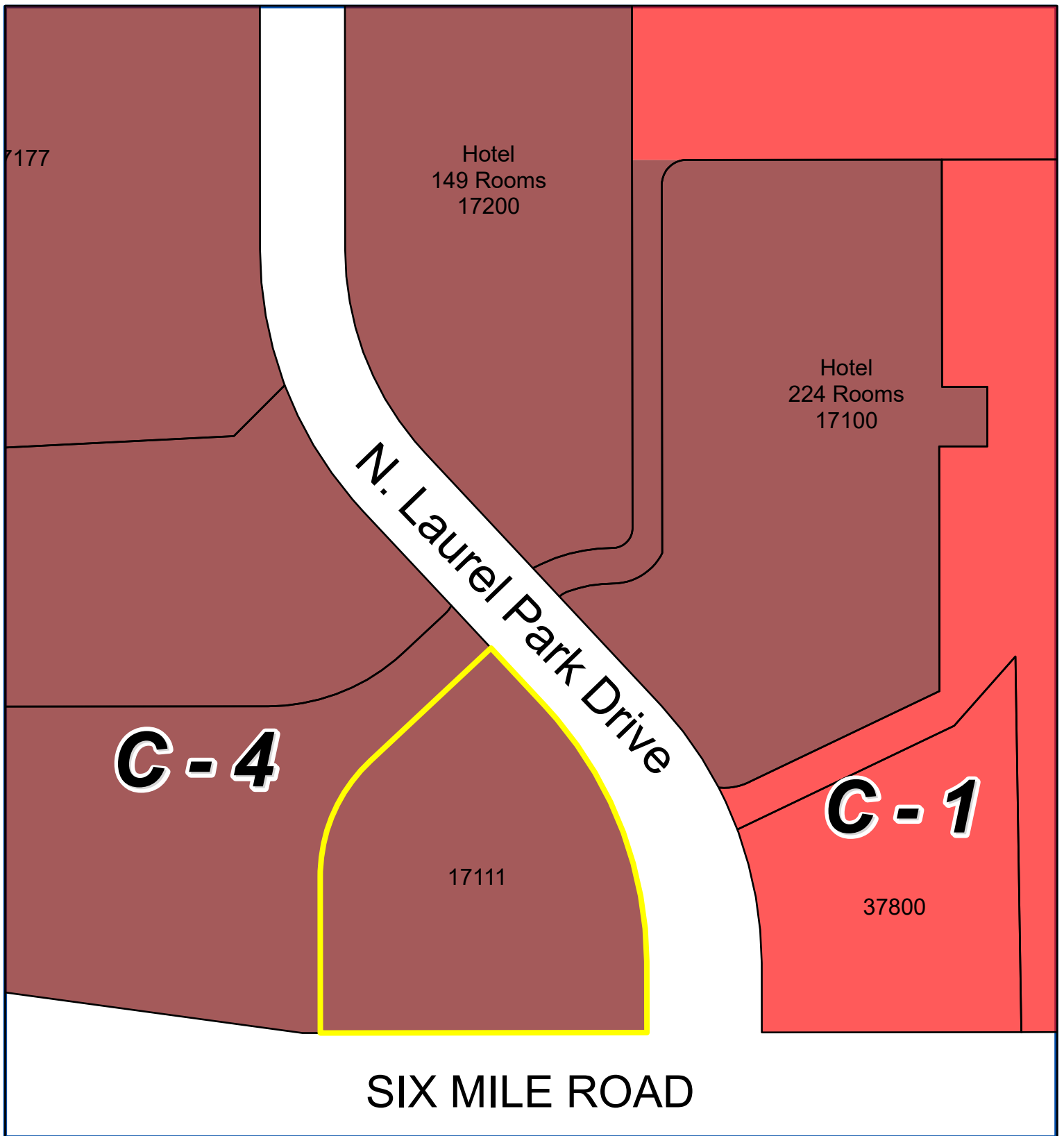
1. The Landscape Plan, identified as Sheet No. L2, dated March 13, 2025, prepared by NF Engineers, is hereby approved and shall be adhered to.
2. All regular parking spaces shall be double-striped and measure ten feet (10') in width.
3. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
4. Underground sprinklers shall be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and then permanently maintained in a healthy condition.
5. The Exterior Elevations Plans, identified as Sheet No. A-211, A-212 and A-213, dated March 21, 2025, prepared by Cityscape Architects, are hereby approved and shall be adhered to.
6. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
7. All exterior light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
8. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
9. No exposed LED light band or neon shall be permitted on this site including, but not limited to, the building or around the windows.
10. That the Petitioner shall submit for approval an ongoing Phragmite control program, as approved by the Department of Public Works describing maintenance

operations to the City of Livonia Inspection Department prior to the construction of the stormwater retention basin.

11. That all existing landscaped areas shall be cleaned up, re-managed and permanently maintained in a healthy condition.
12. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and
13. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

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



The inset map shows a larger street grid with labels for **SEVEN MILE ROAD**, **HAGGERTY ROAD**, **NEWBURGH ROAD**, and **SIX MILE ROAD**. A red number **7** is located in the upper left quadrant. A black arrow points from the bottom center of the map towards the main map area.

Address & Zoning Map

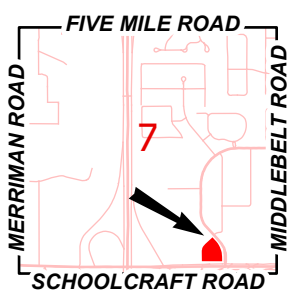
Petition 2025-03-08-02
Comerica Bank Parking & Facade
17111 N. Laurel Park Drive

A north arrow pointing upwards, labeled **N**. Below it, the text **Not to Scale**. At the bottom is the **City of Livonia** logo, which features a circular seal with a tree and the words **CITY OF LIVONIA**. Below the logo is the text **City of Livonia Planning Department**.



Aerial Map

Petition 2025-03-08-05
Comerica Park Parking & Facade
17111 N. Laurel Park Drive



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

Miscellaneous

ITEM 2

Petition 2025-03-08-05 submitted by Cityscape Architects on behalf of Comerica Bank, requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance to renovate the building and reconfigure the parking lot at 17111 Laurel Park Drive North, located at the northwest corner of Six Mile Road and Laurel Park Drive in the Southeast ¼ of Section 7.

May 13, 2025: Study Meeting:

This site plan petition involves a parking lot reconfiguration and façade renovation at the 5,688 square-foot Comerica Bank building at the northwest corner of North Laurel Park Drive and Six Mile Road. Currently, the parcel is zoned C-4, High Rise Commercial. The abutting property to the west is the site of the new Cooper's Hawk and Capital Grille, which is also zoned C-4. To the south, is a Red Robin Gourmet Burgers establishment zoned C-1. To the North, there are two (2) hotel sites both zoned C-4. And to the east, there is a Panera Bread restaurant with a drive-thru zoned C-1 outside of Laurel Park Mall.

The building envelope and structure will not change. The only changes to the building will be the façade. Materials for the new façade include Glen Gery Cystal Black thin and full bricks with match mortar. Metal Blue panel that is similar color to the Comerica Bank logo made with Alpolc materials. Brushed aluminum and faux wood will also be used in the new façade.

According to the Site Plan on Sheet C2, the parking lot will undergo significant reconfiguration. Site access from the south will be removed and circulation into the property will enter from the north entrance. Comerica Bank will be removing the existing ATM at the southeast corner of the property. The excess parking and impervious surfaces will be swapped for two (2) detention ponds. There is also a new dumpster enclosure area to the northwest of the building. Dumpster Enclosure Details on Sheet A-111 will have gates with painted steel panels with vertical metal panels and color will match the brick on the enclosure wall.

According to the minimum number of Parking Spaces Required in Section 9.05, banks and savings and loans associations require one (1) parking space for each one hundred fifty (150) square feet of floor space, plus one (1) space for each employee computed on the basis of the greatest number of persons to be employed at any one time. The petitioner predicts eight (8) employees at this Comerica branch. Thirty-eight (38) parking spaces are required. Sheet C2 shows a parking lot with 38 parking spaces with two (2) van accessible spaces.

Overall, there are twelve (12) trees currently on-site. The tree preservation plan on Sheet L1 shows the proponent removing two (2) trees that will prevent the development of the two (2) detention ponds as well as two (2) parking lot trees that will prevent the development of the new compact parking lot.

The Landscape Plan on Sheet L2 shows 44 trees, 187 shrubs, and 186 perennial plants for the whole site. All proposed lawn trees will have a 4-foot wide mulch ring with shredded hardwood bark mulch. There are three (3) Oak trees adjacent to the proposed detention ponds; four (4) crabapple trees at the corner of Six Mile Road and N. Laurel Park Drive; spruce

trees lining the west property line; seven (7) Hackberry trees along Six Mile Road; Tulip trees along N. Laurel Park Drive; and three (3) Serviceberry trees to the north of the building.

May 20, 2025, Regular Meeting:

At the study meeting planning commissioners identified the need for a Phragmite maintenance plan for the new two (2) retention basins and that there are dead trees and plants in some of the existing landscaping along the property line that should be cleaned up.

Approving Resolution: The request to renovate the existing building and reconfigure the parking lot at 17111 Laurel Park Drive North is hereby approved, subject to City Council approval and the following conditions:

1. The Landscape Plan, identified as Sheet No. L2, dated March 13, 2025, prepared by NF Engineers, is hereby approved and shall be adhered to.
2. All regular parking spaces shall be double-striped and measure ten feet (10') in width.
3. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
4. Underground sprinklers shall be provided for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and then permanently maintained in a healthy condition.
5. The Exterior Elevations Plans, identified as Sheet No. A-211, A-212 and A-213, dated March 21, 2025, prepared by Cityscape Architects, are hereby approved and shall be adhered to.
6. The walls of the refuse enclosures shall consist of materials that complement the building. The enclosure gates shall be solid steel or durable, long-lasting solid panel fiberglass.
7. All exterior light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring into adjacent roadways.
8. Only conforming signs are approved with this petition. Additional signs shall be submitted for review and approval by the Zoning Board of Appeals.
9. No exposed LED light band or neon shall be permitted on this site including, but not limited to, the building or around the windows.

10. That the Petitioner shall submit for approval an ongoing Phragmite control program, as approved by the Department of Public Works describing maintenance operations to the City of Livonia Inspection Department prior to the construction of the stormwater retention basin.
11. That all existing landscaped areas shall be cleaned up, re-managed and permanently maintained in a healthy condition.
12. The specific plans referenced in this approving resolution shall be submitted to the Inspection Department when the building permits are applied for; and
13. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Architect

CITYSCAPE ARCHITECTS, INC.
40850 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
CONTACT:
MR. JOSH WAGENSOMER
PHONE: (734) 934-3305
EMAIL: JOSH1W@CITYSCAPE.US

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. TIMOTHY D. WOOD, P.E.
PHONE: (248) 332-7931
EMAIL: TWOOD@NFE-ENGR.COM

Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. GEORGE A. OSTROWSKI, RLA, LEED AP
PHONE: (248) 332-7931
EMAIL: GOSTROWSKI@NFE-ENGR.COM

Electrical Engineer

MATRIX CONSULTING ENGINEERS, INC.
1601 EAST CESAR E. CHAVEZ AVENUE
LANSING, MICHIGAN 48906
CONTACT:
MR. BRETT THELEN
PHONE: (517) 487-2511
EMAIL: BTHELEN@MATRIXCEINC.COM

City of Livonia,
Wayne County, Michigan
CONSTRUCTION DOCUMENTS
Prepared For
Cityscape Architects, Inc.

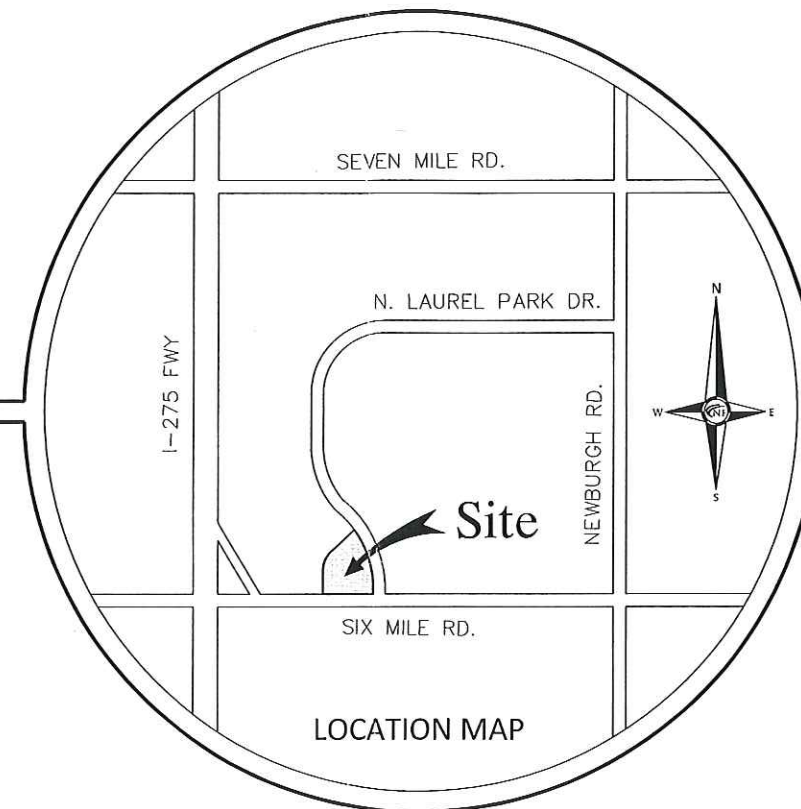
SHEET INDEX

C0 Cover Sheet
C1 Boundary and Topographic Survey
C2 Engineering Plan
C3 Soil Erosion and Sedimentation Control Plan
C4 Storm Drainage Plan
C5 Storm Sewer Profiles

L1 Tree Preservation Plan
L2 Landscape Plan

E100 Electrical Symbols, Abbreviations, and Notes
E101 Electrical Sheet Specifications
E200 Electrical Site Plan Demolition
E201 Electrical Site Plan New
E202 Electrical Photometrics and Details

A-111 Title Sheet and Dumpster Details
A-211 Floor Plan and Exterior Elevations
A-212 Exterior Elevations
A-213 Exterior Elevations



REVISIONS:
2025-03-27 - ISSUED FOR SITE PLAN REVIEW

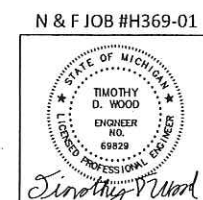
LEGAL DESCRIPTION (PER TAX DESCRIPTION)

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE S.89°58'00"W., 1241.73 FEET AND N.00°02'00"W., 90.00 FEET TO THE POINT OF BEGINNING; THENCE S.89°58'00"W., 330.00 FEET; THENCE N.00°02'00"W., 158.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 131.25 FEET, RADIUS OF 160.00 FEET; THENCE N.46°58'00"E., 166.85 FEET; THENCE S.43°02'00"E., 80.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 284.44 FEET, RADIUS OF 381.67 FEET; THENCE S.00°02'00"E., 72.00 FEET (MEASURED), 70.00 FEET (RECORDED), TO THE POINT OF BEGINNING.

Project Name

Comerica Bank - BC 292
Six Mile Rd. and N. Laurel Park Dr.
Parking Lot Replacement

RECEIVED
MAR 28 2025
CITY OF LIVONIA
PLANNING COMMISSION
2025-03-08-05



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

STATE OF MICHIGAN
★
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
★
LICENSED PROFESSIONAL SURVEYOR

CLIENT
Cityscape Architects, Inc.
40850 Grand River Ave
Suite 800
Novi, MI 48375
Contact:
Mr. Josh Wagensomer
Phone: (734) 934-3305
Email: joshw@cityscape.us

SHEET
Boundary and
Topographic Survey

Know what's below
Call before you dig.

[illegible]

DESIGNED BY:

DATE:
February 27, 2025

NFE JOB NO. SHEET NO.

NFE JOB NO. H369-01 SHEET NO. C1

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREBY DESCRIBED.

KEVIN HAYAROU, P.S. NO. 4001053503
DATE OF PLAT OR MAP: 02-06-2025

LEGAL DESCRIPTION:
(PER TAX DESCRIPTION)

LAND SITUATED IN THE CITY OF ULMONA, COUNTY OF WAYNE, STATE OF MICHIGAN BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 1 SOUTH, RANGE 9 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE S.89°58'00"N., 124.73 FEET AND N.00°02'00"W., 90.00 FEET TO THE POINT OF BEGINNING; THENCE S.89°58'00"N., 33.00 FEET; THENCE N.00°02'00"W., 158.00 FEET; THENCE S.89°58'00"N., 158.00 FEET; THENCE N.00°02'00"W., 33.00 FEET; THENCE S.89°58'00"N., 160.00 FEET; THENCE N.46°58'00"E., 188.65 FEET; THENCE S.43°02'00"N., 80.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE POINT 284.44 FEET, RADIUS OF 381.67 FEET, BEARING S.00°00'E., 72.00 FEET (MEASURED), 70.00 FEET (RECORDED); TO THE POINT OF BEGINNING.

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE
RECORD DESCRIPTION AS SHOWN IN THE PLAT REFERENCED HEREON.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA
INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL
NO. 22153C0045E DATED: 02-02-2012

MISS DIG / UTILITY DISCLAIMER NOTE

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2024122300705, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND UTILITY OWNERS PROVIDING TRUE RECORDS, THE SURVEY MAY NOT REFLECT ALL UTILITIES IN THE AREA. THIS DISCOVERY WAS ISSUED ON 02-04-2025. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DICTATED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR SURVEYOR AUTHORIZED AGENT SHALL VERIFY WITH UTILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

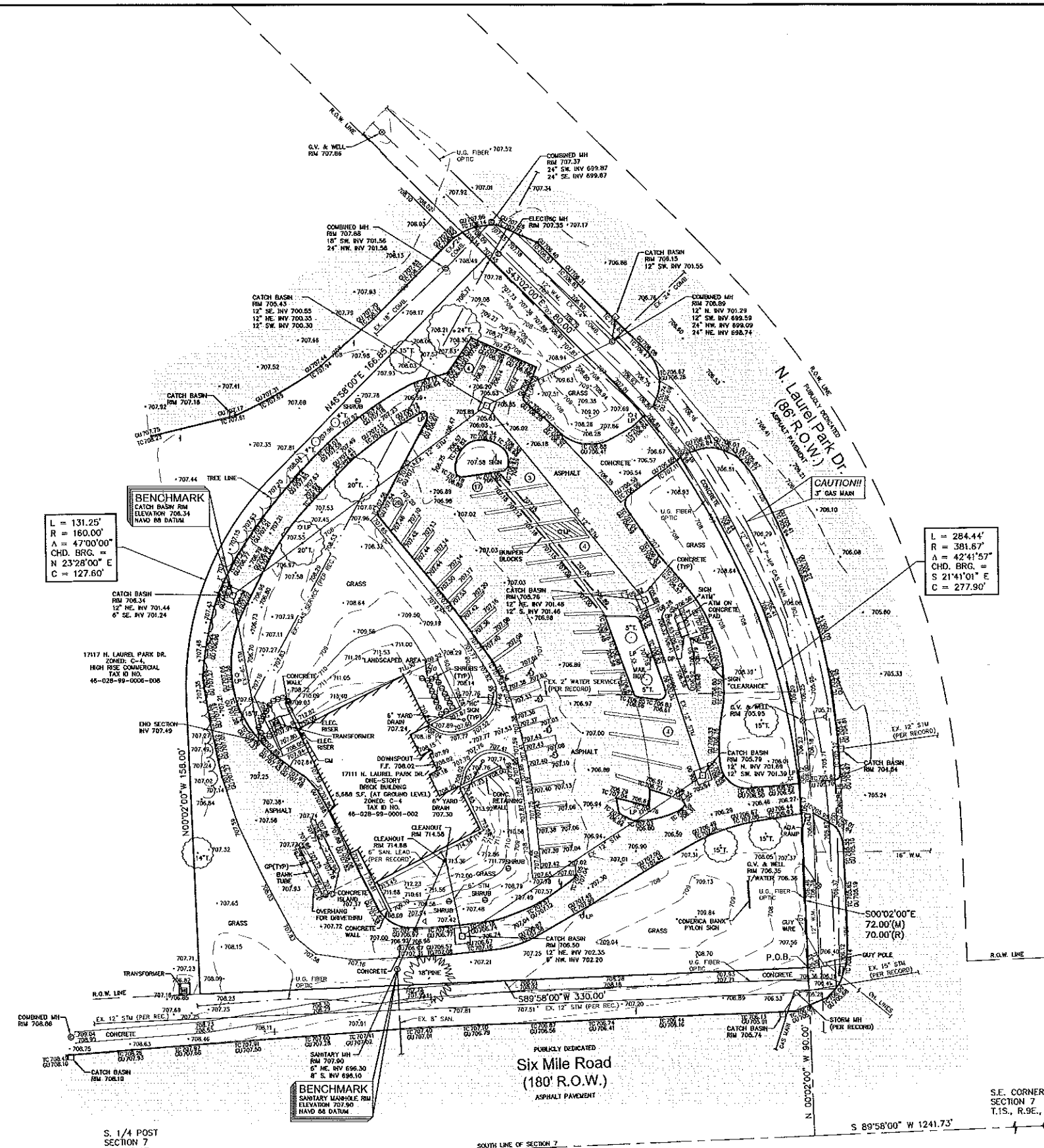
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

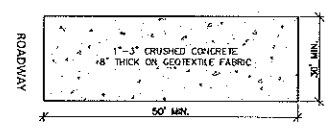
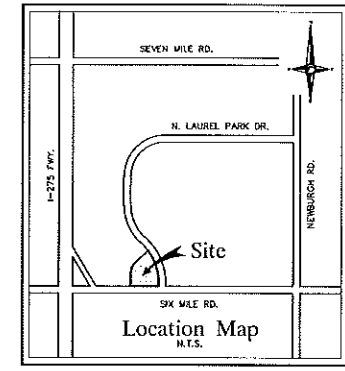
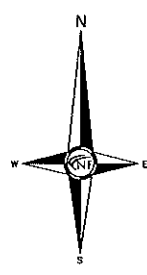
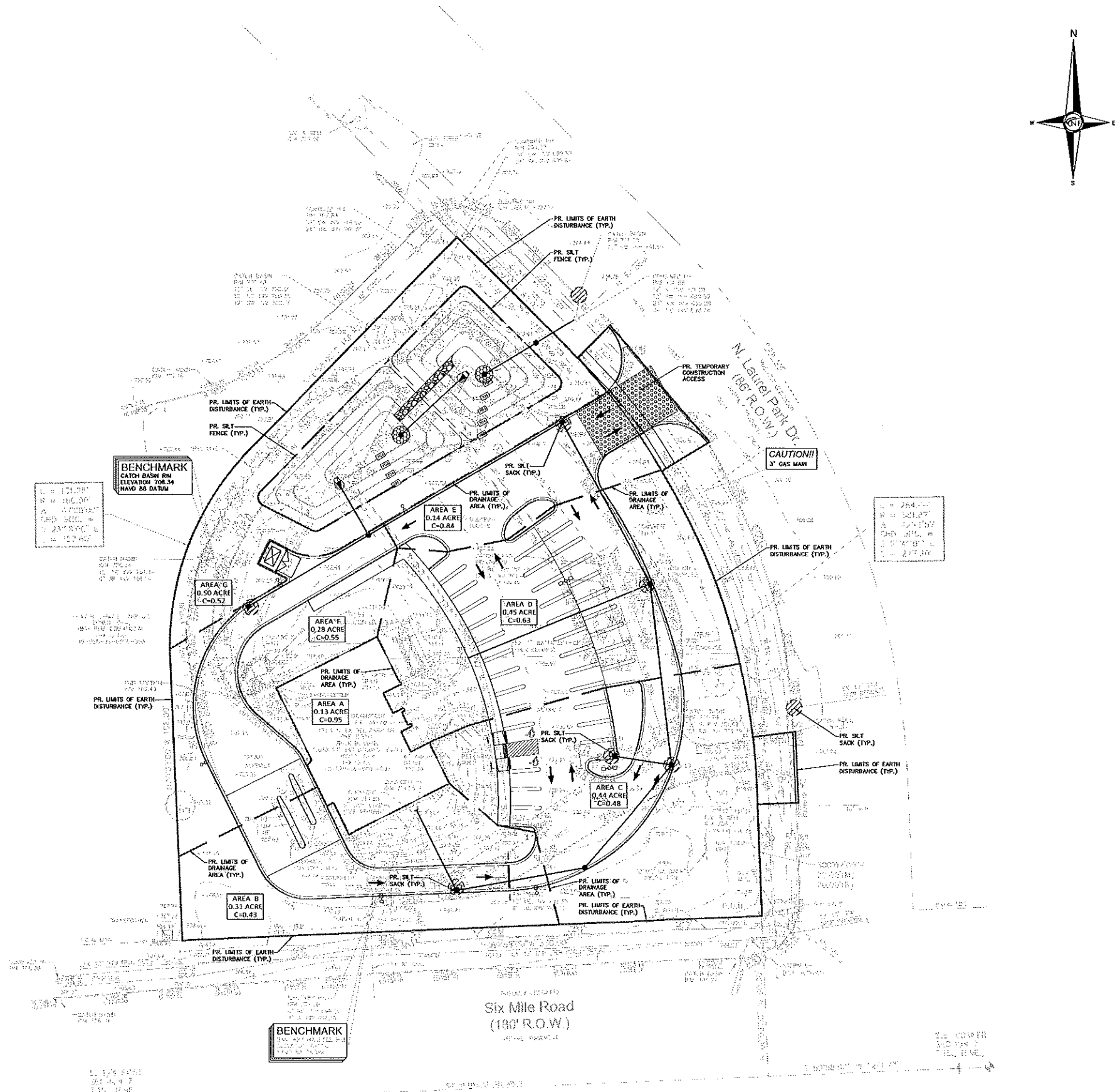
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN
UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE
OWNER.

LEGEND

SYMBOLS		
	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	EXISTING SAN. CLEAN OUT
	GATE VALVE	EXISTING WATER MAIN
	MANHOLE	EXISTING STORM SEWER
	CATCH BASIN	EX. R.Y. CATCH BASIN
		EXISTING BURIED CABLES
	UTILITY POLE	OVERHEAD LINES
	GUY POLE	
	GUY WIRE	
		LIGHT POLE
		SIGN
		EXISTING GAS MAIN





TEMPORARY CRUSHED CONCRETE CONSTRUCTION ACCESS ROAD

SOIL EROSION CONTROL

CUTTING, FILLING AND DRAINAGE SHALL BE MINIMIZED AND THE NATURAL TOPOGRAPHY OF THE SITE SHALL BE PRESERVED TO THE MAXIMUM POSSIBLE EXTENT, EXCEPT WHERE SPECIFIC PROVISIONS DEMONSTRATE THAT MAJOR ALTERATIONS WILL STILL MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE.

DEVELOPMENT SHALL BE SITED TO KEEP THE EXPOSED AREAS OF SOIL AS SMALL AS PRACTICABLE.

SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BETWEEN THE DISTURBED AREA AND ANY WATERCOURSES, INCLUDING RIVERS, STREAMS, CREEKS, LAKES, PONDS AND OTHER WATERCOURSES, WETLANDS, OR ROADWAYS ON OR NEAR THE SITE.

SEDIMENT RESULTING FROM ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE THAT WATER LEAVES THE SITE.

TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR AWAY FROM THE SITE SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.

TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED. ALL SITES SHALL BE STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES.

IF LAKES, PONDS, CREEKS, STREAMS, OR WETLANDS ARE LOCATED ON OR NEAR THE SITE, EROSION CONTROL MEASURES WHICH DIRECT RUNOFF AND TRAP SEDIMENT MUST BE PROVIDED AT STRATEGIC LOCATIONS. STRAW BALE BORDERS MAY BE USED AS TEMPORARY SEDIMENTATION STRUCTURES, BUT WILL NOT BE CONSIDERED SUFFICIENT FOR TRAPPING SEDIMENT. THE USE OF SEDIMENT BASINS, FILTER FABRIC, VEGETATED BUFFER STRIPS, AND ROCK FILTERS IN LIEU OF STRAW BALE BORDERS SHALL BE STRONGLY DISCOURAGED. OTHER MEASURES MAY BE REQUIRED IF REASONABLY DETERMINED TO BE NECESSARY TO PROTECT A WATERCOURSE OR WETLAND.

WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED.

PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 (FIFTEEN) CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

VEGETATED BUFFER STRIPS SHALL BE CREATED OR RETAINED ALONG THE EDGES OF ALL LAKES, PONDS, CREEKS, STREAMS, OTHER WATERCOURSES, OR WETLANDS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL RECEIVE REGULAR MAINTENANCE TO ASSURE PROPER FUNCTIONING.

ALL GRADING PLANS AND SPECIFICATIONS, INCLUDING EXTENSIONS OF PREVIOUSLY APPROVED PLANS, SHALL INCLUDE PROVISIONS FOR EROSION AND SEDIMENT CONTROL, IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE STANDARDS CONTAINED IN THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED BY THE OHIO LAND SOIL CONSERVATION DISTRICT.

NOTES

REFER TO THE WAYNE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (TYP.)

A DISTANCE OF 0.50 MILES TO THE NEAREST BODY OF WATER: JOHN DALTON LAKE.

THE TOTAL AREA OF EARTH DISRUPTION IS 2.32 ACRES.

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR.

A SOIL EROSION PERMIT IS REQUIRED FROM WAYNE COUNTY.

SOIL DATA

THIS SITE CONSISTS OF

100% - DIA - BLOUNT LOAM, ERIE-HURON LAKE PLAIN, 0 TO 2 PERCENT SLOPES

BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

ESTIMATED QUANTITIES

SOIL EROSION		
DESCRIPTION	QUANTITY	UNITS
SILT FABRIC FENCING	450	LF
TEMPORARY CONSTRUCTION ACCESS	170	S.Y.
SILT SACK	8	EA.

LEGEND

- INDICATES LIMITS OF SILT FABRIC FENCE
- INDICATES LIMITS OF DRAINAGE DISTRICT AREA
- INDICATES LIMITS OF SOIL EROSION
- INDICATES SILT SACK OR EQUAL ON EXISTING DRAINAGE STRUCTURE
- INDICATES DRAINAGE DISTRICT AREA

AREA A
0.00 ACRE
C=0.95

CONSTRUCTION SEQUENCE / TIMING SCHEDULE		
1. INSTALL PERIMETER SILT FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	MAY 2025	
2. MASS GRADE SITE.	MAY 2025	
3. CONDUCE UNDERGROUND UTILITY WORK.	JUNE 2025	
4. INSTALL INLET FILTERS ON PROPOSED DRAINAGE STRUCTURES.	JUNE 2025	
5. FILL IN SEDIMENTATION TRAPS AND PAVE SITE.	JULY 2025	
6. COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITY.	AUGUST 2025	
7. JET VAC NEW STORM SEWER SYSTEM AS REQUIRED.	SEPTEMBER 2025	
8. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	OCTOBER 2025	

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
TIMOTHY D. WOOD
ENGINEER
NO. 69829
LICENSED PROFESSIONAL ENGINEER

Timothy D. Wood

PROJECT
Comerica Bank - BC 292
Six Mile Rd. and
N. Laurel Park Dr.
Parking Lot Replacement

CLIENT
Cityscape Architects, Inc.
40850 Grand River Ave
Suite 800
Novi, MI 48375
Contact:
Mr. Josh Wagensomer
Phone: (734) 934-3305
Email: joshw@cityscape.us

PROJECT LOCATION
Part of the SE 1/4 of
Section 7
T. 1S., R. 9E.
City of Livonia
Wayne County

SHEET
Soil Erosion and
Sedimentation Control
Plan

811

Know what's below
Call before you dig.

DATE	ISSUED/REVISED
2025-01-27	ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
B. Girbach

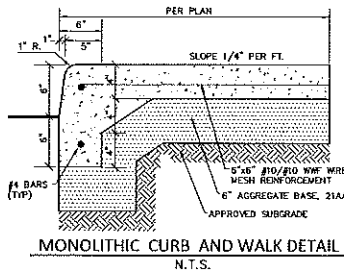
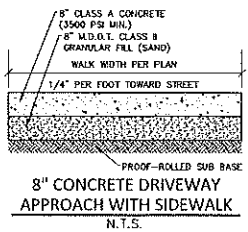
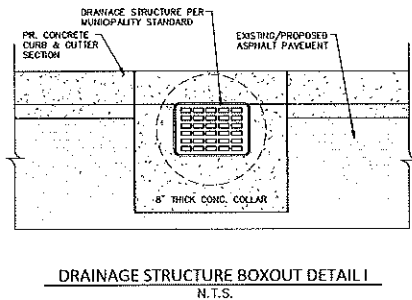
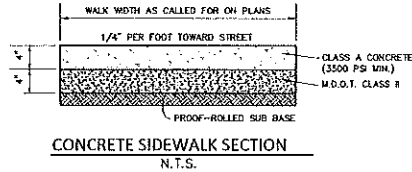
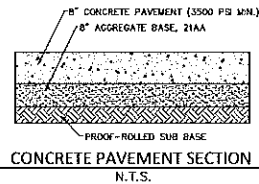
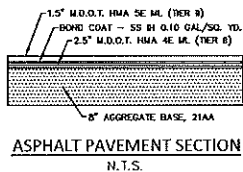
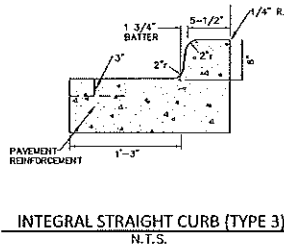
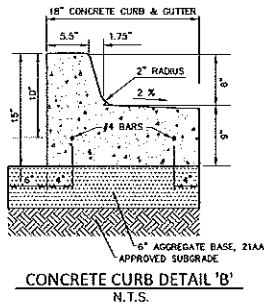
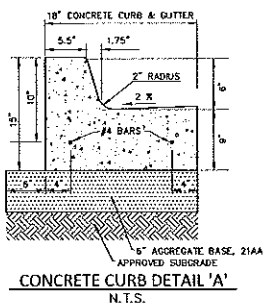
DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
March 27, 2025

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
H369-01 C3



UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS D&G AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENSING WORK. ANY FIELD CHANGES OF THE PROVIDED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

DAMAGE TO PRIVATE PROPERTY

ALL SIDEWALKS, DRIVEWAYS, LAWNS, FENCING, TREES, SHRUBS, SPRINKLERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED IN KIND OR BETTER, BY THE CONTRACTOR. ALL STREET SIGNS, MARKERS, ETC., REMOVED SHALL BE REPLACED IN KIND OR BETTER, BY THE CONTRACTOR. ALL THE REPAIRS OR REPLACEMENTS DUE TO THE CONTRACTOR'S WORK ARE TO BE INCLUDED IN THE CONTRACT PRICE(S) AND SHALL NOT BE AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON ANY ADJACENT PROPERTIES, UNLESS OFFSITE PERMITS HAVE ALREADY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

DEWATERING OF TRENCH AND EXCAVATIONS

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS FOR GROUND WATER DOWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING OPERATIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE WORK OF CONSTRUCTING THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE.

BY-PASS PUMPING

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY-PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY-PASS PUMPING, THE METHODS, EQUIPMENT AND MEANS OF PROVIDING THAT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

MEANS AND METHODS FOR PIPE CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTING THE UNDERGROUND PIPE SYSTEMS PROPOSED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE NEED FOR SHORING/BRACING OF TRENCHES, DEWATERING OF TRENCHES, SCHEDULING THE WORK AT OFF PEAK HOURS, AND/OR MAINTAINING EXISTING FLOWS THAT MAY BE ENCOUNTERED VIA PUMPING, BY-PASS PUMPING OR OTHER MEANS. THE CONTRACTOR SHALL NOT BE PAID ANY ADDITIONAL COMPENSATION TO IMPLEMENT ANY MEANS AND METHODS TO SATISFACTORILY COMPLETE THE CONSTRUCTION.

PAVEMENT REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAYMENT FOR SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTEE THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

MAINTENANCE OF TRAFFIC

DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN THE ROAD RIGHTS OF WAY. THE CONTRACTOR'S EQUIPMENT AND OPERATIONS ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MISS D&G, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

IRRIGATION

THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA UNLESS THE DRAWINGS CALL FOR THE IRRIGATION SYSTEM TO BE REMOVED. THE OWNER AND NOTE MAKE NO REPRESENTATIONS, WARRANTY OR GUARANTEE AS TO THE LOCATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE IRRIGATION SYSTEM DURING CONSTRUCTION ACTIVITIES. COMPENSATION FOR MAINTAINING OR REPAIRING EXISTING IRRIGATION SYSTEMS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC IRRIGATION SYSTEM REPAIR ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

SUB-SOIL CONDITIONS

ANY SOIL BORING PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING OR THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB-SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB-SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

SUBGRADE UNDERCUTTING AND PREPARATION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL REST SOLELY WITH THE CONTRACTOR.

ANY AREAS OF UNDERCUTTING THAT RESULT IN ADDITIONAL OR EXTRA WORK BECAUSE THEY COULD NOT BE IDENTIFIED BY THE CONTRACTOR'S PRE-BID SITE OBSERVATION OR ARE NOT SET FORTH IN THE PLANS AND SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE ANY EXTRA WORK IS PERFORMED. THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

STRUCTURE BACKFILL

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

TRENCH BACKFILL

TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS. TRENCH BACKFILL SHALL ALSO BE INSTALLED IN CONFORMANCE WITH THE COMMUNITY REQUIREMENTS OR AGENCY/UTILITY GOVERNING SMO TRENCH CONSTRUCTION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

SOIL EROSION / SEDIMENTATION CONTROL

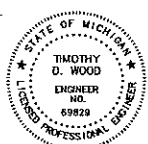
THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION PERMIT AND SATISFY ALL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR INSPECTION OR APPROVAL OF THE CONTRACTOR'S WORK IN CONNECTION WITH SATISFYING THE SOIL EROSION PERMIT REQUIREMENTS UNLESS SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



Timothy D. Wood

PROJECT

Comerica Bank - BC 292
Six Mile Rd. and N. Laurel
Park Dr.

CLIENT

Cityscape Architects, Inc.
40850 Grand River Ave
Suite 800
Novi, MI 48375
Contact:
Mr. Josh Wagensomer
Phone: (734) 934-3305
Email: joshw@cityscape.us

PROJECT LOCATION

Part of the SE 1/4 of
Section 7
T. 1S., R. 9E.
City of Livonia
Wayne County

SHEET

Notes and Details



Know what's below
Call before you dig.

DATE ISSUED/REVISED
2013-09-27 - ISSUED FOR SITE PLAN REVIEW

DRAWN BY:

B. Girbach

DESIGNED BY:

T. Wood

APPROVED BY:

J. Longhurst

DATE:

February 27, 2025

SCALE:

N.T.S.

NFE JOB NO.

H369-01

SHEET NO.

C4



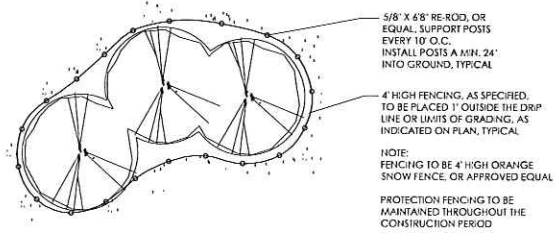
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

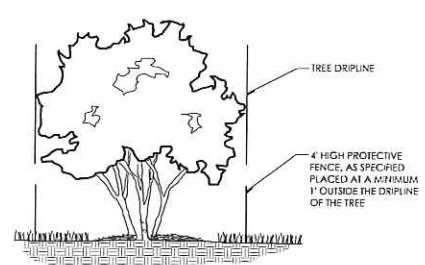
GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRP LINE.
4. WHERE CONTOURS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SHALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF VEHICLES AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MANUALLY WITH A HYDRO-AZE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

LOCATION MAP
N.T.S.



TREE PROTECTION DETAIL-PLAN
N.T.S.



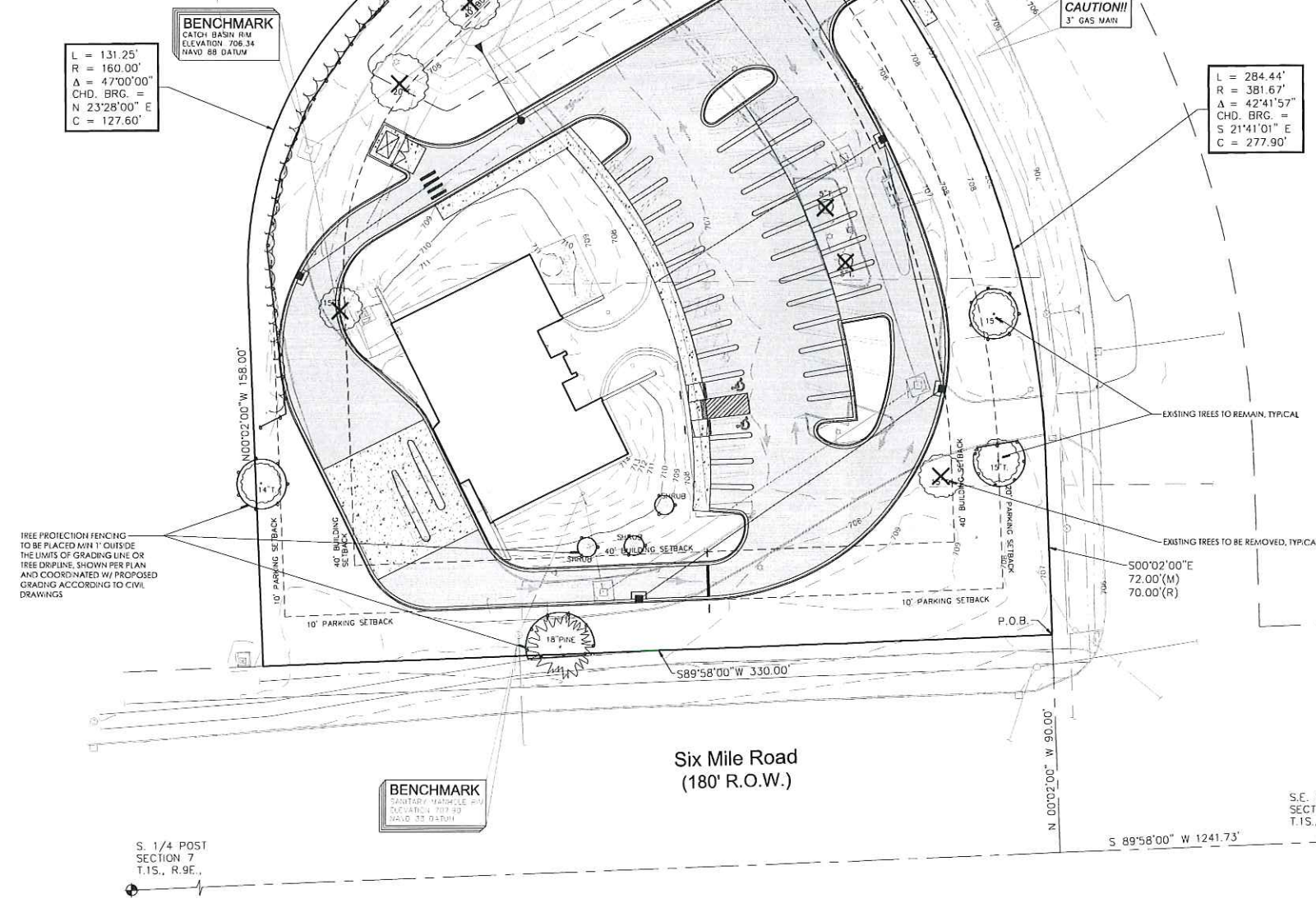
TREE PROTECTION DETAIL-SECTION
N.T.S.

LEGEND:

- ✕ TREES TO BE REMOVED
- TREES TO REMAIN
- TREE PROTECTION FENCING

TREE PRESERVATION SUMMARY:

TOTAL ON-SITE TREES SURVEYED:	12
TOTAL TREES TO BE REMOVED:	7
TOTAL NUMBER OF TREES TO REMAIN:	5



SEAL



PROJECT

Comerica Bank - BC 292

CLIENT

Cityscape Architects, Inc.
40850 Grand River Ave
Suite 800
Novi, MI 48375
Contact:
Mr. Josh Wagensomer
Phone: (734) 934-3305
Email: joshw@cityscape.us

PROJECT LOCATION

Part of the SE 1/4 of
Section 7
T. 1S., R. 9E.
City of Livonia
Wayne County

SHEET

Tree Preservation Plan



REVISIONS

03/24/25 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:

M. Sandberg

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

03/13/25

SCALE: 1" = 30'



NFE JOB NO.

H369-01

SHEET NO.

L1

ELECTRICAL SYMBOLS LEGEND

OUTLETS		FIXTURES		SERVICE and EQUIPMENT	
⊕	SINGLE RECEPTACLE (120 VOLT)	□	LIGHT FIXTURE	⊕	TRANSIENT VOLTAGE SURGE SUPPRESSION
⊕	DUPLEX RECEPTACLE	→	STRIP FIXTURE	⊕	VARIABLE FREQUENCY DRIVE
⊕	EMERGENCY RECEPTACLE	⊕	EMERGENCY LIGHT FIXTURE	⊕	TRANSFORMER
⊕	DOUBLE DUPLEX RECEPTACLE	⊕	IN-GRADE LIGHT FIXTURE	⊕	FUSED DISCONNECT SWITCH
⊕	FLUSH FLOOR BOX	⊕	SPOTLIGHT (number of heads shown)	⊕	MAGNETIC STARTER
⊕	SURFACE FLOOR BOX	⊕	EXIT SIGN (face & direction as shown)	⊕	COMB. STARTER
⊕	SPECIAL EQUIPMENT RECEPTACLE	⊕	WALL MOUNT LIGHT FIXTURE	⊕	PANELBOARD, SURFACE MOUNTED
⊕	TELEPHONE OUTLET	⊕	CEILING LIGHT FIXTURE	⊕	PANELBOARD, FLUSH MOUNTED
⊕	DATA OUTLET	⊕	TRACK & FIXTURE	⊕	WEATHERHEAD
⊕	TELEPHONE / DATA OUTLET	⊕	STREET TYPE POLE FIXTURE	⊕	UTILITY METER, AS REQUIRED
⊕	POWER POLE	⊕	POLE MOUNTED LIGHT FIXTURE	⊕	DIGITAL EQUIPMENT METER, AS REQUIRED
⊕	JUNCTION BOX	⊕	EXTERIOR WALL MOUNT LIGHT FIXTURE	⊕	CURRENT TRANSFORMERS
⊕	WALL JUNCTION BOX	⊕	WALLPACK LIGHT FIXTURE	⊕	GENERATOR, KW SHOWN
⊕	PULL (JUNCTION) BOX	⊕	SPECIAL PURPOSE LIGHT FIXTURE	⊕	TELEPHONE TERMINAL BOARD
⊕	UNDERFLOOR JUNCTION BOX	⊕	HIGH BAY LIGHT FIXTURE	⊕	GROUND CONNECTION PER N.E.C.
⊕	CEILING MOUNTED WIFI	⊕	EMERGENCY EGRESS LIGHT FIXTURE (number of heads shown)	⊕	WIREWAY
⊕		⊕	DOCK LIGHT FIXTURE	⊕	TRANSFER SWITCH
<u>SWITCHES</u>		<u>CIRCUITRY and RACEWAYS</u>		⊕	ENCLOSED CIRCUIT BREAKER
⊕	SINGLE-POLE SWITCH	→	CONDUIT INSTALLED (by E.C.)	⊕	CAPACITOR
⊕	THREE-WAY SWITCH	→	CONDUIT INSTALLED (by others)	⊕	<u>CONTROL</u>
⊕	FOUR-WAY SWITCH	→	CONDUIT STUB UP	⊕	THERMOSTAT
⊕	SWITCH WITH PILOT LIGHT	→	CONDUIT STUB DOWN	⊕	HUMIDISTAT
⊕	THERMAL OVERLOAD SWITCH	→	HOME RUN (with circuit numbers)	⊕	PHOTOCELL (voltage as required)
⊕	MANUAL MOTOR SWITCH	→	END OF CONDUIT RUN	⊕	TIME CLOCK (24 hour U.O.N.)
⊕	KEY SWITCH	→	END OF CONDUIT RUN, CAP AND STAKE	⊕	PUSHBUTTON STATION (number of buttons indicated)
⊕	TIME SWITCH	→	"CONDUIT RUN CONTINUES" INDICATION	⊕	CONTROL TRANSFORMER
⊕	DIMMER SWITCH	→	FLEXIBLE PIGTAILS/CONNECTIONS	⊕	LIGHTING CONTACTOR
<u>MECHANICAL</u>		→	WI- WIREMOLD AS SPECIFIED	⊕	IRRIGATION CONTROLLER (120 volt xxVA connection by x/C)
⊕	SINGLE PHASE MOTOR	→	PM- PLUGMOLD AS SPECIFIED	⊕	WALL MOUNT DUAL TECHNOLOGY SENSOR
⊕	THREE PHASE MOTOR	→	BD- BUS DUCT	⊕	OCCUPANCY SENSOR / PHOTOCELL
⊕	RESISTANCE HEATER, KW SHOWN	→	UFD- UNDERFLOOR DUCT	⊕	ULTRASONIC SENSOR - 360° - 2 CIRCUIT
⊕	PIPE TRACE HEATER	→		⊕	DUAL TECHNOLOGY SENSOR - 360° - 1000 SQ
⊕	ELECTRIC UNIT HEATER	→		⊕	DUAL TECHNOLOGY SENSOR - 360° - 500 SQ
⊕	ELECTRIC WATER HEATER	→		⊕	SWITCH STYLE OCCUPANCY SENSOR
<u>NURSE CALL</u>		→		⊕	POWER PACK
⊕	NURSE CALL CONTROLLER	→		⊕	DIGITAL TIME SWITCH
⊕	MASTER STATION	→		<u>FIRE ALARM</u>	
⊕	EMERGENCY PULL STATION	→		⊕	SMOKE DETECTOR
⊕	EMERGENCY PUSH STATION	→		⊕	HEAT DETECTOR
⊕	CODE BLUE STATION	→		⊕	DUCT SMOKE DETECTOR
⊕	PENDENT INTERFACE	→		⊕	DUCT SMOKE DETECTOR
⊕	BED / LIGHT INTERFACE	→		⊕	HORN
⊕	SINGLE BED STATION	→		⊕	HORN & LIGHT
⊕	DUAL BED STATION	→		⊕	SPEAKER
⊕	DOME LIGHT	→		⊕	SPEAKER & LIGHT
⊕	STAFF REGISTER STATION	→		⊕	PULL STATION
⊕	STAFF STATION	→		⊕	FIRE ALARM CONTROL PANEL
⊕	DUTY STATION	→		⊕	ANNUNCIATOR PANEL
<u>DESIGNATIONS</u>		→		⊕	END OF LINE DEVICE
⊕	DEMOLITION NOTE	→		⊕	REMOTE INDICATING LIGHT, WALL MTD.
⊕	PLAN NOTE	→		⊕	REMOTE INDICATING LIGHT, CLG. MTD.
⊕	ADDENDUM NOTE	→		⊕	MAGNETIC DOOR HOLDER
		→		⊕	FIREFIGHTER COMMUNICATION JACK
		→		⊕	FLOW SWITCH (furnished by FPIC)
		→		⊕	TAMPER SWITCH (furnished by FPIC)
		→		⊕	VISUAL ONLY UNIT
		→		⊕	FIRE CONTROL POWER SUPPLY
		→		⊕	MONITOR MODULE
		→		⊕	CONTROL MODULE
		→		⊕	CARBON MONOXIDE DETECTOR

GENERAL ELECTRICAL NOTES

GENERAL ELECTRICAL NOTES

- ALL WALL AND FLOOR PENETRATIONS ARE TO BE SEALED TO MAINTAIN ORIGINAL RATINGS.
- ALL CONDUITS TO BE FIELD ROUTED ALONG EXISTING PIPING AND STRUCTURAL STEEL.
- THE DIVISION 26 CONTRACTORS SHALL VISIT THE PROJECT AND DETERMINE THE EXACT EXTENT OF THE DEMOLITION WORK REQUIRED BEFORE BIDDING THE PROJECT.
- REMOVE ALL EXISTING OBSOLETE EXPOSED CONDUIT, WIRE AND UNUSED EQUIPMENT WHERE WORK IS BEING DONE EXCEPT ITEMS NOTED OTHERWISE.
- WHERE BUILDING SURFACES ARE DAMAGED BY THE REMOVAL OF OLD WORK, SURFACES SHALL BE PATCHED TO MATCH ADJACENT.
- EXISTING WORK WHICH IS PRESENTLY CONCEALED AND WHICH WILL REMAIN CONCEALED AND DOES NOT INTERFERE WITH ANY NEW WORK OF ANY TRADE NEED NOT BE REMOVED. HOWEVER, ALL CONDUIT SHALL BE CAPPED BELOW FINISH SURFACE AND THEN PATCHED TO MATCH OR AS NOTED.
- EXISTING OPENINGS, WHICH ARE TO BE REUSED, SHALL BE MODIFIED OR ENLARGED TO SUIT THE NEW SYSTEMS AS REQUIRED. PROVIDE ALL REQUIRED CUTTING AND PATCHING.
- IF ASBESTOS IS PRESENT, IT WILL BE REMOVED OR RENDERED HARMLESS UNDER SEPARATE CONTRACT BY THE OWNER.
- THE DIVISION 26 CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING THE EXISTING WALLS TO MATCH THE ADJACENT SURFACES BEHIND ALL SURFACE MOUNTED EQUIPMENT.
- CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT VOLTAGES AND LOADS PRIOR TO INSTALLING SERVICE TO EQUIPMENT.
- DRAWINGS ARE BASED ON EXISTING RECORD DOCUMENT AND CASUAL FIELD OBSERVATION. REPORT ANY DISCREPANCIES TO ENGINEER FOR CLARIFICATION.

ABBREVIATIONS LEGEND

A	AMPS	GC	GENERAL CONTRACTOR	P	POLE
AC	ABOVE COUNTER	GFI	GROUND FAULT INTERRUPTER	P-	PUMP
ACU-	AIR CONDITIONING UNIT	GND	GROUND	PB	PULL BOX
AFB	ABOVE FINISHED FLOOR	H-	HUMIDIFIER	PNL	PANEL
AHJ	AUTHORITY HAVING JURISDICTION	HID	HIGH INTENSITY DISCHARGE	PRV-	POWER ROOF VENTILATOR
AIRU-	AIR HANDLING UNIT	HOA	HAND-OFF-AUTO SELECTOR SWITCH	PVC	POLY VINYL CHLORIDE
AIC	AMPS INTERRUPTING CAPACITY	HP	HORSEPOWER	PWR	POWER
AS	ABOVE SHELF	HR	HOUR	RECEPT	RECEPTACLE
ATS	AUTOMATIC TRANSFER SWITCH	HVAC	HEATING/VENTILATING/AIR CONDITIONING	RGC	RIGID GALVANIZED STEEL CONDUIT
B-	BOILER	IG	ISOLATED GROUND	RTU-	ROOF TOP UNIT
BC	BELOW COUNTER	IMC	INTERMEDIATE METAL CONDUIT	SF-	SUPPLY FAN
BLDG	BUILDING	JB	JUNCTION BOX	SPEC	SPECIFICATIONS
CHLR-	CHILLER	LC	LIGHT CONTROL	SW	SWITCH
CND (C)	CONDUIT	LT	LIGHT	SWBD	SWITCHBOARD
CKT	CIRCUIT	LTG	LIGHTING	TCC	TEMPERATURE CONTROL CONTRACTOR
CKT BKR	CIRCUIT BREAKER	LT FLEX	LIQUID TIGHT FLEXIBLE METAL CONDUIT	TR	TAMPER PROOF RECEPTACLE
CU-	CONDENSING UNIT	MAX	MAXIMUM	TS	TAMPER PROOF SWITCH
CUH-	CABINET UNIT HEATER	MC	MECHANICAL CONTRACTOR	TYP	TYPICAL
DEFU-	DUCT FURNACE	MCC	MOTOR CONTROL CENTER	UF	UNDER FLOOR
DISC	DISCONNECT	MIN	MINIMUM	UH-	UNIT HEATER
DWG	DRAWING	MLO	MAIN LUG ONLY	UL	UNDERWATERS LABORATORIES, INC.
DWH-	DOMESTIC WATER HEATER	MT	MOUNT	UNO	UNLESS NOTED OTHERWISE
EC	ELECTRIC BASEBOARD	MTD	MOUNTED	V	VOLTS
EF-	EXHAUST FAN	MTG	MOUNTING	VL	VERIFY LOCATION WITH OWNER
EM	EMERGENCY	MJAU-	MAKE-UP AIR UNIT	W	WATTS
EXT	ELECTRICAL METALLIC TUBING	NC	NORMALLY CLOSED	WI	WITH
EWC	ELECTRIC WATER COOLER	NIC	NOT IN CONTRACT	W/O	WITHOUT
EXIST./EX.	EXISTING	NL	NIGHT LIGHT	Y/P	WEATHER PROOF
FLA	FULL LOAD AMPS	NO	NORMALLY OPEN	XFMR	TRANSFORMER
FLEX	FLEXIBLE CONDUIT	NTS	NOT TO SCALE		
FLR	FLOOR				
FLUOR	FLUORESCENT				
FSES	FOOD SERVICE EQUIP. SUPPLIER				
FIS	FIRE/SMOKE				
FU-	FURNACE				

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION AND COMMENTS	DIMMING INFO	FIXTURE MOUNTING HEIGHT	LIGHT ENGINE
SA	CURRENT - EVOLVE	EALS-04-0-D4-AF-7-40-N-X-01-BLCK	LED AREA LIGHT WITH ASYMMETRIC FORWARD OPTICS AND BLACK FINISH.	0-10V	2' ABOVE GRADE	10000 LUMENS 63W, 4000K LED
SB	CURRENT - EVOLVE	EALS-04-0-D4-AF-7-40-N-X-01-BLCK	2' LED AREA LIGHTS WITH ASYMMETRIC FORWARD OPTICS AND BLACK FINISH.	0-10V	2' ABOVE GRADE	20000 LUMENS 126W, 4000K LED
SC	CURRENT - EVOLVE	EALS-04-0-D2-AN-7-40-N-X-01-BLCK	LED AREA LIGHT WITH ASYMMETRIC NARROW OPTICS AND BLACK FINISH.	0-10V	2' ABOVE GRADE	10000 LUMENS 63W, 4000K LED
POLE	CURRENT - EVOLVE	SSSE20-10A-1/2-E2-BLCK-UL	SQUARE, STRAIGHT 20" STEEL POLE WITH BLACK FINISH.	-	-	-

EXISTING PANEL "LPA"

LOCATION: ELECTRICAL ROOM			MOUNTING: SURFACE			A.I.C. RATING: EXISTING		
SUPPLY FROM: UTILITY COMPANY			ENCLOSURE: NEMA 1			NOTES:		
VOLTS: 208 / 120			PHASE: 3			WIRE: 4		
						AMPS: 200		
						MAIN: MLO		
BRKR	DESCRIPTION		CIRCUIT	PHASE LOADS			CIRCUIT	DESCRIPTION
A	P		VA	A	B	C	VA	
20	1	LADIES & MECH ROOM	1	0			2	CLERESTORY NORTH
20	1	MENS RM & LOUNGE	3		0		4	CLERICAL
20	1	ACCOUNTING	5			0	6	LOBBY
20	1	ACCOUNTING	7	0			8	LOBBY
20	1	WORK AREA & S. DESK	9		0		10	LOBBY
20	1	WORK AREA & S. DESK	11			0	12	OFFICERS
20	1	VAULT OFFICES 12	13	0			14	OFFICERS
20	1	VAULT OFFICES 13	15		0		16	CLERESTORY LIGHTS
20	1	TELLERS	17			0	18	FRONT WINDOW
20	1	TELLERS	19	0			20	FRONT ENTRANCE
20	1	DR. UP CANOPY	21		0		22	MANUWAY FLAG POLE
20	1	PHOTOCELL CONT.	23			0	24	CLERICAL
20	1	NIGHT LIGHTS	25	0			26	SIGN
20	1	SPARE	27		0		28	SIGN
20	1	NEW SIGN WEST	29			0	30	FRONT SIDEWALK
20	1	LUNCHROOM HEATER	31	0			32	PARKING LOT
20	1	PARKING LOT	33		0		34	PARKING LOT
20	1	FRONT SIDEWALK	35			0	36	SPARE
20	1	SPARE	37	0			38	HEAT LITES
20	1	DRIVE UP VAT-2	39		0		40	SIGNS & LITE BEHIND TELLER
20	1	DRIVE UP VAT-1	41			0	42	BATTERY EMER.
CONNECTED			0	0	0	0	TOTAL CONNECTED LOAD	
TOTAL CONNECTED			0				0.00 AMPS	

REVISIONS					

DRAWN	BTT
APPROVED	JFS

1601 E. CSMAR E. CHAVEZ AVE
LANSING, MI 48206
PHONE: (313) 487-2511
admin@matrixinc.com
Matrix Project No. 250085.00

MATRIX
CONSULTING ENGINEERS, INC.

COMERICA BANK

BC 292
17111 N. LAURAL PARK DRIVE
LYONIA, MI 48152

SHEET DESCRIPTION
ELECTRICAL SYMBOLS ABBREVIATIONS AND NOTES

DATE
02/11/25

PROJECT NUMBER
250085.00

SHEET NUMBER
E-100

DIVISION 26
ELECTRICAL SPECIFICATIONS

DIVISION 26 - ELECTRICAL SPECIFICATIONS

DESCRIPTION OF WORK
WORK SHALL INCLUDE, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1. DEMOLITION
2. CONDUIT AND RACEWAYS
3. CONDUCTIONS
4. GROUNDING
5. DEVICES, SWITCHES AND RECEPTACLES
6. LIGHTING AND CONTROLS

STANDARDS

ELECTRICAL MATERIALS AND EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS LISTED BELOW. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER. IN THE ABSENCE OF SPECIFIC INSTRUCTION IN THE TECHNICAL SPECIFICATIONS, EQUIPMENT AND INSTALLATION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES, STANDARDS AND REGULATIONS, LATEST EDITIONS:

1. AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM)
2. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
3. UNDERWRITERS LABORATORIES, INC. (UL)
4. AMERICAN WELDING SOCIETY CODE (AWS)
5. LOCAL BUILDING, ELECTRICAL, AND FIRE CODES
6. NATIONAL ELECTRICAL CODE (NEC)
7. SERVICE RULES AND REGULATIONS OF LOCAL ELECTRICAL UTILITY COMPANY
8. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
9. U.S. DEPARTMENT OF HEALTH & HUMAN SERVICES "OSHA" 29 CFR 1910.133
10. OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
11. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
12. AMERICANS WITH DISABILITIES ACT (ADA)

CODES AND ORDINANCES

CONFORM WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES. CONFORM WITH OWNER'S SPECIFICATIONS, GUIDELINES AND REQUIREMENTS. BIDDERS SHALL FAMILIARIZE THEMSELVES WITH CODE REQUIREMENTS FOR THE TYPE OF FACILITY WHERE THE WORK IS BEING PERFORMED.

PERMITS AND INSPECTION FEES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTION FEES. FINAL INSPECTION CERTIFICATES BY THE AUTHORITIES HAVING JURISDICTION, INCLUDING THE LOCAL ELECTRICAL INSPECTOR AND FIRE MARSHAL, SHALL BE OBTAINED BY THE CONTRACTOR. COPIES SHALL BE SUBMITTED IN DUPLICATE TO THE OWNER.

SUBMITTALS

SUBMIT PRODUCT DATA, SHOP DRAWINGS, WIRING DIAGRAMS, AND DESCRIPTIVE LITERATURE FOR ALL ELECTRICAL MATERIALS AND EQUIPMENT TO BE INSTALLED UNDER THIS CONTRACT. MAKE SUBMITTALS WITHIN THIRTY (30) DAYS AFTER THE SIGNING OF THE CONTRACT. PRODUCT SHOP DRAWINGS ARE NOT PERMITTED UNTIL SUBMITTALS HAVE RECEIVED FINAL APPROVAL.

AS-CONSTRUCTED DOCUMENTS

UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A HARD-COPY COPY OF THE ORIGINAL CONTRACT DOCUMENTS TO THE OWNER, INDICATING CHANGES, ADDITIONS AND MODIFICATIONS TO THE ORIGINAL DESIGN. DRAWINGS SHALL BE MANUALLY PREPARED.

OPERATION & MAINTENANCE MANUALS

PROVIDE OPERATING INSTRUCTIONS AND MAINTENANCE INFORMATION, FOR EACH SYSTEM AND EQUIPMENT SPECIFIED, FOR USE BY FACILITY OPERATION AND MAINTENANCE PERSONNEL. MANUALS SHALL BE PROVIDED BY E-MAIL OR BY PRINTING COPIES. THE MANUALS SHALL INCLUDE:

1. WIRING DIAGRAMS, CONTROL DIAGRAMS, AND CONTROL SEQUENCE FOR EACH SYSTEM AND ITEM OF EQUIPMENT.
2. START-UP, PROPER ADJUSTMENT, OPERATING, SHUTDOWN, AND SHUTDOWN PROCEDURES.
3. SAFETY PRECAUTIONS.
4. THE PROCEDURE TO BE FOLLOWED IN THE EVENT OF EQUIPMENT FAILURE.
5. OTHER ITEMS OF INSTRUCTION AS RECOMMENDED BY THE MANUFACTURER OF EACH SYSTEM OR ITEM OF EQUIPMENT.

TRAINING

DURING OR UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL PROVIDE TRAINING OF OPERATION AND MAINTENANCE PERSONNEL FOR ALL REQUIRED ELECTRICAL COMPONENTS AND SYSTEMS. TRAINING SHALL BE CONDUCTED AT THE OWNER'S FACILITY. COORDINATE WITH THE OWNER FOR SCHEDULE.

SIGNAGE AND IDENTIFICATION OF SYSTEMS AND EQUIPMENT

1. OPERATING INSTRUCTIONS: PRINT OR ENGRAVE INSTRUCTIONS AND FRAME UNDER GLASS OR APPROVED LAMINATED PLASTIC. POST INSTRUCTIONS IN VIEW OF EQUIPMENT. PROVIDE WEATHER-RESISTANT MATERIALS FOR EXTERIOR APPLICATIONS.
2. EQUIPMENT: PROVIDE NAMEPLATES FOR ALL EQUIPMENT AND DEVICES. NAMEPLATES SHALL BE SELF-ADHESIVE WITH ENGRAVED, LAMINATED ACRYLIC OR MELAYINE LABELS. PROVIDE NAMEPLATES WITH REFLECTIVE LETTERS ON A BLACK BACKGROUND. MINIMUM LETTER HEIGHT SHALL BE 1/8" HIGH.
3. WARNING SIGNS: PROVIDE A SELF-ADHESIVE WARNING LABEL THAT IS FACTORY PRINTED AND VIBRI COLOR. COMPLY WITH N.E.C. 70 AND 29 CFR 1910.145. LABELS FOR MULTIPLE POWER SOURCES SHALL READ: "DANGER - ELECTRICAL SHOCK HAZARD - EQUIPMENT HAS MULTIPLE POWER SOURCES". LABELS FOR OTHER EQUIPMENT REQUIRING WORK SPACE CLEARANCES SHALL READ: "WARNING - OSHA REGULATION - AREA IN FRONT OF ELECTRICAL EQUIPMENT MUST BE KEPT CLEAR FOR 36 INCHES".
4. ARC-FLASH WARNING SIGNS: PROVIDE A SELF-ADHESIVE ARC-FLASH WARNING LABEL ON ALL SAFETY SWITCHES, STARTERS, SWITCHGEAR, PANELBOARDS AND OTHER REQUIRED EQUIPMENT. LABEL SHALL READ: "WARNING - ARC FLASH AND SHOCK HAZARD. APPROPRIATE PPE AND TOOLS REQUIRED WHEN WORKING ON THIS EQUIPMENT."

GUARANTEE

PROVIDE WRITTEN GUARANTEE FOR ALL LABOR AND MATERIALS FOR ONE (1) YEAR AFTER OWNER'S WRITTEN ACCEPTANCE OF THE PROJECT.

LAYOUT OF THE WORK

THE CONTRACTOR SHALL EXAMINE THE AREA OF WORK AND ALL OTHER DISCIPLINE DRAWINGS, BEFORE PROCEEDING WITH THE LAYOUT AND INSTALLATION OF THE ELECTRICAL WORK. LOCATE ELECTRICAL EQUIPMENT ESSENTIALLY AS SHOWN ON THE DRAWINGS. EXACT LOCATION OF EQUIPMENT SHALL BE DETERMINED AT THE JOB SITE, TO SUIT ACTUAL CONDITIONS. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION, SO THAT ALL COMPONENTS WILL BE INSTALLED IN PROPER RELATIONSHIP AND SEQUENCE.

DEMOLITION

CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIAL INDICATED ON THE DEMOLITION PLANS OR AS REQUIRED TO INSTALL THE EQUIPMENT THAT IS PART OF THIS CONTRACT. LIGHT FIXTURES INDICATED TO BE REMOVED SHALL BE REMOVED, CLEANED AND REPAIRED BEFORE REINSTALLATION. REMOVED LIGHT FIXTURES TO BE DEMOLISHED SHALL BE TURNED OVER TO THE OWNER UNLESS OTHERWISE SPECIFIED. ALL OTHER ELECTRICAL DEMOLITION ITEMS SHALL BE REMOVED FROM THE SITE. EXISTING CONDUITS MAY BE REUSED WHEN PRACTICAL. CONTRACTOR SHALL PATCH EXISTING WALL AND CEILING OPENINGS IN FINISHED AREAS UPON REMOVAL OF ELECTRICAL EQUIPMENT. CONTRACTOR SHALL PROTECT ALL EXISTING ELECTRICAL EQUIPMENT, INDICATED TO REMAIN, DURING CONSTRUCTION PERIOD.

CUTTING AND PATCHING

ALL NECESSARY CUTTING AND PATCHING OF THE BUILDING WALLS, FLOORS AND CEILINGS REQUIRED FOR REMOVAL OR INSTALLATION OF THE NEW WORK, SHALL BE FURNISHED BY THE CONTRACTOR. NO STRUCTURAL MEMBERS OF THE BUILDING SHALL BE CUT WITHOUT PRIOR APPROVAL OF THE ENGINEER. ALL NECESSARY PATCHING AND PAINTING OF SURFACES SHALL BE BY CONTRACTOR. PAINT SHALL MATCH EXISTING.

GROUNDING

ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN A MANNER APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE GROUND RODS AND BARE COPPER GROUND CONDUCTIONS AT UTILITY TRANSFORMER PAD. PROVIDE A GROUND ROD AND GROUND CONDUCTOR AT THE BUILDING MAIN DISCONNECT SWITCH. PROVIDE A GROUND CONDUCTOR IN ALL POWER RACEWAYS. GROUND ELECTRICAL SYSTEMS PER NEC ARTICLE 250 OR AS DETAILLED ON THE DRAWINGS.

WIRE AND CABLE

BRANCH CIRCUIT WIRING SHALL BE TYPE THWN-2 OR THHN-2, 600V RATED, 7 STRAND, #12 AWG MINIMUM, COLORED HOT-BLACK, NEUTRAL-WHITE AND GROUND-GREEN. BARE COPPER GROUND WIRE SHALL BE STRANDED TYPE.

ALL BRANCH CIRCUIT WIRING SHALL BE CONTINUOUS BETWEEN JUNCTION BOXES, WITH SPICES MADE ONLY WITHIN BOXES. SOLDERLESS PRESSURE-TYPE CONNECTIONS, PROPERLY INSULATED, SHALL BE USED FOR ALL SPICES. TWO POWER WIRE SMALLER THAN #12 AWG MAY BE USED UNLESS SPECIFIED UNDER DESCRIPTIONS OF SPECIAL SYSTEMS.

LABEL ALL CONDUCTIONS WITH CIRCUIT NUMBERS AT BOTH ENDS, MINIMUM.

CONDUIT AND BOXES

CONDUIT SHALL BE 3/4" MINIMUM. EXPOSED OUTDOOR CONDUIT SHALL BE RIG. BELOW GRADE CONDUIT SHALL BE SCHEDULE 40 PVC OR HDPE. EXPOSED INTERIOR CONDUIT SHALL BE EMT. CONDUIT INSTALLED IN INDUSTRIAL FACILITIES SHALL BE RIG. CONDUIT FOR CONDUCTIONS GREATER THAN 400 VOLTS SHALL BE RIG. CONDUIT AND BOXES IN CORROSIVE ENVIRONMENTS SHALL BE PVC-COATED RIG. BELOW GRADE, NON-METALLIC CONDUIT CONTAINING DATA AND COMMUNICATIONS WIRING, SHALL BE INSTALLED WITH A TRACER WIRE.

WHERE FLEXIBLE CONNECTIONS ARE REQUIRED, SUCH AS CONNECTIONS TO MOTORS AND LIGHT FIXTURES, LIQUID-TIGHT, FLEXIBLE METAL CONDUIT SHALL BE USED, WHERE PERMITTED BY THE NEC.

EXTERIOR RIG CONDUIT JOINTS SHALL BE MADE WATER-TIGHT BY COATING THREADS WITH A DPC PAINT.

EXTERIOR MOUNTED DEVICE BOXES AND BOXES INSTALLED IN INDUSTRIAL FACILITIES SHALL BE CAST TYPE. INTERIOR OUTLET BOXES SHALL BE PRESSED STEEL, COMPLETE WITH PLASTER RING IF NECESSARY. FOR EACH SWITCH, RECEPTACLE OR DEVICE SHOW. CEILING OUTLET BOXES SHALL BE 4 INCH OCTAGON, 1-1/2 INCH DEPT. EACH OUTLET SHALL BE PROPERLY SUPPORTED FROM THE BUILDING CONSTRUCTION (INDEPENDENT OF THE RACEWAY SYSTEM). LIGHT FIXTURE BOXES SHALL BE SUPPLIED WITH FIXTURE SUPPORT HARDWARE AND SUPPORTED TO WITHSTAND BO LBS.

DEVICES

SWITCHES SHALL BE 20A RATED, SPECIFICATION GRADE, TOGGLE TYPE, SINGLE POLE, TWO-POSITION. PROVIDE 3-WAY AND 4-WAY AND TWO POLE SWITCHES WHERE INDICATED. COLOR SELECTED BY OWNER OR MATCH EXISTING. LUTION, 15/100V, G.E. OR EQUAL.

RECEPTACLES SHALL BE 20A RATED, SPECIFICATION GRADE, 125VAC, 3 WIRE DUPLEX TYPE, NEMA 5-20R UNLESS NOTED OTHERWISE. PROVIDE GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLES AND ARC-FLASH CIRCUIT INTERRUPTING RECEPTACLES WHERE REQUIRED OR AS INDICATED. COLOR SELECTED BY OWNER OR MATCH EXISTING. 15/100V, G.E. OR EQUAL.

PROVIDE IN USE, HINGED LOCKABLE COVERS FOR ALL EXTERIOR MOUNTED RECEPTACLES. INCELOX OR GALVANIZED STEEL COVERS IN INDUSTRIAL FACILITIES AND INCELOX PLASTIC COVERS (MATCHING OWNER'S EXISTING COVERS) IN FINISHED AREAS.

SUPPORTS AND HANGERS

PROVIDE AND INSTALL NECESSARY STEEL BRACKETS, RODS, CHANNELS, CLAMPS, ETC., FOR SUPPORT OF ALL WORK UNDER THIS CONTRACT. MOUNT SECURELY TO CEILING OR WALL.

LIGHTING FIXTURES

PROVIDE AND INSTALL LIGHT FIXTURES AS SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE. ALL LIGHTING FIXTURES AND COMPONENTS SHALL BE U.L., D.L.C., ENERGY STAR AND E.T.L. APPROVED. EMERGENCY LIGHT FIXTURES AND EXIT SIGNS SHALL BE CONNECTED TO THE CIRCUIT SUPPLYING NORMAL POWER TO LIGHTING FIXTURES IN THE AREA THEY SERVE, AHEAD OF ANY SWITCHES.

PROVIDE CONCRETE FOUNDATIONS, GROUPING AND PADS FOR POLE-MOUNTED EXTERIOR LIGHTS. REFER TO LIGHT FIXTURE SCHEDULE AND DETAILS ON THE DRAWINGS FOR POLE AND MOUNTING ARM SPECIFICATIONS.

END OF DIVISION 26

REVISIONS			

DRAWN	BTT
APPROVED	JFS

**MATRIX**
CONSULTING ENGINEERS, INC.

1601 E. CEMALE CHAVEZ AVE.
LANSING, MI 48204
PHONE 617-487-2511
admin@matrixcorp.com
Matrix Project No. 250065.00

PROJECT

COMERICA BANK
BC 292
17111 N. LAURAL PARK DRIVE
LIVONIA, MI 48152

SHEET DESCRIPTION

ELECTRICAL
SHEET
SPECIFICATIONS

DATE

02/11/25

PROJECT NUMBER

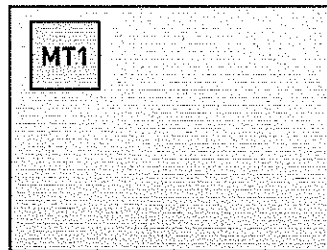
250065.00

SHEET NUMBER

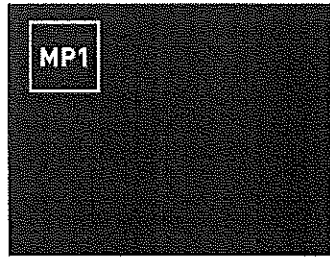
E-101



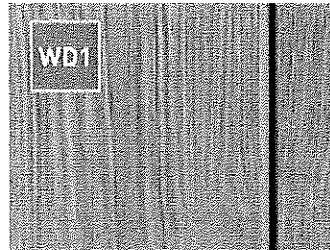
BRICK
Glen Gery
Crystal Black
Thin & Full Bricks
w/matching mortar



METAL ACCENT
Brushed Aluminum



BLUE PANEL
Alpolic Materials
4mm thick
HYB Blue
Part#FR4HYB3.5
Dry system installation



FAUX WOOD
Nichiha Fiber Cement
18"x71"
Vintage Wood - Cedar
EPC762F

EXTERIOR FINISH MATERIALS SCHEDULE	
SYMBOL	DESCRIPTION
BR-1	BRICK (MODULAR) MANUF. & COLOR: GLEN-GERY, CRYSTAL BLACK OR PACIFIC CLAY PRODUCTS, CHARCDAL MORTAR: PIGMENTED TO MATCH BRICK
BR-2	THIN BRICK SYSTEM MANUF. & COLOR: TO MATCH BR-1 MORTAR: PIGMENTED TO MATCH BRICK
BS-1	BRICK STAIN TO MATCH BR-1. SEE SPECIFICATIONS
BOLLARDS	4" STEEL TUBE BOLLARD WITH PLASTIC COVERS BY POST GUARD, ROYAL BLUE WITH WHITE STRIPES) - SEE TYPICAL DETAIL THIS SHEET
MC-1	METAL CEILING MANUF.: USG, CELEBRATION SNAP-IN ALUMINUM SIZE: 2'x2' PANELS COLOR: SILVER SATIN 002, FINISH: STANDARD PERFORATION (C500G) GRID: DONN FINELINE DXFEV, COLOR: FLAT WHITE 050
MP-1	ALUMINUM COMPOSITE MATERIAL PANEL SYSTEM MANUF., COLOR, & THICKNESS: ALPOLIC, HYB BLUE 30% GLOSS, 4mm
MT-1	PREFINISHED SHEET METAL MATERIAL & FINISH: ALUMINUM, CLEAR ANODIZED
MT-2	EQUIPMENT SCREENS MANUF.: INDUSTRIAL LOUVERS INC. MODEL: 450XPI, 4" EXTRUDED ALUMINUM INVERTED BLADES COLOR: SHERWIN WILLIAMS STATUARY BRONZE 397F262FP FLUOROPON PURE
PT-4	PAINT COLOR TO MATCH: SHERWIN WILLIAMS, IRON ORE, SW 7069 THIS DESIGNATION REFERS TO COLOR AND SHEEN ONLY. REFER TO SPECIFICATION FOR PAINT TYPE AND ADDITIONAL INFORMATION.
WD-1	FIBER-CEMENT PANELS MANUF. & STYLE: NICHHA, VINTAGE WOOD COLOR & PANEL SIZE: CEDAR EPC762F 18"x71"

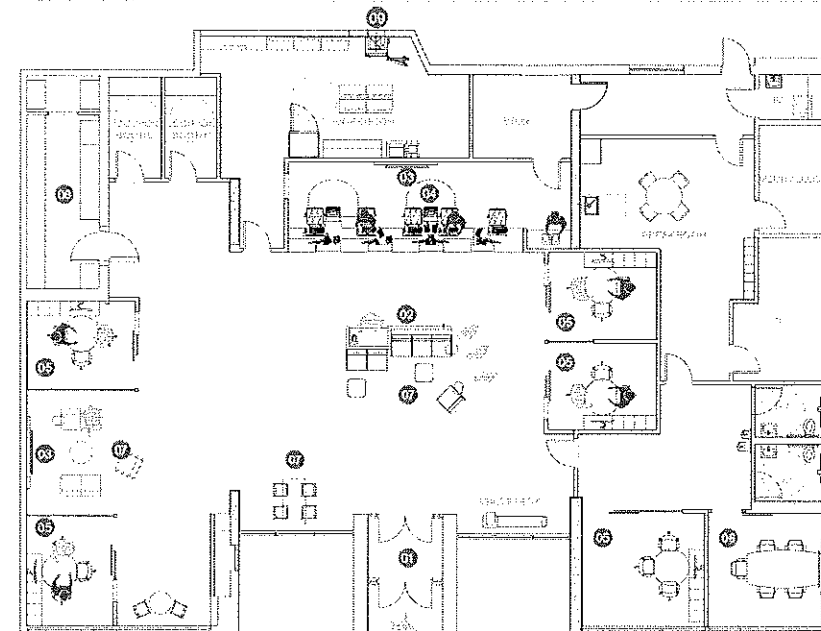
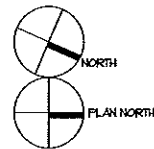
Laurel Park Six Mile - Interior & Exterior

Schematic Plan: First Floor Option 1

- 01 Point of Entry
- 02 Hospitality
- 03 Focal Wall
- 04 Cash Bar
- 05 Consult Platforms
- 06 Conference Room
- 07 Open Lounge
- 08 Safe Deposit
- 09 Night Drop

SCALE PEOPLE KEY

- Personal Banker
- CSR
- Customer



DATE: 03/21/25
CITYSCAPE ARCHITECTS, LLC

CITYSCAPE
architects

40850 Grand River Ave Suite 200
Novi, MI 48375
248 471 7877 ph
248 471 7868 fax

client
Comerica
CBRE

notice
THIS ARCHITECTURAL DRAWING IS GIVEN IN
STRICT CONFIDENCE. NO USE IN WHOLE OR
PART, MAY BE MADE WITHOUT PRIOR WRITTEN
CONSENT OF CITYSCAPE ARCHITECTS, LLC.
ALL RIGHTS ARE HEREBY RESERVED.
CITYSCAPE ARCHITECTS, LLC
COPYRIGHT YEAR 2025

project title

COMERICA 292
LAUREL PARK &
SIX MILE

17111 N. Laurel Park Dr,
Livonia, MI 48152

sheet title

FLOOR PLAN AND
EXTERIOR
ELEVATIONS

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number

24724

drawn LAW

approved

issued date

SITE PLAN APPROVAL 03-21-25

NOT FOR CONSTRUCTION

sheet number

A-211



CITYSCAPE Comerica BC 292
East - Existing



CITYSCAPE Comerica BC 292
East - Proposed



CITYSCAPE
COMERICA BC 292
East Entry - Existing



CITYSCAPE
COMERICA BC 292
East Entry - Proposed



CITYSCAPE
COMERICA BC 292
North - Existing



CITYSCAPE
COMERICA BC 292
North - Proposed 'A'

CITYSCAPE
architects

40850 Grand River Ave Suite 200
Novi, MI, 48375
248.471.7877 ph
248.471.7868 fax

client
Comerica
CBRE

notice
THIS ARCHITECTURAL DRAWING IS GIVEN IN
SHEET CONFIDENCE. NO USE, REPRODUCTION OR
PART, MAY BE MADE WITHOUT PRIOR WRITTEN
CONSENT OF CITYSCAPE ARCHITECTS, LLC.
ALL RIGHTS ARE HEREBY RESERVED.
CITYSCAPE ARCHITECTS, LLC
COPYRIGHT YEAR 2025

project title
COMERICA 292
LAUREL PARK &
SIX MILE

17111 N. Laurel Park Dr,
Livonia, MI 48152

sheet title

EXTERIOR
ELEVATIONS

DO NOT SCALE DRAWINGS
USE RECALC DIMENSIONS ONLY

project number

24724

drawn LAW

approved

issued date

SITE PLAN APPROVAL 03-21-25

NOT FOR CONSTRUCTION

sheet number

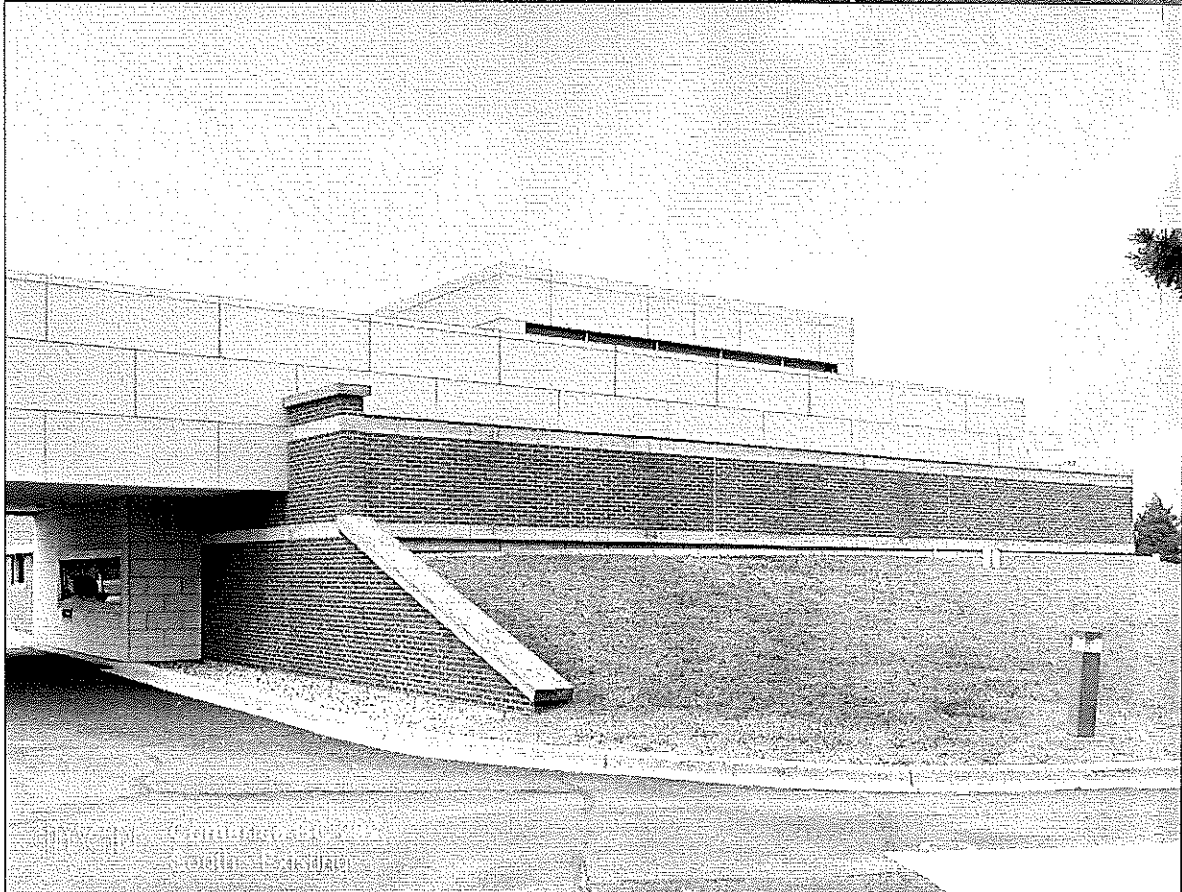
A-212



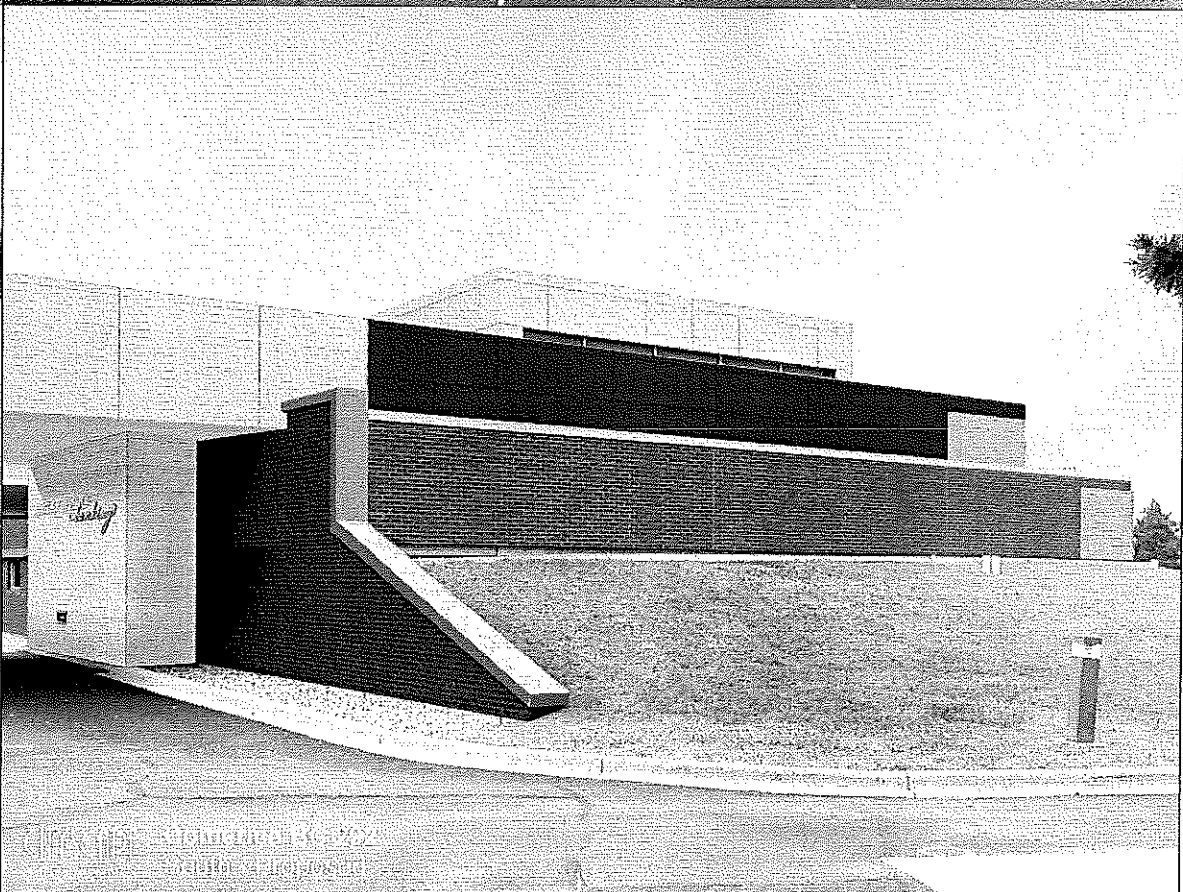
CITYSCAPE architects
Comerica BC 292
West - Existing



CITYSCAPE architects
Comerica BC 292
West - Proposed



CITYSCAPE architects
Comerica BC 292
South - Existing



CITYSCAPE architects
Comerica BC 292
South - Proposed

CITYSCAPE
architects

40850 Grand River Ave Suite 200
Novi, MI 48375
248 471 7877 ph
248 471 7868 fax

client
Comerica
CBRE

notice
THIS ARCHITECTURAL DRAWING IS GIVEN IN
STRICT CONFIDENCE. NO USE, IN WHOLE OR
PART, MAY BE MADE WITHOUT PRIOR WRITTEN
CONSENT OF CITYSCAPE ARCHITECTS, LLC.
ALL RIGHTS ARE HEREBY RESERVED.
CITYSCAPE ARCHITECTS, LLC
COPYRIGHT YEAR 2025

project title
COMERICA 292
LAUREL PARK &
SIX MILE

17111 N. Laurel Park Dr,
Livonia, MI 48152

sheet title

EXTERIOR
ELEVATIONS

DO NOT SCALE DRAWINGS
USE RECALC'D DIMENSIONS ONLY

project number
24724

drawn **LAW**
approved

issued date
SITE PLAN APPROVAL 03-21-25

NOT FOR CONSTRUCTION

sheet number

A-213

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSINAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

April 30, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-03-08-05 – #17111 Laurel Park Drive North

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#17111 Laurel Park Drive North**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer shall submit Engineering drawings and calculations to this department once approvals for the site plans have been received to determine if permits will be required. Based on the submitted drawings, we have the following comments:
 - i) Sanitary Sewer: The developer is proposing to re-use the existing service lead, and maintain the same building usage, so no additional effects to the system is expected.
 - ii) Water Main: The drawings indicate that the existing water service will be re-used.
 - iii) Storm Sewer: The drawings indicate that the existing private storm system will remain be modified to add detention to the site. No calculations have been provided, but we will review the proposed improvements when plans are submitted to this department for permitting.

To: Mr. Kristoffer Canty
Re: Petition 2025-03-08-05 – 17111 Laurel Park Drive North

April 30, 2025
Page 2

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,



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

cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: May 17, 2025
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2025-03-08-05 CoMerica Bank, 17111 Laurel Park Dr.**

This office has reviewed the site plan submitted in connection with a request to renovate a commercial building reconfigure the parking lot on the property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

- Maintain access of emergency vehicles around the entire building with widths of 20' 6" (per code) for potential suppression efforts. Landscaping cannot interfere with road or fire hydrant access.

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

April 28th 2025

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petitions 2025-03-08-05 – 17111 Laurel Park Drive

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,


Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: May 14, 2025

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-03-08-05 - 17111 N. Laurel Park Drive

Pursuant to your request, the above-referenced Petition has been reviewed.

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

17111 Laural park

From Nash, Susan M. <snash@livonia.gov>

Date Fri 5/16/2025 4:09 PM

To Planning <Planning@Livonia.gov>

Attention planning commissioner:

All taxes are paid on the property

Thank you

Susan Nash

Sent from my iPhone

Susan Nash

City Treasurer

City of Livonia | Treasurer's Office

(734) 466-2244

snash@livonia.gov



LETTER TO THE LIVONIA CITY COUNCIL

5.

Finance
June 2, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

Debra Peck Lichtenberg, CPA, Finance Director
Gus Kandah, NIGP-CPP, Purchasing Manager

AGENDA ITEM

AWARD OF CONTRACT: Department of Finance, re: for a three (3) year agreement to replace our current credit card program and transition to a procurement card program.

BACKGROUND DETAILS

The City currently uses a Community Choice credit card to process low-dollar spending. However, the credit card program is difficult to administer, and the bank doesn't offer an online portal to resolve issues, track spending, or issue a rebate program. Our current annual spending is approximately \$100,000 a year. P-cards or business cards, on the other hand, are issued to the City and do not require personal employee information like credit cards. Additionally, P-card providers provide an online portal that shows real-time transaction history and a rebate program. The P-card rebate funds will also go directly into the general operating account. Huntington Bank's local presence in Livonia also provides added convenience and accessibility. Should performance issues arise, the agreement allows for termination with 30 days' notice. Based on estimated annual spend, we are projecting a first-year rebate amount of \$25,000.

Our expectation is that our spending on P-cards will increase over the current credit card program. However, it's **NOT** an overall increase in City spending, but more of a shift from the traditional invoicing process. In other words, it's a change in payment method and should not increase department spending overall. This shift will also reduce our administrative costs and increase our rebate and operating budget. Each department and P-card issuer will also need to read and sign the City of Livonia Purchasing Card and Policy handbook. We will also establish a hard control that prevents anyone from charging more than \$3,000 per transaction, which is consistent with the City Finance ordinance. The P-card program will replace our current credit card program.

The Finance Department recently issued a request for proposals to provide P-cards and received five responses from bidders. Based on the quality of responses to service requirements, value-added services, and rebate programs, we invited all three firms to in-person interviews and product demonstrations. After conducting these interviews, a cross-functional team scored **Huntington Bank** the highest.

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

The Finance Department recommends accepting Huntington Bank's proposal and authorizing the execution of the three-year Master Services Agreement.

ATTACHMENTS

1. S061625 LTC Procurement Card Program
2. PCard Comparative Analysis

APPROVED BY



Debra Peck Lichtenberg, CPA, Finance Director

Date: June 02, 2025



Maureen Miller Brosnan, Mayor

Date: June 05, 2025

P-Card Comparative Analysis

<u>FEATURES</u>	<u>HUNTINGTON*</u>	<u>COMERICA</u>
Customizable Controls at Multiple Department Levels	YES	YES
Integrates with City New World Logos System	YES	YES
Fraud Protection - Liability Waiver Protection	\$100,000	\$100,000
Real Time Access to Data and Reporting	YES	YES
Customized Workflow	YES	YES
Receipt Imaging	YES	YES
Level III Reporting	YES	YES
Consolidated and Automated Reporting	YES	YES
Approval/Review Feature	YES	YES

FEE SCHEDULE

Annual Card Fee	\$25; waived if more than \$2,500 is transacted on Card annually.	\$0
Data Download Fee	\$100	\$50
Document Fee	\$11 monthly; waived if company elects paperless statements	\$5.00 per settlement
Research or Duplicate Document Fee	\$40 per hour; minimum 1 hour assessed	\$5.00 per settlement
Chip & Pin Card Fee	First 20 cards at no charge; \$10 per Card thereafter	\$0
One Time Implementation FEE	\$450 or \$1,500 depending on type of data transmission and set up.	No implementation fee for card program. \$750 for expense reporting system.

REBATE PROGRAM

\$600,000 spend	0.60%	1.10%
\$750,000 spend	0.75%	1.10%
\$1,000,000 spend	1.00%	1.10%
\$1,500,000 spend	1.05%	1.10%
\$2,000,000 spend	1.10%	1.10%

* Huntington Bank's rebate program is calculated and paid out on a monthly basis of 50 BPS plus an annual 1 2M spend would net \$25,000 rather than \$22,000 and \$22,800 respectively with other banks.

JP MORGAN CHASE

YES
YES
\$100,000
YES
YES
YES
YES
YES
YES

\$0
\$0
\$0
\$0
\$0
\$0

0.24%
0.34%
1.05%
1.09%
1.14%

bonus based on all spend.



LETTER TO THE LIVONIA CITY COUNCIL

6.

**Inspection
May 28, 2025**

MEETING DATE

S061625/R070725

PRESENTED BY

Jerome Hanna, Director of Inspection

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE TWO (2) 2025 FORD RANGERS UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Inspection Department, re: to replace current, outdated vehicles, from budgeted funds.

BACKGROUND DETAILS

The 2024-2025 approved Capital Projects Fund includes funds to purchase two (2) vehicles for the Inspection/Ordinance Department. Arrangements were made to incorporate the new vehicle purchases through the State bid process (contract No. MA 240000001208), an extended purchasing program made available to local governments through the State of Michigan. The State bid this year was awarded to and accepted by Lunghamer Ford.

Two (5) 2025 Ford Ranger pickups.

Cost: \$38,886.00 each \$77,772.00 total

Vehicles will be upfitted by Truck & Trailer Specialties, Inc through City of Rochester Hills contract RFP-RH-20-023 with floor liners, wig wag lighting in head lights and taillights, rear window flashers, chassis grill flashers and side facing flashers.

Cost: \$3,810.00 each \$7,620.00 total

The completed cost of the vehicles is: \$85,392.00

It is the recommendation of the Inspection Department that City Council:Recommendation to purchase two (2) 2025 Ford Rangers under State of Michigan Contract

Authorize the purchase of two (2) 2025 Ford Ranger pickups under the State of Michigan extended purchasing program (contract No. MA 240000001208) from Lunghamer Ford, 1960 E. Main St, Owasso, MI 48867 in the total amount of \$77,772.00 from funds in the Capital Projects Funds for the Inspection/Ordinance Department (401 000 985 000 & 226-521-985-000).

Authorize the up fitting of the two (2) Ford Ranger pickups under the City of Rochester Hills RFP-RH-20-023 from Truck and Trailer Specialties Inc. 1200 Victory Drive, Howell MI 48843 in the amount of \$7,620.00.

Authorize the Director of Inspection to make any minor adjustments as needed.

The Ford Ranger was chosen for several reasons as follows:

The total cost of the vehicle (with safety lights) is \$85,392.00 and is within budget.

Ford Motor Co. is a preferred vendor because of its participation in the State Bidding process and produces a quality U.S. made vehicle.

The City Equipment Fleet Manager has recommended this vehicle and believes the city will experience a better maintenance cost factor with these vehicles than other possible choices.

We believe this vehicle will perform admirably for the five (5) to seven (7) year projected vehicle life.

These vehicles are four-wheel drive as they must operate in all emergency conditions. They will be equipped with strobe lighting and emergency equipment as needed, which greatly increases the safety when on major roadways.

Therefore, in summation, we would respectfully ask the Council to authorize this vehicle purchase as noted from Lunghamer Ford, 1960 E Main St, Owasso, MI 48867.

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

It is the recommendation of the Inspection Department that City Council:

Authorize the purchase of two (2) 2025 Ford Ranger pickups under the State of Michigan extended purchasing program (contract No. MA 240000001208) from Lunghamer Ford, 1960 E. Main St, Owasso, MI 48867 in the total amount of \$77,772.00 from funds in the Capital Projects Funds for the Inspection/Ordinance Department (401 000 985 000 & 226-521-985-000).

Authorize the up fitting of the two (2) Ford Ranger pickups under the City of Rochester Hills RFP-RH-20-023 from Truck and Trailer Specialties Inc. 1200 Victory Drive, Howell MI 48843 in the amount of \$7,620.00.

Authorize the Director of Inspection to make any minor adjustments as needed.

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

Two (2) 2025 Ford Rangers

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

Two (5) 2025 Ford Ranger pickups.

Cost: \$38,886.00 each \$77,772.00 total

Vehicles will be upfitted by Truck & Trailer Specialties, Inc through City of Rochester Hills contract RFP-RH-20-023 with floor liners, wig wag lighting in head lights and taillights, rear window flashers, chassis grill flashers and side facing flashers.

Cost: \$3,810.00 each \$7,620.00 total

The completed cost of the vehicles is: \$85,392.00

DETAILED WORK BEING PERFORMED

.

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

Total cost: \$85,392.00
401 000 985 000 & 226-521-985-000

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

Authorize the purchase of two (2) 2025 Ford Ranger pickups under the State of Michigan extended purchasing program (contract No. MA 240000001208) from Lunghamer Ford, 1960 E. Main St, Owasso, MI 48867 in the total amount of \$77,772.00 from funds in the Capital Projects Funds for the Inspection/Ordinance Department (401 000 985 000 & 226-521-985-000).

Authorize the up fitting of the two (2) Ford Ranger pickups under the City of Rochester Hills RFP-RH-20-023 from Truck and Trailer Specialties Inc. 1200 Victory Drive, Howell MI 48843 in the amount of \$7,620.00.

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

ATTACHMENTS

1. 2025 Ranger XL PROPOSED
2. Livonia Ford Ranger Upfit RFQ Quote 050625
3. Fleet Manager email

APPROVED BY



Jerome Hanna, Director of Inspection

Date: June 04, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: June 06, 2025



Carter Fisher, City Attorney

Date: June 06, 2025



Maureen Miller Brosnan, Mayor

Date: June 06, 2025

2025 Ranger Super Crew XL

Major Standard Equipment

MECHANICAL

- 2.3L EcoBoost® Engine with Auto Start-Stop Technology
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – Anti-Lock Brake System (ABS)
- Electronic 10-Speed Automatic Transmission
- Electronic Power-Assist Steering (EPAS)
- Electronic-Shift-On-the-Fly (ESOF) – 4x4 only
- Jack
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery
- Shock Absorbers, Gas – Front
- Shock Absorbers, Gas – Rear Outboard Mounted
- Springs, Front – Coil
- Springs, Rear – Leaf

EXTERIOR

- Cargo Lamp – Integrated with Center High-mounted Stop Lamp (CHMSL)
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- Fuel Tank – 18 Gallon
- Fully Boxed Steel Frame
- Grille – Black w/ Black Center Bar & Black Surround
- Handles, Black – Door and Tailgate
- Hooks – Pickup Box Tie-Down, six (6)
- Mirrors, Sideview – Manual-folding, Power Glass with Black Skull Caps
- Rear window with Fixed Glass
- Spare Tire (Full Sized)
- Front Fascia – Body Color
- Rear Bumper – Black
- Tires – 255/70R17 All-Terrain (A/T) BSW
- Tow Hooks – Front Tow 4x4, two (2)
- Trailer Towing – 4-pin wiring, ball mounting provisions in rear bumper (does not include trailer hitch receiver)
- Wheelip Molding – MIC
- Windshield Wipers – Intermittent Speed

INTERIOR/COMFORT

- 8" Digital Instrument Cluster
- 10" Display in Center Stack
- Black Vinyl Floor Covering
- Cupholders
- Dome Light
- Locking Glove Box
- Manual Air Conditioning, Single Zone
- Power Door Unlock and Lock
- Powerpoint 12V
- Day/Night Rearview Mirror
- Seat, Front
 - Cloth Bucket Seats
 - 8-Way Manual Adjustable Driver Seat including Lumbar
 - 6-Way Manual Adjustable Passenger Seat
 - Flow-through Console with Shifter
- Seat, Rear
 - Cloth Bench Seat
 - Armrest

- Under Seat Storage
- Steering Wheel – Manual Tilt/Telescoping
- Vinyl Console Lid
- Visor – Driver & Passenger
- Windows
 - Power Front/Rear
 - One-touch Up/Down Driver and Passenger
- Overhead Console

SAFETY/SECURITY

- Airbags
 - Driver and Passenger Front
 - Safety Canopy
- ® Side-Curtain
- Belt-Minder® (safety belt reminder)
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- LATCH (Lower Anchors and Tether Anchors for Children)
- Wiper-Activated Headlamps
- SecuriLock® Passive Anti-Theft System
- Perimeter Anti-Theft Alarm
- Tire Pressure Monitoring System (TPMS)

FORD CO-PILOT360™ TECHNOLOGY

- Headlamps – Autolamp (Automatic On/Off)
- Auto High-Beam Headlamps
- Pre-Collision Assist with Automatic Emergency Braking (AEB) (Pedestrian Detection, Forward Collision Warning, Dynamic Brake Support)
- Analog Rear View Camera
- Cruise Control
- Lane Keeping Aid
- Post-Collision Braking

FUNCTIONAL

- Remote Keyless-Entry w/Remote Tailgate Lock
- AM/FM stereo and Six (6) Speakers
- Extended Service Interval Monitor
- FordPass Connect™ (4G)
 - 4G LTE Wi-Fi® hotspot connects up to 10 devices1
 - Remotely start, lock and unlock vehicle2
 - Schedule specific times to remotely start vehicle2
 - Locate parked vehicle2
 - Check vehicle status2
- USB Ports – A & C
- SYNC® 4A
 - Enhanced Voice Recognition Communications and Entertainment System
 - 10" Touchscreen in Center Stack with Swipe Capability
 - Applink®
 - 911 Assist®
 - Apple CarPlay® and Android Auto™ Compatibility

STX APPEARANCE PACKAGE

- STX Fender Badge
- 17" Silver-Painted Aluminum Wheels
- Fog Lamps – Halogen
- LED Reflector Headlamps

XL 100A Super Crew 128" WB 5 Ft. Box

[] **Base Price R4B, 4x2** (2.3L 4 cyl EcoBoost Engine w/ Electronic 10-Spd Transmission) 99H/44T **\$31,893.00**

[X] **Base Price R4P, 4x4** (2.3L 4 cyl EcoBoost Engine w/ Electronic 10-Spd Transmission) 99H/44T **\$35,286.00**

Available Options

[X] **Ford Co-Pilot 360**

- Auto High-Beam Headlamps
- BLIS® (Blind Spot Information System) w/Cross-Traffic Alert and Trailer Coverage
- Lane-Keeping System (Lane-Keeping Aid, Lane-Keeping Alert and Driver Alert System)
- Pre-Collision Assist with Automatic Emergency Braking (AEB) (Pedestrian Detection, Forward Collision Warning, Dynamic Brake Support)
- Rear Parking Sensors
- Digital Rear View Camera
- Reverse Brake Assist

Option Code

67J

Price

625.00

[X] **Trailer Tow Package**

- 4-pin/7-pin wiring harness
- Class IV trailer hitch receiver

53R

495.00

[] **Trailer Tow Package w/Backup Alarm**

- 4-pin/7-pin wiring harness
- Class IV trailer hitch receiver

53R/60H

680.00

[] **Carpet Flooring w/Carpet and Tray Style Floor Mats**

17C

200.00

[X] **Electronic-Locking Rear Differential**

X73

420.00

[] **Engine Block Heater**

41H

145.00

[] **Front License Plate Holder**

153

N/C

[X] **Running Boards – Black**

18D

695.00

[] **Splash Guards/Mud Flaps Front and Rear**

17B

130.00

[X] **Spray-In Bedliner**

86S

495.00

[] **Plastic Drop-In Bedliner**

86Q

345.00

[] **Pickup Box Extender (Not Available w/Bed Utility Package-86Q)**

94B

320.00

[X] **Tonneau Pickup Box Cover – Soft Folding**

94D

600.00

[] **Tonneau Pickup Box Cover – Hard Folding**

94E

1180.00

[] **Tonneau Pickup Box Cover – Retractable**

94J

2200.00

[X] **120V/400W In-Cab and In-Bed Power Outlets and LED Bed Lighting**

55J

225.00

[X] **Daytime Running Lights**

65D

45.00

[] **Integrated Box Step**

47G

215.00

[] **Tired, LT 255/70 R17 All-Terrain Outer White Letter Tires**

TGX

275.00

TOTAL \$ **ea**

Colors & Trim Availability:

<u>Exterior</u>		<u>Interior</u> <u>(Ebony) (BH)</u>
Shadow Black	(G1)	[]
Oxford White	(YZ)	[X]
Carbonized Gray Metallic	(M7)	[]
Marsh Gray	(T9)	[]
Desert Sand	(VA)	[]
Velocity Blue	(E7)	[]
Rub Red Metallic (Extra Cost \$495.00)	(RR)	[]

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

May 6, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Jerome Hanna ph: (734) 466-2582 & Gary Garrison, ph: (734) 536-4548
HQ0005100

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Inspection Department):

2025 Ford Ranger XL, SuperCrew Cab, 4x4, 5' box, 128" WB & vinyl flooring

Install Custom Lighting & Electrical including the following:

In-cab switches for wig-wag lighting and warning lighting
Two (2) SoundOff 4" mPower (mo. EMPS20V38-P) amber/green flashers in chassis grille
Two (2) SoundOff nForce deck (mo. ENFSLDG12) amber/green flashers in rear window w/brackets
Two (2) SoundOff 3" mPower (mo. EMPS10016-P) amber/green flashers side-facing in Ranger emblem
SoundOff "wig-wag" circuit for rear STT lights

Install Spray-on bed liner in cargo area of pickup bed including bulkhead, floor, sides & tailgate

Above installed equipment pricing: \$3,810.00 ea.

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: Allow 2-3 weeks ARO

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

From: [Garrison, Gary](#)
To: [Hanna, Jerome](#)
Subject: Your fleet
Date: Thursday, May 1, 2025 1:16:20 PM

Hi Jerome,

I know you keep an eye on your fleet but what you may not know is the recent cost of repairs.

The last couple of invoices I received were pushing \$3,000.00. This cost of repairs exceeds the value of the vehicle. As you know you have several vehicles that are ten years old and have high mileage. I typically recommend we try to replace our vehicles around the seven-year mark so there is still some trade-in value, and we avoid the high repair cost.

I would much rather see our money going towards new vehicles as compared to repairs. If there is anything I can do to help you to replace your vehicles, please let me know.

We need to make this a priority.

Let me know if you have any questions for me.

Gary

Gary Garrison

Fleet Manager

City of Livonia | Fleet Maintenance

(734) 466-2641

ggarrison@livonia.gov



LETTER TO THE LIVONIA CITY COUNCIL

7.

**Inspection
May 28, 2025**

MEETING DATE

S061625/R070725

PRESENTED BY

Jerome Hanna, Director of Inspection

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE FOUR (4) 2025 FORD ESCAPES UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Inspection Department, re: to replace current, outdated vehicles, from budgeted funds.

BACKGROUND DETAILS

The 2024-2025 approved Capital Projects Funds include funds to purchase four (4) vehicles for the Inspection/Ordinance Department. Arrangements were made to incorporate the new vehicle purchases through the State bid process (contract No. MA 240000001208), an extended purchasing program made available to local governments through the State of Michigan. The State bid this year was awarded to and accepted by Lunghamer Ford.

Four (4) 2025 Ford Escapes.

Cost: \$30,730.00 each \$122,920.00 total

Vehicles will be upfitted by Truck & Trailer Specialties, Inc through City of Rochester Hills contract RFP-RH-20-023 with wig wag lighting in headlights and taillights, rear window flashers, chassis grill flashers, side-facing flashers, and WeatherTec floor liners.

Cost: \$3,390.00 each \$13,560.00 total

The completed cost of the vehicles is: \$136,480.00

It is the recommendation of the Inspection Department that City Council:Recommendation to purchase four (4) 2025 Ford Escapes under the State of Michigan Contract

May 28, 2025

Page 2

Authorize the purchase of four (4) 2025 Ford Escapes under the State of Michigan extended purchasing program (contract No. MA 240000001208) from Lunghamer Ford, 1960 E. Main St, Owasso, MI 48867 in the total amount of \$122,920.00 from funds in the Capital Projects Funds for the Inspection/Ordinance Department (401-000-985-000 & 226-521-985-000).

Authorize the upfitting of the four (4) 2025 Ford Escapes under the City of Rochester Hills RFP-RH-

13-030 from Truck and Trailer Specialties Inc. 1200 Victory Drive, Howell, MI 48843, in the amount of \$13,560.00.

Authorize the Director of Inspection to make any minor adjustments as needed.

The Ford Escape was chosen for several reasons as follows:

The total cost of the vehicle (with safety lights) is \$136,480.00, is within budget.

Ford Motor Co. is a preferred vendor because of its participation in the State Bidding process and produces a quality U.S.-made vehicle.

The City Equipment Fleet Manager has recommended this vehicle and believes the city will experience a better maintenance cost factor with these vehicles than other possible choices.

We believe this vehicle will perform admirably for the five (5) to seven (7) year projected vehicle life.

These vehicles are all-wheel drive, as they must operate in all emergency conditions. They will be equipped with strobe lighting and emergency equipment as needed, which greatly increases safety when on major roadways.

Therefore, in summation, we respectfully ask the Council to authorize this vehicle purchase as noted from Lunghamer Ford, 1960 E Main St, Owasso, MI 48867.

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

It is the recommendation of the Inspection Department that City Council:

1. Authorize the purchase of four (4) 2025 Ford Escapes under the State of Michigan extended purchasing program (contract No. MA 240000001208) from Lunghamer Ford, 1960 E. Main St, Owasso, MI 48867 in the total amount of \$122,920.00 from funds in the Capital Projects Funds for the Inspection/Ordinance Department (401-000-985-000 & 226-521-985-000).
2. Authorize the upfitting of the four (4) 2025 Ford Escapes under the City of Rochester Hills RFP-RH-13-030 from Truck and Trailer Specialties Inc. 1200 Victory Drive, Howell, MI 48843, in the amount of \$13,560.00.

3. Authorize the Director of Inspection to make any minor adjustments as needed.

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

Purchase four (4) 2025 Ford Escapes

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

Four (4) 2025 Ford Escapes.

Cost: \$30,730.00 each \$122,920.00 total

Vehicles will be upfitted by Truck & Trailer Specialties, Inc through City of Rochester Hills contract RFP-RH-20-023 with wig wag lighting in headlights and taillights, rear window flashers, chassis grill flashers, side-facing flashers, and WeatherTec floor liners.

Cost: \$3,390.00 each \$13,560.00 total

The completed cost of the vehicles is: \$136,480.00

DETAILED WORK BEING PERFORMED

.

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

The completed cost of the vehicles is: \$136,480.00

401-000-985-000 & 226-521-985-000

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

Authorize the purchase of four (4) 2025 Ford Escapes under the State of Michigan extended purchasing program (contract No. MA 240000001208) from Lunghamer Ford, 1960 E. Main St, Owasso, MI 48867 in the total amount of \$122,920.00 from funds in the Capital Projects Funds for the Inspection/Ordinance Department (401-000-985-000 & 226-521-985-000).

Authorize the upfitting of the four (4) 2025 Ford Escapes under the City of Rochester Hills RFP-RH-13-030 from Truck and Trailer Specialties Inc. 1200 Victory Drive, Howell, MI 48843, in the amount of \$13,560.00.

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

ATTACHMENTS

1. 2025 Escape (003) PROPOSED

2. Livonia Ford Escape Upfit RFQ Quote 050625
3. Fleet Manager email

APPROVED BY



Jerome Hanna, Director of Inspection

Date: June 04, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: June 06, 2025



Carter Fisher, City Attorney

Date: June 06, 2025



Maureen Miller Brosnan, Mayor

Date: June 06, 2025

State of Michigan
2025 Ford Escape FWD and 4WD
Major Standard Equipment

MECHANICAL

- Electric Parking Brake (Includes Auto Hold)
- Engine – 1.5L EcoBoost® with Auto Start-Stop Technology
- Four-Wheel Disc Brakes with Anti-Lock Brake System (ABS)
- Transmission
- 8-speed Automatic

EXTERIOR

- Active Grille Shutters
- Black – Molded-in-Color
- Lower Bodyside Cladding
- Rocker Panel
- Black Upper Window Molding with Black Beltline Molding
- Bumpers
- Front, MIC
- Rear, MIC – Black Upper/Silver Lower
- Configurable Daytime Running Lamps (DRL)
- Door Handles – Body-Color
- Easy Fuel® Capless Fuel Filler
- Exhaust Tips, Dual – Chrome
- Grille – Chrome Grille Strip
- Tire Inflator and Sealant Kit¹
- Liftgate – Manual
- Privacy Glass – Second Row Side and Liftgate
- Rear Spoiler – Body Color
- Roof-Mounted Antenna
- Tires
- 225/65R17 102H All Season A/S BSW
- Wheels – 17" Shadow Silver-painted Aluminum
- Wipers
- Windshield – Variable-Intermittent/Continuous
- Rear Window – Fixed-Intermittent/Continuous

INTERIOR/COMFORT

- Center Floor Console with Armrest
 - Cruise Control – Steering Wheel Mounted Controls
 - Cupholders – (8)
 - Driver's Side Footrest
 - Dual-Zone Electronic Automatic Temperature Control (DEATC)
 - Refresh95 (Cabin Particulate Air Filter)
 - Floor Mats – Carpeted Front and Rear
 - Grab Handles – Front Passenger. Second Row – two (2), includes Coat Hooks
 - Instrument Panel
 - 8" Screen
 - EcoMode
 - Ice Blue® Lighting
 - Message Center
 - Outside Temperature Display
 - Trip Computer
 - Lighting
 - Front Map Lights
 - Illuminated Entry System with Courtesy Lamp Delay
 - Rear Cargo Area Light
 - Second Row Dome Light
 - Map Pocket – Front-Passenger Seat Back
 - Powerpoints – (2) Rear – Smart Charging USB Outlets
 - Urethane Steering Wheel
 - Seats
 - Unique Cloth Bucket
 - Five Passenger
 - 6-Way Manual Driver Seat (Fore/Aft, Up/Down and Manual Recline)
 - 4-Way Manual Front Passenger (Fore/Aft with Manual Recline)
 - Second Row 60/40 Split-Fold-Flat and Sliding 1 Not available with 2.5L iVCT Atkinson Cycle I-4 Hybrid (99Z)
 - Rear Center Armrest (Fold-Down with Two (2) Cupholders)
 - Rotary Gear Shift Dial
 - Sliding Sun Visors with Vanity Mirrors (Driver and Front Passenger)
 - USB Ports:
 - Smart Charging Multimedia USB Ports, First Row – (1) USB- A and (1) USB-C
 - Steering Column – Manual Tilt/Telescoping
 - Storage – Front Row: Center Console Armrest, Glove Box, Media Bins two (2); in front and in center of the Console, Overhead Console with Sunglasses Storage
 - Windows, Power – Front One-Touch Down Feature (Driver only)
- SAFETY/SECURITY**
- AdvanceTrac® with RSC® (Roll Stability ControlTM) ● Airbags
 - Driver and Front Row Passenger Dual-Stage
 - Driver Knee
 - Front-Seat Mounted Side-Impact
 - Safety Canopy® System – Front and Second Row Safety Canopy®
 - Side-Curtain with Rollover Sensor
 - Center High-Mounted Stop Lamp (CHMSL)
 - Curve Control
 - Day/Night Rearview Mirror – Manually Adjustable

- Door Locks
- Autolock/Autounlock
- Child-Safety Rear
- Power Lock/Unlock
- Electronic Traction Control
- Headlamps
- Courtesy Delay
- LED Reflector with Signature Lighting
- Wiper-Activated
- Head Restraints
- Two-Way Manually Adjustable Driver and Front Passenger
- Two-Way Manually Adjustable Second Row (Left and Right; Center Head Restraint is fixed position)
- LATCH (Lower Anchors and Tether Anchors for Children) on Rear Outboard Seat Positions
- Mirrors, Sideview – Power Glass, Manual-Fold and Black Molded-in-Color (MIC) Caps
- Personal Safety System®
- Rear-Window Defroster and Washer
- Safety Belts — Front and Second Row – Belt-Minder® (Safety Belt Reminder)
- Front Row Height Adjustable
- Second Row Outboard and Center Seat Shoulder
- Three-Point Safety Belts on all (5) Seating Positions ● SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert SystemTM
- Tire Pressure Monitoring System (TPMS) ● Torque Vectoring Control

FORD CO-PILOT360TM TECHNOLOGY

- Ford Co-Pilot360TM includes;
- Auto High Beam Headlamps
- BLIS® (Blind Spot Information System) with Rear Cross Traffic Braking 2 Personal Safety SystemTM for driver and front passenger includes dual-stage front airbags, safety belt pretensioners, safety belt energy-management retractors, safety belt usage sensors, driver's seat position sensor, crash severity sensor, restraint control module and Front Passenger Sensing System.
- Lane-Keeping System (includes Lane-Keeping Assist, Lane Keeping Alert and Driver Alert)
- Pre-Collision Assist with Automatic Emergency Braking (AEB), Pedestrian Detection, Forward Collision Warning and Dynamic Brake Support
- Rear View Camera
- Road Departure Warning
- Headlamps – Autolamp (Automatic On/Off)
- Post-Collision Braking

FUNCTIONAL

- Audio
- AM/FM Stereo
- Six (6) Speakers
- Speed-Compensated Volume
- Steering Wheel Mounted Controls
- SiriusXM® with 360L (if equipped)
- Battery Saver
- Compass
- Electric Power-Assisted Steering (EPAS)
- FordPass ConnectTM
- 4G LTE Wi-Fi® hotspot connects up to 10 devices³ — Remotely start, lock and unlock vehicle⁴
- Locate parked vehicle
- Check vehicle status

Note: Ford Telematics and Data Services are telematics services available for fleet customers, providing access to manufacturer-grade vehicle data including but not limited to location, speed, idle time, remaining fuel, fuel energy, range, diagnostics, and maintenance alerts. FordPass ConnectTM 4G Wi-Fi Modem, enables telematics services directly from Ford or through authorized third-party providers. Learn more at commercialolutions.ford.com or email fcs1@ford.com or by calling 833-FCS-Ford. (833-327-3673).

- Front and Rear Stabilizer Bar
- Intelligent Oil-Life Monitor®
- Provisions for Roof Rack Mounting– Blanking Plugs ● Selectable Drive Modes
- SYNC® 4
- 8" LCD Capacitive Touchscreen with Swipe Capability
- Wireless Phone Connection
- Cloud Connected
- AppLink® w/ App Catalog
- 911 Assist®
- Wireless Apple CarPlay® and Android AutoTM Compatibility
- Digital Owners Manual
- Transmission Oil Cooler
- Variable-Assist Rack-and-Pinion Steering
- Intelligent Access with Push-Button Start
- Keyless-Keysets – Passive Keys, Two (2)

Base Price Escape Active**[] Base Price Front Wheel Drive, U0G/200A****\$26,725.00****[X] Base Price All Wheel Drive, U9G/200A****\$27,795.00****Optional equipment****Order Code****Price****[X] Tech Pack #1****68B****995.00**

- Ford Co-Pilot360™ Assist+
 - Adaptive Cruise Control with;
 - Stop-and-Go
 - Lane Centering Assist
 - Predictive Speed Assist
- Connected Navigation (1 Year included), Pinch-to-Zoom Capability, Live Traffic, Predictive Destinations and Route Guidance
 - Evasive Steering Assist
 - Intersection Assist
 - Rear Parking Sensor
- Rear View Camera – Digital
- SYNC® 4 with Enhanced Voice Recognition
 - 13.2" LCD Capacitive Touchscreen with Swipe Capability

Note: Not available w/ Tech Pack #2 (68C)**[] Active Premium Tech Pack****66N****4370.00**

- Ford Co-Pilot360™ Assist+
 - Adaptive Cruise Control with;
 - Stop-and-Go
 - Lane Centering Assist
 - Predictive Speed Assist
- B&O® Sound System by Bang & Olufsen®, 10 Speakers including Subwoofer
- HD Radio™
- Cold Weather Package (19H)
- Connected Navigation (1 Year included), Pinch-to-Zoom Capability, Live Traffic, Predictive Destinations and Route Guidance
 - Evasive Steering Assist
 - Rear Parking Sensor
- Instrument Panel Cluster – 12.3" Digital Productivity Screen
- 10-Way Power Driver Seat (Fore/Aft, Up/Down, Tilt, Power Lumbar and Power Recline)
- 6-Way Power Passenger (Fore/Aft, Up/Down, Recline)
- Memory Package: Driver's Seat and Driver/Front Passenger Sideview Mirrors
- Power Liftgate
- Rear View Camera - Digital
- SYNC® 4 with Enhanced Voice Recognition
 - 13.2" LCD Capacitive Touchscreen with Swipe Capability
- Wireless Charging Pad

Note: Includes Tech Pack #1 (68B)**[X] Cold Weather Package****19H****995.00**

- Heated Front Row Seats
- Mirrors, Sideview – Heated
- Remote Start System
- Steering Wheel – Heated

Note: Included w/ Tech Pack #2 (68C)**[] Power Liftgate****18C****495.00****[] Power Panoramic Vista Roof****43M****1595.00****[] Steel Mini Spare Tire and Wheel (Spare Tire No Longer STD)****51U****345.00****[] Daytime Running Lights****942****45.00****[] Engine Block Heater****41H****190.00****[] Rear Parking Sensor****60S****245.00****[] Easy Access Cargo Shade****47B****135.00****[] Floor Liners Front and Rear****50B****200.00****[] Cargo Mat****50Q****100.00****[] Remote Start (Included in Cold Weather Package)****LUN****550.00****[X] Extra keys with Integrated Keyless Entry ___@ \$300.00 ea****LUN****600.00****Total Price \$**

Color and Trim Availability on Active Trim Only

<u>Exterior Colors</u>		<u>Interior Colors</u>	
		<u>Ebony Black (CB)</u>	<u>Space Gray(CW)</u>
Agate Black Metallic	[UM]	[]	[]
Oxford White	[YZ]	[X]	[]
Carbonized Gray Metallic	[M7]	[]	[]
Space Silver Metallic	[A3]	[]	[]
Vapor Blue Metallic	[K1]	[]	[]
Extra Cost Paint \$495.00			
Rapid Red Metallic Tinted Clearcoat	[D4]	[]	[]

Base Price ST-Line 1.5L EcoBoost Engine**[] Base Price Front Wheel Drive, U0M/300A** **\$28,834.00****[] Base Price All Wheel Drive, U9M/300A** **\$30,196.00****Base Price ST-Line 2.5L iVCT Atkinson Cycle I-4 Hybrid, eCVT****[] Base Price Front Wheel Drive Escape, U0M/301A** **\$31,928.00****ALL ESCAPE® ACTIVE STANDARD EQUIPMENT
PLUS:****EXTERIOR**

- Grille – Black Mesh Upper/ Black Bars Lower
- Large Single Wing Rear Spoiler • Rear Bumper, MIC – Black Upper/Black Lower
- Roof-Rack Rails – Black
- ST-Line Badging • Unique Rear Skid Plate
- Tires — 225/60R18 100H All Season (A/S) BSW • Wheels – 18" Rock Metallic painted Aluminum

INTERIOR/COMFORT

- Arm Rest and Center Console with Red Stitching • Seats — 8-Way Power Driver Seat (Fore/Aft, Up/Down, Power Lumbar and Power Recline)
- Sport Contour Buckets
- Partial Vinyl and Cloth with Red Stitching
- Sports Dark Headliner
- Steering Wheel – Flat Bottom Sport Style with Red Stitching

Optional equipment

[] Tech Pack #1	Order Code	Price
	68B	995.00

- Ford Co-Pilot360™ Assist+
- Adaptive Cruise Control with;
- Stop-and-Go
- Lane Centering Assist
- Predictive Speed Assist
- Connected Navigation (1 Year included), Pinch-to-Zoom Capability, Live Traffic, Predictive Destinations and Route Guidance
- Evasive Steering Assist
- Intersection Assist
- Rear Parking Sensor
- Rear View Camera – Digital
- SYNC® 4 with Enhanced Voice Recognition
- 13.2" LCD Capacitive Touchscreen with Swipe Capability

[] Cold Weather Package	19H	995.00
---------------------------------	------------	---------------

- Heated Front Row Seats
- Mirrors, Sideview – Heated
- Remote Start System
- Steering Wheel – Heated

Note: Included w/ Tech Pack #2 (68C)

[] Power Liftgate	18C	495.00
[] Power Panoramic Vista Roof	43M	1595.00
[] Steel Mini Spare Tire and Wheel (Spare Tire No Longer STD)	51U	345.00
[] Daytime Running Lights	942	45.00
[] Engine Block Heater	41H	190.00
[] Easy Access Cargo Shade	47B	135.00
[] Floor Liners Front and Rear	50B	200.00
[] Cargo Mat	50Q	100.00
[] Extra keys with Integrated Keyless Entry ____@ \$300.00 ea	LUN	_____

Total Price \$

Color and Trim Availability on ST-Line Trim Only

<u>Exterior Colors</u>		<u>Interior Color</u>
		<u>Ebony Black (HM)</u>
Agate Black Metallic	[UM]	[]
Carbonized Gray Metallic	[M7]	[]
Space Silver Metallic	[A3]	[]
Vapor Blue Metallic	[K1]	[]
Extra Cost Paint \$495.00		
Rapid Red Metallic Tinted Clearcoat	[D4]	[]
Extra Cost Paint \$995.00		
Star White Metallic Tri-coat	[AZ]	[]

Base Price ST-Line Select 2.0L EcoBoost Engine**[] Base Price All Wheel Drive, U9N/401A****\$31,690.00****Base Price ST-Line Select 2.5L iVCT Atkinson Cycle I-4 Hybrid, eCVT****[] Base Price All Wheel Drive, U9N/400A****\$33,478.00****ALL ST-LINE STANDARD EQUIPMENT PLUS:****MECHANICAL**

- Engine: 2.0L EcoBoost® with Auto Start-Stop Technology

EXTERIOR

- LED Fog Lamps
- Mirrors – Body Color and Heated
- Power Liftgate

INTERIOR/COMFORT

- Seats
 - Heated Front Row
- Steering Wheel – Heated
- Sliding Sun Visors with Illuminated Vanity Mirrors (Driver and Front Passenger)
- Windows, Power – One-Touch-Up/Down Front and Rear

FUNCTIONAL

- Remote Start System

Optional equipment**[] Tech Pack #1****Order Code****Price****68B****995.00**

- Ford Co-Pilot360™ Assist+
 - Adaptive Cruise Control with;
 - Stop-and-Go
 - Lane Centering Assist
 - Predictive Speed Assist
- Connected Navigation (1 Year included), Pinch-to-Zoom Capability, Live Traffic, Predictive Destinations and Route Guidance
 - Evasive Steering Assist
 - Intersection Assist
 - Rear Parking Sensor
- Rear View Camera – Digital
- SYNC® 4 with Enhanced Voice Recognition
 - 13.2" LCD Capacitive Touchscreen with Swipe Capability

[] Tech Pack #2**68C****3700.00**

- Ford Co-Pilot360™ Assist+
 - Adaptive Cruise Control with;
 - Stop-and-Go
 - Lane Centering Assist
 - Predictive Speed Assist
- B&O® Sound System by Bang & Olufsen®, 10 Speakers including Subwoofer
- HD Radio™
- Connected Navigation (1 Year included), Pinch-to-Zoom Capability, Live Traffic, Predictive Destinations and Route Guidance
 - Rear Parking Sensor
 - Reverse Brake Assist
 - Evasive Steering Assist
 - Intersection Assist
- Instrument Panel Cluster – 12.3" Digital Productivity Screen
- 10-Way Power Driver Seat (Fore/Aft, Up/Down, Tilt, Power Lumbar and Power Recline)
- 6-Way Power Passenger (Fore/Aft, Up/Down, Recline)
- Memory Package: Driver's Seat and Driver/Front Passenger Sideview Mirrors
- Rear View Camera - Digital
- SYNC® 4 with Enhanced Voice Recognition
 - 13.2" LCD Capacitive Touchscreen with Swipe Capability
- Wireless Charging Pad

Note: Includes Tech Pack #1 (68B)

[] Power Panoramic Vista Roof	43M	1595.00
[] Class II Trailer Towing Package	536	495.00
[] Steel Mini Spare Tire and Wheel (Spare Tire No Longer STD)	51U	345.00
[] Daytime Running Lights	942	45.00
[] Engine Block Heater	41H	190.00
[] Easy Access Cargo Shade	47B	135.00
[] Floor Liners Front and Rear	50B	200.00
[] Cargo Mat	50Q	100.00
[] Extra keys with Integrated Keyless Entry ____@ \$300.00 ea	LUN	_____

Total Price \$

Color and Trim Availability on ST-Line Select Trim Only

<u>Exterior Colors</u>		<u>Interior Color</u>
		<u>Ebony Black (HM)</u>
Agate Black Metallic	[UM]	[]
Carbonized Gray Metallic	[M7]	[]
Space Silver Metallic	[A3]	[]
Vapor Blue Metallic	[K1]	[]
Extra Cost Paint \$495.00		
Rapid Red Metallic Tinted Clearcoat	[D4]	[]
Extra Cost Paint \$995.00		
Star White Metallic Tri-coat	[AZ]	[]

Base Price ST-Line Elite 2.0L EcoBoost Engine**[] Base Price All Wheel Drive, U9P/501A****\$35,623.00****Base Price ST-Line Elite 2.5L iVCT Atkinson Cycle I-4 Hybrid, eCVT****[] Base Price All Wheel Drive, U9P/500A****\$37,057.00****ALL ST-LINE SELECT STANDARD EQUIPMENT PLUS:****EXTERIOR**

- Body Color
- Front and Rear Fascia
- Rocker Panels
- Grille – Black Mesh Upper/Lower
- Painted Front and Rear Bumpers
- Tire – 225/55R19 99H All Season (A/S) BSW
- Wheels – 19" Machined-face Ebony-painted Aluminum

INTERIOR/COMFORT

- Instrument Panel Cluster – 12.3" Digital Productivity Screen
- Memory Package: Driver's Seat and Driver/Front Passenger Sideview Mirrors
- Seats
- 10-Way Heated Power Driver Seat (Fore/Aft, Up/Down, Tilt, Power Lumbar and Power Recline)
- 6-Way Heated Power Passenger (Fore/Aft, Up/Down, Recline)
- Unique Interior Accents (Door/IP)

SAFETY/SECURITY

- Auto-Dimming Rearview Mirror
- Headlamps – Coast to Coast LED Lightbar
- Perimeter Alarm

FORD CO-PILOT360™ TECHNOLOGY

- Ford Co-Pilot360™ Assist +
- Connected 1 Navigation (1-year included), Pinch-to-Zoom Capability, Live Traffic, Predictive Destinations and Route Guidance
- Evasive Steering Assist
- Adaptive Cruise Control with; – Stop-and-Go – Lane Centering Assist – Predictive Speed Assist
- Intersection Assist
- Rear Parking Sensor
- Rear View Camera – Digital

FUNCTIONAL

- Wireless Charging Pad
- SYNC® 4 with Enhanced Voice Recognition
- 13.2" LCD Capacitive Touchscreen with Swipe Capability
- Universal Garage Door Opener (UGDO)

Optional equipment**Order Code****Price****[] Premium Technology Package****66D****1910.00**

- B&O® Sound System by Bang & Olufsen®, 10 Speakers including Subwoofer
- Reverse Brake Assist
- 360-Degree Camera with Split View
- HD Radio™
- Heads Up Display
- ActiveX® Trimmed Seats with Quilting Design and Mini-Perforation with Red Stitching

[] 19" Ebony-Painted Aluminum Wheel**64H****195.00****[] Class II Trailer Towing Package****536****495.00****[] Power Panoramic Vista Roof****43M****1595.00****[] Steel Mini Spare Tire and Wheel **(Spare Tire No Longer STD)******51U****345.00****[] Daytime Running Lights****942****45.00****[] Engine Block Heater****41H****190.00****[] Easy Access Cargo Shade****47B****135.00****[] Floor Liners Front and Rear****50B****200.00****[] Cargo Mat****50Q****100.00****[] Extra keys with Integrated Keyless Entry ____@ \$300.00 ea****LUN****Total Price \$****Color and Trim Availability on ST-Line Elite Trim Only**

Exterior Colors		Interior Color	
		Ebony Black (AM)	
Agate Black Metallic	[UM]	[]	
Carbonized Gray Metallic	[M7]	[]	
Space Silver Metallic	[A3]	[]	
Vapor Blue Metallic	[K1]	[]	
Extra Cost Paint \$495.00			
Rapid Red Metallic Tinted Clearcoat	[D4]	[]	
Extra Cost Paint \$995.00			
Star White Metallic Tri-coat	[AZ]	[]	

Base Price Platinum 2.0L EcoBoost Engine**[] Base Price All Wheel Drive, U9J/601A****\$34,715.00****Base Price Platinum 2.5L iVCT Atkinson Cycle I-4 Hybrid, eCVT****[] Base Price Front Wheel Drive, U0J/600A****\$34,779.00****[] Base Price All Wheel Drive Escape, U9J/600A****\$36,247.00****All ESCAPE® ACTIVE STANDARD EQUIPMENT PLUS:****MECHANICAL**

- Engine: 2.0L EcoBoost® with Auto Start-Stop Technology

EXTERIOR

- Beltline Molding – Chrome
- LED Fog Lamps
- Mirrors – Body Color and Heated
- Power Liftgate
- Roof-Rack Side Rails – Black
- Tire – 225/55R19 99H All Season (A/S) BSW
- Wheels – 19" Machined-face Aluminum with Dark Tarnished painted Pockets

INTERIOR/COMFORT

- Instrument Panel Cluster – 12.3" Digital Productivity Screen
- Memory Package: Driver's Seat and Driver/Front Passenger Sideview Mirrors
- Seats
 - Sport Contour Buckets
 - ActiveX® Trimmed with Mini-Perforation
 - 10-Way Heated Power Driver Seat (Fore/Aft, Up/Down, Tilt, Power Lumbar and Power Recline)
 - 6-Way Heated Power Passenger (Fore/Aft, Up/Down, Recline)
- Steering Wheel – Heated

- Sliding Sun Visors with Illuminated Vanity Mirrors (Driver and Front Passenger)

- Universal Garage Door Opener (UGDO)

- Unique Interior Accents (Door/IP)

- Windows, Power – One-Touch-Up/Down Front and Rear

SAFETY/SECURITY

- Auto-Dimming Rearview Mirror
- Headlamps – Coast to Coast LED Sealed Beam
- Perimeter Alarm

FUNCTIONAL

- Remote Start System
- Wireless Charging Pad
- SYNC® 4 with Enhanced Voice Recognition
- 13.2" LCD Capacitive Touchscreen with Swipe Capability

FORD CO-PILOT360™ TECHNOLOGY

- Ford Co-Pilot360™ Assist +
- Connected Navigation1 (1-year included), Pinch-to-Zoom Capability, Live Traffic, Predictive Destinations and Route Guidance
- Evasive Steering Assist
- Adaptive Cruise Control with; – Stop-and-Go – Lane Centering Assist – Predictive Speed Assist
- Intersection Assist
- Rear Parking Sensor
- Rear View Camera – Digital

Optional equipment**[] Premium Technology Package****Order Code****Price****66D****1910.00**

- Front Parking Sensors
- Reverse Brake Assist
- 360-Degree Camera with Split View
- B&O® Sound System by Bang & Olufsen®, 10 Speakers including Subwoofer
- HD Radio™
- Heads Up Display
- ActiveX® Trimmed Seats with Quilting Design and Mini-Perforation with Red Stitching

[] Class II Trailer Towing Package**536****495.00****[] Power Panoramic Vista Roof****43M****1595.00****[] Steel Mini Spare Tire and Wheel **(Spare Tire No Longer STD)******51U****345.00****[] Daytime Running Lights****942****45.00****[] Engine Block Heater****41H****190.00****[] Easy Access Cargo Shade****47B****135.00****[] Floor Liners Front and Rear****50B****200.00****[] Cargo Mat****50Q****100.00****[] Extra keys with Integrated Keyless Entry ____@ \$300.00 ea****LUN****Total Price \$**

Color and Trim Availability on Platinum Trim Only

<u>Exterior Colors</u>		<u>Interior Colors</u>	
		<u>Ebony Black (EH/AH)</u>	<u>Space Gray(EW/AW)</u>
Agate Black Metallic	[UM]	[]	[]
Carbonized Gray Metallic	[M7]	[]	[]
Space Silver Metallic	[A3]	[]	[]
Vapor Blue Metallic	[K1]	[]	[]
Extra Cost Paint \$495.00			
Rapid Red Metallic Tinted Clearcoat	[D4]	[]	[]
Extra Cost Paint \$995.00			
Star White Metallic Tri-coat	[AZ]	[]	[]

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

May 6, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Jerome Hanna ph: (734) 466-2582 & Gary Garrison, ph: (734) 536-4548
HQ0005099

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Inspection Department):

2025 Ford Escape Active, AWD, carpeted flooring

Install Custom Lighting & Electrical including the following:

In-cab switches for wig-wag lighting and warning lighting
Two (2) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers in chassis grille
Two (2) SoundOff nForce deck (mo. ENFSLDG12) amber/green flashers in rear window w/brackets
Two (2) SoundOff nForce deck (mo. ENFSLDG12) amber/green flashers in side windows w/brackets
SoundOff "wig-wag" circuit for rear STT lights

Install WeatherTech Front & Rear Floor Liners & Cargo Liner, Black (mos. 4417171, 4415872 & 401323)

Above installed equipment pricing: \$3,390.00 ea.

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: Allow 2-3 weeks ARO

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

From: [Garrison, Gary](#)
To: [Hanna, Jerome](#)
Subject: Your fleet
Date: Thursday, May 1, 2025 1:16:20 PM

Hi Jerome,

I know you keep an eye on your fleet but what you may not know is the recent cost of repairs.

The last couple of invoices I received were pushing \$3,000.00. This cost of repairs exceeds the value of the vehicle. As you know you have several vehicles that are ten years old and have high mileage. I typically recommend we try to replace our vehicles around the seven-year mark so there is still some trade-in value, and we avoid the high repair cost.

I would much rather see our money going towards new vehicles as compared to repairs. If there is anything I can do to help you to replace your vehicles, please let me know.

We need to make this a priority.

Let me know if you have any questions for me.

Gary

Gary Garrison

Fleet Manager

City of Livonia | Fleet Maintenance

(734) 466-2641

ggarrison@livonia.gov



LETTER TO THE LIVONIA CITY COUNCIL

8.

Parks and Recreation
April 23, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST FOR APPROVAL OF AGREEMENT FOR CONSERVATION EASEMENT: Department of Parks and Recreation, re: an EGLE Conservation Easement along the branch of the Bell Creek within Fox Creek Golf Course.

BACKGROUND DETAILS

The Department of Parks and Recreation requests the approval of an EGLE Conservation Easement along the Bell Branch within Fox Creek Golf Course.

EGLE requires NorthPoint Development (NorthPoint) to provide off-site stream mitigation for development outside the City of Livonia. In 2024, ECT visited the site as part of a field reconnaissance.

NorthPoint, TJW, and city representatives have jointly reviewed and worked with EGLE to design the improvements, which will minimize the impacts on players and enhance the course operations.

The stream mitigation would involve stabilizing excessive bank erosion, stream restoration, native plantings, and bridge and culvert replacement at no cost to the City. In addition, NorthPoint will provide 5 years of site monitoring and maintenance. After 5 years, the City would be required to remove excessive trash and debris and not develop within the stream corridor. EGLE must also enter into a conservation easement along the stream corridor with the City of Livonia (attached).

A preliminary site plan has been developed for the City's consideration (attached). We anticipate a contractor will access the site with heavy equipment from the east end of the course, off hole 18 from Bicentennial Park. Trucks will also haul in natural gravel materials to this location.

The City has previously entered into a similar agreement for work at Blue Grass Park and the results have been positively received.

We would work with the contractor to avoid the main golf season and focus work to early spring and late fall.

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

We request that the City Council authorize the Mayor and City Clerk to execute the agreement for an EGLE Conservation Easement along the branch of the Bell Creek within Fox Creek Golf Course.

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

N/A

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

N/A

DETAILED WORK BEING PERFORMED

N/A

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

N/A

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

N/A

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

ATTACHMENTS

1. 2025 Streambank mitigation FCGC
2. 2025 Streambank mitigation CE Draft 5.2.25
3. 2025 Streambank mitigation Fox Creek Conservation Easement 5.7.25

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: April 23, 2025



Carter Fisher, City Attorney

Date: May 09, 2025



Maureen Miller Brosnan, Mayor

Date: May 30, 2025

AGREEMENT FOR CONSERVATION EASEMENT

(This instrument is exempt from County and State transfer taxes pursuant to MCL 207.505(a) and MCL 207.526(a), respectively)

This CONSERVATION EASEMENT is created on _____, 20____, by and between _____ (name) married/single individual[s] (*circle one*), or corporation, partnership, municipality, or limited liability company (*circle one*), whose address is _____ (Grantor) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE), whose address is P.O. Box 30458, Lansing, Michigan 48909-7958 or Constitution Hall, 3rd Floor South, 525 West Allegan Street, Lansing, Michigan 48933 (Grantee);

The Grantor is the fee simple title holder of real property located in (*circle one*) the Township/City of _____, _____ County, and State of Michigan, legally described in Exhibit A.

EGLE is the agency charged with administering Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and

Permittee _____ (*insert name and address of Permittee if other than Grantor*) has applied for a Permit (EGLE Permit Number _____), pursuant to Part 301, to authorize activities that will impact a regulated stream. EGLE evaluated the permit application and determined that a permit could be authorized for certain activities within the regulated stream provided certain conditions are met, and

As a condition of the above-referenced permit, Grantor (*on behalf of Permittee, if applicable*) has agreed to grant EGLE a Conservation Easement that protects the mitigated stream(s) and adjacent riparian buffer(s), and/or the remaining on-site streams on the property and restricts further development to the area legally described in Exhibit B. The Conservation Easement (the Easement Premises) consists of approximately _____ acre(s). A survey map depicting the Easement Premises is attached as Exhibit C. EGLE shall record this Agreement with the county register of deeds.

ACCORDINGLY, Grantor hereby conveys unto the Grantee, forever and in perpetuity and for no consideration, this Conservation Easement as set forth in this Agreement pursuant to Subpart 11 of Part 21, Conservation and Historic Preservation Easement, of the NREPA, MCL 324.2140 et seq., on the terms and conditions stated below.

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

1. The purpose of this Agreement is to protect the functions and values of existing and/or mitigated stream(s) and adjacent riparian buffer and their natural resource values on the Easement Premises, consistent with the Permit, and the protection of the benefits to the public derived from streams, and integral habitat, by requiring Grantor to maintain the Easement Premises in its natural and undeveloped condition, except as specified in the Permit or Management Plan, attached as Exhibit E, approved by EGLE.

2. Except as authorized under EGLE Permit Number _____, issued on ____/____/20____ or as otherwise provided in this Agreement (e.g., Exhibit E), Grantor shall refrain from, and prevent any other person from, altering or developing the Easement Premises in any way. This includes, but is not limited to:
- a) Alteration of the surface topography;
 - b) Creation of paths, trails, or roads;
 - c) The placement of fill material as defined in Part 303 of the NREPA, MCL 324.30301 et seq., as amended;
 - d) Dredging, removal or excavation of any soil or minerals;
 - e) Drainage of surface or groundwater;
 - f) Construction or placement of any structure;
 - g) Plowing, tilling, mowing or cultivating the soils or vegetation;
 - h) Alteration or removal of vegetation, including the planting of non-native species;
 - i) Ranching, grazing, farming;
 - j) Use of chemical herbicides, pesticides, fungicides, fertilizers, spraying with biocides, larvicides or any other agent or chemical treatments, unless as part of an EGLE-approved Management Plan, attached as Exhibit E;
 - k) Construction of unauthorized utility or petroleum lines;
 - l) Storage or disposal of ash, garbage, trash, debris, abandoned equipment or accumulation of machinery, bio-solids or other waste materials, including accumulated vegetative debris, such as grass clippings, leaves, yard waste or other material collected and deposited from areas outside the Easement Premises;
 - m) Use or storage of automobiles, trucks or off-road vehicles including, but not limited to, snowmobiles, dune buggies, all-terrain vehicles, and motorcycles;
 - n) Placement of billboards or signs, except as otherwise allowed in the Permit or this Agreement;
 - o) Use of the mitigated or existing stream(s), or associated riparian buffer for the dumping of untreated storm water or the directing of treated storm water to the easement premises at a volume that adversely impacts the hydrology or stability of the stream;
 - p) Actions or uses detrimental or adverse to water conservation and purity, fish, wildlife, or habitat preservation.
3. Cutting down, burning, destroying, or otherwise altering or removing trees, tree limbs, root structure, shrubs or other vegetation, whether living or dead, is prohibited within the Easement Premises, except with the written permission of Grantee, expressly for the removal of trees, limbs, or root structure to eliminate danger to health and safety, to reduce a threat of infestation posed by diseased vegetation, invasive non-native plant species that endanger the health of native species or as otherwise provided in the EGLE-approved Management Plan, attached as Exhibit E, for the Easement Premises.
4. Grantor is not required to restore the Easement Premises due to alterations resulting from causes beyond the owner's control, including, but not limited to, unauthorized actions by third parties that were not reasonably foreseeable; natural causes or natural disasters, such as unintentional fires, floods, storms, or natural earth movement.
5. Grantor, Permittee or its authorized agents or representatives may enter the Easement Premises to perform activities within the Easement Premises consistent with the Permit or the mitigation requirements. Grantor or Permittee shall provide 5 days notice to the Grantee of undertaking any mitigation activity, even if the mitigation project has been conceptually approved. Any activities undertaken pursuant to the Permit, a mitigation project, or this Agreement (e.g., Exhibit E), shall be performed in a manner to minimize the adverse impacts to existing stream(s), and any other mitigation areas.
6. Grantor covenants that Grantor has good and sufficient title to the Easement Premises described in Exhibit B.
7. Grantor covenants that any other existing interests or encumbrances in the Easement Premises have been disclosed to EGLE.
8. Grantor covenants that to the best of Grantor's knowledge no hazardous substances or hazardous or toxic wastes have been generated, treated, stored, used, disposed of or deposited in or on the property.

9. This Agreement does not grant or convey to Grantee or members of the general public any right to possession or use of the Easement Premises.
10. Grantor shall continue to be responsible for the upkeep and maintenance of the Easement Premises to the extent it may be required by law.
11. Grantee and its authorized employees and agents, as shown in Exhibit D, may enter the Easement Premises at reasonable times to determine whether the Easement Premises are being maintained in compliance with the terms of this Agreement, mitigation, or other conditions of the Permit; and for purposes of taking corrective actions for failure to comply. If Grantee is entering the Easement Premises for purpose of taking corrective actions, Grantor shall be provided with 14 days notice to provide the opportunity to cure the failure to comply.
12. This Agreement shall be binding upon the successors and assigns of the parties and shall run with the land in perpetuity, unless modified or terminated by written agreement of the parties.
13. This Agreement may be modified only in writing through amendment of the Agreement. Any modification shall be consistent with the purpose and intent of the Agreement.
14. In addition to the right of the parties to enforce this Agreement, it is also enforceable by others against the owner of the land, in accordance with Part 21, Subpart 11 of the NREPA, MCL 324.2140 *et seq*, as amended.
15. Grantor shall indicate the existence of this Agreement on all future deeds, mortgages, land contracts, plats, and any other legal instrument used to convey an interest in the Easement Premises.
16. A delay in enforcement shall not be construed as a waiver of the Grantee's rights to enforce the conditions of this Agreement.
17. This Agreement shall be liberally construed in favor of maintaining the purpose of the Conservation Easement.
18. If any portion of this Agreement is determined to be invalid by a court of law, the remaining provisions will remain in force.
19. This Agreement will be construed in accordance with Michigan law. All legal action related to this conservation easement must be filed and pursued in Michigan state courts.
20. In addition to the terms of the Permit issued by Grantee, this document sets forth the entire agreement of the parties. It is intended to supersede all prior discussions or understandings.
21. Within 90 days after this Agreement is executed, Grantor shall place and maintain, at Grantor's expense, signs, fences, or other suitable markings along the Easement Premises to clearly demarcate the boundary of the Easement Premises, or as otherwise provided in the Permit.
22. The terms 'Grantor' and 'Grantee' wherever used in this Agreement, and any pronouns used in place thereof, shall include, respectively, the above-named Grantor and their personal representatives, heirs, successors, and assigns, and the above-named Grantee and their successors and assigns.

LIST OF ATTACHED EXHIBITS

- Exhibit A:** A legal description of the Grantor's property, inclusive of the Easement Premises.
- Exhibit B:** A legal description of the Easement Premises.
- Exhibit C:** A survey map depicting the Easement Premises that also includes identifiable landmarks, such as nearby roads, to clearly identify the easement site.
- Exhibit D:** A legal description that provides a path of legal access to the Easement Premises and a map that indicates this access site that EGLE staff will use for ingress and egress to and from the Easement Premises or, if the Easement is directly connected to a publicly accessible point, such as a public road, a statement is required that authorizes EGLE staff ingress and egress to and from the Easement Premises with a map that clearly indicates the connection of the public access site to the Easement Premises.
- Exhibit E:** *If applicable*, a stewardship and/ or long-term management plan that that includes baseline documentation and any vegetation and/or site management plans.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written. In signing this Agreement, the Signatory covenants that he or she has the authority to convey the Conservation Easement on behalf of the Grantor.

GRANTOR:

Signature: _____

Type/Print Grantor's Name exactly as signed

Title (if signing on behalf of an organization)

Organization Name (if signing on behalf of an organization)

STATE OF MICHIGAN }
 } ss
COUNTY OF _____}

IF SIGNING ON BEHALF OF AN ORGANIZATION, THIS MUST BE COMPLETED:

The foregoing instrument was acknowledged before me this ____ day of _____, 20__

by _____, (name[s]) the _____, (title)

of _____, (Organization name) a _____, (state) corporation,
partnership, municipality, or limited liability company (circle one), on behalf of the organization.

(Signature of Notary Public)

(Typed or Printed name of Notary Public)

My commission is in: _____ County, Michigan

Acting in: _____ County, Michigan

My Commission Expires: _____

(OR) IF SIGNING AS AN INDIVIDUAL OR MARRIED PERSON, THIS MUST BE COMPLETED:

The foregoing instrument was acknowledged before me this ____ day of _____, 20__

by _____, (name[s]) _____ (marital status).

(Signature of Notary Public)

(Typed or Printed name of Notary Public)

My commission is in: _____ County, Michigan

Acting in: _____ County, Michigan

My Commission Expires: _____

GRANTEE:

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENT, GREAT
LAKES, and ENERGY WATER RESOURCES
DIVISION

Teresa Seidel, Division Director

STATE OF MICHIGAN}
COUNTY OF INGHAM} ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by Teresa Seidel, Division Director, Water Resources Division, State of Michigan, on behalf of the Michigan
Department of Environment, Great Lakes, and Energy.

(Signature of Notary Public)

(Typed or Printed name of Notary Public)

Acting in: Ingham County, Michigan

My Commission is in _____ County, Michigan

My Commission Expires: _____

Form Drafted By:

AFTER RECORDING, RETURN TO:

**Michigan Department of Environment, Great Lakes,
and Energy
Water Resources Division
Constitution Hall, 3rd Floor South
P.O. Box 30458
Lansing, Michigan 48909-7958**

Exhibit E

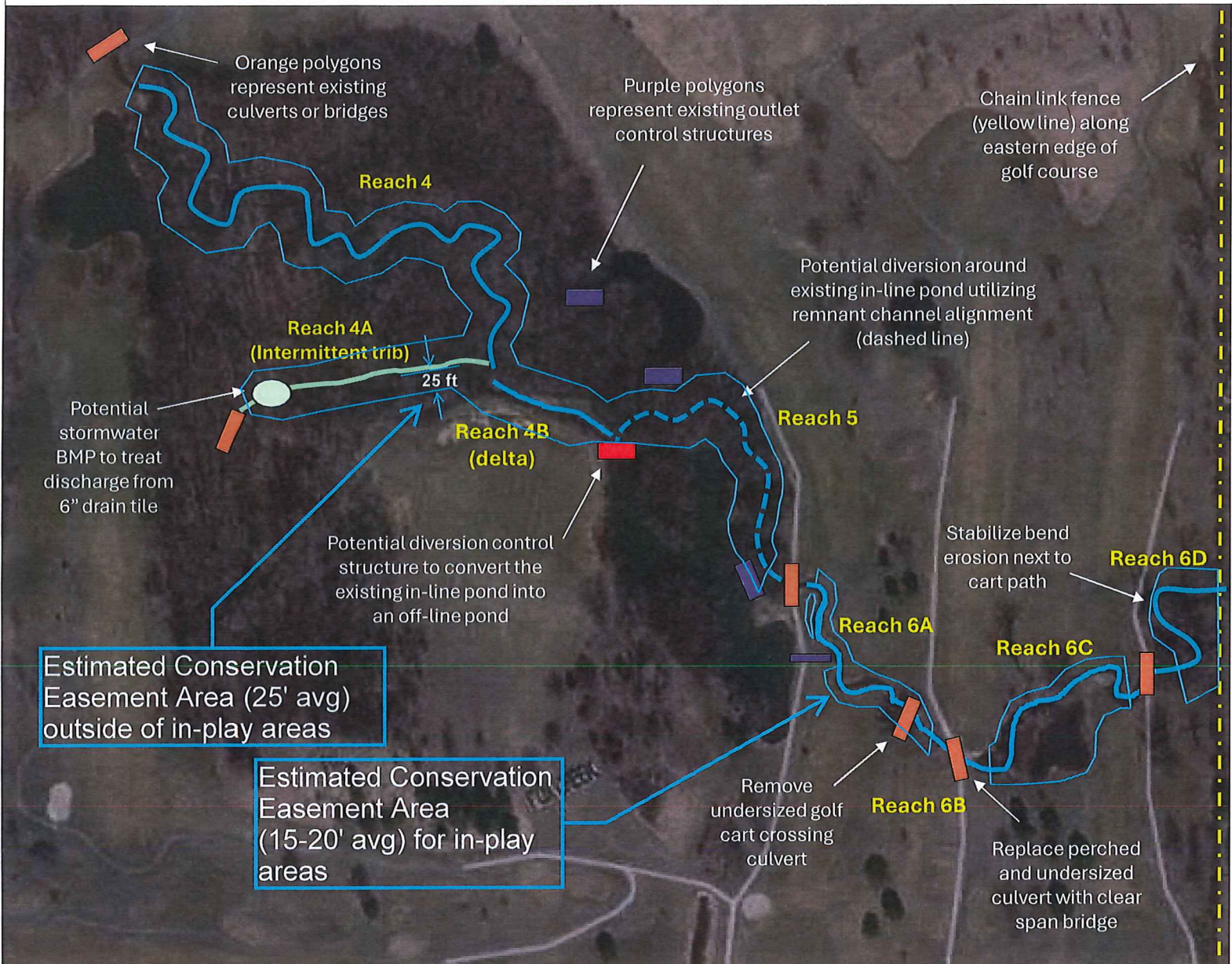
LONG TERM MAINTENANCE PLAN

Vegetation Management for In-Play Areas of the Golf Course

- The goals of long-term vegetation management for in-play areas of the golf course are to retain native vegetation within the streamside buffer to protect the stream banks and benefit aquatic organisms while also retaining the ability for the regular play of golf through these areas. If unanticipated issues arise that are not covered here, EGLE and the golf course will work cooperatively to find vegetation maintenance solutions in support of these mutual goals.
- Any planting or seeding within the conservation easement premises must consist of native Michigan plant materials according to the Floristic Quality Assessment for the State of Michigan, except for an annual cover crop for initial site stabilization. Native plantings may include, but are not limited to, species listed in the final approved stream mitigation plan, which are chosen for their relatively low height. Any erosion control blanket shall be free of plastic.
- Grantor, Permittee, or its authorized agents or representatives may manage invasive plant species using the best management practices available at the time management activities are undertaken for control of specific invasive plant species within riparian areas adjacent to the stream. Best management practices that have the least negative impact to the stream, stream banks, and native vegetation should be selected. Invasive plant species include, but are not limited to, *Phragmites australis* (Common Reed), *Lythrum salicaria* (Purple Loosestrife), *Fragula alnus* (Glossy Buckthorn), *Rhamnus cathartica* (Common Buckthorn), *Alliaria petiolata* (Garlic Mustard), and *Phalaris arundinacea* (Reed Canary Grass). This paragraph does not exempt the Grantor, Permittee, or its authorized agents or representatives from any other applicable regulations and a permit must be received for any activities that require a permit under NREPA.
- Grantor, Permittee, or its authorized agents or representatives may manage woody vegetation so that it does not interfere with golf course play but may not eliminate woody vegetation all together. Woody vegetation that establishes voluntarily, but is undesirable, may be removed and replaced with native species that are more compatible with in-play area requirements. Landscaping industry best management practices for seasonal pruning of woody vegetation should be followed to keep woody vegetation healthy, while limiting plant height to 36 inches or less.
- In the rare instance where vegetation becomes an imminent threat to public safety, that vegetation may be immediately removed by the Grantor, Permittee, or its authorized agents or representatives. EGLE shall be notified within 14 days of the removal of the threat and provided information regarding the nature of the threat and the actions taken to address it.

Conceptual Stream Mitigation Plan

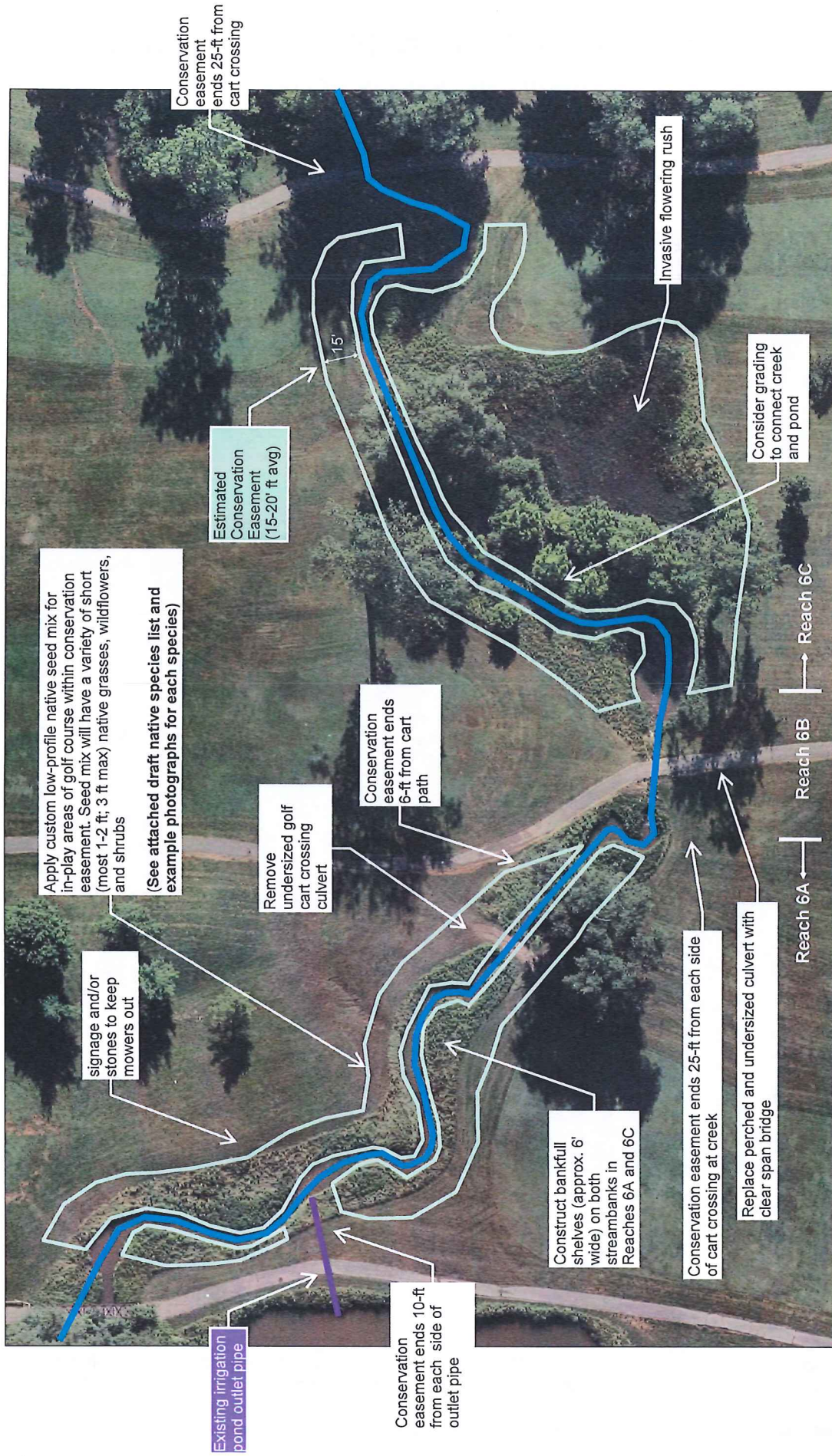
NorthPoint Development LLC
Romulus Trade Center
Offsite Stream Mitigation at Fox Creek
City of Livonia, Michigan
April 8, 2025 Draft



Reach	Upstream End	Downstream End	Ex. Length (ft)	Proposed Length (ft)	Ex. Score (fft)	Prop. Score (fft)	Yield (fft)	Comments
4 bridge	delta		890	1045	267	470	203	
4A culvert	creek		335	355	84	146	190	= 128 ft BMP + 62 ft other improvements along this tributary
4B delta	inline pond		100	100	23	45	22	
5 diversion	bridge		300	300	69	69	0	Assumes no diversion and no improvements this reach
6A/B/C bridge	bridge		750	750	180	263	258	= 175 ft for two crossings + 83 ft minimal buffer/in-stream work
6D bridge	fence		240	250	94	118	31	= 7 ft herbaceous buffer left overbank + 24 ft in-stream work
Total							704	ft total yield compared to 704 FFT Required

Conceptual Plan for In-Play Areas of Golf Course

April 8, 2025 Draft



Draft Golf Course In-Play Native Seed Mix

NATIVE PLANT NAME		SIZE		PHYSIOGNOMY		SUN		FLOWERS		MOISTURE			
Scientific Name	Common Name	height	type	full sun	part sun	shade	color	dry	avg	wet	indicator	link	
Ceanothus americanus	New Jersey Tea	1-3'	Native Shrub	YES	YES	NO	White	YES	YES	NO	UPL	https://michiganflora.net/record/2408	
Rosa carolina	Pasture Rose	1-3'	Native Shrub	YES	YES	NO	Pink	YES	YES	NO	FACU	https://michiganflora.net/record/2539	
Carex pensylvanica	Pennsylvania Sedge	.5-1'	Native Sedge (Grassy)	NO	YES	NO	Green	YES	YES	NO	UPL	https://michiganflora.net/record/1026	
Lupinus perennis	Wild Lupine	1-2'	Native Wildflower	YES	YES	NO	Blue	YES	NO	NO	UPL	https://michiganflora.net/record/1327	
Penstemon hirsutus	Hairy Beardtongue	1-2'	Native Wildflower	YES	NO	NO	Pink	YES	YES	NO	UPL	https://michiganflora.net/record/1960	
Schizachyrium scoparium	Little Bluestem	2-4'	Native Grass	YES	NO	NO	Green	YES	YES	NO	FACU	https://michiganflora.net/record/2214	
Coreopsis lanceolata	Sand Coreopsis	1-2'	Native Wildflower	YES	NO	NO	Yellow	YES	YES	NO	FACU	https://michiganflora.net/record/296	
Asarum canadense	Wild Ginger	.5-1'	Native Wildflower	YES	NO	NO	Purple	NO	YES	NO	UPL	https://michiganflora.net/record/198	
Allium cernuum	Nodding Wild Onion	1-2'	Native Wildflower	YES	YES	NO	Pink	NO	YES	NO	FACU	https://michiganflora.net/record/39	
Geranium maculatum	Wild Geranium	1-2'	Native Wildflower	YES	YES	YES	Pink	NO	YES	NO	FACU	https://michiganflora.net/record/1406	
Anemone canadensis	Canada Anemone	1-2'	Native Wildflower	YES	YES	NO	White	NO	YES	YES	FACW	https://michiganflora.net/record/2357	
Pycnanthemum virginianum	Mountain Mint	1-2'	Native Wildflower	YES	YES	NO	White	NO	YES	YES	FACW	https://michiganflora.net/record/1586	
Juncus effusus	Soft-stemmed Rush	1-3'	Native Rush (Grassy)	YES	NO	NO	Green	NO	NO	YES	OBL	https://michiganflora.net/record/1510	
Spiraea tomentosa	Steeplebush	2-3'	Native Shrub	YES	YES	NO	Pink	NO	YES	YES	FACW	https://michiganflora.net/record/2575	

New Jersey Tea



Pasture Rose



Pennsylvania Sedge



Wild Lupine



Hairy Beardtongue



Little Bluestem



Sand Coreopsis



Wild Ginger



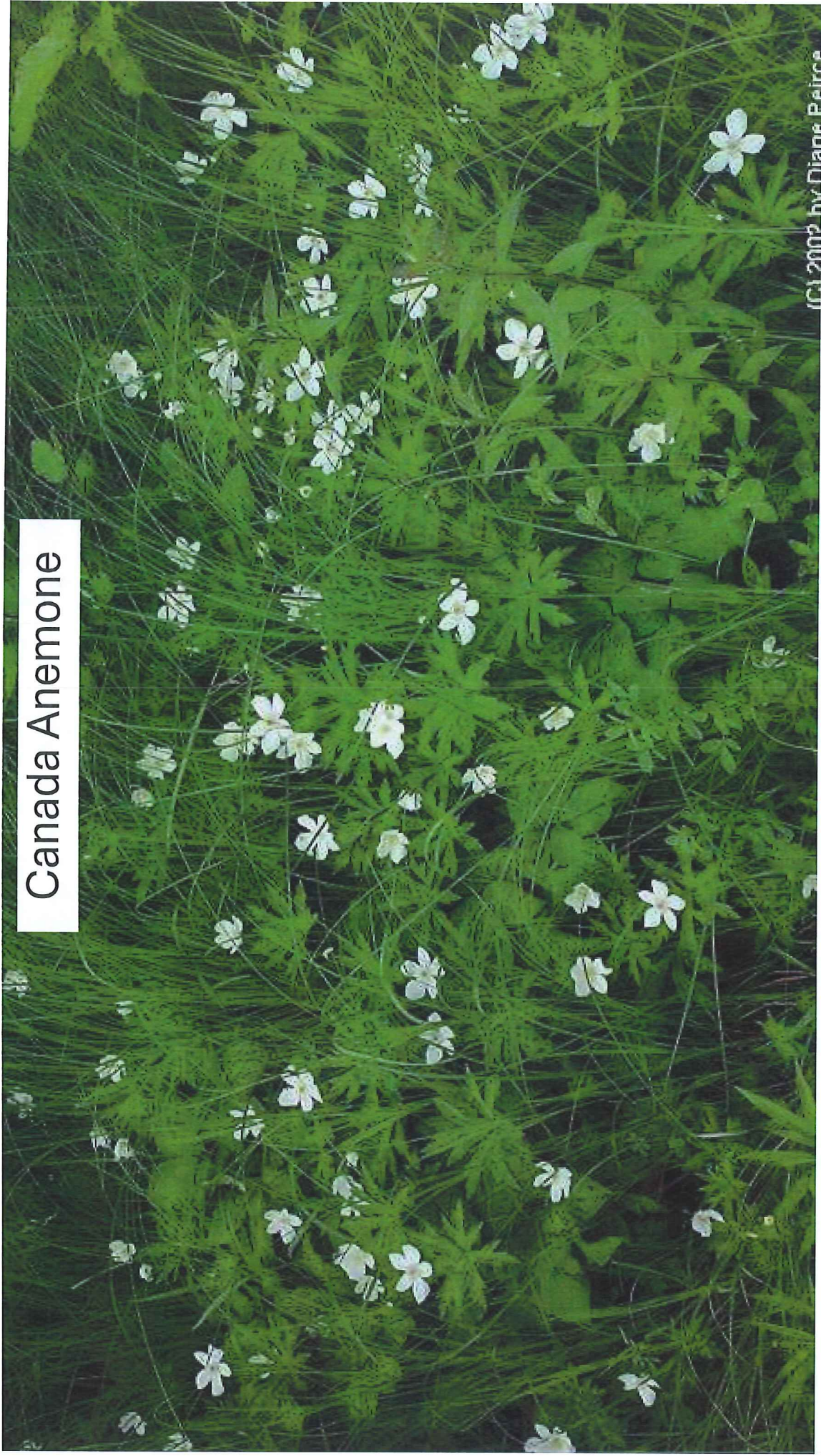
Nodding Wild Onion



Wild Geranium



Canada Anemone



Mountain Mint

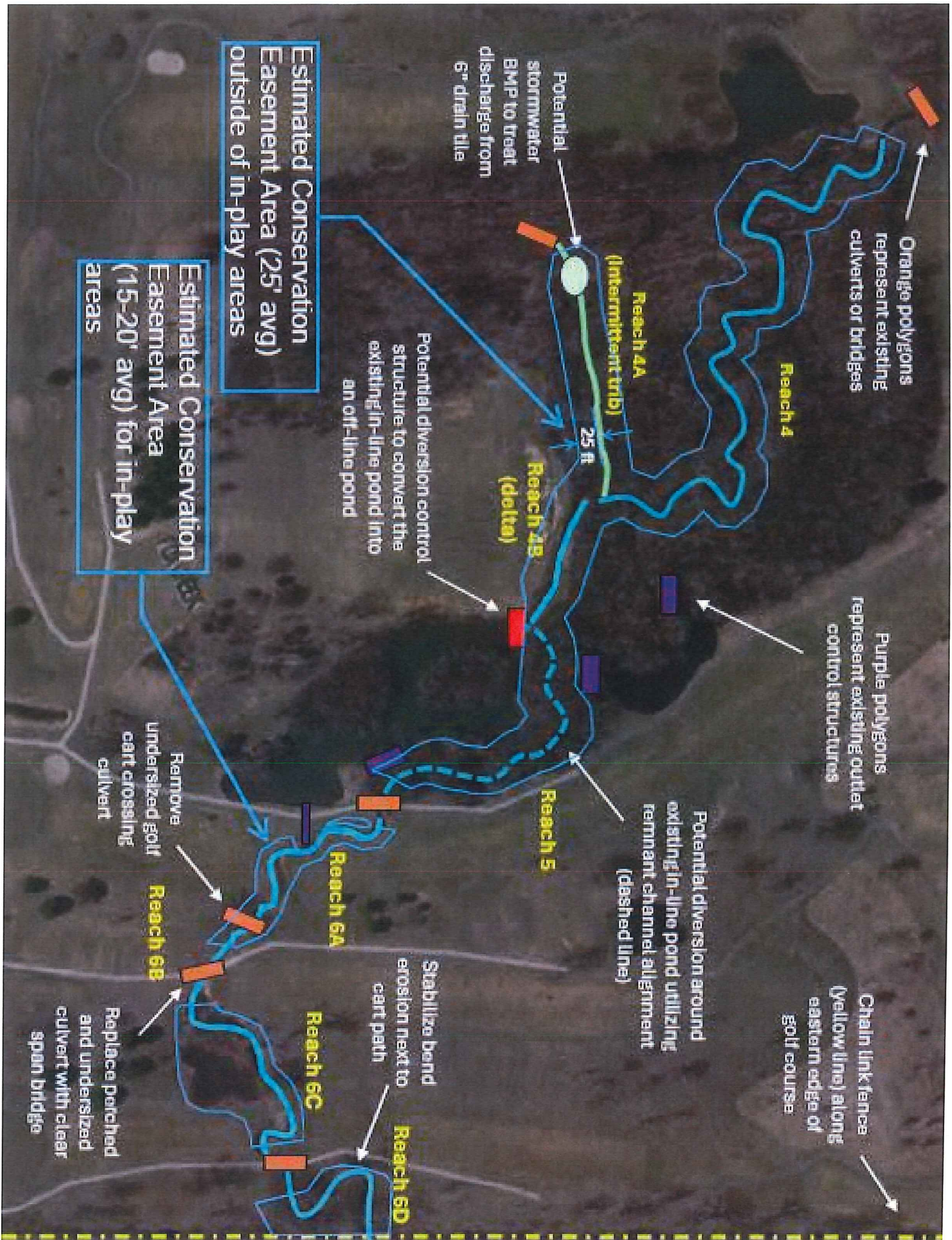




Soft-stemmed Rush

Steeplebush





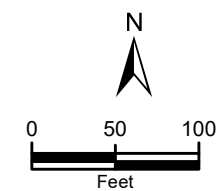


Midwestern Consulting will incorporate the results of the onsite survey to adjust the draft easement boundary depicted here as needed based on the following criteria::

- Conservation easement needs to end 10-ft from each side of existing irrigation pond outlet pipe (20-ft gap centered on outlet pipe)
- Conservation easement needs to end 25-ft upstream and downstream of the centerline of each existing culvert/bridge crossing (50-ft gap centered on crossing)
- Conservation easement needs to end 6-ft from the edges of existing cart paths

New bridge will be located between the existing crossings

 Draft Conservation_Easement



Base Layer: ESRI aerial imagery

**Conceptual Conservation Easement
April 30, 2025 DRAFT**

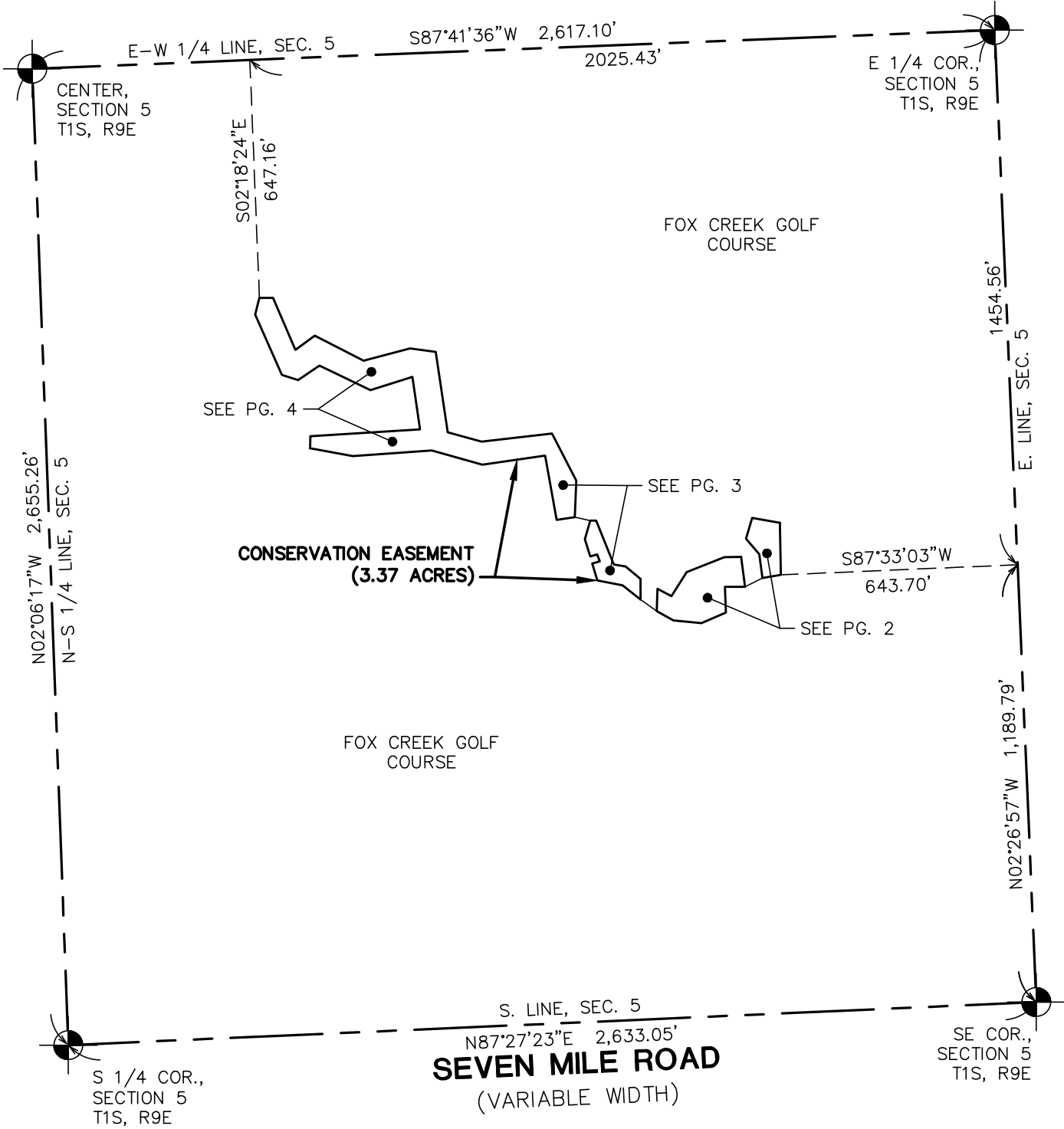
NorthPoint Development, LLC
Offsite Stream Mitigation at Fox Creek
Fox Creek Golf Course, Livonia, MI

Date: 5/2/2025

ECT

CONSERVATION EASEMENT

PROPOSED CONSERVATION EASEMENT LOCATED IN THE SE 1/4 OF SECTION 5, T1S, R9E, CITY OF LIVONIA, WASHTENAW COUNTY, MICHIGAN



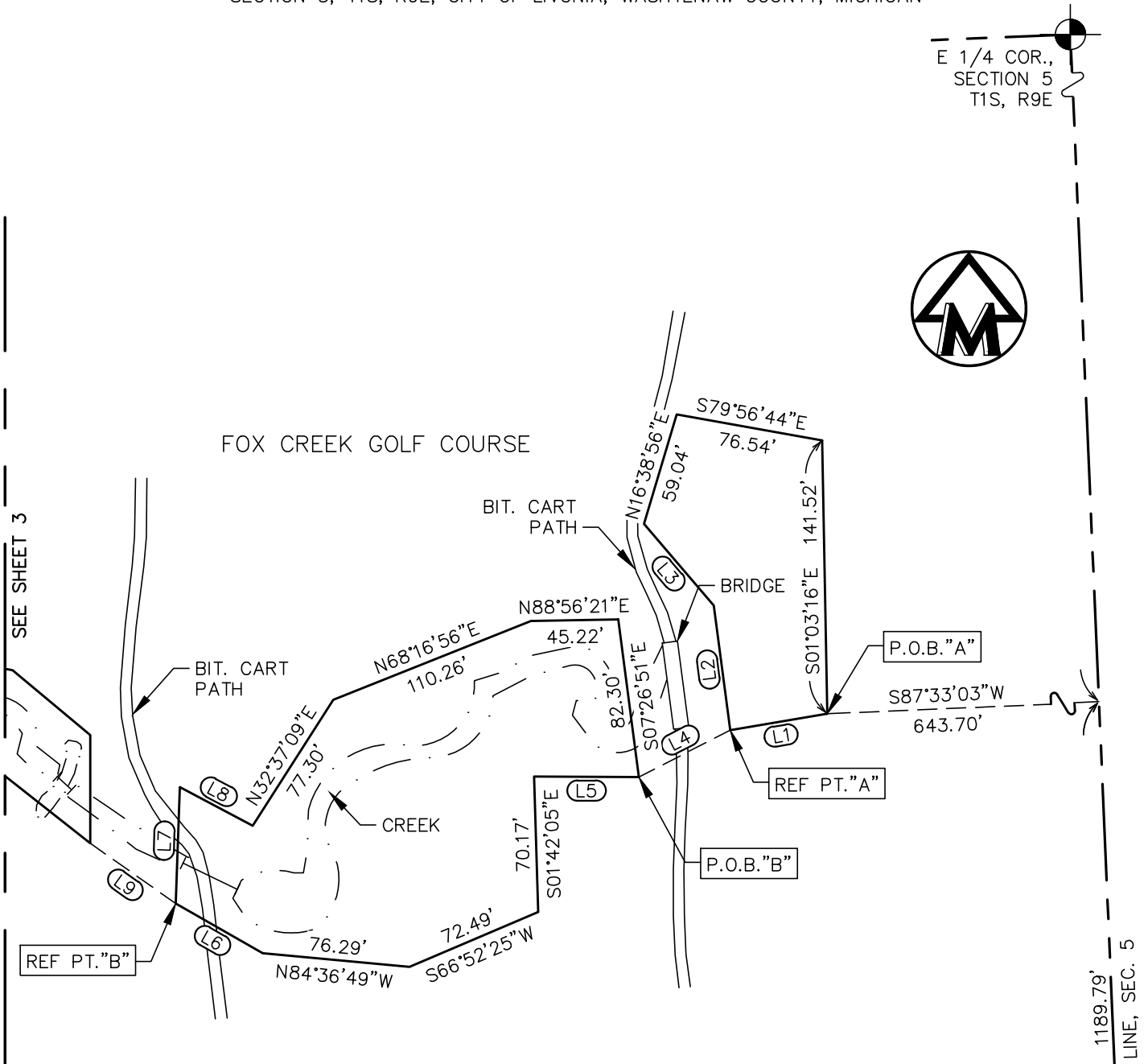
BASIS OF BEARINGS

MICHIGAN STATE PLANE
SOUTH ZONE
INTERNATIONAL FOOT

CLIENT: ECT, INC.	DATE: 5/7/2025	
JOB NO.: 25087	SHEET 1 OF 6	
SECTION: 5 TOWN: 1S RANGE: 9E	SCALE: 1in.= 400 ft.	
CITY OF LIVONIA	BOOK: 1122	
WAYNE COUNTY, MICHIGAN	BY: MST	
MIDWESTERN CONSULTING 3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com		

CONSERVATION EASEMENT

PROPOSED CONSERVATION EASEMENT LOCATED IN THE SE 1/4 OF SECTION 5, T1S, R9E, CITY OF LIVONIA, WASHTENAW COUNTY, MICHIGAN



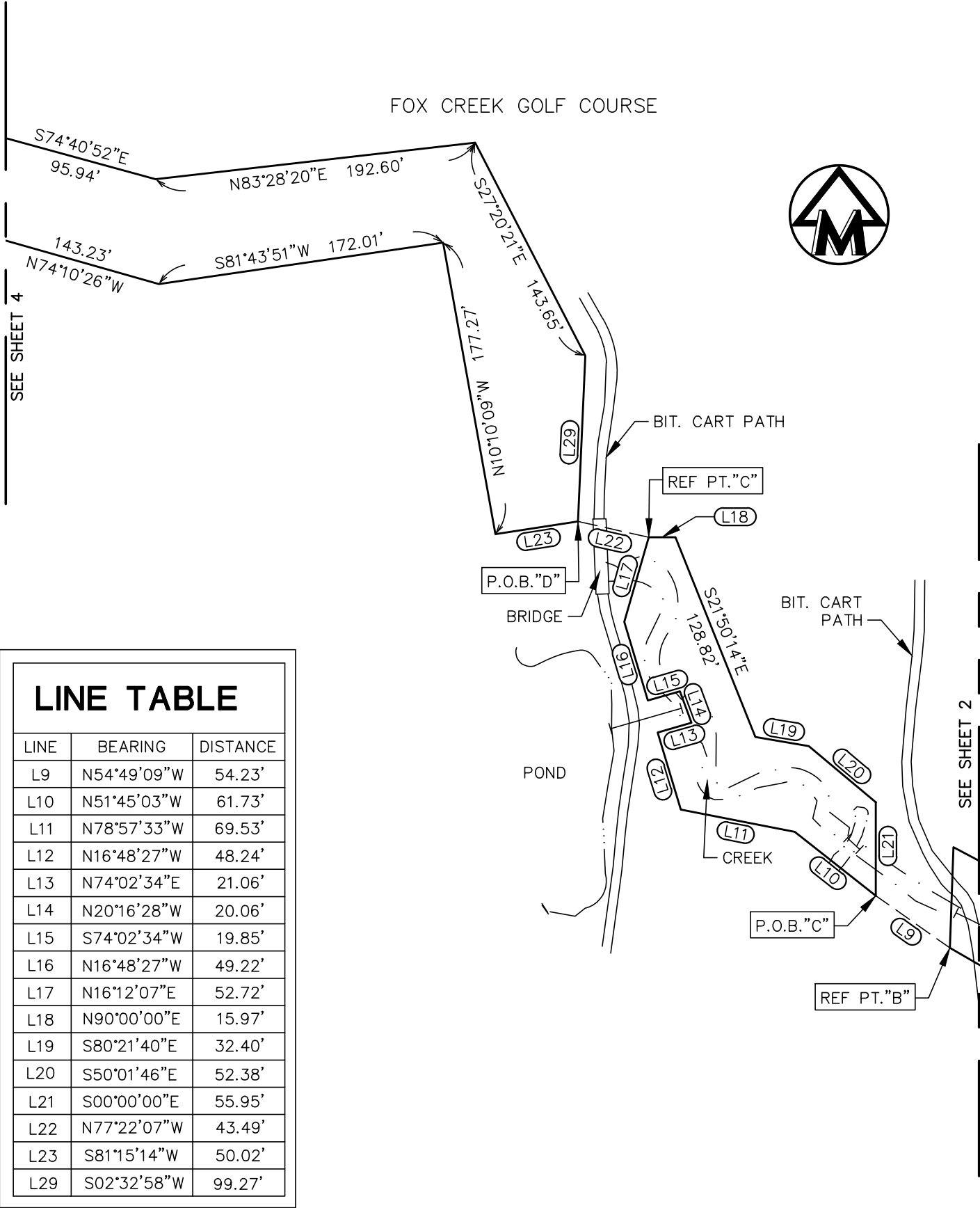
LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°26'51"W	50.97'
L2	N07°26'51"W	65.02'
L3	N40°34'09"W	55.65'
L4	S62°44'14"W	53.15'
L5	N89°38'33"W	54.23'
L6	N60°21'22"W	51.83'
L7	N02°04'12"E	60.35'
L8	S62°03'13"E	42.63'
L9	N54°49'09"W	54.23'

CLIENT: ECT, INC.	DATE: 5/7/2025	 MIDWESTERN CONSULTING 3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com 
JOB NO.: 25087	SHEET 2 OF 6	
SECTION: 5 TOWN: 1S RANGE: 9E	SCALE: 1in.= 80 ft.	
CITY OF LIVONIA	BOOK: 1122	
WAYNE COUNTY, MICHIGAN	BY: MST	

CONSERVATION EASEMENT

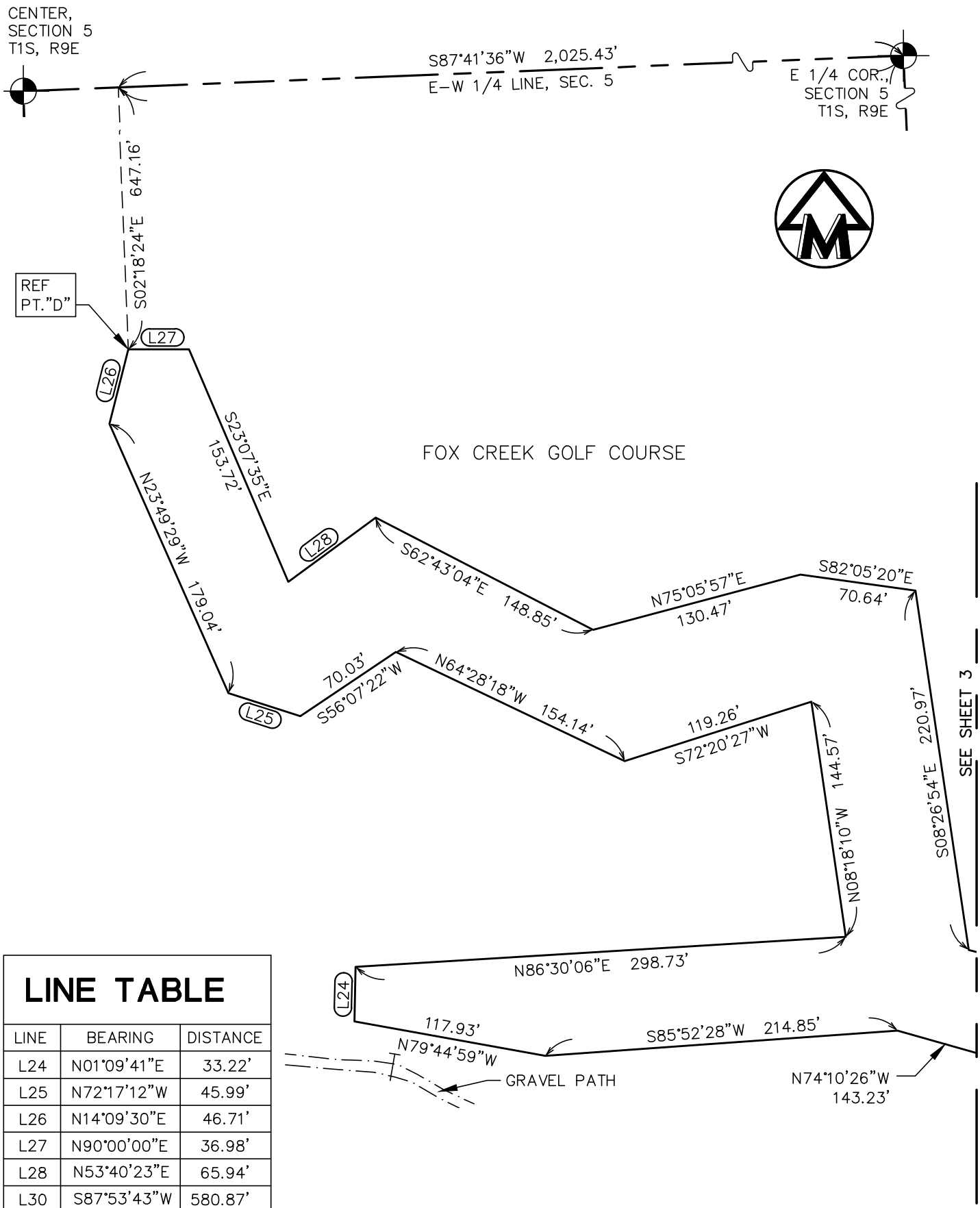
PROPOSED CONSERVATION EASEMENT LOCATED IN THE SE 1/4 OF SECTION 5, T1S, R9E, CITY OF LIVONIA, WASHTENAW COUNTY, MICHIGAN



CLIENT: ECT, INC.	DATE: 5/7/2025	
JOB NO.: 25087	SHEET 3 OF 6	
SECTION: 5 TOWN: 1S RANGE: 9E	SCALE: 1in.= 80 ft. 	
CITY OF LIVONIA	BOOK: 1122	
WAYNE COUNTY, MICHIGAN	BY: MST	
 MIDWESTERN CONSULTING 3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com 		

CONSERVATION EASEMENT

PROPOSED CONSERVATION EASEMENT LOCATED IN THE SE 1/4 OF SECTION 5, T1S, R9E, CITY OF LIVONIA, WASHTENAW COUNTY, MICHIGAN



LINE TABLE		
LINE	BEARING	DISTANCE
L24	N01°09'41"E	33.22'
L25	N72°17'12"W	45.99'
L26	N14°09'30"E	46.71'
L27	N90°00'00"E	36.98'
L28	N53°40'23"E	65.94'
L30	S87°53'43"W	580.87'

CLIENT: ECT, INC.	DATE: 5/7/2025	
JOB NO.: 25087	SHEET 4 OF 6	
SECTION: 5 TOWN: 1S RANGE: 9E	SCALE: 1in.= 80 ft.	
CITY OF LIVONIA	BOOK: 1122	
WAYNE COUNTY, MICHIGAN	BY: MST	

CONSERVATION EASEMENT LEGAL DESCRIPTION

A PROPOSED CONSERVATION EASEMENT LOCATED IN THE SE 1/4 OF SECTION 5, T1S, R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN:

Commencing at the SE corner of Section 5, T1S, R9E, City of Livonia, Wayne County, Michigan; thence N02°26'57"W 1,189.79 feet along the East line of said Section 5; thence S87°33'03"W 643.70 feet to POINT OF BEGINNING "A";
thence S80°26'51"W 50.97 feet to Reference Point "A";
thence N07°26'51"W 65.02 feet;
thence N40°34'09"W 55.65 feet;
thence N16°38'56"E 59.04 feet;
thence S79°56'44"E 76.54 feet;
thence S01°03'16"E 141.52 feet to the POINT OF BEGINNING "A";

Also commencing at said Reference Point "A", thence S62°44'14"W 53.15 feet to POINT OF BEGINNING "B";
thence N89°38'33"W 54.23 feet;
thence S01°42'05"E 70.17 feet;
thence S66°52'25"W 72.49 feet;
thence N84°36'49"W 76.29 feet;
thence N60°21'22"W 51.83 feet to Reference Point "B";
thence N02°04'12"E 60.35 feet;
thence S62°03'13"E 42.63 feet;
thence N32°37'09"E 77.30 feet;
thence N68°16'56"E 110.26 feet;
thence N88°56'21"E 45.22 feet;
thence S07°26'51"E 82.30 feet to the POINT OF BEGINNING "B";

Also commencing at said Reference Point "B", thence N54°49'09"W 54.23 feet to POINT OF BEGINNING "C";
thence N51°45'03"W 61.73 feet;
thence N78°57'33"W 69.53 feet;
thence N16°48'27"W 48.24 feet;
thence N74°02'34"E 21.06 feet;
thence N20°16'28"W 20.06 feet;
thence S74°02'34"W 19.85 feet;
thence N16°48' 27"W 49.22 feet;
thence N16°12'07"E 52.72 feet to Reference Point "C";
thence N90°00'00"E 15.97 feet;
thence S21°50'14"E 128.82 feet;
thence S80°21'40"E 32.40 feet;
thence S50°01'46"E 52.38 feet;
thence S00°00'00"E 55.95 feet to the POINT OF BEGINNING "C";

*Continued on Sheet 6 of 6

CLIENT: ECT, INC.	DATE: 5/7/2025	
JOB NO.: 25087	SHEET 5 OF 6	
SECTION: 5 TOWN: 1S RANGE: 9E	SCALE: 1in.= N/A ft.	
CITY OF LIVONIA	BOOK: 1122	
WAYNE COUNTY, MICHIGAN	BY: MST	
 MIDWESTERN CONSULTING 3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com 		

CONSERVATION EASEMENT LEGAL DESCRIPTION

*Continued from Sheet 5 of 6

Also commencing at said Reference Point "C", thence N77°22'07"W 43.49 feet to POINT OF BEGINNING "D";

thence S81°15'14"W 50.02 feet;

thence N10°10'09"W 177.27 feet;

thence S81°43'51"W 172.01 feet;

thence N74°10'26"W 143.23 feet;

thence S85°52'28"W 214.85 feet;

thence N79°44'59"W 117.93 feet;

thence N01°09'41"E 33.22 feet;

thence N86°30'06"E 298.73 feet;

thence N08°18'10"W 144.57 feet;

thence S72°20'27"W 119.26 feet;

thence N64°28'18"W 154.14 feet;

thence S56°07'22"W 70.03 feet;

thence N72°17'12"W 45.99 feet;

thence N23°49'29"W 179.04 feet;

thence N14°09'30"E 46.71 feet to Reference Point "D", being S87°41'36"W 2,025.43 feet along the E-W 1/4 line of said Section 5, and S02°18'24"E 647.16 feet from the E 1/4 corner of said Section 5;

thence N90°00'00"E 36.98 feet;

thence S23°07'35"E 153.72 feet;

thence N53°40'23"E 65.94 feet;

thence S62°43'04"E 148.85 feet;

thence N75°05'57"E 130.47 feet;

thence S82°05'20"E 70.64 feet;

thence S08°26'54"E 220.97 feet;

thence S74°40'52"E 95.94 feet;

thence N83°28'20"E 192.60 feet;

thence S27°20'21"E 143.65 feet;

thence S02°32'58"W 99.27 feet to the POINT OF BEGINNING "D", containing 3.47 acres of land, more or less. Being part of the SE 1/4 of Section 5, T1S, R9E, City of Livonia, Wayne County, Michigan, and subject to easements and restrictions of record, if any.

CLIENT: ECT, INC.	DATE: 5/7/2025	
JOB NO.: 25087	SHEET 6 OF 6	
SECTION: 5 TOWN: 1S RANGE: 9E	SCALE: 1in.= N/A ft.	
CITY OF LIVONIA	BOOK: 1122	
WAYNE COUNTY, MICHIGAN	BY: MST	
 MIDWESTERN CONSULTING 3815 Plaza Drive Ann Arbor, Michigan 48108 (734) 995-0200 • www.midwesternconsulting.com 		



LETTER TO THE LIVONIA CITY COUNCIL

10.

DPW
May 19, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

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

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE FOUR (4) 2025 FORD F150 SUPER CAB XL 4X4 6.5' BED PICK-UP TRUCKS UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Service Division, re: to replace outdated vehicles, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works is requesting Council approval for the purchase of Four (4) Ford F150 Super Cab XL 4X4 Pickup trucks with 6.5' beds. The new vehicles will replace outdated pool trucks that the Department has used for the past several years which will be disposed of through auction.

Truck #	Department	Lunghamer Ford Truck & Trailer		Total Cost
#118	Roads	\$46,427.00	\$19,455	\$65,882.00
#119	Parks	\$46,427.00	\$20,430	\$66,857.00
#117	Forestry	\$46,427.00	\$17,495	\$63,922.00
#111	Roads & Parks Mgr	\$47,479.00	\$18,820	\$66,569.00
	TOTAL:	\$187,030.00	\$76,200	\$263,230.00

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

Approve the purchase of Four (4) Ford F150 Super Cab XL 4X4 Pickup trucks with 6.5' beds from Lunghamer Ford (\$187,030), 1960 E. Main Street, Owosso, MI 48867, with unfitting from Truck & Trailer Specialties, (\$76,200) 900 Grand Oaks Dr., Howell, MI 48843; for a total cost of \$263,230.00. Pursuant to Finance Ordinance 3.04.140 d. 4, we are requesting a waiver of the City's sealed bid process, based on the State of Michigan pricing for vehicles.

These new vehicles will not increase our fleet size. Comparable vehicles which have outlived their life expectancy will be disposed of at public auction.

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

Sufficient funds are budgeted in capital outlay accounts 401-000-985-010

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

\$263,230.00

DETAILED WORK BEING PERFORMED

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

\$263,230.00 401-000-985-010

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

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

ATTACHMENTS

1. 2025 - F150 - Parks - #119
2. 2025 - F150 - Roads Parks Mgr - #111
3. 2025 - F150 - Roads - #118
4. 2025 - F150 - Forestry - #117

APPROVED BY



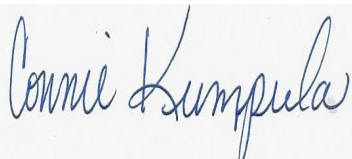
Douglas L. Moore, MSA, Assistant Director of Public Works

Date: May 20, 2025



Don Rohraff, Director of Public Works

Date: May 20, 2025



Connie Kumpula, Chief Accountant

Date: June 06, 2025

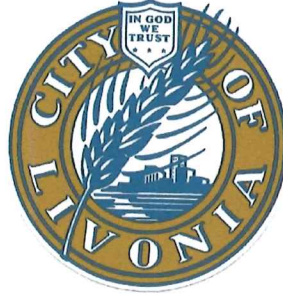
Maureen Miller Brosnan

Date: June 06, 2025

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER



JAMES (BUZZ) KIRBY
FLEET MANAGER

13405 SURREY STREET
LIVONIA, MICHIGAN 48150-1527
(734)-466-2704
FAX: (734)-466-2662

May 9, 2025

Purchase of one 2025 Ford F150 Super Cab XL 4X4 Pickup Truck with a 6 ½' Bed. This truck will be assigned to the Parks Supervisor. The City Identification Number will be #119.

This vehicle will be purchased from Lunghamer Ford, 1960 E. Main St. Owosso, MI. 48867 at a cost of \$46,427.00. Utilizing the State of Michigan contract #MA 240000001208 and Macomb County Contract # 21-18 Bid. To provide us with the best possible price.

I am recommending that we use Truck & Trailer Specialties, Inc. 900 Grand Oaks Drive, Howell, MI 48843 to do the upfitting which the cost is based on the City of Rochester Hills Contract RFP-RH-20-023 Awarded September 2020. Some of the upfitting will include custom safety lighting for protection when working in the roadway, non-slip Luverne grip strut running boards, spray-on bed liner, tonneau cover, pack rat toolbox, Timbren suspension enhancement for the Boss 7'6" stainless snowplow. The cost of this upfitting will be \$20,430.00.

The completed cost of this truck will be \$ 66,857.00. If approved this cost will come from approved budgeted funds in account 401-000-985-010.

If you have any questions, or require additional information, I can be reached at ext. 2641.


Gary T. Garrison
Fleet Manager

TRUCK & TRAILER Specialties, Inc.

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

April 14, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594
HQ0005055

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Parks):

2025 Ford F150 XL, SuperCab, 4x4, 5.0L gas, 6.5' bed, vinyl flooring, OEM backup alarm & OEM brake controller
Truck: #119 John

Install Custom Lighting & Electrical including the following:

In-cab switches in dash for wig-wag & warning lighting (2 switches, 1 for wig wag and 1 for flashers)
Four (4) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers mounted:
Two (2) in chassis grille
Two (2) near license plate

Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in side windows w/brackets
Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in rear windows w/brackets
One (1) Federal Signal SignalMaster (mos. SL8S-A & 320340) & controller in bottom of rear window
One (1) Maxxima (mo. MLS-STTBUU60) STT/BU rear strip light, 60" mounted between tailgate & bumper
One (1) Unity (mos. 221010-0002 & 9078) "A" post adjustable halogen spotlight on streetside
SoundOff "wig-wag" circuit for rear STT & front headlights

Install BAKFlip MX4 tonneau cover, tri-fold model for 6.5' bed (mo. 448337)
Install Weather Guard Pack Rat toolbox, 48"L x 30"W x 13"H, mounted curbside in bed (mo. 337-3)
Install WeatherTech Floor Liners, 1st row-only, Black (mo. 446971V 2024 series)
Install Luverne Grip-Step running boards for SuperCab (mos. 415078 & 401523)
Install 7-way Round Pin Plug (standard Livonia pin diagram) delete factory 7-way RV
Install Spray-on bed liner in cargo area of pickup bed including floor, sides, tailgate and bulkhead
Install Timbren suspension enhancement system for front axle (mo. FF150H)
Install Boss 7'6" HTX Stainless Steel Blade Snow Plow including the following:

Stainless steel straight blade
Rubber snow deflector and blade guides
Includes truck undercarriage mount, wiring harnesses and in-cab SmartTouch2 controls
Plow lights with Smart Light3 LED lighting

Above installed equipment pricing: \$20,430.00 ea.

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: 2-3 months ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman



April 8, 2025

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

Dear Gary Garrison:

Price on 2025 Vehicle State of Michigan Contract# MA 240000001208 and Macomb County Contract# 21-18 Bid:

(1) 2025 Ford F150 Super Cab XL 4x4 Pickup 6 ½' Box in White \$46,427.00 ea

*** #119 Parks**

Order Cutoff Date: TBD.

Delivery date: Approximately 90-120 Days A.R.O.

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty. Service to be handled by your local Ford Dealer.

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

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

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

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

2025 F-150

Super Cab XL

Major Standard Equipment

MECHANICAL

- 2.7L V6 EcoBoost® with Auto Start-Stop Technology (standard on 141" and 145")
- 5.0L V8 with Auto Start-Stop Technology (standard on 122" and 157")
- 4x4 Electronic-Shift-On-the-Fly (ESOF) with Neutral Towing Capability
- Auto Hold
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – 4-Wheel Disc with ABS
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Trail – 4x2 only
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Deep Snow/Sand, Mud/Rut – 4x4 only
- Electronic Ten-Speed Automatic Transmission ● Fail-Safe Cooling
- Jack
- Electric Parking Brake
- SelectShift® Automatic Transmission with Progressive Range Select
- Shock Absorbers, Gas – Heavy-Duty, Front
- Shock Absorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front – Coil
- Springs, Rear – Leaf, Two-Stage Variable Rate ● Stabilizer Bar, Front
- Steering – Power, Rack-and-Pinion

EXTERIOR

- Bed Storage Boxes (NA w/ 8' Box)
- Bumper and Fascia, Front – Black
- Bumper, Rear – Black
- Cargo Lamp – integrated with Center High-mounted Stop Lamp
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- F-150 Fender Badge
- Fuel Tank
- Standard Range 23 Gallon (Regular Cab 6.5' Box)
- Extended Range 36 Gallon (Regular Cab (NA w/ 6.5' Box), SuperCab and SuperCrew®)
- Fully Boxed Steel Frame
- Grille – Black Coast to Coast
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks – Pickup Box Tie-Down, four (4)
- Hooks – Front Tow 4x4, two (2)
- Mirrors, Sideview – Manual-folding, Power Glass with Heat and Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier – Rear Under Frame
- Spare Tire
- Stone Cuffs, Front & Rear
- Tailgate Lift Assist
- Tailgate – removable with key lock
- Tires
- 245/70R 17 BSW all-season tires (A/S) 4x2
- 265/70R 17 BSW all-terrain tires (A/T) 4x4
- Trailer Sway Control
- Trailer Towing – 4-pin wiring, ball mounting provisions in rear bumper
- Wheels – 17" silver steel
- Wipers – Intermittent speed

INTERIOR/COMFORT

- 12" Productivity Screen in Instrument Cluster
- Air Conditioning Registers – Black Vanes with Chrome Knob
- Auxiliary Audio Input Jack
- Black Vinyl Floor Covering
- Compass Display in Instrument Cluster
- Cruise Control
- Dome Light ● Door trim – Soft armrest, grab handle and front map pockets
- Fade-to-Off Interior Lighting
- Gauges and Meters – Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
- Front – A-Pillar, Driver and Passenger Side — Rear – B-Pillar (SuperCrew®)
- Horn – Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Powerpoint 12V
- Power Door-Locks with Flip Key and Integrated Key Transmitter
- Keyless-Entry (incl. Autolock)

- Power Windows (Front/Rear) – One-touch Up/Down Driver and Passenger Front Windows (Rear Power Windows not available on Regular Cab)
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plates – MIC, Front
- Seat, Front
- Vinyl 40/20/40
- 2-Way manual driver/passenger
- Armrest
- Seat, Rear
- Vinyl
- USB charging ports – two (2)
- 60/40 flip-up split seat (SuperCab)
- 60/40 flip-up split seat with elongated cushion (SuperCrew®)
- Steering Wheel, Black Urethane – Manual Tilt/Telescoping and Manual Locking
- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
- Driver and Passenger Front Airbags
- Driver and Passenger Seat-Mounted Side Airbags — Safety Canopy® Side-Curtain Airbags (1st and 2nd row coverage)
- Curve Control
- LED Reflector Headlamps – Black Bezels
- Perimeter Alarm
- Rainlamp Wiper Activated Headlamps
- Seat Belts, Active Restraint System (ARS), Three-point Manual Lap/Shoulder Belts with Height Adjusters, Pretensioners & Energy Mgmt Retractors on Outside Front Positions. Includes Autolock Features for Child Seats
- SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)
- Stolen Vehicle Services (1-year Plan Included)
- Ford Co-Pilot360™ 2.0
- Pre-Collision Assist with Automatic Emergency Braking (AEB)
- Pedestrian Detection
- Forward Collision Warning
- Dynamic Brake Support
- BLIS® with Cross-Traffic Alert
- Lane-Keeping System
- Lane-Keeping Alert
- Lane-Keeping Aid
- Driver Alert
- Rear View Camera
- Auto High Beams
- Reverse Sensing System
- Reverse Brake Assist
- Post-Collision Braking
- Autolamp – Auto On/Off Headlamps

FUNCTIONAL

- AM/FM Stereo (speakers; four (4) with Regular Cab, six (6) with SuperCab and SuperCrew®)
- Class IV Trailer Hitch (incl. Smart Trailer Tow Connector, 7/4 pin-connector; Class IV trailer hitch receiver)
- FordPass™ Connect (5G)
- 5G LTE Wi-Fi hotspot connects up to 10 devices
- Schedule specific times to remotely start vehicle
- Locate parked vehicle
- Check vehicle status
- Hill Start Assist
- SYNC® 4 with Enhanced Voice Recognition (Incl. SiriusXM® with 360L)
- 12" LCD Capacitive Touchscreen with Swipe Capability
- Wireless Phone Connection
- Cloud Connected
- AppLink® w/App Catalog
- 911 Assist®
- Apple CarPlay® and Android Auto™ Compatibility
- Digital Owner's Manual
- Conversational Voice Command Recognition
- Connected Navigation.
- USB charging ports – two (2)
- USB data charging ports – two (2)

XL 101A Super Cab 6.5 Ft. Box 145" WB

[]	Base Price X1K, 4x2 (2.7L V6 EcoBoost™ engine 6365 GVWR) 99P/44G	\$38,874.00
[]	Base Price X1K, 4x2 (5.0L 4V V8 engine 6940 GVWR) 99S/44G	\$40,898.00
[]	Base Price X1K, 4x2 (3.5L V6 EcoBoost™ engine 6900 GVWR) 998/44G	\$40,898.00
[]	Base Price X1L, 4x4 (2.7L V6 EcoBoost™ engine 6550 GVWR) 99P/44G	\$42,286.00
[X]	Base Price X1L, 4x4 (5.0L 4V V8 engine 7100 GVWR) 99S/44G	\$44,472.00
[]	Base Price X1L, 4x4 (3.5L V6 EcoBoost™ engine 7100 GVWR) 998/44G	\$44,472.00

Free Standing Options

	Option Code	Price
[] Vinyl 40/20/40 Split Bench Seats	AS	N/C
[X] Cloth 40/20/40 Split Bench Seats	CS	N/C
[X] 8-way Power Driver's Seat	91P	350.00
[] LT265/70R17E BSW All-Terrain (A/T) Tires	T7C	295.00
[] Axle Locking Rear	XL	570.00
[] HIGH PACKAGE	103A	1195.00
• Interior Work Surfaces • LED Fog Lamps • 17" Silver Painted Aluminum Wheels • Chrome Bumpers • Electronic Rear Window Defroster • Rear Privacy Glass		
[X] TOW/HAUL PACKAGE	53T	785.00
• Available with 5.0L V8 and 3.5L V6 Eco Boost Only • Trailer Brake Controller • Locking Rear Axle		
[] Skid Plates 4x4 Only	413	160.00
[] Rear Window, Privacy Glass with Defroster	924	320.00
[] Black Platform Running Boards	18B	250.00
[] Daytime Running Lights	942	50.00
[] Engine Block Heater	41H	190.00
[X] Back up Alarm System	85H	220.00
[] Front License Plate Holder	153	N/C
[] Front and Rear Molded Splash Guards	DIO	150.00
[] Tailgate Step with Work Surface	63T	445.00
[] Spray in Bedliner	96W	595.00
[] Bed Liner – Plastic, Drop-in (NA w/ Cable Lock – 47S)	96P	350.00
[] Weatherguard Aluminum Crossbed Toolbox – Matte Black	90B	1000.00
[] Weatherguard Aluminum Crossbed Toolbox – Bright	90P	1000.00
[] Tonneau Pickup Box Cover – Soft Folding (Not available w/Toolbox)	96T	590.00
[] Tonneau Pickup Box Cover – Hard Folding (Not available w/Toolbox)	96X	1200.00
[] Tonneau Pickup Box Cover – Retractable (Not available w/Toolbox)	96J	2200.00
[] LED Warning Strokes – Amber	94S	650.00
[] LED Warning Strokes – Amber/White	94W	650.00
[X] (2) Extra Keys Integrated Remote	LUN	600.00

TOTAL \$46,427.00 ea

Colors & Trim Availability:

<u>Exterior</u>	<u>Interior</u>	
	<u>(Med. Earth Grey)(AS)</u>	
Agate Black	(UM)	[]
Oxford White	(YZ)	[X]
Carbonized Gray	(M7)	[]
Antimatter Blue	(HX)	[]
Iconic Silver	(JS)	[]
Atlas Blue	(B3)	[]
SPECIAL PAINT		
Vermillion Red Add \$660.00	[E4}	[]
School Bus Yellow Add \$660.00	[B1]	[]
Omaha Orange Add \$660.00	[MB]	[]

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER



JAMES (BUZZ) KIRBY
FLEET MANAGER

13405 SURREY STREET
LIVONIA, MICHIGAN 48150-1527
(734)-466-2704
FAX: (734)-466-2662

May 7, 2025

Purchase of one 2025 Ford F150 Super Crew XL Pickup Truck with a 6 ½ 'box. This truck will be assigned to the Roads and Parks Manager. The City Identification number will be #111.

I support this purchase because currently there is no permanent vehicle assigned to this position. We have one that is temporary on loan from another section. We are also going with a super crew cab so when employees from these sections go for training they can ride together and not take multiple vehicles.

I recommend we make this purchase from Lunghamer Ford, 1960 E. Main St. Owosso, MI. 48867 at a cost of \$47,749.00. This purchase will be made using the State of Michigan contract #MA 240000001208 and Macomb County Contract # 21-18 Bid. This provides us with the best possible price.

The upfitting for this truck I am recommending that we use Truck & Trailer Specialties, Inc. 900 Grand Oaks Drive, Howell, MI 48843. The upfitting price is based on the City of Rochester Hills Contract RFP-RH-20-023 Awarded September 2020. Some of the upfitting will include custom safety lighting for protection when working in the roadway, non-slip Luverne grip strut running boards, spray-on bed liner, Timbren suspension enhancement for the Boss 7'6" stainless snowplow. The cost of this upfitting will be \$18,820.00.

The completed cost of this truck will be \$ 66,569.00. If approved this cost will come from approved budgeted funds in account 401-000-985-010.

If you have any questions, or require additional information, I can be reached at ext. 2641.


Gary T. Garrison
Fleet Manager



April 8, 2025

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

Dear Gary Garrison:

Price on 2025 Vehicle State of Michigan Contract# MA 240000001208 and Macomb County Contract# 21-18 Bid:

(1) 2025 Ford F150 Super Crew XL 4x4 Pickup 6 ½' Box in White \$47,749.00 ea

*** #111 Roads**

Order Cutoff Date: TBD.

Delivery date: Approximately 90-120 Days A.R.O.

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty. Service to be handled by your local Ford Dealer.

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

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

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

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

2025 F-150 Super Crew XL

Major Standard Equipment

MECHANICAL

- 2.7L V6 EcoBoost® with Auto Start-Stop Technology (standard on 141" and 145")
- 5.0L V8 with Auto Start-Stop Technology (standard on 122" and 157")
- 4x4 Electronic-Shift-On-the-Fly (ESOF) with Neutral Towing Capability
- Auto Hold
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – 4-Wheel Disc with ABS
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Trail – 4x2 only
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Deep Snow/Sand, Mud/Rut – 4x4 only
- Electronic Ten-Speed Automatic Transmission • Fail-Safe Cooling
- Jack
- Electric Parking Brake
- SelectShift® Automatic Transmission with Progressive Range Select
- Shock Absorbers, Gas – Heavy-Duty, Front
- Shock Absorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front – Coil
- Springs, Rear – Leaf, Two-Stage Variable Rate • Stabilizer Bar, Front
- Steering – Power, Rack-and-Pinion

EXTERIOR

- Bed Storage Boxes (NA w/ 8' Box)
- Bumper and Fascia, Front – Black
- Bumper, Rear – Black
- Cargo Lamp – integrated with Center High-mounted Stop Lamp
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- F-150 Fender Badge
- Fuel Tank
- Standard Range 23 Gallon (Regular Cab 6.5' Box)
- Extended Range 36 Gallon (Regular Cab (NA w/ 6.5' Box), SuperCab and SuperCrew®)
- Fully Boxed Steel Frame
- Grille – Black Coast to Coast
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks – Pickup Box Tie-Down, four (4)
- Hooks – Front Tow 4x4, two (2)
- Mirrors, Sideview – Manual-folding, Power Glass with Heat and Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier – Rear Under Frame
- Spare Tire
- Stone Cuffs, Front & Rear
- Tailgate Lift Assist
- Tailgate – removable with key lock
- Tires
- 245/70R 17 BSW all-season tires (A/S) 4x2
- 265/70R 17 BSW all-terrain tires (A/T) 4x4
- Trailer Sway Control
- Trailer Towing – 4-pin wiring, ball mounting provisions in rear bumper
- Wheels – 17" silver steel
- Wipers – Intermittent speed

INTERIOR/COMFORT

- 12" Productivity Screen in Instrument Cluster
- Air Conditioning Registers – Black Vanes with Chrome Knob
- Auxiliary Audio Input Jack
- Black Vinyl Floor Covering
- Compass Display in Instrument Cluster
- Cruise Control
- Dome Light
- Door trim – Soft armrest, grab handle and front map pockets
- Fade-to-Off Interior Lighting
- Gauges and Meters – Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
- Front – A-Pillar, Driver and Passenger Side — Rear – B-Pillar (SuperCrew®)
- Horn – Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Powerpoint 12V
- Power Door-Locks with Flip Key and Integrated Key Transmitter
- Keyless-Entry (incl. Autolock)

- Power Windows (Front/Rear) – One-touch Up/Down Driver and Passenger Front Windows (Rear Power Windows not available on Regular Cab)
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plates – MIC, Front
- Seat, Front
- Vinyl, 40/20/40
- 2-Way manual driver/passenger
- Armrest
- Seat, Rear
- Cloth
- USB charging ports – two (2)
- 60/40 flip-up split seat (SuperCab)
- 60/40 flip-up split seat with elongated cushion (SuperCrew®)
- Steering Wheel, Black Urethane – Manual Tilt/Telescoping and Manual Locking
- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
- Driver and Passenger Front Airbags
- Driver and Passenger Seat-Mounted Side Airbags — Safety Canopy® Side-Curtain Airbags (1st and 2nd row coverage)
- Curve Control
- LED Reflector Headlamps – Black Bezels
- Perimeter Alarm
- Rainlamp Wiper Activated Headlamps
- Seat Belts, Active Restraint System (ARS). Three-point Manual Lap/Shoulder Belts with Height Adjusters, Pretensioners & Energy Mgmt Retractors on Outside Front Positions. Includes Autolock Features for Child Seats
- SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)
- Stolen Vehicle Services (1-year Plan Included)
- Ford Co-Pilot360™ 2.0
- Pre-Collision Assist with Automatic Emergency Braking (AEB)
- Pedestrian Detection
- Forward Collision Warning
- Dynamic Brake Support
- BLIS® with Cross-Traffic Alert
- Lane-Keeping System
- Lane-Keeping Alert
- Lane-Keeping Aid
- Driver Alert
- Rear View Camera
- Auto High Beams
- Reverse Sensing System
- Reverse Brake Assist
- Post-Collision Braking
- Autolamp – Auto On/Off Headlamps

FUNCTIONAL

- AM/FM Stereo (speakers; four (4) with Regular Cab, six (6) with SuperCab and SuperCrew®)
- Class IV Trailer Hitch (incl. Smart Trailer Tow Connector, 7/4 pin-connector; Class IV trailer hitch receiver)
- FordPass™ Connect (5G)
- 5G LTE Wi-Fi hotspot connects up to 10 devices
- Schedule specific times to remotely start vehicle
- Locate parked vehicle
- Check vehicle status
- Hill Start Assist
- SYNC® 4 with Enhanced Voice Recognition (Incl. SiriusXM® with 360L)
- 12" LCD Capacitive Touchscreen with Swipe Capability
- Wireless Phone Connection
- Cloud Connected
- AppLink® w/App Catalog
- 911 Assist®
- Apple CarPlay® and Android Auto™ Compatibility
- Digital Owner's Manual
- Conversational Voice Command Recognition
- Connected Navigation.
- USB charging ports – two (2)
- USB data charging ports – two (2)

XL 101A Crew Cab 5.5 Ft. Box 145" WB

[] Base Price W1K 4x2 (2.7L V6 EcoBoost™ engine 6426 GVWR) 99P/44G	\$40,902.00
[] Base Price W1K 4x2 (5.0L 4V V8 engine 6850 GVWR) 99S/44G	\$42,083.00
[] Base Price W1K 4x2 (3.5L V6 EcoBoost™ engine 6800 GVWR) 998/44G	\$42,083.00
[] Base Price W1L 4x4 (2.7L V6 EcoBoost™ engine 6650 GVWR) 99P/44G	\$44,494.00
[] Base Price W1L 4x4 (5.0L 4V V8 engine 7000 GVWR 2080 PAYLOAD) 99S/44G	\$45,673.00
[] Base Price W1L 4x4 (3.5L V6 EcoBoost™ engine 7000 GVWR 2080 PAYLOAD) 998/44G	\$45,673.00

XL 101A Crew Cab 6.5 Ft. Box 157" WB

[X] Base Price W1L 4x4 (5.0L 4V V8 engine 7050 GVWR) 99S/44G	\$46,094.00
[] Base Price W1L 4x4 (3.5L V6 EcoBoost™ engine 7050 GVWR) 998/44G	\$46,094.00

Free Standing Options

	Option Code	Price
[] Vinyl 40/20/40 Split Bench Seats	AS	N/C
[X] Cloth 40/20/40 Split Bench Seats	CS	N/C
[X] 8-way Power Driver's Seat	91P	350.00
[] LT265/70R17E BSW All-Terrain (A/T) Tires	T7C	295.00
[] Axle Locking Rear	XL	570.00
[] HIGH PACKAGE	103A	1195.00

- Interior Work Surfaces
- LED Fog Lamps
- 17" Silver Painted Aluminum Wheels
- Chrome Bumpers
- Electronic Rear Window Defroster
- Rear Privacy Glass

[X] TOW/HAUL PACKAGE	53T	785.00
-----------------------------	-----	--------

- Available with 5.0L V8 and 3.5L V6 Eco Boost Only
- Trailer Brake Controller
- Locking Rear Axle

[] Skid Plates 4x4 Only	413	160.00
[] Rear Window, Privacy Glass with Defroster	924	320.00
[] Black Platform Running Boards	18B	250.00
[] Daytime Running Lights	942	50.00
[] Engine Block Heater	41H	190.00

[X] Back up Alarm System	85H	220.00
---------------------------------	-----	--------

[] Front License Plate Holder	153	N/C
[] Front and Rear Molded Splash Guards	DIO	150.00
[] Tailgate Step with Work Surface	63T	445.00
[] Spray in Bedliner	96W	595.00
[] Bed Liner – Plastic, Drop-in (NA w/ Cable Lock – 47S)	96P	350.00
[] Weatherguard Aluminum Crossbed Toolbox – Matte Black	90B	1000.00
[] Weatherguard Aluminum Crossbed Toolbox – Bright	90P	1000.00
[] Tonneau Pickup Box Cover – Soft Folding (Not available w/Toolbox)	96T	590.00
[] Tonneau Pickup Box Cover – Hard Folding (Not available w/Toolbox)	96X	1200.00
[] Tonneau Pickup Box Cover – Retractable (Not available w/Toolbox)	96J	2200.00
[] LED Warning Strokes – Amber	94S	650.00
[] LED Warning Strokes – Amber/White	94W	650.00

[X] (2) Extra Keys Integrated Remote	LUN	600.00
--------------------------------------	-----	--------

TOTAL \$47,749.00 ea

Colors & Trim Availability:

<u>Exterior</u>	<u>Interior</u> (Med. Earth Grey)(AS)	
Agate Black	(UM)	[]
Oxford White	(YZ)	[X]
Carbonized Gray	(M7)	[]
Antimatter Blue	(HX)	[]
Iconic Silver	(JS)	[]
Atlas Blue	(B3)	[]
SPECIAL PAINT		
Vermillion Red Add \$660.00	[E4]	[]
School Bus Yellow Add \$660.00	[B1]	[]
Omaha Orange Add \$660.00	[MB]	[]

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

April 14, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594
HQO005052

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Roads & Parks):

2025 Ford F150 XL, SuperCrew Cab, 4x4, 5.0L gas, 6.5' bed, vinyl flooring, OEM backup alarm & brake controller

Truck: #111 Holly

Install Custom Lighting & Electrical including the following:

In-cab switches in dash for wig-wag & warning lighting (2 switches, 1 for wig wag and 1 for flashers)

Four (4) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers mounted:

Two (2) in chassis grille

Two (2) near license plate

Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in side windows w/brackets

Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in rear windows w/brackets

One (1) Federal Signal SignalMaster (mos. SL8S-A & 320340) & controller in bottom of rear window

One (1) Maxxima (mo. MLS-STTBUU60) STT/BU rear strip light, 60" mounted between tailgate & bumper

SoundOff "wig-wag" circuit for rear STT & front headlights

Install BAKFlip MX4 tonneau cover, tri-fold model for 6.5' bed (mo. 448337)

Install WeatherTech Floor Liners, 1st row-only, Black (mo. 446971V 2024 series)

Install Luverne Grip-Step running boards for SuperCrew Cab (mos. 415088 & 401523)

Install 7-way Round Pin Plug (standard Livonia pin diagram) delete factory 7-way RV

Install Spray-on bed liner in cargo area of pickup bed including floor, sides, tailgate and bulkhead

Install Timbren suspension enhancement system for front axle (mo. FF150H)

Install Boss 7'6" HTX V-Blade Stainless Steel Snow Plow including the following:

Stainless steel, full-trip moldboard

Rubber snow deflector and blade guides

Includes truck undercarriage mount, wiring harnesses and in-cab SmartTouch2 controls

Plow lights with Smart Light3 LED lighting

Above installed equipment pricing: \$18,820.00 ea.

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: 2-3 months ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER



JAMES (BUZZ) KIRBY
FLEET MANAGER

13405 SURREY STREET
LIVONIA, MICHIGAN 48150-1527
(734)-466-2704
FAX: (734)-466-2662

May 9, 2025

Purchase of one 2025 Ford F150 Super Cab XL 4X4 Pickup Truck with a 6 ½' Bed. This truck will be assigned to the Construction Supervisor. The City Identification Number will be #118.

This vehicle will be purchased from Lunghamer Ford, 1960 E. Main St. Owosso, MI. 48867 at a cost of \$46,427.00. Utilizing the State of Michigan contract #MA 240000001208 and Macomb County Contract # 21-18 Bid. To provide us with the best possible price.

I am recommending that we use Truck & Trailer Specialties, Inc. 900 Grand Oaks Drive, Howell, MI 48843 to do the upfitting which the cost is based on the City of Rochester Hills Contract RFP-RH-20-023 Awarded September 2020. Some of the upfitting will include custom safety lighting for protection when working in the roadway, non-slip Luverne grip strut running boards, spray-on bed liner, tonneau cover, pack rat toolbox, Timbren suspension enhancement for the Boss 7'6" stainless snowplow. The cost of this upfitting will be \$19,455.00.

The completed cost of this truck will be \$ 65,882.00. If approved this cost will come from approved budgeted funds in account 401-000-985-010.

If you have any questions, or require additional information, I can be reached at ext. 2641.

Gary T. Garrison
Fleet Manager



April 8, 2025

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

Dear Gary Garrison:

Price on 2025 Vehicle State of Michigan Contract# MA 240000001208 and Macomb County Contract# 21-18 Bid:

(1) 2025 Ford F150 Super Cab XL 4x4 Pickup 6 ½' Box in White \$46,427.00 ea

*** #118 Roads**

Order Cutoff Date: TBD.

Delivery date: Approximately 90-120 Days A.R.O.

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty. Service to be handled by your local Ford Dealer.

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

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

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

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

April 14, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594
HQO005058

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Roads):

2025 Ford F150 XL, SuperCab, 4x4, 5.0L gas, 6.5' bed, vinyl flooring, OEM backup alarm & OEM brake controller
Truck: #118 Bob

Install Custom Lighting & Electrical including the following:

In-cab switches in dash for wig-wag & warning lighting (2 switches, 1 for wig wag and 1 for flashers)

Four (4) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers mounted:

Two (2) in chassis grille

Two (2) near license plate

Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in side windows w/brackets

Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in rear windows w/brackets

One (1) Federal Signal SignalMaster (mos. SL8S-A & 320340) & controller in bottom of rear window

One (1) Maxxima (mo. MLS-STTBUU60) STT/BU rear strip light, 60" mounted between tailgate & bumper

SoundOff "wig-wag" circuit for rear STT & front headlights

Install BAKFlip MX4 tonneau cover, tri-fold model for 6.5' bed (mo. 448337)

Install Weather Guard Pack Rat toolbox, 48"L x 30"W x 13"H, mounted curbside in bed (mo. 337-3)

Install WeatherTech Floor Liners, 1st row-only, Black (mo. 446971V 2024 series)

Install Luverne Grip-Step running boards for SuperCab (mos. 415078 & 401523)

Install 7-way Round Pin Plug (standard Livonia pin diagram) delete factory 7-way RV

Install Spray-on bed liner in cargo area of pickup bed including floor, sides, tailgate and bulkhead

Install Timbren suspension enhancement system for front axle (mo. FF150H)

Install Boss 7'6" HTX Stainless Steel Blade Snow Plow including the following:

Stainless steel straight blade

Rubber snow deflector and blade guides

Includes truck undercarriage mount, wiring harnesses and in-cab SmartTouch2 controls

Plow lights with Smart Light3 LED lighting

Above installed equipment pricing: \$19,455.00 ea.

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: 2-3 months ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

2025 F-150

Super Cab XL

Major Standard Equipment

MECHANICAL

- 2.7L V6 EcoBoost® with Auto Start-Stop Technology (standard on 141" and 145")
- 5.0L V8 with Auto Start-Stop Technology (standard on 122" and 157")
- 4x4 Electronic-Shift-On-the-Fly (ESOF) with Neutral Towing Capability
- Auto Hold
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – 4-Wheel Disc with ABS
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Trail – 4x2 only
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Deep Snow/Sand, Mud/Rut – 4x4 only
- Electronic Ten-Speed Automatic Transmission • Fail-Safe Cooling
- Jack
- Electric Parking Brake
- SelectShift® Automatic Transmission with Progressive Range Select
- Shock Absorbers, Gas – Heavy-Duty, Front
- Shock Absorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front – Coil
- Springs, Rear – Leaf, Two-Stage Variable Rate • Stabilizer Bar, Front
- Steering – Power, Rack-and-Pinion

EXTERIOR

- Bed Storage Boxes (NA w/ 8' Box)
- Bumper and Fascia, Front – Black
- Bumper, Rear – Black
- Cargo Lamp – integrated with Center High-mounted Stop Lamp
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- F-150 Fender Badge
- Fuel Tank
- Standard Range 23 Gallon (Regular Cab 6.5' Box)
- Extended Range 36 Gallon (Regular Cab (NA w/ 6.5' Box), SuperCab and SuperCrew®)
- Fully Boxed Steel Frame
- Grille – Black Coast to Coast
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks – Pickup Box Tie-Down, four (4)
- Hooks – Front Tow 4x4, two (2)
- Mirrors, Sideview – Manual-folding, Power Glass with Heat and Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier – Rear Under Frame
- Spare Tire
- Stone Cuffs, Front & Rear
- Tailgate Lift Assist
- Tailgate – removable with key lock
- Tires
- 245/70R 17 BSW all-season tires (A/S) 4x2
- 265/70R 17 BSW all-terrain tires (A/T) 4x4
- Trailer Sway Control
- Trailer Towing – 4-pin wiring, ball mounting provisions in rear bumper
- Wheels – 17" silver steel
- Wipers – Intermittent speed

INTERIOR/COMFORT

- 12" Productivity Screen in Instrument Cluster
- Air Conditioning Registers – Black Vanes with Chrome Knob
- Auxiliary Audio Input Jack
- Black Vinyl Floor Covering
- Compass Display in Instrument Cluster
- Cruise Control
- Dome Light • Door trim – Soft armrest, grab handle and front map pockets
- Fade-to-Off Interior Lighting
- Gauges and Meters – Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
- Front – A-Pillar, Driver and Passenger Side — Rear – B-Pillar (SuperCrew®)
- Horn – Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Powerpoint 12V
- Power Door-Locks with Flip Key and Integrated Key Transmitter Keyless-Entry (incl. Autolock)

- Power Windows (Front/Rear) – One-touch Up/Down Driver and Passenger Front Windows (Rear Power Windows not available on Regular Cab)
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plates – MIC, Front
- Seat, Front
- Vinyl 40/20/40
- 2-Way manual driver/passenger
- Armrest
- Seat, Rear
- Vinyl
- USB charging ports – two (2)
- 60/40 flip-up split seat (SuperCab)
- 60/40 flip-up split seat with elongated cushion (SuperCrew®)
- Steering Wheel, Black Urethane – Manual Tilt/Telescoping and Manual Locking
- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
- Driver and Passenger Front Airbags
- Driver and Passenger Seat-Mounted Side Airbags — Safety Canopy® Side-Curtain Airbags (1st and 2nd row coverage)
- Curve Control
- LED Reflector Headlamps – Black Bezels
- Perimeter Alarm
- Rainlamp Wiper Activated Headlamps
- Seat Belts, Active Restraint System (ARS). Three-point Manual Lap/Shoulder Belts with Height Adjusters, Pretensioners & Energy Mgmt Retractors on Outside Front Positions. Includes Autolock Features for Child Seats
- SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)
- Stolen Vehicle Services (1-year Plan Included)
- Ford Co-Pilot360™ 2.0
- Pre-Collision Assist with Automatic Emergency Braking (AEB)
- Pedestrian Detection
- Forward Collision Warning
- Dynamic Brake Support
- BLIS® with Cross-Traffic Alert
- Lane-Keeping System
- Lane-Keeping Alert
- Lane-Keeping Aid
- Driver Alert
- Rear View Camera
- Auto High Beams
- Reverse Sensing System
- Reverse Brake Assist
- Post-Collision Braking
- Autolamp – Auto On/Off Headlamps

FUNCTIONAL

- AM/FM Stereo (speakers; four (4) with Regular Cab, six (6) with SuperCab and SuperCrew®)
- Class IV Trailer Hitch (incl. Smart Trailer Tow Connector, 7/4 pin-connector; Class IV trailer hitch receiver)
- FordPass™ Connect (5G)
- 5G LTE Wi-Fi hotspot connects up to 10 devices
- Schedule specific times to remotely start vehicle
- Locate parked vehicle
- Check vehicle status
- Hill Start Assist
- SYNC® 4 with Enhanced Voice Recognition (incl. SiriusXM® with 360L)
- 12" LCD Capacitive Touchscreen with Swipe Capability
- Wireless Phone Connection
- Cloud Connected
- AppLink® w/App Catalog
- 911 Assist®
- Apple CarPlay® and Android Auto™ Compatibility
- Digital Owner's Manual
- Conversational Voice Command Recognition
- Connected Navigation.
- USB charging ports – two (2)
- USB data charging ports – two (2)

XL 101A Super Cab 6.5 Ft. Box 145" WB

☐	Base Price X1K, 4x2 (2.7L V6 EcoBoost™ engine 6365 GVWR) 99P/44G	\$38,874.00
☐	Base Price X1K, 4x2 (5.0L 4V V8 engine 6940 GVWR) 99S/44G	\$40,898.00
☐	Base Price X1K, 4x2 (3.5L V6 EcoBoost™ engine 6900 GVWR) 998/44G	\$40,898.00
☐	Base Price X1L, 4x4 (2.7L V6 EcoBoost™ engine 6550 GVWR) 99P/44G	\$42,286.00
☒	Base Price X1L, 4x4 (5.0L 4V V8 engine 7100 GVWR) 99S/44G	\$44,472.00
☐	Base Price X1L, 4x4 (3.5L V6 EcoBoost™ engine 7100 GVWR) 998/44G	\$44,472.00

Free Standing Options

	<u>Option Code</u>	<u>Price</u>
☐ Vinyl 40/20/40 Split Bench Seats	AS	N/C
☒ Cloth 40/20/40 Split Bench Seats	CS	N/C
☒ 8-way Power Driver's Seat	91P	350.00
☐ LT265/70R17E BSW All-Terrain (A/T) Tires	T7C	295.00
☐ Axle Locking Rear	XL_	570.00
☐ HIGH PACKAGE	103A	1195.00

- Interior Work Surfaces
- LED Fog Lamps
- 17" Silver Painted Aluminum Wheels
- Chrome Bumpers
- Electronic Rear Window Defroster
- Rear Privacy Glass

☒ TOW/HAUL PACKAGE 53T 785.00

- Available with 5.0L V8 and 3.5L V6 Eco Boost Only
- Trailer Brake Controller
- Locking Rear Axle

☐	Skid Plates 4x4 Only	413	160.00
☐	Rear Window, Privacy Glass with Defroster	924	320.00
☐	Black Platform Running Boards	18B	250.00
☐	Daytime Running Lights	942	50.00
☐	Engine Block Heater	41H	190.00
☒	Back up Alarm System	85H	220.00
☐	Front License Plate Holder	153	N/C
☐	Front and Rear Molded Splash Guards	DIO	150.00
☐	Tailgate Step with Work Surface	63T	445.00
☐	Spray in Bedliner	96W	595.00
☐	Bed Liner – Plastic, Drop-in (NA w/ Cable Lock – 47S)	96P	350.00
☐	Weatherguard Aluminum Crossbed Toolbox – Matte Black	90B	1000.00
☐	Weatherguard Aluminum Crossbed Toolbox – Bright	90P	1000.00
☐	Tonneau Pickup Box Cover – Soft Folding (Not available w/Toolbox)	96T	590.00
☐	Tonneau Pickup Box Cover – Hard Folding (Not available w/Toolbox)	96X	1200.00
☐	Tonneau Pickup Box Cover – Retractable (Not available w/Toolbox)	96J	2200.00
☐	LED Warning Strobes – Amber	94S	650.00
☐	LED Warning Strobes – Amber/White	94W	650.00
☒	(2) Extra Keys Integrated Remote	LUN	600.00

TOTAL \$46,427.00 ea

Colors & Trim Availability:

<u>Exterior</u>		Interior	
		<u>(Med. Earth Grey)(AS)</u>	
Agate Black	(UM)	[]	
Oxford White	(YZ)	[X]	
Carbonized Gray	(M7)	[]	
Antimatter Blue	(HX)	[]	
Iconic Silver	(JS)	[]	
Atlas Blue	(B3)	[]	
SPECIAL PAINT			
Vermillion Red Add \$660.00	[E4}	[]	
School Bus Yellow Add \$660.00	[B1]	[]	
Omaha Orange Add \$660.00	[MB]	[]	

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER



JAMES (BUZZ) KIRBY
FLEET MANAGER

13405 SURREY STREET
LIVONIA, MICHIGAN 48150-1527
(734)-466-2704
FAX: (734)-466-2662

May 8, 2025

Purchase of one 2025 Ford F150 Super Cab XL 4X4 Pickup Truck with a 6 ½' Bed. This truck will be assigned to the Forestry Supervisor. The City Identification Number will be #117.

This vehicle will be purchased from Lunghamer Ford, 1960 E. Main St. Owosso, MI. 48867 at a cost of \$46,427.00. Utilizing the State of Michigan contract #MA 240000001208 and Macomb County Contract # 21-18 Bid. To provide us with the best possible price.

I am recommending that we use Truck & Trailer Specialties, Inc. 900 Grand Oaks Drive, Howell, MI 48843 to do the upfitting which the cost is based on the City of Rochester Hills Contract RFP-RH-20-023 Awarded September 2020. Some of the upfitting will include custom safety lighting for protection when working in the roadway, non-slip Luverne grip strut running boards, spray-on bed liner, Timbren suspension enhancement for the Boss 7'6" stainless snowplow. The cost of this upfitting will be \$17,495.00.

The completed cost of this truck will be \$ 63,922.00. If approved this cost will come from approved budgeted funds in account 401-000-985-010.

If you have any questions, or require additional information, I can be reached at ext. 2641.

Gary T. Garrison
Fleet Manager

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

April 14, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594
HQ0005054

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Forestry):

2025 Ford F150 XL, SuperCab, 4x4, 5.0L gas, 6.5' bed, vinyl flooring, OEM backup alarm & OEM brake controller

Truck: #117 Erica

Install Custom Lighting & Electrical including the following:

In-cab switches in dash for wig-wag & warning lighting (2 switches, 1 for wig wag and 1 for flashers)

Four (4) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers mounted:

Two (2) in chassis grille

Two (2) near license plate

Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in side windows w/brackets

Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in rear windows w/brackets

One (1) Federal Signal SignalMaster (mos. SL8S-A & 320340) & controller in bottom of rear window

One (1) Maxxima (mo. MLS-STTBUU60) STT/BU rear strip light, 60" mounted between tailgate & bumper

SoundOff "wig-wag" circuit for rear STT & front headlights

Install WeatherTech Floor Liners, 1st row-only, Black (mo. 446971V 2024 series)

Install Luverne Grip-Step running boards for SuperCab (mos. 415078 & 401523)

Install 7-way Round Pin Plug (standard Livonia pin diagram) delete factory 7-way RV

Install Spray-on bed liner in cargo area of pickup bed including floor, sides, tailgate and bulkhead

Install Timbren suspension enhancement system for front axle (mo. FF150H)

Install Boss 7'6" HTX Stainless Steel Blade Snow Plow including the following:

Stainless steel straight blade

Rubber snow deflector and blade guides

Includes truck undercarriage mount, wiring harnesses and in-cab SmartTouch2 controls

Plow lights with Smart Light3 LED lighting

Above installed equipment pricing: \$17,495.00 ea.

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: 2-3 months ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman



April 8, 2025

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

Dear Gary Garrison:

Price on 2025 Vehicle State of Michigan Contract# MA 240000001208 and Macomb County Contract# 21-18 Bid:

(1) 2025 Ford F150 Super Cab XL 4x4 Pickup 6 ½' Box in White \$46,427.00 ea

*** #117 Forestry**

Order Cutoff Date: TBD.

Delivery date: Approximately 90-120 Days A.R.O.

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty. Service to be handled by your local Ford Dealer.

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

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

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

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

2025 F-150 Super Cab XL Major Standard Equipment

MECHANICAL

- 2.7L V6 EcoBoost® with Auto Start-Stop Technology (standard on 141" and 145")
- 5.0L V8 with Auto Start-Stop Technology (standard on 122" and 157")
- 4x4 Electronic-Shift-On-the-Fly (ESOF) with Neutral Towing Capability
- Auto Hold
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – 4-Wheel Disc with ABS
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Trail – 4x2 only
- Selectable Drive Modes: Normal, ECO, Sport, Tow/Haul, Slippery, Deep Snow/Sand, Mud/Rut – 4x4 only
- Electronic Ten-Speed Automatic Transmission • Fail-Safe Cooling
- Jack
- Electric Parking Brake
- SelectShift® Automatic Transmission with Progressive Range Select
- Shock Absorbers, Gas – Heavy-Duty, Front
- Shock Absorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front – Coil
- Springs, Rear – Leaf, Two-Stage Variable Rate • Stabilizer Bar, Front
- Steering – Power, Rack-and-Pinion

EXTERIOR

- Bed Storage Boxes (NA w/ 8' Box)
- Bumper and Fascia, Front – Black
- Bumper, Rear – Black
- Cargo Lamp – integrated with Center High-mounted Stop Lamp
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- F-150 Fender Badge
- Fuel Tank
- Standard Range 23 Gallon (Regular Cab 6.5' Box)
- Extended Range 36 Gallon (Regular Cab (NA w/ 6.5' Box), SuperCab and SuperCrew®)
- Fully Boxed Steel Frame
- Grille – Black Coast to Coast
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks – Pickup Box Tie-Down, four (4)
- Hooks – Front Tow 4x4, two (2)
- Mirrors, Sideview – Manual-folding, Power Glass with Heat and Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier – Rear Under Frame
- Spare Tire
- Stone Cuffs, Front & Rear
- Tailgate Lift Assist
- Tailgate – removable with key lock
- Tires
- 245/70R 17 BSW all-season tires (A/S) 4x2
- 265/70R 17 BSW all-terrain tires (A/T) 4x4
- Trailer Sway Control
- Trailer Towing – 4-pin wiring, ball mounting provisions in rear bumper
- Wheels – 17" silver steel
- Wipers – Intermittent speed

INTERIOR/COMFORT

- 12" Productivity Screen in Instrument Cluster
- Air Conditioning Registers – Black Vanes with Chrome Knob
- Auxiliary Audio Input Jack
- Black Vinyl Floor Covering
- Compass Display in Instrument Cluster
- Cruise Control
- Dome Light • Door trim – Soft armrest, grab handle and front map pockets
- Fade-to-Off Interior Lighting
- Gauges and Meters – Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
- Front – A-Pillar, Driver and Passenger Side — Rear – B-Pillar (SuperCrew®)
- Horn – Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Powerpoint 12V
- Power Door-Locks with Flip Key and Integrated Key Transmitter
- Keyless-Entry (incl. Autolock)

- Power Windows (Front/Rear) – One-touch Up/Down Driver and Passenger Front Windows (Rear Power Windows not available on Regular Cab)
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scoff Plates – MIC, Front
- Seat, Front
- Vinyl 40/20/40
- 2-Way manual driver/passenger
- Armrest
- Seat, Rear
- Vinyl
- USB charging ports – two (2)
- 60/40 flip-up split seat (SuperCab)
- 60/40 flip-up split seat with elongated cushion (SuperCrew®)
- Steering Wheel, Black Urethane – Manual Tilt/Telescoping and Manual Locking
- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
- Driver and Passenger Front Airbags
- Driver and Passenger Seat-Mounted Side Airbags — Safety Canopy® Side-Curtain Airbags (1st and 2nd row coverage)
- Curve Control
- LED Reflector Headlamps – Black Bezels
- Perimeter Alarm
- Rainlamp Wiper Activated Headlamps
- Seat Belts, Active Restraint System (ARS). Three-point Manual Lap/Shoulder Belts with Height Adjusters, Pretensioners & Energy Mgmt Retractors on Outside Front Positions. Includes Autolock Features for Child Seats
- SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)
- Stolen Vehicle Services (1-year Plan Included)
- Ford Co-Pilot360™ 2.0
- Pre-Collision Assist with Automatic Emergency Braking (AEB)
- Pedestrian Detection
- Forward Collision Warning
- Dynamic Brake Support
- BLIS® with Cross-Traffic Alert
- Lane-Keeping System
- Lane-Keeping Alert
- Lane-Keeping Aid
- Driver Alert
- Rear View Camera
- Auto High Beams
- Reverse Sensing System
- Reverse Brake Assist
- Post-Collision Braking
- Autolamp – Auto On/Off Headlamps

FUNCTIONAL

- AM/FM Stereo (speakers; four (4) with Regular Cab, six (6) with SuperCab and SuperCrew®)
- Class IV Trailer Hitch (incl. Smart Trailer Tow Connector, 7/4 pin-connector; Class IV trailer hitch receiver)
- FordPass™ Connect (5G)
- 5G LTE Wi-Fi hotspot connects up to 10 devices
- Schedule specific times to remotely start vehicle
- Locate parked vehicle
- Check vehicle status
- Hill Start Assist
- SYNC® 4 with Enhanced Voice Recognition (Incl. SiriusXM® with 360L)
- 12" LCD Capacitive Touchscreen with Swipe Capability
- Wireless Phone Connection
- Cloud Connected
- AppLink® w/App Catalog
- 911 Assist®
- Apple CarPlay® and Android Auto™ Compatibility
- Digital Owner's Manual
- Conversational Voice Command Recognition
- Connected Navigation.
- USB charging ports – two (2)
- USB data charging ports – two (2)

XL 101A Super Cab 6.5 Ft. Box 145" WB

[] Base Price X1K, 4x2 (2.7L V6 EcoBoost™ engine 6365 GVWR) 99P/44G	\$38,874.00
[] Base Price X1K, 4x2 (5.0L 4V V8 engine 6940 GVWR) 99S/44G	\$40,898.00
[] Base Price X1K, 4x2 (3.5L V6 EcoBoost™ engine 6900 GVWR) 998/44G	\$40,898.00
[] Base Price X1L, 4x4 (2.7L V6 EcoBoost™ engine 6550 GVWR) 99P/44G	\$42,286.00
[X] Base Price X1L, 4x4 (5.0L 4V V8 engine 7100 GVWR) 99S/44G	\$44,472.00
[] Base Price X1L, 4x4 (3.5L V6 EcoBoost™ engine 7100 GVWR) 998/44G	\$44,472.00

Free Standing Options

	Option Code	Price
[] Vinyl 40/20/40 Split Bench Seats	AS	N/C
[X] Cloth 40/20/40 Split Bench Seats	CS	N/C
[X] 8-way Power Driver's Seat	91P	350.00
[] LT265/70R17E BSW All-Terrain (A/T) Tires	T7C	295.00
[] Axle Locking Rear	XL	570.00
[] HIGH PACKAGE	103A	1195.00
• Interior Work Surfaces		
• LED Fog Lamps		
• 17" Silver Painted Aluminum Wheels		
• Chrome Bumpers		
• Electronic Rear Window Defroster		
• Rear Privacy Glass		
[X] TOW/HAUL PACKAGE	53T	785.00
• Available with 5.0L V8 and 3.5L V6 Eco Boost Only		
• Trailer Brake Controller		
• Locking Rear Axle		
[] Skid Plates 4x4 Only	413	160.00
[] Rear Window, Privacy Glass with Defroster	924	320.00
[] Black Platform Running Boards	18B	250.00
[] Daytime Running Lights	942	50.00
[] Engine Block Heater	41H	190.00
[X] Back up Alarm System	85H	220.00
[] Front License Plate Holder	153	N/C
[] Front and Rear Molded Splash Guards	DIO	150.00
[] Tailgate Step with Work Surface	63T	445.00
[] Spray in Bedliner	96W	595.00
[] Bed Liner – Plastic, Drop-in (NA w/ Cable Lock – 47S)	96P	350.00
[] Weatherguard Aluminum Crossbed Toolbox – Matte Black	90B	1000.00
[] Weatherguard Aluminum Crossbed Toolbox – Bright	90P	1000.00
[] Tonneau Pickup Box Cover – Soft Folding (Not available w/Toolbox)	96T	590.00
[] Tonneau Pickup Box Cover – Hard Folding (Not available w/Toolbox)	96X	1200.00
[] Tonneau Pickup Box Cover – Retractable (Not available w/Toolbox)	96J	2200.00
[] LED Warning Strokes – Amber	94S	650.00
[] LED Warning Strokes – Amber/White	94W	650.00
[X] (2) Extra Keys Integrated Remote	LUN	600.00

TOTAL \$46,427.00 ea

Colors & Trim Availability:

<u>Exterior</u>	<u>Interior</u>	
	<u>(Med. Earth Grey)(AS)</u>	
Agate Black	(UM)	[]
Oxford White	(YZ)	[X]
Carbonized Gray	(M7)	[]
Antimatter Blue	(HX)	[]
Iconic Silver	(JS)	[]
Atlas Blue	(B3)	[]
SPECIAL PAINT		
Vermillion Red Add \$660.00	[E4}	[]
School Bus Yellow Add \$660.00	[B1]	[]
Omaha Orange Add \$660.00	[MB]	[]



LETTER TO THE LIVONIA CITY COUNCIL

13.

DPW
May 19, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

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

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE THREE (3) 2025 FORD F250 SUPER CAB XL 4X4 8' BED PICK-UP TRUCKS UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Service Division, re: to replace outdated vehicles to be used by Parks Section, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works is requesting Council approval for the purchase of three (3) Ford F150 Super Cab XL 4X4 Pickup trucks with 8' beds. The new vehicles will replace outdated pool trucks that the Department has used for the past several years which will be disposed of through auction.

Truck #	Department	Lunghamer Ford	Truck & Trailer	Total Cost
#282	Parks Supervisor	\$49,938.00	\$20,465.00	\$70,403.00
#284/#289	Parks	\$98,766.00	\$59,630.00	\$158,396.00

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

Approve the purchase of three (3) Ford F250 Super Cab XL 4x4 Pickup trucks with 8' beds from Lunghamer Ford, 1960 E. Main Street, Owosso, MI 48867 at a total cost of \$98,766.00, with unfitting from Truck & Trailer Specialties, 900 Grand Oaks Dr., Howell, MI 48843 at a cost of \$80,095.00. Pursuant to Finance Ordinance 3.04.140 d. 4, we are requesting a waiver of the City's sealed bid process, based on the State of Michigan pricing for vehicles.

These new vehicles will not increase our fleet size. Comparable vehicles which have outlived their life expectancy will be disposed of at public auction.

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

Sufficient funds are budgeted in capital outlay accounts 401-000-985-001

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

\$228,799.00

DETAILED WORK BEING PERFORMED

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

\$228,799.00 401-000-985-010

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

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

ATTACHMENTS

1. 2025 - F250 - Parks - #282
2. 2025 - F250 - Parks - #284 #289

APPROVED BY



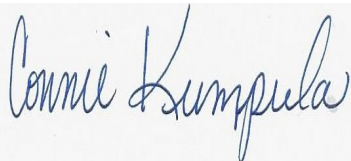
Date: May 20, 2025

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



Date: May 20, 2025

Don Rohraff, Director of Public Works



Date: June 06, 2025

Connie Kumpula, Chief Accountant



Date: June 06, 2025

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER



JAMES (BUZZ) KIRBY
FLEET MANAGER

13405 SURREY STREET
LIVONIA, MICHIGAN 48150-1527
(734)-466-2704
FAX: (734)-466-2662

May 13, 2025

Purchase of one 2025 Ford F250 Super Cab XL 4X4 Pickup Truck with an 8' Bed. This truck will be assigned to the Parks Supervisor. The City Identification Number will be #282.

This vehicle will be purchased from Lunghamer Ford, 1960 E. Main St. Owosso, MI. 48867 at a cost of \$49,938.00. Utilizing the State of Michigan contract #MA 240000001208 and Macomb County Contract # 21-18 Bid. To provide us with the best possible price.

I am recommending that we use Truck & Trailer Specialties, Inc. 900 Grand Oaks Drive, Howell, MI 48843 to do the upfitting which the cost is based on the City of Rochester Hills Contract RFP-RH-20-023 Awarded September 2020. Some of the upfitting will include custom safety lighting for protection when working in the roadway, forward facing work lights, non-slip Luverne grip strut running boards, spray-on bed liner, Gull wing toolbox, Boss V DXT 9'2" stainless snowplow. The cost of this upfitting will be \$20,465.00.

The completed cost of this truck will be \$ 70,403.00. If approved this cost will come from approved budgeted funds in account 401-000-985-010.

If you have any questions, or require additional information, I can be reached at ext. 2641.

A handwritten signature in blue ink that reads "Gary T. Garrison". The signature is stylized with a large, sweeping flourish at the end.

Gary T. Garrison
Fleet Manager

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

April 14, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594
HQ0005060

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Parks):

2025 Ford F250 XL, SuperCab, 4x4 with 8' bed, vinyl flooring, brake controller, upfitter switches & armrest work surface

Truck: #282 Steve Boss

Install Custom Lighting & Electrical including the following:

Chassis switches for wig-wag, warning & work lighting (3 switches for wig wag, flashers & work)
Four (4) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers in chassis grille
Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in side windows w/brackets
Two (2) SoundOff nForce (mo. ENFSLSDG12) amber/green flashers mounted in rear windows w/brackets
Two (2) Maxxima (mo. MWL-47) LED low-pro work lights mounted forward-facing in grille
One (1) Maxxima (mo. MLS-STTBUU60) STT/BU rear strip light, 60" mounted between tailgate & bumper
SoundOff "wig-wag" circuit for rear STT & front headlights

Install Spray-on bed liner in cargo area of pickup bed including floor, sides, tailgate and bulkhead

Install Weather Guard Gull Wing toolbox standard, 11.3 cu. ft., Aluminum, Clear, 20-3/4" W (mo. 124-0-01)

Install WeatherTech Floor Liners, 1st row-only, Black (mo. 4410511V)

Install Luverne Grip-Step running boards for SuperCab, wheel-to-wheel (mos. 415114 & 401733)

Install 7-way Round Pin Plug (standard Livonia pin diagram) delete factory 7-way RV

Install 2" Receiver Adapter Sleeve Insert

Install Boss 9'2" Power-V DXT Stainless Steel Blade Snow Plow including the following:

Stainless steel, full-trip moldboard with trip-edge
Rubber snow deflector and blade guides
Includes truck under-carriage mount, wiring harnesses and in-cab SmartTouch2 controls
Plow lights with SmartLight3 LED lighting

Above installed equipment pricing: \$20,465.00 ea.

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: Allow 7-8 weeks for installation ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman



April 8, 2025

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

Dear Gary Garrison:

Price on 2025 Vehicle State of Michigan Contract# MA 240000001208 and Macomb County Contract# 21-18 Bid:

(1) 2025 Ford F250 Super Cab XL 4x4 Pickup 8' Box in White \$49,938.00 ea

*** #282**

Order Cutoff Date: TBD.

Delivery date: Approximately 90-120 Days A.R.O.

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty. Service to be handled by your local Ford Dealer.

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

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

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

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

1960 E Main St Owosso, MI 48867, 888-92-FLEET (888.923.5338) Fax 517-625-5832

2025 F-250 Reg. Cab, Super Cab, Crew Cab Major Standard Equipment

MECHANICAL

- Brakes – Four-Wheel Disc Anti-lock Brake System (ABS)
- Electronic-Shift-On-the-Fly (ESOF) (4x4 only)
- Engine
 - F-250/F-350 – 6.8L 2V DEVCT NA PFI V8 Gas
- Transmission
 - TorqShift®-G ten-speed automatic w/ Selectable Drive Modes: Normal, Eco, Slippery Roads, Tow/Haul (6.8L Gas)
- Fuel Tanks
 - 29 Gallon (Diesel Engine) – 142" or 148" Wheelbase
 - 34 Gallon (Diesel Engine) – 160" or 164" Wheelbase
 - 34 Gallon (Gas Engine) – NA 176" Wheelbase
 - 48 Gallon (Gas Engine) – 176" Wheelbase
 - 48 Gallon (Diesel Engine) – 176" Wheelbase

EXTERIOR

- Bumpers – front & rear, black painted
- Daytime Running Lamps
- Fender vents – front
- Front Box Step and Rear Bumper Step
- Glass – solar-tinted
- Grille – black painted
- Handles – door & tailgate, black
- Jack
- 3-Ton mechanical (250/350 SRW)
- Manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals
- Operator Commanded Regeneration (OCR) (6.7L Power Stroke® Diesel engine only)
- Tailgate – Removable w/key lock
- "Three-Blink" lane change signal
- Tires
 - LT245/75R17E BSW A/S
- Tow hooks – front, two (2)
- 2.5" Built Ford Tough® Trailer Hitch Receiver
- Trailer Sway Control
- Trailer Tow Package – 7-wire harness w/relays & 7/4 pin connector
- Wheels
 - F-250/F-350 SRW – 17" Argent Painted Steel w/painted hub covers/center ornaments
 - Manual Locking Hubs (4x4)
 - Spare tire, wheel & carrier
- Windshield wipers – intermittent

INTERIOR/COMFORT

- 4.2" LCD Productivity Screen: includes menus for Gauge Setup, Trip Computer, Fuel Economy and Towing/Off-Road applications
- Air conditioning – manual, single zone
- Cabin Air Particulate Filter
- Door-trim – armrest/grab handle & reflector
- Floor covering – Black, full length vinyl
- Instrumentation – Multi-function switch message center
- Mirror – rearview 11.5" day/night
- Outside Temperature Display
- Overhead console w/dual storage bins and map lights
- Power Equipment Group – 1 st row (front-seat) windows w/one-touch up/down, power 2nd row (rear-seat) windows; power door-locks w/backlit switches & accessory delay; power tailgate lock

- Powerpoint – auxiliary two (2) in instrument panel
- Scuff plates – front, color-coordinated
- Seats – Front, HD vinyl, 40/20/40 split bench w/center armrest, cupholder and storage (manual lumbar – driver's side), front center-seat w/integrated restraint
- Steering wheel – black urethane with tilt and telescoping steering wheel/column; includes three (3) button message control
- Sun visors – color-coordinated vinyl, driver w/pocket, passenger w/uncovered mirror
- Window – Rear, fixed

SAFETY/SECURITY

- AdvanceTrac® with RSC® (Roll Stability Control)™
- Belt-Minder® (front safety belt reminder)
 - chime & flashing warning light on I/P if belts not buckled
- Center High-mounted Stop Lamp (CHMSL)
- Driver and passenger frontal airbag; passenger side deactivation Switch
- Ford Security Package (1-Year included with activation)
- Headlamps – Quad beam jewel effect halogen
- Individual Tire Pressure Monitoring System (TPMS)
- Mirrors – Manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals
- Rear View Camera
- Remote keyless entry
- Safety belts – w/height adjustment D-ring
- Safety Canopy® System (incl. side-curtain airbags)
- SecuriLock® Passive Anti-Theft System
- SOS Post-Crash Alert System™
- Stationary Elevated Idle Control

FORD CO-PILOT360™ TECHNOLOGY

- AutoLamp (Auto On/Off Headlamps)
- Cruise Control
- Hill Start Assist

FUNCTIONAL

- Audio – AM/FM stereo/MP3 Player (four (4))
- Alternator – 157 AMP
- Battery
 - Gas engine – 750-CCA, 78-AH, single
 - Diesel engine – 750-CCA, 68-AH, dual AGM (6.7L Power Stroke® Diesel engine)
- FordPass Connect™ (5G)
 - 5G Wi-Fi hotspot connects up to 10 devices 1
 - Remotely start, lock and unlock vehicle
 - Schedule specific times to remotely start vehicle
 - Locate parked vehicle
 - Check vehicle status
- Rear axle – Non-Limited-Slip (F-250 and F-350)
- SYNC® 4
 - 8" LCD Capacitive Touchscreen with Swipe Capability
 - Wireless Phone Connection
 - Cloud
 - AppLink® w/App Catalog
 - 911 Assist®
 - Apple CarPlay® and Android Auto™ Compatibility – Digital Owner's Manual

9950# GVWR Regular Cab 8 Ft. Box, 142"WB, 10000# GVWR

[] Base Price 4x2 (F2A/600a), (T.4)	\$43,478.00
[] Base Price 4x4 (F2B/600a), (T.6)	\$45,965.00

10000# GVWR SuperCab 8 Ft. Box, 164"WB, 10000# GVWR

[] Base Price 4x2 (X2A/600a), (T.5)	\$45,746.00
[X] Base Price 4x4 (X2B/600a) (T.8)	\$48,278.00

10000# GVWR Crew Cab 6 3/4 Ft. SHORT Box, 160" WB, 10000# GVWR

[] Base Price 4x2 (W2A/600a)	\$46,684.00
[] Base Price 4x4 (W2B/600a)	\$49,211.00

10000# GVWR Crew Cab 8 Ft. Box, 176" WB, 10000# GVWR

[] Base Price 4x2 (W2A/600a)	\$46,864.00
[] Base Price 4x4 (W2B/600a)	\$49,400.00

<u>Available Standard Options</u>	<u>Option</u>	<u>Price</u> <u>Reg.&Super/Crewcab</u>
[] 6.7L Power Stroke 4V Diesel V8 (B20)/10-Spd Auto.	99T/44G	9995.00
[] CNG/LPG Fuel Capable Engine (Gas Engine Only)	98F	315.00
[] Engine Block Heater	41H	100.00
[] Rapid-Heat Supplemental Cab Heater	41A	250.00
[] Seats, 40/20/40 Split Bench Vinyl	AS	Standard
[X] Seats, 40/20/40 Split Bench Cloth	1S	100.00/315.00
[] Seat, Vinyl High Back Buckets	LS	355.00
[] Seats, Cloth High Back Buckets	4S	515.00/615.00
[X] Interior Work Surface (40/20/40 Cloth or Vinyl Seats Only)	52S	140.00
[] Tires, LT245/75Rx17E All-Terrain (5)	TBM	165.00
[] Engine Idle Shutdown Timer (Can Be Set 1-30 Minutes)	86K	250.00
[X] Powercode Remote Start System	76S	250.00
[] Power Sliding Window (Includes Privacy Glass with Heated Backlight/Rear Window Defrost <u>Super and Crew Cab Only</u>)	435/43B/924	435.00
[] Dual Alternators 410 amp	67B	115.00
[] Alternator 250 amp (6.8L Gas Only)	67E	85.00
[] Dual Batteries (68 Amp.) (Gas Engines Only, Includes Dual Alternators 410 amp)	86M/67B	325.00
[] Pro Power Onboard – 2KW (Includes Dual Batteries 86M)	43K/86M	1195.00
[X] 110V/400W Outlet	43C	175.00
[X] Keys Extra (Regular) \$75.00 x 2 =	Sig	150.00
[] Keys Extra (With Power Group) \$220.00 x __ =	Sig	220.00 ea
[X] Trailer Brake Controller Tow Command	52B	300.00
[] Transmission Power Take-Off Provision (<u>6.7L Diesel Only</u>)	62R	280.00
[] Cab Steps Molded Black	18B	320.00/445.00
[] Roof Clearance Lights	592	80.00
[] Tailgate Step, Incl. Tailgate Assist, Step & Handle	85G	375.00
[X] Upfitter Switches (6) located in overhead console)	66S	165.00
[] Ford Pro Upfit Integration System	18A	400.00
[X] Snow Plow Prep Package(N/A with 67H)	473	250.00
[] Camper Package	471	160.00
[] Snow Plow/Camper Package	47B	305.00
[] Suspension Package, Heavy Service(N/A with 473)	67H	125.00

[]	Payload Upgrade Package	68U	100.00
	(Not Available Regular Cab 4x2 F2A)		
[]	XL Chrome Pkg. (Chrome front and rear step bumper, Bright Chrome Hub Covers and Center Ornaments & BoxLink with Brackets and 4 Premium Locking Cleats)	96V	225.00
[]	XL Drivers Assist Pkg. (Automatic High Beam, Pre-Collision Assist with Automatic Emergency Braking (AEB) and Forward Collision Warning)	96D	730.00
[]	4x4 Off-Road Pkg (Includes. Skid Plates, E-Locking Axle, and Tires, (5) LT245/75Rx17E All-Terrain)	17X/X3E/TBM	1090.00
[]	Tow Technology Pkg. (360-Degree Camera Package, Driver Assist Package, Lane Departure Warning (XL only), Pro Trailer Backup Assist™, Pro Trailer Hitch Assist™, and Trailer Reverse Guidance)	52T/874/96D	2785.00
[]	360-Degree Camera Package (Driver Assist Package, 360-Degree Camera System (Incl. Picture in Picture capability), Center High-Mounted Stop Lamp (CHMSL) Camera, Wired Aux Trailer Camera Compatibility, BLIS with Cross-Traffic Alert / BLIS with Trailer Coverage, LED Center High-Mounted Stop Lamp (CHMSL), Rear Parking Sensors, and Reverse Sensing System w/ Reverse Brake Assist)	874/96D	1880.00
[]	Axle, Electronic Locking	X3_	430.00
[]	Drop in Plastic Bedliner	85L	350.00
[]	Tough Bed(Spray-in-bedliner)	85S	595.00
[]	Bed Mat(N/A w/85S Tough Bed Spray-in-Bedliner)	85M	180.00
[X]	Splash Guards/Mud Flaps	61S/62S	130.00
[]	Wheel Well Liner (Front)	61L	180.00
[]	Wheel Well Liner Front and Rear	61N	325.00
[]	Exterior Backup Alarm	76C	140.00
[]	LED Box Light (Not Available with LED Warning Strobes 91S)	66L	60.00
[]	360-Degree Dual Beacon LED Warning Strobes-Amber	91S	650.00

Total Price \$49,938.00 ea

Colors for F-250

Exterior Colors

Race Red

[PQ] []

Antimatter Blue Metallic

[HX] []

Avalanche

[DR] []

Agate Black

[UM] []

Oxford White

[Z1] [X]

Carbonized Gray Metallic

[M7] []

SPECIAL PAINT

School Bus Yellow Add \$660.00

[BY] []

Omaha Orange Add \$660.00

[MB] []

Green Gem Add \$660.00

[W6] []

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER



JAMES (BUZZ) KIRBY
FLEET MANAGER

13405 SURREY STREET
LIVONIA, MICHIGAN 48150-1527
(734)-466-2704
FAX: (734)-466-2662

May 13, 2025

Purchase of two 2025 Ford F250 Super Cab XL 4X4 Pickup Truck with an 8' Bed. These trucks will be assigned to the Parks Sections to be used by their crew. The City Identification Numbers will be #284 and #289.

These two vehicles will be purchased from Lunghamer Ford, 1960 E. Main St. Owosso, MI. 48867 at a total cost of \$98,766.00 Utilizing the State of Michigan contract #MA 240000001208 and Macomb County Contract # 21-18 Bid. This provides us with the best possible price.

I am recommending that we use Truck & Trailer Specialties, Inc. 900 Grand Oaks Drive, Howell, MI 48843 to do the upfitting their cost is based on the City of Rochester Hills Contract RFP-RH-20-023 Awarded September 2020. Both trucks will be upfitted essentially the same with only minor differences. Some of the upfitting will include custom safety lighting for protection when working in the roadway and plowing, forward facing work lights, non-slip Luerne grip strut running boards, spray-on bed liner, toolboxes, Boss V DXT 9'2" stainless snowplow, hydraulic liftgate. The cost of upfitting will be \$28,800.00 for truck #284 and \$30,830.00 for truck #289. Their combined total will be \$ 59,630.00.

The completed cost for both trucks will be \$ 158,396.00. If approved this cost will come from approved budgeted funds in account 401-000-985-010.

If you have any questions, or require additional information, I can be reached at ext. 2641.

Gary T. Garrison
Fleet Manager



April 8, 2025

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

Dear Gary Garrison:

Price on 2025 Vehicle State of Michigan Contract# MA 240000001208 and Macomb County Contract# 21-18 Bid:

(2) 2025 Ford F250 Super Cab XL 4x4 Pickup 8' Box in White	\$49,383.00 ea
Total Delivered Price	\$98,766.00

*** #284 & 289**

Order Cutoff Date: TBD.

Delivery date: Approximately 90-120 Days A.R.O.

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty. Service to be handled by your local Ford Dealer.

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

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

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

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

1960 E Main St Owosso, MI 48867, 888-92-FLEET (888.923.5338) Fax 517-625-5832

2025 F-250 Reg. Cab, Super Cab, Crew Cab Major Standard Equipment

MECHANICAL

- Brakes – Four-Wheel Disc Anti-lock Brake System (ABS)
- Electronic-Shift-On-the-Fly (ESOF) (4x4 only)
- Engine
 - F-250/F-350 – 6.8L 2V DEVCT NA PFI V8 Gas
- Transmission
 - TorqShift®-G ten-speed automatic w/ Selectable Drive Modes: Normal, Eco, Slippery Roads, Tow/Haul (6.8L Gas)
- Fuel Tanks
 - 29 Gallon (Diesel Engine) – 142" or 148" Wheelbase
 - 34 Gallon (Diesel Engine) – 160" or 164" Wheelbase
 - 34 Gallon (Gas Engine) – NA 176" Wheelbase
 - 48 Gallon (Gas Engine) – 176" Wheelbase
 - 48 Gallon (Diesel Engine) – 176" Wheelbase

EXTERIOR

- Bumpers – front & rear, black painted
- Daytime Running Lamps
- Fender vents – front
- Front Box Step and Rear Bumper Step
- Glass – solar-tinted
- Grille – black painted
- Handles – door & tailgate, black
- Jack
 - 3-Ton mechanical (250/350 SRW)
- Manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals
- Operator Commanded Regeneration (OCR) (6.7L Power Stroke® Diesel engine only)
- Tailgate – Removable w/key lock
- "Three-Blink" lane change signal
- Tires
 - LT245/75R17E BSW A/S
- Tow hooks – front, two (2)
- 2.5" Built Ford Tough® Trailer Hitch Receiver
- Trailer Sway Control
- Trailer Tow Package – 7-wire harness w/relays & 7/4 pin connector
- Wheels
 - F-250/F-350 SRW – 17" Argent Painted Steel w/painted hub covers/center ornaments
 - Manual Locking Hubs (4x4)
 - Spare tire, wheel & carrier
- Windshield wipers – intermittent

INTERIOR/COMFORT

- 4.2" LCD Productivity Screen; includes menus for Gauge Setup, Trip Computer, Fuel Economy and Towing/Off-Road applications
- Air conditioning – manual, single zone
- Cabin Air Particulate Filter
- Door-trim – armrest/grab handle & reflector
- Floor covering – Black, full length vinyl
- Instrumentation – Multi-function switch message center
- Mirror – rearview 11.5" day/night
- Outside Temperature Display
- Overhead console w/dual storage bins and map lights
- Power Equipment Group – 1 st row (front-seat) windows w/one-touch up/down, power 2nd row (rear-seat) windows; power door-locks w/backlit switches & accessory delay; power tailgate lock

- Powerpoint – auxiliary two (2) in instrument panel
- Scuff plates – front, color-coordinated
- Seats – Front, HD vinyl, 40/20/40 split bench w/center armrest, cupholder and storage (manual lumbar – driver's side), front center-seat w/integrated restraint
- Steering wheel – black urethane with tilt and telescoping steering wheel/column; includes three (3) button message control
- Sun visors – color-coordinated vinyl, driver w/pocket, passenger w/uncovered mirror
- Window – Rear, fixed

SAFETY/SECURITY

- AdvanceTrac® with RSC® (Roll Stability Control™)
- Belt-Minder® (front safety belt reminder)
 - chime & flashing warning light on I/P if belts not buckled
- Center High-mounted Stop Lamp (CHMSL)
- Driver and passenger frontal airbag; passenger side deactivation Switch
- Ford Security Package (1-Year included with activation)
- Headlamps – Quad beam jewel effect halogen
- Individual Tire Pressure Monitoring System (TPMS)
- Mirrors – Manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals
- Rear View Camera
- Remote keyless entry
- Safety belts – w/height adjustment D-ring
- Safety Canopy® System (incl. side-curtain airbags)
- SecuriLock® Passive Anti-Theft System
- SOS Post-Crash Alert System™
- Stationary Elevated Idle Control

FORD CO-PILOT360™ TECHNOLOGY

- AutoLamp (Auto On/Off Headlamps)
- Cruise Control
- Hill Start Assist

FUNCTIONAL

- Audio – AM/FM stereo/MP3 Player (four (4))
- Alternator – 157 AMP
- Battery
 - Gas engine – 750-CCA, 78-AH, single
 - Diesel engine – 750-CCA, 68-AH, dual AGM (6.7L Power Stroke® Diesel engine)
- FordPass Connect™ (5G)
 - 5G Wi-Fi hotspot connects up to 10 devices 1
 - Remotely start, lock and unlock vehicle
 - Schedule specific times to remotely start vehicle
 - Locate parked vehicle
 - Check vehicle status
- Rear axle – Non-Limited-Slip (F-250 and F-350)
- SYNC® 4
 - 8" LCD Capacitive Touchscreen with Swipe Capability
 - Wireless Phone Connection
 - Cloud
 - AppLink® w/App Catalog
 - 911 Assist®
 - Apple CarPlay® and Android Auto™ Compatibility — Digital Owner's Manual

9950# GVWR Regular Cab 8 Ft. Box, 142"WB, 10000# GVWR

[] Base Price 4x2 (F2A/600a), (T.4)	\$43,478.00
[] Base Price 4x4 (F2B/600a), (T.6)	\$45,965.00

10000# GVWR SuperCab 8 Ft. Box, 164"WB, 10000# GVWR

[] Base Price 4x2 (X2A/600a), (T.5)	\$45,746.00
[X] Base Price 4x4 (X2B/600a) (T.8)	\$48,278.00

10000# GVWR Crew Cab 6 3/4 Ft. SHORT Box, 160" WB, 10000# GVWR

[] Base Price 4x2 (W2A/600a)	\$46,684.00
[] Base Price 4x4 (W2B/600a)	\$49,211.00

10000# GVWR Crew Cab 8 Ft. Box, 176" WB, 10000# GVWR

[] Base Price 4x2 (W2A/600a)	\$46,864.00
[] Base Price 4x4 (W2B/600a)	\$49,400.00

<u>Available Standard Options</u>	<u>Option</u>	<u>Price</u> <u>Reg.&Super/Crewcab</u>
[] 6.7L Power Stroke 4V Diesel V8 (B20)/10-Spd Auto.	99T/44G	9995.00
[] CNG/LPG Fuel Capable Engine (Gas Engine Only)	98F	315.00
[] Engine Block Heater	41H	100.00
[] Rapid-Heat Supplemental Cab Heater	41A	250.00
[X] Seats, 40/20/40 Split Bench Vinyl	AS	Standard
[] Seats, 40/20/40 Split Bench Cloth	1S	100.00/315.00
[] Seat, Vinyl High Back Buckets	LS	355.00
[] Seats, Cloth High Back Buckets	4S	515.00/615.00
[] Interior Work Surface (40/20/40 Cloth or Vinyl Seats Only)	52S	140.00
[] Tires, LT245/75Rx17E All-Terrain (5)	TBM	165.00
[] Engine Idle Shutdown Timer (Can Be Set 1-30 Minutes)	86K	250.00
[] Powercode Remote Start System	76S	250.00
[] Power Sliding Window (Includes Privacy Glass with Heated 435/43B/924 Backlight/Rear Window Defrost Super and Crew Cab Only)		435.00
[] Dual Alternators 410 amp	67B	115.00
[] Alternator 250 amp (6.8L Gas Only)	67E	85.00
[] Dual Batteries (68 Amp.) (Gas Engines Only, Includes Dual Alternators 410 amp)	86M/67B	325.00
[] Pro Power Onboard – 2KW (Includes Dual Batteries 86M)	43K/86M	1195.00
[] 110V/400W Outlet	43C	175.00
[X] Keys Extra (Regular) \$75.00 x 2 =	Sig	150.00
[] Keys Extra (With Power Group) \$220.00 x ___ =	Sig	220.00 ea
[X] Trailer Brake Controller Tow Command	52B	300.00
[] Transmission Power Take-Off Provision (6.7L Diesel Only)	62R	280.00
[] Cab Steps Molded Black	18B	320.00/445.00
[] Roof Clearance Lights	592	80.00
[] Tailgate Step, Incl. Tailgate Assist, Step & Handle	85G	375.00
[X] Upfitter Switches (6) located in overhead console	66S	165.00
[] Ford Pro Upfit Integration System	18A	400.00
[X] Snow Plow Prep Package(N/A with 67H)	473	250.00
[] Camper Package	471	160.00
[] Snow Plow/Camper Package	47B	305.00
[] Suspension Package, Heavy Service(N/A with 473)	67H	125.00

[X] Payload Upgrade Package		68U	100.00
(Not Available Regular Cab 4x2 F2A)			
[]	XL Chrome Pkg. (Chrome front and rear step bumper, Bright Chrome Hub Covers and Center Ornaments & BoxLink with Brackets and 4 Premium Locking Cleats)	96V	225.00
[]	XL Drivers Assist Pkg. (Automatic High Beam, Pre-Collision Assist with Automatic Emergency Braking (AEB) and Forward Collision Warning)	96D	730.00
[]	4x4 Off-Road Pkg (Includes. Skid Plates, E-Locking Axle, and Tires, (5) LT245/75Rx17E All-Terrain)	17X/X3E/TBM	1090.00
[]	Tow Technology Pkg. (360-Degree Camera Package, Driver Assist Package, Lane Departure Warning (XL only), Pro Trailer Backup Assist™, Pro Trailer Hitch Assist™, and Trailer Reverse Guidance)	52T/874/96D	2785.00
[]	360-Degree Camera Package (Driver Assist Package, 360-Degree Camera System (Incl. Picture in Picture capability), Center High-Mounted Stop Lamp (CHMSL) Camera, Wired Aux Trailer Camera Compatibility, BLIS with Cross-Traffic Alert / BLIS with Trailer Coverage, LED Center High-Mounted Stop Lamp (CHMSL), Rear Parking Sensors, and Reverse Sensing System w/ Reverse Brake Assist)	874/96D	1880.00
[]	Axle, Electronic Locking	X3_	430.00
[]	Drop in Plastic Bedliner	85L	350.00
[]	Tough Bed(Spray-in-bedliner)	85S	595.00
[]	Bed Mat(N/A w/85S Tough Bed Spray-in-Bedliner)	85M	180.00
[]	Splash Guards/Mud Flaps	61S/62S	130.00
[]	Wheel Well Liner (Front)	61L	180.00
[]	Wheel Well Liner Front and Rear	61N	325.00
[X] Exterior Backup Alarm		76C	140.00
[]	LED Box Light (Not Available with LED Warning Strobes 91S)	66L	60.00
[]	360-Degree Dual Beacon LED Warning Strobes-Amber	91S	650.00

Total Price \$49,383.00 ea

Colors for F-250

Exterior Colors

Interior Steel (Grey)

Race Red	[PQ]	[]
Antimatter Blue Metallic	[HX]	[]
Avalanche	[DR]	[]
Agate Black	[UM]	[]
Oxford White	[Z1]	[X]
Carbonized Gray Metallic	[M7]	[]
SPECIAL PAINT		
School Bus Yellow Add \$660.00	[BY]	[]
Omaha Orange Add \$660.00	[MB]	[]
Green Gem Add \$660.00	[W6]	[]

TRUCK & TRAILER Specialties, Inc.

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

April 15, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594
HQ0005056

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Parks):

2025 Ford F250 XL, SuperCab, 4x4 with 8' bed, vinyl flooring, backup alarm, brake controller & upfitter switches

Truck: #284 John

Install ProTech Aluminum Mesh Cab Rack with 24" supports (mo. 57LP-6840-24)

Install Custom Lighting & Electrical including the following:

In-cab switches for wig-wag, warning & work lighting (3 switches: wig wag, flashers & work lights)

One (1) SoundOff Pinnacle (mo. EPL7PDPC) amber/green mini lightbar

Six (6) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers mounted:

Four (4) in chassis grille

Two (2) side-facing on Cab Rack

One (1) ECCO Split Arrowbar (mos. ED3307SA & R3307SACBL 30') & in-cab control, mounted on Cab Rack

Two (2) ECCO (mo. EW2451) LED hand-adjustable work lights mounted on Cab Rack, one each side

One (1) Maxxima (mo. MLS-STTBUU60) STT/BU rear strip light, 60" mounted between tailgate & bumper

SoundOff "wig-wag" circuit for rear STT & front headlights

Install One (1) Weather Guard Lo-side Box, 4.1 cu. ft., Alum., Clear, 56" L, mounted curbside (mo. 174-0-04)

Install Grab handles on both sides at bottom of ProTech to aide toolbox access

Install Spray-on bed liner in cargo area of pickup bed including floor, sides, tailgate and bulkhead

Install TigerTough Seat Covers, 1st row-only seats, head rests, armrest storage (mo. W0523026-IW-GRY)

Install WeatherTech Floor Liners, 1st row-only, Black (mo. 4410511V)

Install Luverne Grip-Step running boards for SuperCab, wheel-to-wheel (mos. 415114 & 401733)

Install 7-way Round Pin Plug (standard Livonia pin diagram) delete factory 7-way RV

Install 2" Receiver Adapter Sleeve Insert

Install Thieman TopLifter Hydraulic Liftgate including the following:

Model TT15 EST AL 56 x 44+6 2pc Galvanized

Platform dimensions are 56" wide x 44" plus a 6" tapered ramp

Extruded aluminum two-piece, fold-down platform (remains about 6" above bed when stowed)

Dual-cylinder series

Lifting capacity of 1,500#

Power-up & power-down functioning

12 VDC electric-over-hydraulic

Standard toggle control switch at gate for up & down

Split-style non-towing bumper

No interference with OEM installed receiver-type trailer hitch

Remount factory back-up camera in mounting hardware kit

Galvanized undercarriage and mounting brackets in lieu of painted

Install Boss 9'2" Power-V DXT Stainless Steel Blade Snow Plow including the following:

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

Stainless steel, full-trip moldboard with trip-edge
Rubber snow deflector and blade guides
Includes truck under-carriage mount, wiring harnesses and in-cab SmartTouch2 controls
Plow lights with SmartLight3 LED lighting

Above installed equipment pricing: **\$28,800.00 ea.**

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: Allow 8-12 weeks for installation ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

April 15, 2025

City of Livonia

13405 Surrey Street, Livonia, MI 48150

Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594

HQ0005059

Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

Chassis information (Parks):

2025 Ford F250 XL, SuperCab, 4x4 with 8' bed, vinyl flooring, backup alarm, brake controller & upfitter switches

Truck: #289 Steve Crew

Install ProTech Aluminum Mesh Low-Profile Cab Rack with 24" supports (mo. 57LP-6840-24)

Install Custom Lighting & Electrical including the following:

In-cab switches for wig-wag, warning & work lighting (3 switches: wig wag, flashers & work lights)

One (1) SoundOff Pinnacle (mo. EPL7PDPC) amber/green mini lightbar

Six (6) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers mounted:

Four (4) in chassis grille

Two (2) side-facing on Cab Rack

One (1) ECCO Split Arrowbar (mos. ED3307SA & R3307SACBL 30') & in-cab control, mounted on Cab Rack

Four (4) Maxxima (mo. MWL-47) LED low-pro work lights mounted forward-facing on Cab Rack & in grille

One (1) Maxxima (mo. MLS-STTBUU60) STT/BU rear strip light, 60" mounted between tailgate & bumper

SoundOff "wig-wag" circuit for rear STT & front headlights

Install Two (2) Weather Guard Lo-side Boxes, 7.0 cu. ft., Alum., Clear, 87" L, mounted 4" back (mo. 164-0-04)

Install Grab handles on both sides at bottom of ProTech to aide in toolbox access

Install Spray-on bed liner in cargo area of pickup bed including floor, sides, tailgate and bulkhead

Install TigerTough Seat Covers, 1st row-only seats, head rests, armrest storage (mo. W0523026-IW-GRY)

Install WeatherTech Floor Liners, 1st row-only, Black (mo. 4410511V)

Install Luverne Grip-Step running boards for SuperCab, wheel-to-wheel (mos. 415114 & 401733)

Install 7-way Round Pin Plug (standard Livonia pin diagram) delete factory 7-way RV

Install 2" Receiver Adapter Sleeve Insert

Install Thiemann TopLifter Hydraulic Liftgate including the following:

Model TT15 EST AL 56 x 44+6 2pc Galvanized

Platform dimensions are 56" wide x 44" plus a 6" tapered ramp

Extruded aluminum two-piece, fold-down platform (remains about 6" above bed when stowed)

Dual-cylinder series

Lifting capacity of 1,500#

Power-up & power-down functioning

12 VDC electric-over-hydraulic

Standard toggle control switch at gate for up & down

Split-style non-towing bumper

No interference with OEM installed receiver-type trailer hitch

Remount factory back-up camera in mounting hardware kit

Galvanized undercarriage and mounting brackets in lieu of painted

Install Boss 9'2" Power-V DXT Stainless Steel Blade Snow Plow including the following:

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

Stainless steel, full-trip moldboard with trip-edge
Rubber snow deflector and blade guides
Includes truck under-carriage mount, wiring harnesses and in-cab SmartTouch2 controls
Plow lights with SmartLight3 LED lighting

Above installed equipment pricing: **\$30,830.00 ea.**

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: Allow 7-8 weeks for installation ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman



LETTER TO THE LIVONIA CITY COUNCIL

12.

DPW
May 19, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

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

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO PURCHASE ONE (1) 2025 FORD TRANSIT VAN 250 RWD HI ROOF CARGO VAN UTILIZING THE STATE OF MICHIGAN AND MACOMB COUNTY CONSORTIUM BID PRICING: Public Service Division, re: to replace the current, outdated vehicle to be used by Building Maintenance Section, from budgeted funds.

BACKGROUND DETAILS

This purchase will be made through the State of Michigan Department of Vehicle Procurement contract #071B7700180 and Macomb County Contract #21-18 bid, an extended purchasing program made available to local governments through the State of Michigan. The contract this year was awarded to Lunghamer Ford, 1960 E. Main St., Owosso, MI 48867. Upfitting of said vehicle will be done by Truck & Trailer Specialties, Inc., 900 Grand Oaks Drive, Howell, MI 48843.

This new vehicle will not increase our fleet size. A comparable vehicle which has outlived its life expectancy will be disposed of at public auction.

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

Approve the purchase of one (1) 2025 Ford Transit Van 250 RWD Hi Roof Cargo Van through the state of Michigan and Macomb County Consortium bid pricing, for \$51,824.00 through Lunghamer Ford, 1960 E. Main St., Owosso, MI 48867 with upfitting done by Truck & Trailer Specialties, 900 Grand Oaks Dr., Howell, MI 48843 for \$17,070.00. The total cost and unfitting will be \$68,894.00, with funds available in account 401-000-985-010. Pursuant to Finance Ordinance 3.04.140d.4, we are requesting a waiver of the City's sealed bid process, based on the State of Michigan pricing for vehicles.

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

Lunghamer Ford	\$51,824.00
Truck & Trailer	\$17,070.00
TOTAL:	\$68,894.00
401-000-985-010- from budgeted funds	

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

DETAILED WORK BEING PERFORMED

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

Lunghamer Ford \$51,824.00
Truck & Trailer \$17,070.00
TOTAL: \$68,894.00
401-000-985-010- from budgeted funds

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

n/a

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

ATTACHMENTS

1. 2025 - Ford Transit Hi Roof Cargo - Bldg Maint - #96

APPROVED BY



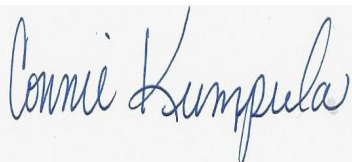
Douglas L. Moore, MSA, Assistant Director of Public Works

Date: May 20, 2025



Don Rohraff, Director of Public Works

Date: May 20, 2025



Connie Kumpula, Chief Accountant

Date: June 06, 2025



Maureen Miller Brosnan, Mayor

Date: June 06, 2025

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER



JAMES (BUZZ) KIRBY
FLEET MANAGER

13405 SURREY STREET
LIVONIA, MICHIGAN 48150-1527
(734)-466-2704
FAX: (734)-466-2662

May 15, 2025

Purchase of one 2025 Ford Transit 250 High Roof RWD Cargo Van. This van will be assigned to the Building Maintenance Section of the DPW. The City Identification Number will be #96.

This vehicle will be used exclusively by our Building Mechanics and will be loaded with their normal repair supplies and tools to work at various locations. This purchase will be made from Lunghamer Ford, 1960 E. Main St. Owosso, MI. 48867 at a cost of \$51,824.00. Utilizing the State of Michigan contract #MA 240000001208 and Macomb County Contract # 21-18 Bid. To provide us with the best possible price.

I am recommending that we use Truck & Trailer Specialties, Inc. 900 Grand Oaks Drive, Howell, MI 48843 to do the upfitting which their cost is based on the City of Rochester Hills Contract RFP-RH-20-023 Awarded September 2020. Some of the upfitting will include a screen bulkhead with a swing door conversion, multiple shelving units with drawers, sliding ladder rack mounted on the interior, an exterior roof mounted ladder, custom lighting and wiring inside and outside, and a power inverter. The cost of this upfitting will be \$17,070.00. The completed cost for this van will be \$ 68,894.00. If approved this cost will come from approved budgeted funds in account 401-000-987-000.

If you have any questions, or require additional information, I can be reached at ext. 2641.

Gary T. Garrison
Fleet Manager



April 25, 2025

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

Dear Gary Garrison:

Price on 2025 Vehicle State of Michigan Contract# MA 240000001208 and Macomb County Contract# 21-18 Bid:

(1) 2025 Ford Transit 250 High Roof RWD Cargo Van in White \$51,824.00 ea

*** #96 Building Maintenance**

Order Cutoff Date: June 10, 2025.

Delivery date: Approximately 90-120 Days A.R.O.

Standard Service Contract: 36,000 miles or 36 months factory Bumper to Bumper Warranty and 60,000miles 60 months Powertrain Warranty. Service to be handled by your local Ford Dealer.

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

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

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

Respectfully Submitted,

Bill Campbell

Bill Campbell
Government & Fleet Sales

2025 Transit 250 Cargo Van 9,070# GVWR

Major Standard Equipment

POWERTRAIN

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

FUNCTIONAL

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

EXTERIOR

- Body Side Moldings – Carbon Black
- Front License Plate Bracket
- Front Bumper – Carbon Black, Body Colored with Lower Valence
- Rear Bumper – Carbon Black, without Integral Step
- 50/50 Hinged Rear Door, 180-degree Opening is standard on all low/medium-roof cargo vans. 253-degree Opening is standard on all High Roof Transit Vans
- Sliding Passenger-side Door
- Halogen Headlamps with Autolamp
- Headlamp Courtesy Delay
- Center High Mount Stop Lamp (CHMSL)
- Taillamps
- Auxiliary Fuel Port
- Fuel Tank – Capless Fuel Fill, 25 U.S. gallons (midship)
- Honeycomb Mesh Grille with Carbon Black Surround
- Mirrors, Short-Arm, Power Adjusting, Manual-Folding
- Tires – 235/65R16C 121/119 R BSW allseason
- Rear Recovery Tow Hook
- Wheels – 16" Silver Steel Wheel with Black Hubcap (Standard Front Axle configurations only)
- 16" Silver Steel Wheel with Exposed Lug Nuts (Heavy-Duty Front Axle configurations only)
- Full-size Spare Tire and Wheel
- No Cargo Area Windows
- High-Strength Laminated Glass (Sliding Doors)
- Tinted Glass

INTERIOR

- Step Well Pads – Black
- Medium Center Console with integrated shifter and a dual cup holder
- Cruise Control which includes Adjustable Speed Limiting Device (ASLD)
- Glove Box – Locking
- Rear Cargo Door – Interior Exit Handle

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

SAFETY/SECURITY

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

FORD CO-PILOT350 TECHNOLOGY

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

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

Base Prices Low Roof (83.6")

[] Transit 250 (R1Y/101A/43E) 130" Regular Wheelbase	\$45,957.00
[] Transit 250 (R2Y/101A/43E) 130" Regular Wheelbase All –Wheel Drive	\$49,477.00
[] Transit 250 (R1Y/101A/43E) 148" Long Wheelbase (V.2)	\$47,285.00
[] Transit 250 (R2Y/101A/43E) 148" Long Wheelbase All –Wheel Drive	\$50,777.00

Base Prices Medium Roof (100.8")

[] Transit 250 (R1C/101A/43E) 148" Long Wheelbase (V.2)	\$48,129.00
[] Transit 250 (R2C/101A/43E) 148" Long Wheelbase All –Wheel Drive	\$51,695.00

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

[] Transit 250 (R1X/101A) 148" Long Wheelbase	\$49,025.00
[] Transit 250 (R2X/101A) 148" Long Wheelbase All –Wheel Drive	\$52,545.00
[x] Transit 250 EL (R3X/101A) 148" Extended Length	\$50,189.00
[] Transit 250 EL (R3U/101A) 148" Extended Length All –Wheel Drive	\$53,628.00

<u>Available Options</u>	<u>Code</u>	<u>Price</u>
[] Vehicle Maintenance Monitor	61C	45.00
[] Heater, Engine Block	41H	75.00
[] Axle, Limited Slip	X_L	325.00
[] Dual Batteries 70 amp-hr (ea)	63E	295.00
[] Dual Batteries 70 amp-hr (ea) and Dual Alternators 250 Amps (ea)	63E/63C	1320.00
<u>(Available only with 3.5L Eco Boost Engine)</u>		
[] Seats Cloth, 2-way manual driver and Passenger Seats	21L/21M	115.00
[] Seats Cloth 10-way power Heated Driver and Passenger Seats	21Q/21R	990.00
[] Heavy Duty Front Axle (Standard on All-Wheel Drive)	41E	315.00
[] Front Fog Lamps	55D	105.00
[] Perimeter Anti-Theft Alarm	59D	155.00
[] Daytime Running Lights	942	45.00
[] License Plate Bracket Front	153	N/C
[X] Short Arm Manual Folding Power Heated with Turn Signals	545	160.00
[] Long Arm Non Telescoping Mirrors-Power	543	65.00
[] Long Arm Non Telescoping Mirrors-Power Heated with Turn Signals	544	220.00
[X] Trailer Tow Package-Heavy Duty	53B	485.00
[] Integrated Trailer Brake Controller (Inc. Trailer Tow Pkg)	67D/53B	1215.00
[] Back Up Alarm	43B	150.00
[X] Keyless-Entry Pad	52C	95.00
[] Remote Start.	68B	495.00
[] 50/50 Hinged Rear Door 253-degree Opening (148" Wheelbase)	18P	75.00
[] Glass, Fixed Rear-Door	17A	250.00
[X] Glass, Fixed Passenger Side/Fixed Rear-Door	17B/92E	425.00
[] Windows-All-Around, fixed	17F/92E	850.00
[] Air Conditioning Front/Rear (Driver controlled).	57G	860.00
<u>(Not Available with Rear Vinyl, Packages 96D & 96C)</u>		
<u>Audio Stand Alone Options:</u>		
[] AM/FM Stereo, Bluetooth, Dual USB Ports, SYNC3, and a 4.0 inch Multi-Function display	58V	280.00
[] SYNC 4 with 12-inch Display	58B/61E	930.00
[] SYNC 4 with Sirius XM with 360L, HD Radio, & 12-inch Display	58C/61E	1165.00
[] SYNC 4 with Sirius XM with 360L, HD Radio, Navigation & 12-inch Display	58E/61E	1780.00

[] SYNC 4 with Sirius XM with 360L, HD Radio, Navigation Intelligent Adaptive Cruise Control & 12-inch Display	58F/61E	2050.00
<u>Audio with 360 Degree Camera Options:</u>		
[] SYNC 4 with 12-inch Display	58B/61D	1930.00
[] SYNC 4 with Sirius XM with 360L, HD Radio, & 12-inch Display	58C/61D	2165.00
[] SYNC 4 with Sirius XM with 360L, HD Radio, Navigation & 12-inch Display	58E/61D	2780.00
[] SYNC 4 with Sirius XM with 360L, HD Radio, Navigation Intelligent Adaptive Cruise Control & 12-inch Display	58F/61D	3050.00
[] <u>Heavy Duty Cargo Flooring and Heavy Duty Scuff Plate Kit</u> <u>(Not Available w/Rear Air Conditioning)</u>	60B	875.00
[] <u>Upfitter Package</u> (High Capacity Upfitter Switches, Large Center Console, Auxiliary Fuse Panel with High Spec Interface Connector, Dual AGM Batteries (63E), and Modified Vehicle Wiring System (53K)	67C	610.00
[X] <u>Load Area Protection Package</u> (Full Height Polypropylene Cargo area panels)	96D	395.00
[] <u>Exterior Upgrade Package</u> (Chrome-trimmed, HID Headlamps, Wiper Activated Headlamps, Honeycomb Mesh Grill with Chrome Surround, and 16" Steel Wheel	18D	535.00
[] <u>Interior Upgrade Package</u> (Cruise control, Vinyl Front and Rear Flooring, Vinyl Sunvisor Illuminated Vanity Mirror, Cloth driver and passenger Seats (21L/21M), and Full Height Polypropylene Cargo area panels.)	96C	1435.00
[] Passenger Running Board Covers the B-C Pillar Passenger-side)	68H	310.00
[] Full Rear Compartment Lighting	15F	75.00
[] Cargo Tie-Down Hooks (6 Tie-Down Hooks)	17P	25.00
[] Vinyl Sun Visors with Illuminated Vanity Mirror	85C	75.00
[X] <u>(2) Additional Keys w/FOBS</u>	86F	75.00
[] Power Outlet 110V/400W	90D	475.00
[] Reverse Sensing System	43R	295.00
[] Blind Spot Assist 1.0	65A/58B	1725.00
[] Bulkhead with Window <u>(Low and Medium Roof Only)</u>	47U	900.00
[] Bulkhead with Lockable Door <u>(Medium and High Roof Only)</u>	47T	1350.00

Total Price \$51,824.00 ea

Colors for Transit 250 Cargo Van

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

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

May 1, 2025

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 466-2641 & Buzz Kirby, ph: (734) 564-6594
HQ0005094

Equipment Quotation

The following pricing is based on City of Rochester Hills RFP-RH-13-030 Awarded November 2013

Chassis information (Building Maintenance):

2025 Ford Transit 250 Van, 148" WB, High Roof, front & rear vinyl flooring, rear step bumper, OEM rearview camera OEM brake controller, glass windows at rear door & passenger sliding door, full rear compartment lighting & dual AGM batteries

Truck: #96

Install Weather Guard Van Storage including the following:

Bulkhead items:

96322-3-01D Screen Bulkhead, High-Roof, Ford Transit, Deep Offset
96901-3-01 Swing Door Conversion Kit

Driver-side items (from front to rear):

9375-3-03 Adjustable 4-Shelf Unit, 60" H x 52" W x 13.5" D
9605-3-01 Two (2) Accessory Back Panels, 14.5" tall for 52" W Shelf Unit
9505-3-01 Shelf Door for 52" W Shelf Unit on 4th Shelf
9376-3-03 Adjustable 4-Shelf Unit, 60" H x 60" W x 13.5" D
9606-3-01 Two (2) Accessory Back Panels, 14.5" tall for 60" W Shelf Unit
9859-7-01 Medium 6-Bin Set, 7" H x 8.25" W x 10.88" D
9858-7-01 Small 6-Bin Set, 5" H x 5.5" W x 10.88" D
9882-7-01 Wire Spool Holder End-mount

Passenger-side items (from front to rear):

9894-1-01 Small Grab Handle, mounted on rightside of passenger-side doorway
9364-3-03 Adjustable 4-Shelf Unit, 60" H x 42" W x 16" D
9604-3-01 Accessory Back Panel, 14.5" tall for 42" W Shelf Unit on 3rd Shelf
9504-3-01 Shelf Door for 42" W Shelf Unit on 3rd Shelf
9045-3-03 Secure Storage Module Kit, 5-Drawer, 42" W x 17" H x 16" D on 4th Shelf
9880-3-01 Literature Holder, 6 compartment
9895-7-01 Large Grab Handle, mounted on rightside of rear doorway

Accessory items:

975104-3-01 Van Shelf Mounting Kit, Ford Transit, 148" WB
9893-7-01 Three-Hook Cord Tool Holder (uninstalled)
9874-7-01 Two (2) Can Organizers (uninstalled)
88063 Steel Mesh Window Screen, Side Door, Ford Transit Mid/High Roof
88062 Steel Mesh Window Screens, Rear Door, Ford Transit Mid/High Roof

Ladder racks:

250 Sliding Ladder Rack, mounted on interior ceiling (for 6' step ladder)
2291-3-01 EZGLIDE2™ Extended Drop-down Ladder Rack, Mid/High Roof, curbside
2102-0-01 Mounting Channel Kit for Ladder Rack, Ford Transit 148" WB

TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | www.ttspec.com | ph: (517) 552-3855 | fx: (517) 552-3666

Install Custom Lighting & Electrical including the following:

Install in-cab switches for wig-wag & warning lighting (2 switches, 1 for wig wag and 1 for flashers)

Six (6) SoundOff mPower (mo. EMPS20V38-P) amber/green flashers mounted:

Two (2) in chassis grille

Four (4) at rear of van with one (1) on each pillar and two (2) at top frame above doors

SoundOff "wig-wag" circuit for rear STT & front headlights

One (1) Maxxima Traffic Director (mo. M20401Y & M50920) 48" LED directional bar on rear above door

Install Power Inverter including the following:

Xantrex (mo. Freedom X 3000)

3,000-watt inverter

True sine wave AC power, 120AC/12Vdc

12-volt continuous 3,000-watts with peak surge power at 6,000-watts

Mount inverter on bulkhead curbside

GFI outlet wired in near inverter

Install 7-way Round Pin Plug (standard Livonia pin diagram) delete factory 7-way RV

Install Backup alarm

Install WeatherTech Floor Liners, Black (mo. 4419041V)

Above installed equipment pricing: \$17,070.00 ea.

Payment Terms: Net 30. Pricing effective for 30 days.

FOB: City of Livonia

Delivery: 6 weeks leadtime on shelving, allow 3-4 weeks for installation

Thank you for the opportunity to quote.

Respectfully submitted by,

Jon Luea/Brian Bouwman



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
May 22, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER USE PETITION: Planning Commission, re: Petition 2025-04-02-09 submitted by Costco Wholesale Corporation, requesting waiver use approval to expand the existing fuel facility and parking lot at the Costco Wholesale at 19540 Haggerty Road, located at the Southeast corner of Haggerty Road and Eight Mile Road in the Northwest ¼ of Section 6.

BACKGROUND DETAILS

May 22, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-04-02-09 – Costco

Dear Council Members:

At the 1,230th Meeting held by the Livonia City Planning Commission on May 20, 2025, the following resolution was adopted:

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

#05-20-2025 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-04-02-09 submitted by Costco Wholesale Corporation, is requesting waiver use approval under Sections 3.12 and 6.26 of the Livonia Zoning Ordinance, as amended, to expand the existing fuel facility and parking lot at the Costco Wholesale at 19540 Haggerty Road, located at the southeast corner of Haggerty Road and Eight Mile Road in the Northwest ¼ of Section 6, be approved subject to the following conditions:

1. The Detailed Site Plans identified as Sheets DD11-09, dated May 15, 2025, prepared by MG2, are hereby approved and shall be adhered to;
2. The Landscape Plan identified as Sheet L1.0, dated April 09, 2025, prepared by Kimbley Horn and Associates, Inc., is hereby approved and shall be adhered to;
3. All disturbed lawn areas shall be sodded instead of hydroseeding;

4. That underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and, after that, permanently maintained in a healthy condition;
5. The Fuel Elevations Plan identified as DD31-01, dated April 09, 2025, prepared by MG2, is hereby approved and shall be adhered to;
6. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;
7. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
8. No part of the pump island canopy fascia, except for signage, shall be illuminated;
9. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;
10. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;
11. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
12. All light fixtures shall not exceed thirty-five feet (35') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways;
13. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required;
14. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and, when not in use, closed at all times;
15. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

ATTACHMENTS

1. S061625 LTC 2025-04-02-09, Costco
2. 2025-04-02-09_E-COUNICL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: May 22, 2025



Maureen Miller Brosnan, Mayor

Date: June 05, 2025

Petition 2025-04-02-09 submitted by Costco Wholesale Corporation, is requesting waiver use approval under Sections 3.12 and 6.26 of the Livonia Zoning Ordinance, as amended, to expand the existing fuel facility and parking lot at the Costco Wholesale at 19540 Haggerty Road, located at the southeast corner of Haggerty Road and Eight Mile Road in the Northwest $\frac{1}{4}$ of Section 6.

**CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL**

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: April 8, 2025 Petition 2025-04-02-09

Site Address: 19540 Haggerty Sidwell 023990001011 Zoning of Property C-4

Requesting Approval To Expand the existing fuel facility and parking expansion

Applicant: Costco Wholesale Corporation Business/Company: Costco Wholesale Corporation

Applicant's Address: 999 Lake Drive City: Issaquah State: WA Zip Code: 98027

Applicant's Phone # 425, 313-8085 Applicant's Email kburnett@costco.com

Contact Person: Kayleen Burnett-Costco Real Estate Manager Business/Company: Costco Wholesale Corporation

Contact's Address: 999 Lake Drive City: Issaquah State: WA Zip Code: 98027

Contact's Phone # 425, 313-8085 Contact's Email kburnett@costco.com

Please provide the following information:

1) **Site Plan** showing:

- property dimensions, including road right-of-way & building setback lines
- foot print of building(s), including dimensions & square footage
- all easements, protective walls, sidewalks & existing trees
- any significant topographic features (existing or proposed)
- parking layout, including type of surface material, sizes of spaces & aisles
- method used in calculating parking requirement
- location of light standards servicing parking lot & cutout showing type & height
- location of trash receptacle, including description of screening
- location of signs

2) **Detailed Landscape Plan** including:

- listing or labeling of all planted materials as to type and size
- areas to be fully irrigated
- percentage of landscaping provided (15% of total site required)

3) **Building Elevation Plan** depicting:

- architectural quality
- wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
- all visible rooftop mechanical equipment and how they will be screened

4) **General Floor Plan** showing:

- floor layout
- entrances & exits
- restaurants are required to illustrate seating arrangement & capacity

5) One (1) set of reduced plans (i.e. site, landscape, elevation, floor), a maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to planning@livonia.gov

6) **Legal Description** of the property to be considered (Clearly Printed)

7) Three (3) completed application forms & three (3) sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION

\$700.00 (\$400 publication fee plus \$300 base review fee) plus

_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. plus \$30 per lot or unit for residential

construction.

(NOTE: Round off to nearest 1,000) + _____

Total Amount Due \$ _____

Owner of Property: Livonia Land Partnership, LLC

Owner's Address: 13685 S. West Bay Shore Drive City: Traverse City State: MI Zip Code: 49684

Owner's Phone # 231, 946-0200 Owner's Email Pat@Westbayexploration.com

Signature of Owner: [Signature] Print Name: Patrick Gibson, COO

Subscribed and sworn to before me, a Notary Public in and for the County of Leelanau State of MI

on this 15th day of April 2025

Signature of Notary [Signature] My commission expires 10/30/2026

Acting in the County of Leelanau

RECEIVED
APR 23 2025
CITY OF LIVONIA
PLANNING COMMISSION

UNAPPROVED MINUTES

1

MINUTES OF THE 1,230th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, May 20, 2025, the City Planning Commission of the City of Livonia held its 1,230th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Wafa Dinaro Patrick Droze Glen Long
 Peter Ventura Ian Wilshaw

Members absent: Sam Caramagno David Bongero

Mr. Kristoffer Canty, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #1 PETITION 2025-04-02-09

Costco

Ms. Dinaro, Acting Secretary, announced the first item on the agenda, Petition 2025-04-02-09 submitted by Costco Wholesale Corporation, is requesting waiver use approval under Sections 3.12 and 6.26 of the Livonia Zoning Ordinance, as amended, to expand the existing fuel facility and parking lot at the Costco Wholesale at 19540 Haggerty Road, located at the southeast corner of Haggerty Road and Eight Mile Road in the Northwest ¼ of Section 6.

Mr. Canty:

Thank you. Mr. Chair. This is petition 2025-04-02-09 for the Costco on Haggerty. It is to expand the existing fuel facility and parking lot at the Costco Wholesale. The site is vacant, the site that we are looking at right now that is in yellow. It is vacant with an existing detention pond, zoned C-4. To the north is the existing fuel facility and the existing Costco, zoned C-2. To the west is the apartment complex, zoned C-2, as well. To the east is I-275 and I-96, the freeway. To the south is the pump station, zoned C-4. The aerial on the next slide, which is the current existing conditions, as you can see, the site is vacant. They will be adding more parking spaces to their existing Costco site, and they will be expanding the existing fuel station area. The petitioner proposes adding 14 new pumps to the existing 16 pumps under a newly constructed 9,240 square foot canopy. The new 22.5-foot-tall fuel pumping station will have 30 new pumps. The new parking lot will be from a new 30-foot-wide access road, Surface lanes will be added as well because of the new circulation and the new site plan placed in front of you today shows that There will be a new drive and island to address the traffic concerns that we had at the study session. The circulation plan does not plan for an access of more than 70 vehicles. However, we did just address that just a second ago. There will be a fuel indicator system atop of the canopy to show when there's an open pump so cars can keep on flowing through without any backups or stacking of cars. For the parking area and the new vacant land there will be, let me see, 15 new parking spaces facing the Costco building. On the north side of the parking lot, there'll be five spaces facing the new fuel canopy, 24 parking spaces facing the south of the parcel, and in the middle, there will be 83 new parking spaces for customers, including spaces for carts and all that stuff. So, the landscaping plan submitted indicates that there are on the outer edges of the site that that they will be landscaped with a variety of plant materials, including 25 canopy trees and 14 evergreen trees. The landscape plan provides evergreen screen along I-275. The proposed landscaping should provide adequate screening of adjacent properties. The photometric plan shows areas in excess of the 20-foot candle maximum under the gas station canopy. The parking area is also in excess of the off-street parking foot candles, but are consistent with the other existing parking areas, so there shouldn't be a problem there. Signage would be pretty much...the elevation plan indicates that four wall signs will be installed, since they're making a new canopy, and these signs would be 20 square feet each in the sign area, for a total of 80 square feet, which satisfies the same

UNAPPROVED MINUTES

3

requirement. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Canty: The first item is from the Engineering Division, dated April 30, 2025, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #19540 Haggerty Road. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer. Private water main and storm sewer are available on the abutting parcels, although the proposed project will not require utility services. Utility information, specifically storm detention calculations, have not been submitted with the drawings, but we do not believe there will be any adverse effects from the proposed project. 3. The developer will need to submit Engineering drawings and calculations to this department once approvals have been received to determine what permits will be required from this department. Calculations will need to show the proposed storm water runoff and detention from the site and the available capacity in the receiving detention basin. 4. After the subject parcel has transferred ownership, the developer shall contact the Assessor's office to combine the parcel with the existing gas station and store parcels."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated May 17, 2025, which reads as follows: *"This office has reviewed the site plan submitted in connection with a request to renovate a gas pump lot and space on the property located at the above referenced address. We have no objections to this proposal with the following stipulations: - Concern with the removal of a fire hydrant (Keynote 12) that can hinder and slow suppression efforts during the potential event a gas fire or multi vehicle fire. The closest hydrant noted was Keynote 18 (possibly an unnoticed hydrant in the drawing closer in proximity). - If the proposed hydrant removal is changed to keep as existing, landscaping cannot interfere with access. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 7, 2025, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the*

proposal." The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated May 14, 2025, which reads as follows: *"Pursuant to your request, the above referenced petition has been reviewed. This department has no objections to this petition."* The letter is signed by Jerome Hanna, Director of Inspection. Next is an email that was received from the Treasurer's Department, dated May 16, 2025, which reads as follows: *"All taxes are paid in the property."* The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence. And we do have a presentation from the proponent as well.

Mr. Wilshaw: Okay, we'll have the petitioner come up and he can address the items in his petition. So, thank you for that information. Is there any questions any of the staff have? Or, excuse me, any of our fellow commissioners have for staff? No questions. Okay, the petitioner is in our audience. Feel free to come forward to our podium. You can come to either one, and we'll ask that you start with your name and address for our record.

Kayleen Burnett, 730 Lake Drive, Issaquah, Washington, 98027. Thank you for having us here. As we prepared a short presentation, it's going to be a little bit redundant, so bear with me. We're submitting the application for the waiver use approval to permit the existing station to increase our number of fuel dispensers and add additional parking for members and employees. The existing site, we have a 162,000 square foot building and 688 parks, and it sits on about 15 acres. We're under contract to purchase the additional property. It's five acres, which would bring our total site to 20 acres. As a clarification for the gas expansion, we're proposing seven pumps extra, with additional 14 fueling positions, bringing the total count to 30 fueling positions. The additional dispensers will improve current operations by reducing the queuing and wait times compared to the existing station This is our enlarged plan, and I have with me Adam Bergdorf from Kittleson and Associates who can discuss the traffic control measures that we put in place based on feedback. So if you have questions, he can backfill those. If you go to the next...these are fuel elevations as we...as Mr. Canty said ,it will match the existing design. We're adding additional signage on all four sides of the canopy and the red light green light indicator system, which helps get members through the queue a little bit faster than not having the indicator lights. This is our proposed queuing scenario, and the additional parking. The site lighting will match the existing site lighting on the site, and as we spoke about the storm water is managed, there's an existing pond, and

we will provide the same access to the other properties that are using the storm detention system. And that's basically it. We have a few existing conditions photos. It'll look the same, just slightly bigger if we're approved. And we hope that the approval of this waiver will allow us to provide the highest quality member service for this community. So, if you have any questions, I'm here.

Mr. Wilshaw: Well, thank you, Miss Burnett, for your presentation. And our staff has a tendency to sort of spoil the presentations. They do a great job of researching these. So let's see if there's any questions for you. Any questions for our petitioner?

Ms. Dinaro: Can you walk us through the difference in this updated, in this updated plan?

Ms. Burnett: I think Adams probably the best person to Yes. And we've added a trash enclosure that was also on the plan.

Mr. Wilshaw: Excellent. Thank you.

Adam Bergdorf, Kittelson Engineering, PA, 143 North wodland, Boulevard DeLand, Florida, 32720,

Mr. Wilshaw: Very good. Thank you.

Mr. Bergdorf: So, in the plan...in the last week, since the study meeting, we've made a couple modifications to the access to really clean up circulation nearby the gas. There's a zoomed in version in one of the slides that we had shared, I think that'd be the best one to work with. This one right here, perfect. Okay, so the key differences that we have here are the drive that comes in off of Haggerty. Currently it goes straight to the fuel canopy. We deflected that to make a plused up intersection so it curves, and then when it curves, it and we have a stop-controlled intersection there. Now we have the opportunity to turn, you know, left through right in a very orderly manner that also created a little bit extra green space on the site that can be accommodated by that roadway deflection. As we continue on further to the east, you'll see another stop-controlled intersection that aligns with the existing north south roadway that runs on the west side of the gas field today, and that intersection is now...it's kind of a free for all of a wide open space. And so now that has order, you know, with some stop control built in. And to get that to align, it triggered another improvement up to the north, where, by parking that was in the existing field is now

being relocated up against the building, and the drive aisle shifts to actually not or now it's straight at the at the main building entrance right now it kind of deflects over back toward the building. That would just straighten that out to be able to save some of that parking that was there. What's not shown on this plan, and should be, there are two emergency access points on the building those. So I think this graphic shows two or three more parking spaces than would actually be in front of the building. We would include those spaces, you know, just like it's similar to the middle belt site where, you know, there's parking along the building, but at those emergency access there's parking, that's not allowed.

Mr. Wilshaw: It's hashed off.

Mr. Bergdorf: Yeah, exactly. And so, yeah, just a couple of site plan modifications there. In the more zoomed out view of the site plan, we can see the trash enclosure that was added just to the west, right. Yeah, so right. There's a very hard to see here, but yeah, right there very like a dark spot right above the parking lot. That cleans that up a little bit.

Mr. Wilshaw: Okay, very good. And that trash enclosure will be made of masonry material that matches the building I take it?

Mr. Bergdorf: I believe so, yes.

Mr. Wilshaw: Very good. Ms. Dinaro, I think you had the floor. Is there any other questions that you have?

Ms. Dinaro: That's it for me. Okay, very good. Any other questions for our petitioner?

Mr. Droze: I was going to let Mr. Ventura bring this up. Do you have any comments on signage? I think we talked at the study session about potentially adding a little more directional signage, just for some of the people that are using this to kind of know, you know, where, how to get back to Haggerty, how to get to Seven Mile. That was one of the things...nothing significant,

Mr. Bergdorf: Yeah, we can...way finding. We have that within a lot of sites nationwide. And, you know, we can have, like two Haggerty, you know, they're small, relatively, they're conspicuous signs, but they're not, you know, overpowering, and can help sort people out. And they, because of the membership type clientele that we

have, will learn that very quickly with this. And we see a lot of benefits from that.

Mr. Droze: Very good. Other than that, I think this is great, everything we talked about was picked up. It's great.

Mr. Wilshaw: Excellent. Thank you. Mr. Droze, and yeah, that was a...the issues of traffic flow within the property was something Mr. Droze brought up at our study meeting, and I think was very wisely discussed, and you've made some good looking changes in terms of trying to minimize pain points that exist where you have angular traffic coming into straight traffic and it's hard for people to see and so on. So, I think you've addressed that nicely. Any other questions? Questions or comments from any of the other Commissioners?, Anyone in the audience wishing to speak on this item, I don't see anybody leaping out of their seat. Anything else you'd like to say before we make our decision?

Mr. Bergdorf: Just thank you very much for your time.

Mr. Wilshaw: Thank you both for being here tonight. I know you have a long flight to come from Washington, over here. So, thank you. I appreciate that. If there's no other questions or comments, I will close the public hearing and a motion will be in order,

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

#05-20-2025 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-04-02-09 submitted by Costco Wholesale Corporation, is requesting waiver use approval under Sections 3.12 and 6.26 of the Livonia Zoning Ordinance, as amended, to expand the existing fuel facility and parking lot at the Costco Wholesale at 19540 Haggerty Road, located at the southeast corner of Haggerty Road and Eight Mile Road in the Northwest ¼ of Section 6, be approved subject to the following conditions:

1. The Detailed Site Plans identified as Sheets DD11-09, dated May 15, 2025, prepared by MG2, are hereby approved and shall be adhered to;
2. The Landscape Plan identified as Sheet L1.0, dated April 09, 2025, prepared by Kimbley Horn and Associates, Inc., is hereby approved and shall be adhered to;

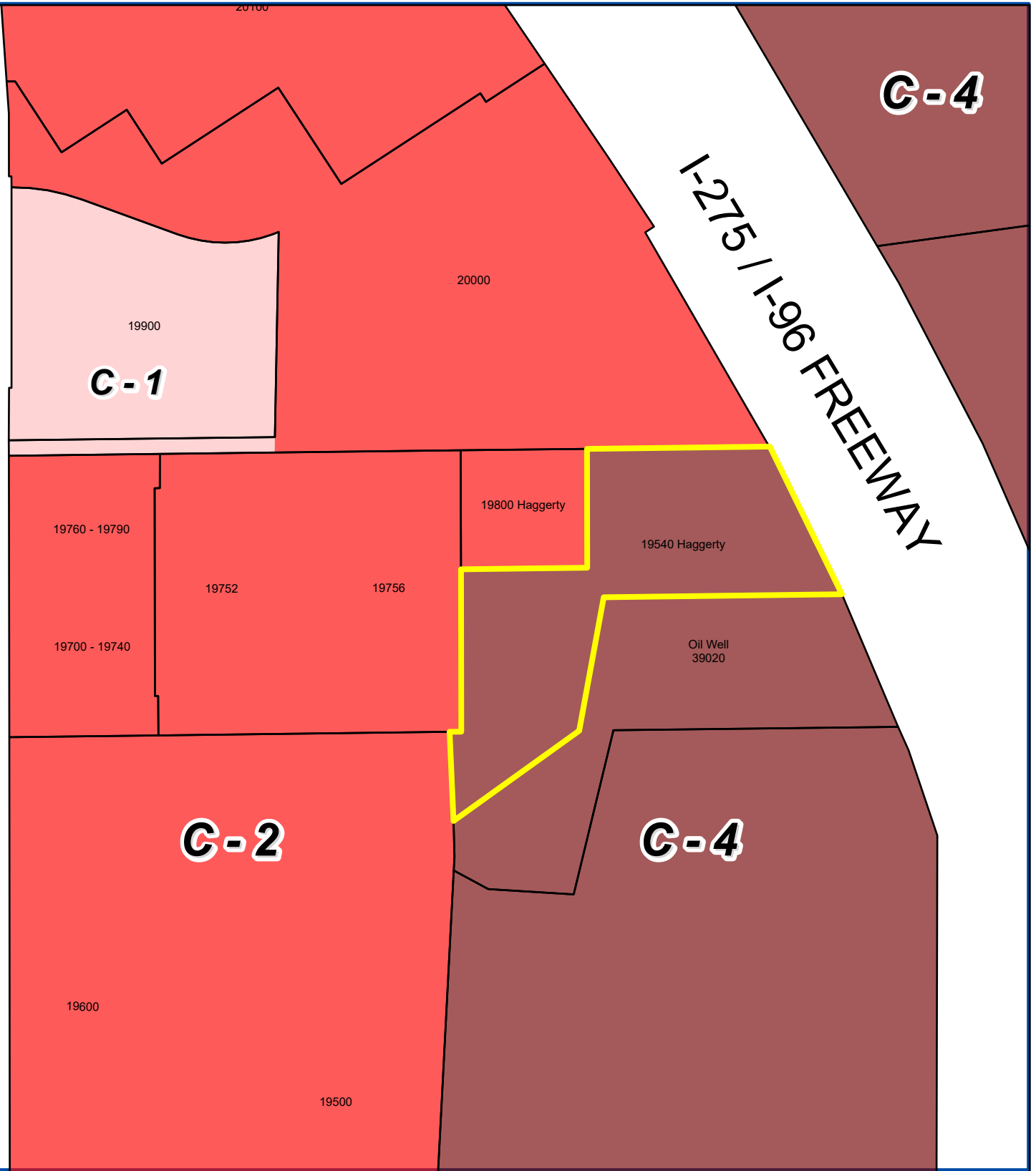
3. All disturbed lawn areas shall be sodded instead of hydroseeding;
4. That underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and, after that, permanently maintained in a healthy condition;
5. The Fuel Elevations Plan identified as DD31-01, dated April 09, 2025, prepared by MG2, is hereby approved and shall be adhered to;
6. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;
7. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
8. No part of the pump island canopy fascia, except for signage, shall be illuminated;
9. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;
10. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;
11. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
12. All light fixtures shall not exceed thirty-five feet (35') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways;

13. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required;
14. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and, when not in use, closed at all times;
15. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;
16. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

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

HAGGERTY ROAD



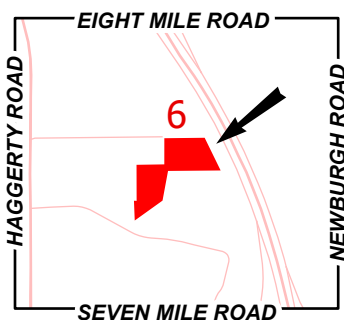
I-275 / I-96 FREEWAY

C-4

C-1

C-2

C-4



Address & Zoning Map

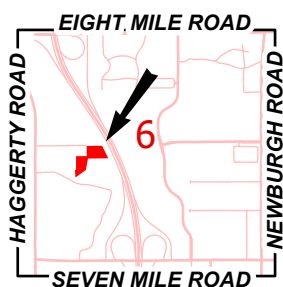
Petition 2025-04-02-09
Costco Gas Station
19540 Haggerty Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2025-04-02-09
Costco Gas Station
19540 Haggerty Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2025-04-02-09 submitted by Costco Wholesale Corporation, is requesting waiver use approval under Sections 3.12 and 6.26 of the Livonia Zoning Ordinance, as amended, to expand the existing fuel facility and parking lot at the Costco Wholesale at 19540 Haggerty Road, located at the southeast corner of Haggerty Road and Eight Mile Road in the Northwest ¼ of Section 6.

May 13, 2025: Study Meeting:

This petition requests waiver use approval to expand the existing Costco fueling facility and build a new parking lot on the newly acquired property at 19540 Haggerty Road located by the southeast corner of Haggerty Road and Eight Mile Road.

Under Section 11.03(a) of the Zoning Ordinance, gas stations require waiver use approval. The proposed gas station would conform to all the special requirements and regulations specified under this section.

The site is vacant with an existing detention pond zoned C-4 (High Rise Commercial). To the north, is the existing fueling facility is on the existing Costco parcel zoned C-2 (General Business). Immediately west of the subject property is an apartment complex zoned C-2, General Business. To the east, is the I-275/I-96 Freeway. To the south, is a pump station, zoned C-4.

The current fueling station has eight (8) gas pumps with the ability to service sixteen (16) vehicles (one on each side). The gas pumps are open to Costco members only and are entirely self-serve, with pay-at-the-pump technology. The petitioner proposes to add fourteen (14) fuel pumps to the existing sixteen (16) fuel pumps under a newly constructed 9,240-square-foot canopy. The new 22.5-foot-tall fuel pumping station will have thirty (30) fuel pumps.

Part of the petition is to expand the parking area to the east of the existing gas pumps. The new parking area will have four (4) rows of parking with a back row of twenty (20) spaces facing the I-275/I-96 freeway. There will be fifteen (15) spaces facing the Costco Building on the north side of the parking lot. There will be five (5) spaces facing the new fueling canopy, and twenty-four (24) parking spaces along the southern property line. In the middle of the parking lot there will be a total of eighty-three (83) parking spaces for customers.

Site access to the new parking lot would be from a new 30-foot-wide access road. A service lane is required to be at least ten feet (10') wide. The site plan on Sheet DD11-09A shows five (5) bypass lanes with the largest at 34-feet and the smallest at 22-feet. All bypass lanes are satisfactory. The extension of the canopy will push the thru lane to the east on the subject property. Primary access to the fuel pumps would be available via a connection with the existing drive aisle that runs east/west along Costco's south property line. Vehicles would enter the fueling area from the north, continue south to a series of fuel pumps, and then exit back out to the main drive aisle by circling in a clockwise direction.

The circulation plan on Sheet DD11-09B shows thirty (30) vehicles at the thirty (30) fueling pumps. The plan also shows the ten (10) lanes with three (3) vehicles at each pump and five (5) vehicles in stacking. The circulation plan does not plan for an excess of seventy (70) vehicles. There will be a Fuel Indicator system atop of the canopy on each lane to indicate whether a fuel pump is open or being used for a better flow of traffic.

The Planning Commission should ask whether the existing Costco site can handle the influx of traffic due to induced demand. According to Section 9.02, The City Council may require a traffic impact study (TIS) for all development proposals that it reviews. The TIS shall be accordance with and meet the standards of the City. The TIS shall be submitted by the developer or applicant to determine the potential future traffic conditions on adjacent roadways once a proposed development is finished. TIS shall predict the peak-hour operational conditions at site driveways and road intersections affected by the development. The results of the TIS shall be used in the final design of access points and internal circulation and may identify necessary off-site road improvements. At a minimum, the TIS shall meet standards as published by the Southeast Michigan Council of Governments (SEMCOG) and MDOT in the handbook titled Evaluating Traffic Impact Studies and shall be found acceptable by the City Council prior to being used.

A site plan submitted on May 16, 2025 (Sheets DD11-09 & DD12-09) shows a new 30-foot-wide entrance to the main Costco building to address the traffic concerns. A 33-foot-wide new drive will calm traffic and possibly divert traffic from congested areas. Every intersection will have a stop sign to ensure safe traffic circulation.

The submitted landscape plan indicates that the outer edges of the site (west, east & south property lines) would be landscaped with a variety of plant materials, including twenty-five (25) canopy type trees and fourteen (14) evergreen trees. According to Landscape Requirements in Section 10.03, parking lot screening shall include a landscaped yard between the public right-of-way and the paved ground surface at least five (5) feet in width containing an opaque screen of landscaping at least three (3) feet in height. The landscape plan provides evergreen screening along I-275. The proposed landscaping should provide adequate screening of adjacent properties.

There is a multi-family residential property to the west of the fueling station. All outdoor lighting in all use districts shall be shielded so the surface of the source of the light shall not be visible from adjacent residential districts, adjacent residences, and public right-of-way. All outdoor lighting must be directed toward and confined to the ground areas. Full cut-off fixtures must be used to prevent light from projecting above a ninety (90) degree horizontal plane. According to illumination levels in Section 7.22, the maximum level of illumination (foot-candles) for a gas Station (Directly Under Canopy) should be twenty (20). The photometric plan shows footcandle measurement well over twenty (20). The plan notes that the existing canopy lights are going to remain the same. If the proposed lighting matches the existing lighting, there should not be a problem.

PUBLIC HEARING

ITEM 1 Petition 2023-09-01-05 – 37739 Seven Mile Road

Page 3

The site would also permit wall signage, including signs attached to the building and/or canopy fascia, based on 2 square feet for each 1 lineal foot of building frontage with the maximum sign area not to exceed 100 square feet. The elevation plan indicates that four (4) wall signs would be installed on each side of the canopy. These signs would be twenty (20) square feet each in sign area for a total of eighty (80) square feet. The signs requirement is satisfied.

May 20, 2025: Public Hearing:

At the Study Meeting, the Planning Commission discussed the possibility of studying the petition area further to reduce turning conflicts and improve internal traffic circulation to the gas pumps and new parking area either through improved geometrics, signage or something else. They also noted that the site does not have dumpster enclosures and Costco will need to enclose their existing dumpster.

Approving Resolution: The request to expand the existing fuel facility and parking lot at the Costco Wholesale at 19540 Haggerty Road is hereby approved, subject to City Council approval and the following conditions:

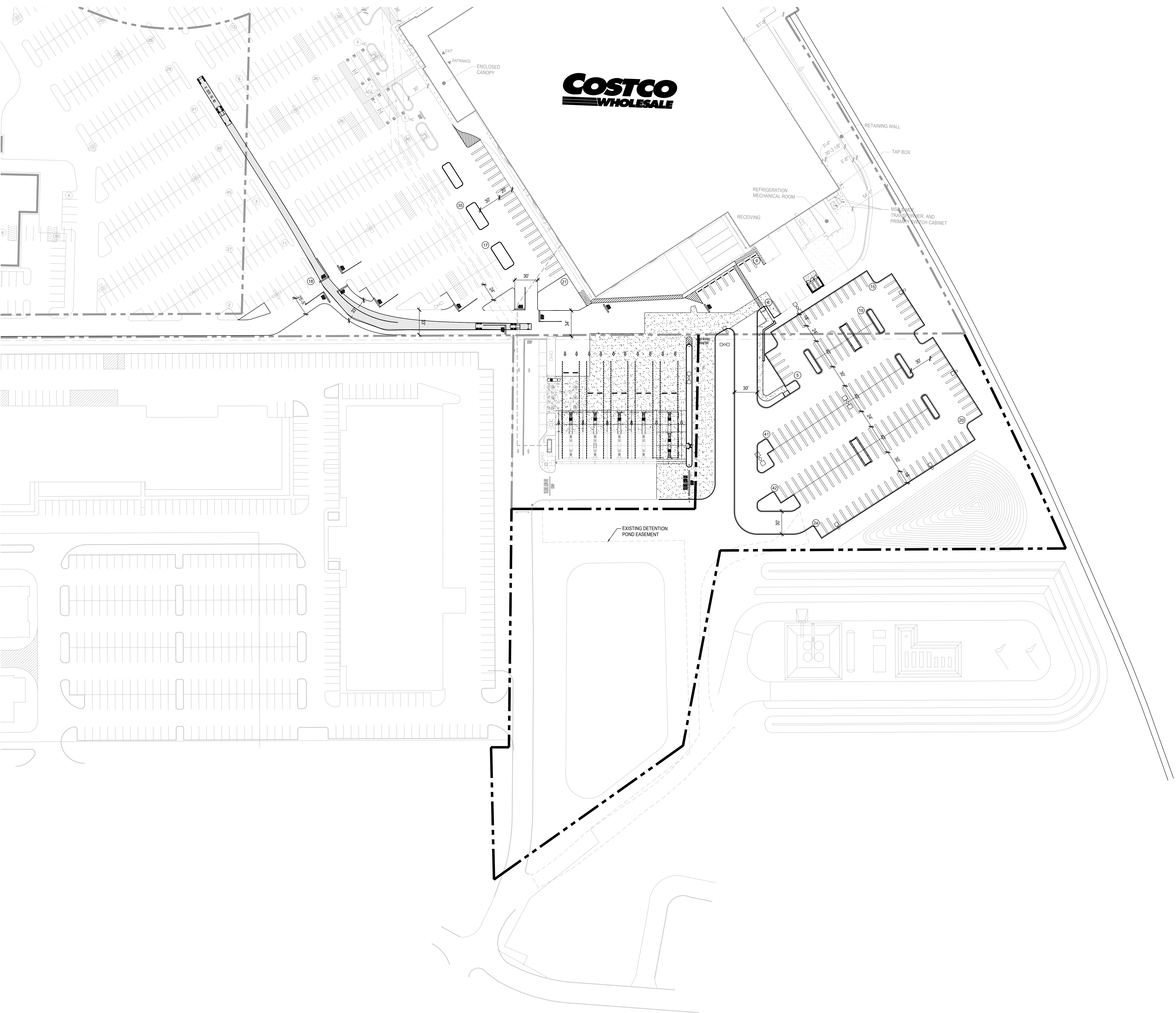
1. The Detailed Site Plans identified as Sheets DD11-09, dated April 09,2025, prepared by MG2, are hereby approved and shall be adhered to;
2. Approval is contingent upon the Petitioner completing a study to determine what is required to reduce turning conflicts and improve internal traffic circulation to the gas pumps and new parking area. The study shall be submitted to the City of Livonia Engineering Division for review, with all required improvements being completed before the operation of the new fuel pumps;
3. The Landscape Plan identified as Sheet L1.0, dated April 09,2025, prepared by Kimbley Horn and Associates, Inc., is hereby approved and shall be adhered to;
4. All disturbed lawn areas shall be sodded instead of hydroseeding;
5. That underground sprinklers are to be provided for all landscaped and sodded areas, and all planted materials shall be installed to the satisfaction of the Inspection Department and, after that, permanently maintained in a healthy condition;
6. The Fuel Elevations Plan identified as DD31-01, dated April 09, 2025, prepared by MG2, is hereby approved and shall be adhered to;
7. Any illumination of the pump island canopy shall be restricted to the undercarriage, and all light fixtures shall be recessed and flush with the established ceiling. However, this section shall not apply to those specified signs expressly allowed by the district regulations of the Zoning Ordinance;

PUBLIC HEARING

ITEM 1 Petition 2023-09-01-05 – 37739 Seven Mile Road

Page 4

8. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
9. No part of the pump island canopy fascia, except for signage, shall be illuminated;
10. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the pump island canopy, building, or around the windows;
11. Under Section 6.26(11), free air shall be provided whenever this station is open for business. The free air shall be dispensed at the point of service without entering the station or performing any extra action to obtain the air without charge;
12. Unless approved by the proper local authority, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited;
13. All light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.
14. All parking spaces, except the required handicapped spaces, shall be doubled striped at ten feet (10') wide by twenty feet (20') in length as required;
15. That the three walls of the trash dumpster area shall be constructed out of building materials that shall complement that of the building. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass. The trash dumpster area shall be maintained and, when not in use, closed at all times;
16. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for; and;
17. Under Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for one year only from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void at the expiration of said period.



PROJECT DATA

CLIENT: COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 20000 HAGGERTY ROAD
LIVONIA, MI 48152

SITE DATA:

TOTAL EXISTING SITE AREA: 15.07 ACRES (656,545 SF)

INCLUDES:
COSTCO SITE 13.80 ACRES (601,044 SF)
COSTCO FUEL SITE 1.27 ACRES (55,501 SF)

PROPOSED SITE AREA: 5.07 ACRES (220,911 SF)

TOTAL PROPOSED SITE AREA: 20.14 ACRES (877,456 SF)

JURISDICTION: CITY OF LIVONIA

SETBACKS: FRONT 60'-0"
REAR 0'-0"
SIDE 25'-0"

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED
BY USING DRAWINGS PROVIDED
BY PROFESSIONAL ENGINEERING
ASSOCIATES DATED 1-7-93.

BUILDING DATA:

EXISTING BUILDING DATA (GROSS):

WAREHOUSE AREA	150,784 SF
TIRE CENTER AREA	4,728 SF
ENCLOSED CANOPY	5,720 SF
REFRIGERATION MACHINE ROOM	990 SF
TOTAL BUILDING AREA:	162,222 SF

PARKING DATA:

EXISTING PARKING PROVIDED:

# 10' WIDE STALLS	666 STALLS
# _{ADA} HANDICAP STALLS	18 STALLS
# _{ADA} VAN STALLS	4 STALLS
TOTAL PARKING	688 STALLS

NO. OF STALLS PER 1000 SF
OF BUILDING AREA (161,232): 4.24 STALLS

PROPOSED PARKING PROVIDED:

# 10' WIDE STALLS	825 STALLS
# _{ADA} HANDICAP STALLS	18 STALLS
# _{ADA} VAN STALLS	4 STALLS
TOTAL PARKING	835 STALLS

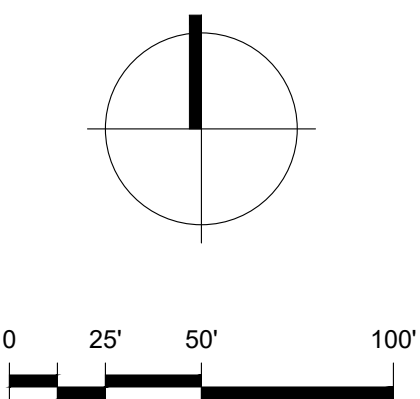
TOTAL PARKING GAINED +147 STALLS

NO. OF STALLS PER 1000 SF
OF BUILDING AREA (161,222 SF): 5.15 STALLS

NOTES:
ALL DIMENSIONS TO BE FIELD VERIFIED.

ISSUED FOR
CITY REVIEW

APRIL 9, 2025



COSTCO
WHOLESALE

LIVONIA II
391

20000 HAGGERTY RD.
LIVONIA, MI 48152

1101 Second Ave. Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



96-0430-21
MAY 15, 2025

PRELIMINARY
SITE PLAN

DD11-09

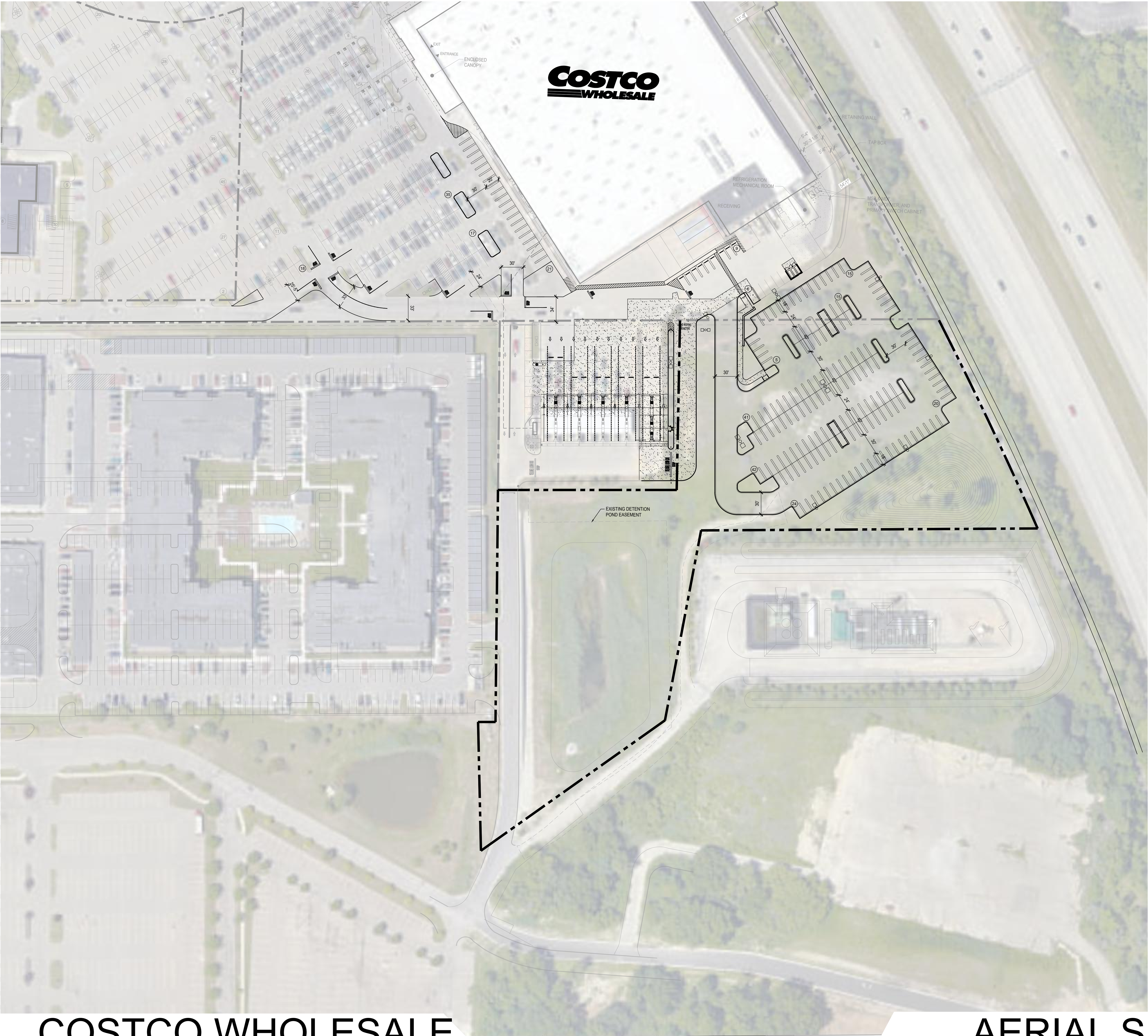
COSTCO WHOLESALE

LIVONIA II, MICHIGAN

OVERALL SITE PLAN

MAY 15, 2025

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	20000 HAGGERTY ROAD LIVONIA, MI 48152

SITE DATA:

TOTAL EXISTING SITE AREA:	15.07 ACRES (656,545 SF)
INCLUDES:	
COSTCO SITE	13.80 ACRES (601,044 SF)
COSTCO FUEL SITE	1.27 ACRES (55,501 SF)
PROPOSED SITE AREA:	5.07 ACRES (220,911 SF)
TOTAL PROPOSED SITE AREA:	20.14 ACRES (877,456 SF)

JURISDICTION:	CITY OF LIVONIA
SETBACKS:	FRONT 60'-0" REAR 0'-0" SIDE 25'-0"

BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING DRAWINGS PROVIDED BY PROFESSIONAL ENGINEERING ASSOCIATES DATED 1-7-93.
-------------------------	--

BUILDING DATA:

EXISTING BUILDING DATA (GROSS):	
WAREHOUSE AREA	150,784 SF
TIRE CENTER AREA	4,728 SF
ENCLOSED CANOPY	5,720 SF
REFRIGERATION MACHINE ROOM	990 SF
TOTAL BUILDING AREA:	162,222 SF

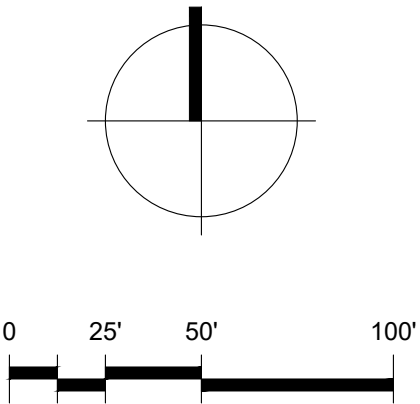
PARKING DATA:

EXISTING PARKING PROVIDED:	
Ⓢ 10' WIDE STALLS	666 STALLS
Ⓢ _{ADA} HANDICAP STALLS	18 STALLS
Ⓢ _{ADA} VAN STALLS	4 STALLS
TOTAL PARKING	688 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (161,232):	4.24 STALLS

PROPOSED PARKING PROVIDED:	
Ⓢ 10' WIDE STALLS	825 STALLS
Ⓢ _{ADA} HANDICAP STALLS	18 STALLS
Ⓢ _{ADA} VAN STALLS	4 STALLS
TOTAL PARKING	835 STALLS
TOTAL PARKING GAINED	+147 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (161,222 SF):	5.15 STALLS

NOTES:
ALL DIMENSIONS TO BE FIELD VERIFIED.

ISSUED FOR
CITY REVIEW
APRIL 9, 2025



COSTCO
WHOLESALE
LIVONIA II
391

20000 HAGGERTY RD.
LIVONIA, MI 48152

1101 Second Ave. Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

96-0430-21
MAY 15, 2025

PRELIMINARY
SITE PLAN

DD12-09

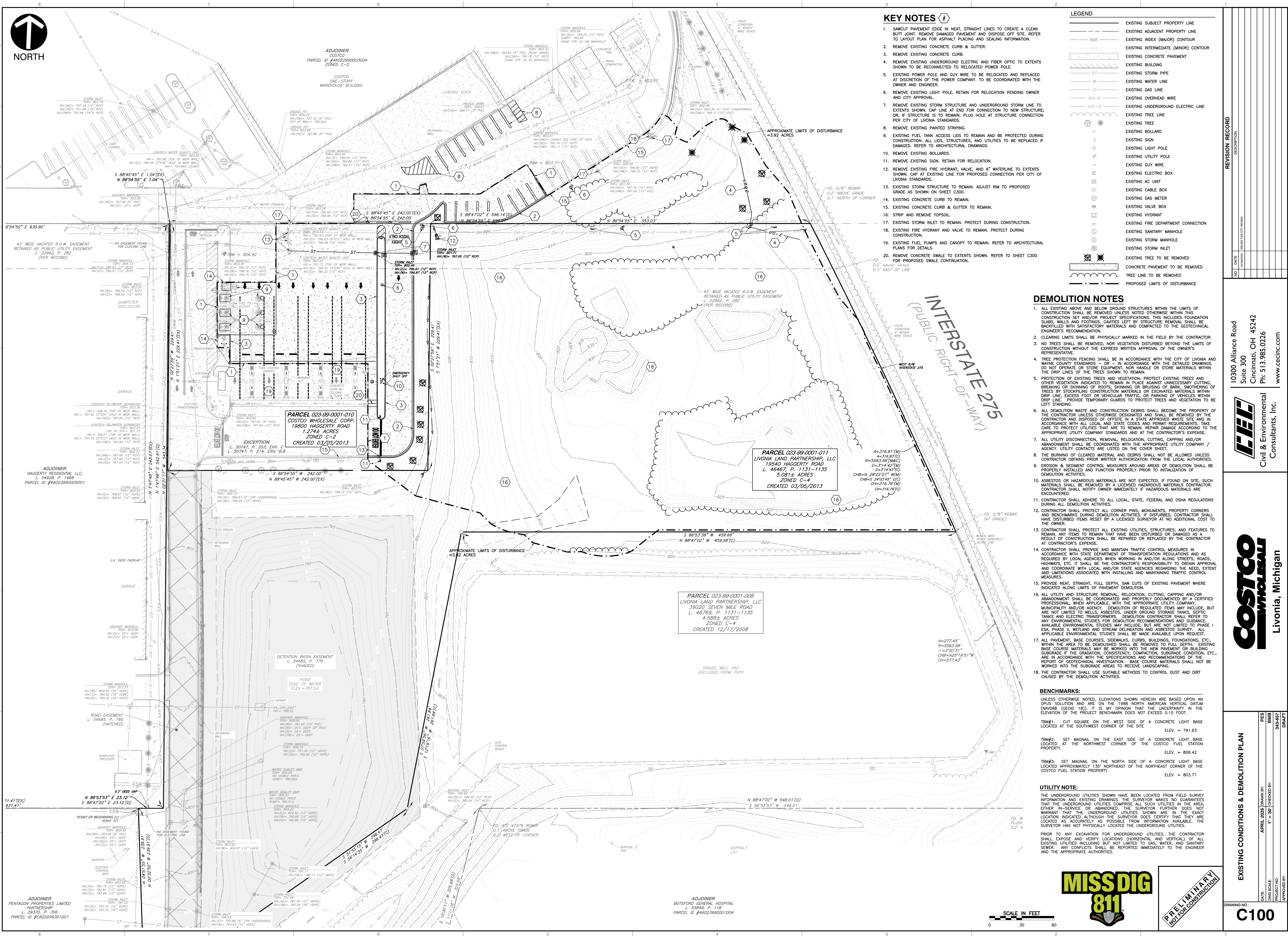
COSTCO WHOLESALE

LIVONIA II, MICHIGAN

AERIAL SITE PLAN

MAY 15, 2025

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.



KEY NOTES #

- 1. SAWCUT PAVEMENT EDGE IN NEAT, STRAIGHT LINES TO CREATE A CLEAN BUTT JOINT. REMOVE DAMAGED PAVEMENT AND DISPOSE OFF SITE. REFER TO LAYOUT PLAN FOR ASPHALT PLACING AND SEALING INFORMATION.
- 2. REMOVE EXISTING CONCRETE CURB & GUTTER.
- 3. REMOVE EXISTING CONCRETE CURB.
- 4. REMOVE EXISTING UNDERGROUND ELECTRIC AND FIBER OPTIC TO EXTENTS SHOWN TO BE RECONNECTED TO RELOCATED POWER POLE.
- 5. EXISTING POWER POLE AND GUY WIRE TO BE RELOCATED AND REPLACED AT DISCRETION OF THE POWER COMPANY. TO BE COORDINATED WITH THE OWNER AND ENGINEER.
- 6. REMOVE EXISTING LIGHT POLE. RETAIN FOR RELOCATION PENDING OWNER AND CITY APPROVAL.
- 7. REMOVE EXISTING STORM STRUCTURE AND UNDERGROUND STORM LINE TO EXTENTS SHOWN. CAP LINE AT END FOR CONNECTION TO NEW STRUCTURE; OR, IF STRUCTURE IS TO REMAIN, PLUS HOLE AT STRUCTURE CONNECTION PER CITY OF LIVONIA STANDARDS.
- 8. REMOVE EXISTING PAINTED STRIPING.
- 9. EXISTING FUEL TANK ACCESS LIDS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. ALL LIDS, STRUCTURES, AND UTILITIES TO BE PROTECTED IF DAMAGED. REFER TO ARCHITECTURAL DRAWINGS.
- 10. REMOVE EXISTING BOLLARDS.
- 11. REMOVE EXISTING SIGN. RETAIN FOR RELOCATION.
- 12. REMOVE EXISTING FIRE HYDRANT, VALVE, AND 6" WATERLINE TO EXTENTS SHOWN. CAP AT EXISTING LINE FOR PROPOSED CONNECTION PER CITY OF LIVONIA STANDARDS.
- 13. EXISTING STORM STRUCTURE TO REMAIN. ADJUST RIM TO PROPOSED GRADE AS SHOWN ON SHEET C300.
- 14. EXISTING CONCRETE CURB & GUTTER TO REMAIN.
- 15. EXISTING CONCRETE CURB & GUTTER TO REMAIN.
- 16. STRIP AND REMOVE TOPSOIL.
- 17. EXISTING STORM INLET TO REMAIN. PROTECT DURING CONSTRUCTION.
- 18. EXISTING FIRE HYDRANT AND VALVE TO REMAIN. PROTECT DURING CONSTRUCTION.
- 19. EXISTING FUEL PUMPS AND CANOPY TO REMAIN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 20. REMOVE CONCRETE SWALE TO EXTENTS SHOWN. REFER TO SHEET C300 FOR PROPOSED SWALE CONTINUATION.

LEGEND

- EXISTING SUBJECT PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- EXISTING STORM PIPE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING BOLLARD
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC BOX
- EXISTING AC UNIT
- EXISTING CABLE BOX
- EXISTING GAS METER
- EXISTING VALVE BOX
- EXISTING HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TREE TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- TREE LINE TO BE REMOVED
- PROPOSED LIMITS OF DISTURBANCE

DEMOLITION NOTES

- 1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- 2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
- 3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF LIVONIA AND WAYNE COUNTY STANDARDS. OR, IN ACCORDANCE WITH THE DETAIL DRAWINGS, DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
- 5. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- 6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- 7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
- 8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- 9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
- 10. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- 11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- 12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- 13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- 14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- 15. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
- 16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- 17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- 18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

BENCHMARKS:

- UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OGRS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD83 (GEOD 18)). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.
- BM#1: CUT SQUARE ON THE WEST SIDE OF A CONCRETE LIGHT BASE LOCATED AT THE SOUTHWEST CORNER OF THE SITE. ELEV. = 791.63
- BM#2: SET MAGNOL ON THE EAST SIDE OF A CONCRETE LIGHT BASE LOCATED AT THE NORTHWEST CORNER OF THE COSTCO FUEL STATION PROPERTY. ELEV. = 806.42
- BM#3: SET MAGNOL ON THE NORTH SIDE OF A CONCRETE LIGHT BASE LOCATED APPROXIMATELY 135' NORTHEAST OF THE NORTHEAST CORNER OF THE COSTCO FUEL STATION PROPERTY. ELEV. = 803.71

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE ALL SUCH UTILITIES IN THE AREA EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cccinc.com

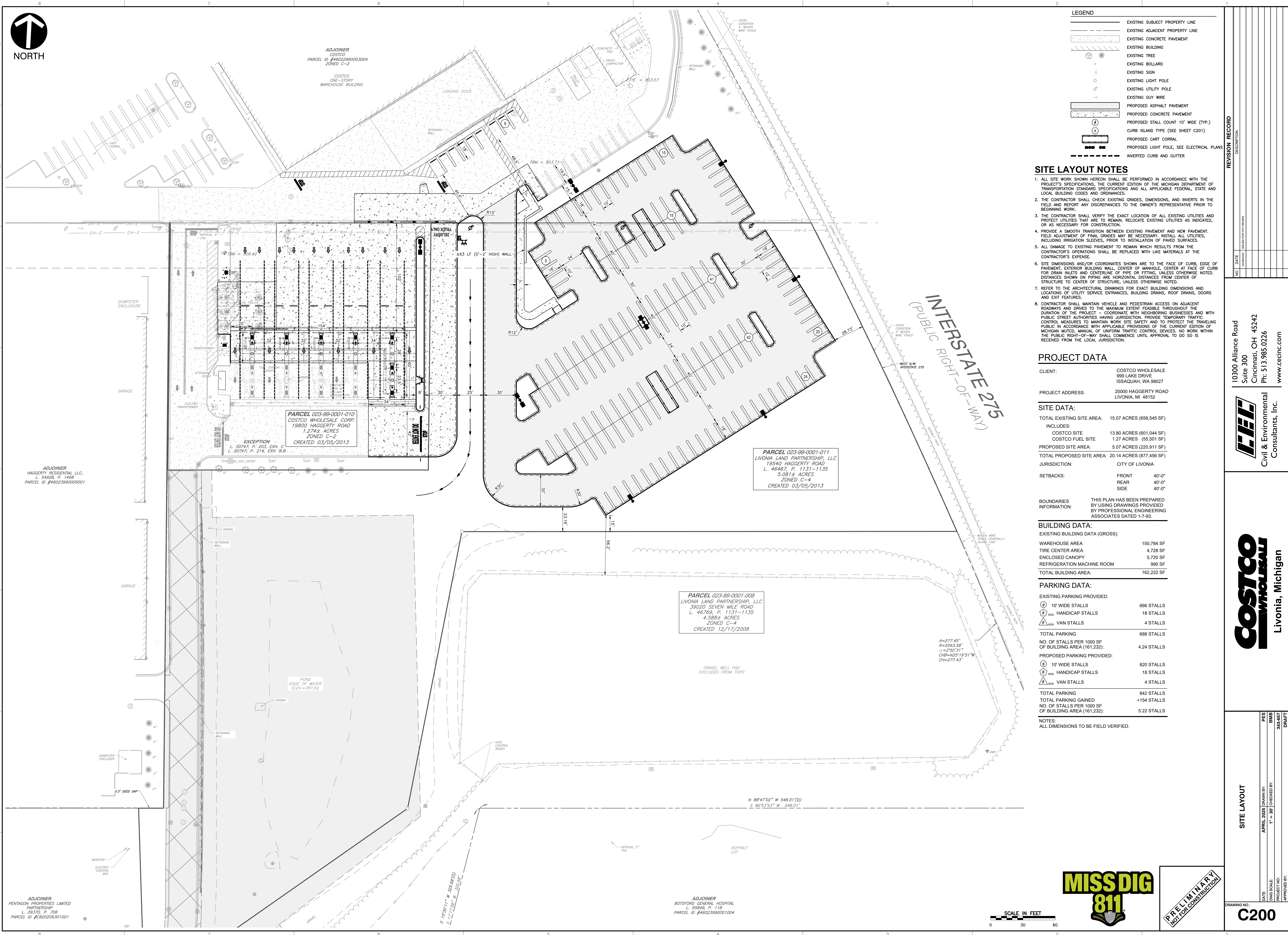
Civil & Environmental
Consultants, Inc.

Livonia, Michigan

EXISTING CONDITIONS & DEMOLITION PLAN			
DATE:	DRAWN BY:	DESIGNED BY:	CHECKED BY:
APRIL 2025	DRW	DES	CHK
DWS SCALE:		1" = 30'	
PROJECT NO:		448-987	
APPROVED BY:		SIGNATURE ON FILE:	

DRAWING NO.:

C100



	EXISTING SUBJECT PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING CONCRETE PAVEMENT
	EXISTING BUILDING
	EXISTING TREE
	EXISTING BOLLARD
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED STALL COUNT 10' WIDE (TYP.)
	CURB ISLAND TYPE (SEE SHEET C201)
	PROPOSED CART CORRAL
	PROPOSED LIGHT POLE, SEE ELECTRICAL PLAN
	INVERTED CURB AND GUTTER

1. ALL SITE WORK SHOWN HEREON SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACTOR'S SPECIFICATIONS, THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL CHECK EXISTING GRADATIONS, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FIELD LOCATIONS OF ALL UTILITIES THAT ARE TO BE REMOVED, RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY, INSTEAD OF FINAL UTILITIES, TO PREVENT EROSION, IRRIGATION PROBLEMS, PRIORS TO BEING REPAIRED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS AND/OR COORDINATES SHOWN ARE AT THE FACE OF CURB, EDGE OF PAVEMENT, EXTERIOR BUILDING WALL, CENTER OF MANHOLE, CENTER FACE OF CURB OR CENTER OF ARCH. DIMENSIONS SHALL BE MEASURED TO THE CENTER OF ARCH. NOTED. DIMENSIONS SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
7. REPAIR OR ARCHES SHALL BE CONSTRUCTED TO MATCH EXISTING DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRANCES, BUILDING DRAINS, ROOF DRAINS, DOORS AND EXIT FEATURES.
8. THE CONTRACTOR SHALL MAINTAIN VEHICLE AND PEDESTRIAN ACCESS ON ADJACENT ROADWAYS AND DRIVES TO THE MAXIMUM EXTENT FEASIBLE THROUGHOUT THE DURATION OF THE PROJECT - COORDINATE WITH NEIGHBORING BUSINESSES AND WITH THE AUTHORITY OF THE LOCAL JURISDICTION. THE CONTRACTOR SHALL TAKE ALL PRECAUTION MEASURES TO MAINTAIN WORK SITE SAFETY AND TO PROTECT THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES OF MICHIGAN MUTCD, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. NO WORK WITHIN THE RIGHT-OF-WAY SHALL BE PERMITTED UNTIL APPROVAL TO DO SO IS RECEIVED FROM THE LOCAL JURISDICTION.

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	20000 HAGGERTY ROAD LIVONIA, MI 48152

TOTAL EXISTING SITE AREA:	15.07 ACRES (856,545 SF)
INCLUDES:	
COSTCO SITE	13.80 ACRES (801,044 SF)
COSTCO FUEL SITE	1.27 ACRES (55,501 SF)
PROPOSED SITE AREA:	5.07 ACRES (220,911 SF)
TOTAL PROPOSED SITE AREA:	20.14 ACRES (877,456 SF)
JURISDICTION:	CITY OF LIVONIA
SETBACKS:	
FRONT	40'-0"
REAR	40'-0"
SIDE	40'-0"
BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING DRAWINGS PROVIDED BY PROFESSIONAL ENGINEERING ASSOCIATES DATED 1-7-93.

EXISTING BUILDING DATA (GROSS):	
WAREHOUSE AREA	150,784 SF
TIRE CENTER AREA	4,728 SF
ENCLOSED CANOPY	5,720 SF
REFRIGERATION MACHINE ROOM	990 SF
TOTAL BUILDING AREA:	162,222 SF

EXISTING PARKING PROVIDED:		
	10' WIDE STALLS	666 STALLS
ADA	HANDICAP STALLS	18 STALLS
ADA	VAN STALLS	4 STALLS
TOTAL PARKING		688 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (161,232):		4.24 STALLS
PROPOSED PARKING PROVIDED:		
	10' WIDE STALLS	820 STALLS
ADA	HANDICAP STALLS	18 STALLS
ADA	VAN STALLS	4 STALLS
TOTAL PARKING		842 STALLS
TOTAL PARKING GAINED		+154 STALLS
NO. OF STALLS PER 1000 SF OF BUILDING AREA (161,232):		5.22 STALLS

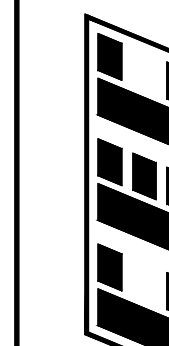
NOTES:
ALL DIMENSIONS TO BE FIELD VERIFIED



PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

10300 Alliance Road
Suite 300
Cincinnati, OH 45247
Ph: 513.985.0226
www.cecinc.com



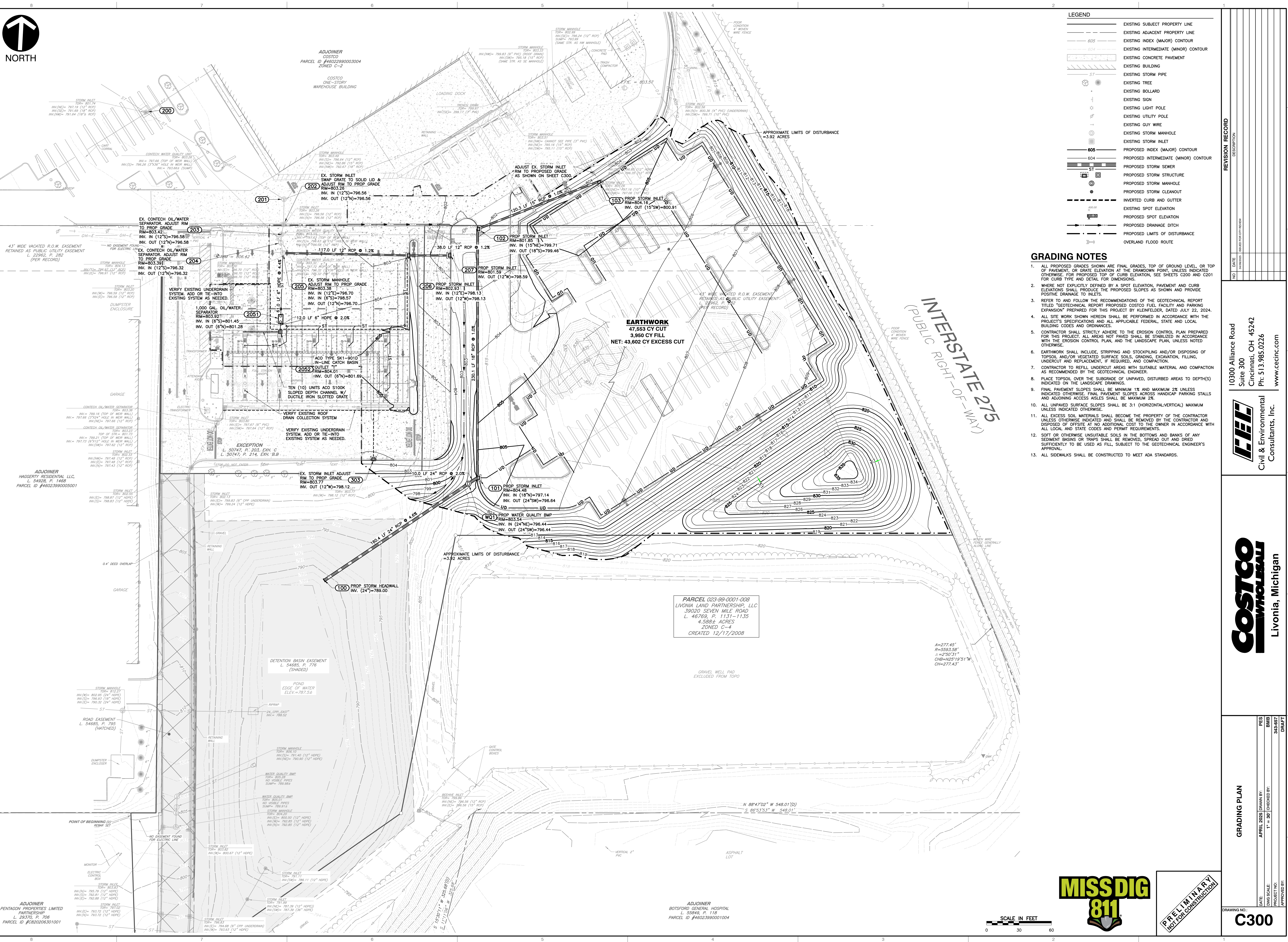
Civil & Environmental
Consultants, Inc.



Livonia, Michigan

DATE	APRIL 2025	DRAWN BY:	PEE
WG SCALE:	1" = 30'	CHECKED BY:	BME
PROJECT NO:			343-657
APPROVED BY:			DRAFT

DRAWING NO.:
C200

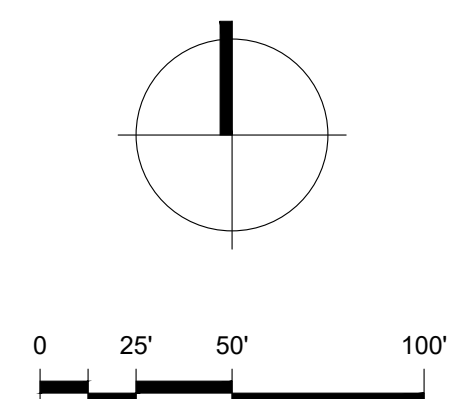




LIVONIA, MICHIGAN

APRIL 9, 2025

ISSUED FOR
CITY REVIEW
APRIL 9, 2025



LIVONIA II
391

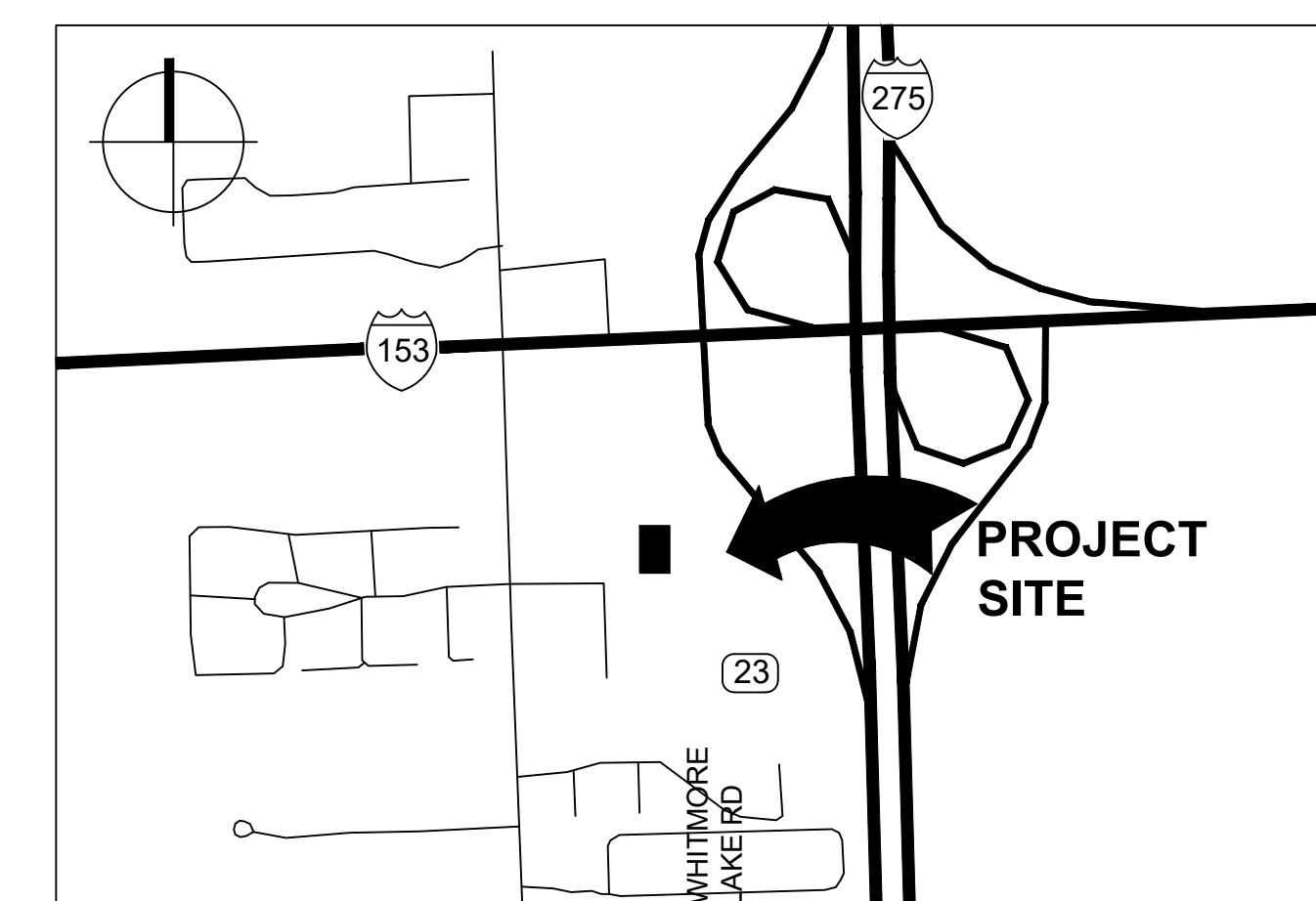
20000 HAGGERTY RD.
LIVONIA, MI 48152

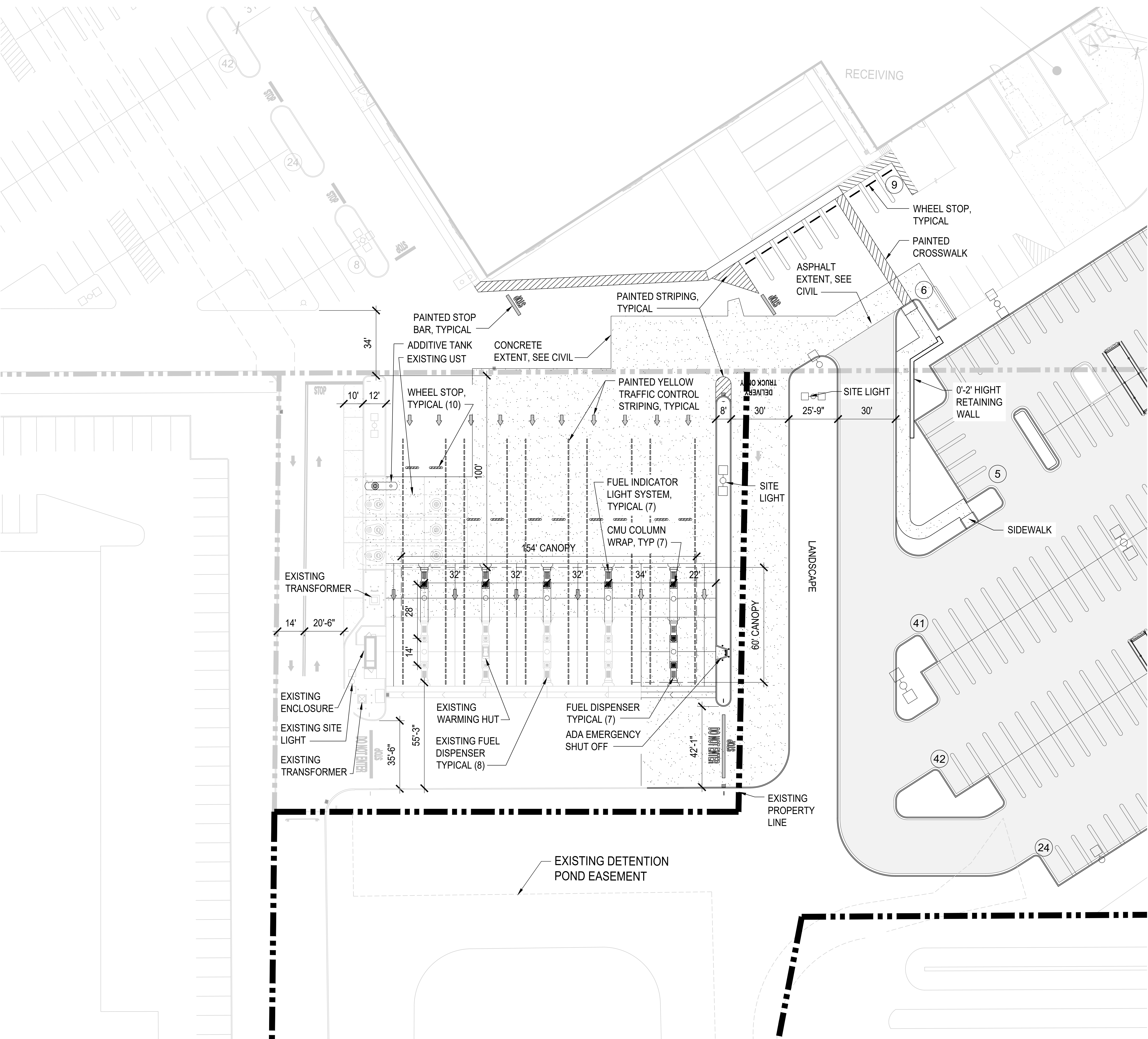
1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

96-0430
APRIL 9, 2025

EXISTING SITE PLAN

EX11





PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	20000 HAGGERTY ROAD LIVONIA, MI 48152

SITE DATA:

TOTAL EXISTING SITE AREA:	15.07 ACRES (656,545 SF)
INCLUDES:	
COSTCO SITE	13.80 ACRES (601,044 SF)
COSTCO FUEL SITE	1.27 ACRES (55,501 SF)
PROPOSED SITE AREA:	5.07 ACRES (220,911 SF)
TOTAL PROPOSED SITE AREA:	20.14 ACRES (877,456 SF)

JURISDICTION:	CITY OF LIVONIA
SETBACKS:	FRONT 60'-0" REAR 0'-0" SIDE 25'-0"

BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING DRAWINGS PROVIDED BY PROFESSIONAL ENGINEERING ASSOCIATES DATED 1-7-93.
-------------------------	---

BUILDING DATA:

EXISTING BUILDING DATA (GROSS):	
WAREHOUSE AREA	150,784 SF
TIRE CENTER AREA	4,728 SF
ENCLOSED CANOPY	5,720 SF
REFRIGERATION MACHINE ROOM	990 SF
TOTAL BUILDING AREA:	162,222 SF

PARKING DATA:

EXISTING PARKING PROVIDED:	
# 10' WIDE STALLS	666 STALLS
# _{ADA} HANDICAP STALLS	18 STALLS
# _{ADA} VAN STALLS	4 STALLS
TOTAL PARKING	688 STALLS

NO. OF STALLS PER 1000 SF OF BUILDING AREA (161,232):	4.24 STALLS
---	-------------

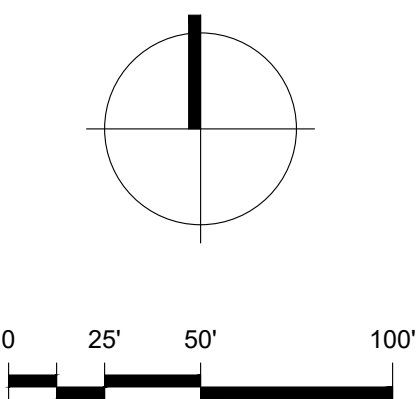
PROPOSED PARKING PROVIDED:	
# 10' WIDE STALLS	820 STALLS
# _{ADA} HANDICAP STALLS	18 STALLS
# _{ADA} VAN STALLS	4 STALLS
TOTAL PARKING	842 STALLS

TOTAL PARKING GAINED	+154 STALLS
----------------------	-------------

NO. OF STALLS PER 1000 SF OF BUILDING AREA (161,222 SF):	5.22 STALLS
--	-------------

NOTES:
ALL DIMENSIONS TO BE FIELD VERIFIED.

ISSUED FOR
CITY REVIEW
APRIL 9, 2025



20000 HAGGERTY RD, LIVONIA, MI 48152

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



96-0430-21
APRIL 9, 2025

PRELIMINARY SITE
PLAN

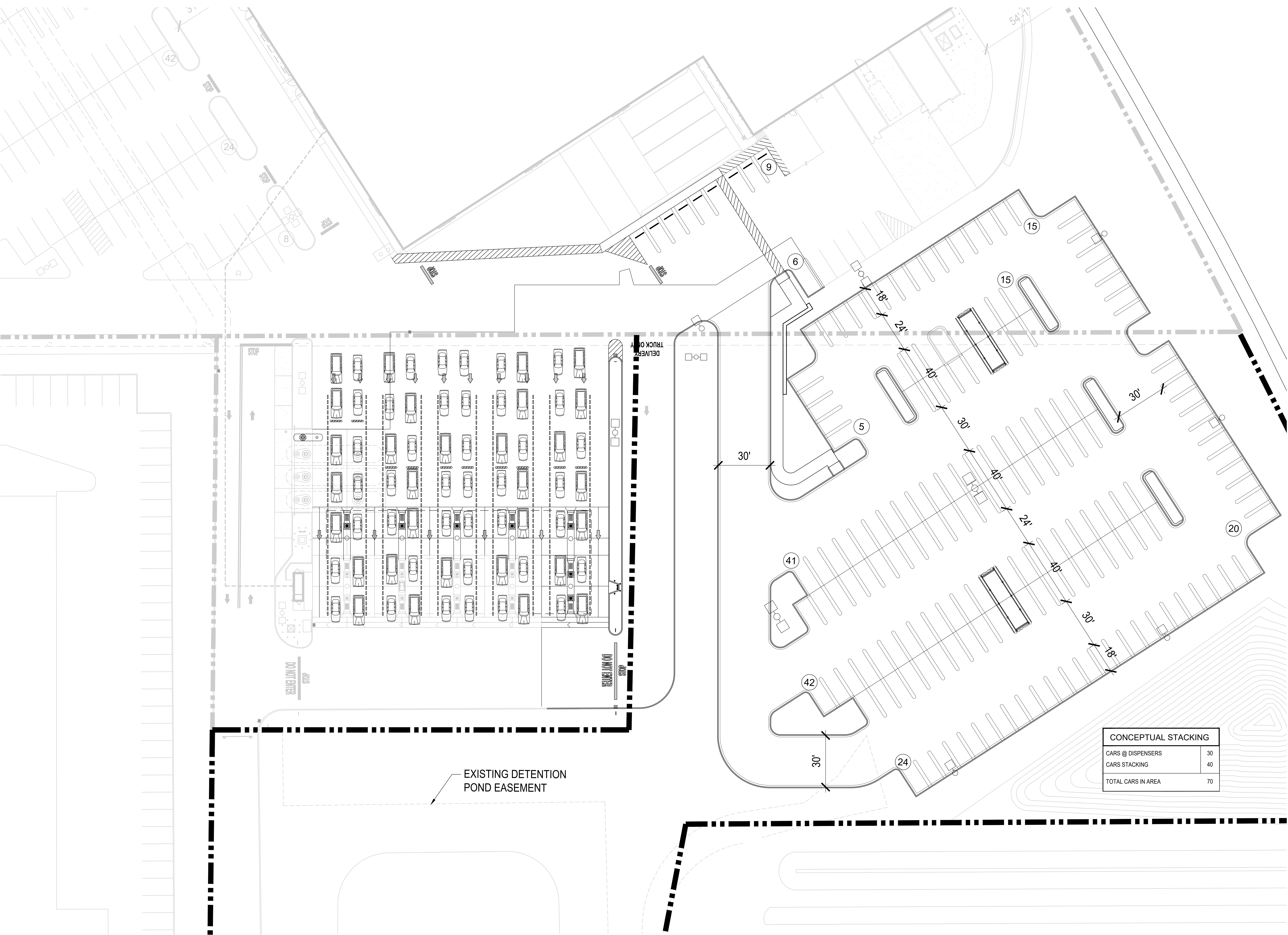
DD11-09A

COSTCO WHOLESALE ENLARGED FUEL FACILITY SITE PLAN

LIVONIA II, MICHIGAN

APRIL 9, 2025

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.



COSTCO WHOLESALE

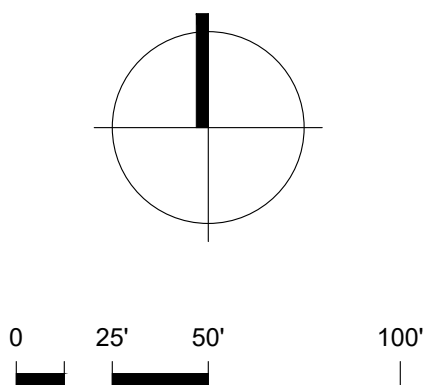
LIVONIA II, MICHIGAN

VEHICLE QUEUING PLAN

APRIL 9, 2025

CONCEPTUAL STACKING	
CARS @ DISPENSERS	30
CARS STACKING	40
TOTAL CARS IN AREA	70

ISSUED FOR
CITY REVIEW
APRIL 9, 2025



LIVONIA II
391

20000 HAGGERTY RD, LIVONIA, MI
48152

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

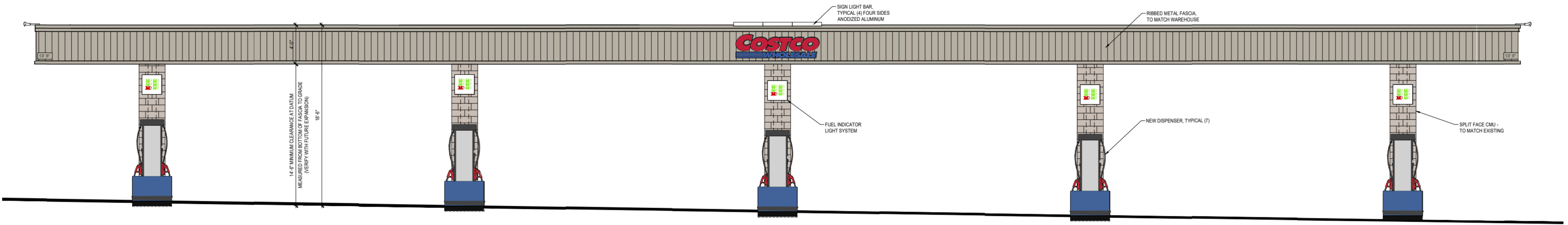


96-0430-21
APRIL 9, 2025

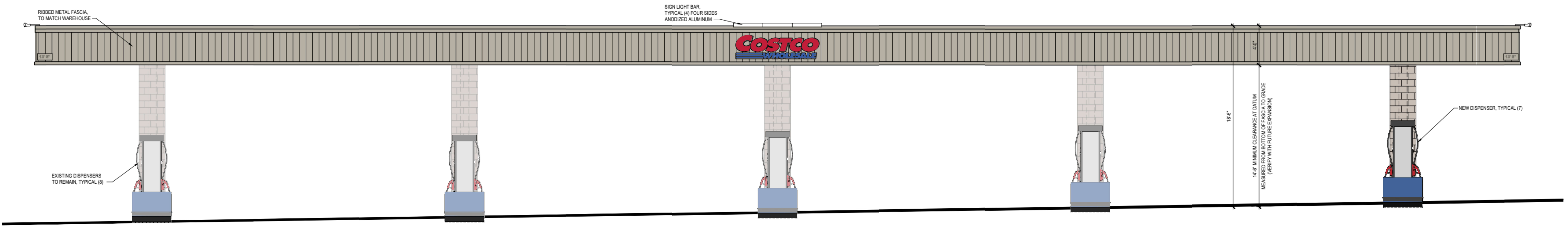
PRELIMINARY SITE
PLAN

DD11-09B

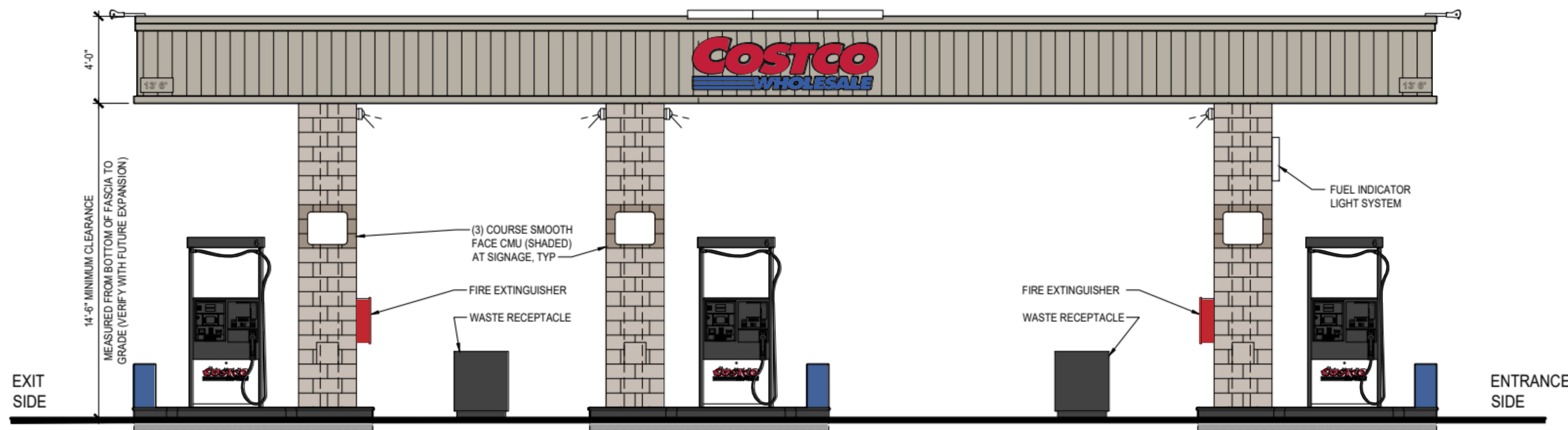
© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.



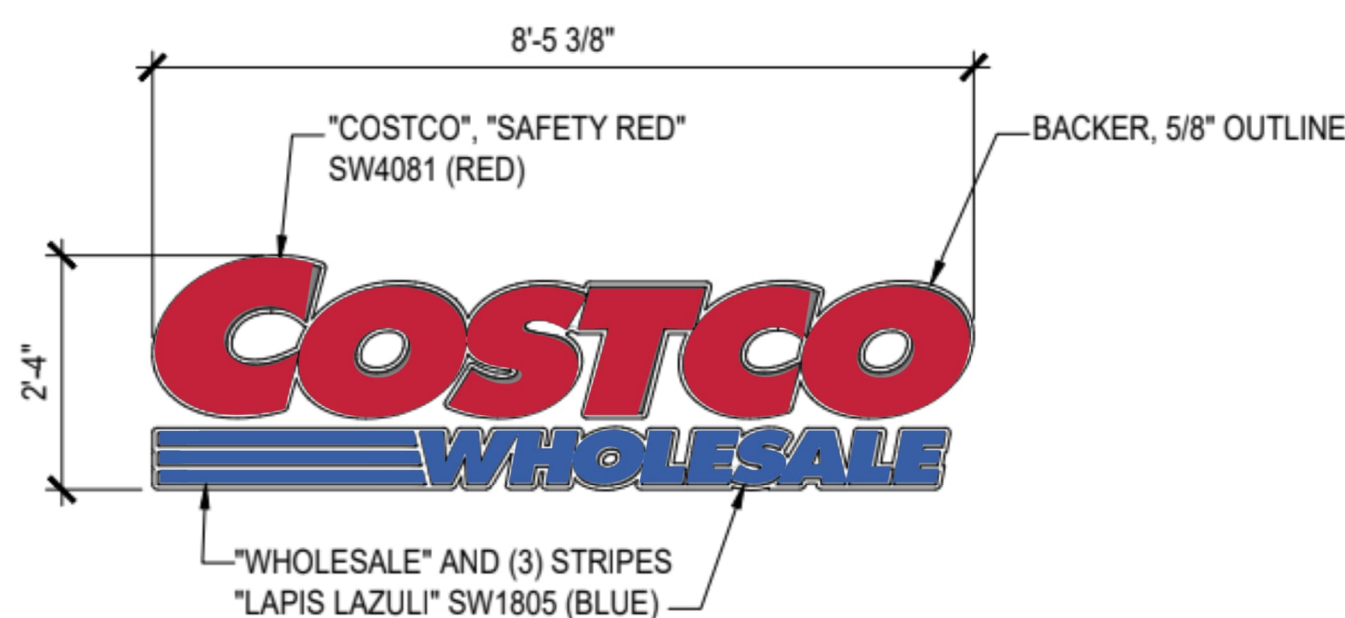
1 CANOPY AND DISPENSER ISLANDS - NORTH
SCALE: 1/4" = 1'-0"



2 CANOPY AND DISPENSER ISLANDS - SOUTH
SCALE: 1/4" = 1'-0"

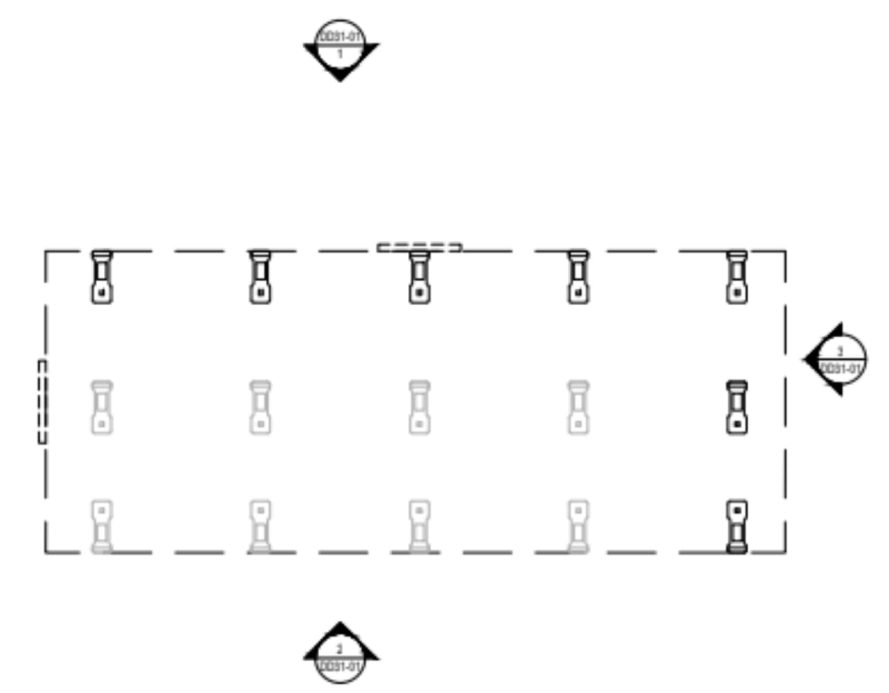


3 CANOPY AND DISPENSER ISLANDS - WEST
SCALE: 1/4" = 1'-0"



4 CANOPY SIGN
SCALE: 1/2" = 1'-0" 1212

FUEL FACILITY SIGNAGE AREA TABULATION					
QTY.	SIGN	DETAIL	SIZE	AREA	TOTAL AREA
4	COSTCO WHOLESALE	6/DD3.1-01	2'-4" x 8'-5 3/8"	20 S.F.	80 S.F.
	TOTAL SIGNAGE AREA				80 S.F.



KEY PLAN
SCALE: NTS

ISSUED FOR
CITY REVIEW
APRIL 9, 2025

COSTCO
WHOLESALE
LIVONIA II, MI

MULVANNY, G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1-425-463-2000 | 1-425-463-2002

MulvannyG2.com

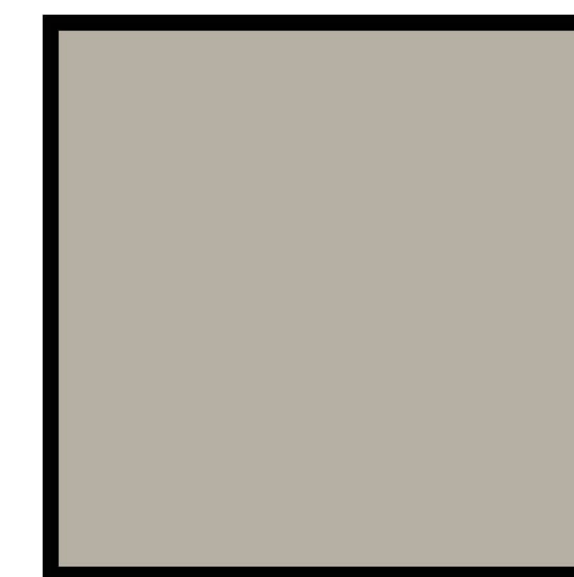
96-0430-11

CONCEPT FUEL
ELEVATIONS

DD31-01

COSTCO WHOLESALE
LIVONIA II, MICHIGAN

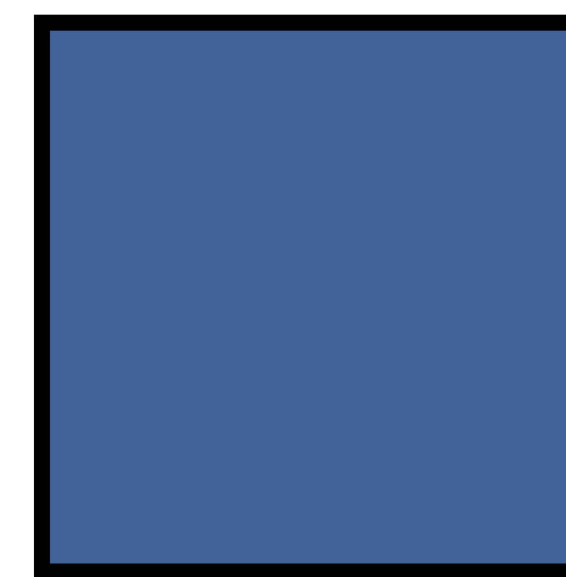
CONCEPT FUEL ELEVATIONS
APRIL 9, 2025



CANOPY FASCIA
METALLIC
CHAMPAGNE



COLUMNS
SMOOTH BRICK
COLOR - BOULDER
GREY



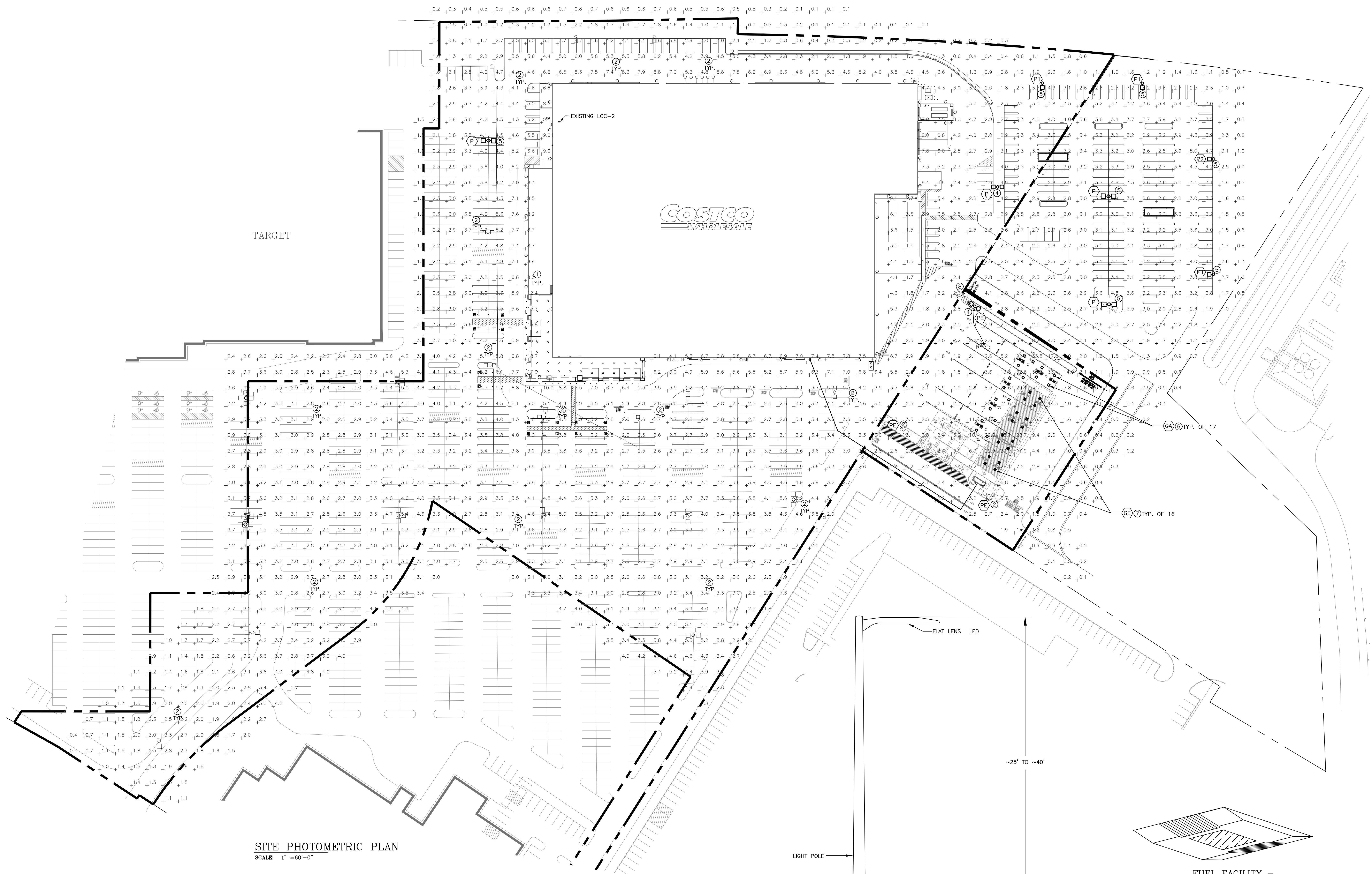
SIGN
COLOR -
COSTCO BLUE



SIGN
COLOR -
COSTCO RED



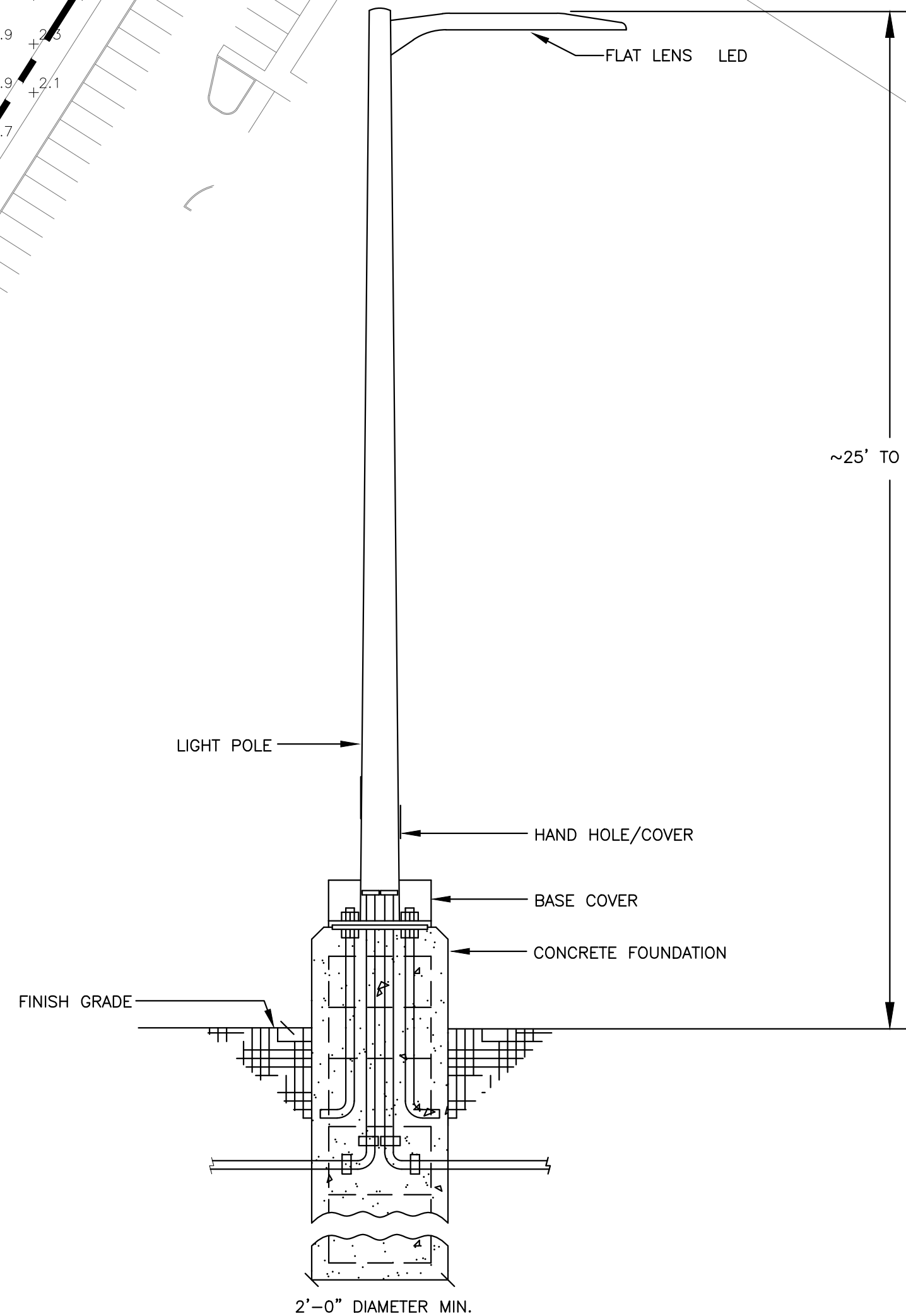
FUEL INDICATOR
LIGHT SYSTEM



SITE PHOTOMETRIC PLAN
SCALE: 1" = 60'-0"

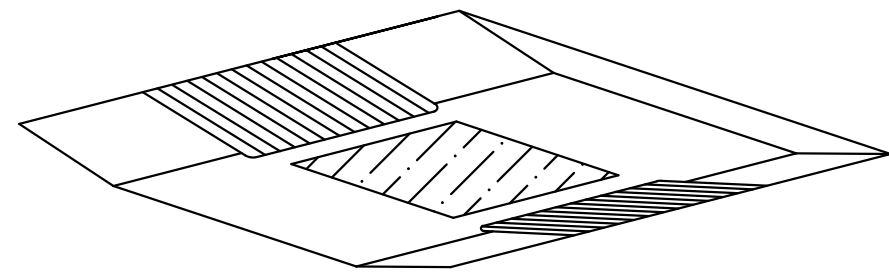
LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS
F	TECHLIGHT	LB-X-N-XX-0-1-D-BZ W/ OFFSET ARM	LED	WALL	68	PROVIDE MAST ARM AND MOUNTING ACCESSORIES AS REQUIRED. SEE ARCHITECTURAL DETAIL. PROVIDE NEMA-3R ENCLOSURE FOR DRIVER.
D*	LITHONIA	DSX2-LED-P6-50K-TSW-480	LED	POLE	343	~34' POLE ON CONCRETE BASE. NUMBER OF HEADS SHALL BE PER PLAN. SEE DETAIL SHEET SE-1.
P	LITHONIA	DSX2-LED-P8-50K-TFTM-480	LED	POLE	431	
P2	LITHONIA	DSX2-LED-P8-50K-T2M-480	LED	POLE	431	
E3*	LITHONIA	DSX2-LED-P4-50K-TFTM-480	LED	POLE	270	
E4*	CREE	EXISTING LED FUEL CANOPY LIGHT	LED	POLE	96	
E5*	CREE	CPY250-C-13L-57K7-F-UL-WH	LED	POLE	86	

*DLC PREMIUM



POLE BASE DETAIL

NOT TO SCALE



FUEL FACILITY -
LED (GB)
NO SCALE

PLAN NOTES:

- E.C. TO REMOVE AND RELOCATE EXISTING POLE & FIXTURE(S) TO NEW LOCATION SHOWN. DEMO EXISTING BASE. PROVIDE HEAVY DUTY TRAFFIC RATED J-BOX (AASHTO HS-20) AT EXISTING LOCATION. EXTEND FEEDER TO NEW LOCATION. TRENCH, FILL AND PATCH AS REQUIRED. PROVIDE NEW BASE AT NEW LOCATION. REUSE EXISTING CIRCUIT(S). FIELD VERIFY.
- EXISTING POLE LIGHT FIXTURE TO REMAIN.
- E.C. TO REMOVE AND RELOCATE EXISTING POLE TO NEW LOCATION AS SHOWN. REPLACE EXISTING FIXTURE AS PER LIGHTING FIXTURE SCHEDULE AND ORIENT AS SHOWN. DEMO EXISTING BASE. PROVIDE HEAVY DUTY TRAFFIC RATED J-BOX (AASHTO HS-20) AT EXISTING LOCATION. EXTEND FEEDER TO NEW LOCATION. TRENCH, FILL AND PATCH AS REQUIRED. PROVIDE NEW BASE AT NEW LOCATION. REUSE EXISTING CIRCUIT(S). FIELD VERIFY.
- EXISTING POLE TO REMAIN. E.C. TO ADD/REPLACE EXISTING FIXTURES AS PER LIGHTING FIXTURE SCHEDULE. NUMBER OF HEADS SHALL BE PER PLAN. FIELD VERIFY.
- NEW POLE MOUNTED FIXTURES. WIRE AS SHOWN.
- E.C. TO PROVIDE NEW (17) FIXTURES AT FUEL FACILITY CANOPY PER LIGHTING SCHEDULE FIXTURE ON THIS SHEET.
- EXISTING (16) FIXTURES AT EXISTING FUEL FACILITY CANOPY TO REMAIN.
- E.C. TO REMOVE EXISTING POLE & FIXTURE. DEMO EXISTING BASE. PROVIDE HEAVY DUTY TRAFFIC RATED J-BOX (AASHTO HS-20) AT EXISTING LOCATION. . FIELD VERIFY.

FOR QA REVIEW, NOT FOR CONSTRUCTION

CHECKED: ANJ/JCM

DRAWN: BMY

REVISION DATE:

ISSUED FOR CITY REVIEW APRIL 9, 2025

ARCHITECT REFERENCE NO:96-0430-

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E.I.C.

SITE ELECTRICAL PLAN & DETAILS

T.E., Inc.

830 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3758

FUEL FACILITY AND
PARKING EXPANSION

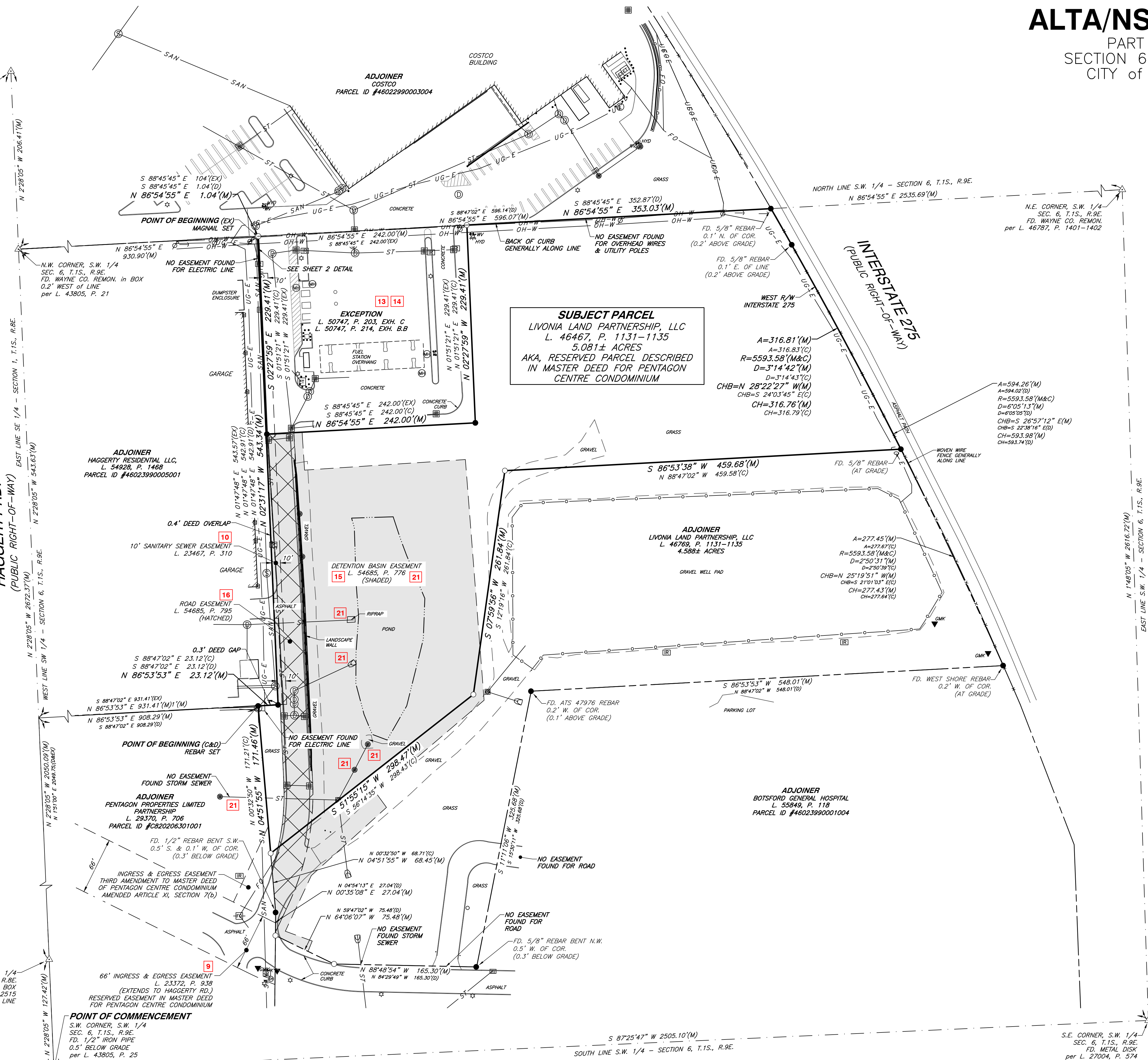
WAREHOUSE #391
20000 HAGGERTY ROAD
LIVONIA, MI 48152



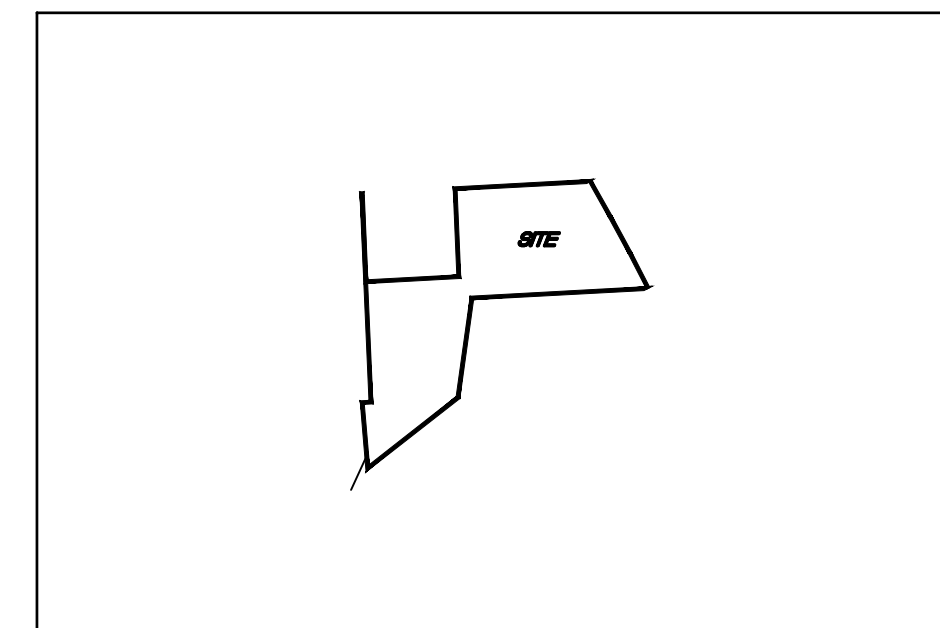
SE-1



N.E. CORNER, S.E. 1/4
SEC. 1, T.1S., R.8E.
FD. WAYNE CO. REMON. in BOX
per L. 43805, P. 91
206.41' NORTH of CORNER
HELD for RANGE LINE



PART of the SOUTHWEST QUARTER of
SECTION 6, TOWNSHIP 1 SOUTH, RANGE 9 EAST
CITY of LIVONIA, WAYNE COUNTY, MICHIGAN



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (per SCHEDULE C)

(COMMITMENT No. NCS-1218849-WA1, REVISION No. 2)

Land in the City of Livonia, Wayne County, MI, described as follows:

Part of Southwest 1/4 of Section 6 Town 1 South Range 9 East described as follows: Commencing at Southwest corner Section 6 thence North 01 degrees 51 minutes 00 seconds East 2049.75 feet; thence South 88 degrees 47 minutes 02 seconds East 908.29 feet to the Point of Beginning; thence North 88 degrees 48 minutes 48 seconds West 542.91 feet; thence North 01 degrees 47 minutes 48 seconds East 0.66 feet; thence South 88 degrees 45 minutes 45 seconds East 1.04 feet; thence South 01 degrees 47 minutes 48 seconds West 542.91 feet; thence North 01 degrees 51 minutes 21 seconds East 224.41 feet; thence South 88 degrees 45 minutes 45 seconds East 352.87 feet; thence along curve to the right 316.83 feet by arc length 55.58 feet radius 111.16 feet; thence North 01 degrees 47 minutes 48 seconds East 0.66 feet; thence South 03 minutes 45 seconds East 316.79 feet; thence North 88 degrees 47 minutes 02 seconds West 459.58 feet; thence South 12 degrees 19 minutes 16 seconds West 261.84 feet; thence South 03 minutes 45 seconds East 316.79 feet; thence North 00 degrees 52 minutes 43 seconds West 171.21 feet to the Point of Beginning.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON JUNE 14, 2024.

IRON PINS:

ALL IRON PINS SET ARE 5/8" SOLID REBAR AT LEAST 24 INCHES IN LENGTH WITH AN ORANGE PLASTIC SURVEY CAP BEARING THE INITIALS "CEC INC LPS 41913"

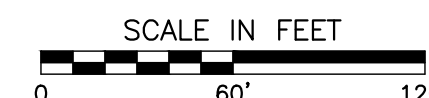
PERTINENT DOCUMENTS:

DEEDS OF RECORD ON FILE AT THE WAYNE COUNTY RECORDER'S OFFICE, EXISTING SURVEYS OF
RECORD & TAX MAPS ON FILE AT WAYNE COUNTY.

NOTES:

- 1) ONLY A SMALL PORTION OF THE ROAD AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL TOUCHES THE 66' INGRESS/EGRESS EASEMENT WHICH LEADS TO HAGGERY ROAD.
- 2) THERE IS A 0.4' DEED OVERLAP ALONG THE 543.34' SUBJECT COURSE AND A 0.3' DEED GAP ALONG THE 23.12' SUBJECT COURSE.
- 3) IT IS MY BELIEF THAT THE NORTH LINE OF SUBJECT DEED WAS INTENDED TO RUN ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 9 EAST.
- 4) LOCAL MONUMENTS WERE USED TO ESTABLISH THE SOUTH LINE OF THE SUBJECT PARCEL.
- 5) CHANGES IN CONTROLLING MONUMENTATION LED TO AN UNCERTAINTY OF 0.7' NORTH/SOUTH AND 0.4' EAST/WEST.
- 6) THE FOLLOWING DOCUMENTS MENTIONED IN THE SUBJECT DEED, WERE NOT PROVIDED IN TITLE: LIBER 29370, PAGE 706, LIBER 29805, PAGE 766, LIBER 22862, PAGE 282, LIBER 23346, PAGE 1, LIBER 23477, PAGE 43, LIBER 2133, PAGE 845, LIBER 3000, PAGE 1564, LIBER 28526, PAGE 630, LIBER 29370, PAGE 706, LIBER 29631, PAGE 1995, LIBER 29696, PAGE 571, LIBER 29805, PAGE 766, LIBER 31338, PAGE 1, LIBER 41569, PAGE 82.
- 6) CALL MISS DIG 3 WORKING DAYS BEFORE ANY EXCAVATION 1-800-482-7171.
- 7) SUBJECT PARCEL IS ALSO PART OF A RESERVED PARCEL DESCRIBED IN MASTER DEED FOR PENTACON CORP. CONDOMINIUM, LIBER 29370, PAGE 706, SAID PARCEL IS DESCRIBED IN ARTICLE X (EASEMENTS AND OTHER MATTERS), SECTION 7(b) DEVELOPER'S RESERVED EASEMENT.

CALL MISS DIG 3 WORKING DAYS BEFORE
ANY EXCAVATION 1-800-482-7171



REVISION RECORD	DESCRIPTION
-----------------	-------------

NO	DATE
----	------

10300 Alliance Road
Suite 300
Cincinnati, OH 45242
Ph: 513.985.0226
www.cecinc.com



Wil & Environmental
Consultants, Inc.

COSTCO WHOLESALE
39020 7 MILE ROAD
LIVONIA, MICHIGAN

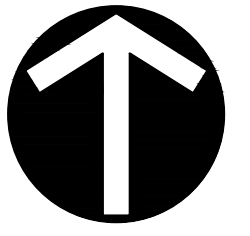
MALTA/NSPS LAND TITLE SURVEY

DATE:	FEBRUARY, 2025	DRAWN BY:	RDE
DWG SCALE:	1" = 60'	CHECKED BY:	DTT
PROJECT NO:	343-65		

DRAWING NO.:

SV02

SHEET 1 OF



MICHIGAN STATE PLANE
SOUTH ZONE BEARINGS

ALTA/NSPS LAND TITLE SURVEY

PART of the SOUTHWEST QUARTER of
SECTION 6, TOWNSHIP 1 SOUTH, RANGE 9 EAST
CITY of LIVONIA, WAYNE COUNTY, MICHIGAN

SCHEDULE B - PART II:

BASED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT No.: NCS--1218849--WA1, REVISION No. 2, COMMITMENT DATE: OCTOBER 10, 2024 AT 8:00 A.M.

ITEMS 1--6 & 17--20 ARE NOT SURVEY RELATED.

ITEM #7 The terms, provisions and easement(s) contained in the document entitled "Warranty Deed to Michigan State Highway Commission" recorded June 19, 1973 as Liber 18458, Page 847 of Official Records. [THE WRONG DOCUMENT, LIBER 18458, PAGES 864-866, WAS SENT IN THE TITLE PACKAGE]

ITEM #8 The terms, provisions and easement(s) contained in the document entitled "Highway Easement Release" recorded June 19, 1973 as Liber 18458, Page 850. Relinquishment of Easement recorded in Liber 30470, Page 289 of Official Records. [THE HIGHWAY EASEMENT RELEASE DOES NOT TOUCH THE SUBJECT PARCEL. IT IS LOCATED APPROXIMATELY 478' SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT PARCEL]

ITEM #9 The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded August 10, 1987 as Liber 23372, Page 938 of Official Records. [THE 66' WIDE INGRESS-EGRESS EASEMENT TOUCHES THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, AND EXTENDS TO HAGGERTY ROAD. DEPICTED HEREON. THE SUBJECT PARCEL MAY HAVE ACCESS THROUGH THE DEVELOPERS RESERVED EASEMENT AS DEFINED IN ARTICLE XI, SECTION 7 OF THE MASTER DEED FOR THE PENTAGON CENTER CONDOMINIUM, AS RECORDED IN LIBER 29370, PAGE 706.]

ITEM #10 The terms, provisions and easement(s) contained in the document entitled "Grant of Easement" recorded October 13, 1987 as Liber 23467, Page 310 of Official Records. [THE 10' WIDE SANITARY SEWER EASEMENT LIES ALONG THE WEST LINE OF THE SUBJECT PARCEL, DEPICTED HEREON]

ITEM #11 The terms, provisions and easement(s) contained in the document entitled "Agreement" recorded June 21, 1993 as Liber 26604, Page 99 and Liber 26604, Page 106 of Official Records. [EXHIBIT A INCLUDES THE SUBJECT PARCEL, THIS DOCUMENT ADDS THE SUBJECT PARCEL TO BE INCLUDED WITH ITEM 9]

ITEM #12 The terms, provisions and easement(s) contained in the document entitled "Agreement" recorded April 6, 1994 as Liber 27282, Page 667 of Official Records. [EXHIBIT A INCLUDES THE SUBJECT PARCEL. THIS DOCUMENT ADDS THE SUBJECT PARCEL TO BE INCLUDED WITH ITEM 9]

ITEM #13 The terms, provisions and easement(s) contained in the document entitled "Access Easement Agreement" recorded May 1, 2013 as Liber 50747, Page 203 of Official Records. [EXHIBIT A DEPICTS AN ACCESS ROAD ALONG THE WEST LINE OF THE SUBJECT PARCEL, THIS ACCESS ROAD IS NOT DESCRIBED IN THIS DOCUMENT, EXHIBIT B DESCRIBES THE NORTH ADJOINER, EXHIBIT C DESCRIBES THE EXCEPTION TO THE SUBJECT PARCEL, DEPICTED HEREON. EXHIBIT D DESCRIBES A NORTHERN PORTION OF THE SUBJECT PARCEL]

ITEM #14 The terms, provisions and easement(s) contained in the document entitled "Memorandum of Site Development Agreement and Grant of Construction Easement" recorded May 1, 2013 as Liber 50747, Page 214 of Official Records. [EXHIBIT A DESCRIBES A NORTHERN PORTION OF THE SUBJECT PARCEL, EXHIBIT B.A DESCRIBES THE NORTH ADJOINER, EXHIBIT B.B DESCRIBES THE EXCEPTION TO THE SUBJECT PARCEL, DEPICTED HEREON]

ITEM #15 The terms, provisions and easement(s) contained in the document entitled "Storm Water Detention Pond Easement Agreement" recorded October 22, 2018 as Liber 54685, Page 776 of Official Records. [THE DETENTION BASIN EASEMENT LIES ON A WESTERN PORTION OF THE SUBJECT PARCEL, DEPICTED HEREON]

ITEM #16 The terms, provisions and easement(s) contained in the document entitled "Road Easement Agreement" recorded October 22, 2018 as Liber 54885, Page 795 of Official Records. [THE ROAD EASEMENT LIES ON A WESTERN PORTION OF THE SUBJECT PARCEL, DEPICTED HEREON]

ITEM #21 The terms, provisions and easement(s) contained in the document entitled Storm Water Facilities Maintenance Agreement recorded September 30, 2024 as Liber 59110, Page 226 of Official Records. [ITEMS ON EXHIBIT A SHOWN HEREON]

2021 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

ITEM 1: MONUMENTS FOUND OR SET AS SHOWN ON THE SURVEY.

ITEM 2: 39020 7 MILE ROAD, LIVONIA, MI 48152.

ITEM 3: THE DESCRIBED SUBJECT PARCEL SHOWN HEREIN LIES WITHIN "ZONE X" (UNSHADED) SAID PARCEL PLOTS ON MAP NUMBER 2616300045E (DATED FEBRUARY 2, 2012) OF THE FLOOD INSURANCE RATE MAPS FOR WAYNE COUNTY, MICHIGAN. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

ITEM 4: AREA OF THE COMMITMENT TRACT: 5.081± ACRES

ITEM 7(a): NO BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY.

ITEM 9: NO PARKING SPACES WERE OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.

ITEM 11(a): THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE AS SHOWN ON THE SURVEY.

THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN CERTIFIES TO:

- (i) FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES;
(ii) LIVONIA LAND PARTNERSHIP, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; and
(iii) COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a), and 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: FEBRUARY 12, 2025.

DRAFT

SCOTT A. WARNKE, P.S. DATE
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE No. 4001041913

CALL MISS DIG 3 WORKING DAYS BEFORE
ANY EXCAVATION 1-800-482-7171



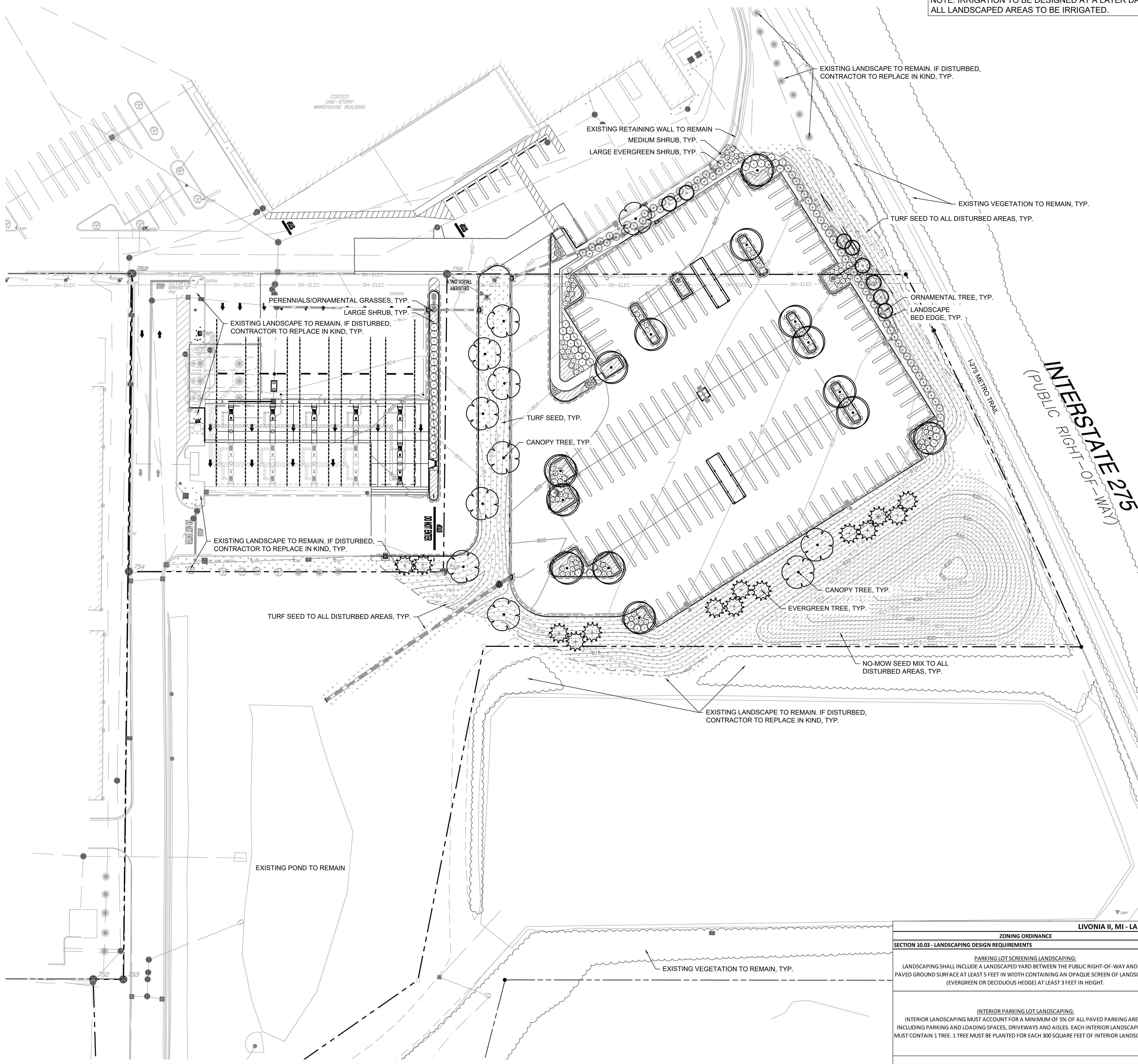
ALTA/NSPS LAND TITLE SURVEY
PART of the SOUTHWEST QUARTER of
SECTION 6, TOWNSHIP 1 SOUTH, RANGE 9 EAST
CITY of LIVONIA, WAYNE COUNTY, MICHIGAN

DATE: FEBRUARY, 2025 DRAWN BY: RDR
PROJECT NO: 343-657 DTD
1" = 1' CHECKED BY: 343-657
APPROVED BY: DRAFT

DRAWING NO.:
SV02

SHEET 2 OF 2

A:\340-2001\343-657-Survey\Draw\SV02 ALTA\ALTA\343-657-SV02-ALTA.dwg(SV02 [PAGE 2 OF 2] LS(2/9/2025 - morning) - LP: 3/2/2025 1:17 AM



NOTE ALTERNATE: ROCK MULCH IN LANDSCAPE ISLANDS
NOTE: IRRIGATION TO BE DESIGNED AT A LATER DATE.
ALL LANDSCAPED AREAS TO BE IRRIGATED.

PLANT SCHEDULE

BOTANICAL / COMMON NAME

CANOPY TREES
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE
GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS MACROCARPA / BURR OAK
TILIA AMERICANA / AMERICAN LINDEN
ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM
ZELKOVA SERRATA 'AUTUMN GLOW' / JAPANESE ZELKOVA

EVERGREEN TREES
PICEA ABIES / NORWAY SPRUCE
PSEUDOTSUGA MENZIESII / DOUGLAS FIR
PICEA GLAUCA / WHITE SPRUCE
TSUGA CANADENSIS / EASTERN HEMLOCK

ORNAMENTAL TREES
AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY
SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

SHRUBS
ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
CEANOTHUS AMERICANUS / NEW JERSEY TEA
CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD
FORSYTHIA X INTERMEDIA 'MINIDOR' / SHOW OFF® FORSYTHIA
HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA
PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK
POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL
PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA
SPIRAEA ALBA / WHITE MEADOWSWEET
VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM
WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSES® WEIGELA
WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA

EVERGREEN SHRUBS
JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW

GRASSES
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

PERENNIALS
AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE EASTERN BLUESTAR
ALLIUM X 'SUMMER BEAUTY' ORNAMENTAL ONION
COREOPSIS VERTICILLATA 'NOVOCORCAR' / CREME CARAMEL™ TICKSEED
ECHINACEA PURPUREA 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER
ECHINACEA PURPUREA 'KIM'S KNEE HIGH' / KIM'S KNEE HIGH CONEFLOWER
HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY
RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR CONEFLOWER
SEDUM SPECTABILE 'AUTUMN JOY' / AUTUMN JOY STONECROP

CONCEPT PLANT SCHEDULE

	CANOPY TREE - PARKING LOT 3" CALIPER MINIMUM	14
	CANOPY TREE - OPEN SPACE 3" CALIPER MINIMUM	11
	EVERGREEN TREE - OPEN SPACE 8' HEIGHT MINIMUM	14
	ORNAMENTAL TREE - OPEN SPACE 2" CALIPER MINIMUM	8
	LARGE SHRUB 24" HEIGHT MINIMUM	64
	MEDIUM SHRUB 18" HEIGHT MINIMUM	121
	SMALL SHRUB	30
	LARGE EVERGREEN SHRUB 30" HEIGHT MINIMUM	67
	PERENNIALS/ORNAMENTAL GRASSES	
	TURF SOD	
	NO-MOW SEED MIX	

INTERSTATE 275
(PUBLIC RIGHT-OF-WAY)

1275 METRO TRAIL

EXISTING LANDSCAPE TO REMAIN, IF DISTURBED,
CONTRACTOR TO REPLACE IN KIND, TYP.

EXISTING VEGETATION TO REMAIN, TYP.

TURF SEED TO ALL DISTURBED AREAS, TYP.

EXISTING LANDSCAPE TO REMAIN, IF DISTURBED,
CONTRACTOR TO REPLACE IN KIND, TYP.

EXISTING RETAINING WALL TO REMAIN
MEDIUM SHRUB, TYP.
LARGE EVERGREEN SHRUB, TYP.

PERENNIALS/ORNAMENTAL GRASSES, TYP.
LARGE SHRUB, TYP.
EXISTING LANDSCAPE TO REMAIN, IF DISTURBED,
CONTRACTOR TO REPLACE IN KIND, TYP.

EXISTING LANDSCAPE TO REMAIN, IF DISTURBED,
CONTRACTOR TO REPLACE IN KIND, TYP.

TURF SEED TO ALL DISTURBED AREAS, TYP.

NO-MOW SEED MIX TO ALL
DISTURBED AREAS, TYP.

EXISTING LANDSCAPE TO REMAIN, IF DISTURBED,
CONTRACTOR TO REPLACE IN KIND, TYP.

EXISTING VEGETATION TO REMAIN, TYP.

LIVONIA II, MI - LANDSCAPE CODE REQUIREMENTS

ZONING ORDINANCE	REQUIRED	PROVIDED
SECTION 10.03 - LANDSCAPING DESIGN REQUIREMENTS		
PARKING LOT SCREENING LANDSCAPING: LANDSCAPING SHALL INCLUDE A LANDSCAPED YARD BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE PAVED GROUND SURFACE AT LEAST 5 FEET IN WIDTH CONTAINING AN OPAQUE SCREEN OF LANDSCAPING (EVERGREEN OR DECIDUOUS HEDGE) AT LEAST 3 FEET IN HEIGHT.	PARKING LOT SCREENING REQUIRED ALONG INTERSTATE 275	EVERGREEN SCREENING PROVIDED ALONG INTERSTATE 275
INTERIOR PARKING LOT LANDSCAPING: INTERIOR LANDSCAPING MUST ACCOUNT FOR A MINIMUM OF 5% OF ALL PAVED PARKING AREAS, INCLUDING PARKING AND LOADING SPACES, DRIVEWAYS AND AISLES. EACH INTERIOR LANDSCAPE AREA MUST CONTAIN 1 TREE. 1 TREE MUST BE PLANTED FOR EACH 300 SQUARE FEET OF INTERIOR LANDSCAPING.	TOTAL AREA OF NEW PARKING LOT = 72,299.89 SQ. FT. 72,299.89 SQ. FT. x 0.05 = 3,614.99 SQ. FT. 3,615 SQ. FT. OF INTERIOR LANDSCAPE REQUIRED REQUIRED INTERIOR LANDSCAPE AREA = 3,630 SQ. FT. 3,630 SQ. FT. / 300 SQ. FT. = 12.1 12 PARKING LOT TREES REQUIRED	8,191.16 SQ. FT. OF INTERIOR LANDSCAPE PROVIDED THROUGHOUT THE NEW PARKING LOT 14 CANOPY TREES PROVIDED THROUGHOUT THE NEW PARKING LOT
OPEN SPACE LANDSCAPING: ALL REMAINING OPEN AREAS ON THE SITE THAT ARE NOT REQUIRED LANDSCAPING AREAS AS DESCRIBED ELSEWHERE SHALL BE PLANTED WITH 1 TREE PER 3,000 SQUARE FEET OF OPEN AREA.	TOTAL OPEN SPACE AREA = 27,493.56 SQ. FT. 27,493.56 SQ. FT. / 3,000 SQ. FT. = 9.16 9 TREES REQUIRED THROUGHOUT THE SITE	33 TREES (CANOPY, EVERGREEN AND ORNAMENTAL) PROVIDED THROUGHOUT THE EXPANSION SITE

CONSULTANT

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
PHONE: 847-360-7854
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

GRAPHIC SCALE IN FEET
0 15 30 60

SEAL AND SIGNATURES

COSTCO WHOLESALE
PARKING EXPANSION
LIVONIA II, MI

DATE: 07/26/2024
ISSUED FOR: GREEN INK
04/09/2025 CITY REVIEW

REV

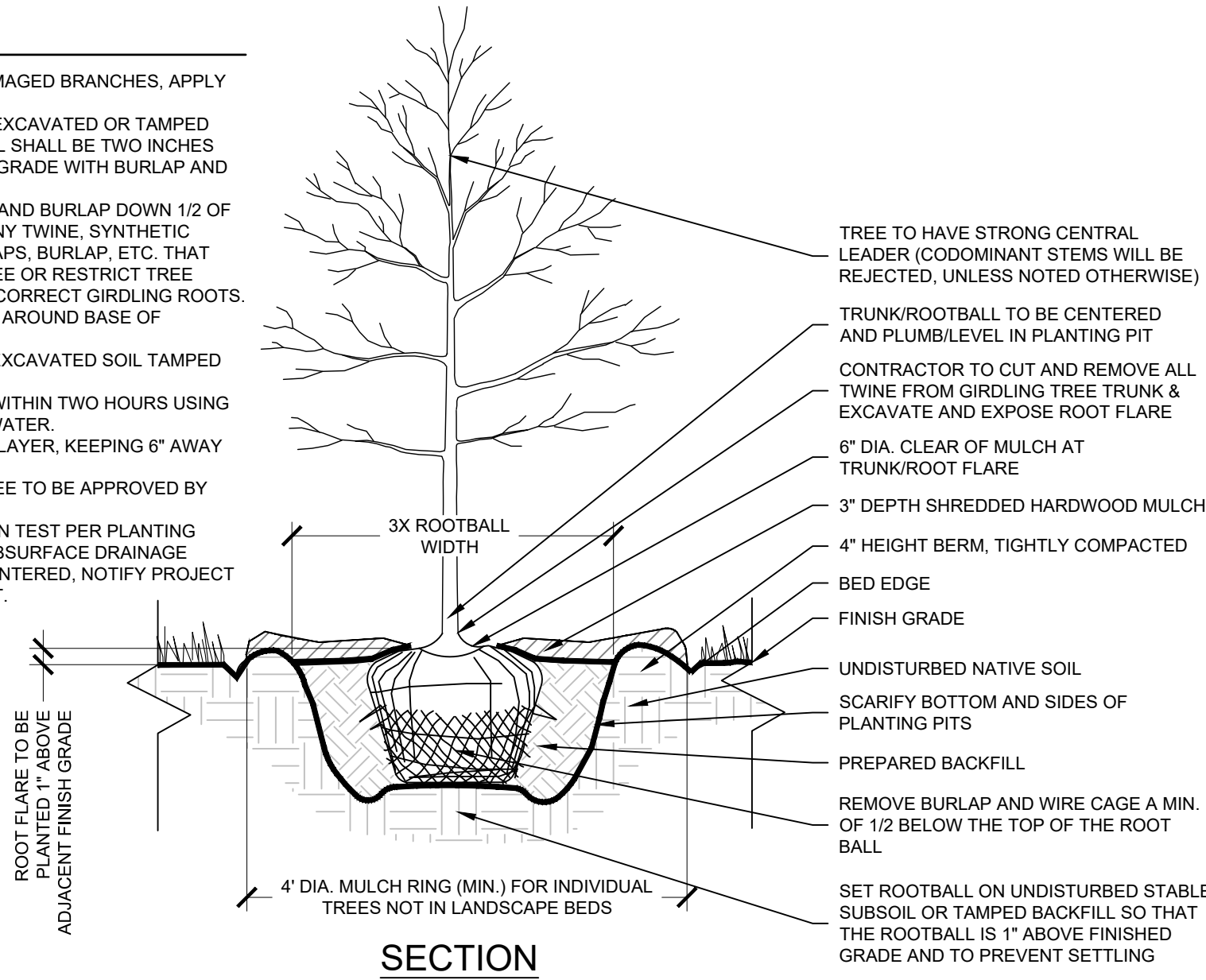
L1.0

LANDSCAPE PLAN

AS INDICATED

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 12 OF ROOT BALL. REMOVE ANY TWINE, SYNTHETIC MATERIAL, WIRES, STRAPS, BURLAP, ETC. THAT COULD GIRDLE THE TREE OR RESTRICT TREE GROWTH. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING 6" AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



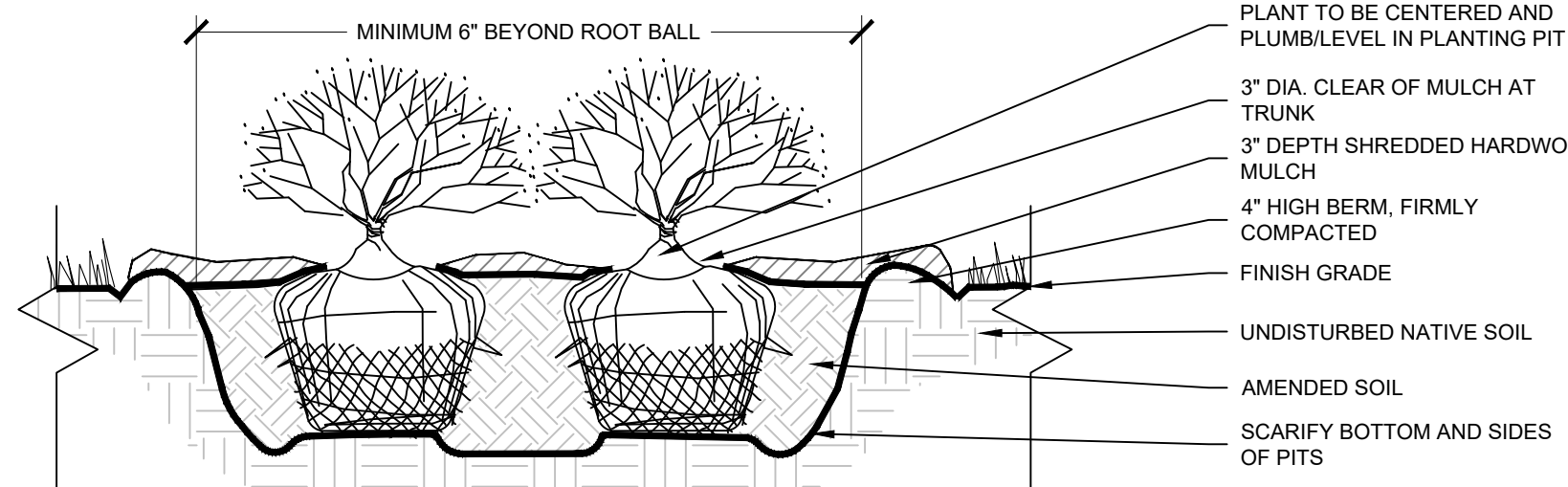
SECTION

1 TYPICAL TREE PLANTING

N.T.S.

NOTES:

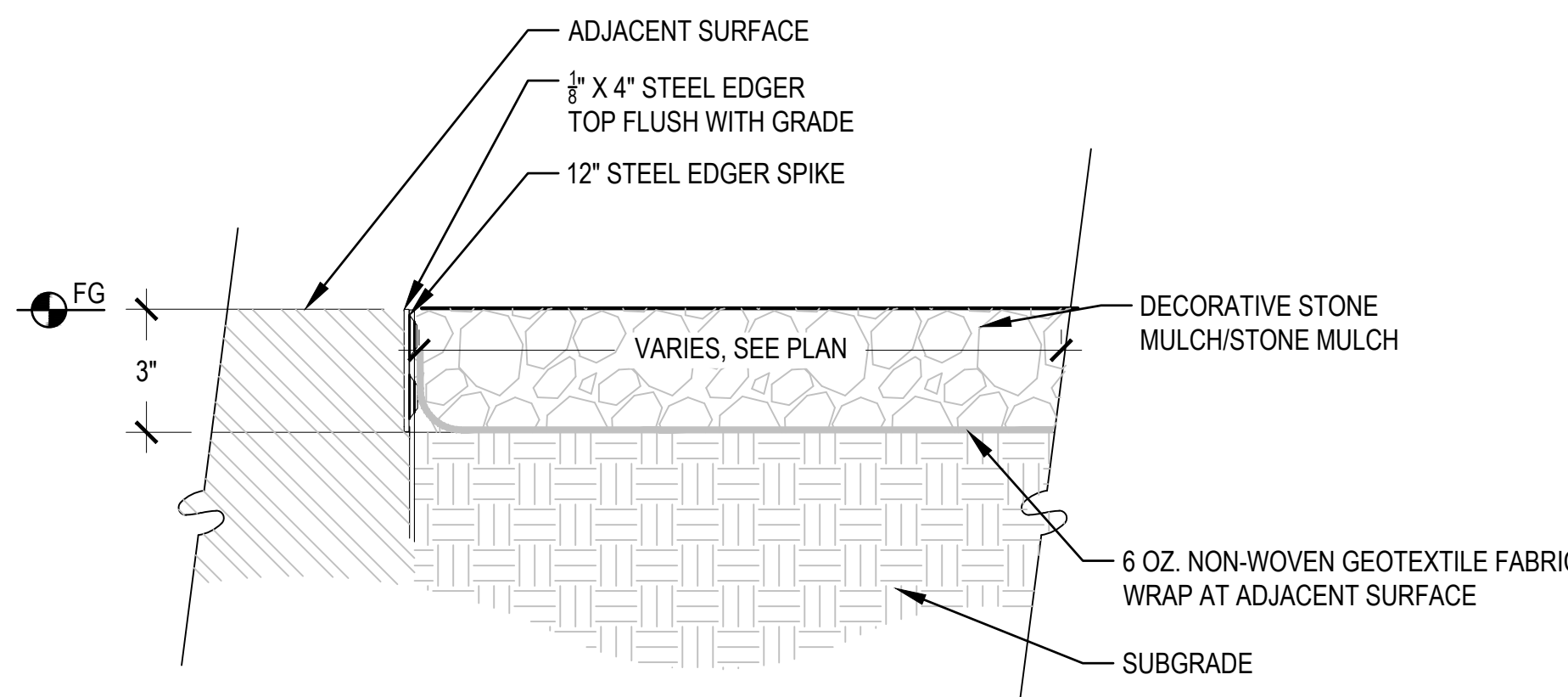
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.



SECTION

4 SHRUB PLANTING

N.T.S.



7 STONE MULCH

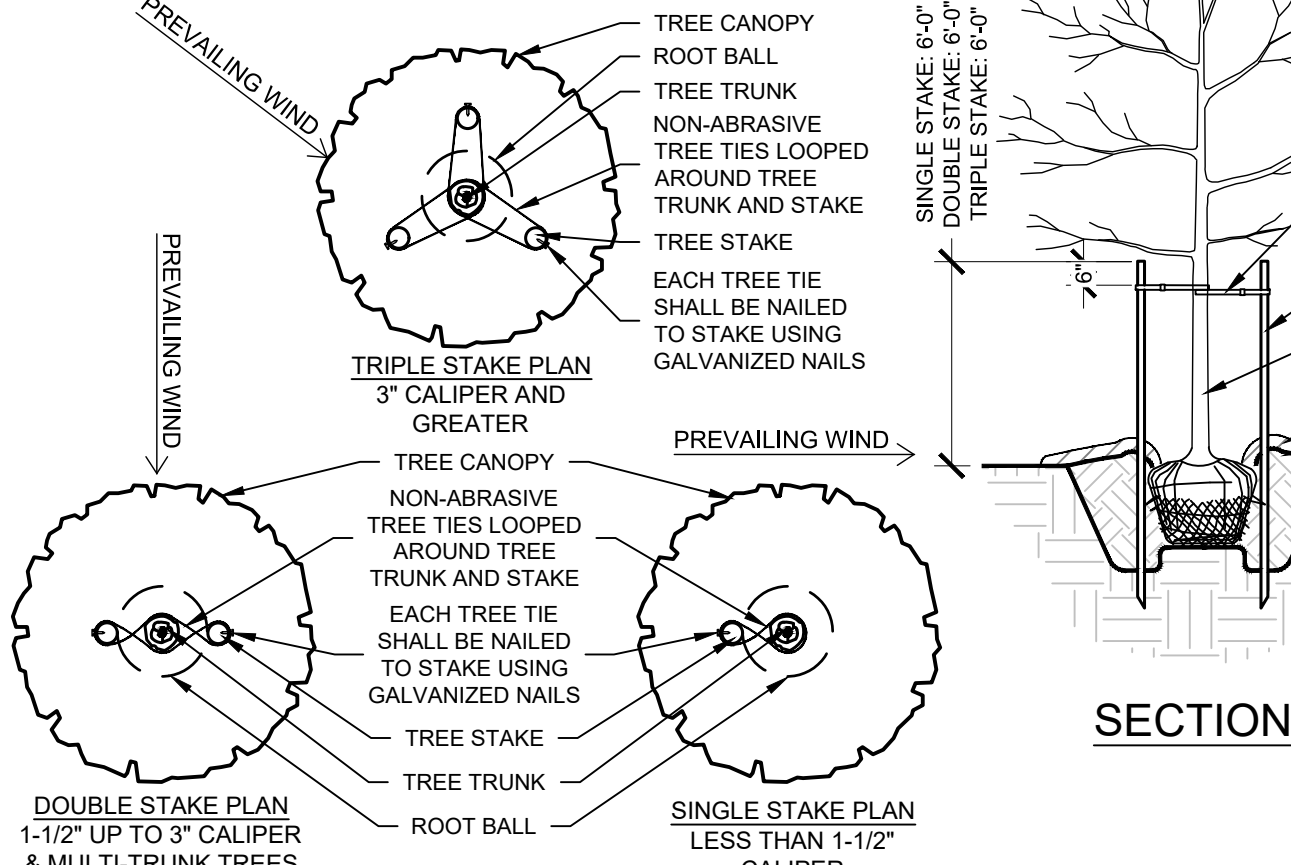
3" = 1'-0"

NO-MOW TURF SEED MIX

BOTANICAL NAME	COMMON NAME	LBS / ACRE	% OF TOTAL
GRASSES, SEDGES, & RUSHES			
Lolium perenne	Perennial Rye	25.0	13%
Agrostis gigantea	Red Top	15.0	8%
Festuca rubra	Creeping Red Fescue	80.0	40%
Festuca arundinacea	Tall Fescue	20.0	10%
Festuca ovina	Sheep's Fescue	20.0	10%
Poa pratensis	Kentucky Bluegrass	40.0	20%
SEED MIX TOTAL LBS PER ACRE:		200	

NOTES:

1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING INFORMATION.
2. TREE STAKING IS ONLY REQUIRED WHEN TREES ARE UNSTABLE, TIPPED OVER, AND/OR REQUESTED BY MUNICIPALITY OR OWNER, UNLESS OTHERWISE NOTED.
3. REFERENCE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
5. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
6. ALL MULTI-TRUNK TREES SHALL BE DOUBLE STAKED.

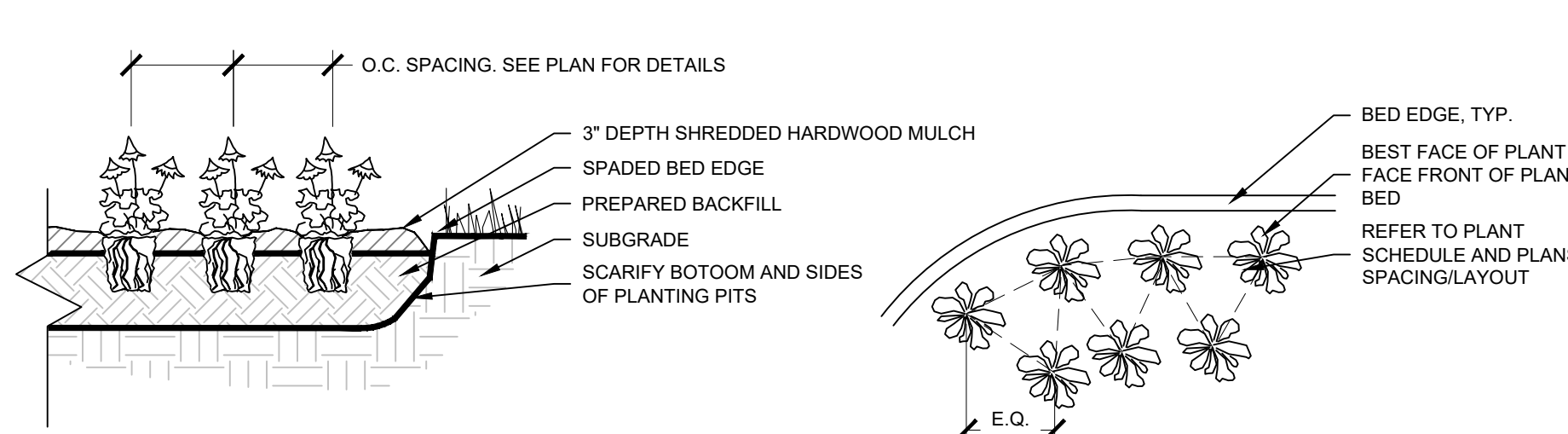


2 TREE STAKING

N.T.S.

NOTES:

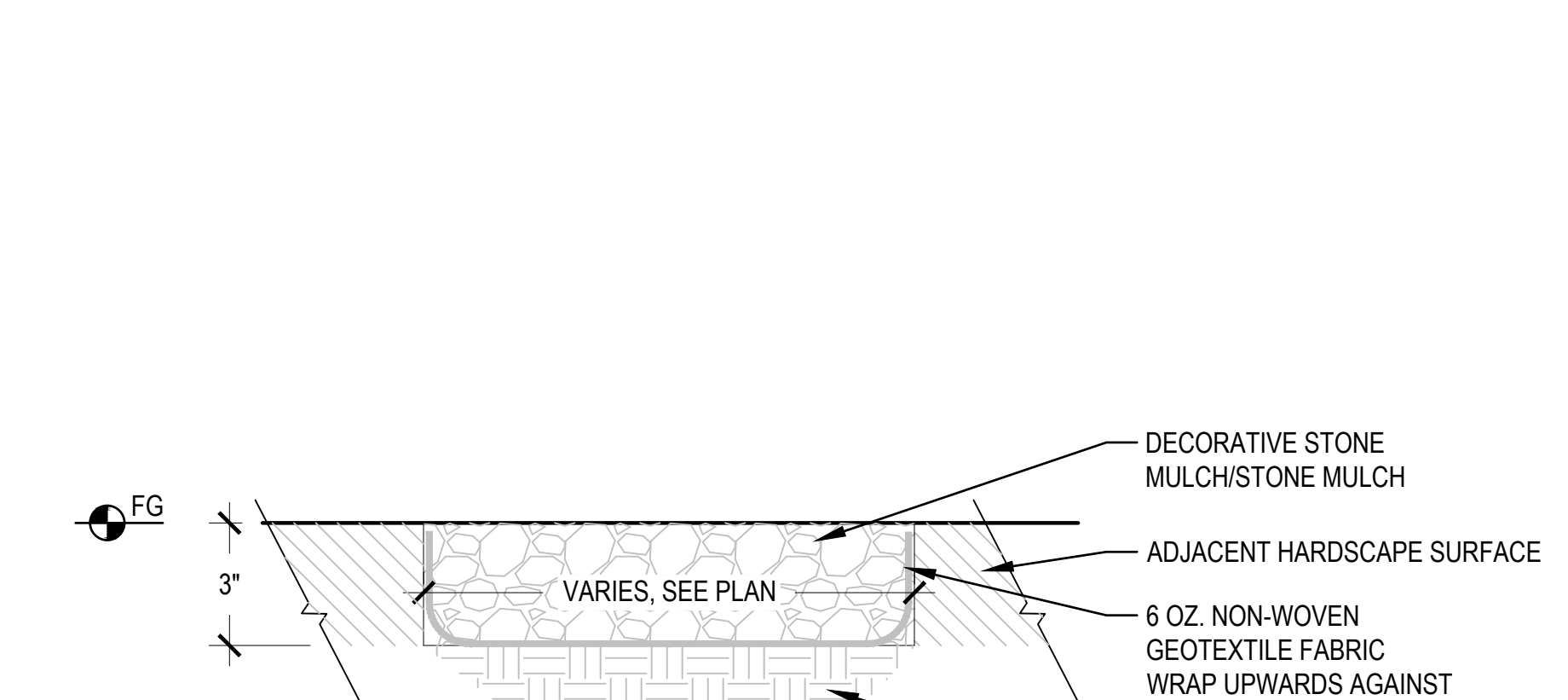
1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT GIRDLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUND COVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
7. SPACING TO BE AS SPECIFIED IN THE PLANT LIST OR AS SHOWN ON DRAWINGS. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION

5 PERENNIAL PLANTING

N.T.S.

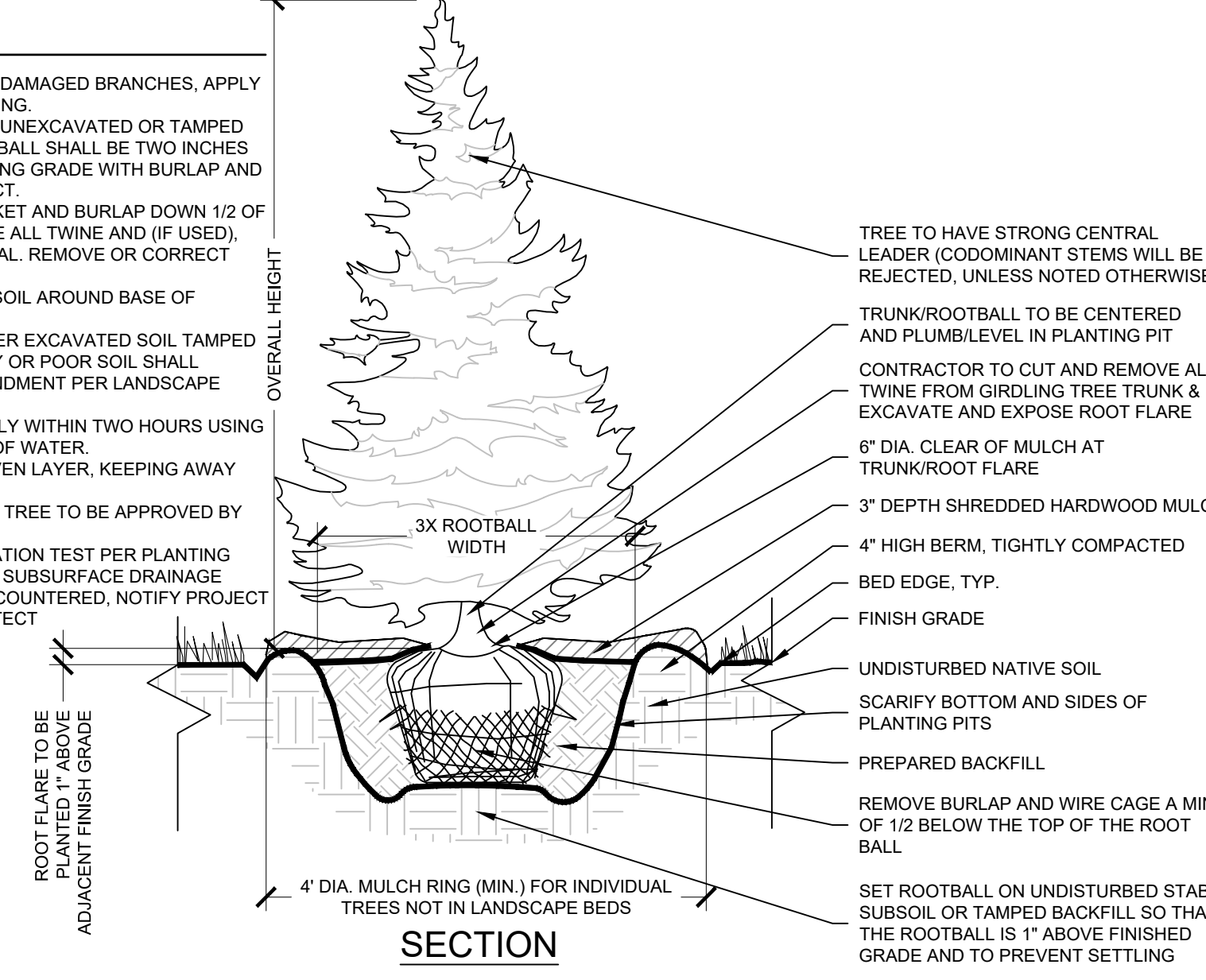


8 STONE MULCH ADJACENT TO HARDSCAPE

3" = 1'-0"

NOTES:

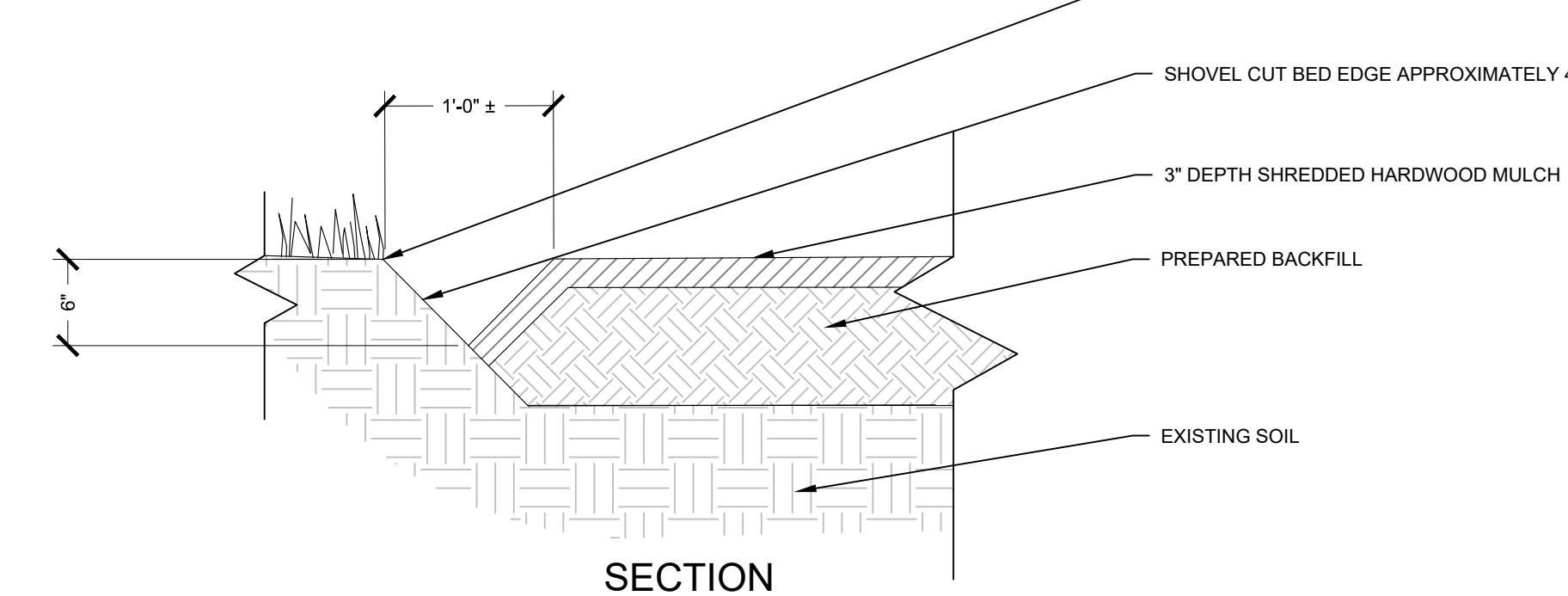
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 12 OF ROOTBALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SECTION

3 EVERGREEN TREE PLANTING

N.T.S.



SECTION

6 BED EDGE

N.T.S.

LANDSCAPE NOTES

SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN'S SPECIFICATIONS TRUE TO NAME. PLANTS TO BE FIRST QUALITY, WELL FOLIATED WITH WELL-DEVELOPED ROOT SYSTEMS AND A NORMAL, WELL-SHAPED TRUNK AND LEADER, LIMBS, STEMS AND A HEAD. PLANTS DEEMED UNSUITABLE MAY BE REJECTED BEFORE OR AFTER DELIVERY. PLANT MATERIAL IS REQUIRED TO BE FREE OF EVIDENCE OF DISEASE, INSECTS, INSECT EGGS, AND LARVAE. OVERSIZE PLANTS MAY BE USED WITH APPROVAL, BUT AT NO INCREASE IN PRICE. BALLS THAT ARE CRACKED, BROKEN OR DRY TO THE CENTER WILL BE REJECTED.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. GUARANTEE TREES, SHRUBS AND GROUND COVER FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE CONTRACTOR'S CONTROL.
8. AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE.
9. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS: REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS NEEDED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. TOPSOIL SHALL BE HIGH-QUALITY, AMENDED PER AGRONOMICAL SOIL REPORT AND BE AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE. REFER TO SOIL SPECIFICATION FOR MORE DETAIL.
 - PLANTING AREAS WITHIN 10 FEET OF BUILDINGS: 6 INCHES
 - OTHER PLANTING AREAS: 4 INCHES
 - LANDSCAPE ISLANDS: 6 INCHES
 - TURF AREAS: 4 INCHES
17. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
19. CONTRACTOR SHALL INSTALL NATURAL BROWN SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH NATURAL BROWN SHREDDED HARDWOOD MULCH.
20. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
25. SEE IRRIGATION PLANS FOR IRRIGATION AND IRRIGATION NOTES.
26. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

CONSULTANT

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
PHONE: 847-360-7854
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

SEAL AND SIGNATURES

COSTCO WHOLESALE
PARKING EXPANSION
LIVONIA, MI

DATE ISSUED FOR REV
07/26/2024 GREEN INK
04/09/2025 CITY REVIEW

L1.1
LANDSCAPE NOTES
AND DETAILS

AS INDICATED

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

April 30, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-04-02-09 – #19540 Haggerty Road

Dear Mr. Canty:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items:

1. The subject parcel is assigned the address of **#19540 Haggerty Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer. Private water main and storm sewer are available on the abutting parcels, although the proposed project will not require utility services. Utility information, specifically storm detention calculations, have not been submitted with the drawings, but we do not believe there will be any adverse effects from the proposed project.
3. The developer will need to submit Engineering drawings and calculations to this department once approvals have been received to determine what permits will be required from this department. Calculations will need to show the proposed storm water runoff and detention from the site and the available capacity in the receiving detention basin.
4. After the subject parcel has transferred ownership, the developer shall contact the Assessor's office to combine the parcel with the existing gas station and store parcels.

To: Mr. Kristoffer Canty
Re: Petition 2025-04-02-09 – 19540 Haggerty Road

April 30, 2025
Page 2

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,



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

cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: May 17, 2025

TO: Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2025-04-02-09 Costco Gas 19540 Haggerty

This office has reviewed the site plan submitted in connection with a request to renovate a gas pump lot and space on the property located at the above referenced address.

We have no objections to this proposal with the following stipulations:

- **Concern** with the **removal of a fire hydrant** (Keynote 12) that can **hinder and slow suppression efforts** during the potential event a gas fire or multi vehicle fire. The closest hydrant noted was Keynote 18 (possibly an unnoticed hydrant in the drawing closer in proximity).
- If the proposed hydrant removal is changed to keep as existing, landscaping cannot interfere with access.

A further detailed plan review will take place when this division receives an official plan set.

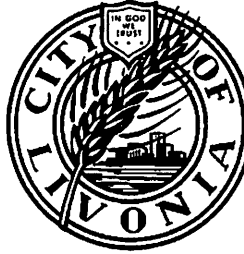
Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

May 19th 2025

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petitions 2025-04-02-09 – 19540 Haggerty

Mr. Canty,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: May 14, 2025

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-04-02-09 – 19540 Haggerty Road

Pursuant to your request, the above-referenced Petition has been reviewed.

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

19540 Haggerty

From Nash, Susan M. <snash@livonia.gov>

Date Fri 5/16/2025 4:10 PM

To Planning <Planning@Livonia.gov>

Attention Planning Commissioners:

All taxes are paid in the property

Thank you

Susan Nash

Sent from my iPhone

Susan Nash

City Treasurer

City of Livonia | Treasurer's Office

(734) 466-2244

snash@livonia.gov



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
May 22, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

SITE PLAN PETITION: Planning Commission, re: Petition 2025-03-08-02 submitted by Karim Elrez, requesting approval of all plans to expand an existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road, located at the Northwest corner of Schoolcraft Road and Middlebelt Road, in the Southeast ¼ of Section 23.

BACKGROUND DETAILS

May 22, 2025

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-03-08-02 – Karim Elrez

Dear Council Members:

At the 1,230th Meeting held by the Livonia City Planning Commission on May 20, 2025, the following resolution was adopted:

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

#05-23-2025 RESOLVED, That the Planning Commission does hereby recommend to the City Council that on Petition 2025-03-08-02 submitted by Karim Elrez, under Section 13.13 of the Livonia Zoning Ordinance, requesting approval of all plans to expand an existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road, located at the Northwest corner of Schoolcraft Road and Middlebelt Road, in the Southeast ¼ of Section 23, be approved subject to the following conditions:

1. The Site Plan, identified as A-1, dated May 13, 2025, prepared by Ziad El-Baba Engineering, is approved and shall be adhered to.
2. The west elevation, adjacent to residential properties, shall be constructed using the same brick material as the front (south) elevation.
3. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.

4. Underground sprinklers shall be installed for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and permanently maintained in a healthy condition.
5. The Exterior Elevations Plan, identified as A-4, dated May 13, 2025, prepared by Ziad El-Baba Engineering., is approved and shall be adhered to.
6. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
7. All rooftop mechanical equipment shall be concealed from public view on all sides by screening, consisting of material compatible in color with other exterior materials on the building.
8. The three walls of the trash dumpster area shall be constructed out of building materials that complement the building, and the enclosure gates shall consist of opaque and durable steel or composite panels.
9. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways.
10. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
11. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows.
12. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
13. A cross-access agreement, that provides notice and outlines the terms for emergency access between the subject property and the adjacent property, 13911 Middle Belt Rd, must be submitted to the Inspection Department at the time of building permit application.
14. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and
15. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

ATTACHMENTS

1. S061625 LTC 2025-03-08-02, Karim Elrez
2. 2025-03-08-02_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: May 22, 2025



Maureen Miller Brosnan, Mayor

Date: May 30, 2025

Petition 2025-03-08-02 submitted by Karim Elrez, under Section 13.13 of the Livonia Zoning Ordinance, requesting approval of all plans to expand an existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road, located at the Northwest corner of Schoolcraft Road and Middlebelt Road, in the Southeast ¼ of Section 23.

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR SITE PLAN REVIEW & APPROVAL

All petitions for Site Plan Approval shall be filed with the City Planning Commission,
33000 Civic Center Drive, Livonia, MI 48154-3097.

For filing fee see computation below

Date Filed: 03-10-2025 Petition 2025-03-08-02
Site Address: 29460 Schoolcraft Sidwell 092 01 0010 003
Requesting Approval to expand existing business (commercial)
Applicant: Karim EL REZ Business/Company: creative pro construction
Applicant's Address: 29476 gramercy City: Farmington Hills State: MI Zip Code: 48336
Applicant's Phone # (313) 6050081 Applicant's Email drkarim_mdpc@yahoo.com
Contact Person: Karim EL REZ Business/Company: _____
Contact's Address: same City: _____ State: _____ Zip Code: _____
Contact's Phone # (_____) _____ Contact's Email _____

Please provide the following information:

- 1) **Site Plan** showing:
 - property dimensions, including road right-of-way & building setback lines
 - foot print of building(s), including dimensions & square footage
 - all easements, protective walls, sidewalks & existing trees
 - any significant topographic features (existing or proposed)
 - parking layout, including type of surface material, sizes of spaces & aisles
 - method used in calculating parking requirement
 - location of light standards servicing parking lot & cutout showing type & height
 - location of trash receptacle, including description of screening
 - location of signs (if proposed must submit separate sign application)
- 2) **Detailed Landscape Plan** including:
 - listing or labeling of all planted materials as to type and size
 - areas to be fully irrigated
 - percentage of landscaping provided (15% of total site required)
- 3) **Building Elevation Plan** depicting:
 - architectural quality
 - wall section & detail plan - exterior building materials must be labeled (i.e. brick, thin brick, E.F.I.S.)
 - all visible rooftop mechanical equipment and how they will be screened
- 4) **General Floor Plan** showing:
 - floor layout
 - entrances & exits
 - restaurants are required to illustrate seating arrangement & capacity
- 5) **One (1) set of reduced plans** (i.e. site, landscape, elevation, floor), a **maximum 11" x 17" in size, or digital file in a .pdf format either on CD or emailed to: planning@livonia.gov**
- 6) **Legal Description** of the property to be considered (Clearly Printed)
- 7) One (1) completed application form & **three (3)** sets of full-size drawings

You are invited and encouraged to review your proposal with the Planning Department staff. Only one set of preliminary drawings will be necessary for this analysis.

FEE COMPUTATION

_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. **\$600.00**
(NOTE: Round off to nearest 1,000) + 60
Total Amount Due \$ 660.00

Owner of Property: Karim EL REZ
Owner's Address: 29476 gramercy City: Farmington Hills State: MI Zip Code: 48336
Owner's Phone # (313) 6050081 Owner's Email drkarim_mdpc@yahoo.com
Signature of Owner: [Signature] Print Name: Karim EL REZ

RECEIVED
MAR 10 2025
CITY OF LIVONIA
PLANNING COMMISSION

UNAPPROVED MINUTES

1

MINUTES OF THE 1,230th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, May 20, 2025, the City Planning Commission of the City of Livonia held its 1,230th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Wafa Dinaro Patrick Droze Glen Long
 Peter Ventura Ian Wilshaw

Members absent: Sam Caramagno David Bongero

Mr. Kristoffer Canty, Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #3 PETITION 2025-03-08-02

Karim Elrez

Ms. Dinaro, Secretary, announced the first item on the agenda Petition 2025-03-08-02 submitted by Karim Elrez, under Section 13.13 of the Livonia Zoning Ordinance, requesting approval of all plans to expand an existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road, located at the Northwest corner of Schoolcraft Road and Middlebelt Road, in the Southeast ¼ of Section 23.

UNAPPROVED MINUTES

2

Mr. Canty: As we know this is 2025-02-08-01. He did come at the last Planning Commission meeting. Some new things have been talked to. We did talk to the Inspection Department and Fire. Inspection noted that a elevator is not permit is not you don't need it in this site, so because only two floors, and there's no code that says that you need to have an elevator with two floors. So, the petitioner should adjust his site accordingly, since there is no elevator. Fire, they are in talks of having fire access from the Bob Evans site, which is to the east. I believe the petitioner will be letting you guys know that in his section of this meeting. Other than that, site plan updates, the dumpster has been removed onto the grass to the west. It also clears the existing overhead electrical wires. Dimensions were added to the parking lot because they weren't added the first time. Let's see. I believe we have new plans here. This is new 10-foot strip in the back of the addition for possible route to the AT&T building, which is to the northwest of the site. And there should be a hatch area. You can't really see it here, but it's on right here. There is a hatch area in green, it is the existing 10-foot easement to the AT&T building. So those are all of the changes that they made. Everything else is the same. The parking lot is in disrepair, so we do request that planning commission suggest that they fix the parking lot. Other than that, then everything looks

Mr. Wilshaw: Okay, good. Okay. And is there any new correspondence on this item?

Mr. Canty: New correspondence would be...

Mr. Wilshaw: Other than the plans themselves?

Mr. Canty: I'll just reiterate the fire marshal just put on record, *"This office has reviewed the site plan submitted in connection with a request to renovate and construct a new commercial building on the property located at the above referenced address. We have objections to this proposal with the following reasons: 1. A fire access road shall be provided with not less than 20 feet of unobstructed width and have a minimum of 13 feet 6 inches of vertical clearance in accordance to 18.2.3.4.1.1 and 18.2.3.4.1.2 of NFPA 1, 2015. 2. 18.2.3.4.1.2.2 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus NFPA 1, 2015. 3. 18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including the parking of vehicles. 4. Access to any perimeter side of the building is*

limited to only 1 side which can also be compromised due to landscaping (south side of the building). Road widths on the east and west sides of the building are not adequate as well as no emergency vehicle access from the north side. 5. Limited perimeter access can hinder potential rescue efforts and suppression efforts. 6. Clarification as to what is being stored, sold, or manufactured (if any manufacturing is taking place). A further detailed plan review will take place when this division receives an official plan set..” That is from the Fire Marshal, Brian Kukla.

Mr. Wilshaw: I think most of the rest of the correspondence is older.

Mr. Canty: Everything is older, yeah,

Mr. Wilshaw: It's sort of a hazing ritual for new planning staff that come to our meeting to make you have to read those NFPA code numbers you did well, just testing you. Okay, is there any questions for planning staff before we proceed? This item was tabled at our previous meeting. It would be appropriate for us to have a motion to remove this item from the table. If someone would like to make that motion,

On a motion by Ventura, seconded by Droze, and unanimously adopted, it was

#05-22-2025 RESOLVED, That the City Planning Commission on May 20, 2025, for Petition 2025-03-08-05 submitted by Cityscape Architects on behalf of Comerica Bank, requesting site plan approval under Section 13.13 of the Livonia Zoning Ordinance to renovate the building and reconfigure the parking lot at 17111 Laurel Park Drive North, located at the northwest corner of Six Mile Road and Laurel Park Drive in the Southeast ¼ of Section 7, does hereby remove the item from the table.

Mr. Wilshaw: Okay, now we are able to go to our petitioner. Our petitioner is in the audience, feel free to come forward. Mr. Elrez has been here before, but just remind us of your name and dress. Good evening.

Karim Elrez, 29440 Schoolcraft Road, Livonia, MI.

Mr. Wilshaw: Thank you for being here again tonight. Anything that you'd like to tell us from between what happened at our previous meeting and what's going on tonight?

UNAPPROVED MINUTES

4

- Mr. Elrez: It's like, less time. Like most of the conversation, it was about the service for the fire departments. I went to Bob Evans. I talked to the manager there. He give me...he can't make this decision. He give me a number for the corporate of Bob Evans, I talked to Mr. Elmer, where I left him a message like three, four times I didn't get any answer until now.
- Mr. Wilshaw: Okay, it sounds like, from what I've heard, though, there will probably be an opportunity for you to make some sort of an agreement to get that cross access in the event of a fire. Is that sound reasonable?
- Mr. Elrez: Yes.
- Mr. Wilshaw: Okay, all right, we'll let you continue to work on that particular task. In the meantime, is there any other questions from any of our commissioners for our petitioner
- Mr. Droze: I think we talked about it a little bit last time. I think I heard countertops. This is really...your intent for this space is for sales, or would there be any sort of cutting or manufacturing?
- Mr. Elrez: No. No manufacturer at all, no production in this location at all. My production location is going to be in totally different city. So, it's only a showroom. It's only for sales.
- Mr. Droze: Okay, so where would...because there's been some comments in the fire letter about, you know, some of the access and the driveways. Do you anticipate any sort of delivery vehicles coming to the site? And if so, how would they maneuver?
- Mr. Elrez: I don't have anything stocked there, and we have only a display show. No delivery at all in my location.
- Mr. Droze: Okay, thank you. And then the only other thing, I guess, is the brick that you're proposing. I think there's...it looks like a brick on the front side of the building. And then what type of block would be on kind of the backside?
- Mr. Elrez: Backside is going to be face cement block.
- Mr. Droze: Like a cinder block?
- Mr. Elrez: Yes.
- Mr. Droze: Okay. Would that have any color to it?

- Mr. Elrez: It is going to be gray.
- Mr. Droze: Okay, have you, I guess, thought about maybe a different look, because I guess I am kind of seeing that you are on a...
- Mr. Elrez: The front is going to be black break with the paneling in the top of it.
- Mr. Droze: I guess what I was wondering is...you're on kind of the border of a residential zone, and so I don't know, would you be willing to consider maybe on at least the side that faces the residents to maybe, you know, improve that facade a little bit.
- Mr. Elrez: Yeah, no problem, sir.
- Mr. Droze: You will go with brick.
- Mr. Elrez: Yeah.
- Mr. Droze: Okay. All right, great. Thank you. So, just to clarify, on the west side of the building, you will continue that same brick that you have.
- Mr. Elrez: Same brick, yes.
- Mr. Droze: Okay, great. Thank you.
- Mr. Elrez: You're welcome.
- Mr. Wilshaw: Excellent. Thank you. Mr. Droze. Any other questions for our petitioner? Okay, easy peasy. There is no one else left in the audience. Anything else you'd like to tell us before we make our decision?
- Mr. Elrez: No sir. Thank you.
- Mr. Wilshaw: Thank you. If there's no other questions or comments, a motion is in order.

On a motion by Dinaro seconded by Droze and unanimously adopted, it was

#05-23-2025 **RESOLVED**, That the Planning Commission does hereby recommend to the City Council that on Petition 2025-03-08-02 submitted by Karim Elrez, under Section 13.13 of the Livonia Zoning Ordinance, requesting approval of all plans to expand an

existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road, located at the Northwest corner of Schoolcraft Road and Middlebelt Road, in the Southeast ¼ of Section 23, be approved subject to the following conditions:

1. The Site Plan, identified as A-1, dated January 10, 2025, prepared by Ziad El-Baba Engineering, is approved and shall be adhered to.
2. The west elevation, adjacent to residential properties, shall be constructed using the same brick material as the front (south) elevation.
3. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.
4. Underground sprinklers shall be installed for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and permanently maintained in a healthy condition.
5. The Exterior Elevations Plan, identified as A-4, dated May 13, 2025, prepared by Ziad El-Baba Engineering., is approved and shall be adhered to.
6. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
7. All rooftop mechanical equipment shall be concealed from public view on all sides by screening, consisting of material compatible in color with other exterior materials on the building.
8. The three walls of the trash dumpster area shall be constructed out of building materials that complement the building, and the enclosure gates shall consist of opaque and durable steel or composite panels.
9. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways.

10. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
11. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows.
12. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
13. A cross-access agreement, that provides notice and outlines the terms for emergency access between the subject property and the adjacent property, 13911 Middlebelt Rd, must be submitted to the Inspection Department at the time of building permit application.
14. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and
15. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

Mr. Wilshaw: Is there any discussion?

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

PLANNING COMMISSION STAFF NOTES

PENDING

ITEM 3

Petition 2025-03-08-02 submitted by Karim Elrez, under Section 13.13 of the Livonia Zoning Ordinance, requesting approval of all plans to expand an existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road, located at the Northwest corner of Schoolcraft Road and Middlebelt Road, in the Southeast ¼ of Section 23.

April 22, 2025, Study Meeting:

This petition requests to add a two-story addition with a footprint of 2,100 square feet and a total floor area of 4,200 square feet. The existing building measures 16.5 feet in height while the addition would be 27 feet. With the addition the new building would have a total floor area of 6,300 square feet. The existing building is located at the Northwest corner of Schoolcraft Road and Middlebelt Road. The site consists of two (2) parcels: 29440 Schoolcraft Road (15,002 SQFT) and 24460 Schoolcraft Road (14,998 SQFT). Combined, the site will be 30,000 SQFT. The proposed business will be a furniture store with a grand showroom and offices on the second floor.

The zoning of both parcels is C-2 General Business. To the west is an N-1 residential neighborhood. To the north is zoned C-1 Local Business, which is occupied by the Wine Palace. To the east there is an existing Bob Evans in the C-2 General Business District. To the south is Interstate 96.

Existing conditions include a former 16.5-foot-tall cell-phone store with six (6) parking spaces in front of the building. There is also a small 183 square foot AT&T building with an A/C unit in the northwest corner of the property. The concrete drives and parking around the building are in disrepair and deteriorating. There is also an existing sign monument that is ten (10) feet from the Right-of-Way.

The proposed addition will be a continuation of the existing building so the front setback will remain the same at sixty (60) feet. The new building will set the building at fifteen (15) feet on both the west and east sides of the building. The rear setback is one hundred sixty (160) feet. The maximum height for buildings in the C-2 building is thirty-five (35) feet (2 stories). The height of the proposed building is twenty-seven (27) feet. The building meets minimum setbacks and maximum height limits.

According to Section 9.03, proposed parking for the personal service establishments is one (1) space per 500 square feet of floor space. The proposed total building area is 6,300 square feet. Thirteen (13) ($6,300 / 500 = 12.6$) parking spaces are required. The site plan provides thirteen (13) parking spaces, including one (1) barrier-free parking space. There is a five-foot (5') wide walkway between the parking lot and the building.

According to Section 10.03, there shall be one (1) Deciduous or Evergreen Tree per 40 linear feet of road frontage; One (1) Ornamental (Flowering) Tree per 100 linear feet of road frontage; and eight (8) shrubs per 40 linear feet of road frontage. Combined, the parcels have a total of one hundred (100) linear feet of frontage. The plan provides twenty (20) Eastern Snowball Shrubs, three (3) deciduous Armstrong Maple trees, one (1) Evergreen Dawn Redwood tree, and one (1) Serviceberry. Based on calculations, the landscape plan meets the ordinance criteria.

Access will remain the same off Schoolcraft Road. The new circulation pattern will see vehicles enter one-way from the east entrance and exit out the west to avoid any safety issues. The new parking lot in the rear of the building will follow the one-way direction as well with vehicles exiting the property at the west exit.

Elevation plans show the front façade would be comprised of gray Hardy planks and an orange diagonal strip across the middle. The main entrance shows a new covered entry with standing seam black panels above it. The east elevation (facing Bob Evans) will consist of Hardie Plank Blackish color for the lower half and Hardie Plank orange color on the upper half, with new metal flashing halfway up the building. There will be New Stucco gray finish over the existing block wall along the north and west walls with gray colored Splitface block.

A lighting plan was not provided in the site plan submittal. All lighting for this site must be accounted for as it abuts residential to the west and a major freeway intersection immediately to the Southeast.

The site plan shows a new bioretention in the rear yard. The proposed rear parking lot will be drained to the back of the site. A new trash dumpster enclosure would be located in the rear parking area approximately halfway between the parking spaces and the building. Details provided show a six-foot (6') masonry wall with limestone cap, and a stained wood gate. The enclosure will be constructed of the same or compatible material and colors of the principal building in terms of texture and quality. The site plan shows the enclosure to be made of Split face Black Wall.

April 29, 2025: Regular Meeting:

At the study meeting the Planning Commission expressed concern for the fire access as noted in the Fire Marshall's letter. They also discussed their desire for elevator to access the second floor. The placement of the dumpster was also a concern and the petitioner agreed to move it west onto the lawn.

The Commissioners requested that the petitioner provide material samples, a photometric plan and correct dimensions on the parking spaces at the Regular Meeting.

May 06, 2025: Regular Meeting:

At the regular meeting a new site plan and elevation plan were received. The planning commission choose to table the item to the next meeting to allow adequate time for them to review the plans.

Changes to the plan include the following:

- The dumpster has been moved onto the grass to the west. It also clears the existing overhead electrical
- Dimensions were added to the parking
- Area in red existing pavement to receive 1 inch overlayment
- A ten (10) foot strip in the back of the addition for possible route to access AT& T building
- Hatch area in green is the existing 10'-0" easement to AT&T building
- The front building tower has been changed to brick
- Proposed lights will be wall packs on the building and shielded down

May 13, 2025: Study Meeting:

After the second study meeting the petitioner submitted an updated site plan that added a proposed fire access lane from the Bob Evens to the rear parking lot.

A new elevation was submitted as well, which notes the following updates:

- New 4" Facebrick black in color
- A black stucco parapet with solid metal trim in black
- New grey stucco towers on either side of the main entry
- Above the main entry shows light brown hardie plank
- Light grey stucco bands across the face of the building
- Light brown hardie plank is shown across the top third of the east elevation

May 20, 2025: Study Meeting:

Approving Resolution: That the request to expand an existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road is hereby approved, subject to City Council approval and the following conditions:

1. The Site Plan, identified as A-1, dated July 10, 2024, prepared by Ziad El-Baba Engineering, is approved and shall be adhered to.
2. All disturbed lawn areas, including road rights-of-way, shall be sodded instead of hydroseeding.

3. Underground sprinklers shall be installed for all landscaped and sodded areas. All planted materials shall be installed to the satisfaction of the Inspection Department and permanently maintained in a healthy condition.
4. The Exterior Elevations Plan, identified as A-4, dated July 10, 2024, prepared by Ziad El-Baba Engineering., is approved and shall be adhered to.
5. Parking spaces shall be doubled striped at ten feet (10') wide by twenty feet (20') in length.
6. All rooftop mechanical equipment shall be concealed from public view on all sides by screening, consisting of material compatible in color with other exterior materials on the building.
7. The three walls of the trash dumpster area shall be constructed out of building materials that complement the building, and the enclosure gates shall consist of opaque and durable steel or composite panels.
8. All light fixtures shall not exceed a height of twenty feet (20') and shall be aimed and shielded to minimize stray light trespassing across property lines and glaring onto adjacent roadways.
9. Only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.
10. No LED light band or exposed neon shall be permitted on this site, including, but not limited to, the building or around the windows.
11. Unless approved by the Inspection Department, any type of exterior advertising, such as promotional flags, streamers, or sponsor vehicles designed to attract the attention of passing motorists, shall be prohibited.
12. The plans referenced in this approving resolution shall be submitted to the Inspection Department with the building permit application(s); and
13. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

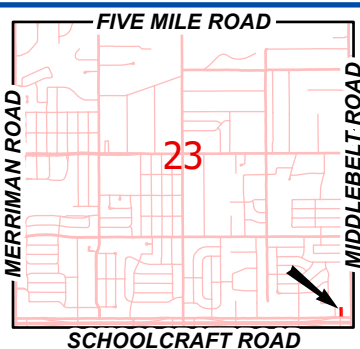
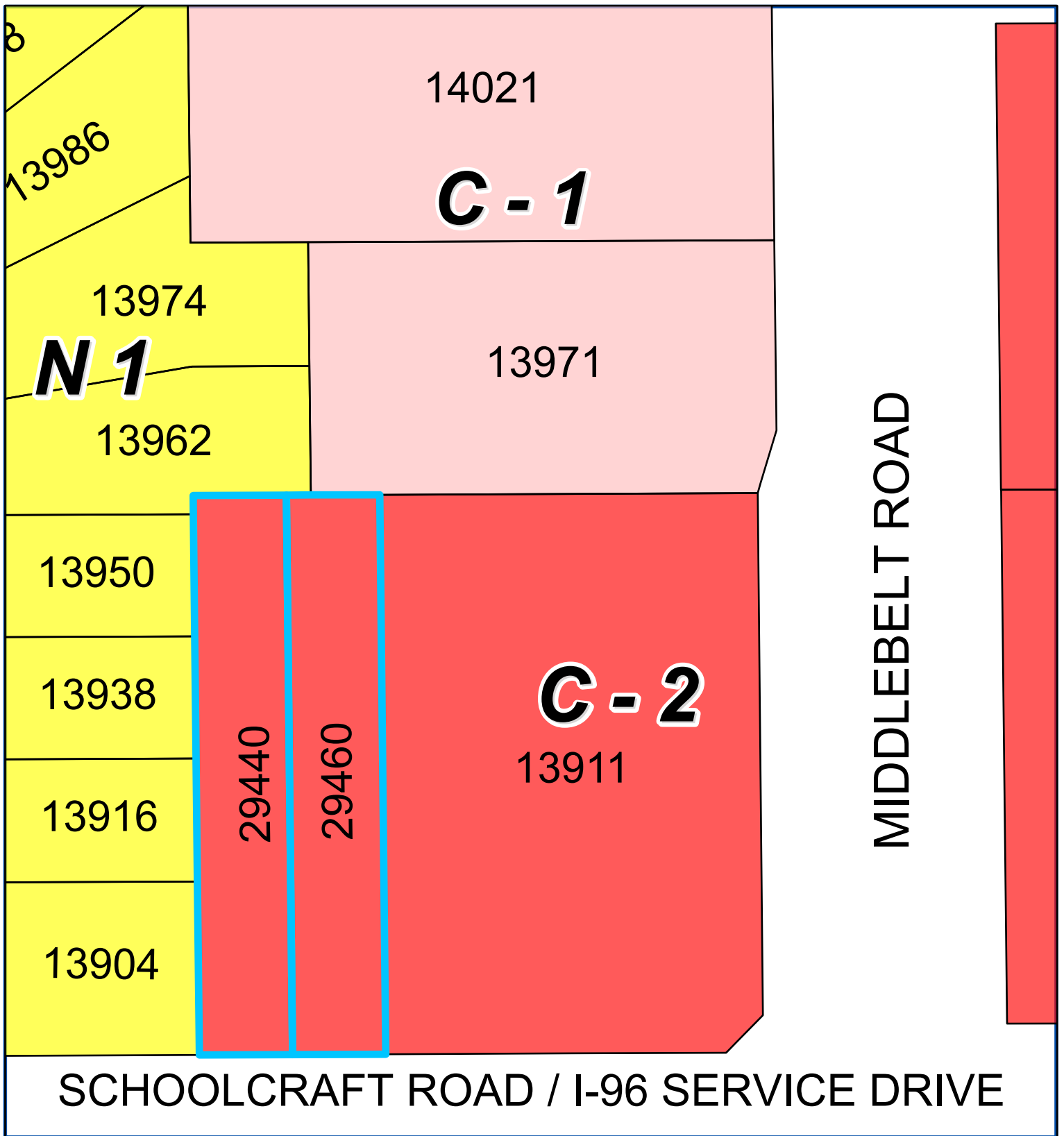
Denying Reasons: That the request to expand an existing commercial building by constructing a new two-story addition at 29440 Schoolcraft Road is denied for the following reasons:

PENDING

ITEM 3 Petition 2025-03-08-02 – Commercial Addition

Page 5

1. The petitioner has failed to comply with all general standards and requirements provided under Sections 1.02 and 13.13 of the Livonia Vision 21 Zoning Ordinance.
2. The intensity of the proposed use would negatively affect the neighboring properties.
3. The proposed use would unduly tax and conflict with the area's established and normal traffic flow.
4. The proposal significantly impacts adjoining parcels, public services, and community planning efforts, and
5. The petitioner has failed to comply with all the necessary concerns for the safety and welfare of the City and its residents.



Address & Zoning Map

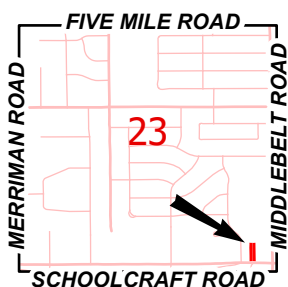
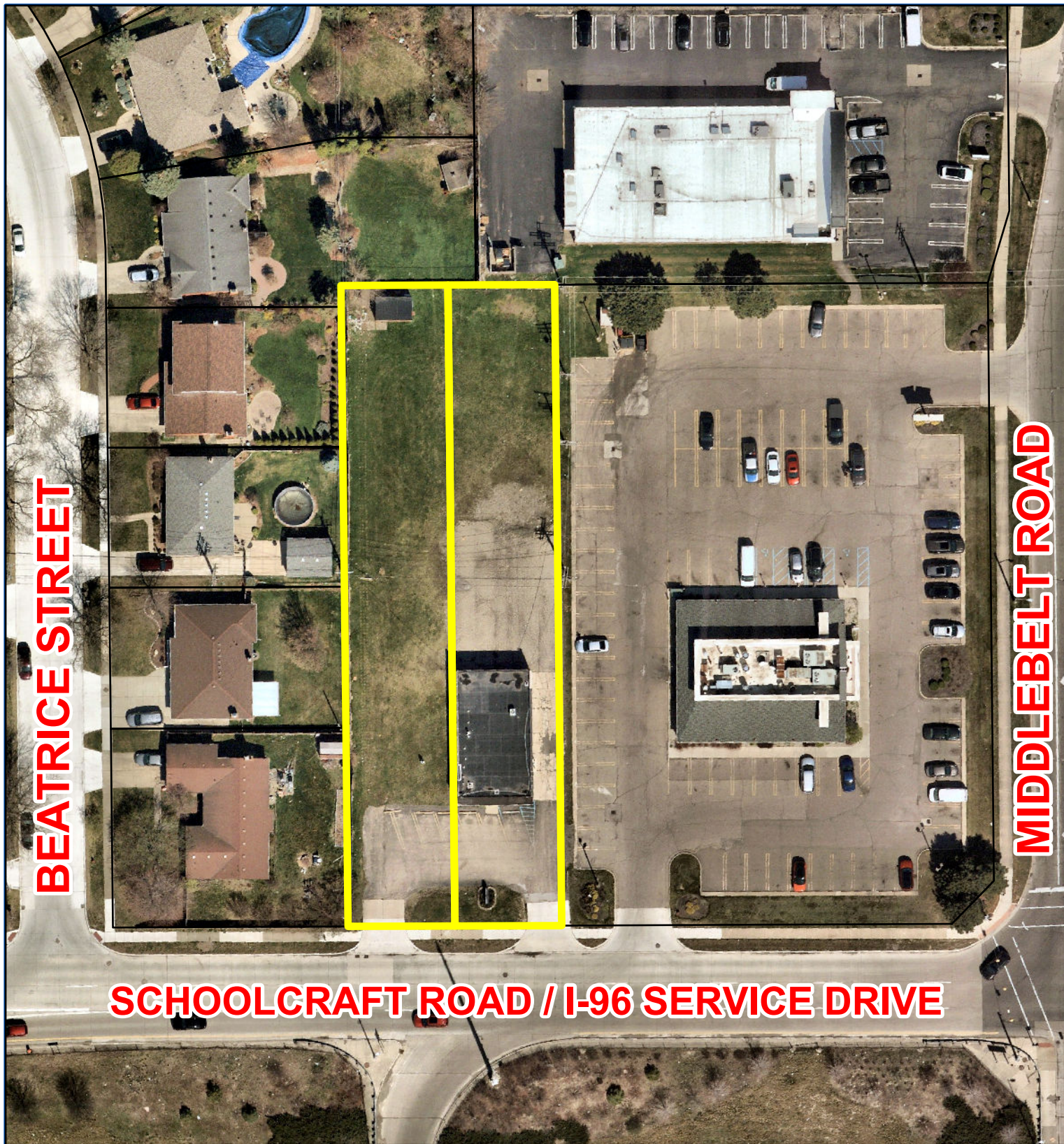
Petition 2025-03-08-02
Creative Pro Construction
29440 & 29460 Schoolcraft Road



Not to Scale



City of Livonia
Planning Department



Aerial Map

Petition 2025-03-08-02
Creative Pro Construction
29440 & 29460 Schoolcraft Road



Not to Scale



City of Livonia
Planning Department

LOCATION MAP
NOT TO SCALE

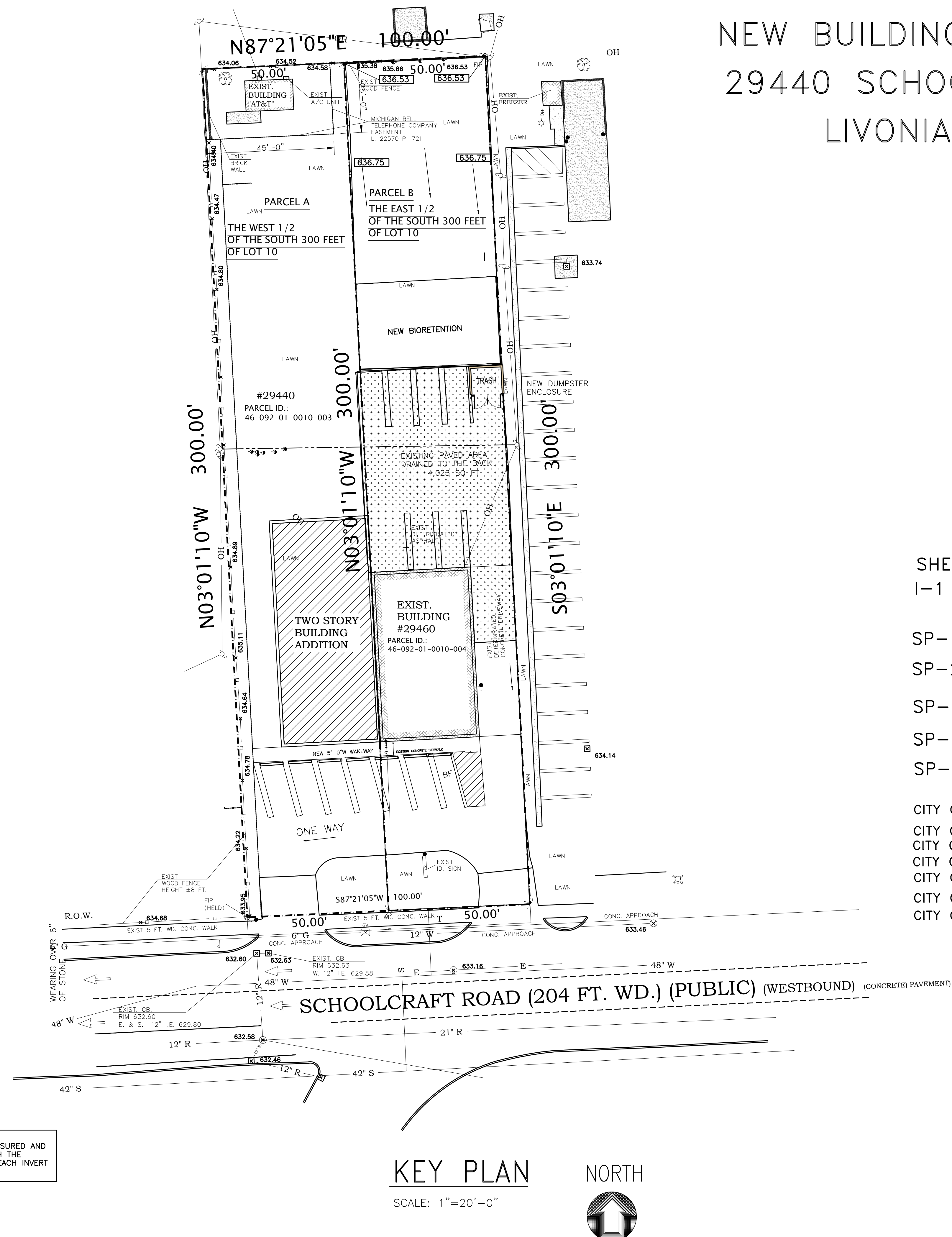
**674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882**

CITY OF LIVONIA SANITARY DETAIL SHEET
CITY OF LIVONIA SIDEWALK AND APPROACHES DETAILS
CITY OF LIVONIA SOIL EROSION
CITY OF LIVONIA STORM APPURTENANCES DETAIL
CITY OF LIVONIA STANDARD PAVEMENT DETAILS
CITY OF LIVONIA WATER DETAILS
CITY OF LIVONIA STORM SEWER DETAILS

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI

Drawing No.

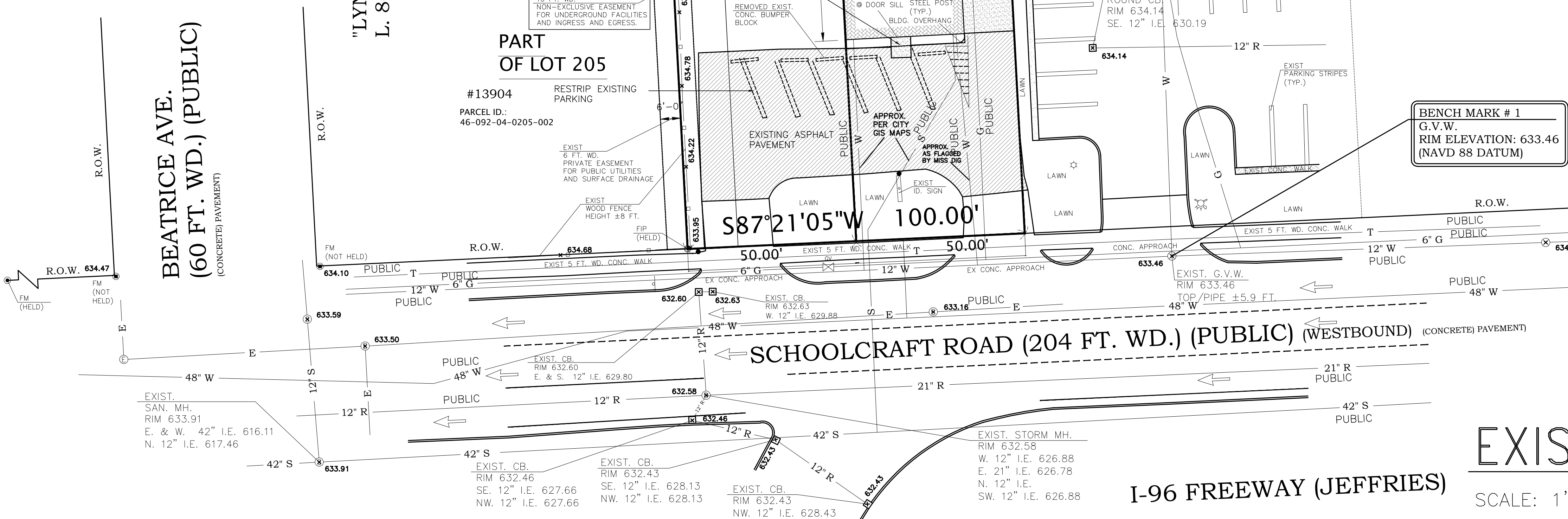
|-1



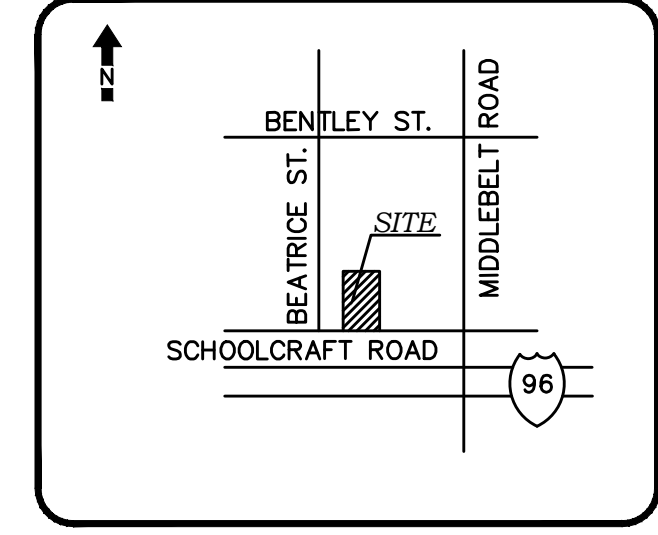
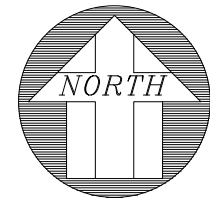
UTILITY NOTES:
ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY THEREOF.
THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION OR ANY SITE MODIFICATION.

LEGEND OF SYMBOLS & ABBREVIATIONS

FM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
(M)	FIELD MEASUREMENT
(TYP.)	TYPICAL
MH.	MANHOLE
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
FT.	FEET
WD.	WIDE
TYP.	TYPICAL
AVE.	AVENUE
ELEC.	ELECTRIC
BLDG	BUILDING
EXIST.	EXISTING
SAN.	SANITARY
---	BOUNDARY LINE
OH	OVERHEAD ELECTRIC LINES
S	SANITARY SEWER
W	WATER
R	STORM SEWER
G	GAS
E	UNDERGROUND ELECTRIC LINES
T	UNDERGROUND TELEPHONE LINES
F.O.	UNDERGROUND FIBER OPTIC LINES
+	SIGN
+	FIRE HYDRANT
+	WATER SHUT-OFF-VALVE
+	GAS VALVE
+	WATER IN THE BOX
+	GATE VALVE & WELL
+	SQUARE CATCH BASIN
+	STORM MANHOLE
+	SANITARY SEWER MANHOLE
+	TREE
+	SPOT ELEVATION
+	LIGHT POLE
+	UTILITY POLE
+	GUY WIRE
+	STEEL POST
+	CONCRETE SURFACE
+	ASPHALT PAVEMENT



BOUNDARY, TOPOGRAPHIC AND UTILITIES SURVEY



PROPERTY DESCRIPTION:
(AS PROVIDED BY CLIENT)
(FROM CITY OF LIVONIA ASSESSOR'S OFFICE)

THE DESCRIBED PARCELS ARE LOCATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:

PARCEL A
THE WEST 1/2 OF THE SOUTH 300 FEET OF LOT 10 OF "WOLFRAM ESTATES SUBDIVISION"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 69 OF PLATS, PAGE 14, WAYNE COUNTY RECORDS.

COMMONLY KNOWN AS:
29440 SCHOOLCRAFT ROAD,
CITY OF LIVONIA,
WAYNE COUNTY, MI 48150

PARCEL ID.: 46-092-01-0010-003.

SUBJECT TO THE EXISTING EASEMENT, RIGHT OF WAYS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

PARCEL B
THE EAST 1/2 OF THE SOUTH 300 FEET OF LOT 10 OF "WOLFRAM ESTATES SUBDIVISION"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 69 OF PLATS, PAGE 14, WAYNE COUNTY RECORDS.

COMMONLY KNOWN AS:
24960 SCHOOLCRAFT ROAD,
CITY OF LIVONIA,
WAYNE COUNTY, MI 48150

PARCEL ID.: 46-092-01-0010-004

SUBJECT TO THE EXISTING EASEMENT, RIGHT OF WAYS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

SURVEYOR'S NOTES:
1- SINCE OUR SURVEY WORK DOES NOT INCLUDE A TITLE SEARCH AT TIME OF SURVEY, THERE MAY BE EASEMENT AND/ OR ENCUMBRANCES UPON THE LAND WHICH ARE NOT SHOWN ON OUR SURVEY AT THIS TIME.
2- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A MICHIGAN LICENSED PROFESSIONAL SURVEYOR.
3-
(a) NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
(c) NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.
(d) NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

REFERENCE BENCHMARK:
ALL ELEVATIONS SHOWN ON THIS MAP ARE BASED ON (N.A.V.D. 88 DATUM)
ESTABLISHED BY MEASURING CONTROL POINTS BY GPS MEASUREMENTS (RTK)
MI GEOID 12B GRS80 (N.A.V.D.88 DATUM)
(DATE OF MEASUREMENTS: DECEMBER 04, 2023)

FLOOD HAZARD NOTE:
THIS DESCRIBED PARCELS ARE NOT LOCATED WITHIN THE FLOOD HAZARD AREAS AS INDICATED BY "FIRM" THE FLOOD INSURANCE RATE MAP,
MAP NUMBER 26163C0261E, PANEL 261 OF 575.
COMMUNITY: CITY OF DEARBORN
NUMBER: 260221
PANEL: 0261
SUFFIX: E
WAYNE COUNTY, MICHIGAN.
EFFECTIVE DATE: FEBRUARY 2, 2012
AS PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
MAY.13.25		STUDY

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI

OWNER
CLIENT:
KARIM SAID EL-REZ

Drawing Title:
EXISTING SITE PLAN

Project Number	
Scale	1"= 20'-0"
Date	
Drawn By	
Checked By	

Drawing No.

SP-1

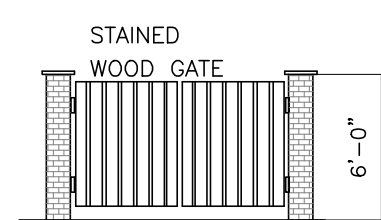
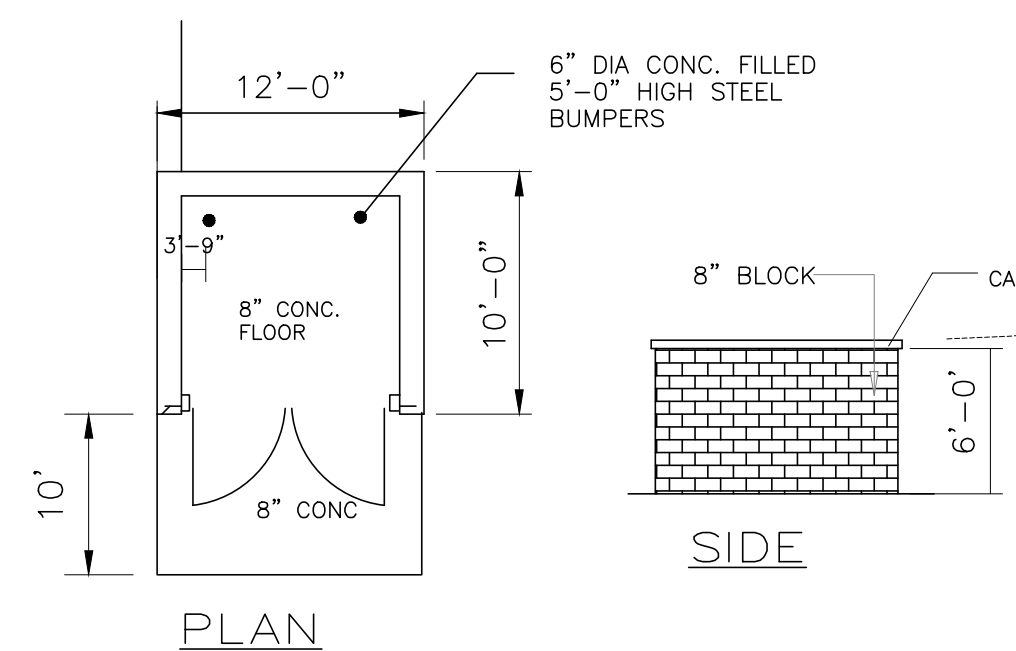
EXISTING SITE PLAN

SCALE: 1"=20'-0"

F.M. = FIELD MEASURE

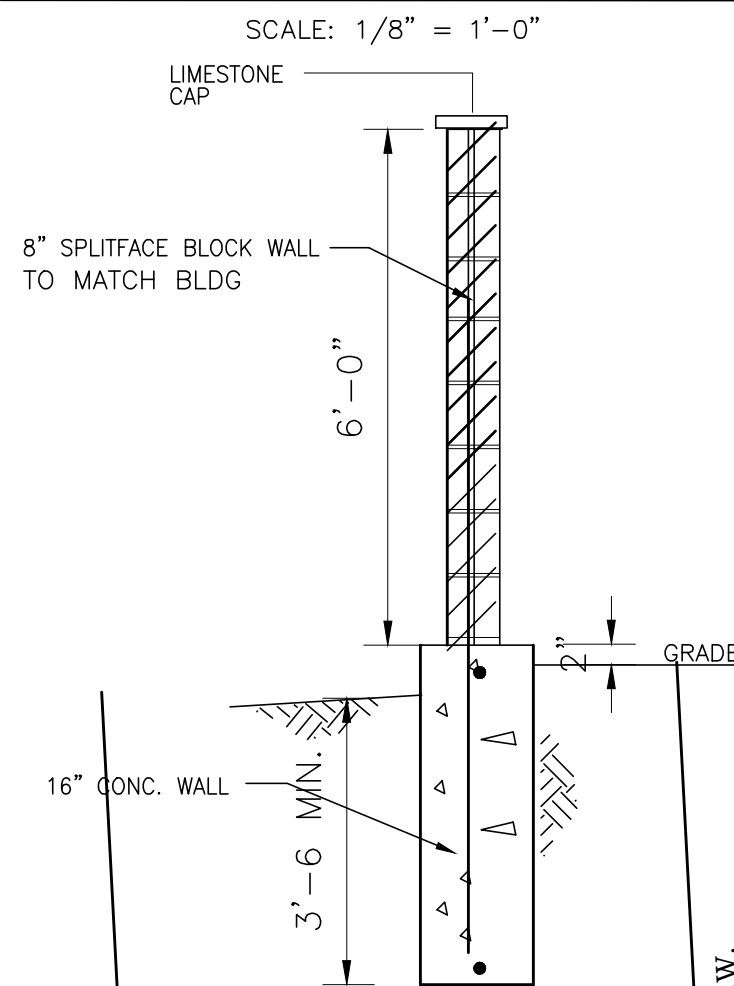
I-96 FREEWAY (JEFFRIES)

FLOOD HAZARD NOTE:
THIS DESCRIBED PARCELS ARE NOT LOCATED WITHIN THE FLOOD
HAZARD AREAS AS INDICATED BY "FIRM" THE FLOOD INSURANCE
RATE MAP.
MAP NUMBER 26163C0261E, PANEL 261 OF 575.
COMMUNITY: CITY OF DEARBORN
NUMBER: 260221
PANEL: 0261
SUFFIX: E
WAYNE COUNTY, MICHIGAN.
EFFECTIVE DATE: FEBRUARY 2, 2012
AS PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM,
FEDERAL EMERGENCY MANAGEMENT AGENCY.

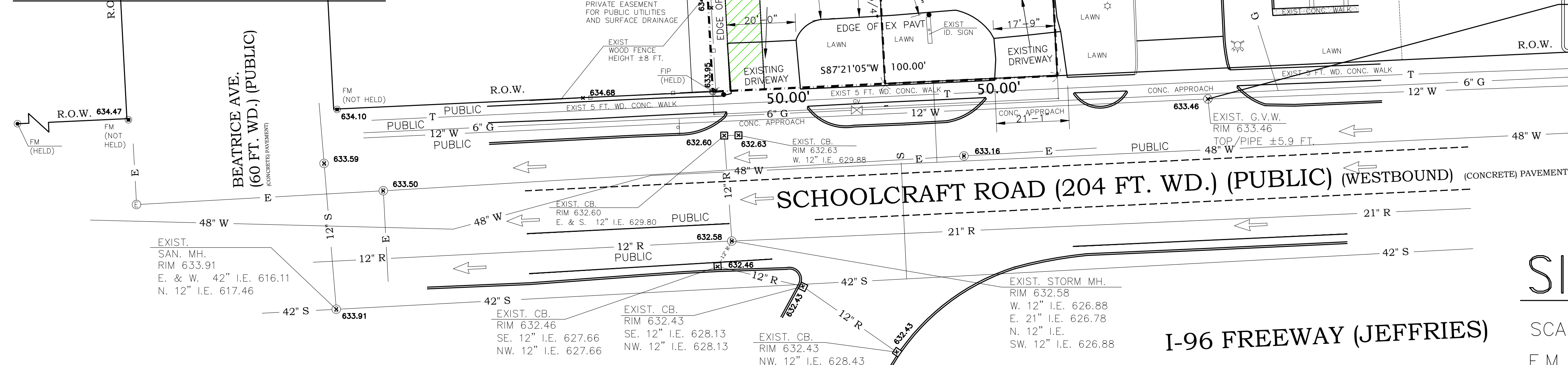


FRONT

10'x12' DUMPSTER ENCLOSURE ELEVATIONS



NEW DUMPSTER WALL DETAIL



TOTAL BUILDING AREA 7700 SQ FT

PARKING REQUIREMENT

PARKING REQUIRED = 7700/500 = 15 PARKING
 PARKING PROVIDED = 14 SPACES INCL 1 BF
 PARKING SIZE 20'x10' (24" STRIP)
 B.F. PARKING (8'+8') x 20'

PROPERTY DESCRIPTION:
(AS PROVIDED BY CLIENT)
(FROM CITY OF LIVONIA ASSESSOR'S OFFICE)

LOT 12 THE DESCRIBED PARCELS ARE LOCATED IN THE CITY OF LIVONIA,
COUNTY OF WAYNE, STATE OF MICHIGAN, AND MORE
PARTICULARLY DESCRIBED AS:

PARCEL A
THE WEST 1/2 OF THE SOUTH 300 FEET OF LOT 10 OF " WOLFRAM
ESTATES SUBDIVISION"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 69 OF
PLATS, PAGE 14, WAYNE COUNTY RECORDS.

COMMONLY KNOWN AS:
29440 SCHOOLCRAFT ROAD,
CITY OF LIVONIA,
WAYNE COUNTY, MI 48150

PARCEL ID.: 46-092-01-0010-003.

SUBJECT TO THE EXISTING EASEMENT, RIGHT OF WAYS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

PARCEL B
THE EAST 1/2 OF THE SOUTH 300 FEET OF LOT 10 OF " WOLFRAM
ESTATES SUBDIVISION"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 69 OF
PLATS, PAGE 14, WAYNE COUNTY RECORDS.

COMMONLY KNOWN AS:
24960SCHOOLCRAFT ROAD,
CITY OF LIVONIA,
WAYNE COUNTY, MI 48150

PARCEL ID.: 46-092-01-0010-004

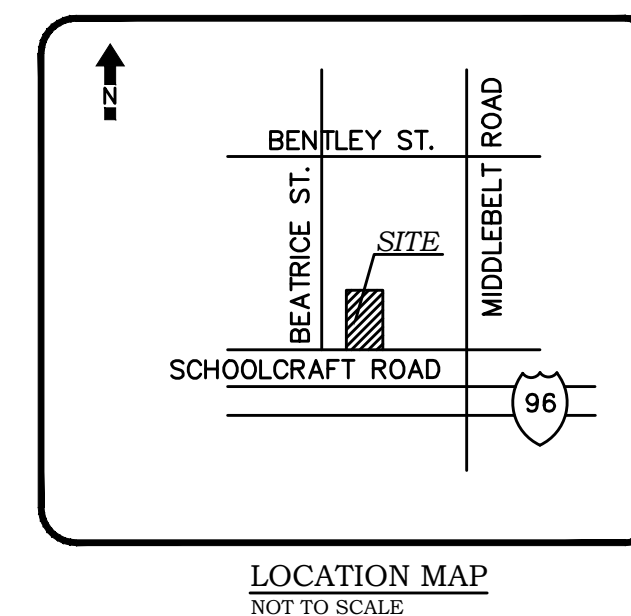
SUBJECT TO THE EXISTING EASEMENT, RIGHT OF WAYS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.



SITE PLAN

SCALE: 1"=20'-0"

F.M. = FIELD MEASURE



ZIAD EL-BABA
ENGINEERING

**674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882**

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
MAY.13.25		STUDY

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI

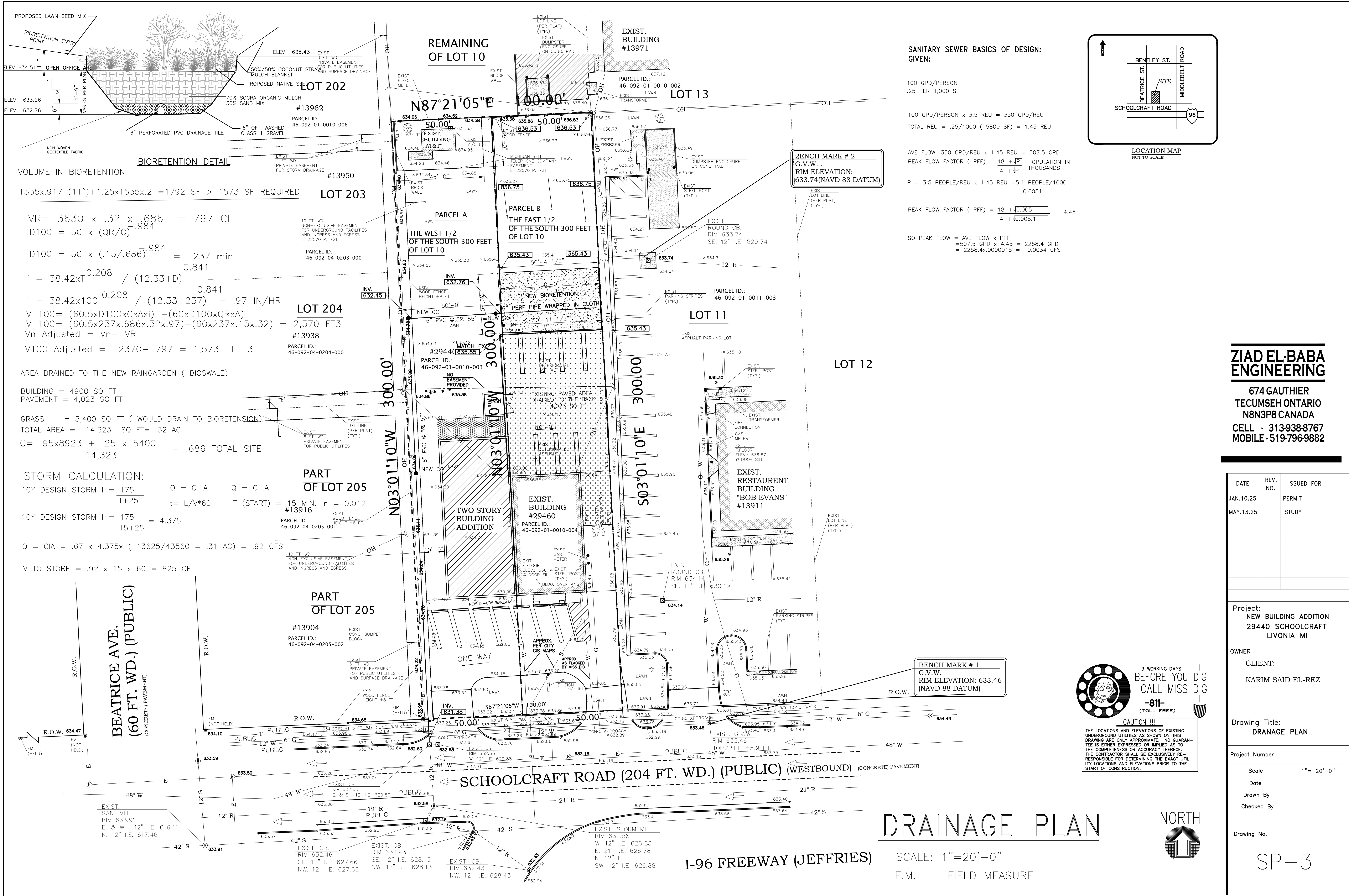
OWNER
CLIENT:
KARIM SAID EL-REZ

Drawing Title:
SITE PLAN

Project Number	
Scale	1" = 20'-0"
Date	
Drawn By	
Checked By	

Drawing No.

SP-2



SANITARY SEWER BASICS OF DESIGN:
GIVEN:

100 GPD/PERSON
.25 PER 1,000 SF

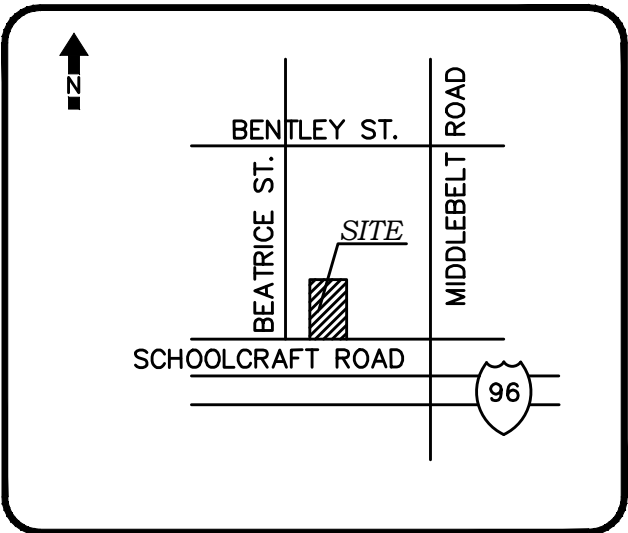
100 GPD/PERSON x 3.5 REU = 350 GPD/REU
TOTAL REU = .25/1000 (5800 SF) = 1.45 REU

AVE FLOW: 350 GPD/REU x 1.45 REU = 507.5 GPD
PEAK FLOW FACTOR (PFF) = $\frac{18 + \sqrt{P}}{4 + \sqrt{P}}$ POPULATION IN THOUSANDS

P = 3.5 PEOPLE/REU x 1.45 REU =5.1 PEOPLE/1000
= 0.0051

PEAK FLOW FACTOR (PFF) = $\frac{18 + \sqrt{0.0051}}{4 + \sqrt{0.0051}}$ = 4.45

SO PEAK FLOW = AVE FLOW x PFF
=507.5 GPD x 4.45 = 2258.4 GPD
= 2258.4x.0000015 = 0.0034 CFS



LOCATION MAP
NOT TO SCALE

ZIAD EL-BABA
ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE -519-796-9882

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
MAY.13.25		STUDY

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI

OWNER
CLIENT:
KARIM SAID EL-REZ

Drawing Title:
DRANAGE PLAN

Project Number	
Scale	1"= 20'-0"
Date	
Drawn By	
Checked By	

Drawing No.

SP-3



CAUTION !!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

DRAINAGE PLAN



SCALE: 1"=20'-0"
F.M. = FIELD MEASURE

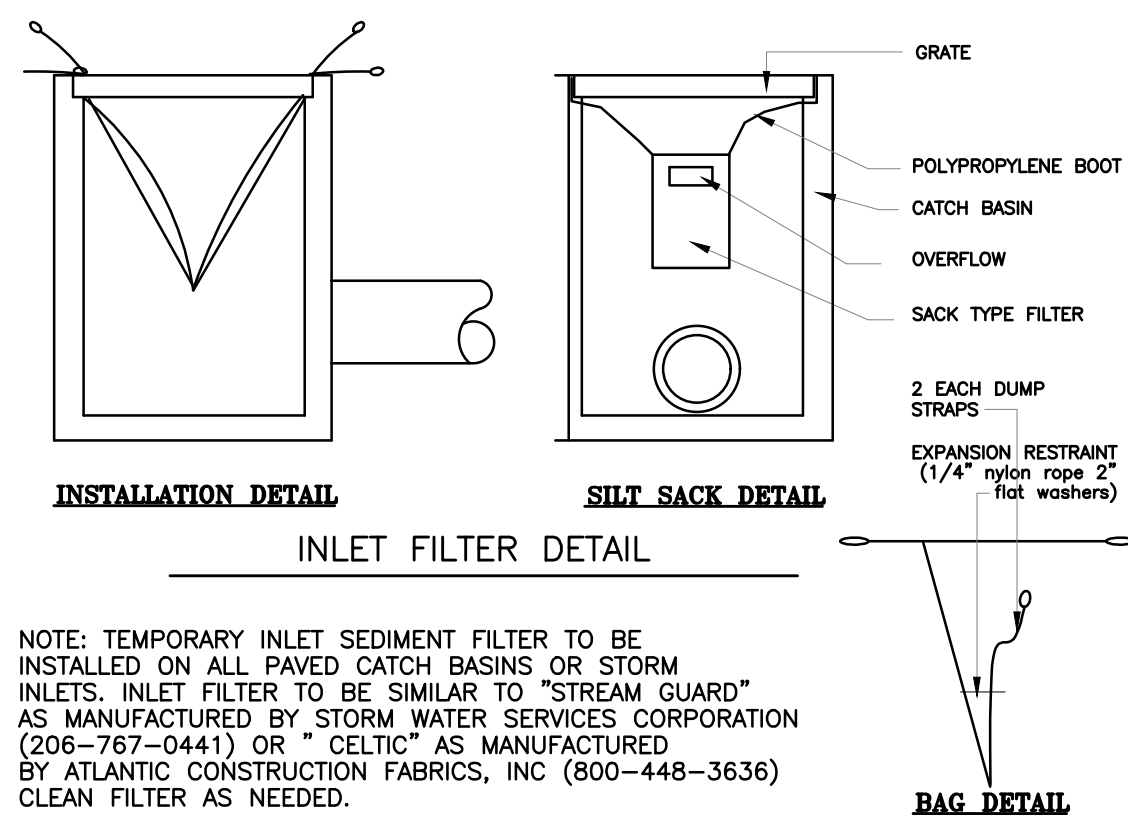
I-96 FREEWAY (JEFFRIES)

TYPE OF SOIL
- SOIL TYPE : MORLEY LOAM
SOIL EROSION NOTES.

- | |
|---|
| 10- AREA OF DISTURBANCE 5000 SQ FT
NEW CONC CURBS, LANDSCAPING
NEW PAVEMENT REPAIR, NEW BUILDING
NEW STORM DRAINAGE SYSTEM |
|---|

RULE ADOPTED:
PART 91, SOIL EROSION & SEDIMENTATION CONTROL, PA 451 OF 1994
AS AMENDED AND THE RULES 323, 1701-1714 PROMULGATED UNDER
PART 91 ARE HEREBY ADOPTED BY REFERENCE AND MADE A PART OF THIS
ORDINANCE AS IF FULLY SET FORTH HEREIN

10. APPROXIMATE STARTING DATE: BEGINNING 2025
11. APPROXIMATE COMPLETION DATE: MID 2025
12. TOTAL ACRES OF DISTURBANCE : 0.58 ACRES
13. EXISTING LOAMY SOIL
14. NEAREST BODY OF WATER = 1.05 MILE NANKIN LAKE



CONSTRUCTION SEQUENCE		OPERATION TIME SCHEDULE STARTING BEGINNING 2025					
		FIRST	SECOND	THIRD	FOURTH	FIFTH	
A	SOIL EROSION CONTROL MEASURE						
B	BUILDING STRUCTURAL						
C	SITE PREPARATION						
D	NEW PAVEMENT						
E	NEW LANDSCAPING/CURBING						
F	STORM SEWER						

16 CURB AND GUTTER
SILT FENCE

KEEP HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGE WAY

INEXPENSIVE AND EASY TO CONSTRUCT CAN BE LOCATED AS NECESSARY TO COLLECT SEDIMENT MAY BE USED IN CONJUNCTION WITH SNOW FENCE FOR ADDED STABILITY

LOT 202

#13962

PARCEL ID.:
46-092-01-0010-006

4' F.T. W.D.
PRIVATE EASEMENT
STORM DRAINAGE

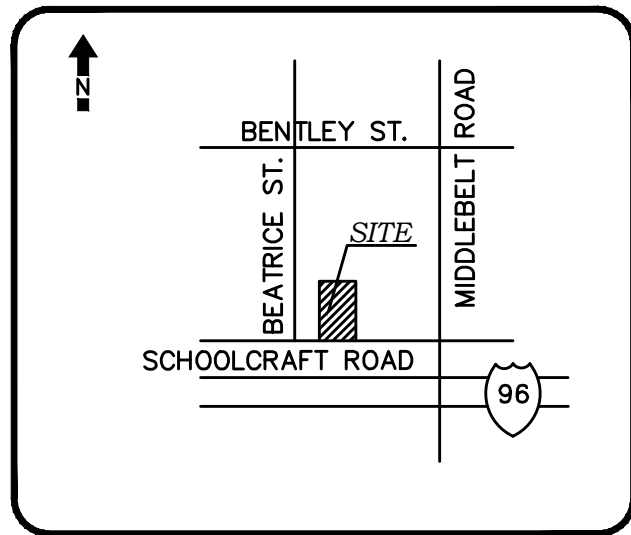
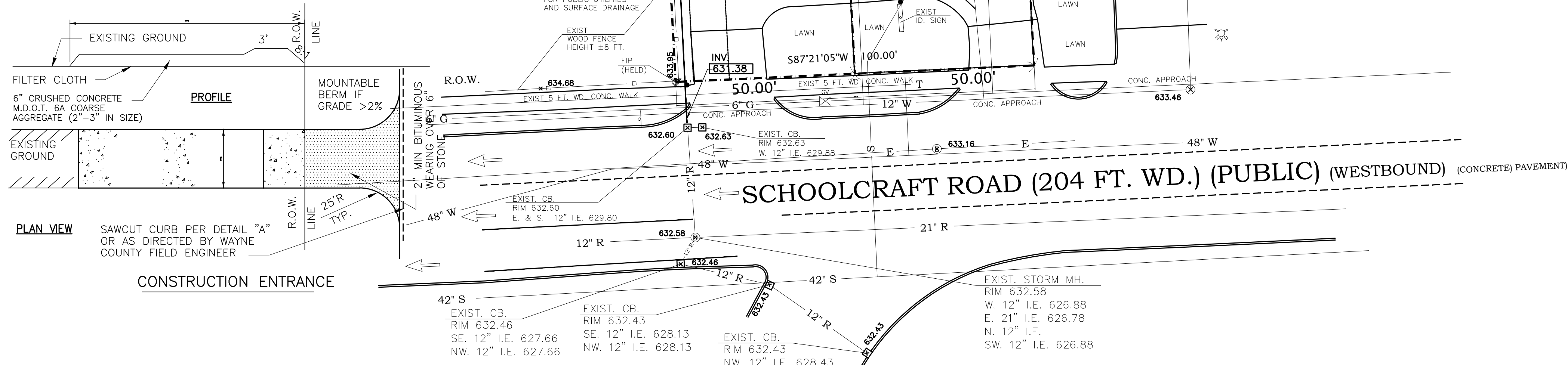
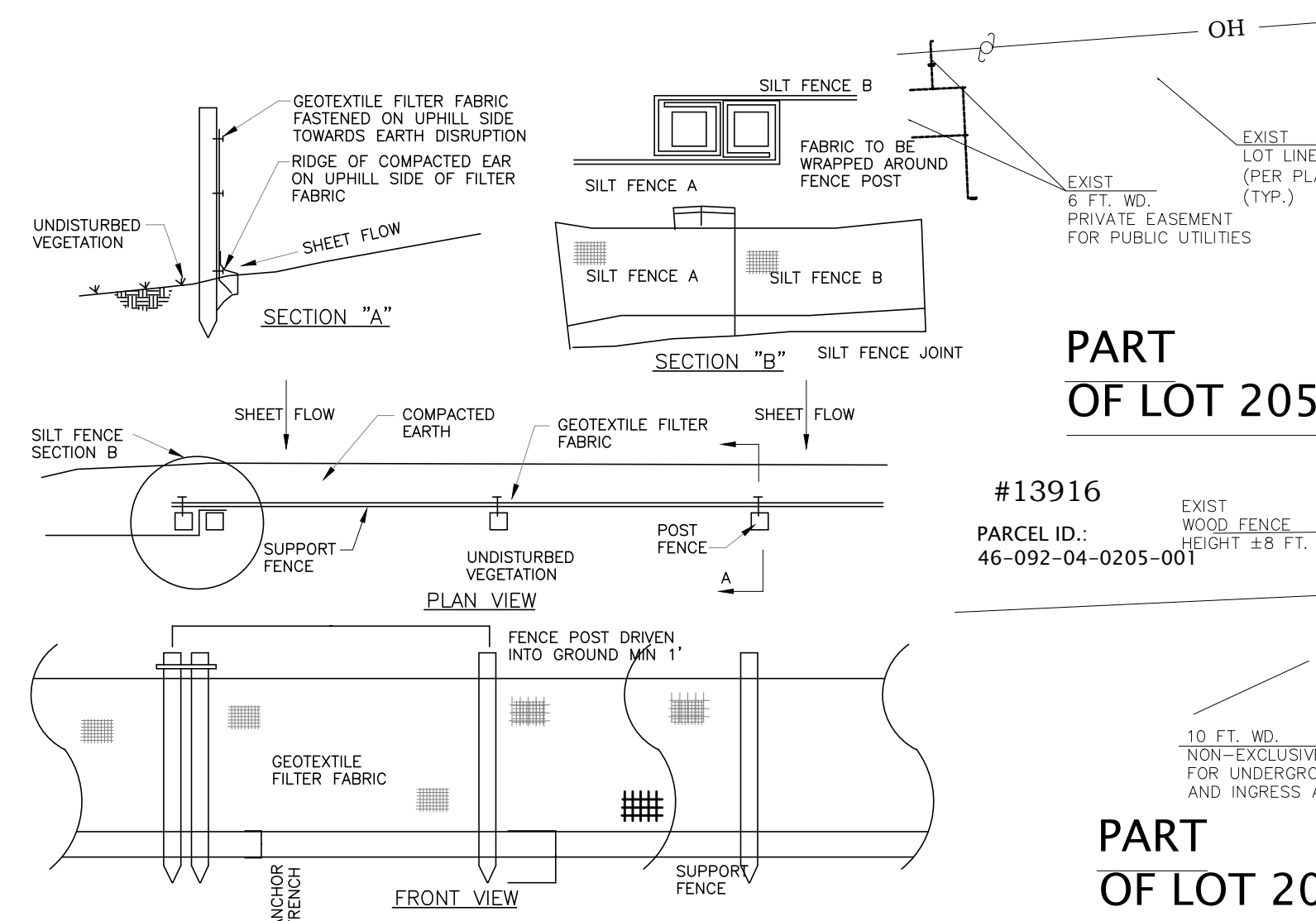
#13950

LOT 203

NOTE:
EARTHWORK, GRADING AND PAVING SHALL COMELY WITH COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY STANDARDS AND SPECIFICATIONS FOR LAND DEVELOPMENT PROJECTS. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN SPECIFICATIONS AND BECOME FAMILIAR WITH THEIR REQUIREMENTS.

PARCEL ID# 111-03-0008-000

LOT 8, OF "ROSATI INDUSTRIAL PARK", A SUBDIVISION PART OF THE SOUTHEAST $\frac{1}{4}$ AND SOUTHWEST $\frac{1}{4}$ OF SEC 28, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WADE COUNTY, MICHIGAN, AS RECORDED IN LIBER 122 OF PLATS PAGES 63-66 OF WAYNE COUNTY RECORDS. CONTAINING ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.



LOCATION MAP
NOT TO SCALE

NOTE TO CONTRACTOR : ALL DISTURBANCE ONTO THE ADJACENT PARCELS SHALL BE FULLY RESTORED WITHIN 15 DAYS AFTER THE WORK ON THE ADJACENT PARCEL HAS BEEN COMPLETED

THIS PLAN ILLUSTRATES THE MINIMUM SESC MEASURES
NEEDED TO PREVENT SOILS FROM LEAVING THE SITE
AND IS SUBJECT TO CHANGE AS CONDITIONS IN THE FIELD WARRANT



ZIAD EL-BABA
ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
MAY.13.25		STUDY

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI

OWNER
CLIENT:
KARIM SAID EL-REZ

Drawing Title:
EROSION PLAN

Project Number	
Scale	1"= 20'-0"
Date	
Drawn By	
Checked By	

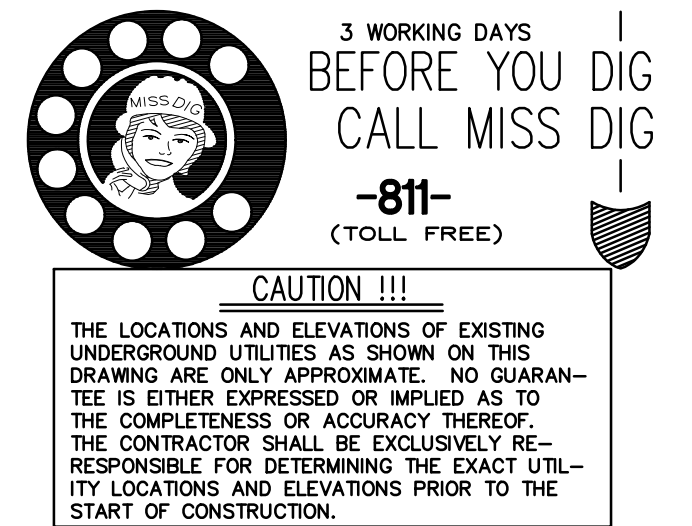
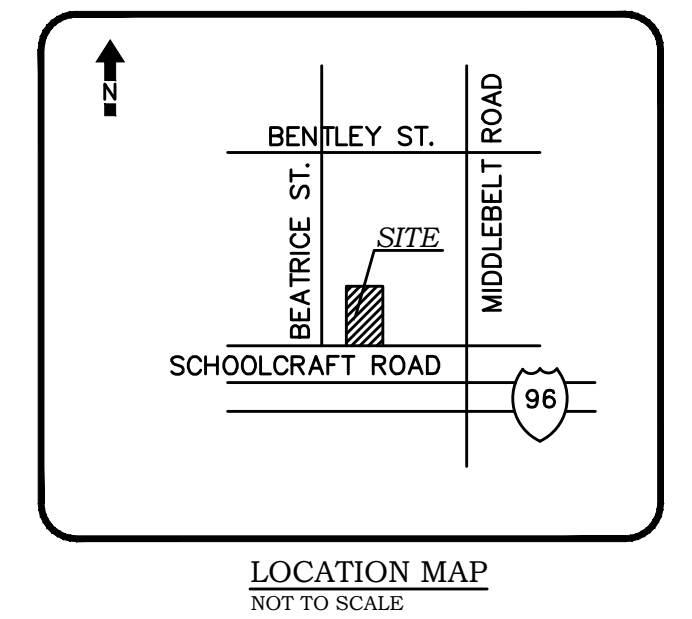
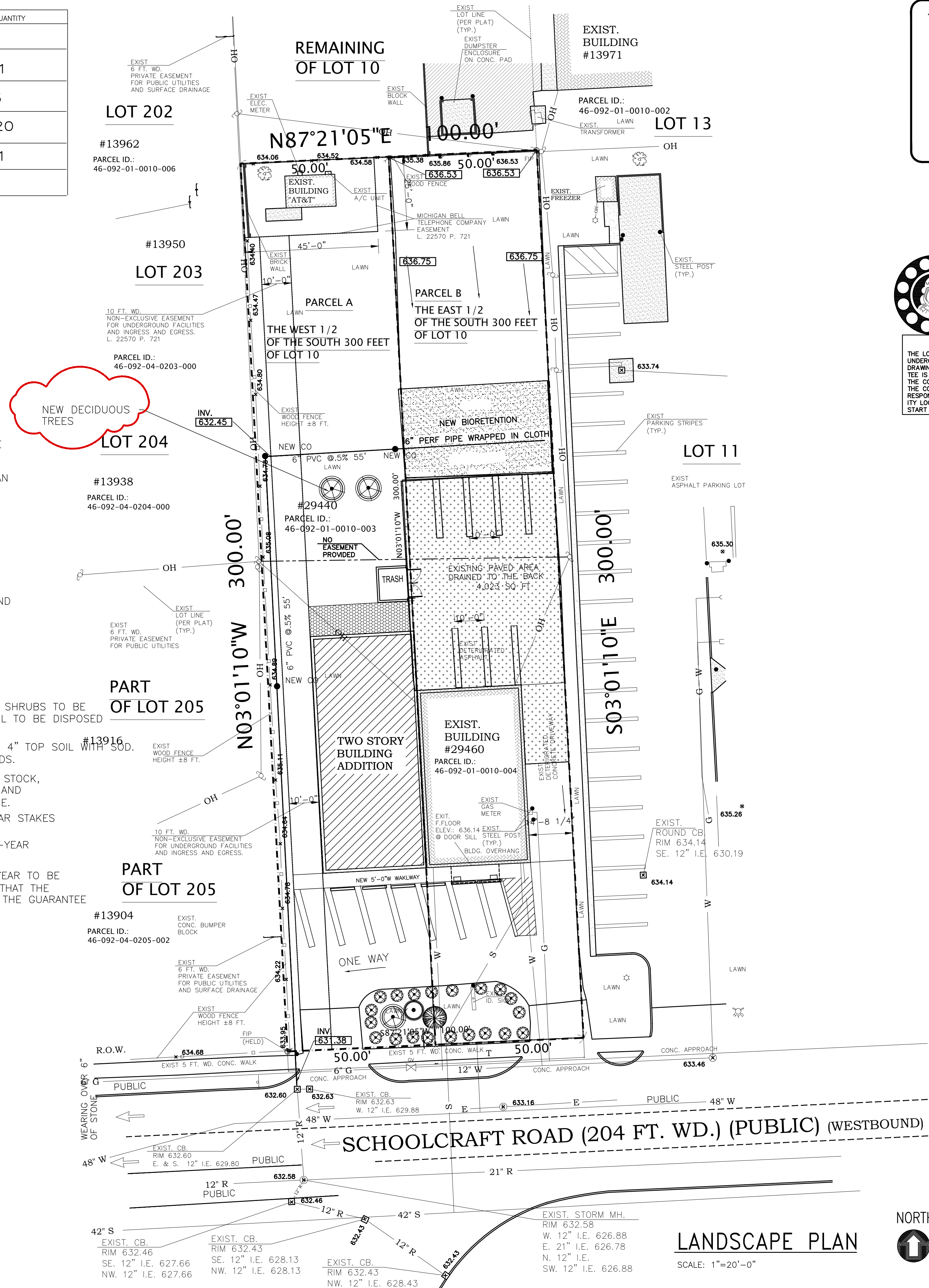
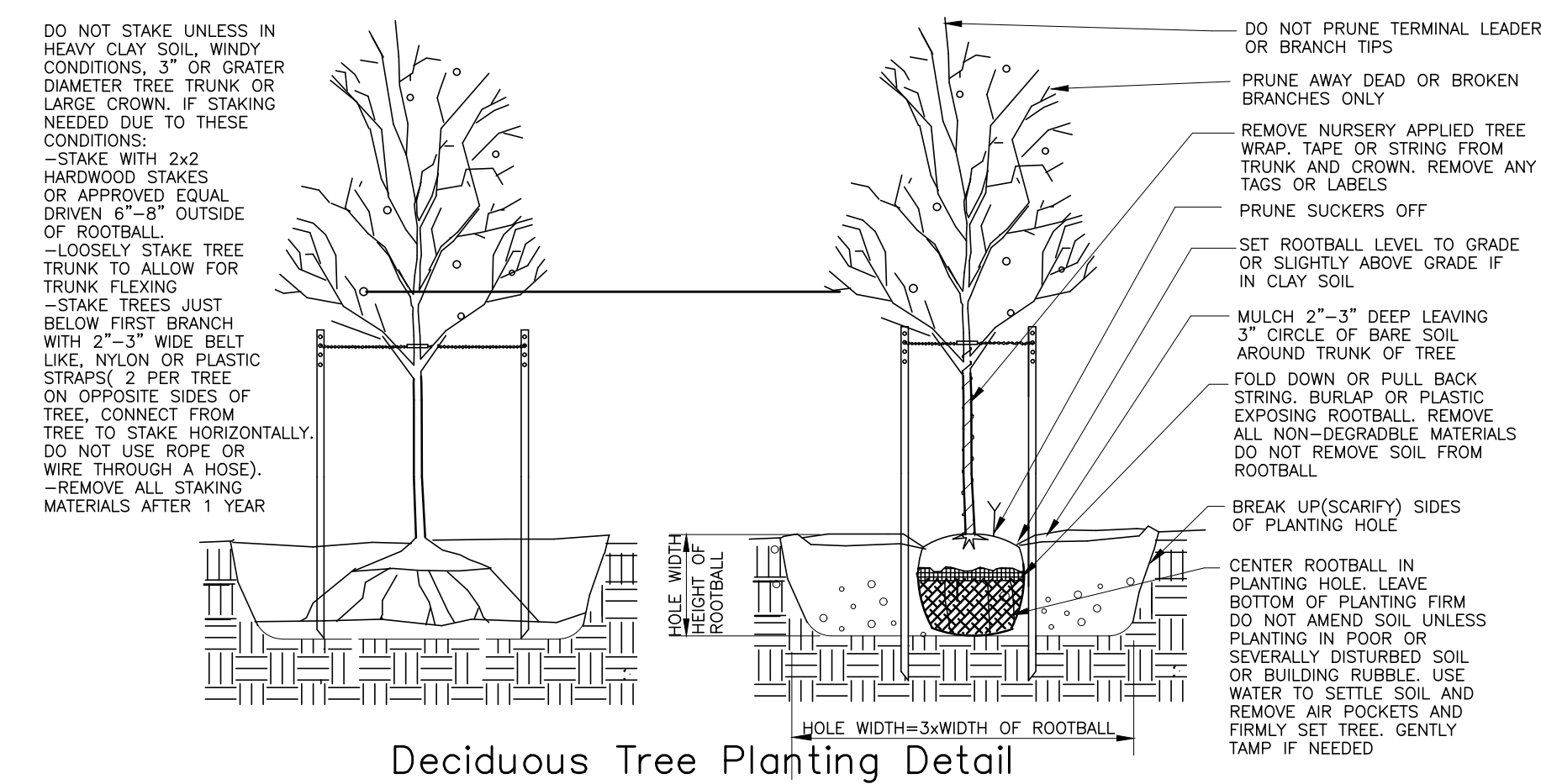
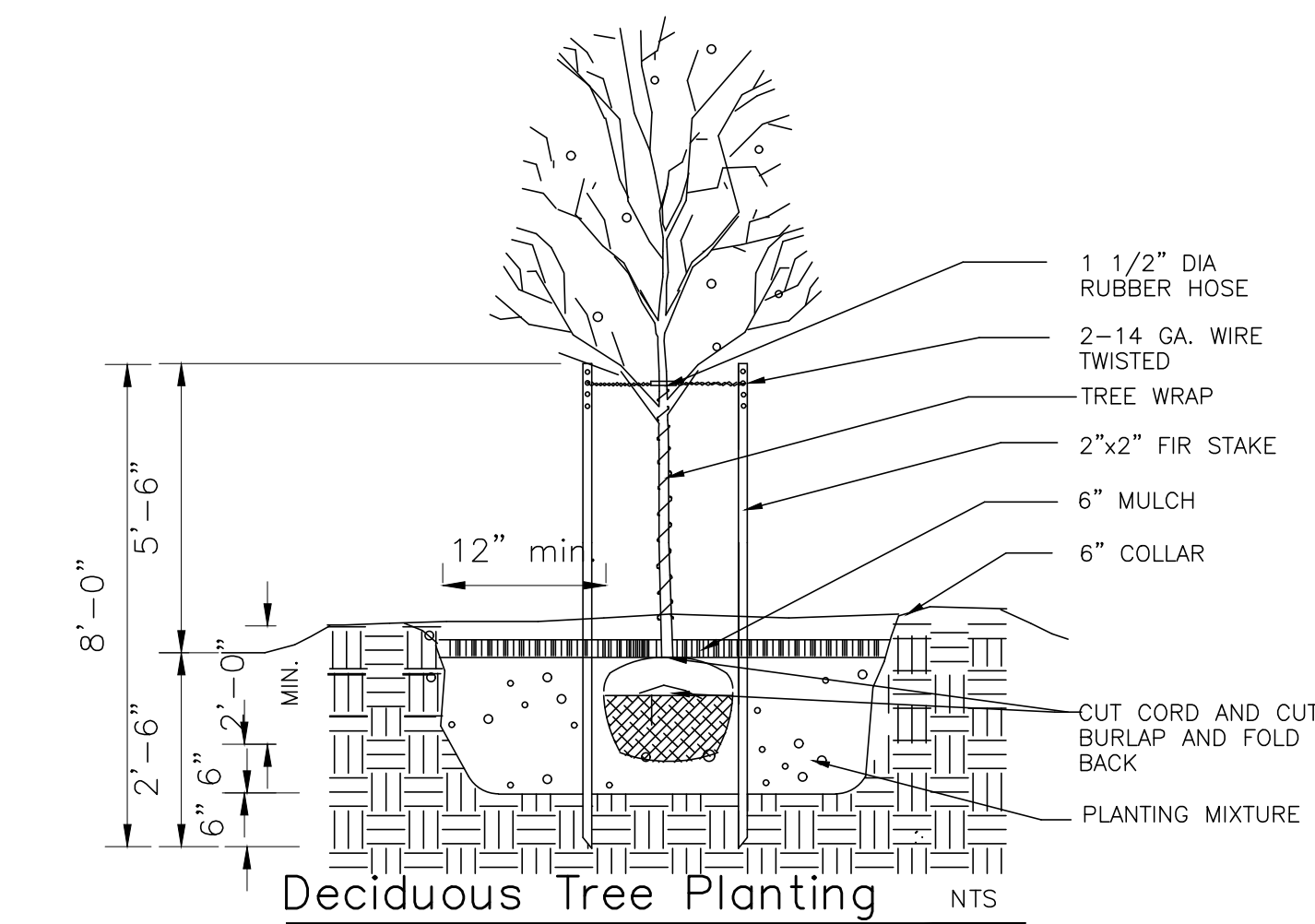
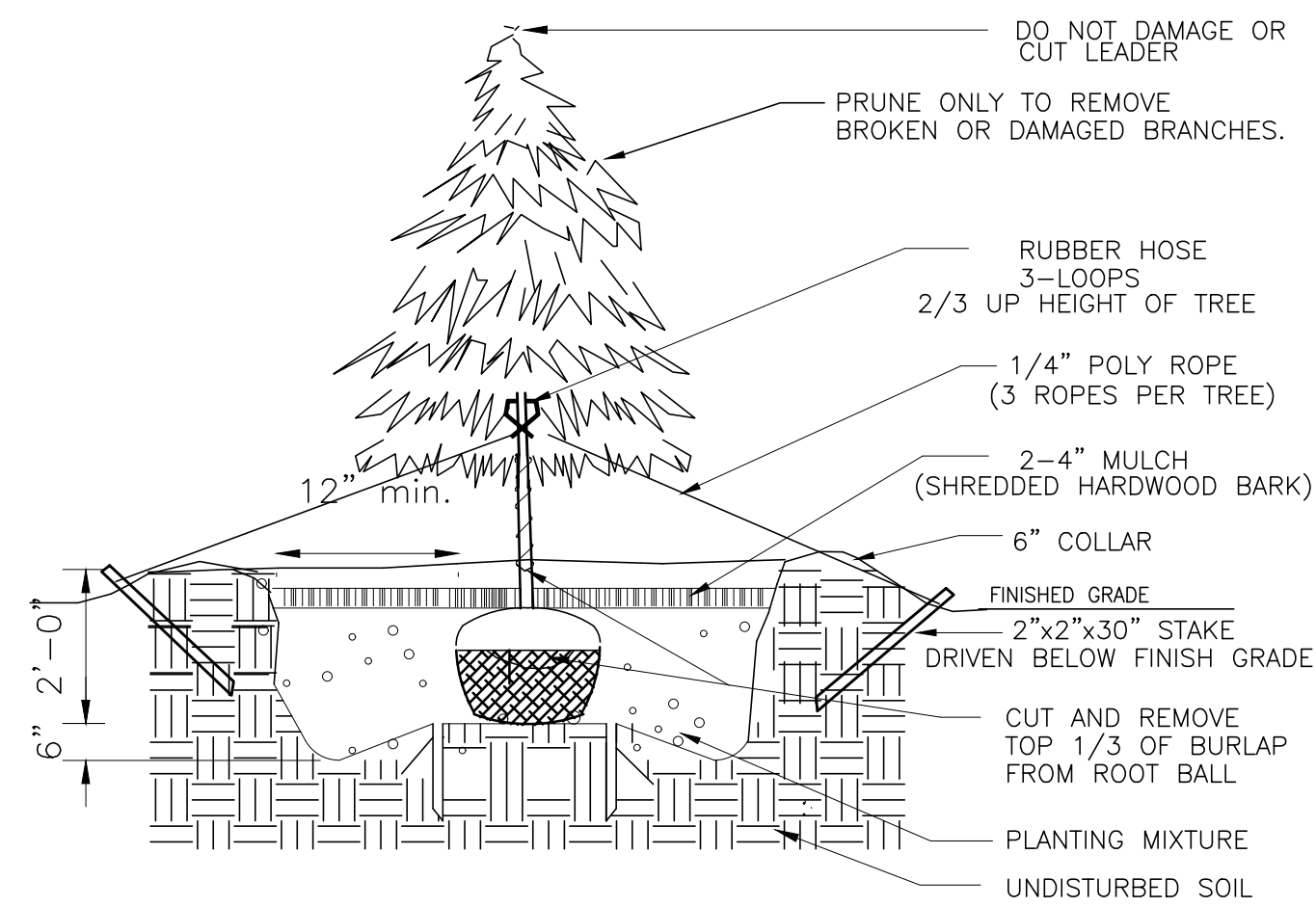
Drawing No.

SP-4

	COMMON NAME	KEY	PLANT SIZE	SCIENTIFIC NAME	QUANTITY
	SERVICEBERRY		4" CAL. 7' CLEAR STEM MIN	AMELANCHIER ARBOREA	1
	DECIDUOUS ARMSTRONG MAPLE		B&B ROOT 3" CALIP. @ 25' C/C	ACER RUBRUM "ARMSTRONG"	3
	EASTERN SNOWBALL SHRUB		36" b+b	VIBURNUM OPULUS STERILE	20
	EVERGREEN DAWN REDWOOD		B&B ROOT,5 HIGH 2 1/2" CALIP.	ABIES ALBA	1

- A TREE PERMIT MUST BE OBTAINED FROM THE PERMIT OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX INCHES OR MORE DBH IN ACCORDANCE WITH THE COMMERCE TOWNSHIP
- TREES MUST BE PLANTED NO CLOSER THEN SIX FEET (6') TO PUBLIC UTILITIES.
- ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
- 4' PLANT(4") HIGH WOOD SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERCTED AROUND THE DRIP LINE OF ALL TREES TO BE SEEDED IN ACCORDANCE WITH CITY OF CITY OF TAYLOR
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND BE:
 - a. NURSERY GROWN
 - b. STATE DEPARTMENT OF AGRICULTURE INSPECTED
 - c. NO. 1 GRADE WITH STRAIGHT UNSCARRED TRUNK AND WELL DEVELOPED UNIFORM CROWN (PARK GRADE TREES WILL NOT BE ACCEPTED)
 - d. PLANTED PER CITY OF TRENTON DETAILS AND SPECIFICATIONS AND IN ACCORDANCE WITH COMMERCE
 - e. GUARANTEED FOR ONE YEAR.
 - f. REPLACEMENT TREES SHALL HAVE SHADE POTENTIAL AND

1. ALL LANDSCAPED AREA (L.S. AREA) TOP SOIL TREES AND SHRUBS TO BE PROTECTED FROM EXTREME WEATHER CONDITIONS, BAD SOIL TO BE DISPOSED IN LEGAL MANNER. #13916
2. ALL NEW LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4" TOP SOIL WITH SOD. PROVIDE FERTILIZER UNDER SOD , ALL PER CITY STANDARDS.
3. ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
4. ALL NEW TREES ARE TO BE STAKED WITH TWO 6 FT., CEDAR STAKES GUYED WITH HOSE COVERED WIRE.
5. ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING
6. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE
7. NEW LAWN AREAS TO BE "HYDRO-SEED" OR "SOD." #13904

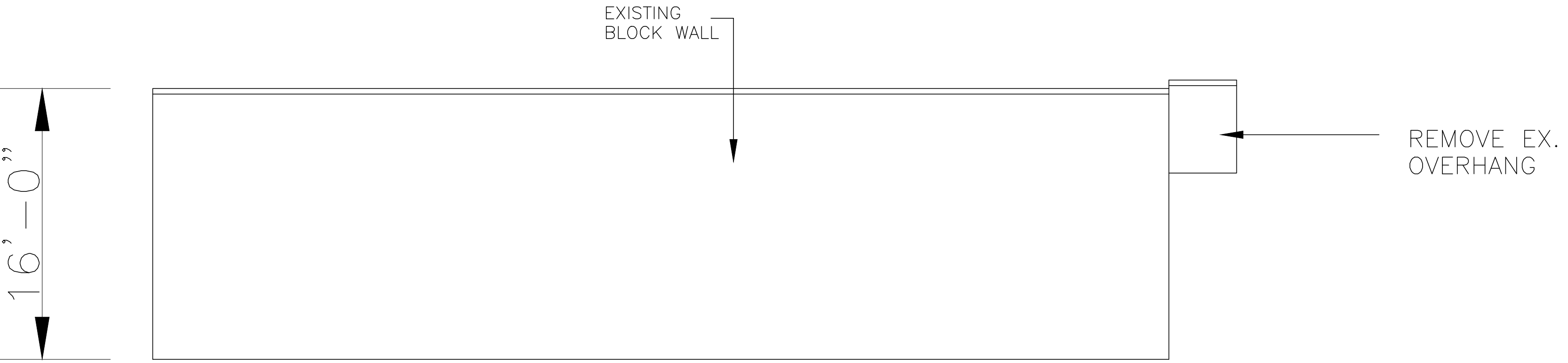


**ZIAD EL-BABA
ENGINEERING**

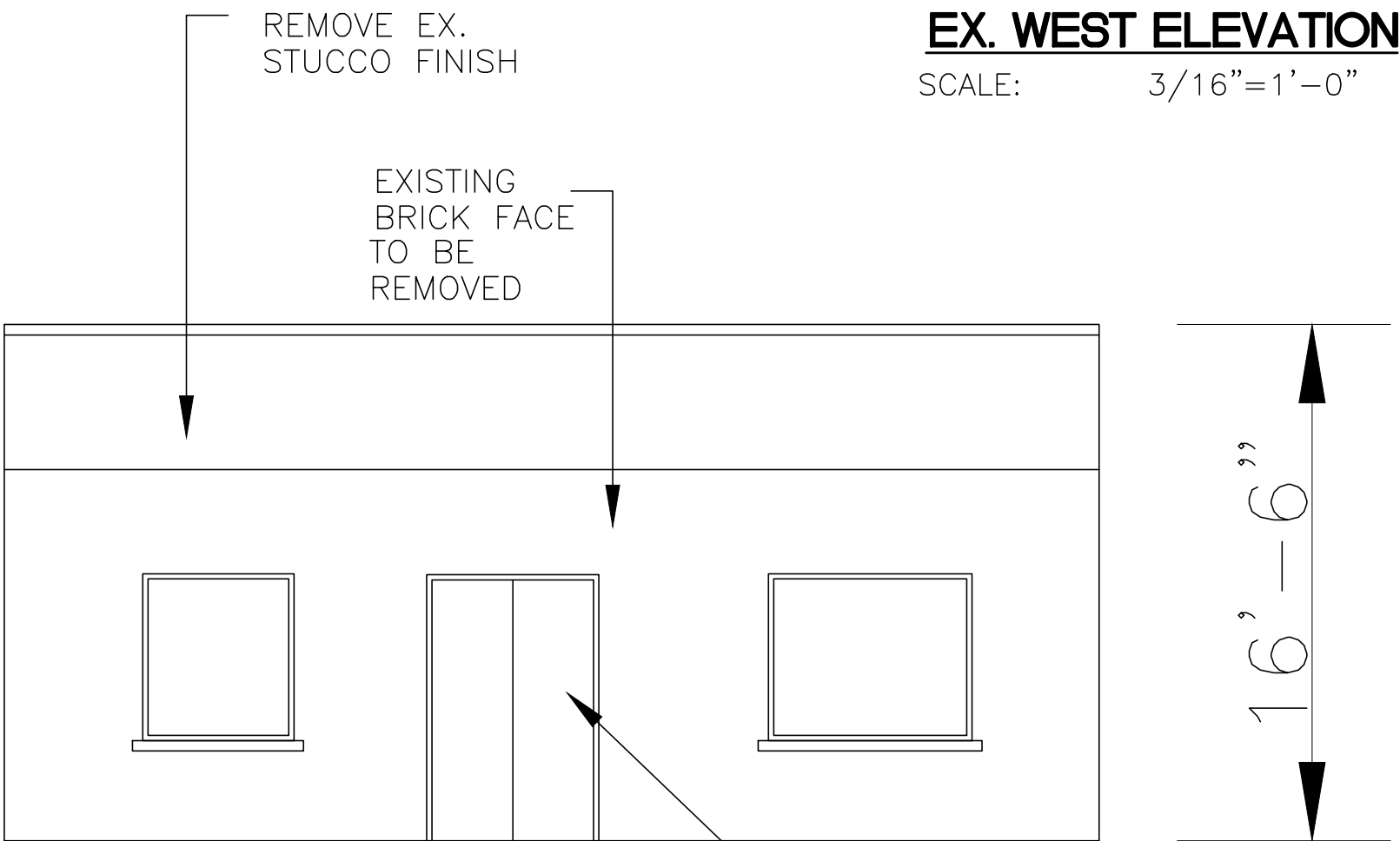
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA

CELL - 313-938-8767
MOBILE - 519-796-9882

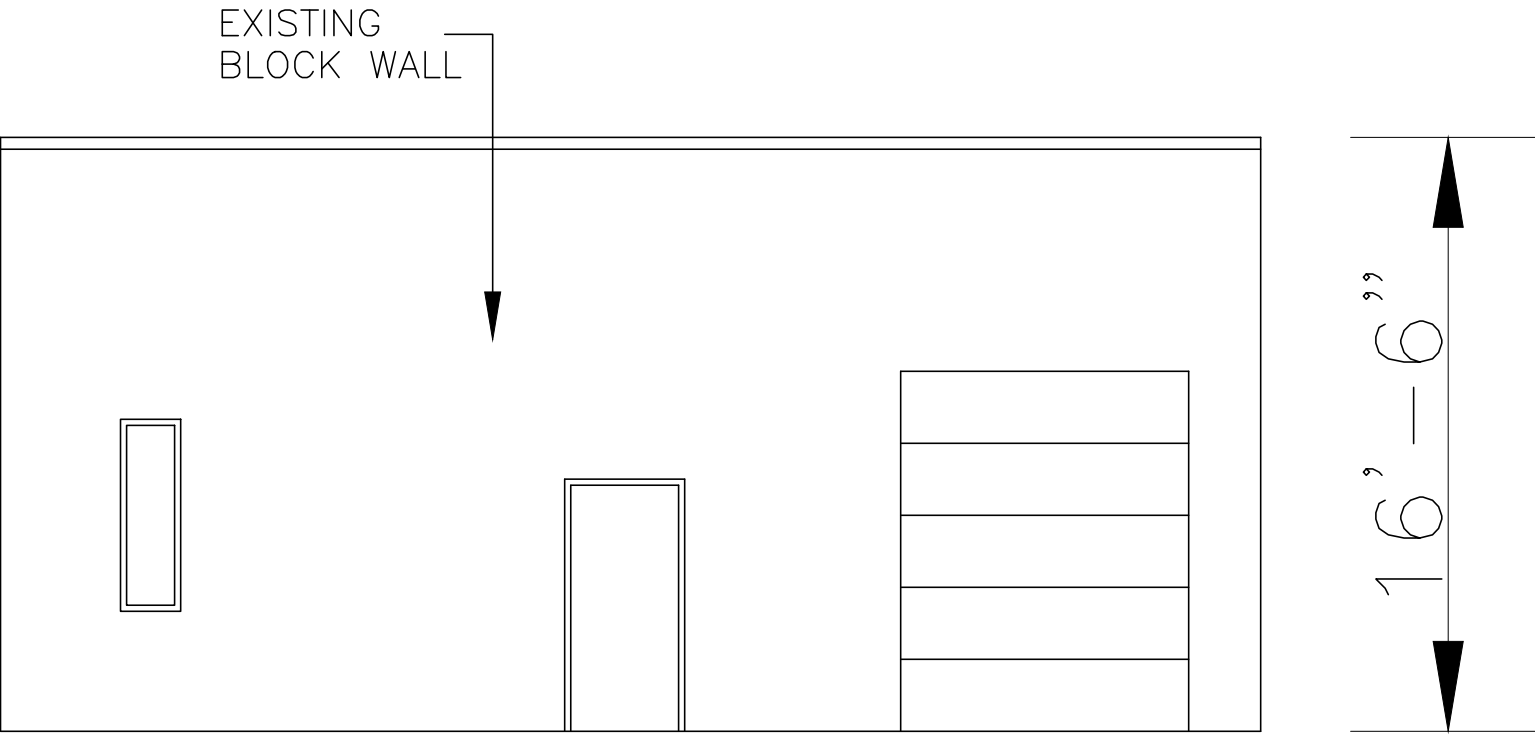
DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
Project: NEW BUILDING ADDITION 29440 SCHOOLCRAFT LIVONIA MI		
OWNER CLIENT: KARIM SAID EL-REZ		
Drawing Title: LANDSCAPE PLAN		
Project Number		
Scale:		1"= 20'-0"
(SITE PAVEMENT)		
Date		
Drawn By		
Checked By		
Drawing No. SP-5		



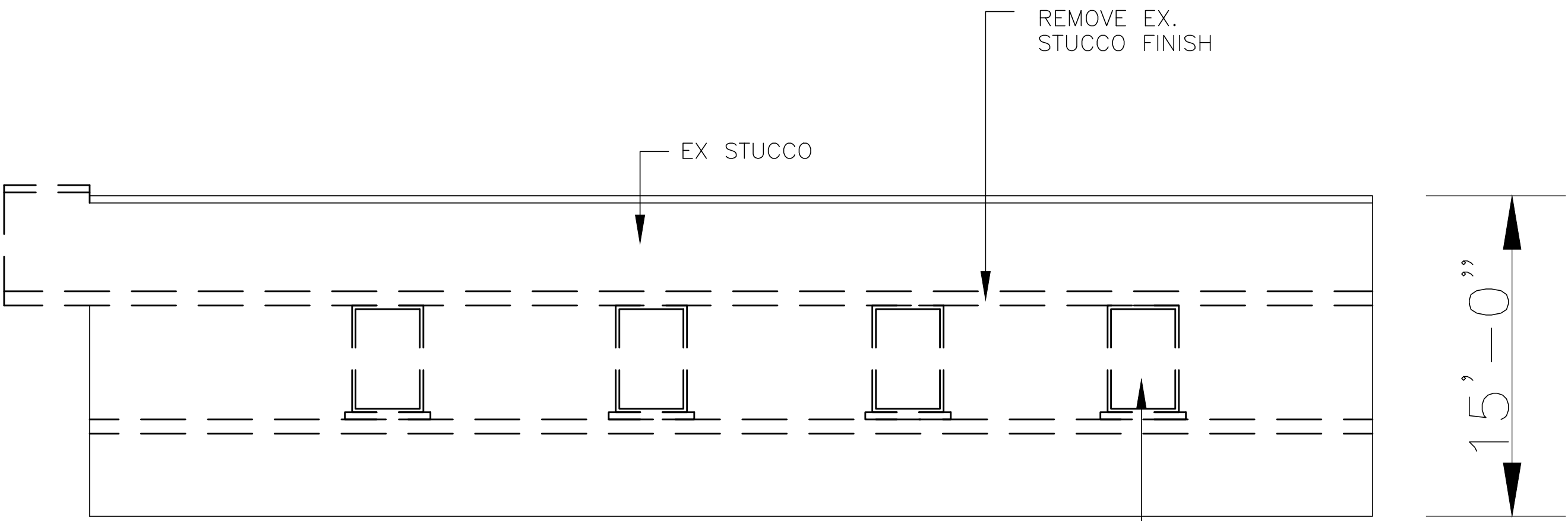
EX. WEST ELEVATION
SCALE: 3/16"=1'-0"



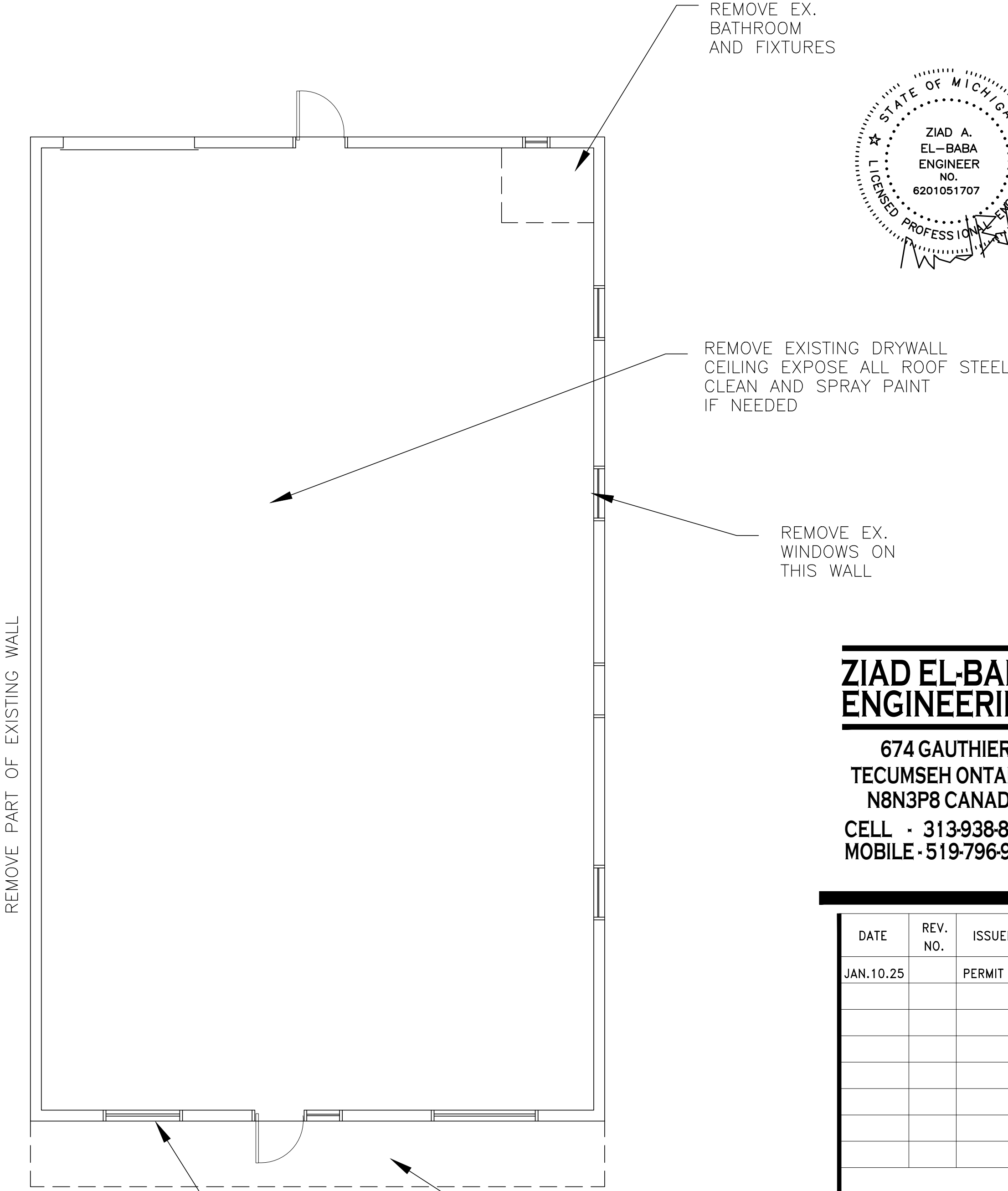
EX. SOUTH ELEVATION
SCALE: 3/16"=1'-0"



EX. NORTH ELEVATION
SCALE: 3/16"=1'-0"

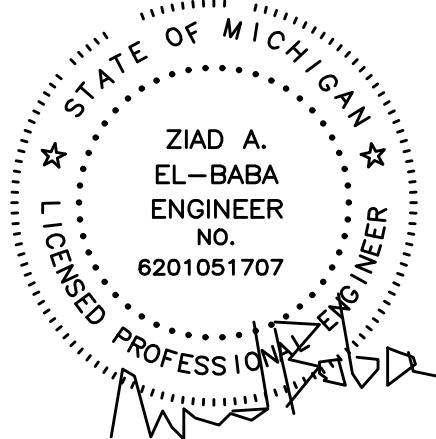


EX. EAST ELEVATION
SCALE: 3/16"=1'-0"



EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI

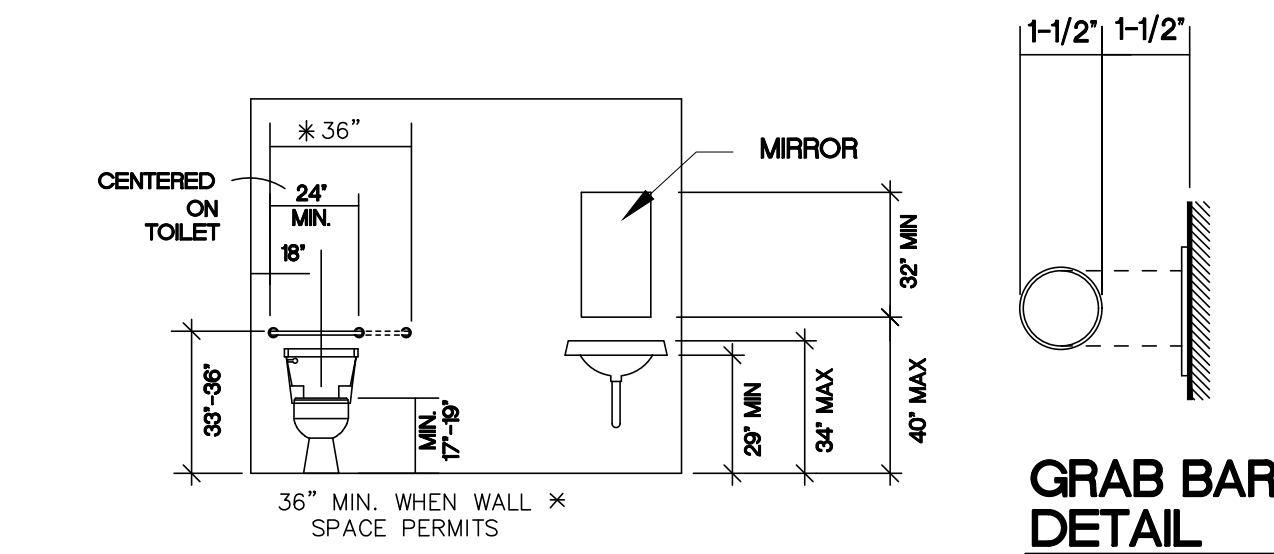
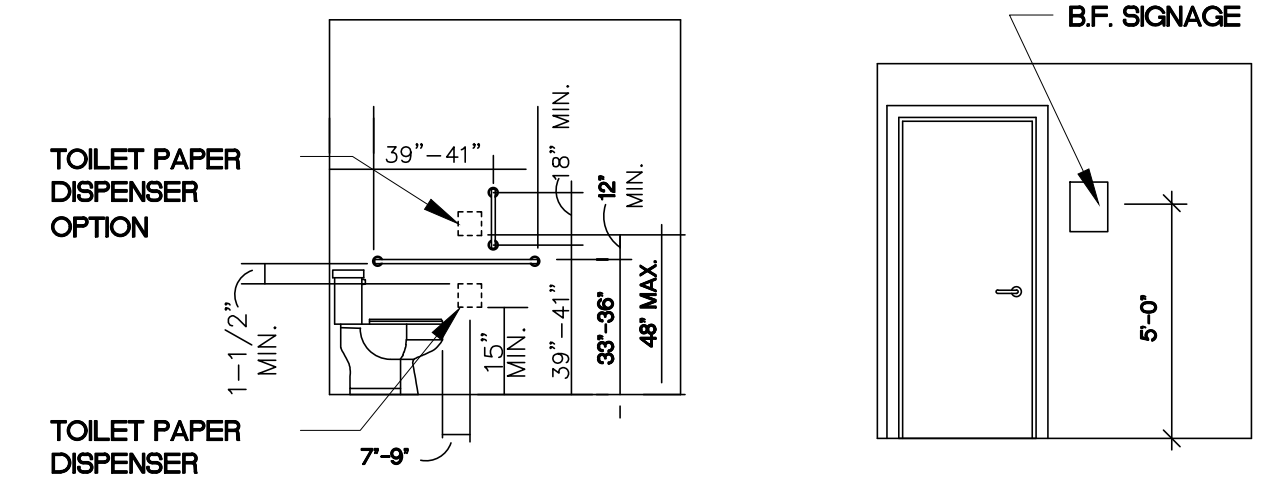
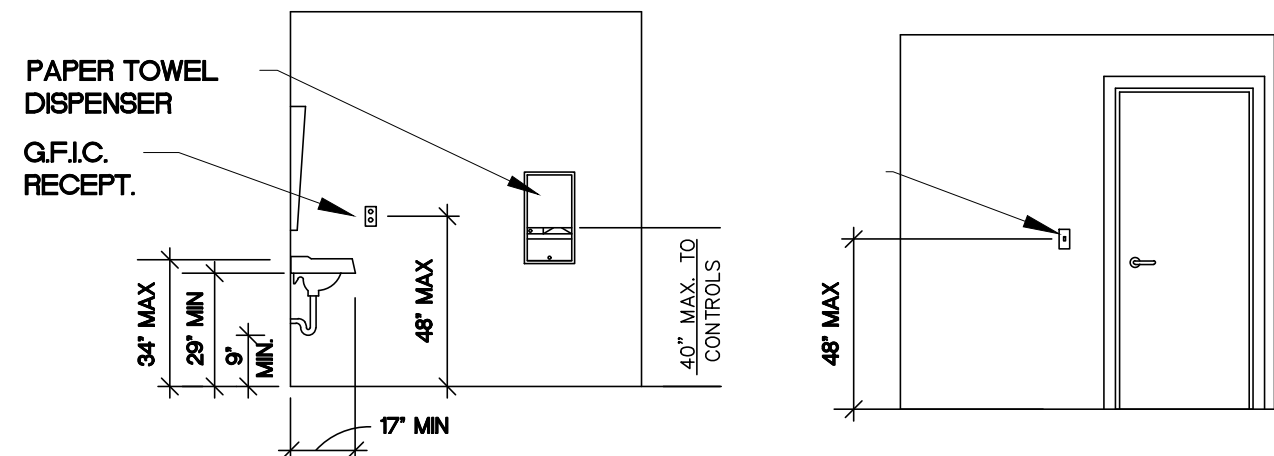
CLIENT:
KARIM SAID EL-REZ
29440 SCHOOLCRAFT
LIVONIA MI
313 605 0081
CREATIVE.PRO_11@YAHOO.COM

Drawing Title:
EXISTING FLOOR/ELEVATIONS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-1



TYPICAL BARRIER FREE STANDARDS
SINGLE OCCUPANCY (NOT TO SCALE)

"FA"	2'x4' LAY-IN FLUORESCENT FIXTURE WITH 3-F40 T12 LAMPS WITH ACRYLIC LENS. LITHONIA CAT.# 2CT-340-A12 OR APPROVED EQUAL
"EM"	EMERGENCY LIGHTING UNIT WITH SEALED BATTERY MIN. 120 MIN BACKUP INTENSITY TEST SWITCH AND READY LIGHT 120VAC OPERATION LITHONIA CAT# ELU-2H OR APPROVED EQUAL
⊗	EXIT LIGHT STENCIL FACE 6" HIGH RED LETTERS SEALED BATTERY. MIN 120 MIN INTENSITY LITHONIA CAT# ESIR-ELC OR APPROVED EQUAL
⊗	EXIT AND EMERGENCY LIGHTS COMBINED

CODE COMPLIANCE

ALL WORK MUST CONFORM TO

2015 MICHIGAN ENERGY CODE

2015 MICHIGAN BUILDING CODE

2023 INTERNATIONAL FIRE CODE

2021 MICHIGAN MECHANICAL CODE

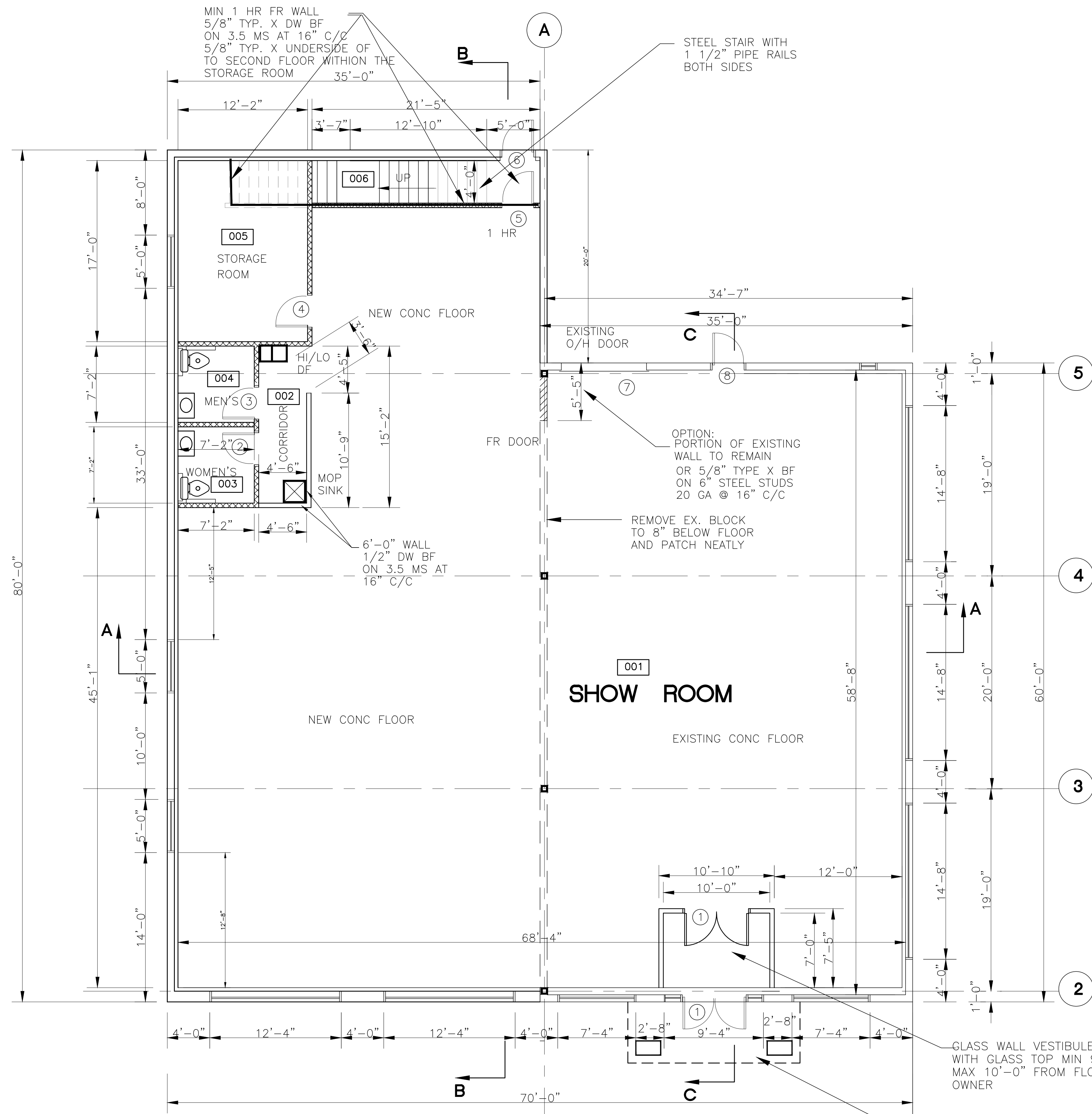
2021 MICHIGAN PLUMBING CODE

2023 NATIONAL ELECTRIC CODE
WITH PART 8 RULES

IFC / 2017

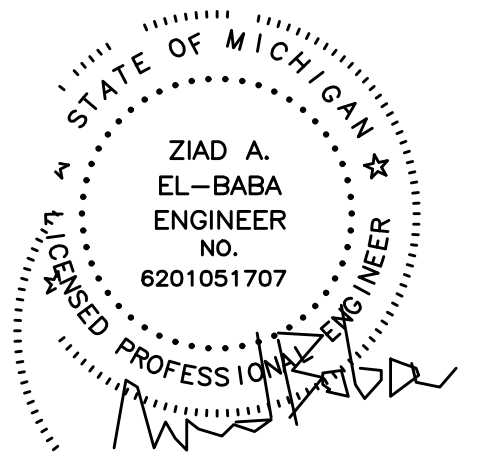
ICC/ ANSI 117.1-2009 (ACCESSIBILITY)

ASHRAE 90.1 - 2013



MODIFIED MAIN FLOOR PLAN

SCALE: 3/16"=1'-0"
BUILDING NOT SPRINKLERED



ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
MAY.13.25		STUDY

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI
CLIENT:
KARIM SAID EL-REZ
29440 SCHOOLCRAFT
LIVONIA MI
313 605 0081
CREATIVE.PRO_11@YAHOO.COM

Drawing Title: MODIFIED FLOOR PLAN	
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-2

HARDWARE TYPES:

1. (3) 1 1/2" BUTTS/PUSH. PULL PLATES/DEAD BOLTS W/ TURN BOTTON/CLOSER/
WEATHER STRIP/KICK PLATES (BOTH SIDES)/TREASHOLD
2. 1 1/2 PR. BUTTS/PUSH. PULL PLATES/WALL BUMPER/CLOSER/PRIVACY SET/LATCH SET/DOOR SIGN
3. 1 1/2 PR BUTTS/LEVER HANDLES/PRIVACY SET/WALL BUMPER/CLOSER/DOOR STOP
4. 1 1/2 PR BUTTS/PUSH PULL PLATES/KICK PLATES (BOTH SIDES)/LOCK SET/DOOR STOP/CLOSER
CONFIRM DOOR NO. 2 TYPE W/ OWNER

ROOM FINISH SCHEDULE

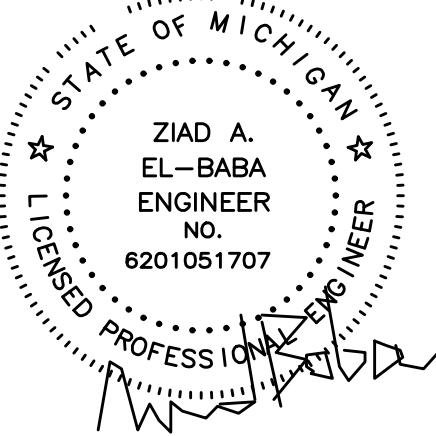
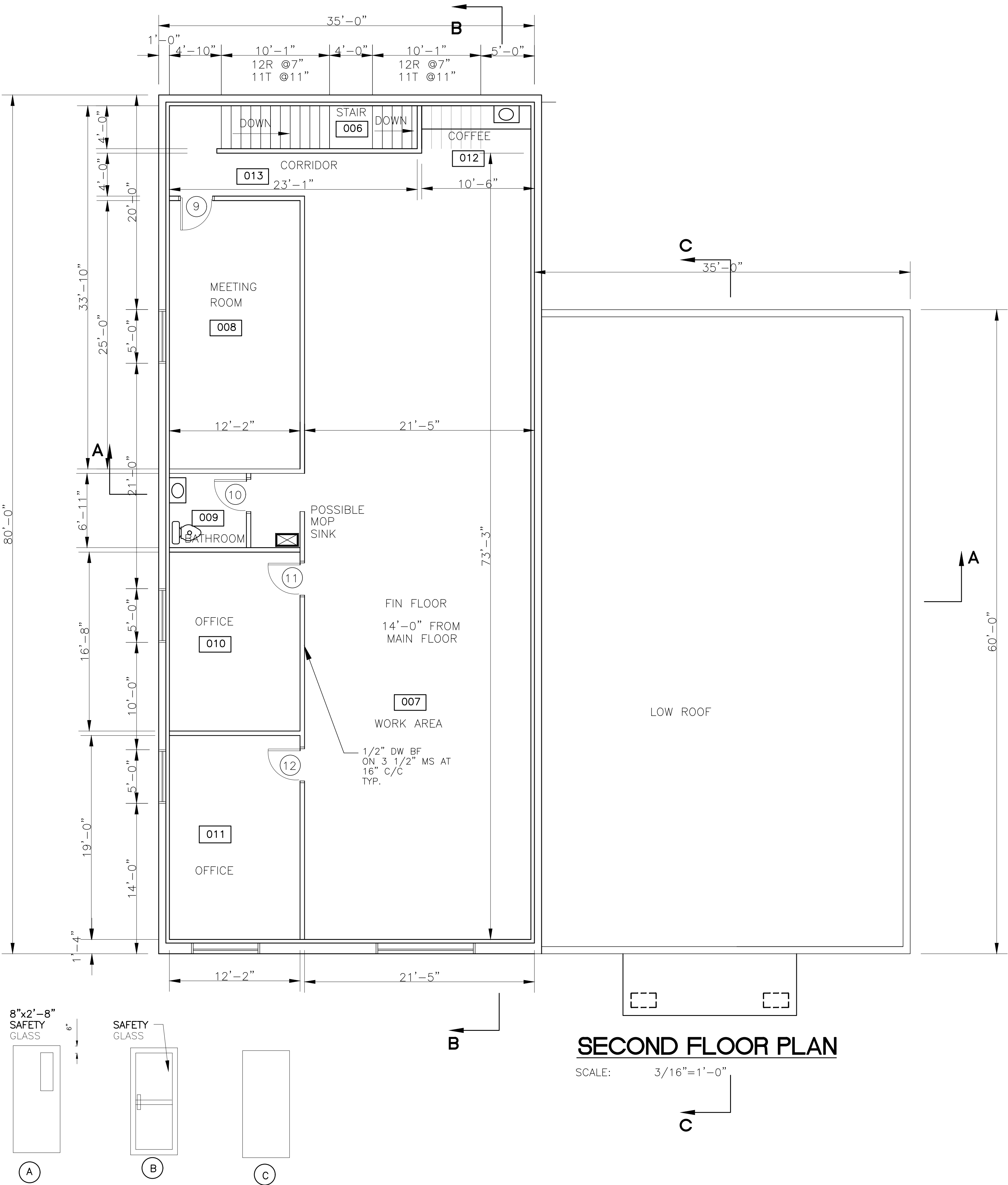
ROOM No.	ROOM NAME	FLOOR MATERIAL	BASE	WALLS				CEILING		REMARKS
				NORTH	SOUTH	EAST	WEST	MAT.	HT.	
001	SHOW ROOM	C.T.		DWP	DWP	DWP	DWP	OPEN	CEILING	
002	CORRIDOR	C.T.		DWP	DWP	DWP	DWP	OPEN	CEILING	
003	TOILET	C.T.		DWP	DWP	DWP	DWP	ACT	8'-0"	CT TILES AT INSIDE WALLS MIN 4'-0"H
004	TOILET	C.T.		DWP	DWP	DWP	DWP	ACT	8'-0"	CT TILES AT INSIDE WALLS MIN 4'-0"H
005	STORAGE ROOM	C.T.		DWP	MBP	DWP	DWP	ACT	9'-0"	
006	STAIR	C.T.		MBP	DWP	MBP	DWP	ACT	9'-0"	
007	OPEN AREA	C.T.		DWP	DWP	DWP	DWP	ACT	9'-0"	
008	MEETING	C.T.		DWP	DWP	DWP	DWP	ACT	9'-0"	
009	TOILET	C.T.		DWP	DWP	DWP	DWP	ACT	8'-0"	CT TILES AT INSIDE WALLS MIN 4'-0"H
010	OFFICE	C.T.		DWP	DWP	DWP	DWP	ACT	9'-0"	
011	OFFICE	C.T.		DWP	DWP	DWP	DWP	ACT	9'-0"	
012	COFFEE	C.T.		DWP	DWP	DWP	DWP	ACT	9'-0"	
013	CORRIDOR	C.T.		DWP	DWP	DWP	DWP	ACT	9'-0"	

DOOR SCHEDULE

DOOR						FRAME	HARD.	REMARKS	
NO.	SIZE	MTL	MTL	TYPE					
1	2-3'x7'x1 3/4	ALUM.	ALUM.	1	DOOR TYPE B				
2	3'-0"x7'x1 3/4	WD	WD	2	DOOR TYPE C				
3	3'-0"x7'x1 3/4	WD	WD	2	DOOR TYPE C				
4	3'x7'x1 3/4	WD	WD	3	DOOR TYPE C				
5	3'x7'x1 3/4	H.M.	H.M.	3	DOOR TYPE A 1 HR FR DOOR CLOSER				
6	3'x7'x1 3/4	H.M.	H.M.	1	DOOR TYPE C				
7	3'x7'x1 3/4	EXISTING O/H DOOR							
8	3'x7'x1 3/4	H.M.	H.M.	1	EXISTING DOOR				
9	3'x7'x1 3/4	WD	WD	3	DOOR TYPE A				
10	3'x7'x1 3/4	WD	WD	2	DOOR TYPE C				
11	3'x7'x1 3/4	WD	WD	3	DOOR TYPE A				
12	3'x7'x1 3/4	WD	WD	3	DOOR TYPE A				

HARDWARE TYPES:

1. (3) 1 1/2" BUTTS/PUSH. PULL PLATES/DEAD BOLTS W/ TURN BOTTON/CLOSER/
WEATHER STRIP/KICK PLATES (BOTH SIDES)/TREASHOLD
2. 1 1/2 PR. BUTTS/PUSH. PULL PLATES/WALL BUMPER/CLOSER/PRIVACY SET/LATCH SET/DOOR SIGN
3. 1 1/2 PR BUTTS/LEVER HANDLES/PRIVACY SET/ LOCK
4. 1 1/2 PR BUTTS/PUSH PULL PLATES/KICK PLATES (BOTH SIDES)/LOCK SET/DOOR STOP/CLOSER
CONFIRM DOOR NO. 2 TYPE W/ OWNER



ZIAD EL-BABA
ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE -519-796-9882

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
MAY.13.25		STUDY

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI

CLIENT:
KARIM SAID EL-REZ
29440 SCHOOLCRAFT
LIVONIA MI
313 605 0081

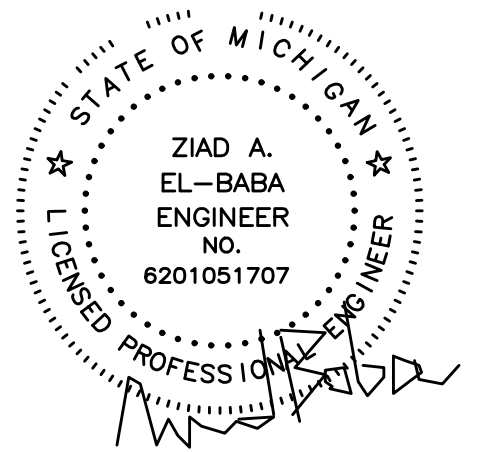
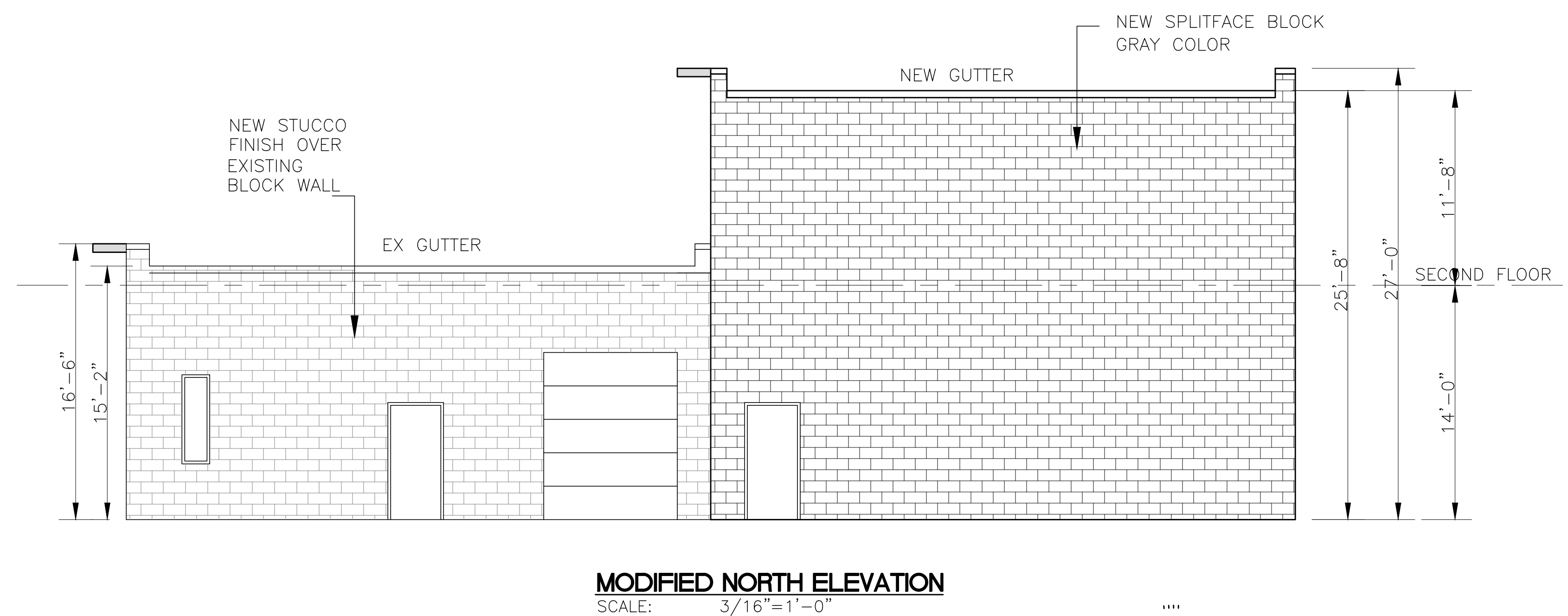
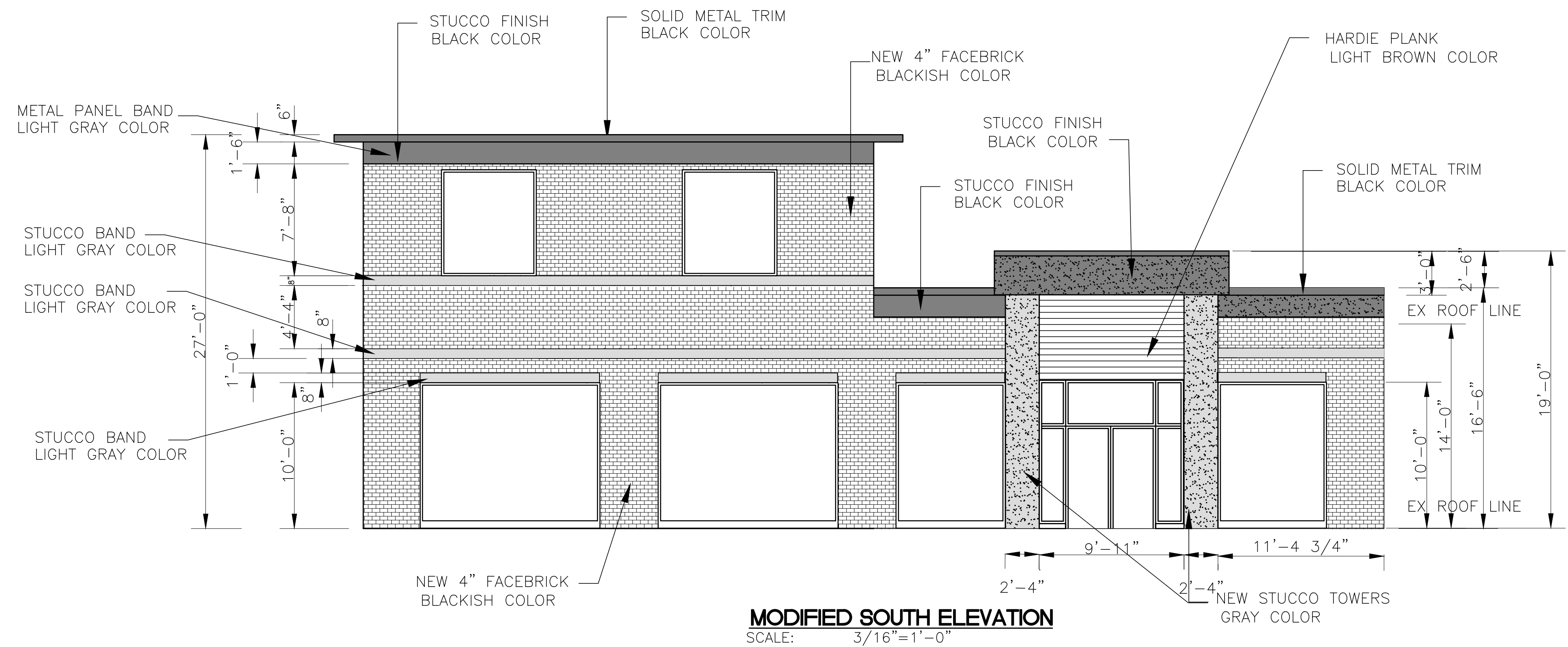
CREATIVE.PRO_11@YAHOO.COM

Drawing Title:
SECOND FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-3



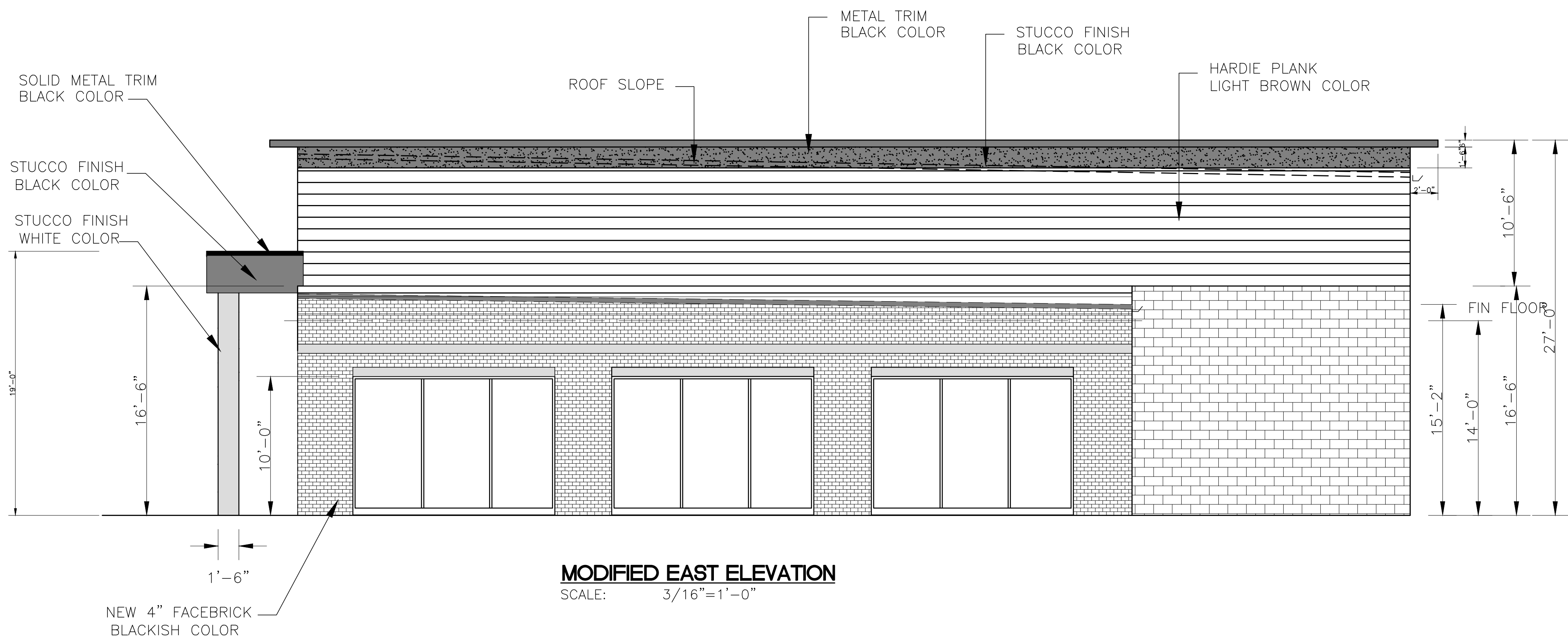
**ZIAD EL-BABA
ENGINEERING**
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
MAY.13.25		STUDY

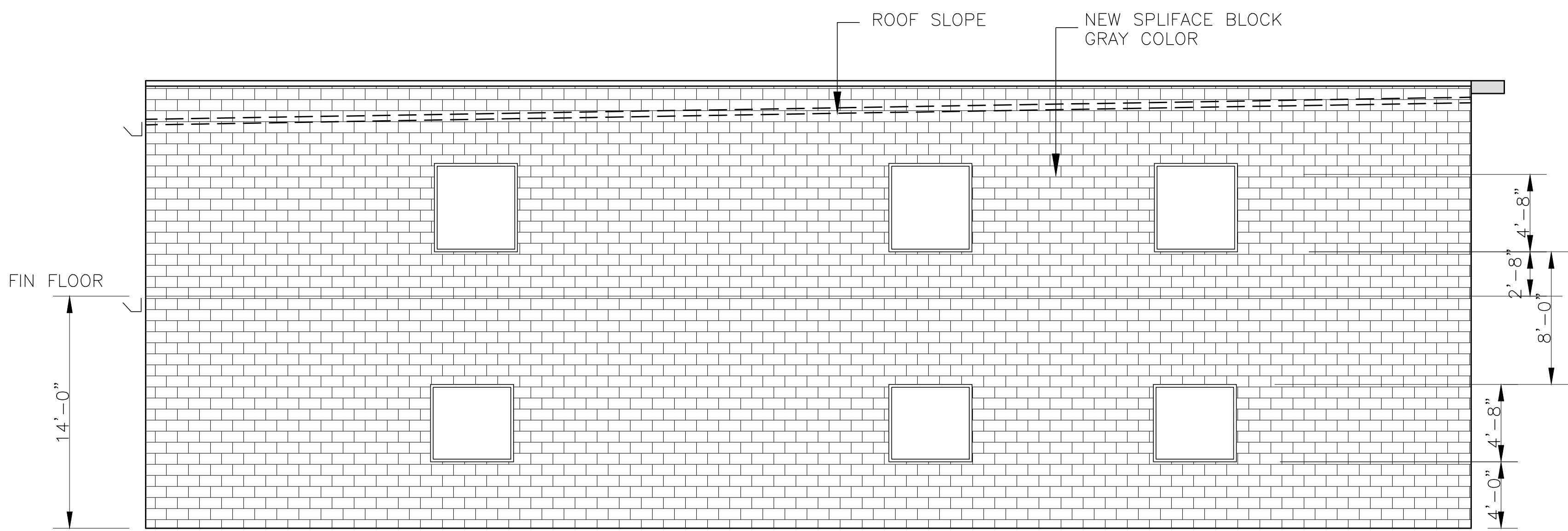
Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI
CLIENT:
KARIM SAID EL-REZ
29440 SCHOOLCRAFT
LIVONIA MI
313 605 0081
CREATIVE.PRO_11@YAHOO.COM

Drawing Title: MODIFIED ELEVATIONS	
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

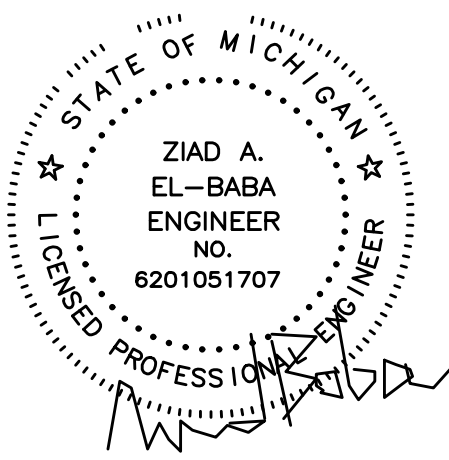
Drawing No.
A-4



MODIFIED EAST ELEVATION
SCALE: 3/16"=1'-0"



MODIFIED WEST ELEVATION
SCALE: 3/16"=1'-0"



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
MOBILE - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JAN.10.25		PERMIT
MAY.13.25		STUDY

Project:
NEW BUILDING ADDITION
29440 SCHOOLCRAFT
LIVONIA MI

CLIENT:
KARIM SAID EL-REZ
29440 SCHOOLCRAFT
LIVONIA MI
313 605 0081
CREATIVE.PRO_11@YAHOO.COM

Drawing Title: MODIFIED ELEVATIONS	
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-5



global-ledsolutions.com

[Ad] Illuminate entrances, walkways and parking lots. Sealed glass lens keeps out bugs & rain. LEDs last up to 17 years. Meets safety standards for wet locations. Must be hard wired.

LED Wall Pack Shield - Global LED Solutions

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

DAVID W. LEAR, P.E.
ASST. CITY ENGINEER



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

April 4, 2025

Mr. Jacob Uhazie
Assistant Planning Director
City of Livonia

Re: Petition 2025-03-08-02 – #29440 Schoolcraft Road

Dear Mr. Uhazie:

In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items:

1. The subject project is located on two separate parcels which are assigned the addresses of **#29440 and #29460 Schoolcraft Road**. The owner of the properties will be required to combine the parcels should the project be approved, and the new combined parcel will retain the address of **#29460 Schoolcraft Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer will need to submit full Engineering drawings and calculations to this Department for permitting once approvals for the site plans have been received. Based on the submitted drawings, we have the following comments:
 - i) Sanitary Sewer: We do not believe that the proposed use will create negative impacts to the existing system. The developer will be required to clean and televise the existing sanitary sewer lead if it is to be re-used.
 - ii) Water Main: The drawings indicate that the existing water service will be re-used for the proposed construction. The developer will need to confirm that the existing service is sufficient for the proposed usage.
 - iii) Storm Sewer: The drawings indicate that a private storm system with detention will be constructed. The project will be required to meet the Wayne

County Storm Water Ordinance, and the proposed design will be reviewed and permitted through Wayne County.

3. The landscaping plan shows 3 proposed trees in a small grouping along the roadway frontage. Please check the tree spacings to make sure there will not be over-crowding. Also, the City is trying to achieve a more diverse tree canopy and would like to request the proposed Maples be changed to another tree on our approved planting list.

Should you have any additional questions on this matter, please feel free to contact myself at (734) 466-2608 or the City Engineer, Mr. Todd Zilincik at (734) 466-2561. If you would prefer, you can e-mail either of us at dlear@livonia.gov or tzilincik@livonia.gov.

Sincerely,



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

cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

14910 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5419
734-466-2444
734-466-2082 fax

DATE: April 10, 2025
TO: Jacob Uhazie, Asst. Planning Director
FROM: Livonia Fire Prevention Division
SUBJECT: Petition 2025-03-08-02 29440 & 29460 Schoolcraft

This office has reviewed the site plan submitted in connection with a request to renovate and construct a new commercial building on the property located at the above referenced address.

We have objections to this proposal with the following reasons:

1. A fire access road shall be provided with not less than 20 feet of unobstructed width and have a minimum of 13 feet 6 inches of vertical clearance in accordance to 18.2.3.4.1.1 and 18.2.3.4.1.2 of NFPA 1, 2015.
2. 18.2.3.4.1.2.2 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus NFPA 1, 2015.
3. 18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including the parking of vehicles.
4. **Access to any perimeter side of the building is limited to only 1 side which can also be compromised due to landscaping (south side of the building). Road widths on the east and west sides of the building are not adequate as well as no emergency vehicle access from the north side.**
5. Limited perimeter access can hinder potential rescue efforts and suppression efforts.
6. Clarification as to what is being stored, sold, or manufactured (if any manufacturing is taking place).

A further detailed plan review will take place when this division receives an official plan set.

Sincerely,
Brian Kukla

Brian Kukla Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

15050 Farmington Road
Livonia, Michigan 48154-5499
(734) 466-2470
FAX: (734) 261-2265

April 7th 2025

Mr. Scott Miller
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petitions 2025-03-08-02 – 29440 & 29460 Schoolcraft

Mr. Miller,

I have reviewed the plans in connection with the petition. I have no objections to the proposals.

Please feel free to contact me, should you have any questions.

Sincerely,

FOR THE CHIEF OF POLICE,

Paul Walters, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: April 21, 2025

To: Jacob Uhazie

From: Jerome Hanna

RE: Petition 2025-03-08-02 – 29440 & 29460 Schoolcraft

Pursuant to your request, the above-referenced Petition has been reviewed.

1. One barrier-free, van-accessible parking space must be provided. This space shall be properly sized and marked in accordance with the Michigan Building Code 2021.
2. The gates on the dumpster enclosure shall be steel or may be as approved.

This Department has no further objections to this Petition.

I trust this provides the requested information.

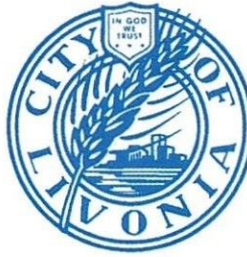
Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Debra Peck Lichtenberg, CPA
DIRECTOR OF FINANCE

Connie Kumpula
CHIEF ACCOUNTANT



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

April 14, 2025

Mr. Jacob Uhazie
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154
Petition 2025-03-08-02 -29440 & 29460 Schoolcraft Rd

Dear Kristoffer,

I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges:	\$ 480.43
(Customer name on record – Future Land Holdings)	

Total Due City of Livonia	\$ 480.23
---------------------------	-----------

Please contact me if you have any further questions.

Very truly yours,

Connie Kumpula
Chief Accountant

CK: sc

Transaction Statement

Service Address

29460 SCHOOLCRAFT
LIVONIA, MI 48150

Mailing Address

CREATIVE-PRO CONSTRUCTION
29460 SCHOOLCRAFT
LIVONIA, MI 48150

Account Number

020103000-001

Amount Due

\$480.23

Account Number

020103000-001

From - Through

10/14/2024 - 04/14/2025

Services

Water & Sewer - Metered

Service Address

29460 SCHOOLCRAFT
LIVONIA, MI 48150

Beginning Balance

\$225.08

Date	Type	Amount	Description
11/15/2024	Bill	\$89.99	Due Date 12/10/2024
12/16/2024	Penalty	\$31.51	
02/14/2025	Bill	\$89.99	Due Date 03/10/2025
03/13/2025	Penalty	\$43.66	

Total Due

\$480.23

Transaction Statement

Account Number

020103000-001

RE: 2025-03-08-02_Fin Treas Assess.pdf

From Nash, Susan M. <snash@livonia.gov>

Date Mon 4/28/2025 1:06 PM

To Reece, Stephanie <SReece@livonia.gov>; Kumpula, Connie <ckumpula@livonia.gov>

Cc Wagner, Jennifer <jwagner@livonia.gov>; Goff, Erika <egoff@livonia.gov>

Taxes are current

Susan Nash

City Treasurer

City of Livonia | Treasurer's Office

(734) 466-2244

snash@livonia.gov

From: Reece, Stephanie <SReece@livonia.gov>

Sent: Monday, April 28, 2025 11:04 AM

To: Kumpula, Connie <ckumpula@livonia.gov>; Nash, Susan M. <snash@livonia.gov>

Cc: Wagner, Jennifer <jwagner@livonia.gov>; Goff, Erika <egoff@livonia.gov>

Subject: 2025-03-08-02_Fin Treas Assess.pdf

Good morning,

I do not show a response being received regarding the attached. The Planning commission meeting is tomorrow. If you can get that to us, it would be appreciated.

Thank you

Stephanie Reece

Program Supervisor

City of Livonia | Planning Department

(734) 466-2288

SReece@livonia.gov



LETTER TO THE LIVONIA CITY COUNCIL

9.

Law
June 6, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

REQUEST TO APPROVE NOTICE OF INTENT RESOLUTION TO ISSUE GENERAL OBLIGATION BONDS NOT TO EXCEED \$5,000,000: Parks and Recreation, re: the acquisition, construction, furnishing and equipping improvements to Shelden Park.

BACKGROUND DETAILS

Honorable Members of City Council,

The City, in partnership with the Plymouth Road Development Authority (PRDA), has begun the process of planning the redesign of Shelden Park.

At its April 14, 2025 meeting, the PRDA has approved a contract, not to exceed \$350,500, with DLZ for Professional Architectural and Engineering Design Services, including Construction Administration and cost estimates for a new splash pad, playgrounds, sports fields and facilities, walking paths and a pavilion. The Parks and Recreation Commission has also considered these plans and has passed a resolution recommending these improvements; that resolution is attached.

It is recommended that this project be financed through the issuance of General Obligation Tax Limited bonds in an amount not to exceed Five Million Dollars (\$5,000,000). The bond will be repaid jointly by the PRDA and City, with the PRDA providing 45% of the funds and the City providing the remainder with budgeted funds from Parks and Recreation designated capital funds. The City portion of the annual debt service is being made available from the retirement of previously issued debt. The final payment on those 2015 refunding bonds is being made during the current fiscal year. The annual debt service on this new debt issuance is expected to be approximately the same as the payments have been for the 2015 refunding bonds. Council has also already voted to accept a donation of \$100,000.00 from Bill Brown Ford to support the redevelopment of Shelden Park, which will be used to help defray the costs related to this bond.

A funding agreement between the City and PRDA formalizing this arrangement will be brought to Council shortly for review and requested approval, and a resolution memorializing the PRDA's interest in this project is attached with this packet for Council's consideration. It should be noted that the notice of intent includes language allowing for the reimbursement of certain costs, including the design fees, to be reimbursed from the bond proceeds.

The first step in the bond issuance process is to publish a notice of intent at least 45 days prior to the issuance of new bonds, pursuant to Act 34, Public Acts of Michigan, 2001. The Notice of Intent is to give the public a right of referendum. Bonds will not be issued until the final terms of the bond

sale are separately approved by the City Council in a Bond Authorizing Resolution.

Attached is a proposed resolution prepared by bond counsel, Miller Canfield. We recommend that City Council adopt the proposed resolution.

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

Notice of Intent Resolution - City of Livonia 2025 Capital Improvement Bonds (Shelden Park), prepared by bond counsel, Miller Canfield.

ATTACHMENTS

1. Notice of Intent Resolution - City of Livonia 2025 Capital Improvement Bonds (Shelden Park) (Act 34)(43982656.1)
2. SheldenParkProposal12-20-2024
3. Shelden renderings
4. R042825 \$100K donation from Bill Brown CR 126-25
5. April 14 2025 - 263rd Regular Minutes unapproved

APPROVED BY



Carter Fisher, City Attorney

Date: June 11, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: June 11, 2025



Maureen Miller Brosnan, Mayor

Date: June 12, 2025

**RESOLUTION AUTHORIZING NOTICE OF INTENT AND
DECLARING INTENT TO REIMBURSE
(2025 CAPITAL IMPROVEMENT BONDS – SHELDEN PARK)**

CITY OF LIVONIA

County of Wayne

State of Michigan

Minutes of a regular meeting of the City Council of the City of Livonia, County of Wayne, State of Michigan, held on the 7th day of July, 2025, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

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

WHEREAS, the City Council of the City of Livonia, County of Wayne, State of Michigan (the “City”) intends to issue general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”), in one or more series, in an aggregate principal amount of not to exceed Five Million Dollars (\$5,000,000) (the “Bonds”) for the purpose of paying all or part of the costs of acquiring, constructing, furnishing and equipping improvements to Shelden Park, including a splash pad, playgrounds, sports fields and facilities, walking paths and a pavilion, site improvements and ancillary facilities therefor (collectively, the “Project”); and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

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

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

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

4. Reimbursement Declaration. The City may incur expenses for the Project prior to receipt of proceeds of the Bonds and may advance moneys for that purpose from funds available to the City, to be reimbursed from proceeds of the Bonds when available. The City makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) The City reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Project which were paid or will be paid from the funds of the City subsequent to sixty (60) days prior to today.
- (b) The maximum principal amount of debt expected to be issued for the Project, including issuance costs, is \$5,000,000.
- (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Project is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the City's use of the proceeds of the Bonds to reimburse the City for a capital expenditure made pursuant to this resolution.

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

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

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Lori L. Miller
City Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the City Council of the City of Livonia, County of Wayne, State of Michigan, at a regular meeting held on the 7th day of July, 2025, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Lori L. Miller
City Clerk

EXHIBIT A

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

PLEASE TAKE NOTICE that the City of Livonia, County of Wayne, State of Michigan (the "City"), intends to issue and sell its general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in one or more series, in an aggregate principal amount of not to exceed Five Million Dollars (\$5,000,000) for the purpose of paying all or part of the costs of acquiring, constructing, furnishing and equipping improvements to Shelden Park, including a splash pad, playgrounds, sports fields and facilities, walking paths and a pavilion, site improvements and ancillary facilities therefor (the "Project").

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL OF AND INTEREST ON SAID BONDS SHALL BE PAYABLE from the general funds of the City lawfully available for such purposes including property taxes levied within applicable constitutional, statutory and charter tax rate limitations. In addition, the City intends to use revenues pledged by the Plymouth Road Development Authority to pay a portion of the debt service on the bonds.

BOND DETAILS

SAID BONDS will be payable in not more than twenty-five (25) years from the date of issuance of each series of bonds and will bear interest at the rate or rates to be determined at a public or private sale but in no event to exceed the maximum rate permitted by law on the balance of the bonds from time to time remaining unpaid.

RIGHT OF REFERENDUM

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

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

Lori L. Miller
City Clerk
City of Livonia

43982656.1/053428.00097



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Letter Agreement for Professional Services
City of Livonia – Sheldon Park
Parks and Recreation Department

December 20, 2024

Mr. Ted Davis
Superintendent of Parks and Recreation
City of Livonia | Parks and Recreation Department
15100 Hubbard
Livonia, MI 48154

RE: Letter Agreement for Professional Architectural and Engineering Design Services
Shelden Park Redesign
DLZ Project: 2142-7258-13

Mr. Davis,

DLZ Michigan, Inc. (DLZ) is pleased to submit this Letter Agreement to the City of Livonia for Professional Services for the above referenced project.

DESCRIPTION OF THE PROJECT

It is understood the City of Livonia would like to proceed with professional architecture and engineering design services associated with the Redevelopment of Sheldon Park. The 20-acre community park located at 10800 Farmington Road will be redeveloped as defined in the master planning efforts completed November 2024 (Exhibit A – Initial Project Information). The Livonia Parks & Recreation department seeks to provide residents new and updated amenities, focusing on community and providing spaces to enjoy the health benefits of outdoor recreation and relaxation.

The following areas are NOT part of the Phase I scope of services:

- The Alfred Noble Library property and adjacent parking lot

SCOPE OF SERVICES

A. SURVEY

DLZ will utilize a 2021 Survey provided by the City of Livonia and provide addition site information as follows:

- a. Locate existing park trees including sizes and canopy coverage.

The City of Livonia is responsible for the accuracy of all information provided to DLZ from previous surveying work. Any discrepancies or required investigative work relating to survey scope will be a mutually agreed upon additional service.

B. GEOTECHNICAL INVESTIGATION

DLZ shall engage a qualified SUBCONSULTANT to complete the following services:

1. Complete a geotechnical investigation and report.
 - a. All test locations will be marked/staked based on topographic survey.
 - b. SUBCONSULTANT shall explore the subsurface soil and groundwater conditions at the proposed site by drilling a total of five (5) soil borings, to a depth of 20 ft below the current grade for a total drilling of 100 linear ft.
 - c. Split-spoon samples will be obtained at two and one-half (2½) ft to five (5) ft intervals for laboratory analysis. Standard Penetration Tests (SPT) values will be recorded for each split spoon samples.
 - d. Groundwater observations will be made during and immediately after completion of the drilling. No long-term groundwater level monitoring is included.
 - e. Included is limited laboratory testing on representative soil samples to determine classification and understand strength, compressibility, and other engineering characteristics.
 - f. Results of field exploration and laboratory tests will be utilized in the engineering analyses in formulation of recommendations and will be presented in a written geotechnical report signed by a registered professional engineer.

C. DATA COLLECTION

1. Information gathered to-date has been based upon aerial photography and as-built drawings. The Data Collection phase will include detailed documentation of existing conditions to supplement and validate conceptual drawings, as follows:
 - a. Each design discipline to visit the site and field verify existing building and site/civil systems that may be impacted by the proposed renovation and partial demolition scope of work.
 - b. Field measure portions of the existing buildings to field verify critical dimensions and information within the original building drawings.
 - c. Develop the project digital base model to be used as a background for further project development.
 - d. Perform a hazardous material survey to identify asbestos containing materials and other hazardous materials that may be impacted by the planned renovation. This includes lab analysis of suspect materials, and a report prepared by qualified professionals.

D. SCHEMATIC DESIGN

- a. Prepare Schematic Site Development drawings to include preliminary grading, plantings, parking, drives, curbs pedestrian access, utilities, and storm water management.
 - b. Prepare Schematic Architectural drawings to include plans, elevations, building sections, and exterior renderings.
 - c. Prepare Schematic Structural drawings to identify anticipated foundation and framing systems.
 - d. Prepare Schematic Mechanical, Plumbing, and Electrical drawings to identify major equipment layout and location.
 - e. Prepare a Design Narrative outlining anticipating systems and major equipment for each design discipline.
-

- f. Conduct a design review meeting for design approval prior to proceeding with the subsequent design phase.
- g. During the Schematic Design phase, DLZ will assist the City with solicitation and selection of a Construction Manager (CM) for the project. The CM will be responsible to develop a cost estimate based on the Schematic Design phase documents.

E. DESIGN DEVELOPMENT

- a. Based on approved Schematic Design Documents, the Design development phase shall further illustrate and detail the scope of work to include typical plan and section details, and preliminary ductwork and piping layouts.
- b. Perform engineering calculations to identify civil, structural, mechanical, plumbing, and electrical equipment selection and system design.
- c. Provide cut sheets for preliminary material and product selections.
- d. Conduct a design review meeting for design approval prior to proceeding with the subsequent design phase.
- e. Coordinate with the CM to support their cost estimating efforts; the CM will be responsible to update the cost estimate at this stage.

F. CONSTRUCTION DOCUMENTS

- a. Prepare Construction Documents to include final drawings for the following disciplines:
 - 1. Building Demolition
 - 2. Site / Civil Engineering
 - 3. Landscape Architecture
 - 4. Architecture
 - 5. Furnishings, Fixtures, and Equipment (in coordination with applicable vendors).
 - 6. Structural Engineering
 - 7. Mechanical/Plumbing Engineering
 - 8. Electrical Engineering
- b. Prepare Project Manual including Division 00-01 General Conditions and Division 02-33 Technical Specifications.
- c. Construction Documents shall be prepared in up to three bid packages for CM distribution to applicable bidders as required to solicit competitive bids.
- d. Submit Construction Documents to local authority having jurisdiction (AHJ) for review. We anticipate the plan review fee will either be waived or will be paid by the CM. If DLZ is requested to pay the application fee, it will be billed as a direct reimbursable expense.

G. BIDDING

- a. Conduct a pre-bid meeting on-site for prospective bidders to review the scope of work.
 - b. Prepare and Advertisement of Bid for public application.
 - c. Distribute .pdf format Contract Documents for access by prospective Bidders.
 - d. Respond to Bidder's Requests for Information (RFI's) during bidding phase, in the form of an Addendum.
-

- e. Assist the City during the opening of Bids.
- f. Review Bids received and attend up to ten (10) post-bid interviews for key subcontractors.

H. CONSTRUCTION ADMINISTRATION

- a. Conduct a pre-construction meeting to outline roles, responsibilities, and lines of communications.
- b. Review shop drawings and submittals related to the design.
- c. Respond to Contractor's Request for Information (RFI's) during construction.
- d. Perform site visits an average of bi-weekly to review construction progress and overall conformance with the Contract Documents. Conduct up to ten (10) site visits during construction activity; prepare field observation reports for each site visit.
- e. Conduct progress meetings and prepare meeting minutes; average of two (2) meetings per month, up to ten (10) progress meetings are anticipated.
- f. Review Contractor Payment Applications and make recommendations for payment.
- g. Perform one Substantial Completion walk-through and one Final Completion walk-through.
- h. Review Contractor's Project Closeout documents including review of O&M Manuals, Warranties, and Contractor's "As-Built" Record Drawings prepared by the Contractor.

ADDITIONAL SERVICES: WORK TO BE PERFORMED UNDER A SEPARATE AGREEMENT

Professional services not specifically identified within the Scope of Work are outside the scope of this Project. Additional Services may be performed upon mutual agreement as an amendment to this Letter Agreement. The following work items are not within this Project's scope of services:

- a. Professional Services beyond those defined in the Scope of Services.
- b. Preparation of Record Documents (As-Built Drawings to be provided by CM).
- c. Environmental Services beyond those identified in Scope of Services.
- d. Commissioning Services.
- e. Construction Material Testing and Special Inspections.
- f. Air Quality Monitoring (to be provided by the CM).
- g. Detailed cost estimating (to be provided by the CM).
- h. LEED Certification and/or specialized sustainable design features.
- i. Preparation of applications and paperwork for utility rebates (to be provided by CM).
- j. Additional meetings or site visits, beyond the quantity identified in the Scope of Services.
- k. Field verification of existing vehicles and equipment (to be provided by Owner).
- l. 3D Scanning and/or detailed "as-built" documentation of existing interior or exterior of existing facilities.
- m. Application to the Zoning Board of Appeals, Planning Commission, Historic Commission, or other AHJ related to variances, special use permits or other special project approvals.
- n. Financial Analysis and research of available funding mechanisms.
- o. Real estate services.
- p. Traffic Impact Study and Signal Design.

ADDITIONAL INFORMATION

1. Services will be consistent with those customarily performed for similar projects of this nature, as
-

defined by an industry standard AIA B101-2017 Standard Form of Agreement Between Owner and Architect.

2. Correspondence and documentation shall utilize AIA documents and/or DLZ format. Deliverables will be provided electronically in a .pdf format.
3. Documented conditions are only valid at locations observed. DLZ makes no representation concerning conditions unless stated in writing.
4. The City of Livonia shall provide a copy of all applicable documents related to the site & buildings including existing drawings, previous reports, and maintenance records.
5. DLZ is not responsible for Contractor's safety compliance; jobsite safety will be solely the Contractor's responsibility.
6. This proposal does not anticipate any wetland or EGLE requirements. Discovery of conditions requiring wetland preservation will require additional services.
7. All new park structures are assumed to be pre-engineered structures.
8. Due to playground equipment lead times DLZ recommends involving suppliers early in the design process and ordering equipment direct prior to completion of construction documents. Current lead times are ranging from 8-16 months depending on manufacturer.

SCHEDULE

For services as described herein, DLZ will proceed upon receipt of a signed Agreement. The following preliminary schedule has been developed as a general guideline:

Anticipated Project Schedule			
Description	Duration	Start Date	Completion Date
Notice to Proceed	-	assumed +/- February 17, 2025	
Survey/Geotech	+/- 2 week*	February 17, 2025	February 28, 2025
Data Collection	+/- 2 weeks*	March 03, 2025	March 14, 2025
Schematic Design	+/- 4 weeks*	February 17, 2025	March 14, 2025
Owner Review	+/- 1 week	March 17, 2025	March 21, 2025
Design Development	+/- 4 weeks	March 24, 2025	April 18, 2025
Owner Review	+/- 1 week	April 21, 2025	April 25, 2025
100% Construction Documents	+/- 6 weeks	April 28, 2025	June 06, 2025
Owner Review & Page Turn	+/- 1 week	June 09, 2025	June 13, 2025
Bidding & Award	+/- 6 weeks	June 16, 2025	July 25, 2025
Construction Administration	+/- 20 weeks	July 28, 2025	December 12, 2025
Final Completion and Project Closeout	+/- 2 weeks	December 15, 2025	December 30, 2025

*Can occur simultaneously

ATTACHMENTS

- Exhibit A: Shelden Park Master Plan
- Exhibit B: Preliminary Opinion of Probable Cost, dated 12/10/2024
- Exhibit C: Professional Services Fee Summary, dated 12/10/2024
- Exhibit D: Geotech Proposal, dated 12/10/2024



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

Letter Agreement for Professional Services
City of Livonia – Shelden Park
Parks and Recreation Department

COMPENSATION

DLZ shall provide Professional Services as outlined for an amount not to exceed three hundred fifty thousand five hundred dollars (\$350,500.00) inclusive of all expenses. DLZ shall submit invoices, on a monthly basis, for services rendered.

Compensation Summary		
Survey (Tree Locating Services)	Lump Sum	\$3,500.00
Geotechnical Investigation	Lump Sum	\$10,000.00
Data Collection	Hourly NTE	\$37,100.00
Design Documents (SD-CD)	Hourly NTE	\$201,500.00
Construction Administration	Hourly NTE	\$98,400.00
Total Compensation		\$350,500.00

- Survey/Geotech fixed amounts based on Park Area.
- Survey amount assumes DLZ will receive existing CAD file and control.
- Hourly NTE Fee based on 7% of estimated construction cost of \$5M – see Exhibits B & C for preliminary budget and hourly breakdown. Fees to adjust with construction budget proportionally.

STANDARD TERMS AND CONDITIONS

The Standard Terms and Conditions, as set forth in DLZ's Agreement for Professional Architectural Services with the City of Livonia, dated January 1, 2021, are incorporated here into, and made part of this Letter Agreement.

ACCEPTANCE

If this Letter Agreement meets with your approval, please sign, date, and return one copy (pdf format is acceptable). An executed Letter Agreement shall serve as DLZ's Notice to Proceed with identified work. We look forward to working with you on this project. Please do not hesitate to contact us if you should have any questions.

DLZ MICHIGAN, INC.

Manoj Sethi, P.E.
President

AGREED AND ACCEPTED

CITY OF LIVONIA, PARKS AND REC DEPARTMENT

Name and Title

Dan Swiontoniowski, AIA, NCARB
Department Manager

Date



MASTER PLAN KEY

- PHASE 1:
- 1. 10' BIKING & WALKING PATH
 - 2. SMALL PAVILION
 - 3. 5' SIDEWALK
 - 4. CROSSWALK
 - 5. BIKE RACK
 - 6. SPLASH PAD
 - 7. COMBINED COMFORT STATION AND PAVILION
 - 8. PICNIC PLAZA AND SHADE SAILS
 - 9. BENCHES TYP.
 - 10. PLAYGROUND
 - 11. PLAY MOUNDS AND BRIDGE
 - 12. FLEXIBLE LAWN SPACE
 - 13. ADULT FITNESS AREA
 - 14. SWING BENCH TYP.
 - 15. NATIVE PLANTINGS WITH BERMS OR SWALES
 - 16. EXISTING PARKING LOT
 - 17. PICKLEBALL COURTS
 - 18. TENNIS COURTS
 - 19. 8' SIDEWALK
 - 20. BRONCO BASEBALL FIELD
 - 21. H.S. BASEBALL FIELD
 - 22. BASEBALL DUGOUTS
 - 23. EXISTING TURNAROUND
 - 24. EXISTING TREES TYP.
 - 25. PROPOSED TREES TYP.
 - 26. WELCOME / RULES SIGN
 - 27. FLEXIBLE LAWN / SPORTS FIELD AREA
- PHASE 2:
- 28. PAVED PARKING LOT
 - 29. FLEXIBLE LAWN AREA
 - 30. STORYWALK LOOP (20 POSTS)
 - 31. NATIVE PLANTINGS WITH MOUNDS OR STORMWATER DETENTION
 - 32. LARGE PAVILION (90' x 40')
 - 33. 6' SIDEWALK

SHELDEN PARK EXPANSION MASTER PLAN

City of Livonia, Michigan

12/09/24



SHELDEN PARK MASTER PLAN					
Preliminary Opinion of Probable Costs					
Description		Quantity	Units	Unit Price	Total
					Subtotals
GENERAL REQUIREMENTS, REMOVALS AND SITE PREPARATION					
Mobilization/Demobilization (5%)	1	LS	\$211,160.00	\$211,160.00	
Material Testing (1%)	1	LS	\$10,210.00	\$10,210.00	
Erosion Control (3%)	1	LS	\$126,696.00	\$126,696.00	
Tree Removal	1	LS	\$20,000.00	\$20,000.00	
Playground Removal	1	EA	\$8,000.00	\$8,000.00	
Electrical Removals/Relocations	1	LS	\$10,000.00	\$10,000.00	
Tennis Court Removal	49,000	SFT	\$1.00	\$49,000.00	
Pool and Pool House Removal	1	LS	\$50,000.00	\$50,000.00	
Gazebo Removal	1	LS	\$10,000.00	\$10,000.00	
Ball Field Removal	3	EA	\$10,000.00	\$30,000.00	
Soccer Field Removal	1	EA	\$2,500.00	\$2,500.00	
Strip/Stockpile Topsoil	15,000	SY	\$1.50	\$22,500.00	
Concrete Sidewalk Removal	1,100	SY	\$12.00	\$13,200.00	
Curb Removal	500	LFT	\$8.00	\$4,000.00	
Misc. Improvement Clearing	1	LS	\$5,000.00	\$5,000.00	
				\$572,266.00	
New Elements					
Signage	1	LS	\$15,000.00	\$15,000.00	
Splash Pad w/ Recirculating System	1	LS	\$700,000.00	\$700,000.00	
Playgrounds with PIP	1	LS	\$500,000.00	\$500,000.00	
Fitness Area with PIP	1	LS	\$75,000.00	\$75,000.00	
Main Shelter with changing rooms and restrooms w/ Electric	1	EA	\$450,000.00	\$450,000.00	
Shade Structures	4	EA	\$24,000.00	\$96,000.00	
Small Shelter (~20' x 20')	1	EA	\$35,000.00	\$35,000.00	
Tennis Shelter w/ Electric	1	EA	\$80,000.00	\$80,000.00	
Picnic Tables	35	EA	\$3,000.00	\$105,000.00	
Benches	20	EA	\$2,500.00	\$50,000.00	
Swing Benches	3	EA	\$5,000.00	\$15,000.00	
Litter Receptacles	10	EA	\$1,500.00	\$15,000.00	
Bike Rack	5	EA	\$1,000.00	\$5,000.00	
Court Sport Area	43,200	SFT	\$10.00	\$432,000.00	
Large Ball Field	1	EA	\$50,000.00	\$50,000.00	
Small Ball Field	1	EA	\$45,000.00	\$45,000.00	
Soccer Fields	3	EA	\$15,000.00	\$45,000.00	
Concrete Pavement, 4" with 6" aggregate	52,000	SF	\$12.00	\$624,000.00	
Earthwork and Topsoil Spreading	1	LS	\$50,000.00	\$50,000.00	
Native Plantings, mix of plugs and seed	119,000	SFT	\$3.50	\$416,500.00	
Trees	45	EA	\$700.00	\$31,500.00	
Hydroseed Turfgrass	14,000	SY	\$1.00	\$14,000.00	
Site Lighting	20	EA	\$7,500.00	\$150,000.00	
				Subtotal	\$3,999,000.00
Subtotal All Divisions					\$4,571,266.00
Design Contingency (10%)					\$457,126.60
Total Construction Cost (TCC)					\$5,028,392.60
Probable Soft Costs & CM Fees (25% of TCC)					\$1,257,098.15
Construction Phase Contingency (10% of TCC)					\$502,839.26
Total Project Cost					\$6,285,490.75

1.The costs stated above are probable construction cost opinions based on 2024 costs. If slated for future funding, costs will need to be reevaluated based on inflation for the current year when project moves forward. The costs provided herein are for planning purposes only and do not account for unforeseen conditions and items not indicated on available GIS, aerial data or other public information outlets used (such as utilities, actual soils conditions, etc.). In addition, these cost opinions are subject to change based on market conditions, economic conditions, inflation, material selection, etc. Multiple phases of projects, multiple bidding packages, design parameters, etc. all have an impact on project costs that cannot be absolutely identified in a planning study of this level of detail.

2. The cost opinions expressed above include a line item for project ‘soft costs’ which include, but are not limited to engineering and design consulting fees and expenses, legal fees, detailed analysis such as geotechnical investigation, and/or hydrological/hydraulic modeling, topographic or legal surveying, permitting and associated fees, construction phase administrative services, and other similar costs.

DLZ Michigan, Inc.
 Client: City of Livonia, MI
 Project: Shelden Park Redesign

EXHIBIT C
 12.10.2024

FEE PROPOSAL

Phase	Description	Hours	Total Labor Cost
P1.1 - Investigation	DLZ - Architecture, Civil, and Stuctural Engineering	188	\$ 24,744.00
P1.2 - Investigation	DLZ - MEP Engineering	36	\$ 4,842.00

SUBCONSULTANTS

P1.3 - Technology Services	Allowance for Owners Tech Consultant	0	\$ -
----------------------------	--------------------------------------	---	------

REIMBURSABLE EXPENSES

R1.1 - Environmental Testing	Allowance	\$ 5,000.00
R1.2 - Printing	Allowance	\$ 1,500.00
R1.3 - Travel	Mileage to be reimbursed at standard federal rate	\$ 1,000.00
SUBTOTAL, P1 - Investigation		\$ 37,086.00

Phase	Description	Hours	Total Labor Cost
P2.1 - Design	DLZ - Architecture, Civil, and Stuctural Engineering	1354	\$ 161,346.00
P2.2 - Design	DLZ - MEP Engineering	320	\$ 37,040.00

SUBCONSULTANTS

P2.3 - Technology Services	Allowance for Owners Tech Consultant	0	\$ -
----------------------------	--------------------------------------	---	------

REIMBURSABLE EXPENSES

R2.1 - Printing	Budget assumes up to 4 sets of drawings and specifications for plan review	\$ 2,000.00
R2.3 - Travel	Mileage to be reimbursed at standard federal rate	\$ 1,000.00
SUBTOTAL, P2 - Design		\$ 201,386.00

Phase	Description	Hours	Total Labor Cost
P3.1 - Construction Management	DLZ - Architecture and Engineering	592	\$ 73,214.00
P3.2 -Construction Management	DLZ - MEP Engineering	160	\$ 23,200.00

SUBCONSULTANTS

P3.3 - Technology Services	Allowance for Owners Tech Consultant	0	\$ -
----------------------------	--------------------------------------	---	------

REIMBURSABLE EXPENSES

R3.1 - Travel	Mileage to be reimbursed at standard federal rate	\$ 2,000.00
SUBTOTAL, P3 - Construction Management		\$ 98,414.00

TOTAL - PROFESSIONAL SERVICES			\$ 336,886.00
--------------------------------------	--	--	----------------------

Notes:

1. Fee proposal is based upon an assumed Construction Budget up to \$5M. If the actual construction budget varies from this assumption, Professional Services Fees are anticipated to be adjusted proportionately per mutual agreement.
2. Environmental expense is to provide asbestos testing and report services as applicable for renovation projects; remediation services can be provided as an additional service if needed.
3. Proposed professional services are based on those as customarily defined by AIA B101, Standard form of Agreement between Owner and Architect
4. Reimbursable expenses shall be billed at cost times 1.1 multiplier.
5. Plan review cost by City of Livonia, or applicable agency, are assumed to be provided by Owner and excluded from this proposal.

DLZ Michigan, Inc.
Client: City of Livonia, MI
Project: Shelden Park Redesign

FEE PROPOSAL

Phase	Description	Principal Arch	LA/Architect PM	QM	Project Architect Senior Designer	LA/Architect	LA/Architectural Designer	Struc/Civil Engineer IV	Struc/Civil Engineer III	Struc/Civil Engineer II	Struc/Civil Engineer I	TOTAL
P1.1	Investigation - C, A, S											
	Project Management											
	(a) Project Management		8	2								10
	Investigation & Programming											
	(a) Civil, Site			2		40	40	8	20	8		118
	(b) Civil, Survey											
	(c) Architectural		12	2	8	8	8					38
	(d) Structural			2		2	2	2		2		10
	(e) Budget Review with Estimator			4								4
	(f) Client Review Meetings		8									8
												0
	SUBTOTAL HOURS	0	28	12	8	50	50	10	20	10	0	188
	BILLING RATE	\$ 205	\$ 162	\$ 183	\$ 129	\$ 118	\$ 97	\$ 194	\$ 150	\$ 129	\$ 97	
	SUBTOTAL LABOR COST	\$ -	\$ 4,536	\$ 2,196	\$ 1,032	\$ 5,900	\$ 4,850	\$ 1,940	\$ 3,000	\$ 1,290	\$ -	
											TOTAL C,A,S	\$ 24,744

Phase	Description	Mech/Elec Engineer IV	Mech/Elec Engineer III	Mech/Elec Engineer II	Mech/Elec Engineer I							TOTAL
P1.2	Investigation - M, E, P											
	Investigation & Programming											
	(a) Mechanical/Plumbing	8			8							16
	(b) Electrical	8			8							16
	(c) Client Review Meetings	2			2							4
												0
	SUBTOTAL HOURS	18	0	0	18							36
	BILLING RATE	\$ 172	\$ 145	\$ 118	\$ 97							
	SUBTOTAL LABOR COST	\$ 3,096	\$ -	\$ -	\$ 1,746							
											TOTAL, MEP	\$ 4,842

Phase	Description	Principal Arch/Eng	Staff Arch/Eng									TOTAL
P1.3	Investigation - Technology											
	Investigation & Programming											
	(a) Technology	0	0									0
	(b) Client Review Meetings	0	0									0
												0
	SUBTOTAL HOURS	0	0									0
	BILLING RATE	\$ 150	\$ 95									
	SUBTOTAL LABOR COST	\$ -	\$ -									
											TOTAL, Technology	\$ -
											TOTAL LABOR COST	\$ 29,586

DLZ Michigan, Inc.
Client: City of Livonia, MI
Project: Sheldon Park Redesign

FEE PROPOSAL

Phase	Description	Principal Arch	LA/Architect PM	QM	Project Architect Senior Designer	LA/Architect	LA/Architectural Designer	Struc/Civil Engineer IV	Struc/Civil Engineer III	Struc/Civil Engineer II	Struc/Civil Engineer I	TOTAL
P2.1	Design - C, A, S											
	Project Management											
	(a) Project Management		10	2								12
	Investigation & Programming											
	(a) Civil, Site			12		320	480	8	100	8		928
	(b) Architectural		12	8	120	120	60					320
	(c) Structural			8		2	2	40		2		54
	(d) Budget Review with Estimator		20									20
	(e) Client Review Meetings		20									20
												0
	SUBTOTAL HOURS	0	62	30	120	442	542	48	100	10	0	1354
	BILLING RATE	\$ 205	\$ 162	\$ 183	\$ 129	\$ 118	\$ 97	\$ 194	\$ 150	\$ 129	\$ 97	
	SUBTOTAL LABOR COST	\$ -	\$ 10,044	\$ 5,490	\$ 15,480	\$ 52,156	\$ 52,574	\$ 9,312	\$ 15,000	\$ 1,290	\$ -	
											TOTAL C,A,S	\$ 161,346

Phase	Description	Mech/Elec Engineer IV	Mech/Elec Engineer III	Mech/Elec Engineer II	Mech/Elec Engineer I							TOTAL
P2.2	Design - M, E, P											
	Investigation & Programming											
	(a) Mechanical/Plumbing	40			120							160
	(b) Electrical	40			120							160
	(c) Client Review Meetings											0
												0
	SUBTOTAL HOURS	80	0	0	240							320
	BILLING RATE	\$ 172	\$ 145	\$ 118	\$ 97							
	SUBTOTAL LABOR COST	\$ 13,760	\$ -	\$ -	\$ 23,280							
											TOTAL, MEP	\$ 37,040

Phase	Description	Principal Arch/Eng	Staff Arch/Eng									TOTAL
P2.3	Design - Technology											
	Investigation & Programming											
	(a) Technology	0	0									0
	(b) Client Review Meetings	0	0									0
												0
	SUBTOTAL HOURS	0	0									0
	BILLING RATE	\$ 150	\$ 95									
	SUBTOTAL LABOR COST	\$ -	\$ -									
											TOTAL, Technology	\$ -
											TOTAL LABOR COST	\$ 198,386

DLZ Michigan, Inc.
Client: City of Livonia, MI
Project: Sheldon Park Redesign

FEE PROPOSAL

Phase	Description	Principal Arch	LA/Architect PM	QM	Project Architect Senior Designer	LA/Architect	LA/Architectural Designer	Struc/Civil Engineer IV	Struc/Civil Engineer III	Struc/Civil Engineer II	Struc/Civil Engineer I	TOTAL
P3.1	Constr. Admin - C, A, S											
	Project Management											
	(a) Project Management		10									10
	Investigation & Programming											
	(a) Civil, Site					200	100			80		380
	(b) Architectural (on-site)				48	48						96
	(c) Structural							20				20
	(d) Budget Review with Estimator		10									10
	(e) Client Review Meetings		30		30	16						76
												0
	SUBTOTAL HOURS	0	50	0	78	264	100	20	0	80	0	592
	BILLING RATE	\$ 205	\$ 162	\$ 183	\$ 129	\$ 118	\$ 97	\$ 194	\$ 150	\$ 129	\$ 97	
	SUBTOTAL LABOR COST	\$ -	\$ 8,100	\$ -	\$ 10,062	\$ 31,152	\$ 9,700	\$ 3,880	\$ -	\$ 10,320	\$ -	
											TOTAL C,A,S	\$ 73,214

Phase	Description	Mech/Elec Engineer IV	Mech/Elec Engineer III	Mech/Elec Engineer II	Mech/Elec Engineer I							TOTAL
P3.2	Constr. Admin - M, E, P											
	Investigation & Programming											
	(a) Mechanical/Plumbing	40		40								80
	(b) Electrical	40		40								80
	(c) Client Review Meetings											0
												0
	SUBTOTAL HOURS	80	0	80	0							160
	BILLING RATE	\$ 172	\$ 145	\$ 118	\$ 97							
	SUBTOTAL LABOR COST	\$ 13,760	\$ -	\$ 9,440	\$ -							
											TOTAL, MEP	\$ 23,200

Phase	Description	Principal Arch/Eng	Staff Arch/Eng									TOTAL
P3.3	Constr. Admin - Technology											
	Investigation & Programming											
	(a) Technology	0	0									0
	(b) Client Review Meetings	0	0									0
												0
	SUBTOTAL HOURS	0	0									0
	BILLING RATE	\$ 150	\$ 95									
	SUBTOTAL LABOR COST	\$ -	\$ -									
											TOTAL, Technology	\$ -
											TOTAL LABOR COST	\$ 96,414

FK Engineering Associates

Excellence in Infrastructure and Underground Engineering



30425 Stephenson Hwy
Madison Heights, Michigan 48071
Phone: 248-817-2946

EXHIBIT D
12.10.2024

Mr. Joe Shadik
DLZ
Project Manager
607 Shelby Street, Suite 650
Detroit, Michigan 48226

December 11, 2024

RE: Geotechnical Investigation Proposal
Shelden Park Improvements
Livonia, Michigan

Dear Mr. Shadik,

In response to your request, FK Engineering Associates (FKE) is pleased to present this proposal to perform a geotechnical investigation for the proposed Shelden Park Improvements in Livonia, Michigan. Details regarding our proposal are presented in the following sections, including background information, our scope of services, and associated lump sum professional fees.

Project Background

DLZ is providing design services for improvements at the existing Shelden Park in Livonia, Michigan. The existing Shelden Park lies between Farmington Road and Loveland Street, south of Plymouth Road, in Livonia, Michigan. Improvements will generally consist of new tennis courts, new soccer fields, new baseball fields, walking areas, and pavilions. The proposed pavilions are expected to be supported by shallow spread footings and/or drilled piers.

DLZ provided a Master Plan Sheet showing proposed improvements dated November 13, 2024, to aid the preparation of this proposal. The general proposed park improvement layout is shown in Image 1, which includes requested test boring locations by DLZ.

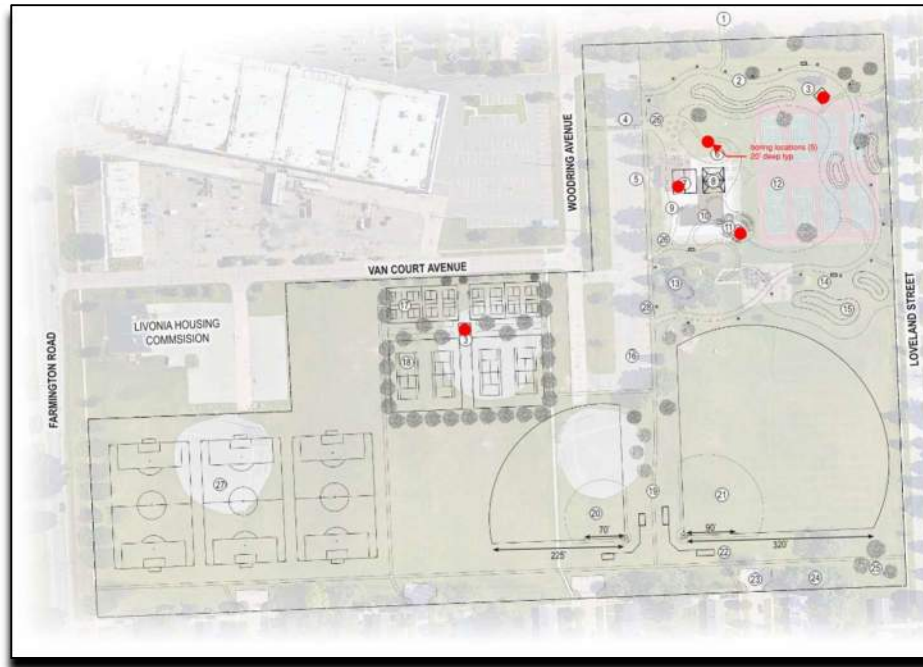


Image 1 - Provided Aerial

To assist in design efforts, DLZ is requesting a proposal from FKE to perform a Geotechnical Investigation at the site and to provide a corresponding Geotechnical Investigation Report.

Scope of Services

- Prior to drilling, we will contact MISS DIG to identify utility locations at the site. This will occur at least three business days prior to the start of fieldwork.
- We have assumed that no permits are necessary to facilitate this work. Should they become necessary, they will be obtained by others.
- Based on cursory review, it appears that a truck-mounted drill rig can facilitate work.
- DLZ has requested that five test borings be performed at the site. Loading is currently unknown, but foundations are expected to be lightly loaded.

DLZ has requested five (5) test borings be performed, each extending to 20 feet below ground surface (100 lineal feet of drilling).

Samples will be recovered at each crossing using the Standard Penetration Testing method (SPT). We will obtain split spoon samples at 2.5 feet on center to 10 feet and then at 5-foot intervals to the explored depth.

We will backfill the borings with soil cuttings following completion of drilling to prevailing grade. Excess spoils will be left on site as neatly as practicable. Should excess spoils need to be removed from site, additional costs will incur. Site restoration beyond boring backfill is not included in this scope.

All borings will be logged, and results prepared in the form of Logs of Test Borings. A test boring location plan will be prepared in CADD format.

An FKE geotechnical engineer or technician will provide on-site observation of drilling operations, log the samples, take groundwater level readings, and record other relevant information in the field.

- Following drilling, we will transport the samples to our Madison Heights office, where they will be further evaluated and select samples subjected to laboratory testing. We expect laboratory testing to be limited to moisture, dry density, unconfined compressive strength (cohesive), and/or grain size distribution (sieve/hydrometer). *We have included a laboratory allowance of \$900.*
- We will evaluate the soils and prepare a Geotechnical Investigation Report which includes a summary of subsurface conditions encountered, laboratory testing results, and recommendations for the proposed construction regarding soil and groundwater conditions, foundation bearing capacities, site preparation, engineered fill, and pavement considerations.

Schedule

We are prepared to schedule fieldwork immediately upon receiving your notice to proceed. We expect fieldwork to take one day to complete. Following completion of fieldwork, we will submit the final geotechnical investigation reports to DLZ within 3 weeks.

Project Fees and Terms

We propose to perform the services outlined in this proposal for the **LUMP SUM FEE of \$10,000.**
Note, this fee includes estimated drilling efforts for DLZ (no mark-up) on the order of \$3,900.

These fees include all expenses associated with our project including field investigation, laboratory testing, evaluation software, and our corresponding engineering evaluations and recommendations. Any additional services will be discussed prior to initializing. We understand that these services will be authorized under our existing Master Services Agreement in the form of individual Task Order.

We appreciate this opportunity to submit this proposal for your consideration. Please call with any questions.

Sincerely,

FK Engineering, Inc.



Peter Wenderski, P.E.
 Project Engineer



Kyle D. Thompson, P.E.
 Sr. Project Engineer/APM

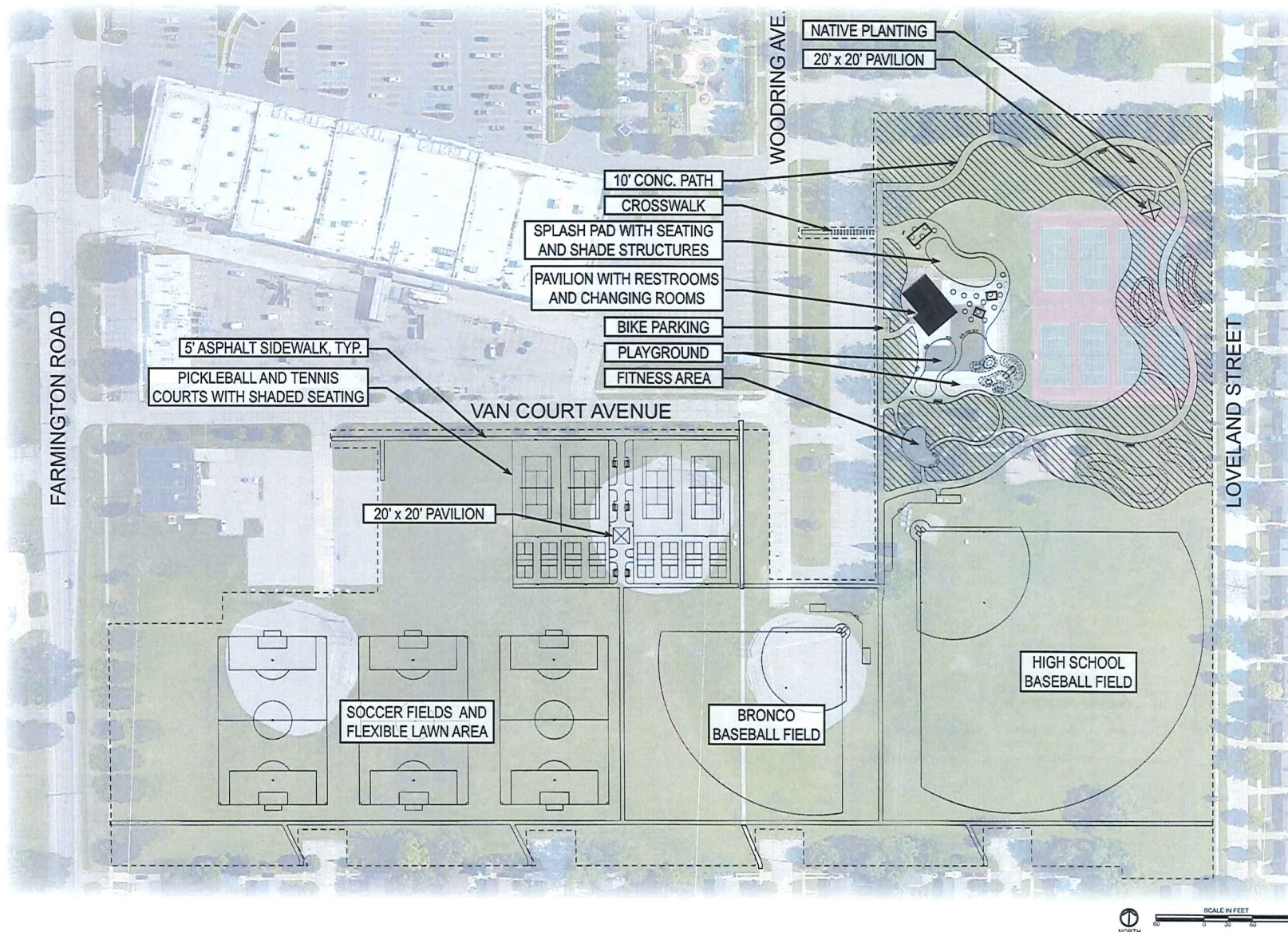
ACCEPTED BY DLZ:

BY: _____

SIGNATURE: _____

TITLE: _____

DATE: _____



LAYOUT PLAN COMPONENTS

PHASE 1:

- 10' BIKING & WALKING PATH
- SMALL PAVILION
- 5' SIDEWALK
- CROSSWALK
- BIKE RACK
- SPLASH PAD
- COMBINED COMFORT STATION AND PAVILION
- PICNIC PLAZA AND SHADE SAILS
- BENCHES TYP.
- PLAYGROUND
- PLAY MOUNDS AND BRIDGE
- FLEXIBLE LAWN SPACE
- ADULT FITNESS AREA
- SWING BENCH TYP.
- NATIVE PLANTINGS WITH BERMS OR SWALES
- EXISTING PARKING LOT
- PICKLEBALL COURTS
- TENNIS COURTS
- 8' SIDEWALK
- BRONCO BASEBALL FIELD
- H.S. BASEBALL FIELD
- BASEBALL DUGOUTS
- EXISTING TURNAROUND
- EXISTING TREES TYP.
- PROPOSED TREES TYP.
- WELCOME / RULES SIGN
- FLEXIBLE LAWN / SOCCER FIELD AREA

SHELDEN PARK: SCHEMATIC DESIGN PLAN LAYOUT

City of Livonia, Michigan





DESIGN SHOWN IS CONCEPTUAL, INCLUDING COLORS. FINAL PRODUCTS MAY DIFFER.

Shelden Park
Option 2

25-6358A



DESIGN SHOWN IS CONCEPTUAL, INCLUDING COLORS. FINAL PRODUCTS MAY DIFFER.

Shelden Park
Option 2

25-6358A



DESIGN SHOWN IS CONCEPTUAL, INCLUDING COLORS. FINAL PRODUCTS MAY DIFFER.

Shelden Park
Option 2

25-6358A



DESIGN SHOWN IS CONCEPTUAL, INCLUDING COLORS. FINAL PRODUCTS MAY DIFFER.

Shelden Park
Option 2

25-6358A

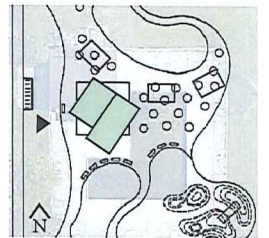
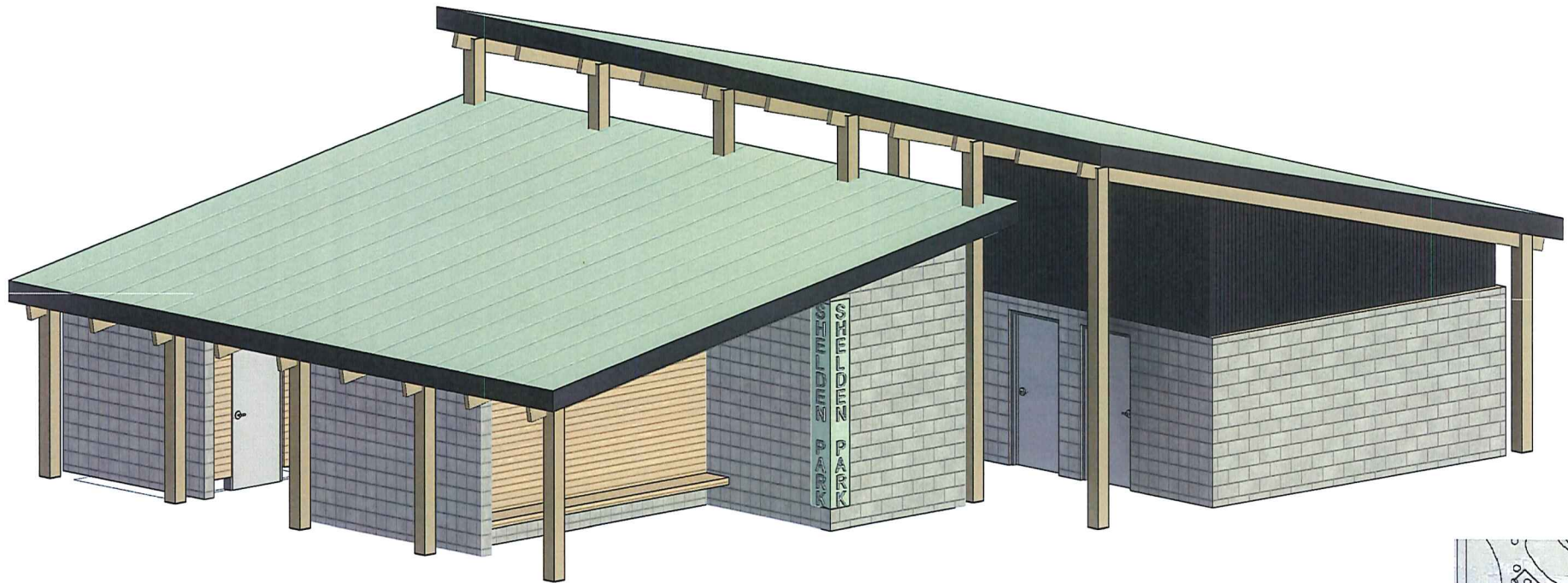


NOTES:
Elevations™ aquatic play structure presented.
Other Splashpad® aquatic play products shown as a layout example, not included in the Elevations™ price.
All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.
Shown in Color Palette "Modified Marine 6". Shown with Barrier Graphic Nature A.
Waterslide finish shown in Classic style.

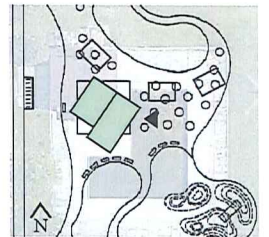
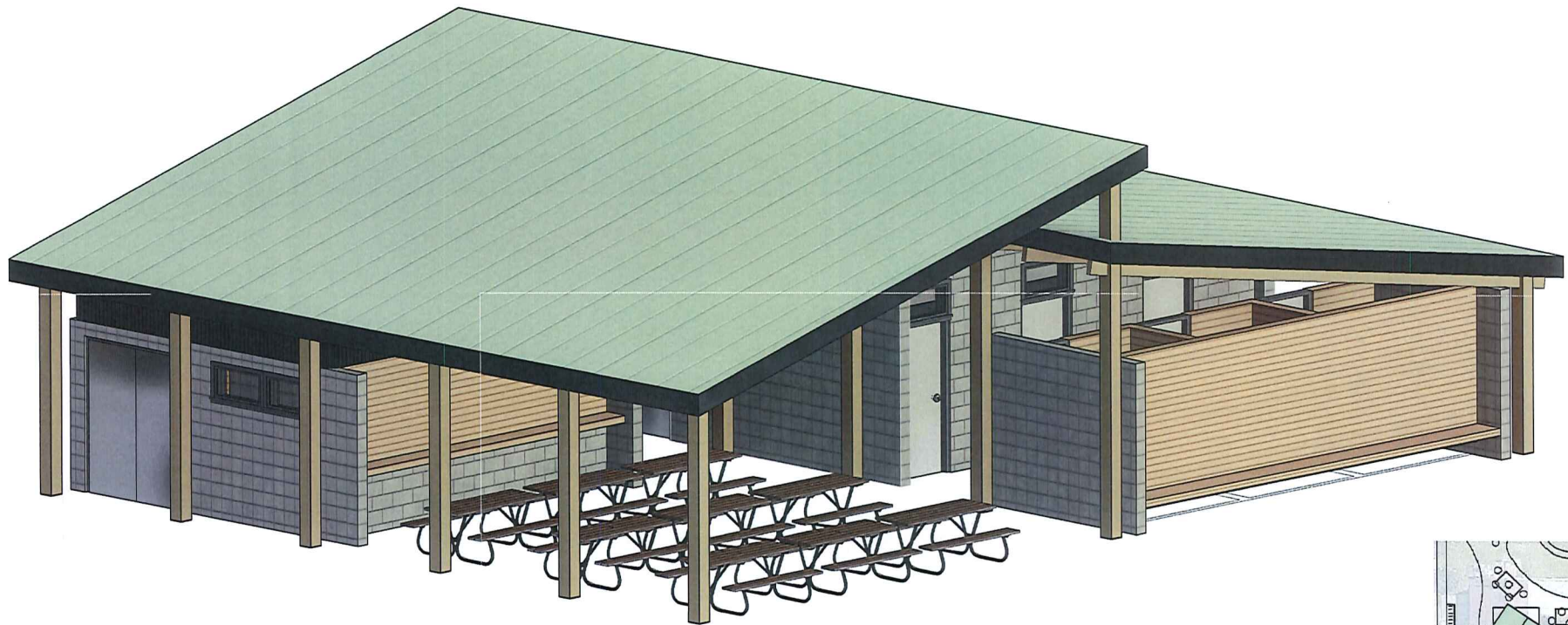


L1-38807
Version X - Project ID

Elevations™
View 1



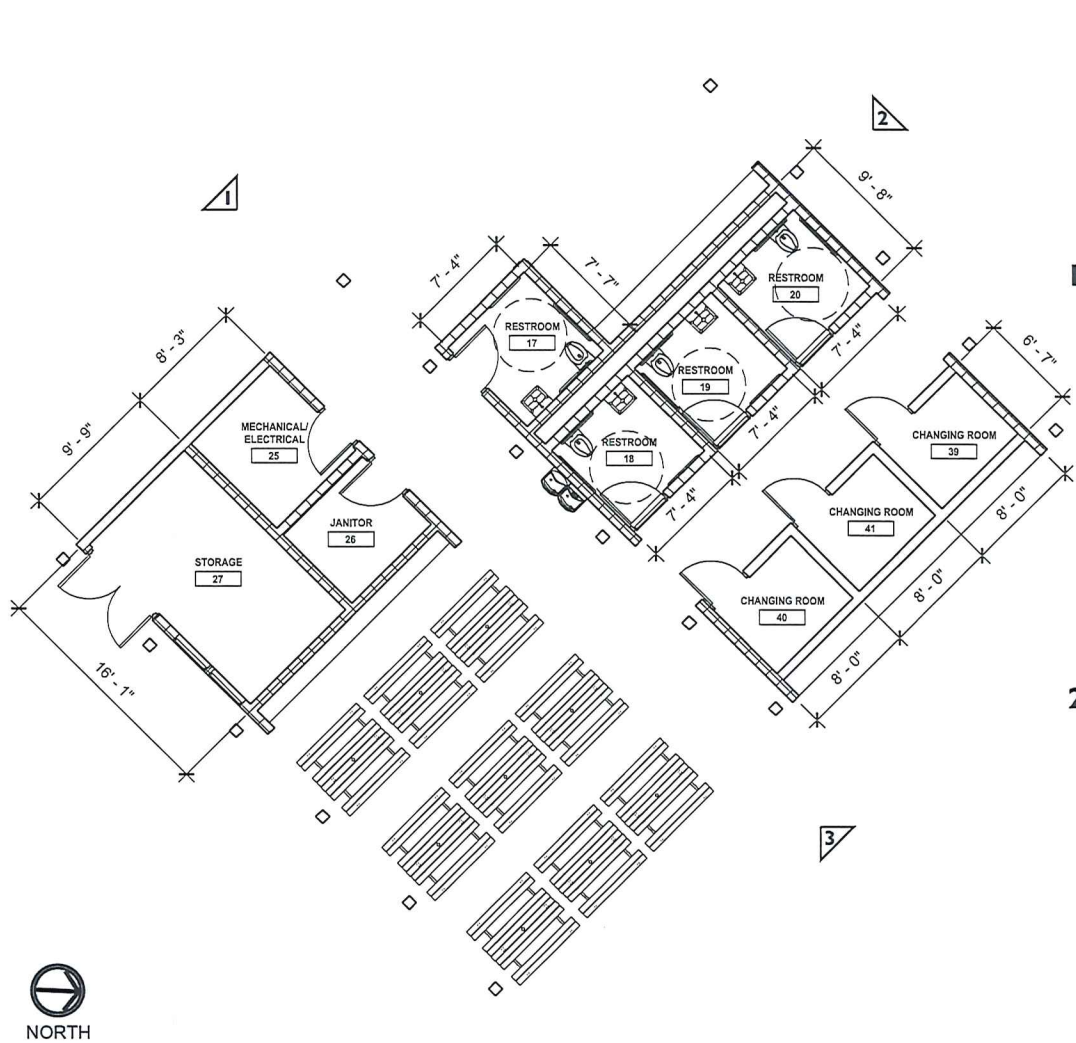
SCHEMATIC DESIGN - VIEW FROM PARKING LOT
SHELDEN PARK



SCHEMATIC DESIGN - VIEW FROM PLAYGROUND

SHELDEN PARK





SCHEMATIC DESIGN - PLAN

SHELDEN PARK

Regular Meeting Minutes of April 28, 2025

On a motion by Councilmember Budzinski, supported by Councilmember Scheel, and unanimously adopted, it was:

#126-25 RESOLVED, that having considered a communication from the Superintendent of Parks and Recreation, dated March 5, 2025, which bears the signature of the Director of Finance and is approved for submission by the Mayor, the Council does, for and on behalf of the City of Livonia, accept a cash donation in the amount of \$100,000.00 from Bill Brown Ford, the same to be deposited in and credited to Account No. **[to be determined]** to support the redevelopment of Shelden Park.

Ted Davis, Superintendent of Parks and Recreation, thanked Bill Brown Ford for the generous donation, and Councilmember Donovic for his help.

<i>UNFINISHED BUSINESS ITEM 16 (Regular Meeting of April 28, 2025)</i>
--

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

MINUTES OF THE 263rd REGULAR MEETING OF THE PLYMOUTH ROAD DEVELOPMENT AUTHORITY OF THE CITY OF LIVONIA

The 263rd Regular Meeting of the Plymouth Road Development Authority of the City of Livonia, Michigan, was called to order at 3:00 p.m., Monday, April 14, 2025, in the 5th-floor Gallery of City Hall.

Members Present: Maureen Miller Brosnan, Mayor
Dan Laible, Chair
Omar Faris
David Veselenak
Jeremy Curtis
Rhett Gronevelt

Members Absent: Susan Harvey, Vice Chair
Stephanie Blatt
Patrick Mies

Others Present: Mark Taormina, Economic Development & Planning Director
Jacob Uhazie, Assistant Planning Director
Kris Canty, Planner IV
Stephanie Reece, Planning Program Supervisor
Ted Davis, Director of Parks and Recreation
Robert Bywalec, D & B Landscaping

1. **ROLL CALL:** A quorum was present.

2. **AUDIENCE COMMUNICATION:**

3. **ADOPTION OF MINUTES**

On a motion made by Brosnan, seconded by Faris, and unanimously adopted, it was:

#2025-05 RESOLVED that the Plymouth Road Development Authority does hereby approve the Minutes of the 262nd Regular Meeting held on February 11, 2025.

Mr. Laible, Chairman, declared that the motion was carried and that the foregoing resolution was adopted.

4. **FINANCIAL REPORTS – FEBRUARY 2025 AND MARCH 2025**

Mr. Taormina explained the reports prepared by the Finance Department, indicating that the format has changed. He explained the road improvements along Ann Arbor Road between Newburgh and Plymouth Roads and a cost-sharing arrangement related to street lighting. The PRDA will pay 50%, or roughly \$51,396.00. He explained that the overall improvements include reconstructing portions of the road, replacing the

bridge at Hines Drive, and adding a sidewalk on the north side of Ann Arbor Road, along with new streetlights. Mr. Laible reiterated that the fund balance is \$1,569,000 through the March 31, 2025, statement. Mr. Gronevelt noted that the fund balance at the end of 2024 was up by \$100,000, even though \$350,000 was spent on the investment at Middlebelt.

On a motion made by Brosnan, seconded by Faris, and unanimously adopted, it was

#2025-06 RESOLVED that the Plymouth Road Development Authority hereby accepts and approves the Financial Statements of the Authority's Special Revenue Fund for February 2025 and March 2025.

Mr. Laible, Chairman, declared that the motion was carried and that the foregoing resolution was adopted.

5. **UPDATE ON IRRIGATION SYSTEM AND REPLACEMENT OF NINE (9) STOLEN VACUUM BREAKERS** Mr. Taormina stated that nine vacuum breakers were stolen over the winter, and that the system cannot run without them. All nine have been replaced with a type that can be removed when the system is inactive. Altogether, there are about 24 to 25 vacuum breakers along the corridor. The likely reason they're stolen is the value of the scrap metal. To his knowledge, this is the first time this has happened. Mr. Laible asked if there is insurance on these, and Mr. Taormina stated that claims have been submitted. Mr. Laible asked if there were any reimbursements and if that money would be returned to the PRDA. Mr. Taormina said yes, that is his understanding. The cost was approximately \$30,000 to replace them. Mr. Curtis inquired as to whether there are any advantages to the new ones. Mr. Taormina said that being removable is the advantage. He said it was looked at to see if they could go underground, but that was cost-prohibitive. He noted that the breakers will be removed for the winter and capped once the system is no longer charged.
6. **CONSIDERATION OF PROFESSIONAL ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE SHELDON PARK REDESIGN** Mr. Laible spoke to the fact that this topic has been in front of the PRDA a few times already and that there was a request for support for the engineering fees with a possible not-to-exceed limit, along with the related debt coverage. He reminded everyone that at the last meeting, the Board wasn't comfortable without having more details and more of a financial analysis and breakdown. The Board had also requested a projection of what the PRDA's revenue and operating expenses would look like in the coming years, so they would understand exactly what the PRDA would be committing to, relative to debt service, and a more detailed analysis of the actual costs. He explained how he met with Mr. Taormina, Debra Lichtenberg, and Ted Davis to review the proposal. Initially, it was presented as a 50/50 cost-share with a shorter duration bond. Under that scenario, however, the Board would be asked to support \$200,000 per year

in debt service. He felt that a long-term commitment of \$200,000 out of the approximate \$300,000 of discretionary funds available to the PRDA each year was too tight, given the need to do certain projects. He explained that they changed the debt service factors with the PRDA responsible for 45% resulting in a new cost share projection of \$157,000 per year, which he believes gives the Board more flexibility in operating funds and puts the PRDA in a better position to meet the needs and expectations of the taxpayers that are generating the revenue for improvements to the corridor. He also understands that the \$1.5 million in the fund balance can cover any extraordinary projects the board may want to do, if there is a shortfall in any given year. He is supportive of the project with these revised parameters. He feels this is a great project that will bring value to the citizens and will help the corridor itself. He feels it will make it a more vibrant area, with more traffic for the corridor and the businesses. He said there isn't a lot in the southern portion of the city for Parks and Recreation. He explained that he asked Mr. Davis, Ms. Lichtenberg, and Mr. Taormina how much the city could contribute. He found out Parks has a bond that is about to expire. He also found that there isn't a lot of funding out there. He explained that the PRDA is critical to making the project happen. He feels it is a fair ask for the PRDA to contribute and feels good supporting it. The mayor said that the PRDA has been a great strength in the community regarding road and plaza improvements. She said it is the only tool that the city has to maintain financial and economic stability in the south end. She confirmed that funding with grants is getting harder. She explained a bit about Livonia Vision 21 and how this fits in, and said several other communities have used park development to stimulate redevelopment. She spoke about different areas the city has no control over, like Seven Mile and Middlebelt, the Sears property. She said that the Shelden Park area is critical in the south end and that it has been a long time since the city has looked at the south end. She said the single biggest area of young families coming into the community resides in that south end and that we need to create environments that make it exciting for them to want to locate there. She said that even after contributing to Shelden Park, there will still be funding for special projects that add value. She understands that residents on the south end are slightly more reticent about Five Mile and Farmington because they do not see amenities coming to them. She believes a sign saying that the park is coming is really important. Mr. Taormina explained that the city is asking the PRDA to consider funding the architectural and engineering for Shelden Park at a one-time cost of about \$350,000, all of which would be reimbursable from the bond proceeds. He explained that the bond would not be issued by the PRDA but by the city and that the PRDA would only participate by sharing the cost of the principal and interest payments on the bond. He explained that the bond would be for \$5,000,000 for 25 years. The total annual principal and interest would be approximately \$350,000, and the PRDA's 45% responsibility would equate to about \$157,500 a year. Mr. Taormina said the improvements to Sesquicentennial Park would be pushed back, but they could be reconsidered in the 2026 fiscal year. He said there is hope for additional revenue sources as the Board looks to amend or renew the Development and Tax Increment Financing Plans. He said that

the city is working with Miller Canfield on a strategy that will hopefully see the potential for some TIF revenue. That will be presented to the PRDA in the coming months. Mr. Laible said that when he requested the forecast, he said that the Board did not want to rely on any future TIF revenue and that he just wanted to see what it would look like without it. He said that Debbie has put in 3% escalators on tax revenue and has inflationary costs on our costs at a higher number, from 2% to 7%. He said it is a worst-case scenario. Mr. Gronevelt stated that he went through the packet from the last meeting and apologized for not being there, but he feels comfortable with what is being presented. He wanted the maintenance line item clarified. He noticed that it started at \$24,000 last year, then went to \$50,000, and then to \$124,000. He wants to make sure that those numbers are accurate projections. Mr. Laible stated that these are the worst-case scenario projections. Mr. Bywalec said that his company is now looking at a combined maintenance program for all the plazas, which will be redone. He didn't have the numbers yet, but it makes more sense. He also said it is already covered this year. Mr. Taormina said the PRDA has experienced extraordinary costs over the last few years, such as irrigation maintenance. Carrying these same costs forward to future years is a conservative approach to budget forecasting, which everyone hopes will improve as time passes. Mr. Gronevelt asked if the \$5,000,000 was inclusive of the \$350,000. Mr. Davis said no, it is only a construction estimate. Mr. Laible thought that Ms. Lichtenberg has the bond at \$5,350,000. Mr. Davis said a substantial donation for Shelden Park is coming from Bill Brown Ford. He also pointed out that Wayne County Park funds will be sent to the County Commission for approval and then to the City Council for about \$140,000. It is in Glenn Anderson's district. He said there will be roughly \$240,000 available on top of what they bond for. Given the duration of the project and the scope, he feels that there are additional companies that will donate. Mr. Gronevelt said he appreciates Mr. Laible's time with the city staff and finding the right balance. Mr. Curtis stated that 157 of 300 yearly is a lot, which gave him pause. He understands it is important, but wants the project to go north to Plymouth Road. He also understands that the library is a separate issue. He wanted to know how much fluff there is in the \$5 million, and if it goes over, who is responsible. He wanted to know if the split would remain 45-55 and how much the Board would let it go over. Mr. Laible explained that there would be a "not to exceed" amount in the resolution, and if it went over, the Board is not committing to any more than this. Mr. Davis said that Parks and Rec would commit to any overages. He also said a 15% contingency was placed on that number, which is \$750,000. Mr. Gronevelt inquired about using the funds and wanted to ensure this is legal. Mr. Taormina said he checked with Miller Canfield and confirmed it is a legal and appropriate use of PRDA funds. Mr. Veselenak thanked Mr. Laible for helping navigate the numbers. He asked Mr. Davis if this was the last puzzle piece before he could start doing things. Mr. Davis said yes, if the PRDA agrees, he will contact the landscape architect quickly. He also said Shelden Park will be their biggest priority after the Senior Center. Mr. Veselenak asked if this needs approval from the City Council. The Mayor said that the Board's decision is enough, but the bonds and awards for construction will

go to the City Council. Mr. Veselenak asked Mr. Davis when construction would start. Mr. Davis said he hopes to get the bid in July for construction. He thinks early fall for breaking ground. He would also like to see some demolition before that. Mr. Veselenak feels very comfortable with the project and thinks it is a good development. He mentioned how Larry's Foodland put so much money into that development and how much better it looks now. He said the library will get worked out eventually, but thinks that the park is in dire need of help. He said it would help the south side and be a good use. The Mayor spoke to a bigger picture for the parks and the master plans working side by side. She said this aligns with the Parks and Rec Commission's larger vision for how outdoor recreation happens in the city and what amenities we need to bring to the community. She said partnering with the PRDA to complete this project is smart. Mr. Veselenak reiterated his point that Shelden Park needs some love and attention. He said this is a logical step after improving Clement Circle, Bicentennial and Rotary Park.

On a motion made by Gronevelt, seconded by Veselenak, and unanimously adopted, it was:

#2025-07 **RESOLVED** that the Plymouth Road Development Authority does hereby authorize: 1) entering into a contract with DLZ, 607 Shelby Street, Suite 650, Detroit, MI, 48226, pursuant to the Letter Agreement submitted to Mr. Ted Davis, Superintendent of Parks and Recreation, dated December 20, 2024, for Professional Architectural and Engineering Design Services for the Shelden Park Redesign, in an amount not to exceed \$350,500, provided that all PRDA expenditures related to fulfillment of the contract be reimbursed to the PRDA by the City bond proceeds in the future; and 2) entering into a cost-sharing agreement with the City, with the PRDA reimbursing the City for not more than 45% of the annual debt service payments on a city-issued bond based on a 25-year term and estimated construction costs of \$5,000,000 for the Shelden Park improvements project as conceptualized in the Shelden Park Master Plan prepared by DLZ, dated November 13, 2024, provided that the annual payments by the PRDA shall not exceed \$160,000.

7. ELECTION OF OFFICERS

Mr. Laible asked if anyone would be interested in the Chairman's position, and if not, he would put his name back in the ring. He then asked if anyone would volunteer to be the vice chairman. Mr. Gronevelt said he would if Ms. Harvey didn't want it. Mr. Laible felt she begrudgingly took it last time and would be happy if Mr. Gronevelt stepped in.

On a motion made by Brosnan, seconded by Faris, and unanimously adopted, it was:



LETTER TO THE LIVONIA CITY COUNCIL

13.

Law
May 16, 2025

MEETING DATE

S061625/R070725/R072125

PRESENTED BY

Sydnee Rogers, Assistant City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Section 100 of Title 9, Chapter 56 (Malicious Mischief), to modernize the language used in the malicious use of a telephone ordinance.

BACKGROUND DETAILS

In the course of prosecuting local ordinance violations, we discovered a need to modernize the language used in the malicious use of a telephone ordinance. The current ordinance that was originally adopted in 1997 focuses on telephone conversations. In 2025, the vast majority of telephone communication is done through text messages. Recently, a person charged with violating the malicious use of a telephone ordinance sought to escape consequences through highlighting the age of the ordinance and the specific language of the ordinance. The proposed language change will meet the goal of the ordinance, which is to prevent a person from using a telephone to terrorize, frighten, intimidate, threaten, harass, molest, annoy or to disturb the peace of another person.

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

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

First Read

ATTACHMENTS

1. 56-100 - Malicious Use by Telecommunications Service Provider

APPROVED BY

Carter Fisher, City Attorney

Date: May 16, 2025

A handwritten signature in black ink, reading "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Date: May 30, 2025

Maureen Miller Brosnan, Mayor

**AN ORDINANCE AMENDING SECTION 100
OF TITLE 9, CHAPTER 56 (MALICIOUS
MISCHIEF) OF THE LIVONIA CODE OF
ORDINANCES, AS AMENDED**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 100 of Title 9, Chapter 56 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

9.56.100 Malicious use of ~~the telephone~~ -- ~~Prohibited acts designated service provided by telecommunications service provider.~~ 1. ~~It is unlawful for any~~ A person ~~to who~~ maliciously uses any service provided by a ~~telecommunications common carrier service provider~~, with intent to terrorize, frighten, intimidate, threaten, harass, molest, or annoy another person, or to disturb the peace and quiet of ~~any other another~~ person ~~as hereinafter provided by doing any of the following is guilty of a misdemeanor:~~

A. Threatening physical harm or damage to any person or property ~~of another~~ in the course of a ~~telephone~~ conversation, text message or voicemail through the use of a telecommunications service or device;

B. Falsely and deliberately reporting by message through the use of a telecommunications service or device ~~telephone or telegraph message~~ that any person has been injured, has suddenly taken ill, has suffered death, or has been the victim of a crime, ~~or the victim of~~ an accident;

C. Deliberately refusing or failing to disengage a connection between a ~~telephone~~ telecommunications device and another telecommunications device or between a telecommunications device and other equipment provided for the transmission of messages through the use of a telecommunications service or device and another telephone, or between a telephone and other equipment provided for the transmission of message by telephone, thereby interfering with any communications service;

D. Using ~~any~~ vulgar, indecent, obscene or offensive language or suggesting any lewd or lascivious act in the course of a ~~telephone~~ conversation, text message or voicemail through the use of a telecommunications service or device;

E. Repeatedly initiating a telephone call and, without speaking, deliberately hanging up or breaking the telephone connection as or after the telephone call is answered~~;~~₁

F. Making an unsolicited commercial telephone call which is received between the hours of 9:00 p.m. and 9:00 a.m. ~~For the purpose of~~ As used in this subdivision, "an unsolicited commercial telephone call" means a call made by a person or recording device, on behalf of a person, corporation, or other entity, soliciting business or contributions~~;~~₁

G. Deliberately engaging or causing to engage the use of a telecommunications service or device of ~~calling a telephone of~~ another person in a repetitive manner which causes interruption in ~~telephone telecommunications~~ service or prevents the person from utilizing ~~his or her telephone the person's telecommunications~~ service or device.

2. Any person violating this section may be imprisoned for not more than ninety~~-three~~ (903) days, or fined not more than five hundred dollars (\$500.00) or both. An offense is committed under this section if the communication either originates or terminates or both originates and terminates in the City of Livonia and may be prosecuted at the place of origination or termination.

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

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



LETTER TO THE LIVONIA CITY COUNCIL

14.

Law
May 29, 2025

MEETING DATE

S061625/R070725/R072125

PRESENTED BY

Sydnee Rogers, Assistant City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to amend Chapter 88 of Title 9 (Sale of Tobacco Products to Persons Under Age 21), to mirror the penalties of the state statute and tailor the language of the ordinance to prohibit the use of a nicotine vape in school buildings.

BACKGROUND DETAILS

It has come to the Law Department's attention the penalty for violating the local ordinance regarding possession of tobacco by an underage person differs from the state statute due to a recent statute change. The penalty for the first two offenses under the state statute is a civil infraction. A person would be charged with a misdemeanor after two or more prior judgments. Currently, the local ordinance makes any offense a misdemeanor. The Law Department is seeking to amend the ordinance to mirror the penalties of the state statute and tailor the language of the ordinance to prohibit the use of a nicotine vape in school buildings.

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

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

First Read

ATTACHMENTS

1. Chapter 88 Sale of Tobacco Products to Persons under 21 - 021825

APPROVED BY

Carter Fisher, City Attorney

Date: May 30, 2025

A handwritten signature in black ink, appearing to read "Maureen Miller Brosnan". The signature is written in a cursive, flowing style.

Date: May 30, 2025

Maureen Miller Brosnan, Mayor

**AN ORDINANCE AMENDING CHAPTER 88 (SALE OF
TOBACCO PRODUCTS TO PERSONS UNDER AGE 21)
OF TITLE 9 OF THE LIVONIA CODE OF ORDINANCES,
AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Chapter 88 of Title 9 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

CHAPTER 9.88

SALE OF TOBACCO PRODUCTS TO PERSONS UNDER AGE 21

Sections:

9.88.010 Definitions.

**9.88.0~~12~~0 Sale of tobacco products to persons under age 21 prohibited—
Penalty.**

**9.88.0~~23~~0 Written policy against sale of tobacco products to persons
under age 21—Affirmative defense—Rebuttal.**

**9.88.0~~34~~0 Use or possession of tobacco products by persons under age
21 in public—Penalty—Health promotion and risk assessment
program.**

9.88.10 Definitions. As used in this chapter:

**A. "Alternative nicotine product" means a noncombustible product containing
nicotine that is intended for human consumption, whether chewed,
absorbed, dissolved, or ingested by any other means. Alternative nicotine
product does not include a tobacco product, a vapor product, food, or a
product regulated as a drug or device by the United States Food and Drug
Administration under 21 USC 351 to 360ff-7.**

B. "Minor" means an individual who is less than 21 years of age.

C. "Public place" means a public street, sidewalk, or park or any area open to the general public in a publicly owned or operated building or public place of business.

D. "Vapor product" means a noncombustible product that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from nicotine or any other substance, and the use or inhalation of which simulates smoking. Vapor products include an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device and a vapor cartridge or other container of nicotine or other substance in a solution or other form that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device. Vapor product does not include a product regulated as a drug or device by the United States Food and Drug Administration under 21 USC 351 to 360ff-7.

9.88.0~~12~~20 Sale of tobacco products to persons under age 21 prohibited—Penalty. A. It is unlawful for any person to sell, give or furnish any cigarette, including but not limited to an electronic cigarette or nicotine inhalant, cigar, chewing tobacco, tobacco snuff or tobacco in any other form, nicotine, or nicotine product to a person under twenty-one (21) years of age.

B. A person who violates the provisions of subsection A of this section is guilty of a misdemeanor, punishable by a fine of not less than one hundred dollars (\$100.00) for each offense.

9.88.0~~23~~30 - Written policy against sale of tobacco products to persons under age 21—Affirmative defense—Rebuttal. A. It is an affirmative defense to a charge pursuant to Section 9.88.010 that the defendant had in force at the time of the arrest and continues to have in force a written policy to prevent the sale of cigarettes, including but not limited to an electronic cigarette or nicotine inhalant, cigars, chewing tobacco, tobacco snuff and other tobacco products, nicotine, or nicotine product to persons under twenty-one (21) years of age, and that the defendant enforced and continues to enforce the policy. A defendant who proposes to offer evidence of the affirmative defense described in this subsection shall file and serve notice of the defense, in writing, upon the court and the city attorney. The notice shall be served not less than fourteen (14) days before the date set for trial.

B. A city attorney who proposes to offer testimony to rebut the affirmative defense described in subsection A of this section shall file and serve a notice of rebuttal, in writing, upon the court and the defendant. The notice shall be served not less than

seven (7) days before the date set for trial, and shall contain the name and address of each rebuttal witness.

9.88.0340 - Use or possession of ~~tobacco-vape product or alternative nicotine~~ products by persons under age 21 in public—Penalty—Health promotion and risk assessment program. A. A person under twenty-one (21) years of age shall not ~~do any of the following: possess or smoke cigarettes, including but not limited to an electronic cigarette or nicotine inhalant, or cigars; or possess or chew, suck or inhale chewing tobacco or tobacco snuff; or possess or use tobacco in any other form, nicotine, or nicotine product on a public highway, street, alley, park or other lands used for public purposes, or in a public place of business or amusement. A person who violates this section is guilty of a misdemeanor, punishable by a fine of not more than one hundred dollars (\$100.00) for each offense. Pursuant to a probation order, the court may require a person who violates this section to participate in a health promotion and risk reduction assessment program, if available. A probationer who is ordered to participate in a health promotion and risk reduction assessment program under this section is responsible for the costs of participating in the program. In addition, a person who violates this section is subject to the following:~~

1. Purchase or attempt to purchase a vapor product or alternative nicotine product.
2. Possess or attempt to possess a vapor product or alternative nicotine product.
3. Use a vapor product or alternative nicotine product in a public place of school.
4. Present or offer to an individual a purported proof of age that is false, fraudulent, or not actually his or her own proof of age for the purpose of purchasing, attempting to purchase, possessing, or attempting to possess a vapor product or alternative nicotine product.

~~A. For the first violation, the court may order the person to do one (1) of the following:~~

B. An individual who violates subsection (A) is responsible for a civil infraction or guilty of a misdemeanor.

1. For the first violation, the individual is responsible for a civil infraction and shall be fined not more than fifty (\$50.00) dollars. The court may order the individual to participate in a health promotion program and risk reduction assessment program, if available. In addition, the court may order the individual to Pperform not more than sixteen (16) hours of community service in a hospice, nursing home or long-term care facility;
2. Participate in a health promotion and risk reduction program, as described in this subsectionFor the second violation, the individual is responsible for a civil infraction and shall be fined not more than fifty (\$50.00). The court

may order the individual to participate in a health promotion program and risk reduction assessment program, if available. In addition, the court may order the individual to perform not more than thirty-two (32) hours of community service.

BC. For a second violation, in addition to participation in a health promotion and risk reduction program, the court may order the person to perform not more than thirty-two (32) hours of community service in a hospice, nursing home or long-term care facility. If a violation of subsection (A) occurs after 2 or more prior judgments, the individual is guilty of a misdemeanor punishable by a fine of not more than fifty (\$50.00) dollars for each violation. Pursuant to a probation order, the court may also require the individual to participate in a health promotion and risk reduction assessment program, if available. In addition, the court may order the individual to perform not more than forty-eight (48) hours of community service.

CD. For a third or subsequent violation, in addition to participation in a health promotion and risk reduction program, the court may order the person to perform not more than forty-eight (48) hours of community service in a hospice, nursing home or long-term care facility. An individual who is ordered to participate in a health promotion and risk reduction assessment program is responsible for the cost of participating in the program.

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

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



LETTER TO THE LIVONIA CITY COUNCIL

15.

Law
May 29, 2025

MEETING DATE

S061625/R070725/R072125

PRESENTED BY

Sydnee Rogers, Assistant City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: to add Section 045 of Title 9, Chapter 04 (Obstructing Officers and City Business), in order to give additional protection to a person that is making an emergency call and to criminalize the act of interfering with emergency services.

BACKGROUND DETAILS

The Law Department is seeking the addition of a local ordinance prohibiting a person from interfering with another during an emergency call. While working with the Police Department and prosecuting domestic assault and battery cases it has become evident that the City of Livonia needs a local ordinance prohibiting this conduct. The goal of the ordinance is to give additional protection to a person that is making an emergency call and to criminalize the act of interfering with emergency services. There is a state statute that prohibits interference with an emergency call for help. A local ordinance is still needed because it allows the Law Department to charge the offense and to keep the prosecution at 16th District Court.

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

First Read

ATTACHMENTS

1. 9.04.045 - adding interfering with emergency call

APPROVED BY

Carter Fisher, City Attorney

Date: May 30, 2025

Date: May 30, 2025

Maureen Miller Brosnan, Mayor

**AN ORDINANCE ADDING SECTION 045 TO TITLE 9,
CHAPTER 04 (OBSTRUCTING OFFICERS AND CITY
BUSINESS) OF THE LIVONIA CODE OF ORDINANCES,
AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 045 of Title 9, Chapter 04 of the Livonia Code of Ordinances, as amended, is hereby added to read as follows:

9.04.045 **Interfering with emergency call.** **(1)** A person shall not willfully cut, break, disconnect, interrupt, prevent, obstruct or delay another's call or message to the police department, fire department or other law enforcement agent.

(b) A person found guilty of violating this section may be punished by imprisonment for not more than ninety-three (93) days or a fine of not more than five hundred dollars (\$500) or both.

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

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



LETTER TO THE LIVONIA CITY COUNCIL

18.

Clerk
June 16, 2025

MEETING DATE

R070725

PRESENTED BY

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Department of Law, re: in order to regulate the number of racing pigeons allowed to be housed in a N2 (Neighborhood District).

BACKGROUND DETAILS

At the Study Meeting of June 16, 2025, a motion was made by Councilmember Lynda L. Scheel for the Law Department to formulate language limiting the number of pigeons owned to be no more than 20.

In the event the Law Department has compiled the appropriate language, this item will be ready for a First Reading.

For the Study Meeting of July 16, 2026:

Petitioner Freya Jacoby would like to request a proposed Ordinance to regulate the number of racing pigeons allowed to be used in a N2 residential neighborhood.

The Clerk's Office received the following email on June 6, 2025.

To the Council of the City of Livonia,

I am proposing an ordinance be put into action in Livonia, Michigan to regulate the number of racing pigeons allowed to be housed in a N2 residential neighborhood. Many communities in Michigan have done so already.

I have attached a copy of the 1974 Michigan Law allowing such regulation by municipalities.

I have also attached a copy of the permit acquired by the Wayne County Health Department setting forth the rules which must be followed by the pigeon owner. Please note on page 2 item 8c, which states "Owners of carrier or racing pigeons shall not house, harbor or keep more carrier or racing pigeons than permitted." A number must be set.

I propose that no more than 20 pigeons be allowed on any one residential parcel. My concerns are that any more than that would constitute a "pigeon farm". Which not only introduces possible health and safety issues but it would most definitely impair the value of my property.

Thank you,
Freya J Jacoby

Concerned Livonia Resident

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

First Reading pending an ordinance created by the Law Department

ATTACHMENTS

1. S061625 LTC Prop Ord - Freya Jacoby
2. Freya Jacoby, Letter from Wayne County Health 20325 Parker
3. Freya Jacoby, mcl-Act-57-of-1974
4. S061625, Proposed Ordinance-Pigeons,Freya Jacoby

APPROVED BY



LETTER TO THE LIVONIA CITY COUNCIL

16.

Clerk
June 6, 2025

MEETING DATE

S061625/R070725

PRESENTED BY

AGENDA ITEM

REQUEST FOR CONSIDERATION OF A PROPOSED ORDINANCE: Freya J. Jacoby, re: in order to regulate the number of racing pigeons allowed to be housed in a N2 (Neighborhood District).

BACKGROUND DETAILS

Petitioner Freya Jacoby would like to request a proposed Ordinance to regulate the number of racing pigeons allowed to be used in a N2 residential neighborhood.

The Clerk's Office received the following email on June 6, 2025.

To the Council of the City of Livonia,

I am proposing an ordinance be put into action in Livonia, Michigan to regulate the number of racing pigeons allowed to be housed in a N2 residential neighborhood. Many communities in Michigan have done so already.

I have attached a copy of the 1974 Michigan Law allowing such regulation by municipalities.

I have also attached a copy of the permit acquired by the Wayne County Health Department setting forth the rules which must be followed by the pigeon owner. Please note on page 2 item 8c, which states "Owners of carrier or racing pigeons shall not house, harbor or keep more carrier or racing pigeons than permitted." A number must be set.

I propose that no more than 20 pigeons be allowed on any one residential parcel. My concerns are that any more than that would constitute a "pigeon farm". Which not only introduces possible health and safety issues but it would most definitely impair the value of my property.

Thank you,
Freya J Jacoby
Concerned Livonia Resident

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

Approve as submitted.

ATTACHMENTS

1. S061625 LTC Prop Ord - Freya Jacoby
2. Freya Jacoby, Letter from Wayne County Health 20325 Parker
3. Freya Jacoby, mcl-Act-57-of-1974
4. S061625, Proposed Ordinance-Pigeons,Freya Jacoby

APPROVED BY

Date: June 06, 2025

Doris DeMarco, Deputy Clerk



Health, Human & Veterans Services

Division of Public Health

11/14/23

Sergiu Popa
20325 Parker St.
Livonia, MI 48152

RE: Construction of Carrier/Racing Pigeon Loft

Dear Mr. Popa,

The submitted plans and specifications have been reviewed and approved in accordance with Michigan Act 57 of 1974. The construction of the proposed carrier/racing pigeon loft has been approved with the following stipulations:

1. The construction of the loft must comply with the building code regulations of the city of Livonia. It is the owner's responsibility to obtain all necessary permits and approvals from the city of Livonia Building Department.
2. The proposed separation distance of 141.67 ft from the residential structure and 25 ft to the nearest property line is approved. The loft may not be located nearer than 20 feet to any residential structure on an adjoining lot or parcel.
2. A minimum of one square feet of loft floor per pigeon must be provided within the loft. Indicate on the Carrier/Racing Pigeon Permit Application the maximum number of birds to be housed in the proposed loft.
3. The loft shall be used for only the sport and hobby of racing carrier pigeons. It is not to be used for the business of breeding, raising, or harboring for commercial or marketing purposes.
4. The loft must be kept in good repair and maintained in a clean and orderly condition.
5. The accumulation of animal wastes cannot be stored or maintained in such a manner as to emit offensive odors or present the possibility of disease.
6. The loft must be maintained so that it does not create a source of food or harborage for insects, rodents, or other pests.



Health, Human & Veterans Services

7. Birds must be maintained in a healthy, disease-free condition. Suspicion or confirmed diagnosis of certain avian diseases must be reported to the Michigan Department of Agriculture and Rural Development.
8. Owners of carrier or racing pigeons shall:
 - a. exercise necessary measures to prevent their birds from perching or lingering on the buildings or property of others;
 - b. exercise necessary measures to prevent the generation of obnoxious or offensive odors and noise, or otherwise create a nuisance affecting the buildings or property of others;
 - c. not house, harbor or keep more carrier or racing pigeons than permitted;
 - d. not allow or permit birds to destroy or deface property.

Approval of these plans and authorization for construction shall expire 1 year from the date of approval.

When construction of the loft is completed and approved by the Livonia Building Department, submit a Carrier/Racing Pigeon Permit Application to this department with the Municipal Certification portion completed and signed. Before a permit can be issued, an inspection of the pigeon loft must take place to verify compliance with Michigan Act 57 of 1974.

In order to maintain a Carrier/Racing Pigeon permit, access to the loft must be granted to representatives of the Wayne County Department of Health, Human & Veterans Services, Environmental Health Section for the purpose of routine inspections, in response to complaints, and to verify compliance with the regulations in Act 57 of 1974 and the Wayne County Environmental Health Code of 2005.

Sincerely,

Theresa Brestovansky, REHS, MPH
Wayne County Department of Health, Human & Veterans Services
Public Health Division
Environmental Health

cc: Livonia Building Department

RACING AND CARRIER PIGEONS

Act 57 of 1974

AN ACT relating to the sport of racing and carrier pigeons; authorizing the flying of such pigeons; and providing for regulation thereof by cities, villages, townships, and counties.

History: 1974, Act 57, Imd. Eff. Apr. 1, 1974.

The People of the State of Michigan enact:

433.351 Definitions.

Sec. 1. As used in this act:

(1) "Carrier pigeon" means homing and racing pigeons which have the name of the owner stamped upon the wing or tail, or are banded upon the leg with the name or initials of the owner or with an identification or registration number stamped on the band.

(2) "Racing pigeon" means a pigeon registered with a national pigeon racing organization and used as a game competitive bird. The pigeons are not to be identified or classified as fowl when raised and used in the sport and hobby of racing carrier pigeons.

(3) "Department" means the health department of any city, village, township, or county and shall include the head of such department or any employee acting in his stead.

(4) "Loft" means any structure in which carrier pigeons are housed.

History: 1974, Act 57, Imd. Eff. Apr. 1, 1974.

433.352 Carrier pigeon permit; issuance; requirements.

Sec. 2. (1) The department shall issue a carrier pigeon permit to the owner of carrier pigeons who complies with the following requirements:

(a) The loft is found on inspection to be in compliance with regulations prescribed by the department and is maintained in a clean, orderly condition and kept in good repair.

(b) The construction of a loft complies with the building code regulations of the city, village, township, or county in which it is erected.

(2) The requirements of zoning regulations relating to restrictions on the location of stables and poultry enclosures shall not apply to a loft for which a permit has been issued.

History: 1974, Act 57, Imd. Eff. Apr. 1, 1974.

433.353 Loft of carrier or racing pigeons; erection and maintenance.

Sec. 3. A person to whom the department has issued a carrier pigeon permit may erect and maintain a loft of carrier or racing pigeons in the city, village, township, or county.

History: 1974, Act 57, Imd. Eff. Apr. 1, 1974.

433.354 Authorization to fly pigeons for necessary exercise and training.

Sec. 4. An owner of carrier pigeons, to whom the department has issued a carrier pigeon permit, or person acting for him, shall be allowed to fly the pigeons for necessary exercise and training.

History: 1974, Act 57, Imd. Eff. Apr. 1, 1974.

433.355 Restricting training and conditioning programs.

Sec. 5. The owner is not required to restrict his training and conditioning program to obtain successful results in competition unless duly proven to be in violation of a local health or nuisance ordinance.

History: 1974, Act 57, Imd. Eff. Apr. 1, 1974.

From: fenright@wyan.org <fenright@wyan.org>

Sent: Friday, June 6, 2025 11:27 AM

To: Kasprowicz, Sara <skasprowicz@livonia.gov>

Subject: Proposed Ordinance for Regulation of Racing Pigeons in the City of Livonia

To the Council of the City of Livonia,

I am proposing an ordinance be put into action in Livonia, Michigan to regulate the number of racing pigeons allowed to be housed in a N2 residential neighborhood. Many communities in Michigan have done so already.

I have attached a copy of the 1974 Michigan Law allowing such regulation by municipalities.

I have also attached a copy of the permit acquired by the Wayne County Health Department setting forth the rules which must be followed by the pigeon owner. Please note on page 2 item 8c, which states "Owners of carrier or racing pigeons shall not house, harbor or keep more carrier or racing pigeons than permitted." A number must be set.

I propose that no more than 20 pigeons be allowed on any one residential parcel. My concerns are that any more than that would constitute a "pigeon farm". Which not only introduces possible health and safety issues but it would most definitely impair the value of my property.

Thank you,

Freya J Jacoby

Concerned Livonia Resident



LETTER TO THE LIVONIA CITY COUNCIL

17.

Engineering
June 6, 2025

MEETING DATE

R070725

PRESENTED BY

David Lear, Assistant City Engineer

AGENDA ITEM

REQUEST TO AUTHORIZE AN ADDITIONAL APPROPRIATION AND EXPENDITURE: Engineering Division, re: 2024 Westfield Avenue and Harrison Road Water Main Replacement Project

BACKGROUND DETAILS

Pursuant to Council Resolution No. 199-24, adopted June 3, 2024, the City Council approved the award of a \$3,286,245.00 contract to Bidigare Contractors, Inc. for the 2024 Westfield Avenue and Harrison Road Water Main Replacement Project.

Bidigare Contractors, Inc. has completed the water main replacements that were part of the awarded contract. There were some additional costs in the amount of \$98,855.24 that were encountered during this project. OHM Advisors provided Construction Engineering (CE) and administration. Additional costs were a result of quantities added on Westfield Avenue for temporary valves, additional depth for the fire hydrants, valves and services, a 30-inch storm crossing that was not shown on any background plans. On Harrison Road the contractor had additional costs to provide additional depth for domestic water services around the 48-inch storm, a change in installation method across Plymouth Road required by MDOT, and utility relocations. Both locations also required additional restoration quantities to complete the project.

In order to take advantage of the unit pricing and to close-out this project, we respectfully request that the City Council approve the following:

- Authorize and appropriation and expenditure not-to-exceed \$98,855.24 from Account No. 592-158-000.
- Approve a payment to Bidigare Contractors, Inc., 939 S. Mill Street, Plymouth, Michigan 48170 in a not-to-exceed amount of \$98,855.24 from Account No. 592-158-000 and increasing the overall contract amount for the Westfield Avenue and Harrison Road Water Main Replacement Project from \$3,286,245.00 to \$3,385,100.24 to close out the contract for the work performed.

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

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

n/a

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

Original Contract Amount: \$3,286,245.00

Additional Request: \$98,855.24

New Contract Amount: \$3,385,100.24

DETAILED WORK BEING PERFORMED

Completion of the 2024 Westfield Avenue and Harrison Road Water Main Replacement Project

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

\$98,855.24 from Account No. 592-158-000

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

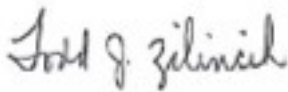
n/a

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

ATTACHMENTS

1. CR #199-24

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: June 06, 2025



Don Rohraff, Director of Public Works

Date: June 06, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: June 06, 2025

A handwritten signature in blue ink, appearing to read "Carter Fisher", written over a horizontal line.

Carter Fisher, City Attorney

Date: June 06, 2025

A handwritten signature in black ink, appearing to read "Maureen Miller Brosnan", written over a horizontal line.

Maureen Miller Brosnan, Mayor

Date: June 09, 2025

contract, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

#199-24 RESOLVED, that having considered a communication from the City Engineer, dated April 18, 2024, which bears the signatures of the Director of Public Works, the Director of Finance and the City Attorney, and is approved for submission by the Mayor, the Council does hereby accept the bid of Bidigare Contractors, Inc., 939 S. Mill Street, Plymouth, Michigan 48170 for performing all work required in connection with the 2024 Water Main Replacement Project - Westfield Avenue and Harrison Road in an amount not to exceed \$3,286,245.00, with costs for 120 inspector days to be included in the construction engineering (ce) costs, to be approved by City Council, based upon the Engineering Division's estimate of units involved and subject to the final payment based on the actual units completed in accordance with the unit prices accepted herein, said amount and unit prices having been in fact the lowest qualified bid received and meets all specifications; FURTHER, the Council does hereby authorize an appropriation and expenditure in an amount not to exceed \$3,286,245.00 from funds in the Unexpended Fund Balance of the Water and Sewer Fund for this purpose, said amount to be reimbursed by the proceeds of the Drinking Water Revolving Fund Revenue Bonds; FURTHER, the City Engineer is hereby authorized to approve minor adjustments in the work as it becomes necessary but this authorization does not entitle the City Engineer to authorize any increase in the not to exceed amount or to contract with other parties; and the Mayor and City Clerk are hereby authorized, for and on behalf of the City of Livonia, to execute a contract with the aforesaid bidder and to do all other things necessary or incidental to the full performance of this resolution.

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

AYES: Jolly, Ptashnik, Donovic, Budzinski, Morgan, and McCullough

NAYS: None

Councilmember Donovic offered a motion, supported by Councilmember Budzinski, to move item #15 to the Regular Agenda. The motion was withdrawn to allow for a first read on all items related to Agenda item #15.



LETTER TO THE LIVONIA CITY COUNCIL

18.

Engineering
June 10, 2025

MEETING DATE

R070725

PRESENTED BY

David Lear, Assistant City Engineer

AGENDA ITEM

REQUEST TO RELEASE DEVELOPMENT BONDS: Engineering Division, re: for Hines Place Site Condominium, located south of Plymouth Road, west of Jughandle Road in the S.E. 1/4 of Section 30. (CR 107-22)

BACKGROUND DETAILS

Council Resolution No. 107-22, dated March 23, 2022, set the General Improvement Bonds which would be required to assure the installation \$45,489.00 was to be in cash.

The proprietor has now completed the General Improvement Bond, the Sidewalk Bond, the Entrance Markers/Landscaping Bond and the Monuments & Markers Bond requirements and we hereby certify that these improvements have been installed in accordance with the City's standards and specifications.

It is recommended that the following bond requirements totaling \$33,089.00 be released to Crosswinds Court Subdivision, Inc., 37771 Seven Mile Road, Suite C, Livonia, Michigan 48152:

General Improvement \$19,589.00 (all cash)
Sidewalk \$7,500.00 (all cash)
Entrance Markers/Landscaping \$5,000.00 (all cash)
Monuments & Markers \$1,000.00 (all cash)

Please note that the Grading & Soil Erosion Control Bond and the As-Built Drawings Bond will be retained until these required items are complete.

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

It is recommended that the following bond requirements totaling \$33,089.00 be released to Crosswinds Court Subdivision, Inc., 37771 Seven Mile Road, Suite C, Livonia, Michigan 48152:

General Improvement \$19,589.00 (all cash)
Sidewalk \$7,500.00 (all cash)

Entrance Markers/Landscaping \$5,000.00 (all cash)
Monuments & Markers \$1,000.00 (all cash)

Please note that the Grading & Soil Erosion Control Bond and the As-Built Drawings Bond will be retained until these required items are complete.

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

n/a

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

n/a

DETAILED WORK BEING PERFORMED

n/a

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

General Improvement Bond \$19,589.00
Sidewalk Bond \$7,500.00
Entrance Markers/Landscaping Bond \$5,000.00
Monuments & Markers Bond \$1,000.00
Bonds totaling \$33,089.00 released from Bond Account #101_283 371

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

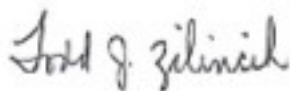
n/a

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

ATTACHMENTS

1. 6-10-25 Reduction Schedule of Bonds & Fee Requirements
2. CR 107-22

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: June 10, 2025



Don Rohraff, Director of Public Works

Date: June 10, 2025



Maureen Miller Brosnan, Mayor

Date: June 13, 2025

SCHEDULE OF BONDS & FEE REQUIREMENTS
I. Bond Requirements

<u>A. General Improvement Bond</u>	<u>Current</u>	<u>Recommended</u>
Water Mains	\$83,110.00	\$0.00
Sanitary Sewers	\$78,454.00	\$0.00
Storm Sewers, including Footing Drain		
Storm Sewers	\$0.00	\$0.00
Paving (Private Street)	\$0.00	\$0.00
Miscellaneous Construction Costs	<u>\$25,000.00</u>	\$0.00
Estimated Construction Cost	\$186,564.00	\$0.00
Construction Contingencies	<u>\$9,328.00</u>	<u>\$0.00</u>
(Approximately 5%)		
Total	\$195,892.00	\$0.00
(min. cash bond)	\$19,589.00	\$0.00
B. Sidewalk Bond		
Sidewalks	\$29,670.00	\$0.00
Construction Contingencies	<u>\$2,967.00</u>	<u>\$0.00</u>
(Approx. 10%)		
Total	\$32,637.00	\$0.00
(min. cash bond)	\$7,500.00	\$0.00
C. Grading & Soil Erosion Control Bond		
(Ord. #1187)	\$2,400.00 (cash)	n/c
(SESC Permit #21-21) (paid 10-13-21, receipt #7468)		
D. Entrance Markers/Landscaping	\$5,000.00 (cash)	\$0.00
E. Monuments & Markers	\$1,000.00 (cash)	\$0.00
(Ord. #951)		
F. As-Built Drawings Bond	<u>\$10,000.00</u> (cash)	\$0.00
TOTAL CASH BONDS	\$45,489.00	\$12,400.00

II. Fees (Cash Payments to the City)

A. Trees (19 lots @\$300 per tree)	\$5,700.00
B. Street Name Signs (Hines Place Drive, Pvt)	\$250.00
C. Traffic Control Signs (Stop Sign, No Outlet)	\$750.00
Note: Private Road – Red Diamond Triangle Required	
Behind Guardrail at Dead End	
D. Street Light Contribution in Aid (First Year Cost)	\$9,000.00*

To: Honorable Members of the City Council
Re: Hines Place Site Condominium
C.R. #107-22

June 10, 2025
Page 2 of 2

II. Fees (Cash Payments to the City) Continued

E. Engineering Services Gen. Improv. & Sidewalk

1. Plan Review & Admin. (2%)	\$8,754.00	
2. Field Inspection (5%)	<u>\$8,828.00</u>	
(includes Sidewalk, Drive Approaches, Storm Connection Fee and Water Connection Fee)		\$17,582.00

F. Engineering Services (Grading & Soil Erosion Control)
(SESC Permit #16-17)

1. Plan Review	\$225.00	
2. Permit & Inspection	<u>\$800.00</u>	
		\$1,025.00

TOTAL CASH PAYMENTS \$34,307.00
(NON-REFUNDABLE)

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

#106-22 RESOLVED, that having considered a communication from the City Engineer, dated March 2, 2022, which bears the signatures of the Director of Public Works and the City Attorney, and is approved for submission by the Mayor, and a communication from Eric Williams, Stonefield Engineering and Design, LLC, on behalf of Haggerty Residential LLC, dated February 14, 2022, wherein a request is submitted for the vacating of a public utility easement within Haggerty Square Phase II, located at 19750 Haggerty Road, in order for a new easement to be put in place that will encompass the newly constructed sanitary sewer, the Council does hereby refer this item to the City Planning Commission for action and recommendation in accordance with provisions of law and City ordinance.

#107-22 RESOLVED, that Leo Soave, as proprietor, having requested the City Council approve **Hines Park Site Condominium**, located on the west side of Jughandle Road, between Plymouth Road and Edward N. Hines Drive, in the Southeast $\frac{1}{4}$ of Section 30 of the City of Livonia (hereafter the "Condominium"), and it further appearing that approval of the Master Deed, bylaws and site plan for the Condominium was given by the City Council pursuant to Council Resolution 300-21, adopted on October 4, 2021, and it further appearing that such site plan, together with Development Plans and specifications for improvements, have been examined and approved by the Department of Public Works as set forth in the report of that Department, dated March 2, 2022, therefore, the City Council does hereby determine as follows:

- (1) All of the public improvements, utilities and grading shall be constructed, installed and accomplished in conformity with the provisions of the ordinances of the City of Livonia, including Section 7.27 of the Livonia Vision 21 Zoning Ordinance, as amended, and the provisions referenced therein, and the regulations and specifications of the Department of Public Works and the Development Plans submitted by the proprietor and approved by such Department; all such improvements to be constructed, installed, accomplished and completed within a period of two (2) years from the effective date of this resolution; failing this, the approval granted by the City shall be considered null, void and of no effect whatsoever;
- (2) That all inspection fees and other charges due to the City of Livonia shall be fully paid at the time and in the manner provided in the said ordinance provisions;
- (3) That the installation of all such improvements shall be subject at all times to the supervision and inspection and final approval of the Department of Public Works, and such improvements shall not be considered as having been satisfactorily and completely installed until there is filed with the City Council the certificate as provided in such ordinance provisions;

(4) That the proprietor shall enter into an agreement with the City of Livonia agreeing to construct, within the prescribed period of time and in the prescribed manner, all improvements required to the extent required by the City of Livonia and as shown on the approved Development Plans;

(5) That as a condition of obtaining necessary engineering permits prior to commencing the required improvements, the proprietor shall file with the City of Livonia a corporate surety bond, certified check, cash bond, irrevocable letter of credit, or other financial assurance in such form as may be approved by the Department of Law guaranteeing the satisfactory installation of all such improvements, utilities and grading by the proprietor within the prescribed period in the following amounts:

- | | |
|---------------------------------------|--|
| (a) General Improvement Bond | \$195,892.00, of which at least
\$ 19,589.00 shall be in cash |
| (b) Sidewalk Bond | \$ 32,637.00, of which at least
\$ 7,500.00 shall be in cash |
| (c) Grade & Soil Erosion Control Bond | \$ 2,400.00 (all cash) |
| (d) Entrance Markers/Landscaping | \$ 5,000.00 (all cash) |
| (e) Monuments and Markers Bond | \$ 1,000.00 (all cash) |
| (f) As-Built Drawing Bond | \$ 10,000.00 (all cash) |

and require cash payments in the total amount of \$45,489.00

(6) That all required cash deposits and certified checks which shall be established by the City Engineer pursuant to Article VII of the Livonia Vision 21 Zoning Ordinance, Section 7.27 of the Ordinance, shall be deposited with the City prior to the issuance of engineering permits for this condominium development; and

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

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

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

NAYS: None

Councilmember McIntyre reported out on the Public Safety and Health Committee meeting held March 9, 2022. (Petition 2021-10-02-22)



LETTER TO THE LIVONIA CITY COUNCIL

19.

Engineering
June 11, 2025

MEETING DATE

R070725

PRESENTED BY

David Lear, Assistant City Engineer

AGENDA ITEM

REQUEST TO RELEASE DEVELOPMENT BONDS: Engineering Division, re: for Lyndon Park Site Condominium, located south of Lyndon Avenue, east of Harrison Road in the S.E. 1/4 of Section 24. (CR 241-21)

BACKGROUND DETAILS

Council Resolution No. 241-21, dated July 26, 2021, set the General Improvement Bonds which would be required to assure the installation \$113,974.00 was to be in cash.

The proprietor has now completed the General Improvement Bond, the Sidewalk Bond, the Entrance Markers/Landscaping Bond and the Monuments & Markers Bond requirements and we hereby certify that these improvements have been installed in accordance with the City's standards and specifications.

It is recommended that the following bond requirements totaling \$96,174.00 be released to Adams Park Development LLC, 31300 Orchard Lake Road, Ste. 200, Farmington Hills, MI 48334:

General Improvement \$79,674.00 (all cash)
Sidewalk \$10,500.00 (all cash)
Entrance Markers/Landscaping \$5,000.00 (all cash)
Monuments & Markers \$1,000.00 (all cash)

Please note that the Grading & Soil Erosion Control Bond and the As-Built Drawings Bond will be retained until these required items are complete.

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

It is recommended that the following bond requirements totaling \$96,174.00 be released to Adams Park Development LLC, 31300 Orchard Lake Road, Ste. 200, Farmington Hills, MI 48334:

General Improvement \$79,674.00 (all cash)
Sidewalk \$10,500.00 (all cash)

Entrance Markers/Landscaping \$5,000.00 (all cash)
Monuments & Markers \$1,000.00 (all cash)

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

n/a

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

n/a

DETAILED WORK BEING PERFORMED

n/a

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

General Improvement Bond \$79,674.00
Sidewalk Bond \$10,500.00
Entrance Markers/Landscaping Bond \$5,000.00
Monuments & Markers Bond \$1,000.00
Bonds Totaling \$96,174.00 released from Bond Account #101_283 371

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

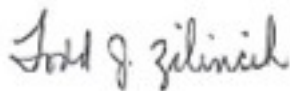
n/a

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

ATTACHMENTS

1. 6-10-25 Reduction Schedule of Bonds & Fee Requirements
2. CR 241-21

APPROVED BY



Todd Zilincik, P.E., City Engineer

Date: June 11, 2025



Date: June 13, 2025

Don Rohraff, Director of Public Works

A handwritten signature in cursive script, reading "Maureen Miller Brosnan".

Maureen Miller Brosnan, Mayor

Date: June 13, 2025

SCHEDULE OF BONDS & FEE REQUIREMENTS
I. Bond Requirements

<u>A. General Improvement Bond</u>	<u>Current</u>	<u>Recommended</u>
Water Mains	\$133,740.00	\$0.00
Sanitary Sewers	\$196,250.00	\$0.00
Storm Sewers, including Footing Drain		
Storm Sewers	\$226,868.00	\$0.00
Paving (Public Street)	<u>\$201,940.00</u>	\$0.00
Estimated Construction Cost	\$758,798.00	\$0.00
Construction Contingencies	<u>\$37,940.00</u>	<u>\$0.00</u>
(Approximately 5%)		
Total	\$796,738.00	\$0.00
(min. cash bond)	\$79,674.00	\$0.00
B. Sidewalk Bond		
Sidewalks	\$95,250.00	\$0.00
Construction Contingencies	<u>\$9,525.00</u>	<u>\$0.00</u>
(Approx. 10%)		
Total	\$104,775.00	\$0.00
(min. cash bond)	\$10,500.00	\$0.00
C. Grading & Soil Erosion Control Bond		
(Ord. #1187)		
(SESC Permit #21-15) (paid 7-1-21, receipt #7298)	\$7,800.00 (cash)	n/c
D. Entrance Markers/Landscaping	\$5,000.00 (cash)	\$0.00
E. Monuments & Markers	\$1,000.00 (cash)	\$0.00
(Ord. #951)		
F. As-Built Drawings Bond	<u>\$10,000.00</u> (cash)	n/c
TOTAL CASH BONDS	\$113,974.00	\$17,800.00

II. Fees (Cash Payments to the City)

A. Trees (39 lots)	\$11,700.00
B. Street Name Signs (Nova Drive, Dooley Drive and Fountainview)	\$750.00
C. Traffic Control Signs (2 Stop Signs, 1 No Outlet, and 1 Yield Sign)	\$1,000.00

To: Honorable Members of the City Council
Re: Emerson Oaks Site Condominium
C.R. #45-22

June 10, 2025
Page 2 of 2

II. Fees (Cash Payments to the City) Continued

D. Street Light Contribution in Aid (First Year Cost)		\$24,000.00*
E. Engineering Services Gen. Improv. & Sidewalk		
1. Plan Review & Admin. (2%)	\$17,663.00	
2. Field Inspection (5%)	<u>\$33,231.00</u>	
(includes Sidewalk and Drive Approaches)		\$50,894.00
F. Engineering Services (Grading & Soil Erosion Control) (DESC Permit #16-17)		
1. Plan Review	\$575.00	
2. Permit & Inspection	<u>\$2,300.00</u>	
		\$2,875.00
TOTAL CASH PAYMENTS (NON-REFUNDABLE)		\$91,219.00

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

Regular Meeting of July 26, 2021

(f) As-Built Drawing Bond \$ 10,000.00 (all cash)

and require cash payments in the total amount of \$68,166.00.

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

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

#241-21 RESOLVED, that Adams Park Development, LLC, as proprietor, having requested the City Council approve the proposed Lyndon Park Site Condominium Development (f/k/a Adams Park), located on the south side of Lyndon Avenue between Inkster Road and Middlebelt Road (28201 Lyndon Avenue, formerly Adams Elementary School site) in the Southeast 1/4 of Section 24, (hereafter the "Condominium"), and it further appearing that approval of the Master Deed, bylaws and site plan for the Condominium was given by the City Council pursuant to Council Resolution 11-21, adopted on January 13, 2021, and it further appearing that such site plan, together with Development Plans and specifications for improvements, have been examined and approved by the Department of Public Works as set forth in the report of that Department, dated June 30, 2021, therefore, the City Council does hereby determine as follows:

(1) All of the public improvements, utilities and grading shall be constructed, installed and accomplished in conformity with the provisions of the ordinances of the City of Livonia, including Sections 18.62 and 18.63 of Ordinance No. 543, as amended, and the provisions referenced therein, and the regulations and specifications of the Department of Public Works and the Development Plans submitted by the proprietor and approved by such Department; all such improvements to be constructed, installed, accomplished and completed within a period of two (2) years from the effective date of this resolution; failing this, the approval granted by the City shall be considered null, void and of no effect whatsoever;

(2) That all inspection fees and other charges due to the City of Livonia shall be fully paid at the time and in the manner provided in the said ordinance provisions;

(3) That the installation of all such improvements shall be subject at all times to the supervision and inspection and final approval of the Department of Public Works, and such improvements shall not be considered as having been satisfactorily and completely installed until

Regular Meeting of July 26, 2021

there is filed with the City Council the certificate as provided in such ordinance provisions;

(4) That the proprietor shall enter into an agreement with the City of Livonia agreeing to construct, within the prescribed period of time and in the prescribed manner, all improvements required to the extent required by the City of Livonia and as shown on the approved Development Plans;

(5) That as a condition of obtaining necessary engineering permits prior to commencing the required improvements, the proprietor shall file with the City of Livonia a corporate surety bond, certified check, cash bond, irrevocable letter of credit, or other financial assurance in such form as may be approved by the Department of Law guaranteeing the satisfactory installation of all such improvements, utilities and grading by the proprietor within the prescribed period in the following amounts:

- | | | |
|-----|-----------------------------------|--|
| (a) | General Improvement Bond | \$ 796,738.00
\$ 79,674.00 minimum cash |
| (b) | Sidewalk Bond | \$ 104,775.00
\$ 10,500.00 minimum cash |
| (c) | Grade & Soil Erosion Control Bond | \$ 7,800.00 (all cash) |
| (d) | Entrance Markers/Landscaping | \$ 5,000.00 (all cash) |
| (e) | Monuments and Markers Bond | \$ 1,000.00 (all cash) |
| (f) | As-Built Drawing Bond | \$ 10,000.00 (all cash) |

and shall make additional cash payments in the total amount of \$91,219.00.

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

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

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

result: