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

COMMITTEE MEMEBERS:

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

OFFICE OF THE COUNCIL

**MEETING PACKET FOR THE CAPITAL OUTLAY AND
INFRASTRUCTURE COMMITTEE
OF JULY 9, 2025
7:00 P.M.**

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CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE

July 9, 2025

Livonia City Hall Council Chambers

33000 Civic Center Drive, Livonia, MI 48154

7:00 PM

Members:

Rob Gjonaj Donovic, Chair

Martha Ptashnik, Vice Chair

Carrie Budzinski, Member

AGENDA ITEM(S)

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

AUDIENCE COMMUNICATION

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

**THIS MEETING WILL BE REPORTED AT
THE REGULAR MEETING OF JULY 21, 2025**

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

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LORI L. MILLER, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
June 23, 2025

MEETING DATE

COI070925/R072125

PRESENTED BY

AGENDA ITEM

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

BACKGROUND DETAILS

At the Regular Meeting of April 14, 2025:

Councilmember Donovic reported on the COI meetings of March 12 and April 2, 2025 on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of February 10, 2025:

Councilmember Donovic reported on the COI meetings of January 22 and February 5, 2025 on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of December 18, 2024:

Councilmember Donovic reported on the COI meeting of December 11, 2024 on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of November 6, 2024:

Councilmember Donovic reported on the COI meeting of October 14, 2024 on the subject of planning, design and construction of new Civic Center Campus.

At the Regular Meeting of October 7, 2024:

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

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

To discuss the subject matter as presented.

ATTACHMENTS

1. COI070925 Central ParkPlaza Renderings Recd 06-26-25
2. COI040225 Minutes - RD
3. COI040225 Livonia Vision 21 - Financing Discussion AS PRESENTED

4. COI040225 Ballot Language - DRAFT ONLY
5. COI031225 Minutes - RD
6. COI031225 City Center Community Presentation 3-12-25
7. COI020525 Minutes - RD
8. COI020525 - presented at COI020525
9. Senior Wellness Center - Update presented at COI020525
10. COI012225 Minutes
11. COI012225 Technolgy Consulting Services_Contract Award Recommendation Letter
12. COI012225 LCCP_Tech Consultanting Services_Proposal and CBS Summary
13. R121824 FRS new Livonia City Hall CR 432-24
14. R121824 Hobbs + Black new PD CR 433-24
15. COI121124 20241206_LCCP_Police Station_AE_Contract Award Recommendation Letter
16. COI121124 20241206_LCCP_City Hall_CM_Contract Award Recommendation Letter
17. R102124 (X1) CE w proposed conctract res - New Data recd 10-21-24
18. R102124 (X1) ProfSurvey w proposed contract res - - New Data recd 10-21-24
19. R102124 (X1) HED - Master Plan w proposed contract res - New Data recd 10-21-24
20. COI101424 Minutes
21. COI101424 LTC plan design construction of CC Campus
22. COI101424 Email RE_Award Recommendation Letters and Proposal Summaries
23. COI101424 LCC_City Hall_AE_Contract Award Recommendation Letter_AE- Updated
24. COI101424 LCC_Contract Award Recommendation Letter_CE-Updated
25. COI101424 LCC_Contract Award Recommendation Letter_MP- Updated
26. COI101424 LCC_Survey_Contract Award Recommendation Letter- Updated
27. COI101424 LCC_Traffic Study_Contract Award Recommendation Letter- Updated
28. R100724 Subject matter of plan, design, and construct New Civic Center Campus CR 330-24

APPROVED BY





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ROBERT & JANET BENNETT LIBRARY

**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, APRIL 2, 2025
7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Wednesday, April 2, 2025, in the Livonia City Hall Auditorium.

Committee Members Present: Robert Gjonaj Donovic, Chair
Martha Ptashnik, Vice Chair

Committee Members Absent: Carrie Budzinski, Member (Excused)

City Council Members Present: Brandon McCullough, President
Lynda L. Scheel

**City Officials
and Others Present:** Maureen Miller Brosnan, Mayor
Carter Fisher, City Attorney
Dave Varga, Chief of Staff
Debbie Lichtenberg, Finance Director
Mark Taormina, Planning and Economic Development Director
Ted Davis, Superintendent of Parks and Recreation
Thomas Goralski, Police Chief
Robert Jennison, Fire Chief
Kristen Edson, Library Director
Plante Moran Realpoint Representatives
HED Representative, Master Planner & Architect
Frank Rewald and Sons, Construction Manager

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

The meeting was convened at 7:02 PM.

The meeting began with a discussion of the following:

- Mayor started meeting with a presentation of the Civic Center Project
- Ballot proposal would be August 5th if the Council approves Ballot language
- In 2017, Livonia started talking about a downtown in Livonia Vision 21 and was drafted by hundreds of residents and officials. The Civic Center proposal is not new, this stems from Vision 21, which the Council approved in 2021
- Roughly 97 million dollars in deferred maintenance and general upkeep/ updates to city buildings
- Phase 1 was to relocate Senior Center, which was primarily funded by Federal, State, and the County, all of which wanted to specifically fund a Senior Center project
- Phase 2 is to build City Hall and Library. Currently is roughly 97,000 sqft, the city only needs roughly 55,000 sqft. Civic Center Library is roughly 72,000 sqft, we only need roughly 50,000 sqft. These numbers come from the Space Needs Assessment conducted by Plante Moran Real Point, our real estate advisor, working with Department Heads and respective staff.
- Phase 3 is constructing a new Police Department, renovations to 5 Fire Stations, construct Civic Center Campus for infrastructure, park and gathering area
- Building a connected greenway and central gathering area which is roughly 2 acres that will host concerts and other activities
- The last municipal millage was passed by voters in 1999, for the Jack E. Kirksey Recreational Center
- Phase 4 would be the private development portion of the project, built and funded by the private business community. The city is not paying for the private development.
- The city is asking for a 150-million-dollar millage to fund the Civic Center Campus improvements
- This bond would be paid over 25 years and be borrowed in 2 series or draws
- 50% of residential homes would pay roughly \$12 a month
- 85% of residential homes would pay roughly \$18 a month
- 55% of commercial buildings around 350,000 taxable values would pay roughly \$42 a month
- 85% of commercial buildings around 1 million taxable values would pay roughly \$120 a month
- There was conversation around renovating existing Civic Center library compared to constructing a new Civic Center Library and those pros and cons
- Relocating and combined the library energizes the entire Civic Center Campus
- The public can go online to LivoniaBuilt.org
- The city can refinance the bond after 10 years, depending on rates

The meeting adjourned at 9:26 PM.

The Committee recommends:

- The Administration to formally present the item to the City Council

Note: This item will remain in Committee for further discussion.

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

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

Robert Gjonaj-Donovic, Chair

CAPITAL OUTLAY & INFRASTRUCTURE COMMITTEE MEETING
WEDNESDAY, APRIL 2, 2025, 7:00PM

NAME

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

Denise Mika

Jim Biga

Mary Kay Heidtke

DAVID CORDS

Jennifer Blaisden

Lauren Ladd

PATRICIA JASON

DANIEL JASON

Barbara Glower

Andy Fleming

Sandra + Ken Moore

Gerald Karasinski Jr.

Jenny O'Connor

Alex King

Justin Gabel

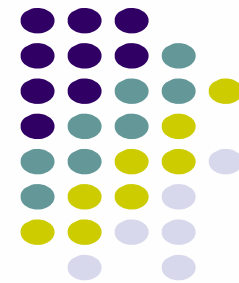
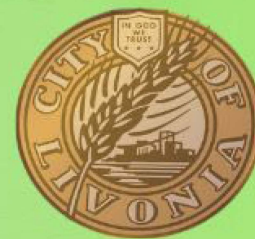
Lynn Miller

Deb Christensen

Kathleen Jorgensen

Eileen McDonnell

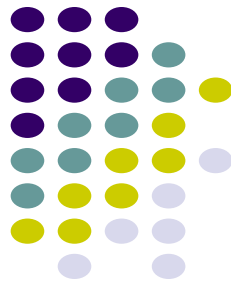
**TOGETHER
WE BUILD
TOMORROW**



DEFINING THE CHALLENGE

In 2017 thousands of Livonia residents came together around a problem

Livonia's population was decreasing.

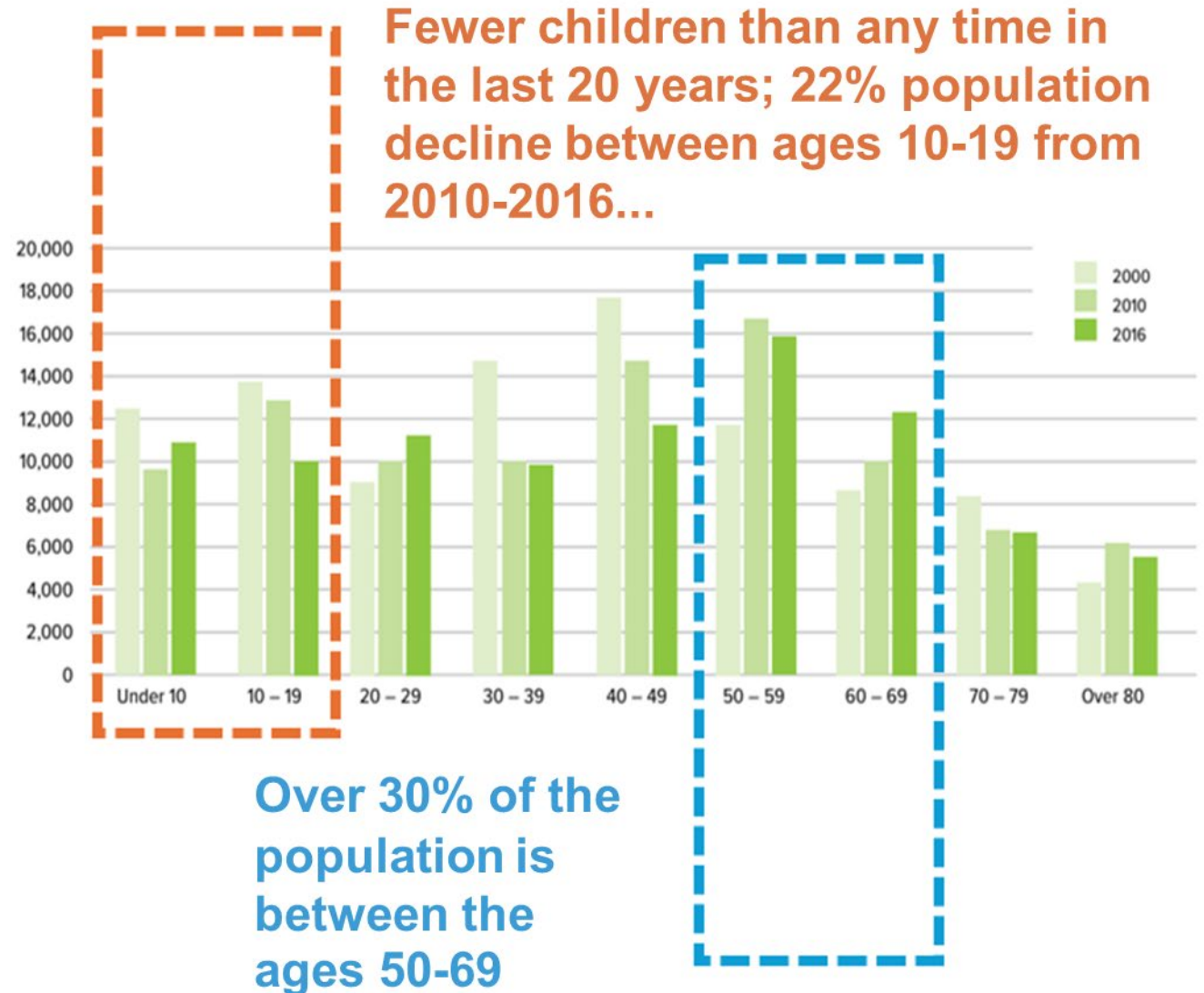


Livonia	-2.8%	(2,747 residents)
Plymouth Twp.	+0.2%	(+42)
Northville Twp.	+7.9%	(+2,253)
Canton Twp.	+4.0%	(+3,618)
Farmington Hills	-0.3%	(-243)
Lyon Twp.	+28.6%	(+4,163)
All of Wayne County	-1%	(-8,244)

DEFINING THE CHALLENGE

...while at the same time the age of our population was increasing.

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





\$107 million
required repairs and maintenance

Presented to: City of Livonia

[ca 1967]

New City Hall for Livonia

By JOHN J. CAMPER

Detroit News Metropolitan Bureau

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUT BY COMPARISON, the firm designed a seven-story, \$2.5-million city hall for Ann Arbor, which was completed in 1953. Ann Arbor has an estimated population of 95,000, including 32,000 University of Michigan students. Livonia's population is about 100,000.

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

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

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

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

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

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

viding for expansion of city offices.

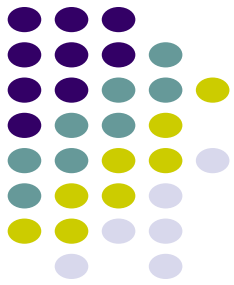
City officials had advised against incorporating courtrooms into the city hall, since Livonia's municipal court may be replaced by a district court under the state constitution's proposed judicial reorganization.

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

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

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

Alden B. Dow Archives
315 Post Street, Midland, MI
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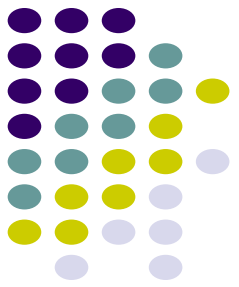


70%

of Livonia
residents want a
**CITY
CENTER**

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

Livonia











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



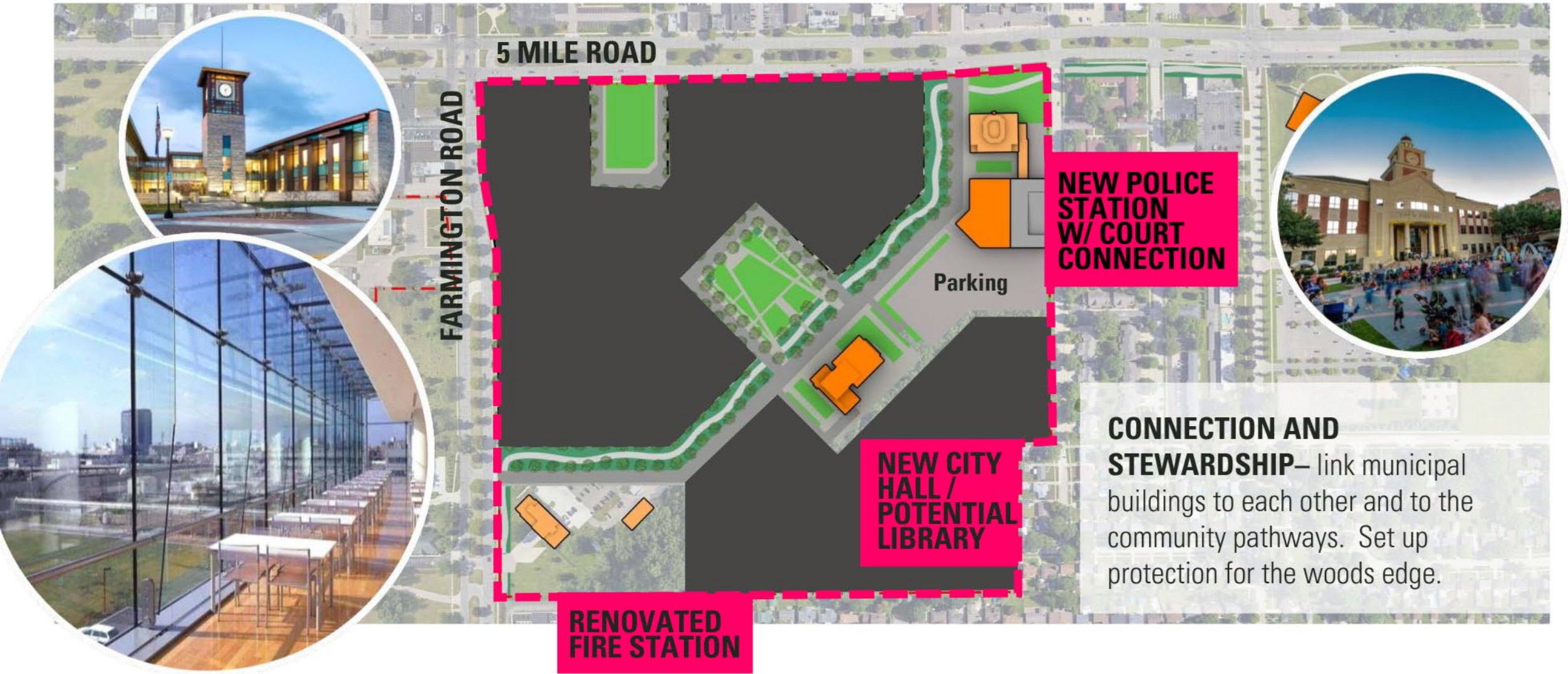
AUTHENTIC MOVES / Be the heart of Livonia's celebrations and traditions



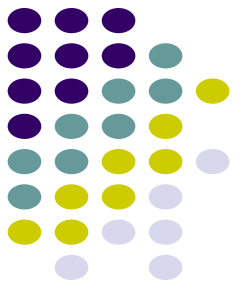
AUTHENTIC MOVES / Maximize investment for community impact



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



The Last Time the City Invested 1999



**GRATE PHOTO BY
BRIAN KIRKSEY**
**Livonia
Mayor
Jack Kirk-
sey and
city coun-
cil shovel
dirt dur-
ing the
ground-
breaking
ceremony
of the new
rec center
Thursday.**



Officials break ground for recreational cornerstone

**BY ALICE ASHMORE
STAFF WRITER
aashmore@ee.homecomm.net**

A row of polished shovels – that no construction worker would be caught dead with – gleamed in the afternoon sun as local dignitaries officially broke ground for the Livonia community recreation center.

More than 100 people gathered in the sweltering heat on Thursday to celebrate the beginning of the project.

“We’re here to celebrate a very special occasion – full of excitement and full of promise,” Livonia Mayor Jack Kirksey said.

“We will have the ability to meet community and recreation needs of our community.”

The most important aspect of the project is that it is expected to help influence the demographics of the city, the mayor said.

“We can continue to attract young families,” Kirksey said. “We are trying to balance the demographics of the community and we will do it with this institution.”

The rec center is being built adjacent to Five Mile and Hubbard, near the old Bentley High School.

Superintendent of Schools Ken Watson was the last principal at Bentley High School.

“It’s a very sentimental and historical site for me,” Watson said.

“The best legacy for Bentley High School will be the recreation center. It represents what Livonia is all about.”

City Council Member Jack Engbretson declared it, “A great day for our community.” The rec center

will continue to make Livonia a great place to live and raise families, the councilman said.

“On the quality of life issue, this is the finishing touch,” Engbretson said.

Wayne County Prosecutor Mike Duggan, who chaired the millage campaign for the rec center, said “Wow, this is a great day for me. I grew up a mile from here.”

Duggan shared fond recollections of playing youth baseball on fields near the site.

The rec center will keep kids busy with healthy activities, which is important, Duggan noted.

“Whether parents want to face it or not, the harsh realities are that by eighth grade, one-half of students will try alcohol; and by 10th grade, one-half will try illegal drugs,” he said.

Duggan said having a place for families to spend time together helps combat those problems.

Engbretson added, “The mayor deserves great accolades for having the vision to have promoted this idea.”

The project is not a matter of trying to compete with rec centers in neighboring communities, Duggan said.

The new rec center will include two gymnasiums, a lap pool and a leisure pool, a gymnastics center, a fitness center, a running track, a climbing wall, a children’s play area and a senior citizens lounge.

Kenneth Noumann, architect for the project, believes the new center will be visually stunning.

“We believe the building will have a ‘Wow’ factor,” he said.

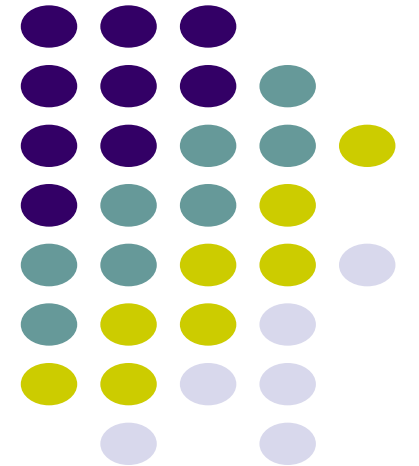
The \$30 million project is expected to be completed in early 2003.



Livonia Vision 21

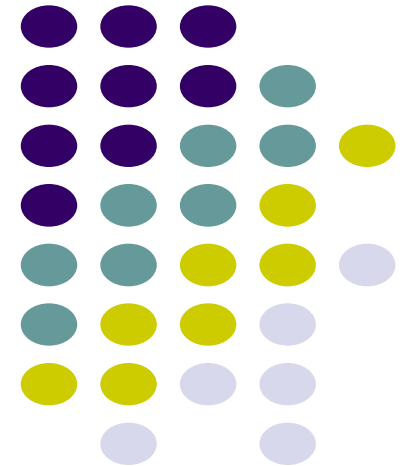
Financing the Vision

Responsibly, Sustainably and Community-Focused



Project Overview

Livonia Vision 21
Project Catalyst to City Center



Livonia Vision 21 City Center Timeline

Together We Build Tomorrow

Phase
1

2025
**NEW LIVONIA
SENIOR WELLNESS
CENTER**

Grant Funding
Secured

Phase
2

2026-27
NEW CITY HALL

Bond Funding
Secured

Phase
3

2028
**NEW POLICE
STATION,
FIRE STATION
RENOVATIONS,
NEW LIBRARY, PARK
SPACE, BIKE LOOP**

Millage Funding
Needed

Phase
4

2028 +
**NEW
RESTAURANTS,
RETAIL,
RESIDENTIAL**

Public-Private
Partnerships

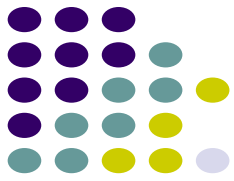
LivoniaBuilt.org

**#Livonia
BUILT**

LivoniaBuilt.org



PHASE 1: Funding the Senior Wellness Center



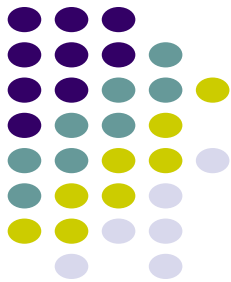
Source		Investment	% of Total
Grants:			
	Wayne County	\$8,000,000	29.6%
	Michigan Department of Health & Human Services	\$4,500,000	16.7%
	U.S. Department of Housing & Urban Development	\$4,250,000	15.7%
	ARPA Funds	\$4,000,000	14.8%
	Total Grant Funding	\$20,750,000	76.8%
Internal Funding:			
	Contribution from the Building Improvement Fund	\$2,000,000	7.4%
	Accumulated Fund Balance – Senior Center Construction Fund	\$4,000,000	14.8%
	Interest Earnings	\$250,000	1.0%
	Total Internal Funding	\$6,250,000	23.2%
	TOTAL SENIOR WELLNESS CENTER FUNDING	\$27,000,000	100.0%



**PHASE 1 - FUNDING SECURED – NO
ADDED COST TO TAXPAYERS**

PHASE 2: Funding City Hall

Later this year the City will issue up to \$45 million in bonds to finance the investment in constructing a new City Hall.



City of Livonia
Limited Tax General Obligation Bonds
Projected Bond Issuance, based on annual debt service available

\$2,400,000 Annual Debt Service target

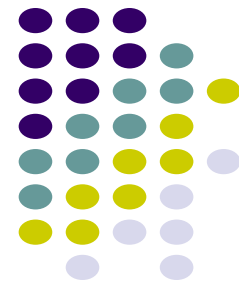
Annual Debt Service	Bond Term	Interest Rate*	Estimated Total Interest	Bond Amount	Additional existing funds available in Building Improvement Fund = ~\$9,000,000 Est. Investment - new City Hall = \$40,000,000
\$2,400,000	20 years	4.50%	\$16,675,200	\$31,280,000	
\$2,400,000	25 years	4.75%	\$25,252,663	\$34,680,000	
\$2,400,000	30 years	5.00%	\$35,121,688	\$36,805,000	

**Estimated rates – actual rates determined at time of sale.*



**FUNDING SECURED – NO ADDED
COST TO TAXPAYERS**

PHASE 3: Funding The Future With a Bond Proposal Supported by Voters



Bonds supported by a new debt millage will be used to build or renovate:

<u>Project Area:</u>	<u>Investment Estimate</u>
Library	\$37,500,000
Police Station	\$66,700,000
Renovate Fire Stations	\$16,000,000
City Center Plaza with Public Amenities	\$19,100,000
Infrastructure & Parking	<u>\$10,700,000</u>
Investment Needed	\$150,000,000

LIVONIA VISION 21

Proposed Sources of Funding – Project Catalyst to City Center

Funding Required

PHASE 1 - Grants from Wayne County, State of Michigan and Federal Funding (\$20.75M) + EXISTING CITY FUNDS (\$6.25M) – No new cost to taxpayers:

Senior Wellness Center	\$27,000,000
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PHASE 2 - Bonds from EXISTING REVENUE SOURCES – No new cost to taxpayers:

City Hall	\$40,000,000
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PHASE 3 - Bonds paid from a voted debt millage would be invested in:

Library	\$37,500,000
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Police Station	\$66,700,000
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Fire Stations	\$16,000,000
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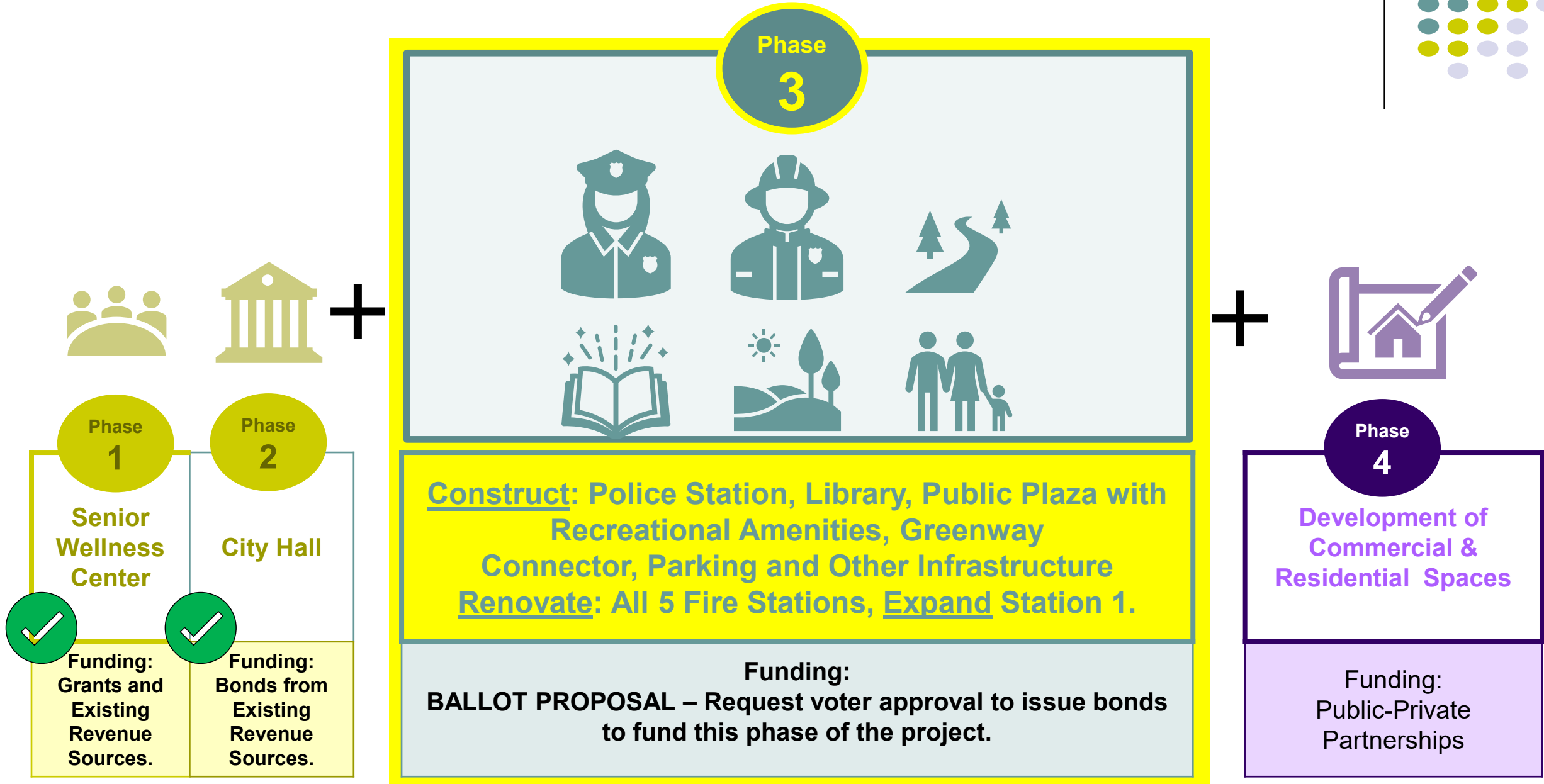
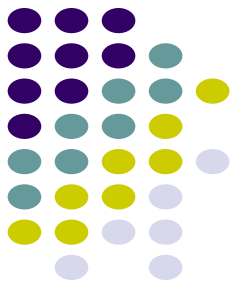
City Center Plaza with Public Amenities	\$19,100,000
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Other Infrastructure & Parking	<u>\$10,700,000</u>
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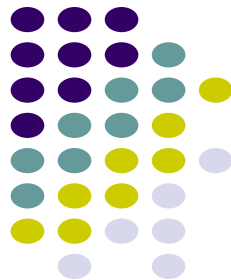
Bonds supported by Voted Debt Millage	\$150,000,000
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ESTIMATED TOTAL LIVONIA VISION 21 PROJECT INVESTMENTS	\$217,000,000
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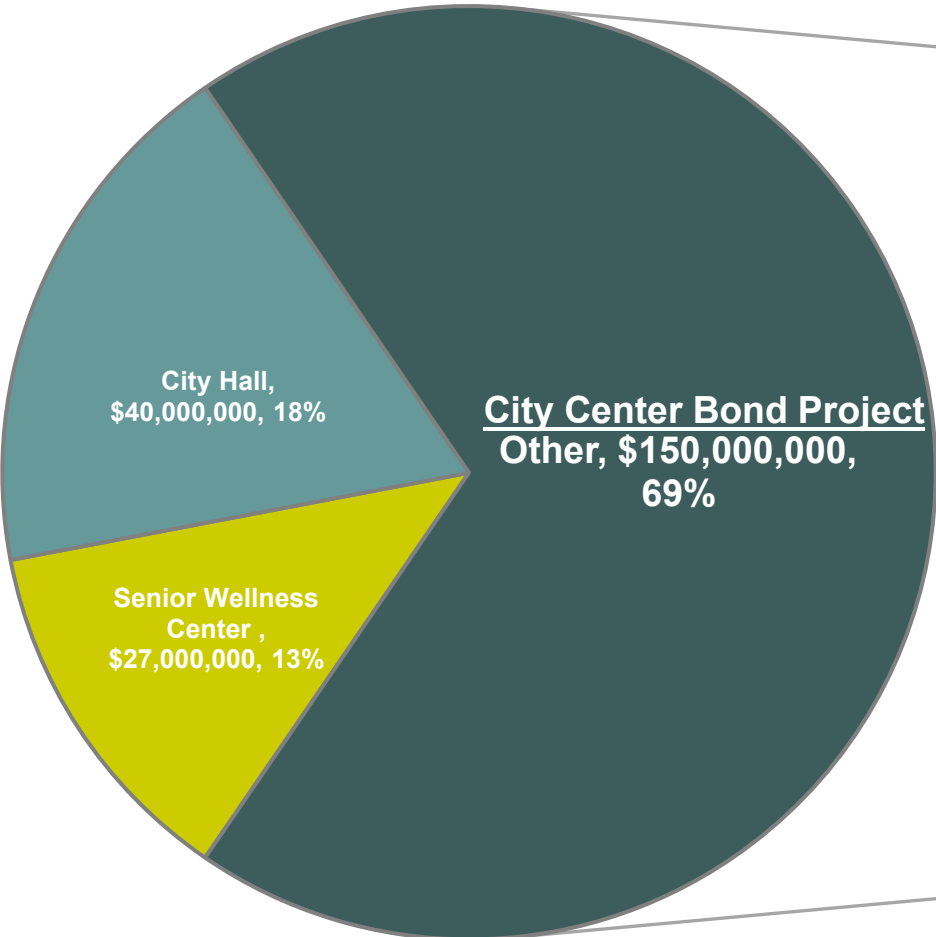
Defining the City Center Project



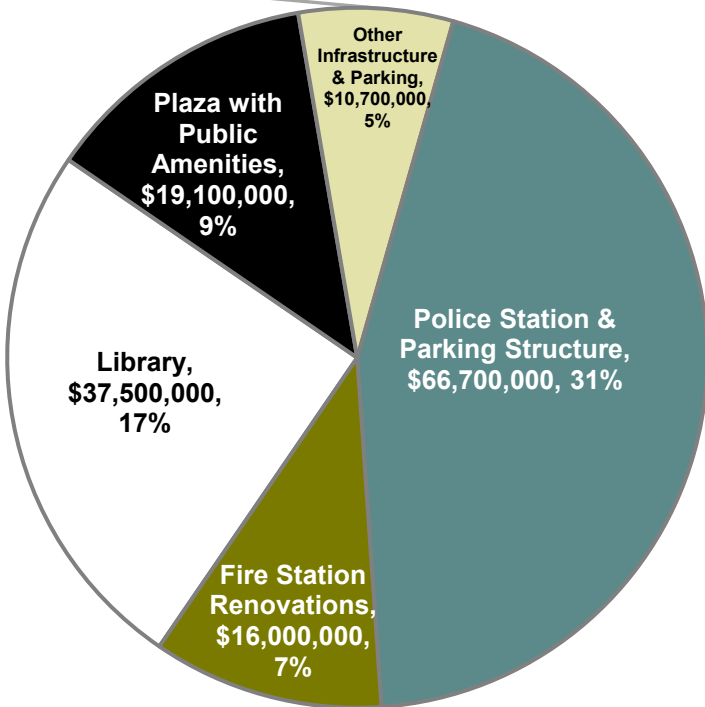
Here's Where We Are Investing



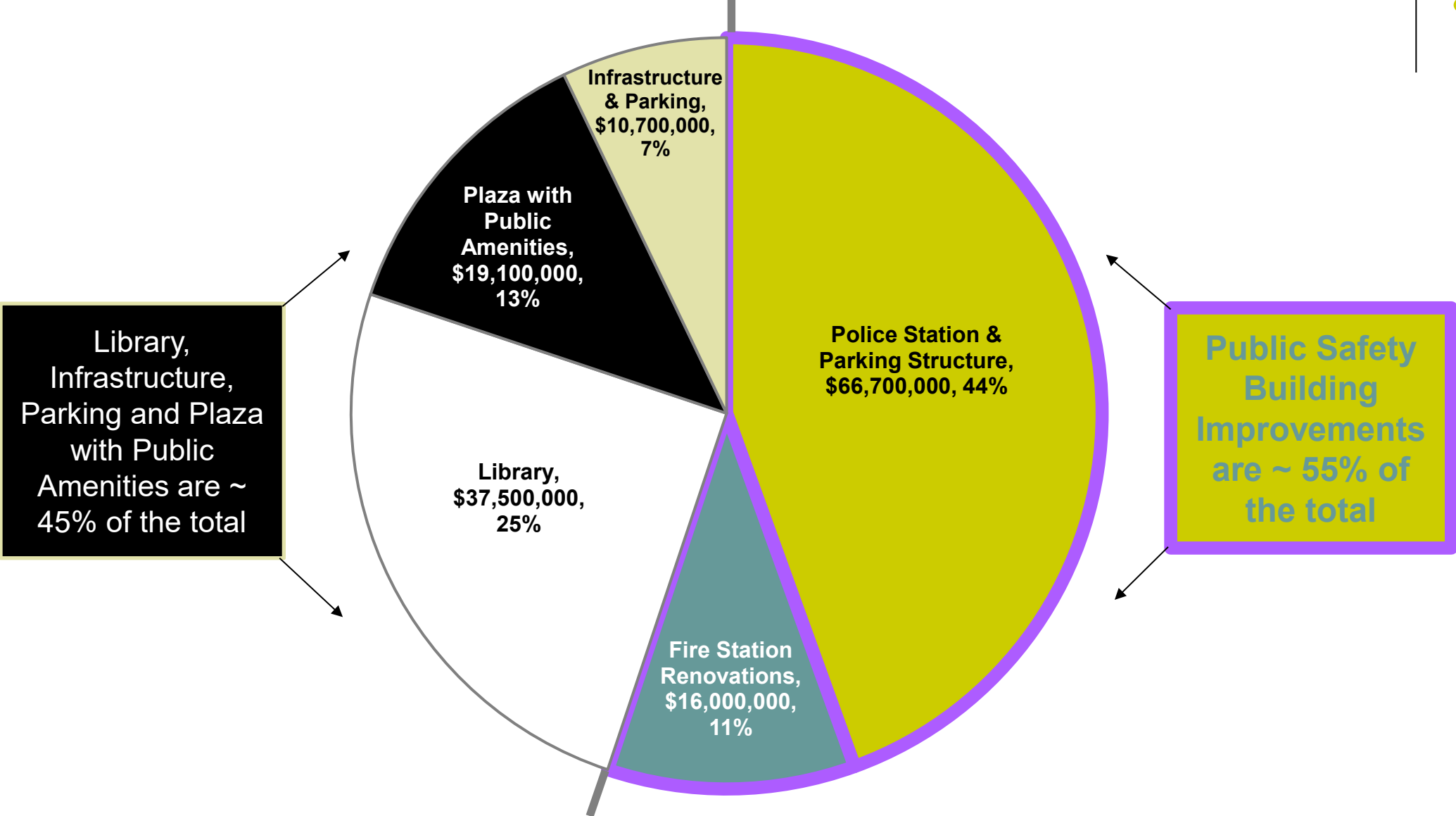
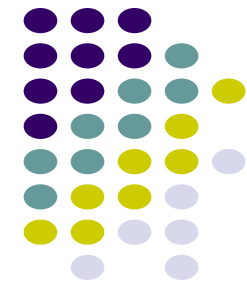
Total Investment – Project Catalyst to City Center
\$217,000,000



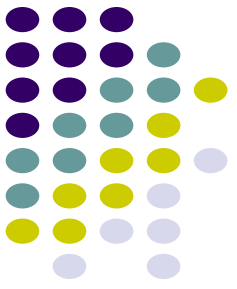
Investment Amount Included in the Ballot Proposal
\$150,000,000



Breakdown of Investments Included in the Ballot Proposal

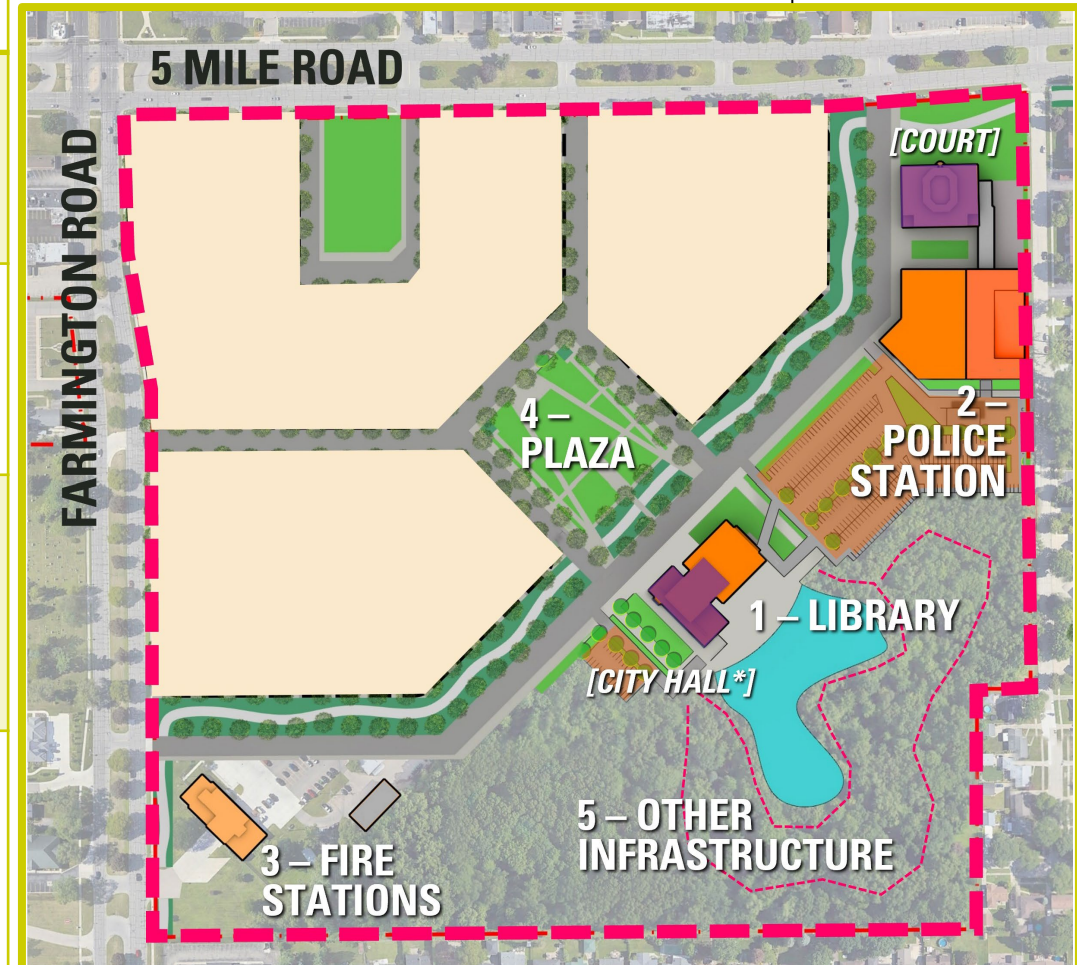


What is included in the current PHASE 3 budget?



1	<u>Library</u> - New Library - Demolition of existing building	\$37,500,000
2	<u>Police Station</u> - New Police Headquarters - Secured parking deck for patrol vehicles - Moving cell tower and fuel station	\$66,700,000
3	<u>Fire Stations</u> - Station 1 Renovation & Expansion - Station 3-6 Renovation - Enhanced technology upgrades to all stations	\$16,000,000
4	<u>City Center Plaza & Public Amenities</u> - Creation of Plaza - Pathways, lighting, public Wi-Fi, etc. - Park amenities for public use – active & passive - Greenway, bike loop, recreation pond, nature trail, etc.	\$19,100,000
5	<u>Other Infrastructure & Parking</u> - Surface parking - Demolition of existing City Hall - Stormwater detention - Streets, landscape, paths, lighting, utilities, etc.	\$10,700,000
Total Investment		\$150,000,000

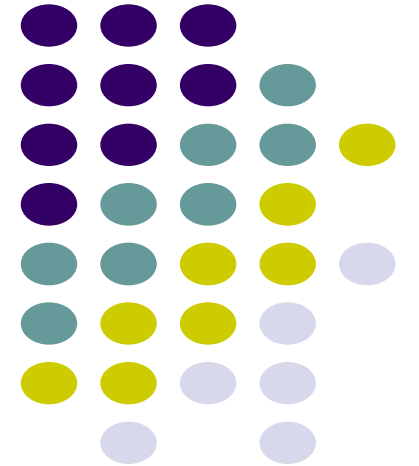
Phase 3

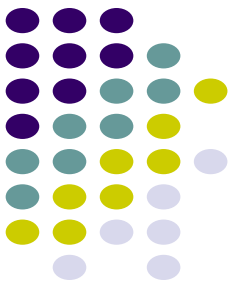


*City Hall portion of building is **FUNDED SEPARATELY**
- NOT part of the ballot proposal.

Project Financing – City Center

Debt Service Costs and Millage Impact





Good Question: What is a bond?

A **bond is a financing tool** that allows the City to borrow money for a specific use and pay it back over time.

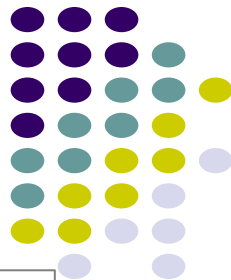
- *This is like a mortgage on a home.*

The **annual debt service** is the amount that needs to be paid each year for both interest and principal.

The **annual payment** depends on:

- *The amount borrowed*
- *The length of the bonds*
- *The interest rate at the time of the bond sale*

Sample Ballot Language



MUNICIPAL FACILITIES PROPOSAL

Shall the City of Livonia, County of Wayne, Michigan, borrow the principal sum of not to exceed _____ Dollars (\$_____) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed _____ (____) years from the date of issuance of each series, for the purpose of paying the cost of [acquiring land and buildings for use by the City, and acquiring, constructing, renovating, furnishing, and equipping various municipal facilities in the City], including, but not limited to, _____, together with all related site improvements, appurtenances and attachments?

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

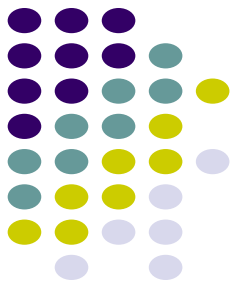
Total Principal to be borrowed

Maximum length of the bond repayment

What can the bond proceeds be used for?

When will the levy first appear on the tax bill?

What is the estimated millage rate in year one?

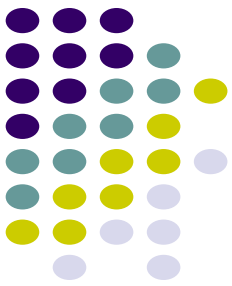


FINANCING STRUCTURE:

Debt Service - \$150M Bond Issue – Single Series

Over The Full Duration of the Bond					First Year	
Duration	Est. Interest Rate*	Principal	Interest	P&I Total	Debt Service Payments	Millage Required to Support Debt Service
25 years	4.75%	\$150M	\$118.4M	\$268.4M	\$8.3M	1.49 mills

**Actual interest rate will be determined at time of bond sale.*



FINANCING STRUCTURE :

Debt Service - \$150M Bond Issue – Two Series

Series 1 = \$100M, issued November 2025

Series 2 = \$50M, issued November 2027

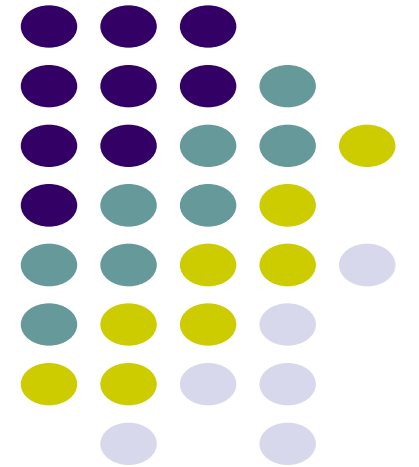


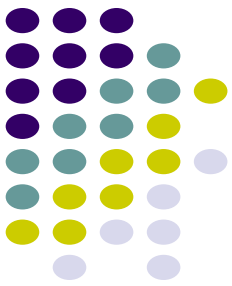
Over The Full Duration of the Bond					First Year	
Duration	Est. Interest Rate*	Principal	Interest	P&I Total	Debt Service Payments	Millage Required to Support Debt Service
25 years	4.75%	\$150M	\$111.2M	\$261.2M	\$8.0M	1.43 mills

**Actual interest rate will be determined at time of bond sale.*

Impact on Livonia Homeowners

Annual and Monthly Changes to Property Taxes





INVESTMENT BY THE AVERAGE RESIDENT:

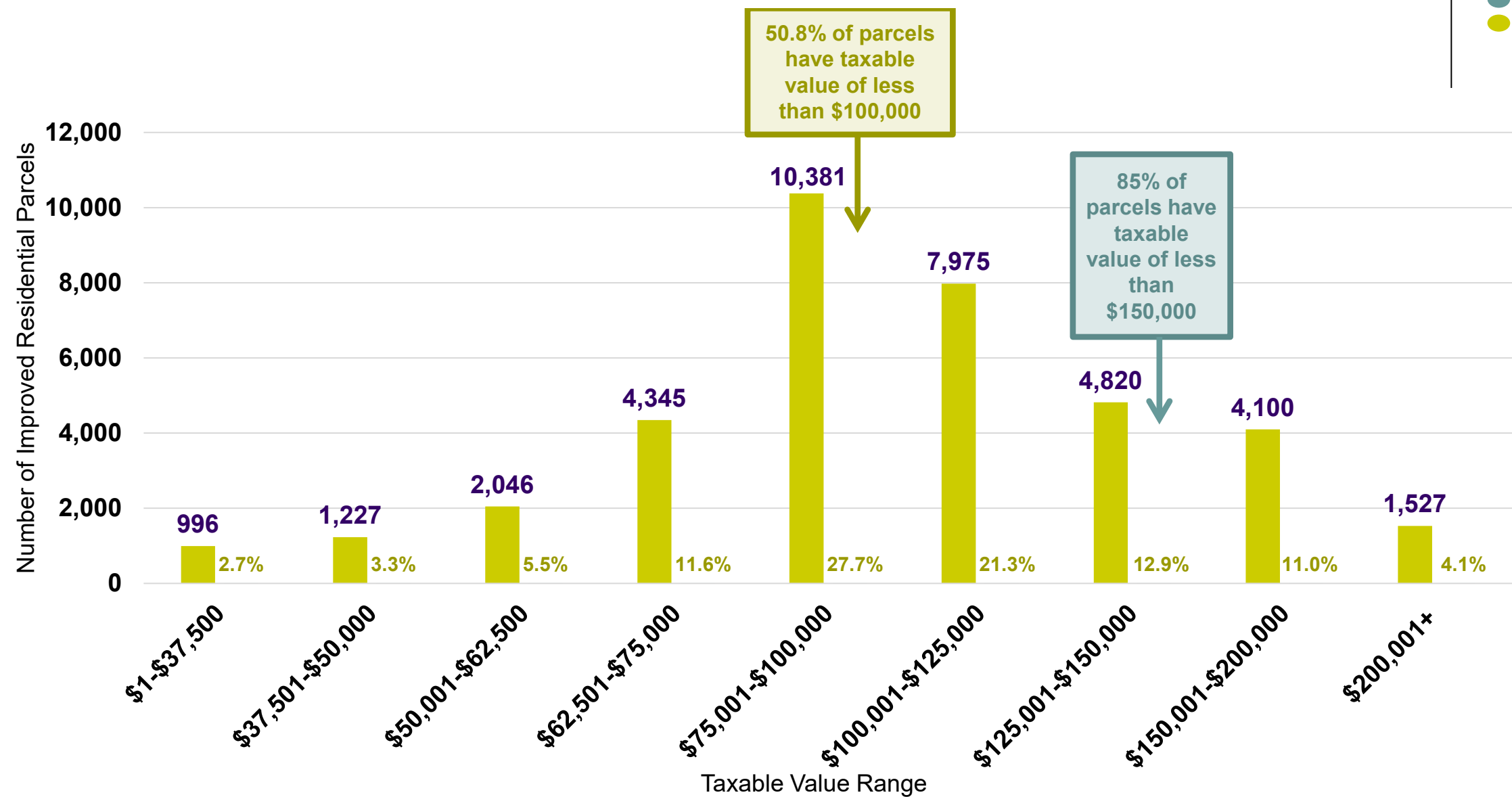
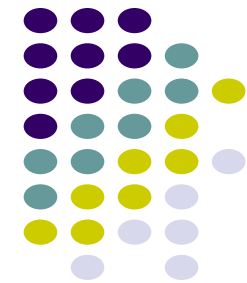
Debt Service - \$150M Bond Issue

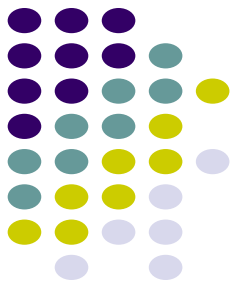
Based on Average 2025 Taxable Value of Improved Residential Property = \$107,055



Duration	Debt Service Payments	Millage Required to Support Debt Service	Additional Annual Property Tax	Monthly Investment
25 years	\$8.0M	1.43 mills	\$153.09	\$12.76

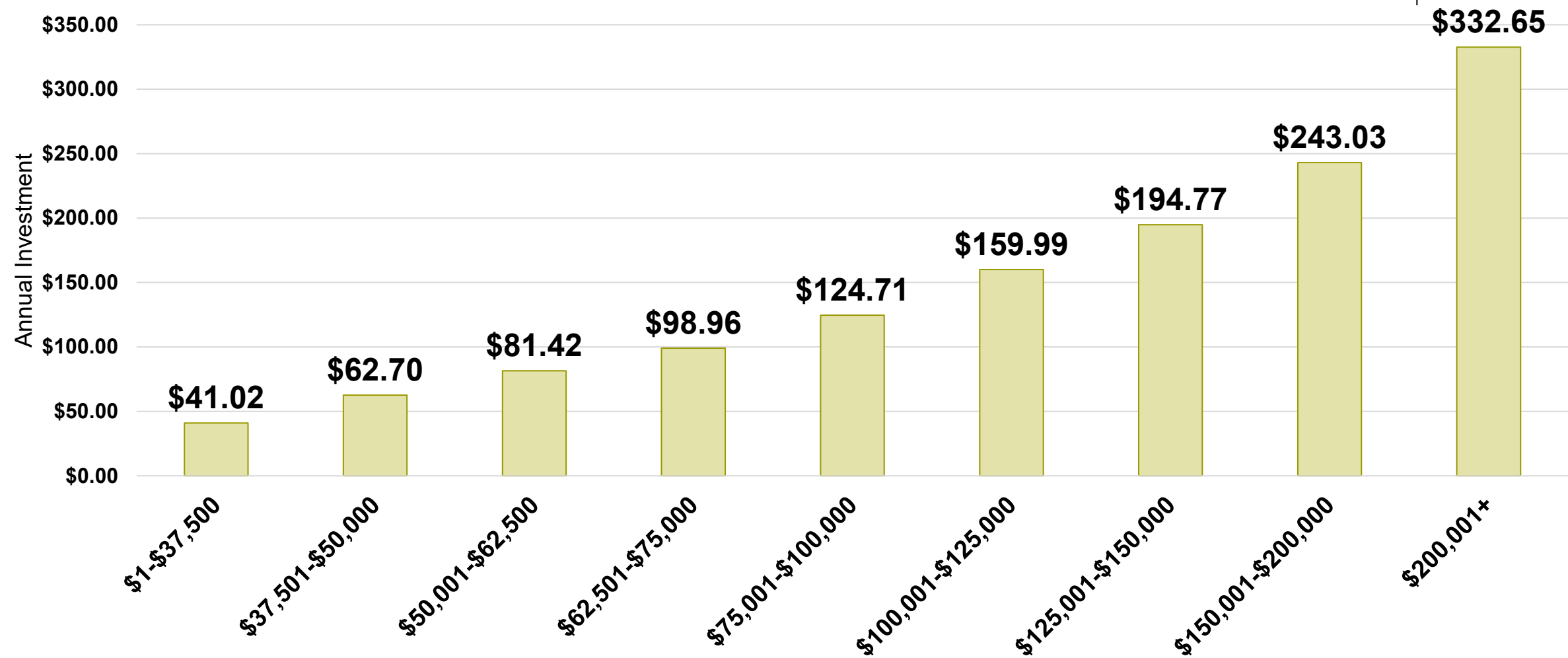
Residential Parcel Count – Improved Properties



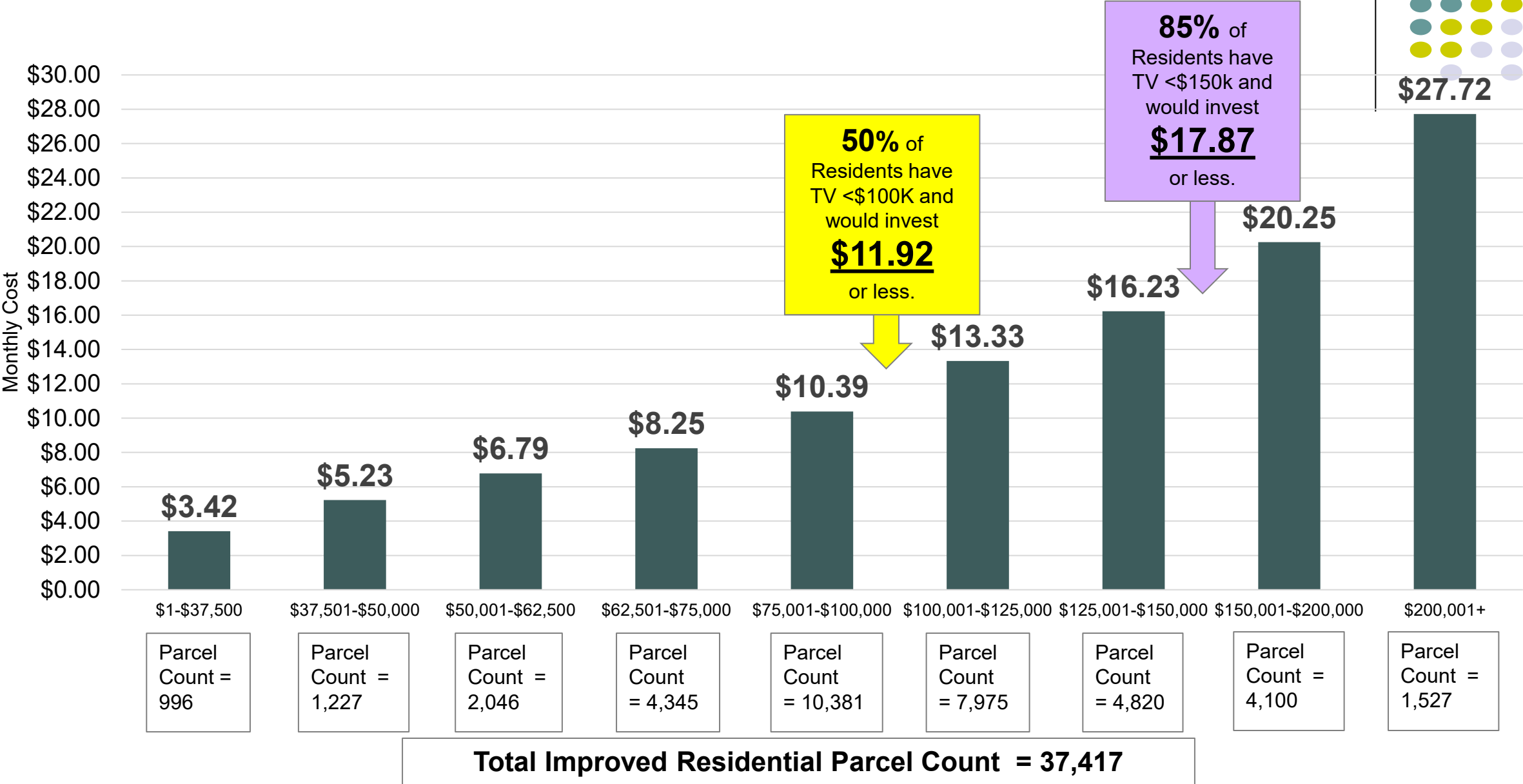


Annual Investment by Residents

Based on Average Taxable Value within each Range

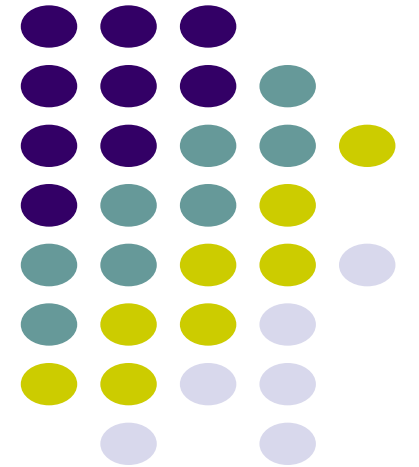


Monthly Investment by Residents

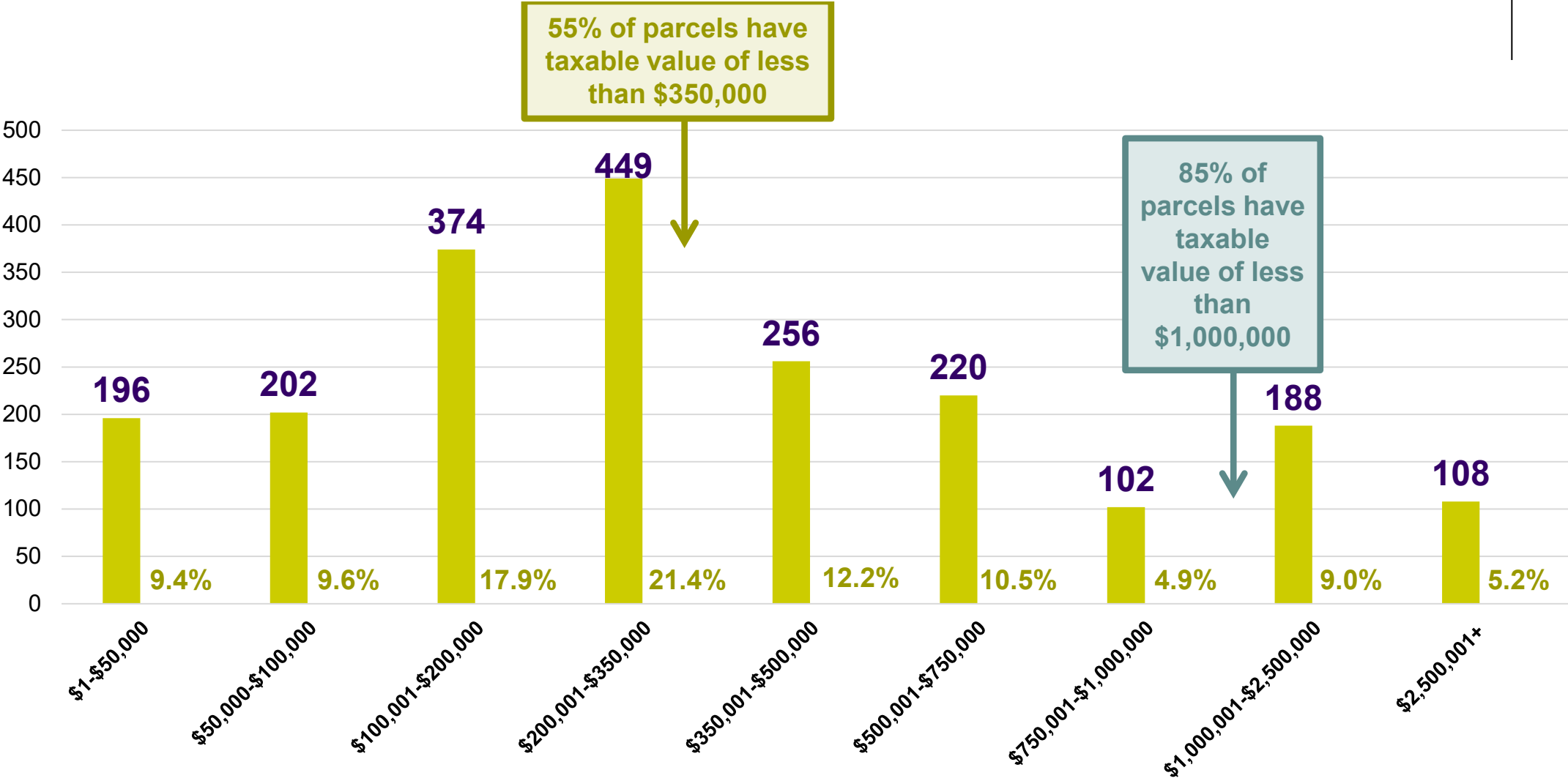
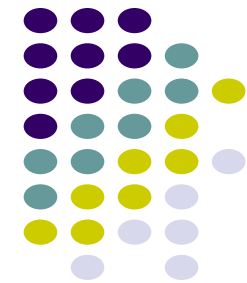


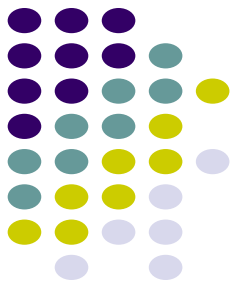
Impact on Livonia Business Owners

Annual and Monthly Changes to Property Taxes



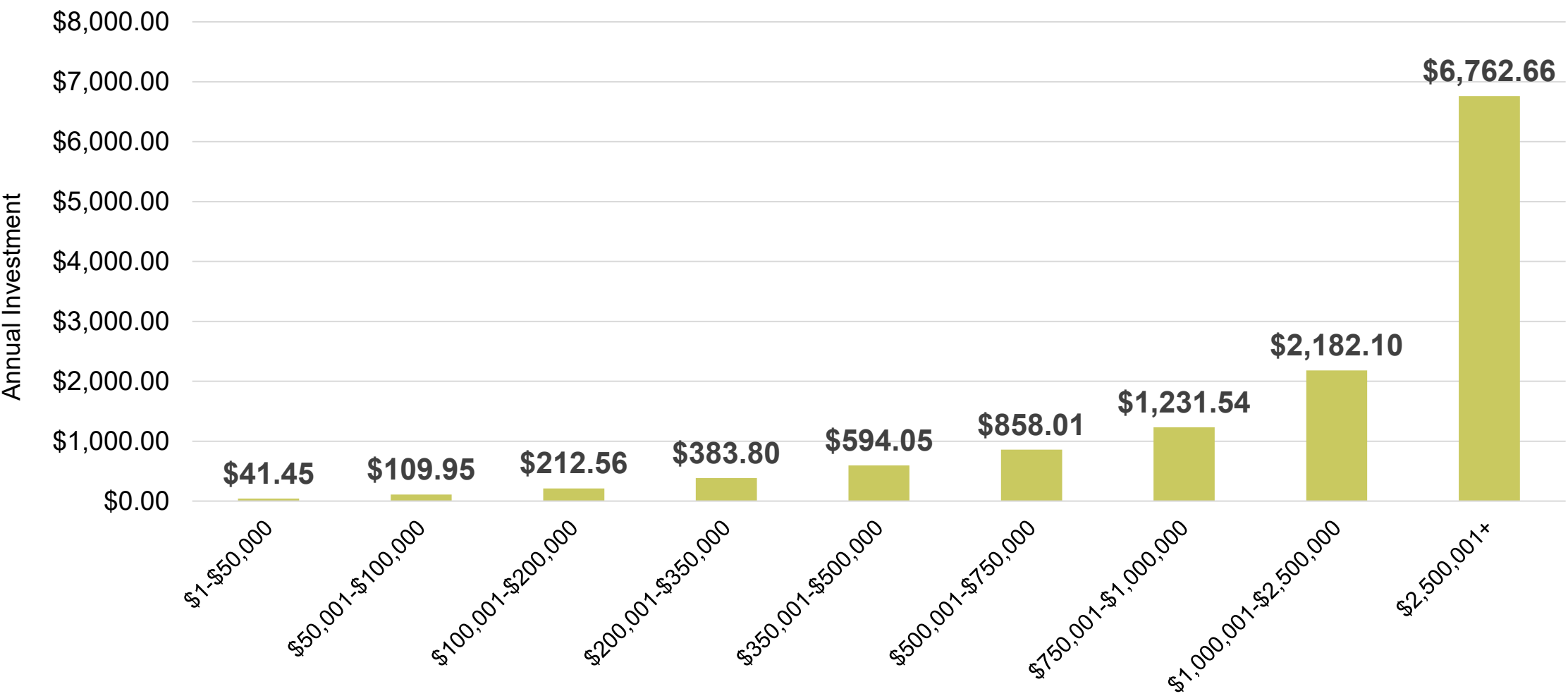
Commercial & Industrial Parcel Count



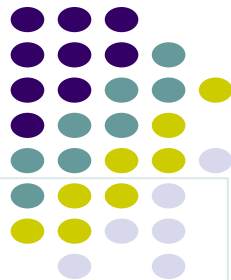


Annual Investment by Commercial & Industrial Properties

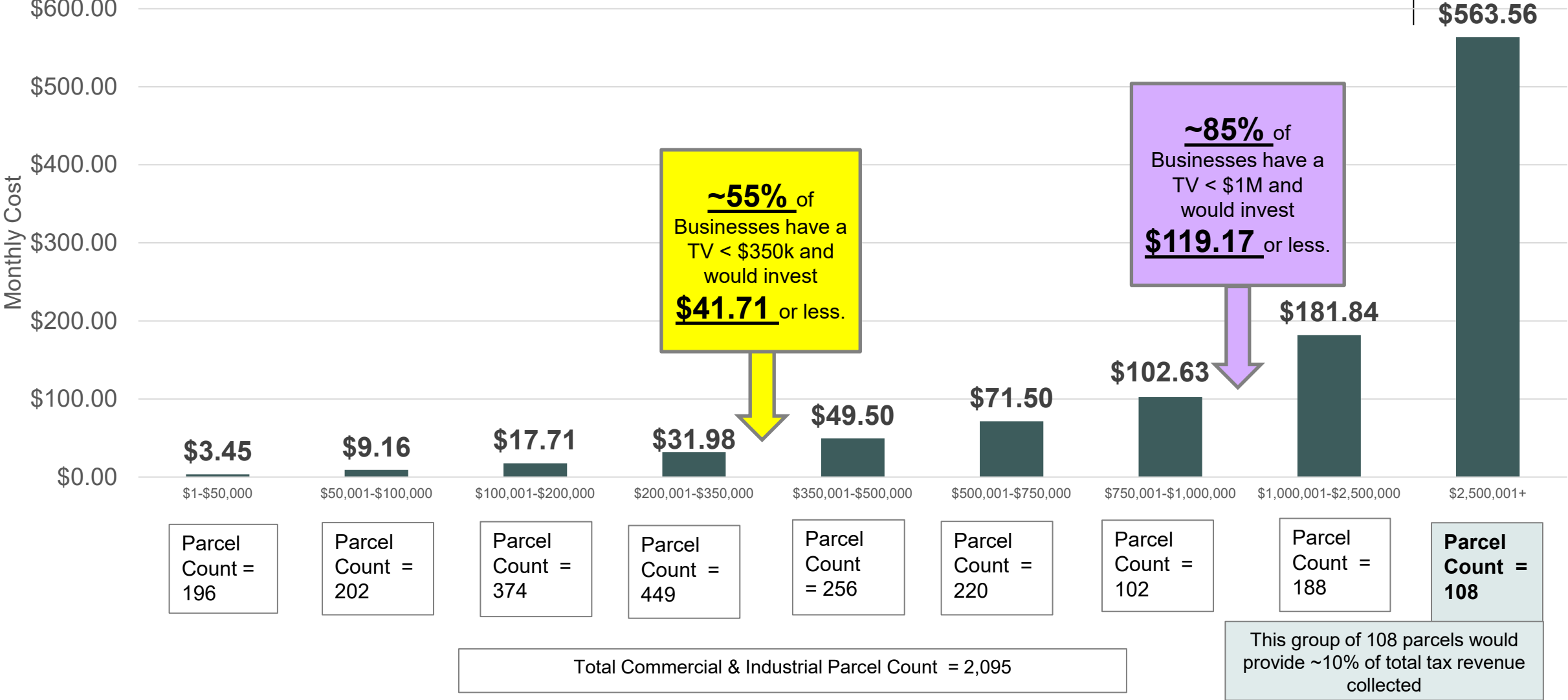
Based on Average Taxable Value within each Range



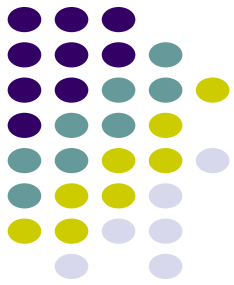
Monthly Investment by Commercial & Industrial Properties



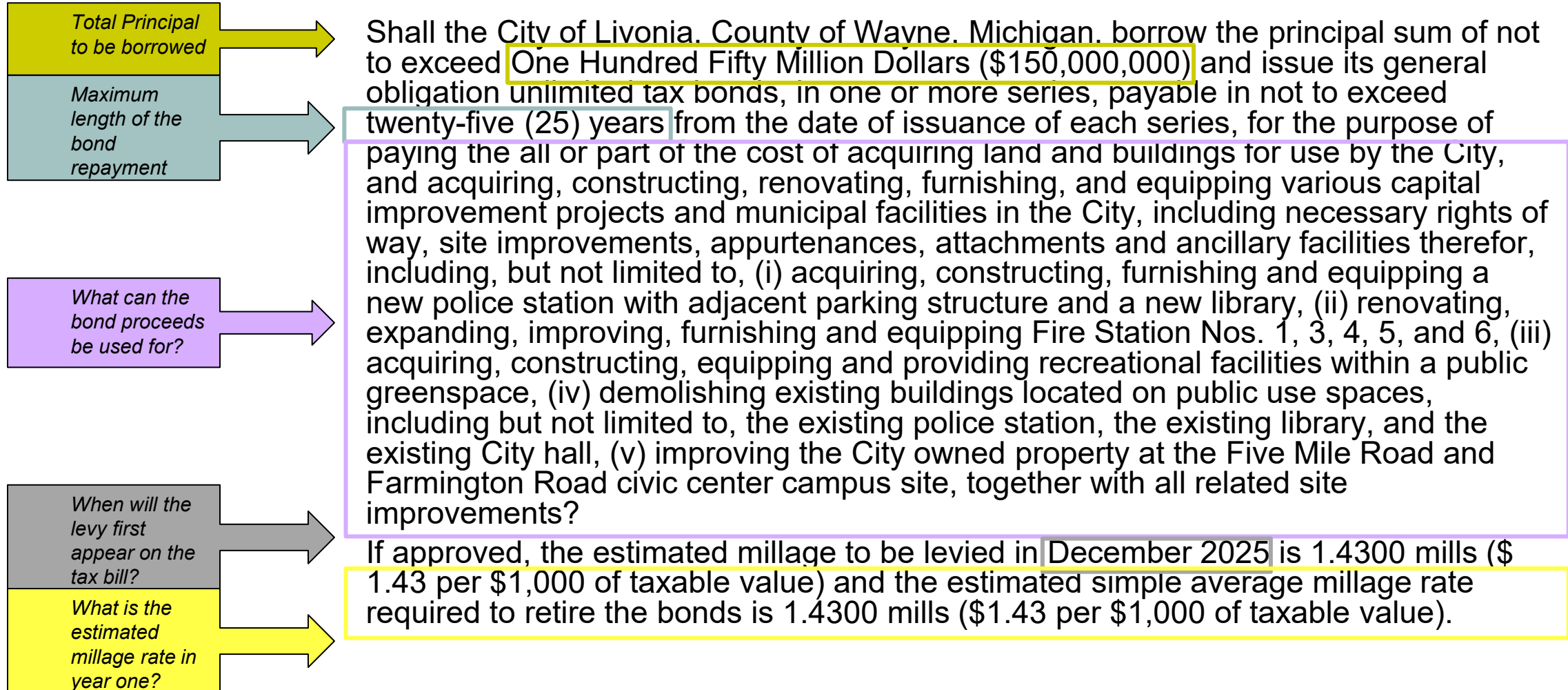
Based on Average Taxable Value within each Range



Proposed Ballot Language - based on Recommendation from Administration:

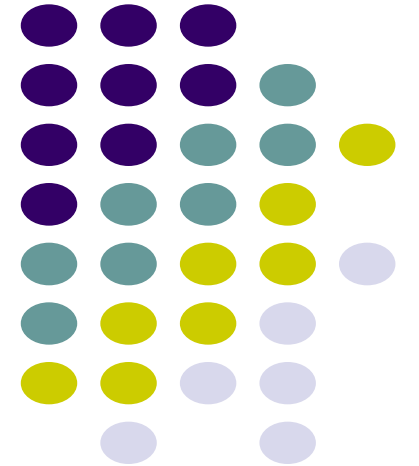


MUNICIPAL FACILITIES PROPOSAL



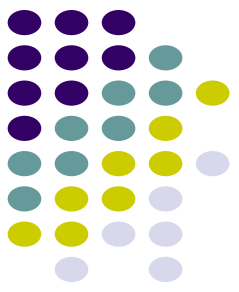
Repair, Renovate or Build New

Civic Center Library





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



Investments Scenarios for Library Improvements

- The ballot proposal will be asking for funding for the Bennett Library to either:
 - Perform basic repairs and maintenance required – no structural improvements
 - Fully renovate
 - Construct a new library

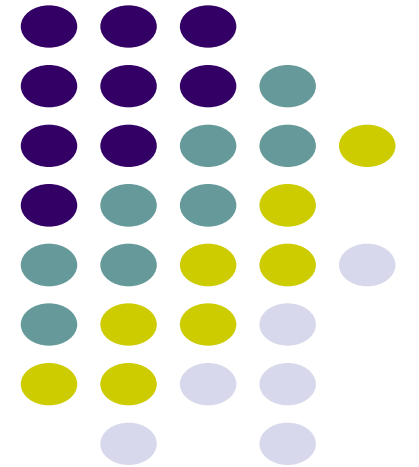
What is the difference in the investment needed?

Option	Investment Needed	Tax Amount for Average Taxpayer	
		Annual	Monthly
Perform repairs and maintenance required at the existing Bennett Library – no structural improvements	\$16,500,000	\$16.84	\$1.40
Fully renovate existing Bennett Library	\$31,500,000	\$32.15	\$2.68
Construct New Library*	\$37,500,000	\$38.27	\$3.19

**Amount Included in Bond Scenarios*

Millage Comparison

All Wayne County Cities

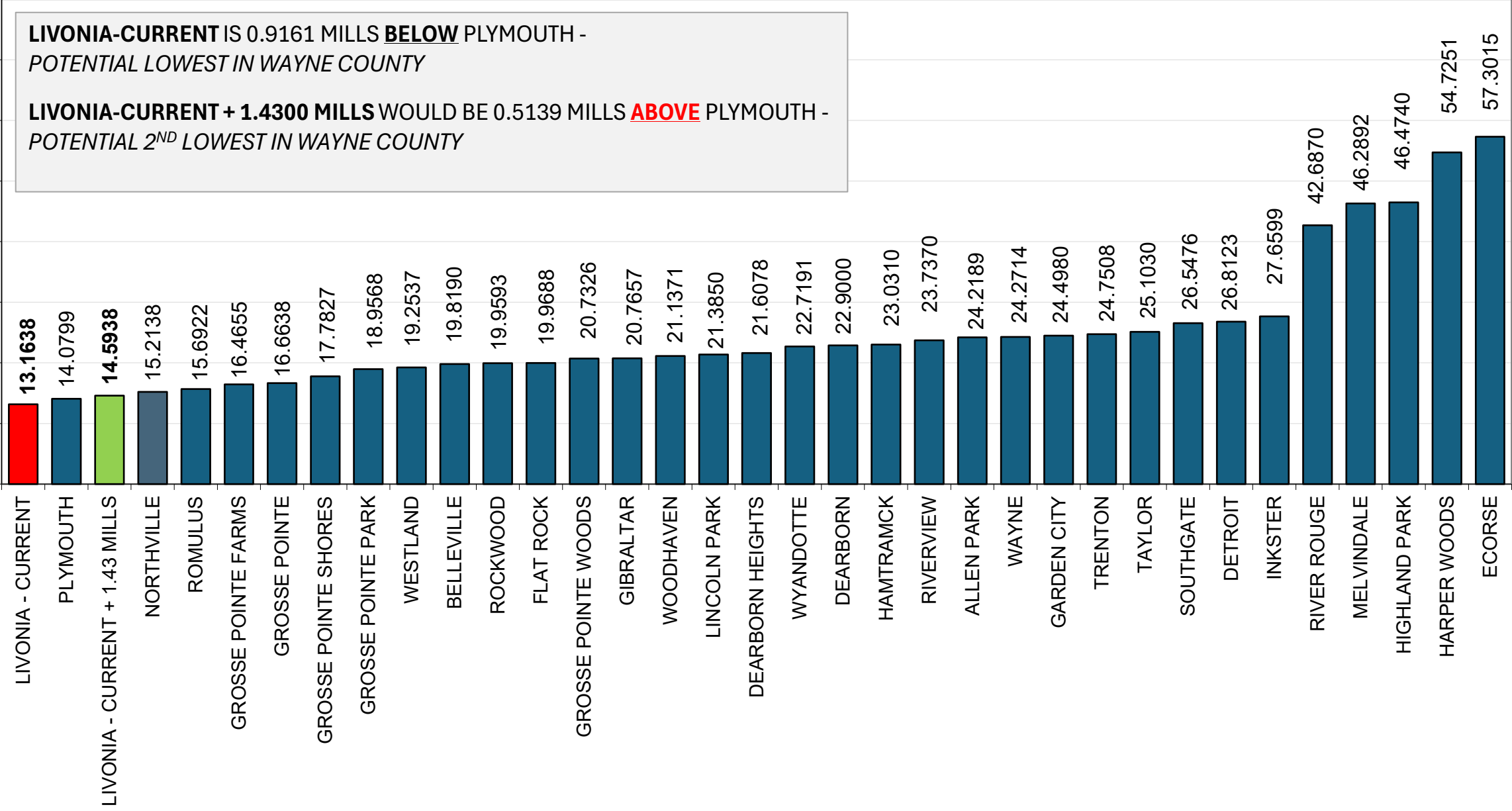


CITY TAX RATE COMPARISON (2024)
WAYNE COUNTY, MICHIGAN
BY MUNICIPALITY

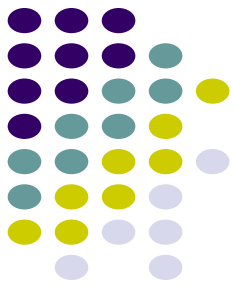
Mills Levied (2024)

LIVONIA-CURRENT IS 0.9161 MILLS **BELOW** PLYMOUTH -
POTENTIAL LOWEST IN WAYNE COUNTY

LIVONIA-CURRENT + 1.4300 MILLS WOULD BE 0.5139 MILLS **ABOVE** PLYMOUTH -
POTENTIAL 2ND LOWEST IN WAYNE COUNTY



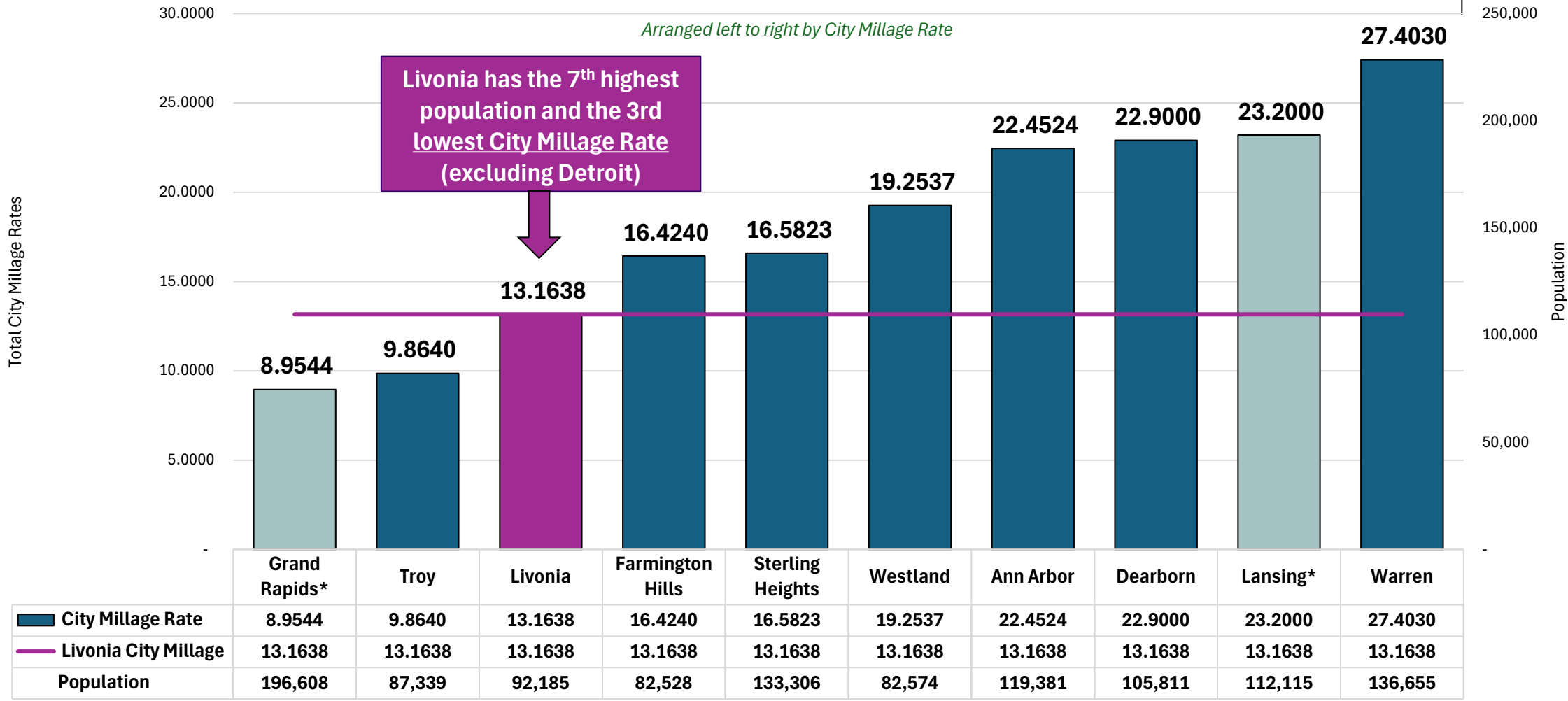
Total Millage Rates – Including City, Schools, County, and other taxing units (2024)



Township / City	School Code	Local School District	Total Homestead Property Tax Rate	Total Homestead Property Tax Rate Gap vs. Livonia (LPS)
Livonia	63090	CLARENCEVILLE SCHOOL DIST	37.0185	(3.7482)
Livonia	82095	LIVONIA PUBLIC SCHOOLS	40.7667	-
Plymouth	82100	PLYMOUTH CANTON COMM SCHS W/SCC	41.4368	0.6701
Northville	82390	NORTHVILLE PUBLIC SCHOOLS	42.5710	1.8043
Westland	82131	ROMULUS (INKSTER DEBT)	43.1085	2.3418
Westland	82151	TAYLOR (INKSTER DEBT)	43.1085	2.3418
Westland	82150	TAYLOR SCHOOL DISTRICT	43.9585	3.1918
Romulus	82160	WAYNE-WESTLAND COMMUNITY S/D	45.0214	4.2547
Belleville	82430	VAN BUREN PUB SCHOOLS	45.3072	4.5405
Dearborn Heights	82150	TAYLOR SCHOOL DISTRICT	46.3127	5.5460
Romulus	82365	WOODHAVEN SCHOOL DISTRICT	47.5241	6.7574
Dearborn Heights	82230	CRESTWOOD SCHOOL DISTRICT	47.5429	6.7762
Westland	82095	LIVONIA PUBLIC SCHOOLS	47.8482	7.0815
Allen Park	82045	MELVINDALE ALLEN PARK SCHS	48.0737	7.3070
Westland	82160	WAYNE-WESTLAND COMMUNITY S/D	48.5829	7.8162
Riverview	82400	RIVERVIEW COMMUNITY SCH DIST	49.4586	8.6919
Taylor	82150	TAYLOR SCHOOL DISTRICT	49.8078	9.0411
Rockwood	82290	GIBRALTAR SCHOOL DISTRICT	49.8262	9.0595
Grosse Pointe Farms	82055	GROSSE POINTE PUBLIC SCHS	50.0460	9.2793
Flat Rock	82290	GIBRALTAR SCHOOL DISTRICT	50.1437	9.3770
Grosse Pointe	82055	GROSSE POINTE PUBLIC SCHS	50.2443	9.4776
Westland	82050	GARDEN CITY SCHOOL DISTRICT	50.2863	9.5196
Flat Rock	82365	WOODHAVEN SCHOOL DISTRICT	50.8091	10.0424

●Note: This is a partial list of Wayne County cities, sorted in increasing order. Other Wayne County communities not shown here have total millage rates that are more than 10 mills higher than Livonia.

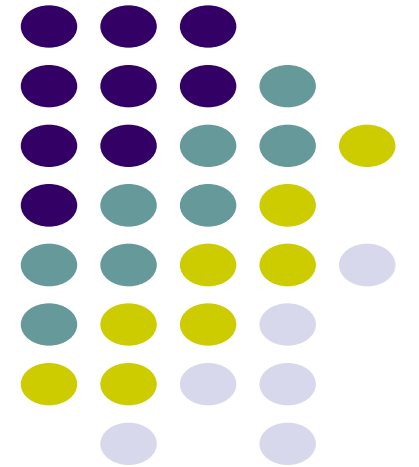
Top 10 Largest Cities in Michigan *(excluding Detroit)*



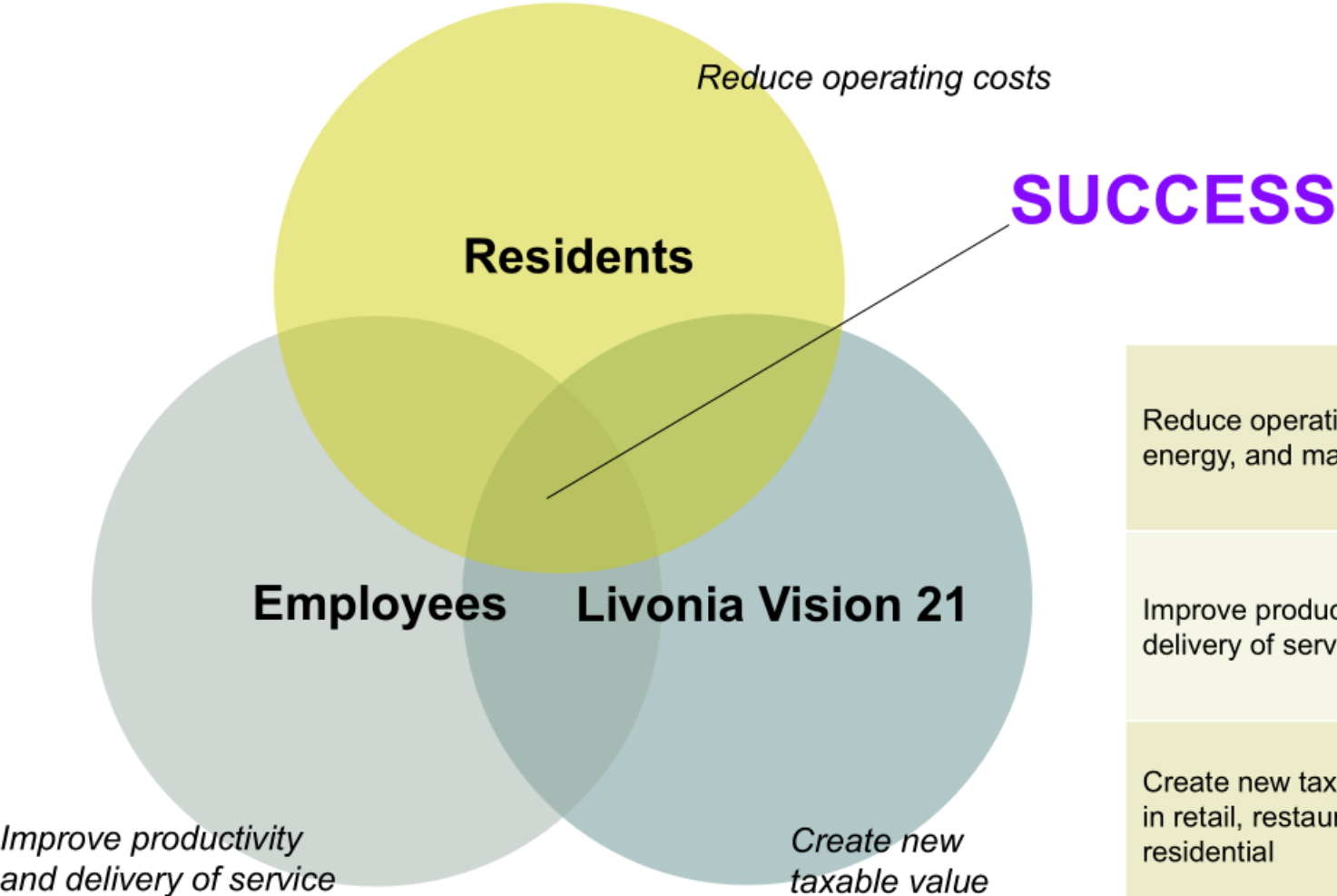
**Local unit imposes a City Income Tax in addition to property tax assessments*

What if...?

We can step up to all three challenges and make Livonia a city our children want to come home to



THE TRIPLE WIN METHOD OF ANALYSIS



	City Hall	Police HQ	Library
Reduce operating costs, energy, and maintenance	✓	✓	✓
Improve productivity and delivery of services	✓	✓	✓
Create new taxable value in retail, restaurants, residential	✓	✓	✓

Our Neighbors are Investing in Their Futures



Canton Township could be on path to building Michigan's first net-zero fire station



Laura Colvin
Hometownlife.com

Published 1:42 p.m. ET May 10, 2024



Canton Township's Fire Station No. 4, proposed at the southwest corner of Michigan Avenue and South Lilley Road, would look architecturally identical to Station No. 2, shown here 41440 Warren Road. *Courtesy Canton Township Fire Department*

CANTON TWP. — A new addition to the township's lineup of fire stations could also be Michigan's first net-zero fire station.

Although engineering is still in the research and planning phases, the

Novi police, fire stations would be demolished, new facilities built in \$120M ballot proposal



Susan Bromley
Hometownlife.com

Published 6:01 a.m. ET March 14, 2025



The Novi Police Department. *JOHN HEIDER | Hometownlife.com*

Key Points AI-assisted summary

- Novi voters will decide on a \$120 million bond proposal in August to fund new public safety facilities.
- The proposal includes a new public safety complex for police and fire, two stand-alone fire stations, and renovations to a fourth fire station.
- If approved, the bond would be funded by a 1 mill levy in the first year, averaging .95 mills annually over 25 years.
- City officials say the investment is necessary to replace outdated and inadequate facilities with state-of-the-art resources.

Northville Twp. breaks ground on \$44M 'Essential Services Complex' at old hospital site



Laura Colvin
Hometownlife.com

Published 2:07 p.m. ET May 16, 2024 | Updated 2:41 p.m. ET May 16, 2024

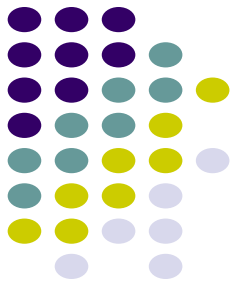


A drone shot from the May 14 groundbreaking shows the construction site for the new Essential Services Complex in Northville Township. *Courtesy Northville Township*

NORTHVILLE TWP. — Construction of the township's new \$44 million "Essential Services Complex" is officially underway following a groundbreaking ceremony May 14 at the site of the former state psychiatric hospital on Seven Mile Road.

Under construction west of Haggerty Road, the complex will include a second fire station for the township, which officials say is needed to reduce response times to the northeast quadrant of the community, along with a

Our Neighbors are Investing in Their Futures



Plymouth Township considers \$8.4 million replacement of 1976 fire station



Laura Colvin
Hometownlife.com

Published 10:56 a.m. ET March 15, 2024



A draft rendering by Partners in Architecture shows a potential plan for a new fire station on Wilcox Road in Plymouth Township. Plymouth Township

PLYMOUTH TWP. — Preliminary plans to replace the aging No. 2 fire station with a new \$8.4 million facility include modern accommodations designed to take the department into the future, but township officials haven't yet voted on whether they will or won't build it.

At a meeting March 12, the Plymouth Township Board of Trustees reviewed draft designs and cost considerations for a 10,455-square-foot facility to replace the current fire station built in 1976 at 41212 Wilcox Road. A final decision is likely coming in the months ahead.

Westland expected to break ground on nearly \$12M park this month



Shelby Tankersley
Hometownlife.com

Published 7:00 p.m. ET Aug. 5, 2024



A rendering shows the coming Nankin Square Park in Westland. The park is planned to include space for events, a walking path and play areas for children. Courtesy Of The City Of Westland

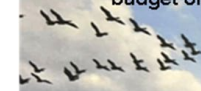
WESTLAND — City officials are planning a nearly \$12 million park that they hope will help spark a downtown-like environment.

The park, named Nankin Square, is slated for 3.9 acres between the Westland Community Health Center, 35700 Warren Road, and the city's main fire station at 35701 Central City Parkway. The project is expected to break ground this month and be completed in September 2025.

Officials hope the park will help revitalize the nearby Westland Mall property, which residents have [described as an eyesore](#) for years.

"We're using this as an economic development catalyst for the mall property," said Alex Garza, the city's chief business development officer. "With that property being what it is, we're looking for the mall ownership to hopefully redevelop the property."

Westland Fire Station No. 2 Construction to Begin This Fall
Westland, MI - The Westland City Council has approved the construction of a new fire station. The new Fire Station No. 2, spanning 13,100 square ft. will be strategically located north of the Hines Park Bridge on Merriman Road, to ensure optimal response times for emergency services. The project has a budget of \$6,575,000, covering construction costs and a contingency fund for unforeseen expenses.



New splash pad, inclusive playground coming to Westland's beloved Tattan Park



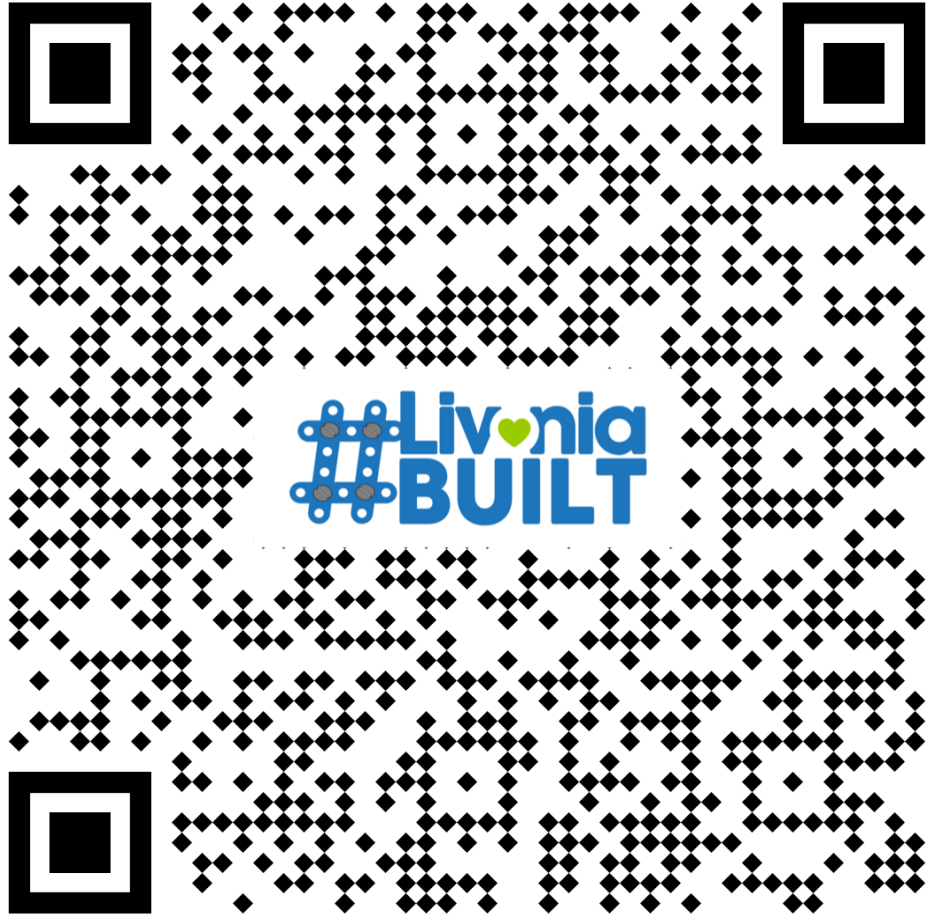
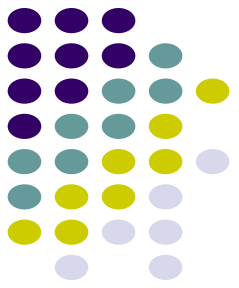
Shelby Tankersley
Hometownlife.com

Published 8:09 a.m. ET April 22, 2022



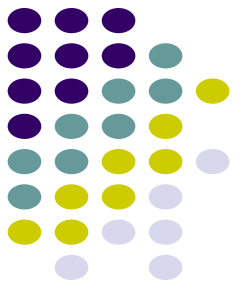
A rendering of what Tattan Park in Westland will look like in 2023. Courtesy Of The City Of Westland

A Tax Calculator for Residents Coming Soon



LivoniaBuilt.org

The Last Time the City Invested 1999



**GRATE PHOTO BY
BRIAN KIRKSEY**
**Livonia
Mayor
Jack Kirk-
sey and
city coun-
cil shovel
dirt dur-
ing the
ground-
breaking
ceremony
of the new
rec center
Thursday.**



Officials break ground for recreational cornerstone

**BY ALICE ASHMORE
STAFF WRITER
aashmore@ee.homecomm.net**

A row of polished shovels – that no construction worker would be caught dead with – gleamed in the afternoon sun as local dignitaries officially broke ground for the Livonia community recreation center.

More than 100 people gathered in the sweltering heat on Thursday to celebrate the beginning of the project.

“We’re here to celebrate a very special occasion – full of excitement and full of promise,” Livonia Mayor Jack Kirksey said.

“We will have the ability to meet community and recreation needs of our community.”

The most important aspect of the project is that it is expected to help influence the demographics of the city, the mayor said.

“We can continue to attract young families,” Kirksey said. “We are trying to balance the demographics of the community and we will do it with this institution.”

The rec center is being built adjacent to Five Mile and Hubbard, near the old Bentley High School.

Superintendent of Schools Ken Watson was the last principal at Bentley High School.

“It’s a very sentimental and historical site for me,” Watson said.

“The best legacy for Bentley High School will be the recreation center. It represents what Livonia is all about.”

City Council Member Jack Engbretson declared it, “A great day for our community.” The rec center

will continue to make Livonia a great place to live and raise families, the councilman said.

“On the quality of life issue, this is the finishing touch,” Engbretson said.

Wayne County Prosecutor Mike Duggan, who chaired the millage campaign for the rec center, said “Wow, this is a great day for me. I grew up a mile from here.”

Duggan shared fond recollections of playing youth baseball on fields near the site.

The rec center will keep kids busy with healthy activities, which is important, Duggan noted.

“Whether parents want to face it or not, the harsh realities are that by eighth grade, one-half of students will try alcohol; and by 10th grade, one-half will try illegal drugs,” he said.

Duggan said having a place for families to spend time together helps combat those problems.

Engbretson added, “The mayor deserves great accolades for having the vision to have promoted this idea.”

The project is not a matter of trying to compete with rec centers in neighboring communities, Duggan said.

The new rec center will include two gyms, a lap pool and a leisure pool, a gymnastics center, a fitness center, a running track, a climbing wall, a children’s play area and a senior citizens lounge.

Kenneth Noumann, architect for the project, believes the new center will be visually stunning.

“We believe the building will have a ‘Wow’ factor,” he said.

The \$30 million project is expected to be completed in early 2003.



DRAFT ONLY

MUNICIPAL FACILITIES PROPOSAL

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

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

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

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

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

Committee Members Absent: None

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

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

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

The meeting convened at 7:02 PM.

The meeting began with a discussion of the following:

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

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

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

The meeting adjourned at 10:26 PM.

The Committee recommends:

- Item will stay in community for further discussion.

Note: This item will remain in Committee.

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



Robert Gjonaj-Donovic, Chair

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

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING TO THE SUBJECT MATTER OF THIS MEETING

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

DAVID CORDS

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

Mike Obk.

Patricia Rabichue

Gini Krenz

Burt Iovan

Marilyn Stuenkel

John Schaler

USF Fresh

DAVE MacFARLAND

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

NAME

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

Eileen McDonnell

Lauren + Stephanie Ladd

DAVE LUNCEY

Cindy Fleming

Meghan Rokita

Jenny O'Connor

Jeanette & Chris Oswell

Clare Shelton

CAKIE RICKMAN

Chris Hensch

Peter Dale

Barla Tuxall

Diane Wilson

ELON MCK

Patty Riggio

Julia Peronis

JIM BRUNGWALD



Project Catalyst

REALIZING LIVONIA VISION21



70%

of Livonia
residents want a
**CITY
CENTER**

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

Livonia



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

DEFINING THE CHALLENGE

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

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

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

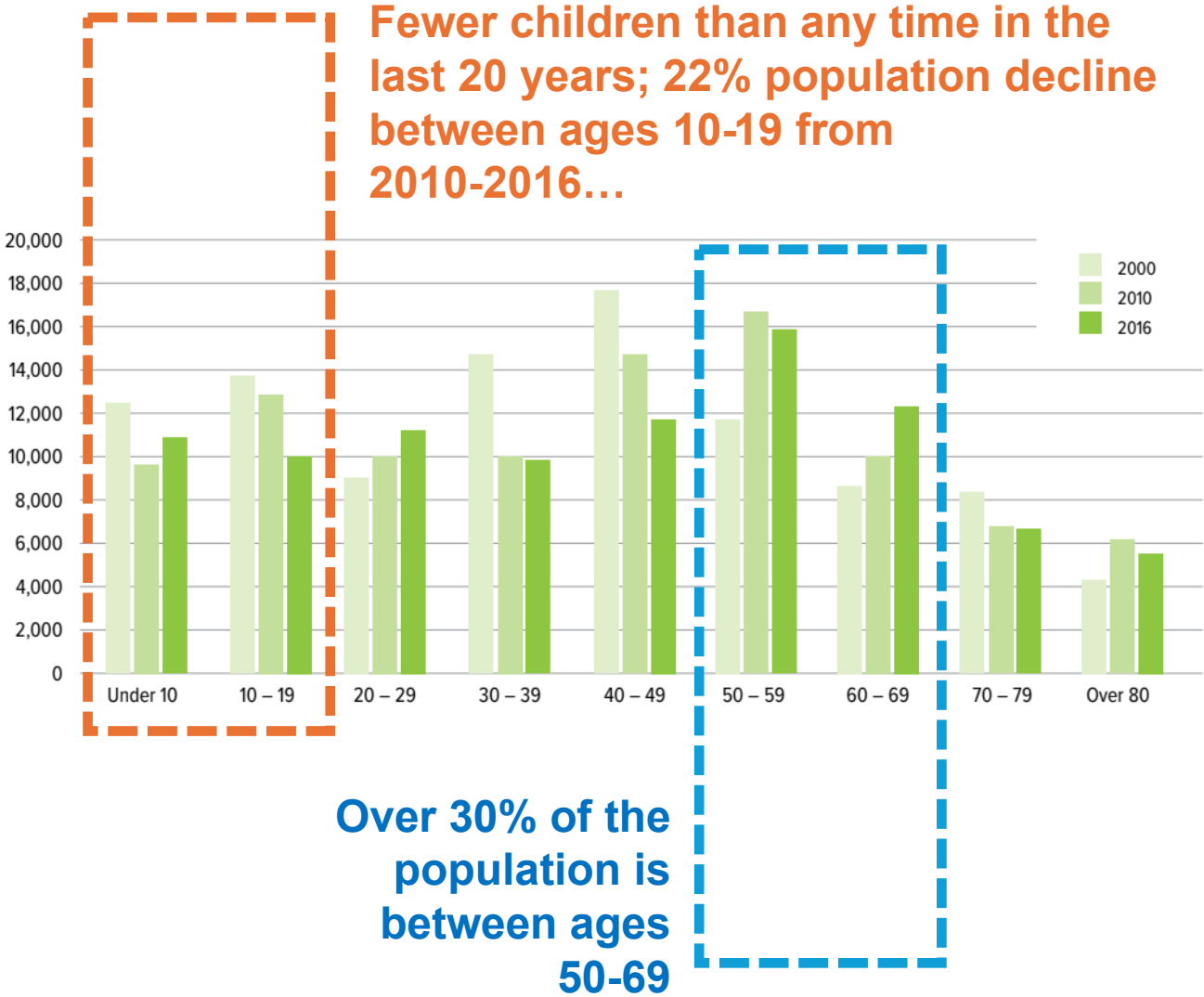


DEFINING THE CHALLENGE

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

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

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





Focus of Livonia Vision 21: Blueprint for the Future



Mark Taormina
Planning and Economic Development
Director City of Livonia



LIVONIA V21
STARTS NOW



Signing the Livonia Vision 21 Zoning
Ordinance October 12, 2021



DRAFT

FEBRUARY 2024

Highest and Best Use Options Study

Livonia City Center Site - 5 Mile & Farmington Road

Presented to: City of Livonia





LivoniaBuilt.org

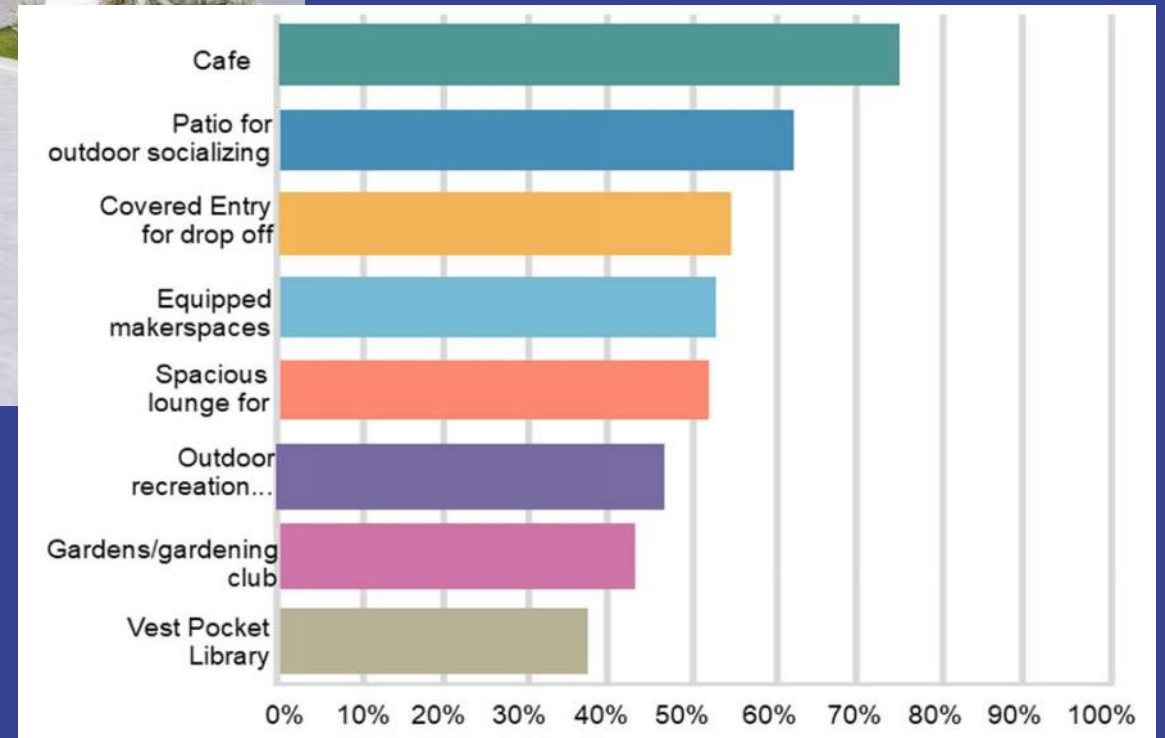
The American Rescue Plan Act initiated \$1.9 trillion in economic stimulus funds and we worked to secure \$20.75 million for Livonia





PROJECT CATALYST

LIVONIA SENIOR WELLNESS CENTER



PHASE ONE – NEW SENIOR WELLNESS CENTER



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



Livonia Police
Department

Larry Nehasil Park





PHASE TWO – NEW CITY HALL & CITY CENTER MASTER PLAN



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



Livonia Police
Department

Larry Nehasil Park



» MOMENTUM BUILDS

CRAIN'S DETROIT BUSINESS
A CRAIN FAMILY BRAND

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

By Elizabeth Schanz/Crain's Detroit Business/02.04.25

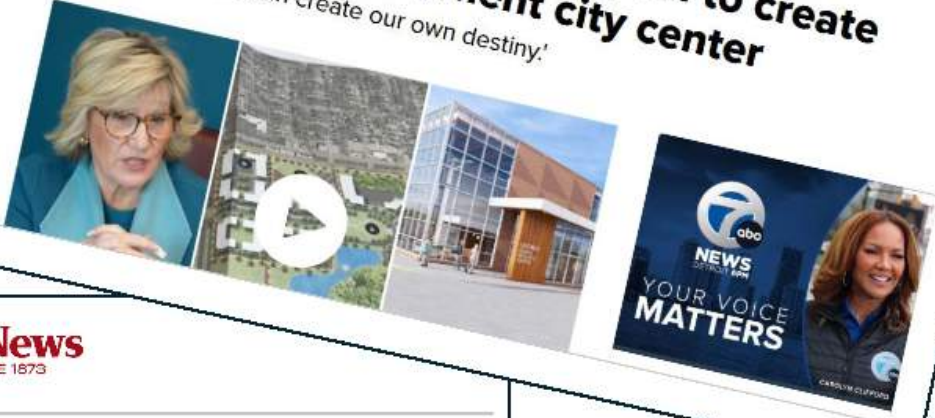


7abc WXYZ DETROIT

NEWS

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

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



The Detroit News
SERVING MICHIGAN SINCE 1873

WAYNE COUNTY

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

 **Julia Cardi**
The Detroit News

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

LIVONIA V21
STARTS NOW

New City Hall for Livonia

By JOHN J. CAMPER

Detroit News Metropolitan Bureau

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUT BY COMPARISON, the firm designed a seven-story, \$2.5-million city hall for Ann Arbor, which was completed in 1953. Ann Arbor has an estimated population of 95,000, including 32,000 University of Michigan students. Livonia's population is about 100,000.

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

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

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

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

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

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

viding for expansion of city offices.

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

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

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

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

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

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



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

PHASE THREE – PROJECT UPDATE



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



PHASE FOUR – RESTAURANTS, RETAIL AND RESIDENTIAL DEVELOPMENT



Suwanee, GA Town Center

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

Livonia Vision 21 City Center Timeline

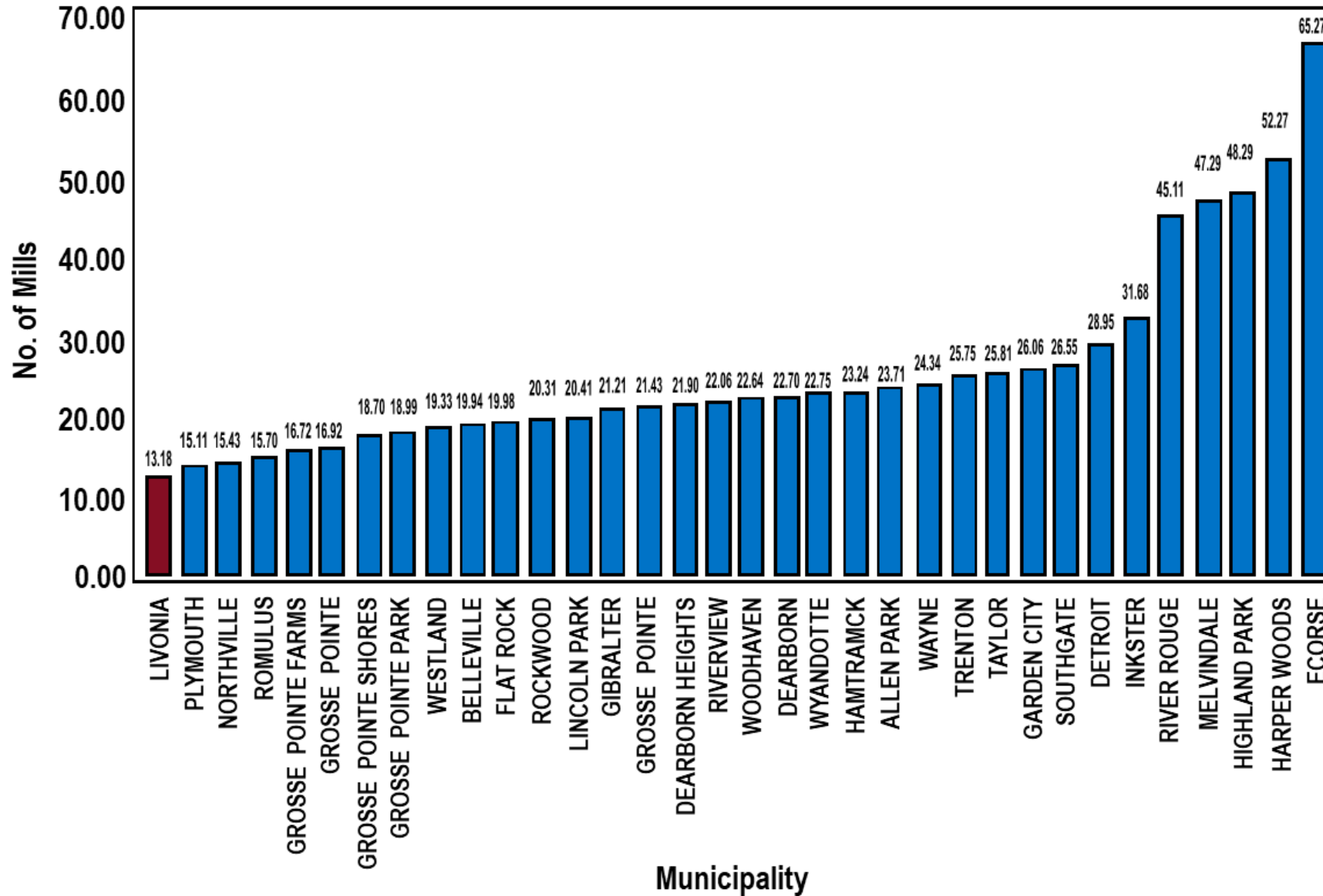
Together We Build Tomorrow



Visit
LivoniaBuilt.org
for details

**#Livonia
BUILT**

CITY TAX RATE COMPARISON (2022) WAYNE COUNTY, MICHIGAN

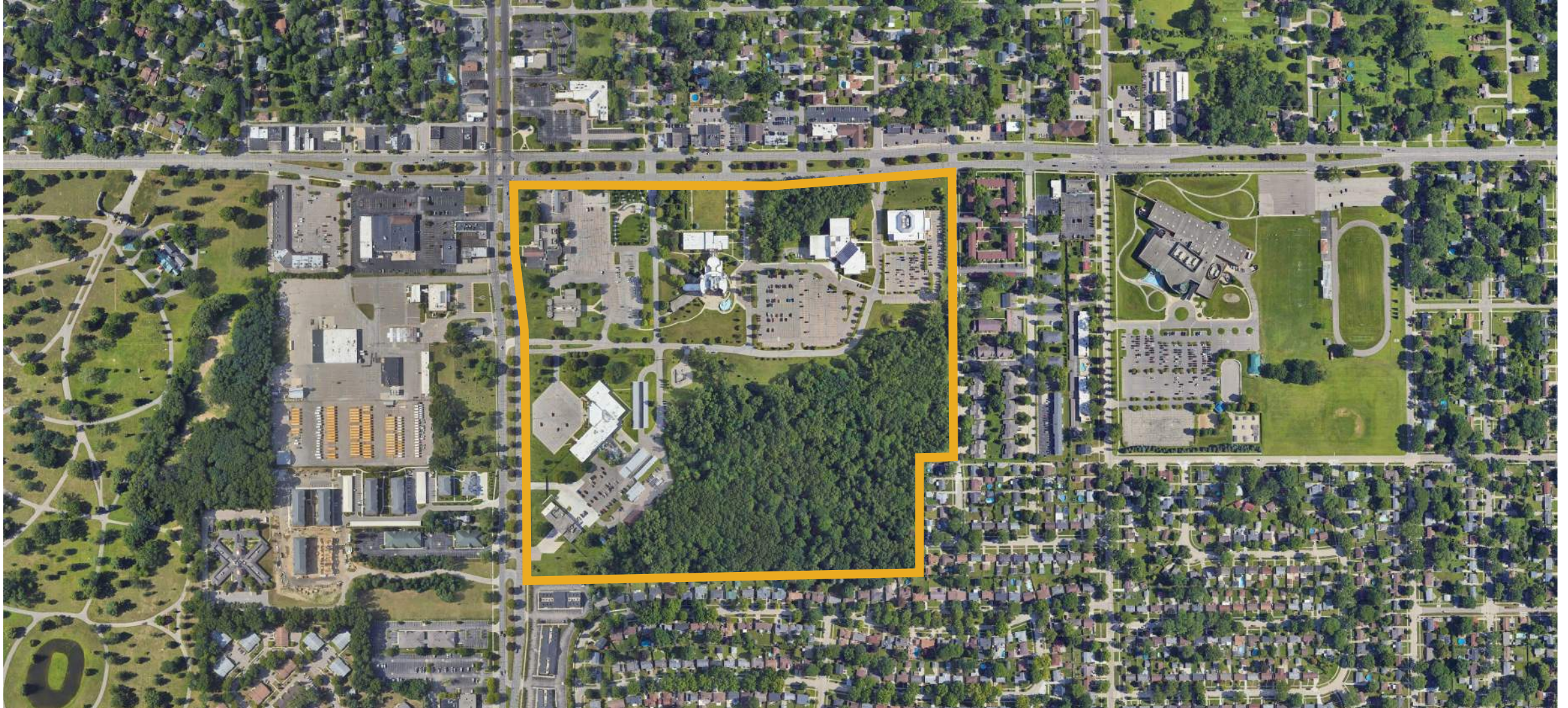




CITY OF LIVONIA: COUNCIL AND COMMUNITY UPDATE

AUTHENTIC MOVES

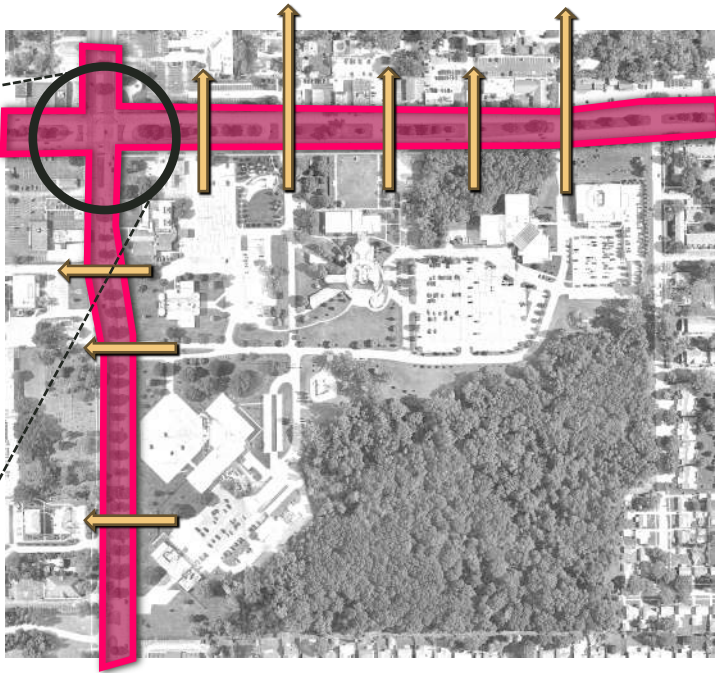
APPROACH / The Master Plan is built around existing site assets and Livonia's "WHY".



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

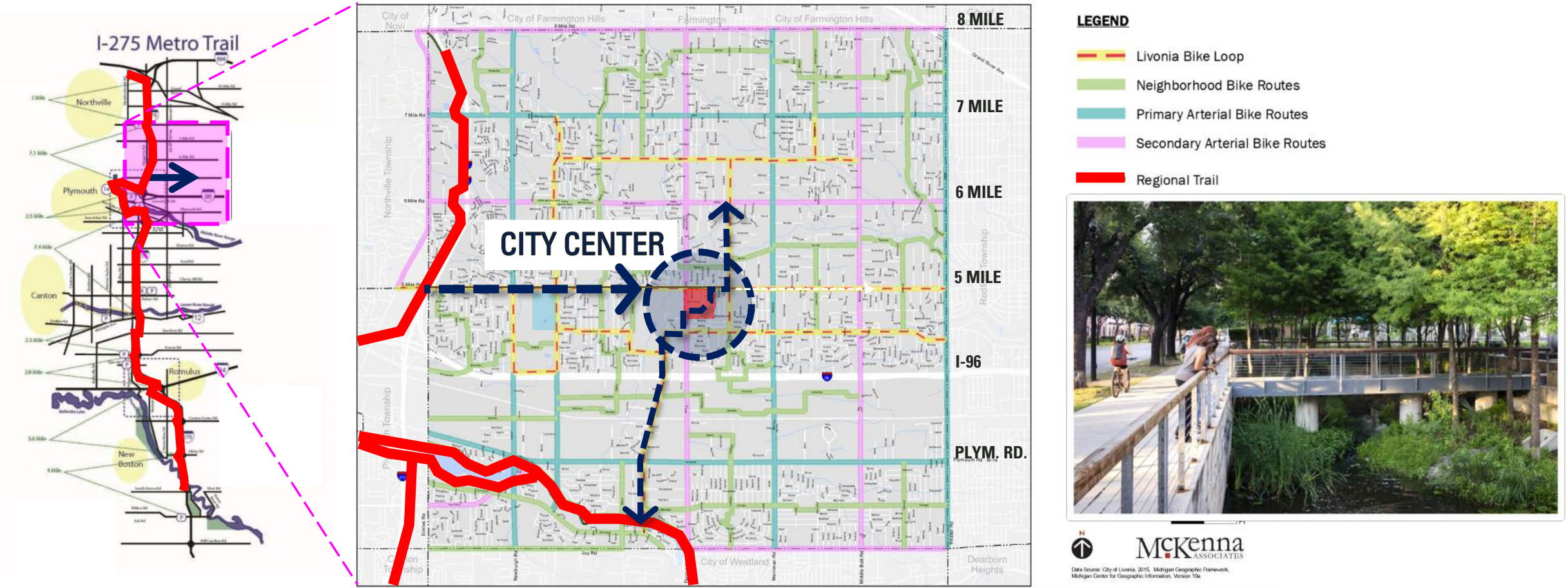


The **woods** are a unique asset, and a buffer to the **surrounding neighborhood**

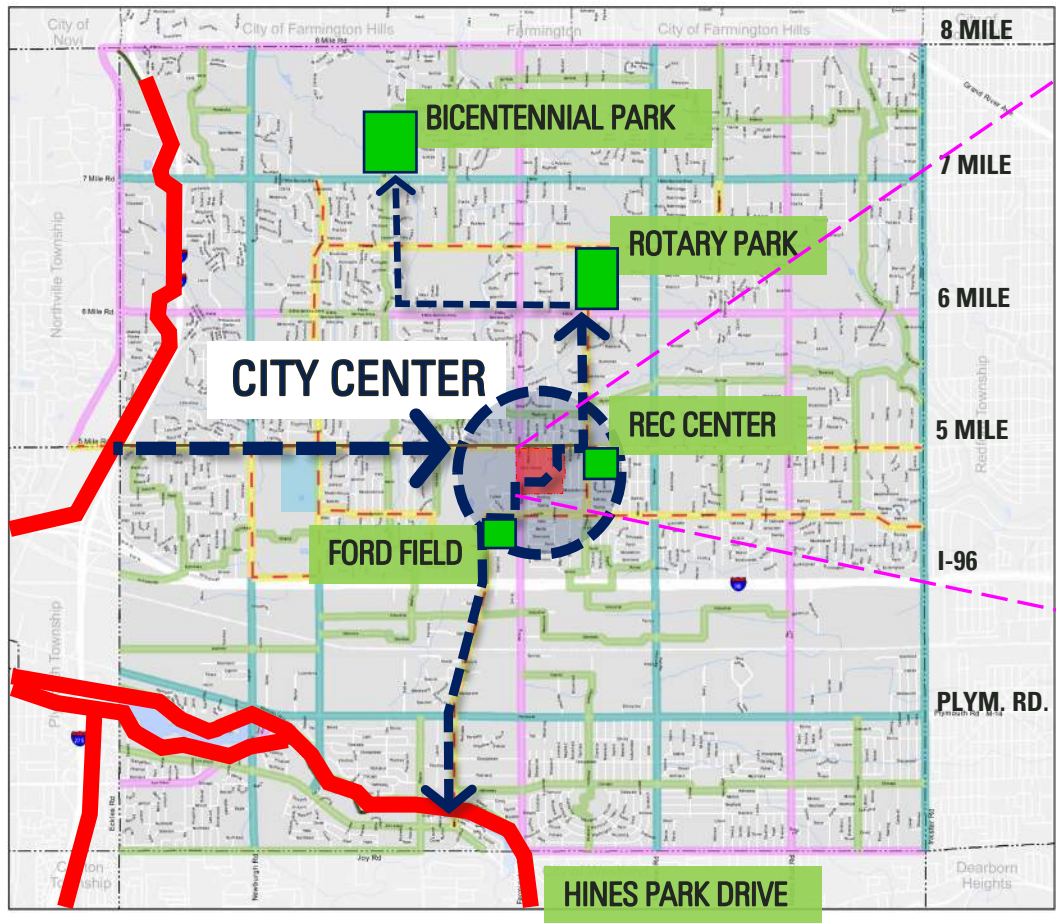


The intersection of 5 Mile/Farmington offers **high visibility** with many direct connections to the existing **street grid matrix** to help the plan expand over time...

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



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



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

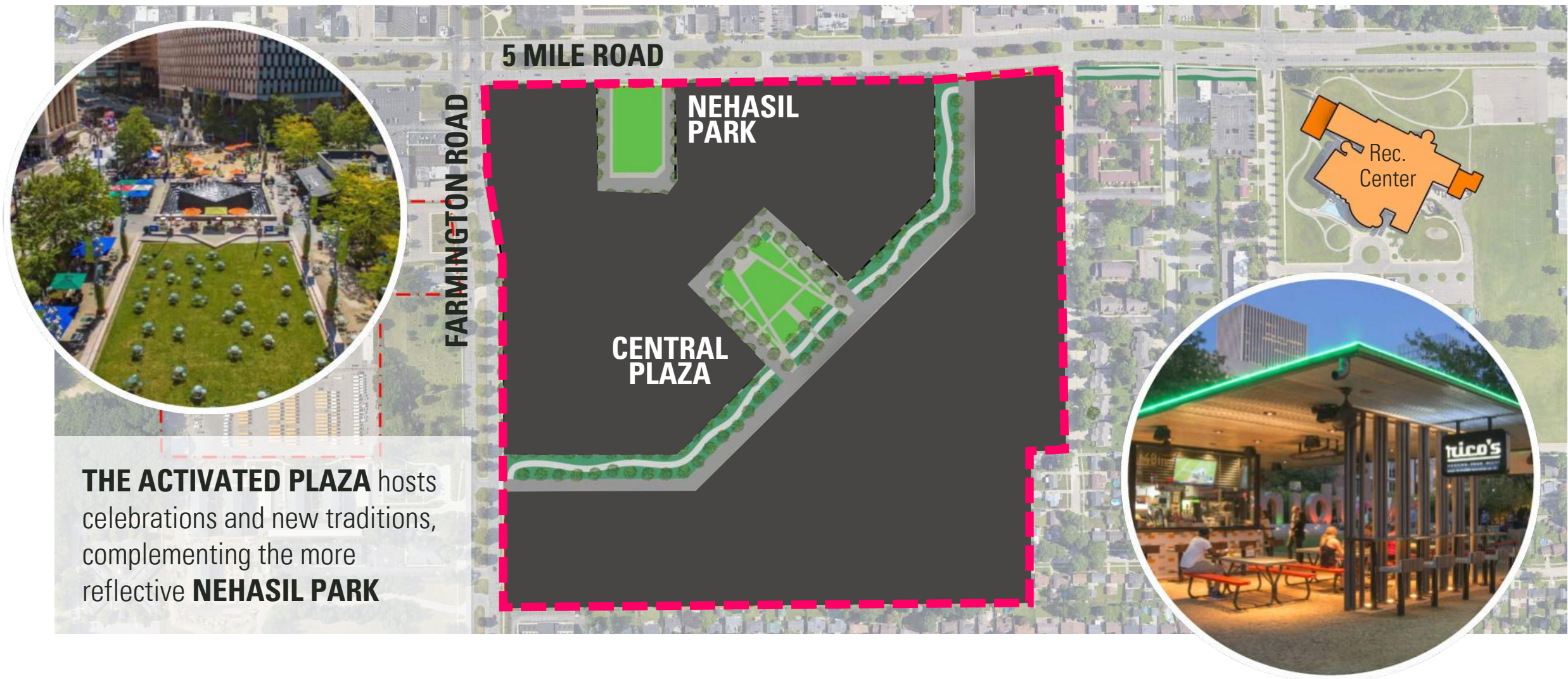
AUTHENTIC MOVES / Look at ways to make the project “uniquely Livonia”



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

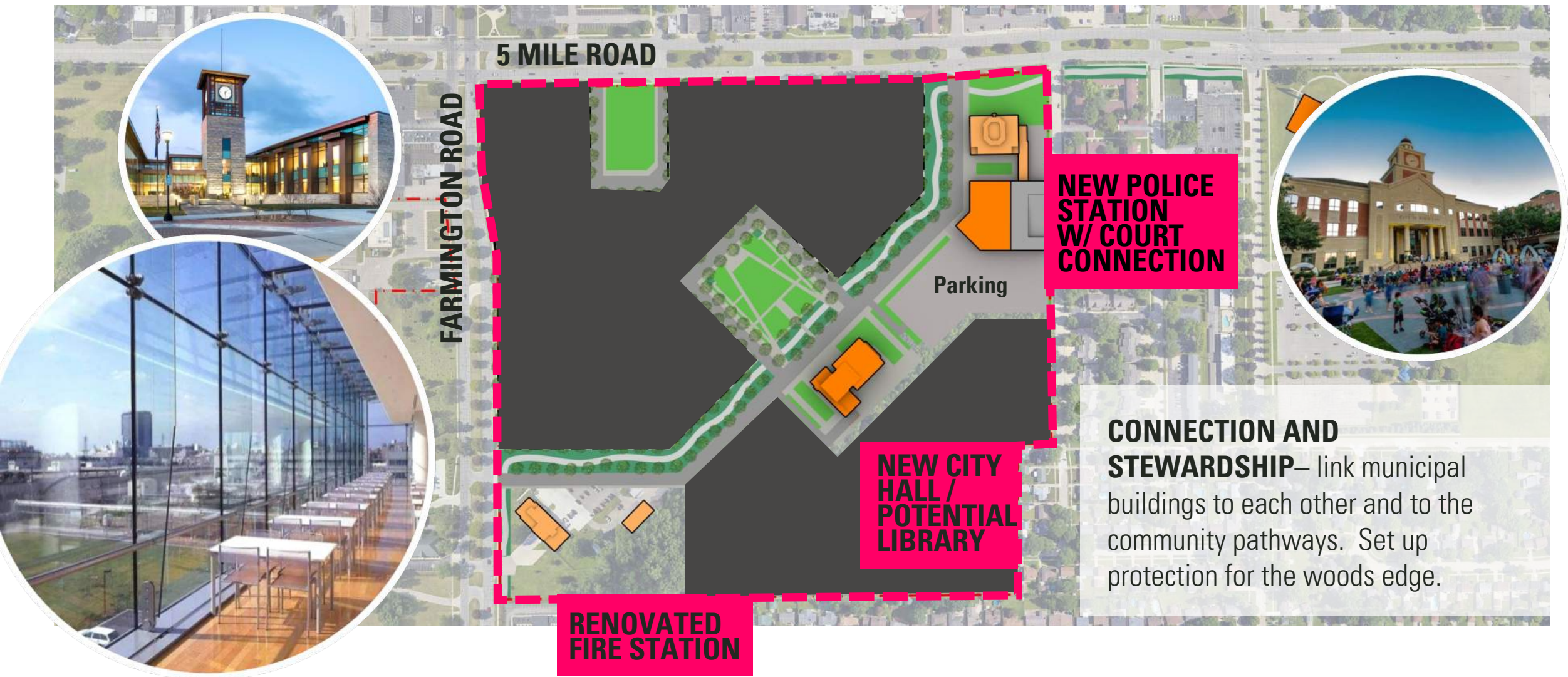


AUTHENTIC MOVES / Be the heart of Livonia's celebrations and traditions



THE ACTIVATED PLAZA hosts celebrations and new traditions, complementing the more reflective **NEHASIL PARK**

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



AUTHENTIC MOVES / Maximize investment for community impact



AUTHENTIC MOVES / Smart moves set up for private sector investment



MULTIPLYING THE INVESTMENT—
the value of the municipal investment is carried forward in the impact it has for phases to come. Consider the case of combining City Hall and a new Library...

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



**PROGRAMMING
FOR ALL AGES**

**COLLABORATION;
NEW WAYS OF
WORKING**

**CULTURE AND
TECHNOLOGY**

**PERSONAL
INTERESTS AND
DEVELOPMENT**

**CAMPUS AND
OUTDOOR
INTEGRATION**

**LIBRARIES
ARE DOING
*MORE.***

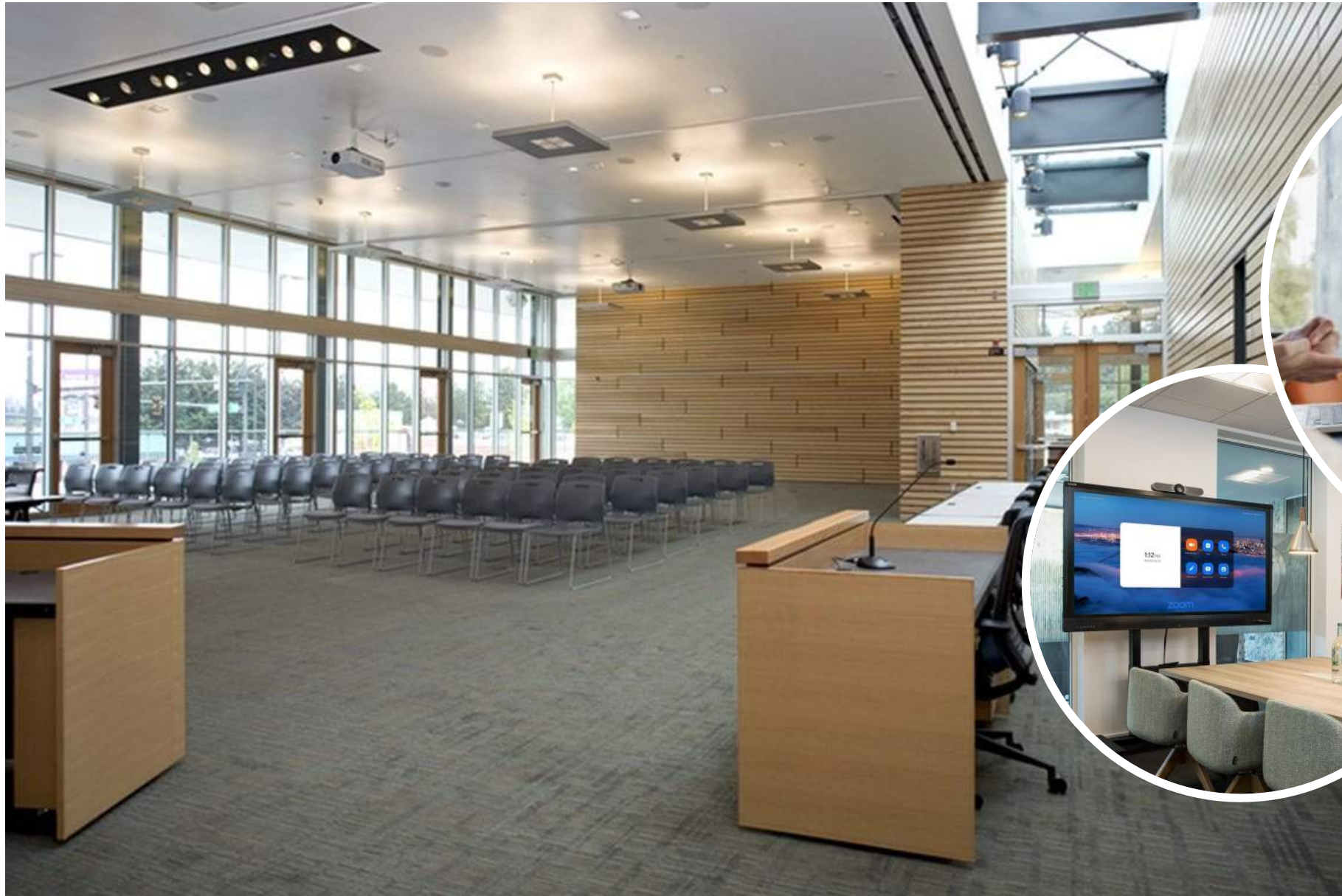
**AN \$18M INVESTMENT
WOULD UPDATE TO
CORRECT DEFICIENCIES, BUT
FALL SHORT OF KEY SERVICE
GOALS...**



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



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



**APPROPRIATE,
FLEXIBLE
MEETING
SPACE**

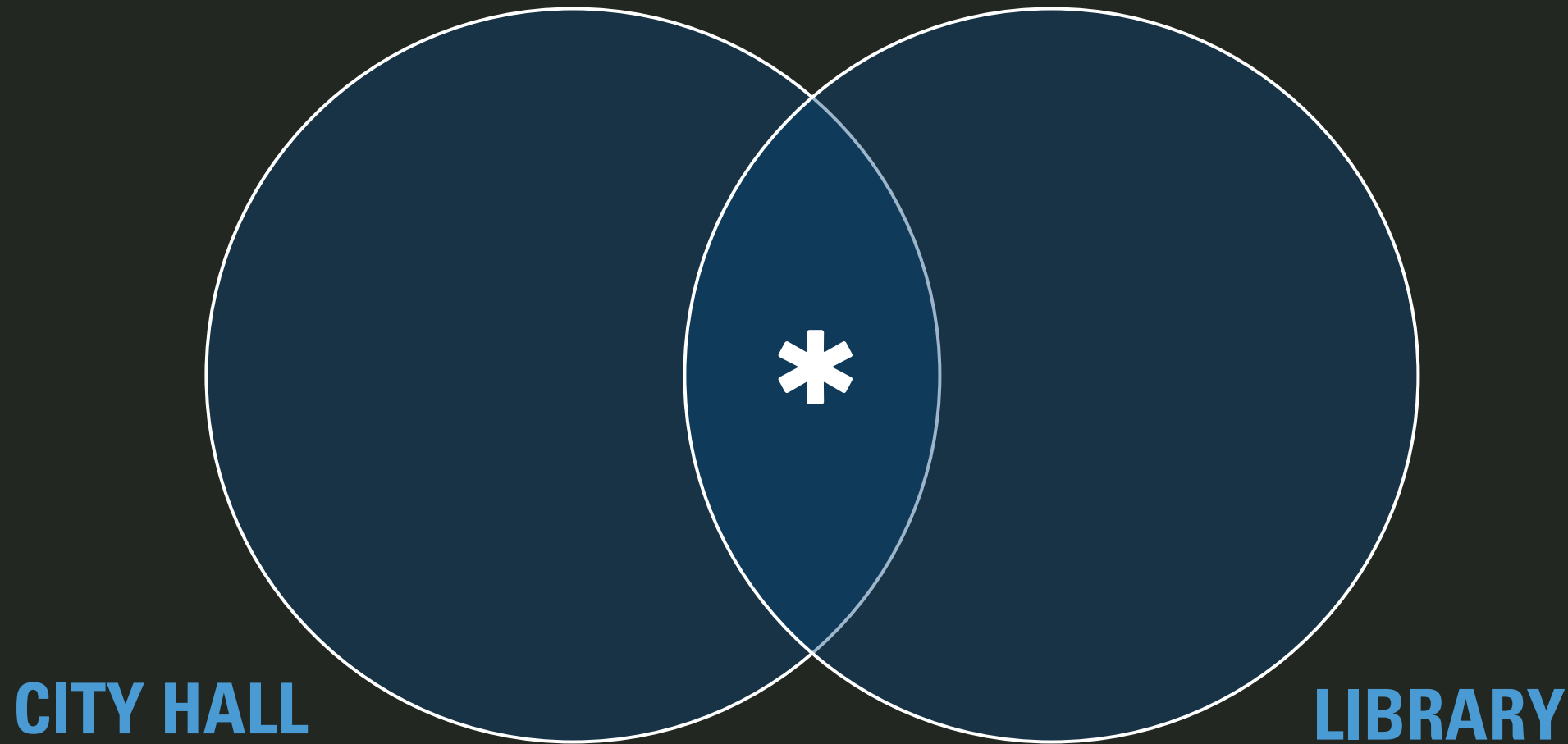


BRINGING IN
**CULTURE, ARTS
AND EXHIBITS**



ENGAGING
**OUTDOOR
PROGRAM
AREAS**

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



Why combine Library and City Hall / Impacts and Efficiencies

Combining the Library with City Hall offers synergies:

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

FUTURE VISION

AUTHENTIC MOVES / Smart moves set up for private sector investment





Jonathan Adler

JONATHAN ADLER

CHERRY CREEK NORTH
FOOD & WINE

CHERRY CREEK
NORTH

Welcome
FOOD & WINE

CherryCreekNorth.com

2015
FESTIVAL

outh St.
ivate Drive

king P
th Garage

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GRIMALDI'S

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SET FOR LIFE

ready2go.com

STINGRAY
SUSHI • BAR • RESTAURANT





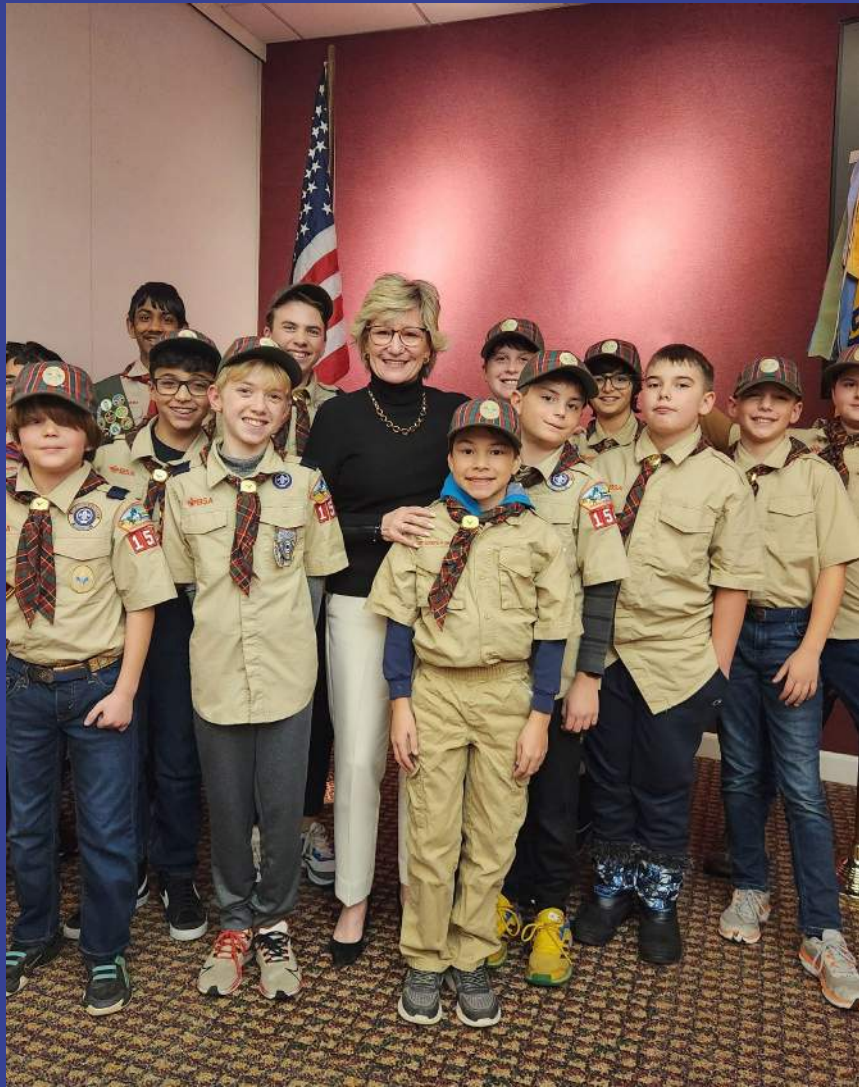










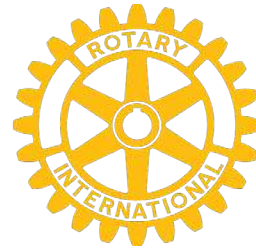


Together We Build TOMORROW



RESPONDING TO THE CALL

TOGETHER WE BUILD TOMORROW



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

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

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

Committee Members Absent: None

City Council Members Present: Lynda L. Scheel
Brandon McCullough

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

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

The meeting convened at 7:04 PM.

The meeting began with a discussion of the following:

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

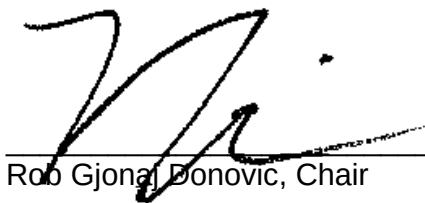
The meeting adjourned at 9:34 PM.

The Committee recommends:

- The item will stay in committee for further discussion.

Note: This item will remain in Committee.

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



Rob Gjonaj, Chair

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

NAME

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

Ted Bant

P+R

MARY TACOMINA

PLANNING DEPT.

Betsy Calhoun

Greenleaf Commission

Dave Karga

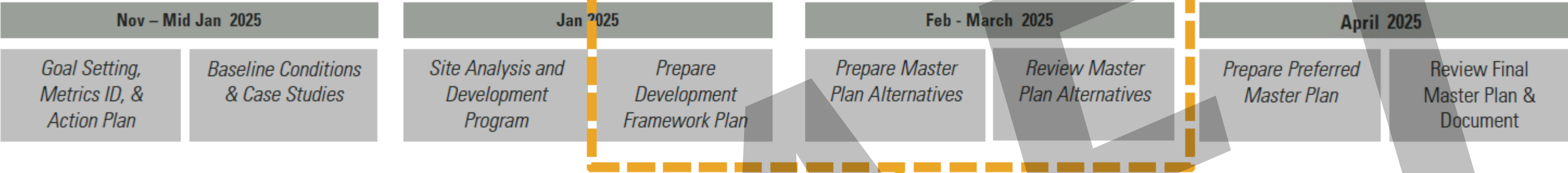
FEBRUARY 5, 2025

Capital Outlay and Infrastructure Committee Meeting

Livonia City Center Program Project Update

Master Plan Process Timeline

Long-Term Timeline



Near-Term Timeline



Key Design Strategies

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

Programming and activation that elevates and attracts

BEGIN BY MAKING A GREAT MIXED-USE EXPERIENCE FIRST

Discussion on the potential program and offering to the community

DESIGN TO UNLOCK THE SITE'S GREATEST ASSETS

Leverage this parcel to optimize services and engagement

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

Foundation of elements that build momentum and spur development

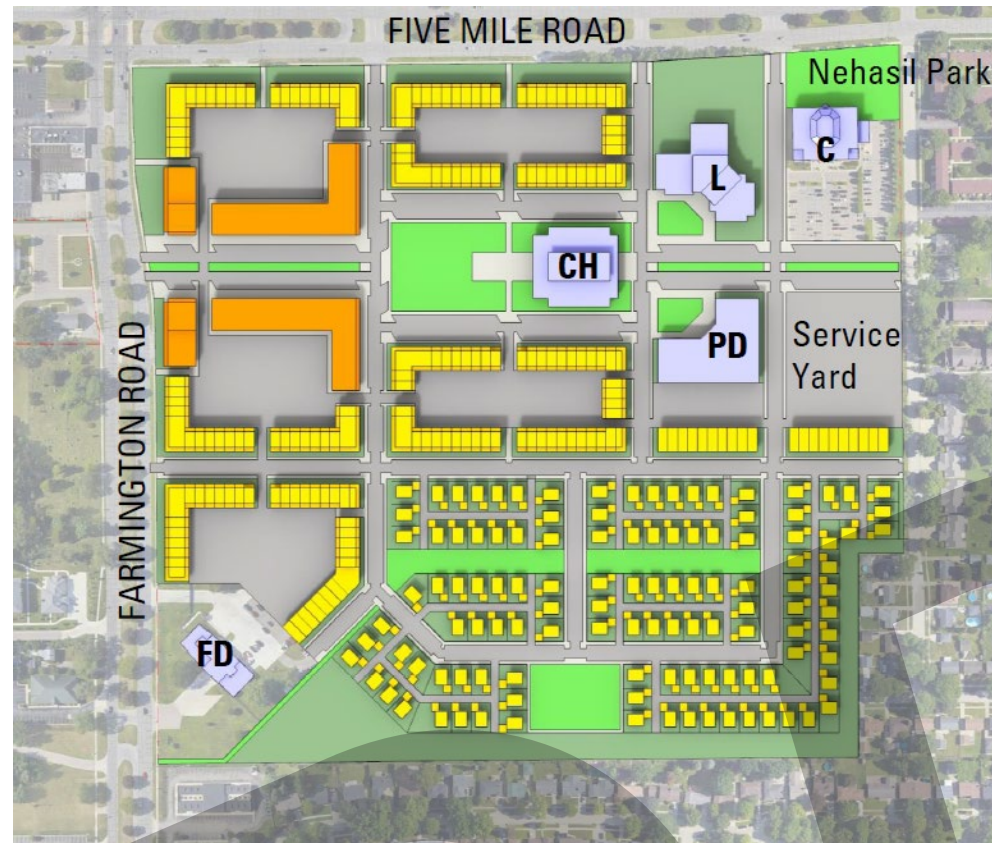
Master Plan Goals and Objectives:

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

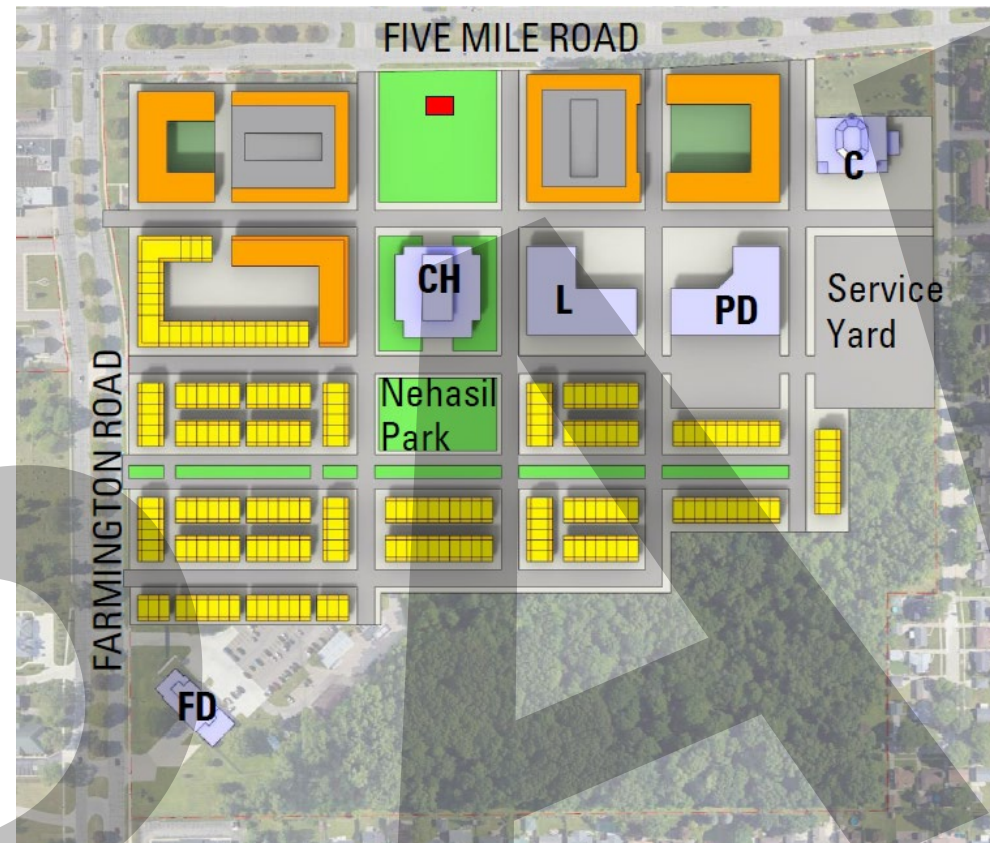
- Housing and Neighborhood
- Transportation
- Sustainability and Resiliency
- Healthy Communities
- Economic Development
- Parks, Trails, and Open Spaces
- Infrastructure
- Urban Design

DRAFT

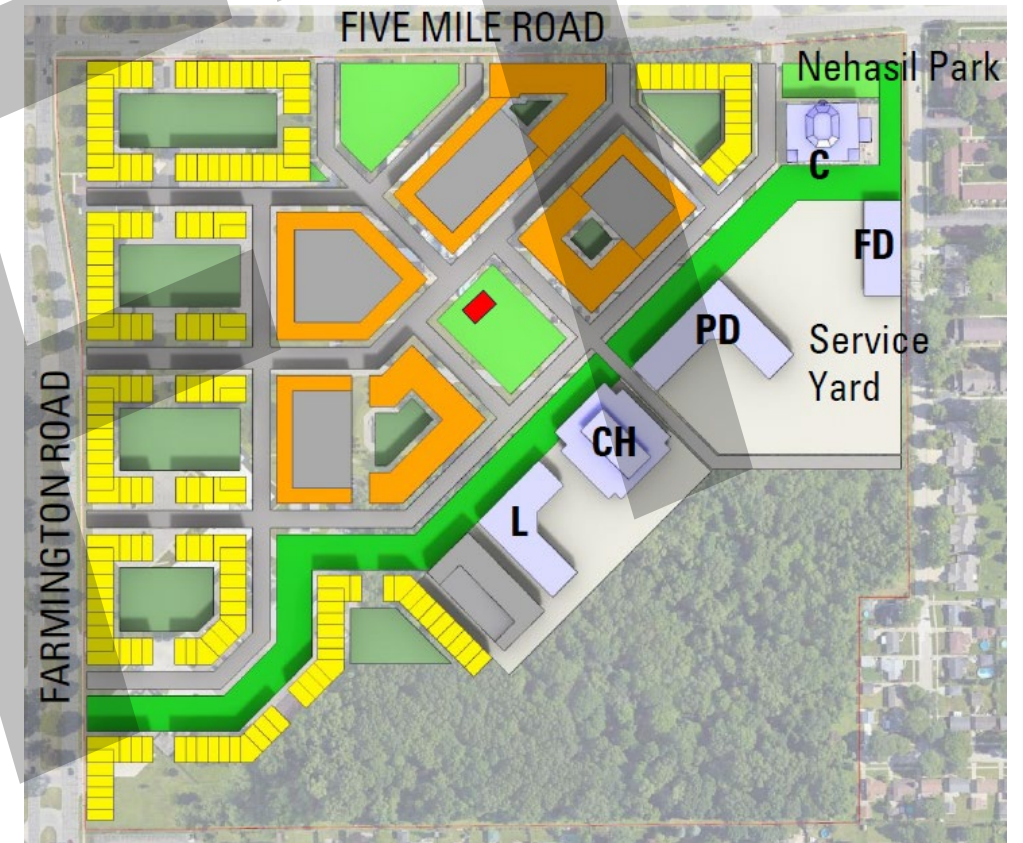
Evolution of City Center Master Plan



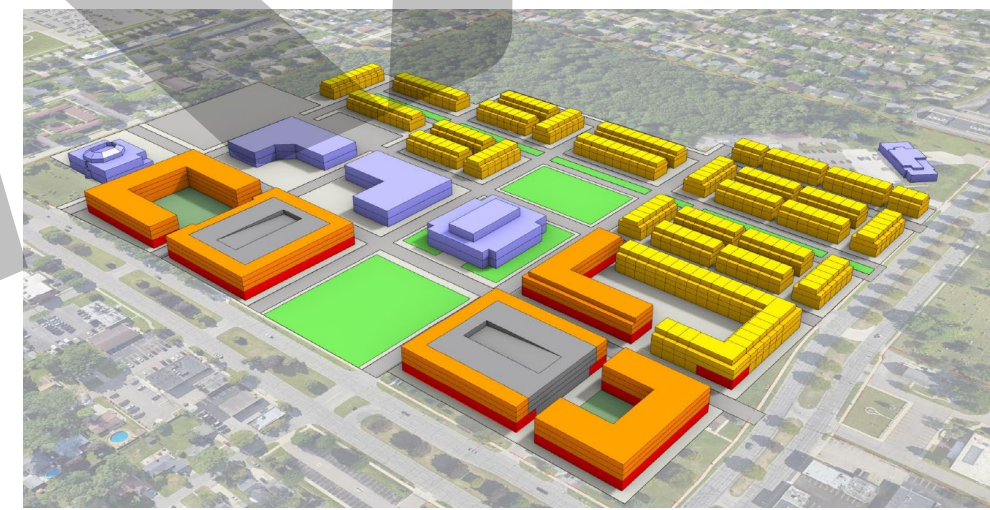
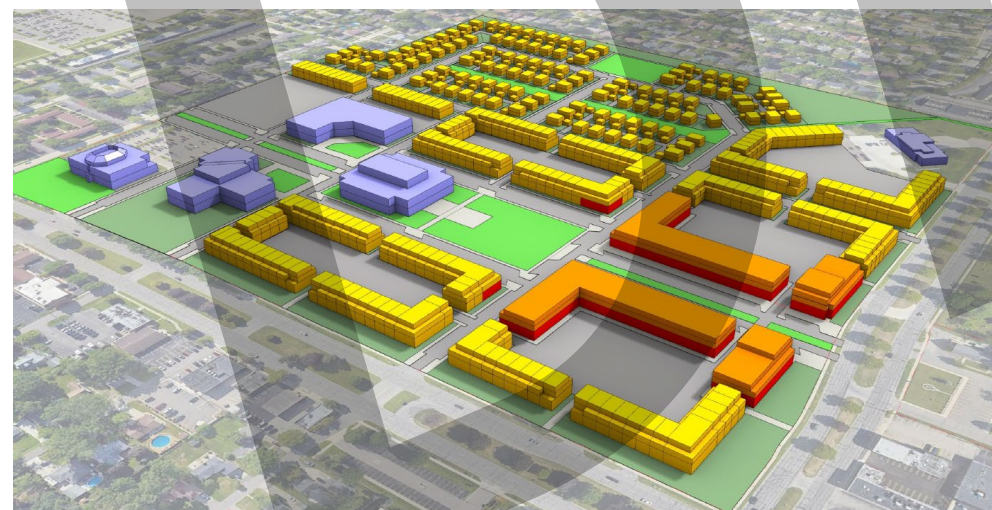
Option 1



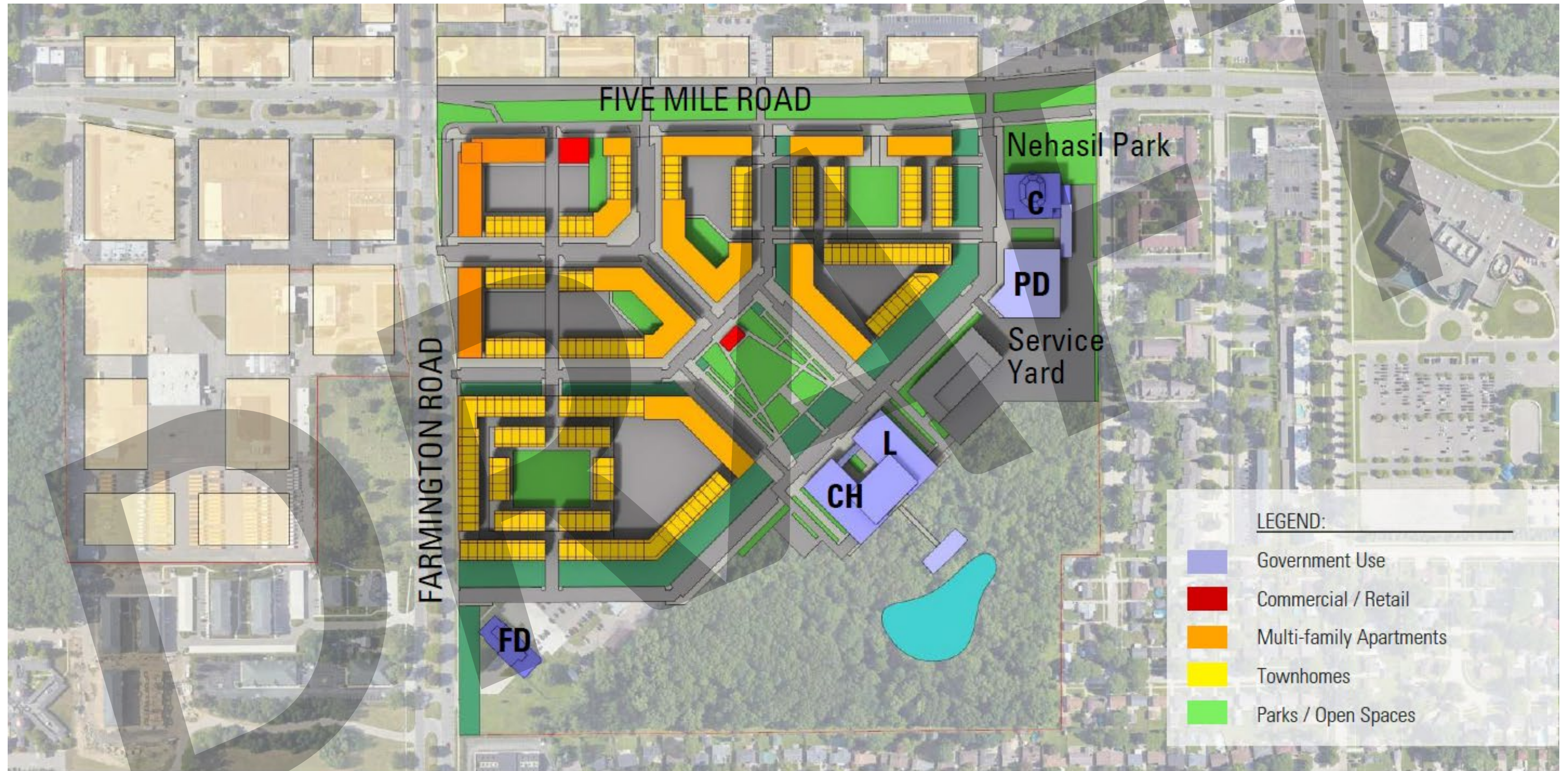
Option 2



Option 3



Stewards of the Woods Concept- Revision of Option 3



Stewards of the Woods Concept- 3D



IHED

DESIGNWORKSHOP



Some of the Benefits of a New Library

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

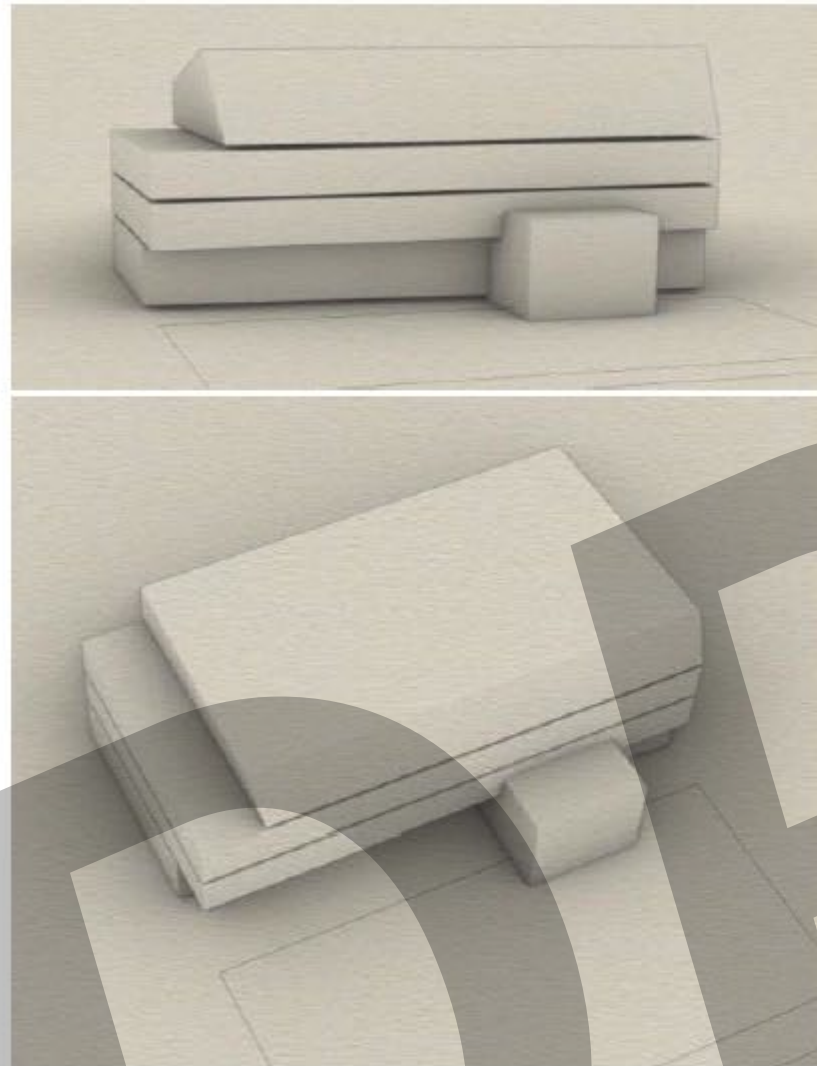
- **APPROPRIATE MEETING SPACE**
- **DRIVE-UP BOOK RETURN (DIRECT TO STAFF AREA) AND RFID IMPLEMENTATION TO FREE UP STAFFING**
- **ENGAGING OUTDOOR PROGRAM SPACE**
- **EXHIBITS, ART, PUBLIC INTERACTIVE ENGAGEMENT**
- **POWER/INFRASTRUCTURE-RELATED IMPROVEMENTS**

Some of the Benefits of a joint Library- City Hall

Potential synergies exist with...

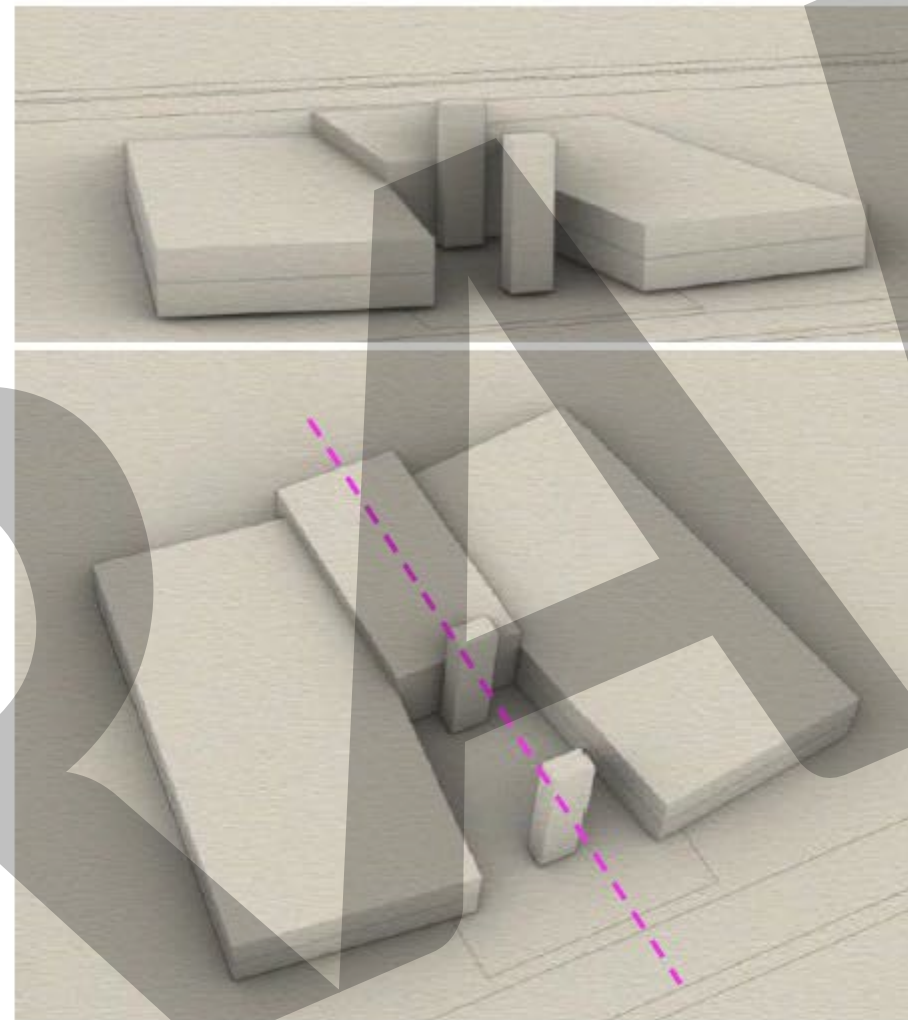
- **REDUCTION IN BUILDING ENVELOPE**
- **COMBINING NEEDS FOR INFRASTRUCTURE/VERTICAL CIRCULATION CORE / TOILET ROOMS COULD MAKE LIBRARY SPACE MORE FLEXIBLE**
- **SHARING OF PROGRAM FUNCTIONS (MEETING SPACE, COMMON ATRIUM)**
- **DIVERSITY OF HOURS OF OPERATION, ACTIVATION OF PUBLIC OUTDOOR SPACE**

Library/ City Hall Combo Options



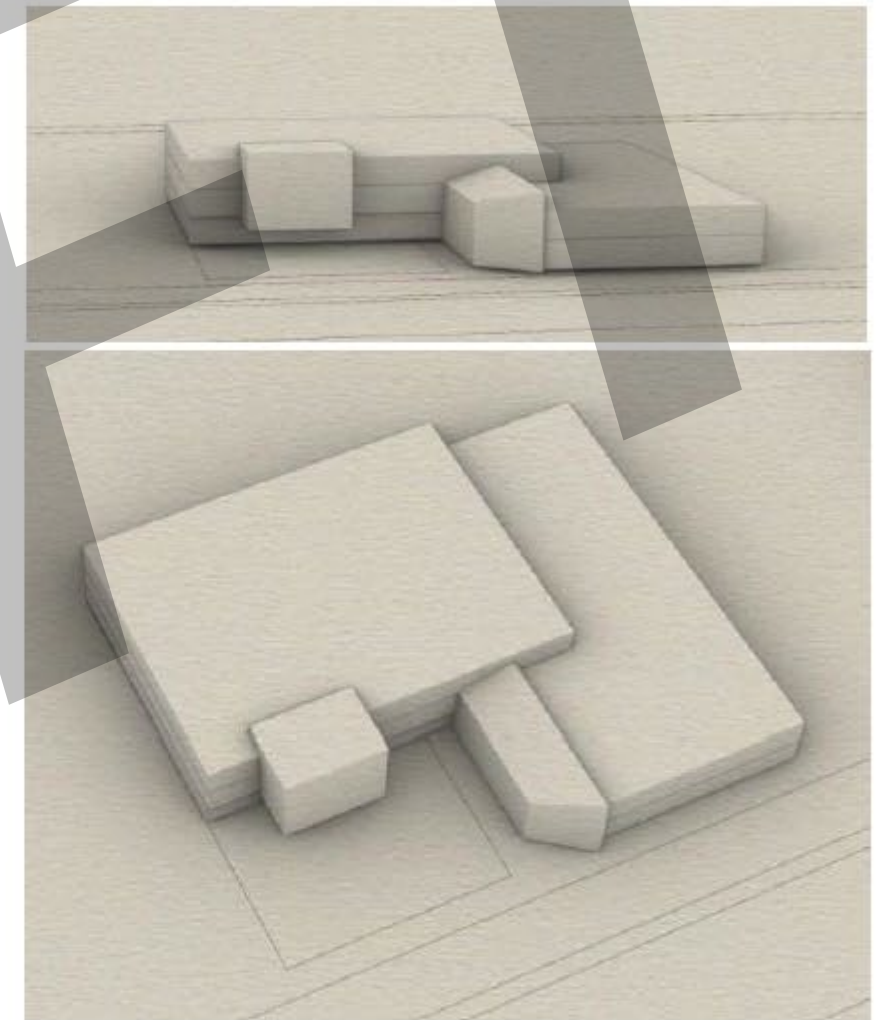
VALUE OF HEIGHT

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



VALUE OF VISIBLE AXIS

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



VALUE OF VARIED VOLUMES

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

Library/ City Hall Combo Visuals



Cedar Rapids, IA



Oak Creek, WI

Plaza Ideations



Goal 1 – Wide Appeal

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

Goal 2 – Community First

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

Goal 3 – Right-Sized

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

Goal 4 – Acknowledge Adjacencies

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

Goal 5 – Seasonally Appropriate

- Park amenities should be useable, year-round.

Goal 6 – Durable and Cost-Effective

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

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

PURPOSE

To model the current usage of an
OUTDOOR civic gathering space



To model the current usage of an INDOOR
gathering space.



RESOURCES

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

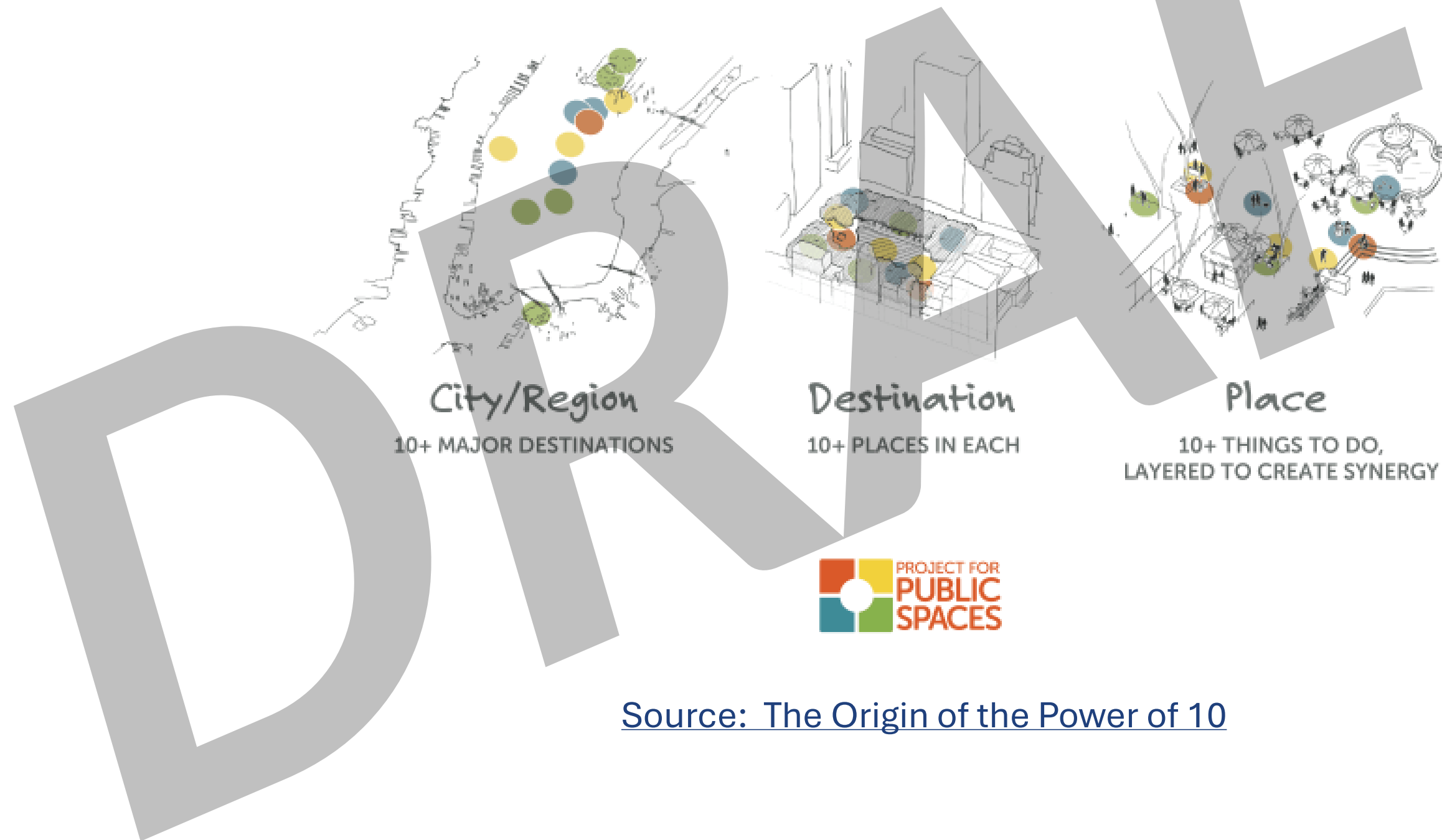


Include non-profit activities sponsored by community-based organizations.



POWER OF 10+

HOW CITIES TRANSFORM THROUGH PLACEMAKING



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

WHAT IS THE POWER OF 10?

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



City Center Program Update

Due Diligence completed to date:

Site Wide

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

City Hall

- HED Validation of PMR Program - *Complete*

Police Station

- PMR Program Validation - *Complete*

Library

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

Economics

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

Major Vendors:

HED

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

OHM

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

Hobbs + Black

- Program Validation meetings for the police station have been scheduled

Frank Rewold & Sons

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

City Center Program Update

Upcoming Dates:

Capital Outlay and Infrastructure Committee Meetings:

Wednesday, February 5 - Today!

Wednesday, March 12 - Preferred Master Plan validation

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

City Council Meetings:

Monday, February 10- Technology Consultant approval

Monday, April 14- Master Plan presentation 1

Monday, April 28- Master Plan approval

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

Good morning, Council Members:

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

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

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

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

All the best,

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

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

LIVONIA SENIOR WELLNESS CENTER

INTERIOR DESIGN REVIEW | EXTERIOR FAÇADE CANOPY

01.08.2025

iDs

INTERIOR SPACES
SENIOR CENTER
FIRST FLOOR PLAN



ENTRANCE LOBBY



ENTRANCE LOBBY



ENTRANCE CORRIDOR

IDS REFERENCE

IDS





ENTRANCE CORRIDOR

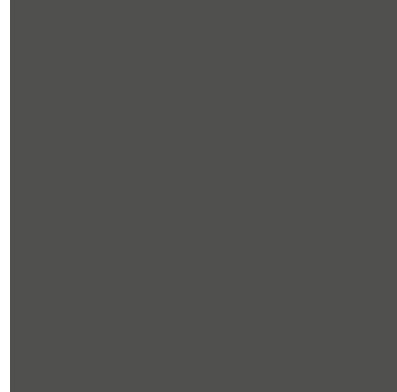
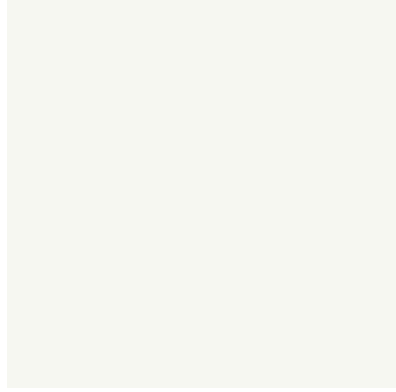
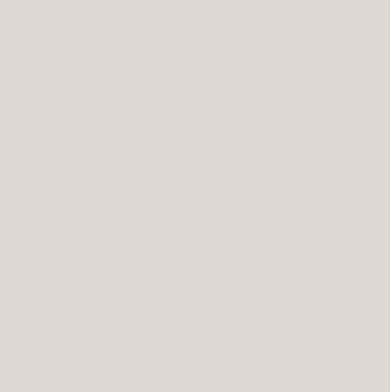






INTERIOR FINISHES

SENIOR CENTER



FIELD PAINT
PT-01

ACCENT PAINT
PT-02

PAINT
(DOOR / FRAMES)
PT-03

PAINT
(GYP CEILINGS)
PT-04

ARCHITECTURAL FINISH – DI NOC
WC-01

RUBBER BASE
RB-01



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

PLASTIC LAMINATE
MILLWORK
PLAM-01



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



CARPET PLANK
CPT-02



KINETEX FLOORING (2ND FLOOR)
CPT-03



FIREPLACE FAÇADE
LS-01



RESILIENT FLOORING MCT
RF-01



RESILIENT FLOORING MCT
RF-02



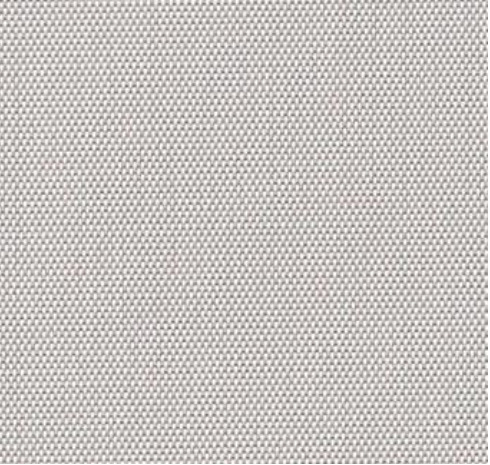
PLASTIC LAMINATE
TOILET PARTITIONS / INTERIOR ELEVATOR PANELS



ACCENT WALL TILE
CT-04 (CHARCOAL GROUT)



INTERIOR WOOD DOORS
ST-02



WINDOW SHADE
SC-01



FELT BAFFLES
BF-01



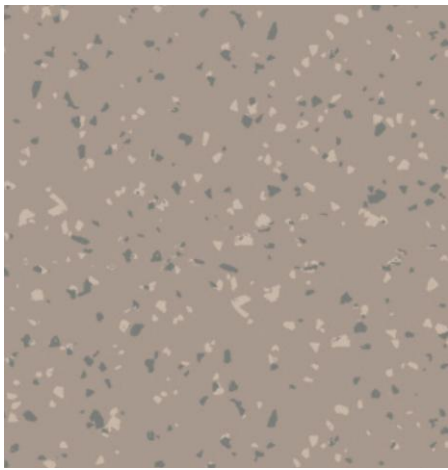
ACOUSTICAL CEILING TILES
ACT-01



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



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



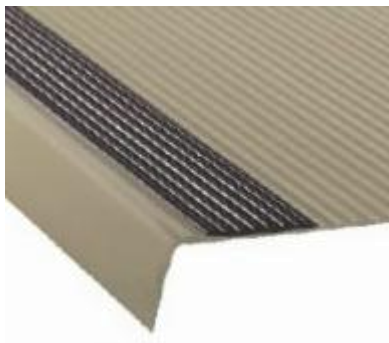
RUBBER STAIR TREADS / RISERS



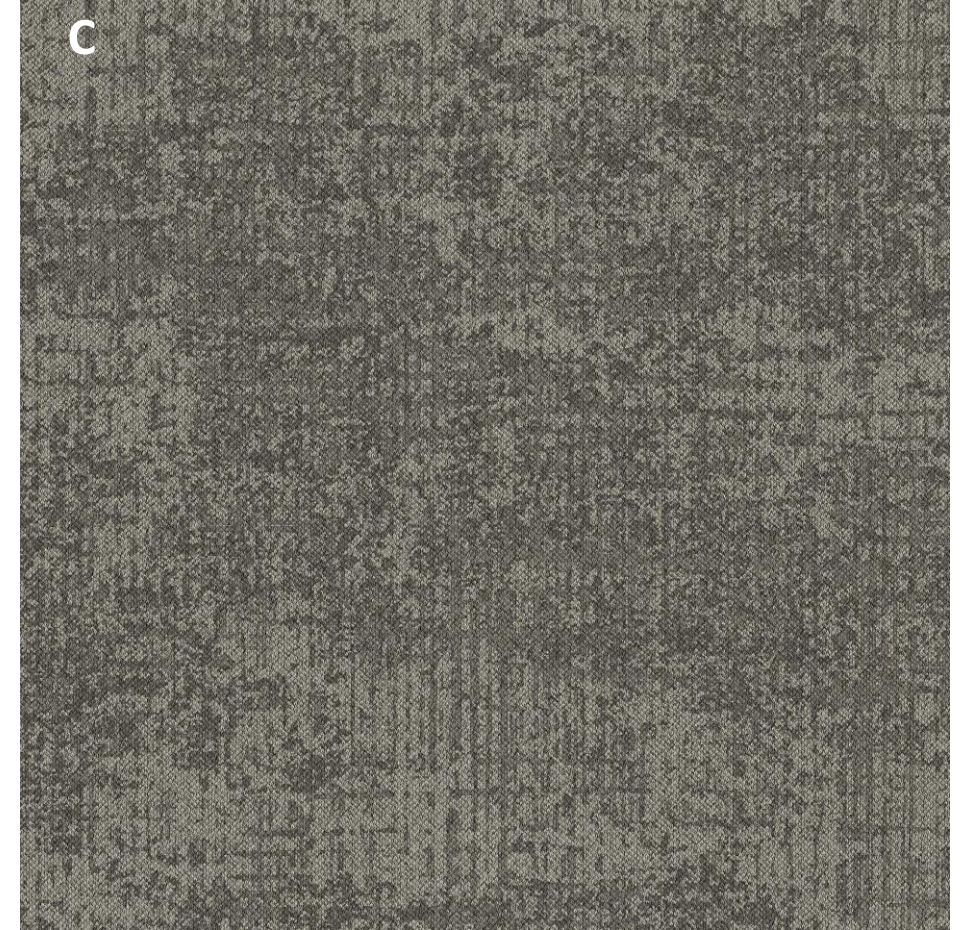
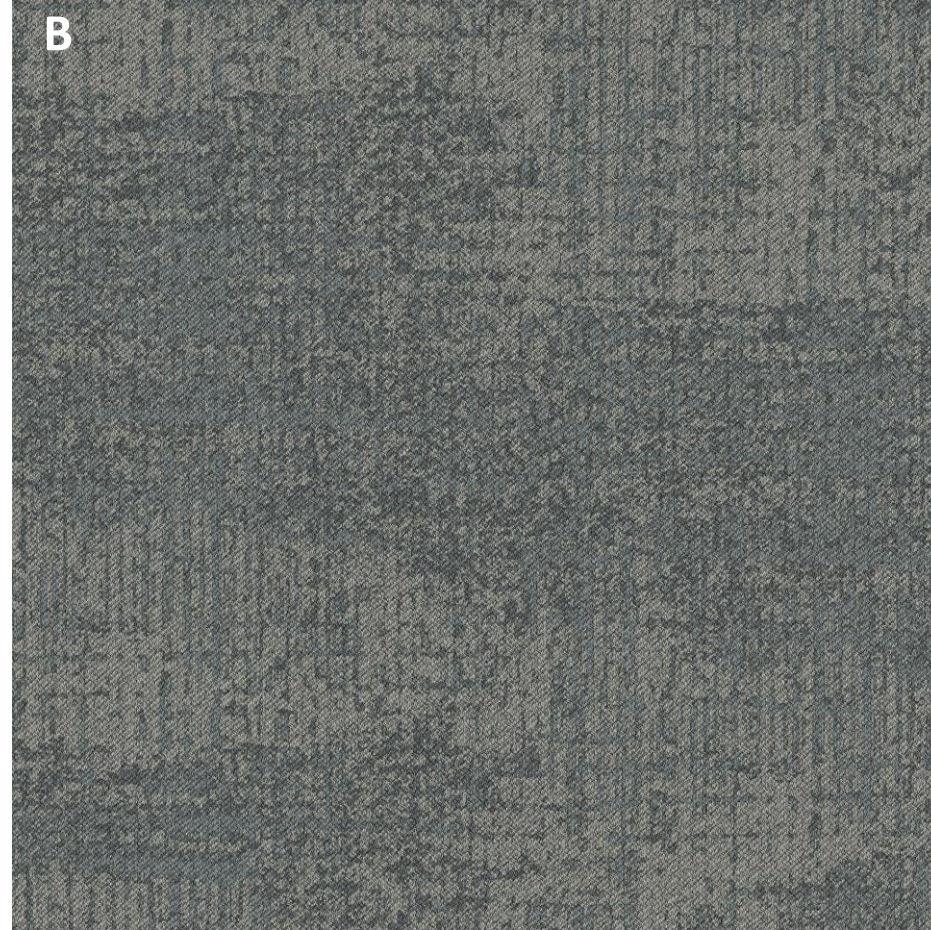
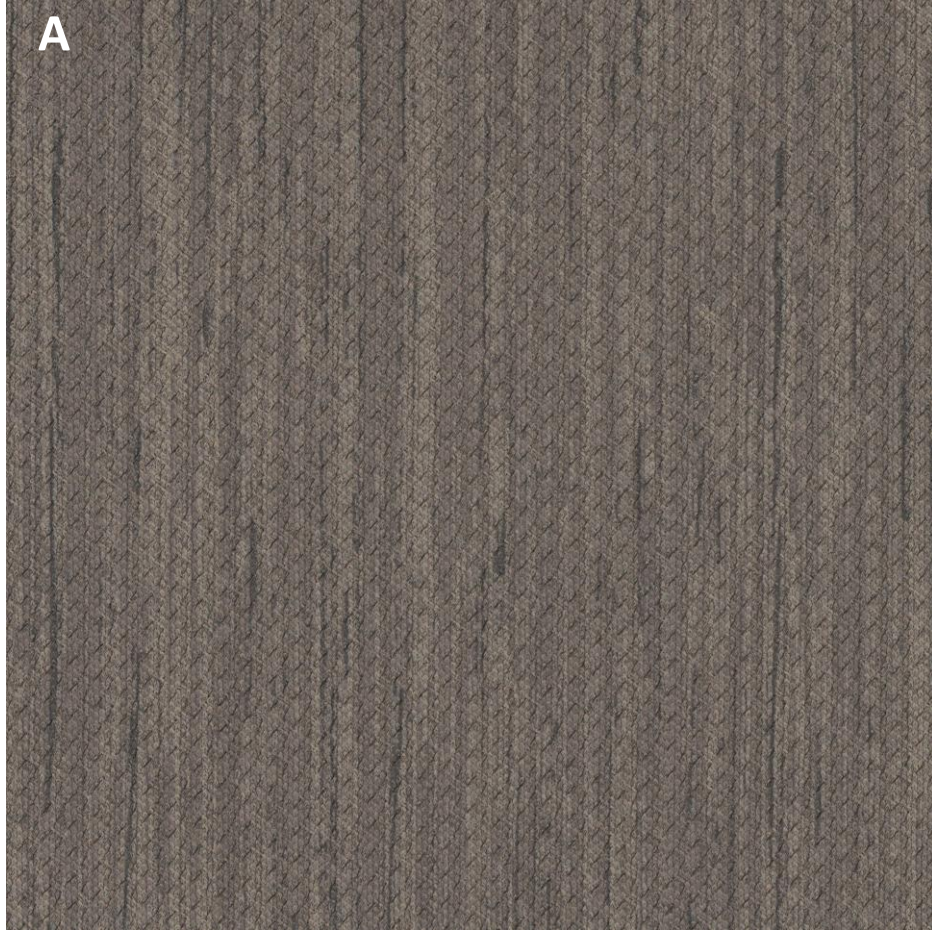
RAISED ROUND

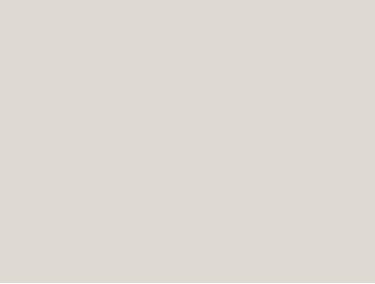
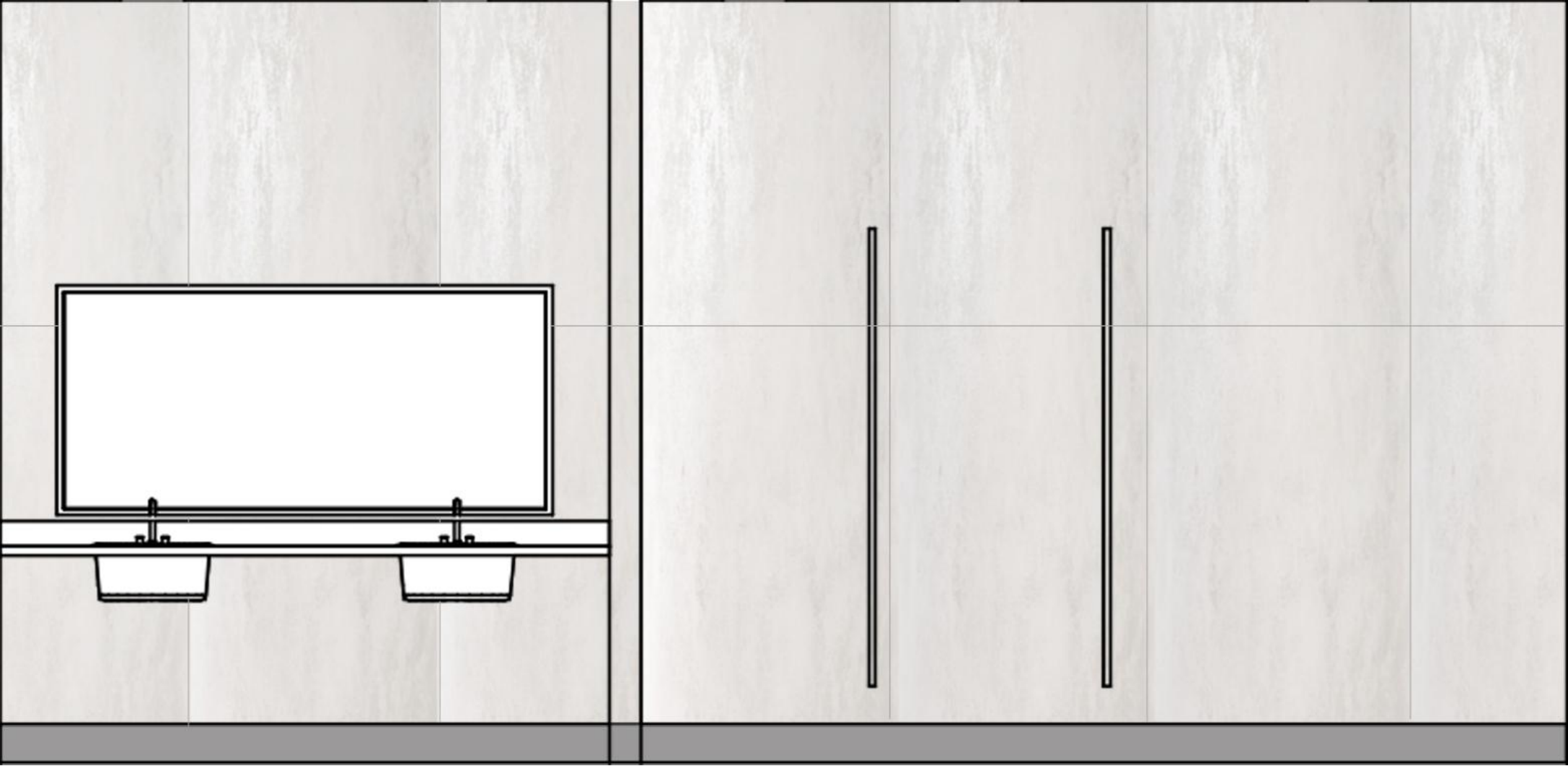


CONTRASTING RUBBER INSERT

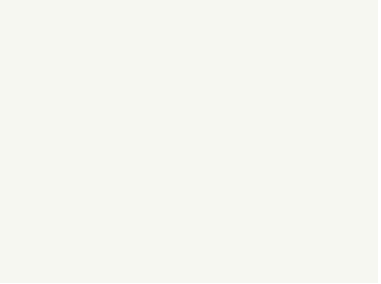


WINDOW FILM @ CONFERENCE
ROOM DOOR (SEMI-PRIVATE)
(IMAGE IS REFERENCE ONLY)
PROPOSED IMAGE – LIVONIA MAP
WF-01





FIELD PAINT PT-01



GYP CEILING PAINT PT-04



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



SOLID SURFACE COUNTERTOP
SSM-01



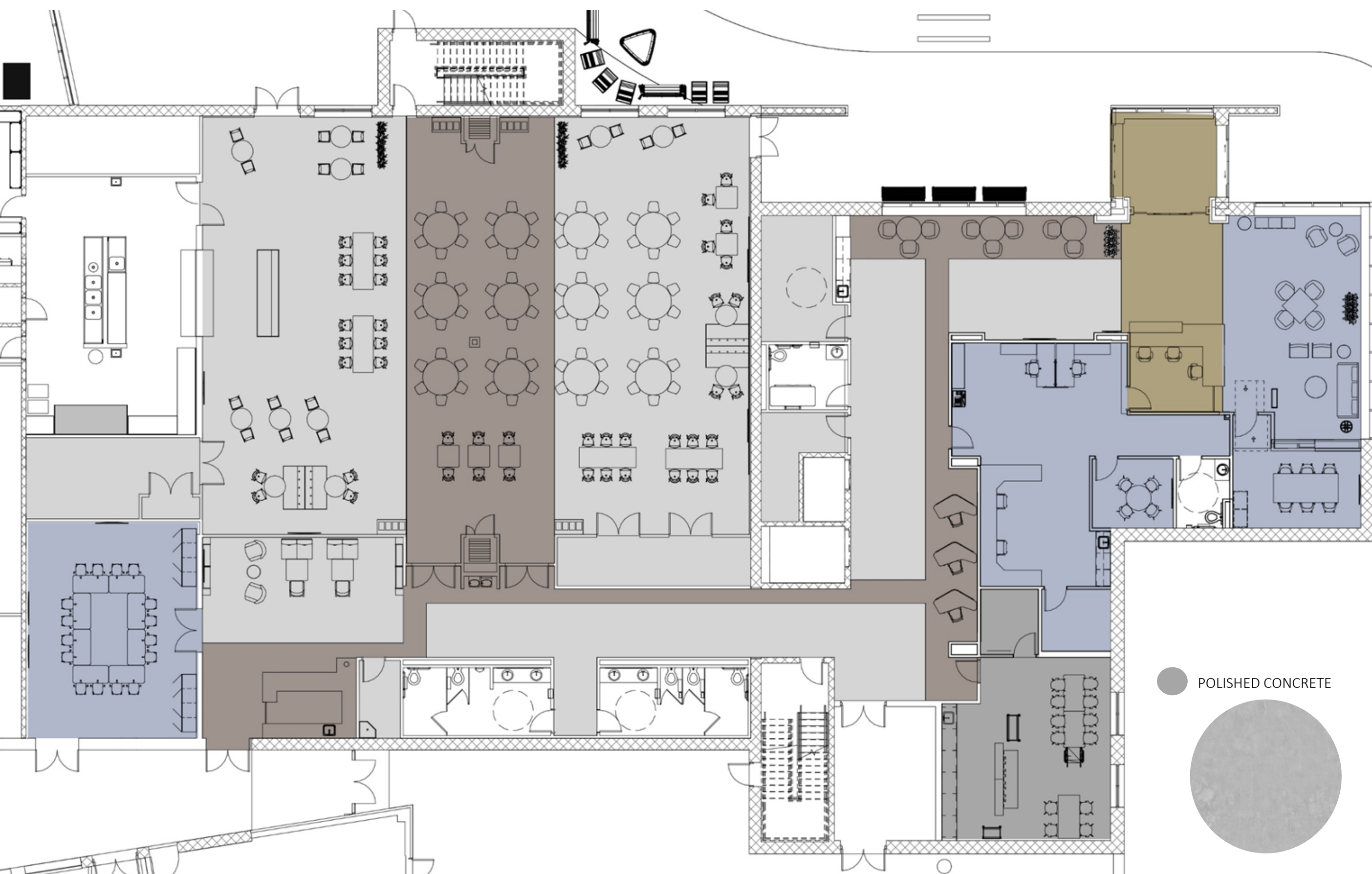
PLASTIC LAMINATE TOILET PARTITIONS
PLAM-01



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

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

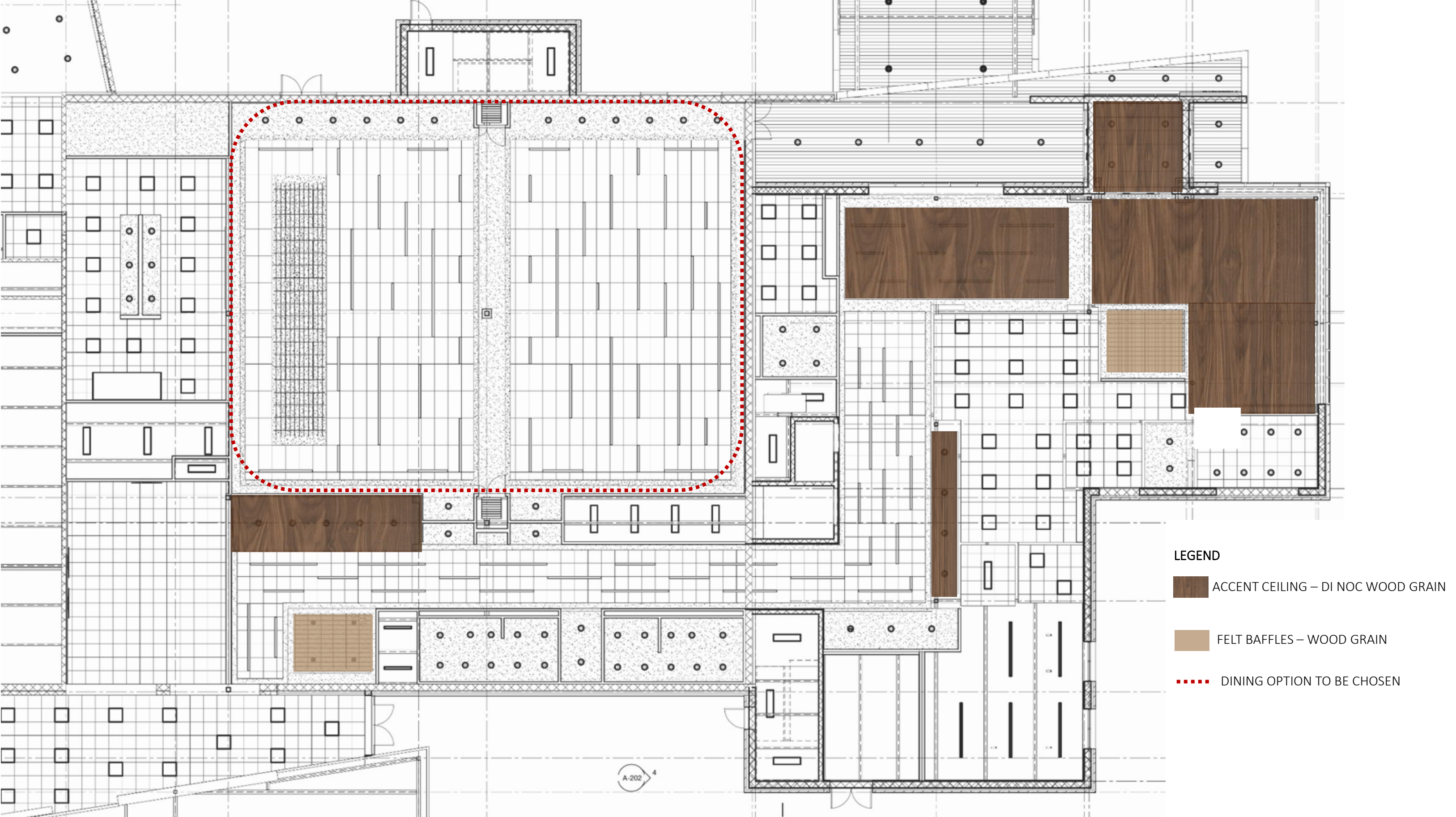




- CARPET TILE
- WALK OFF CARPET TILE
- MCT
- MCT
- POLISHED CONCRETE
- MCT

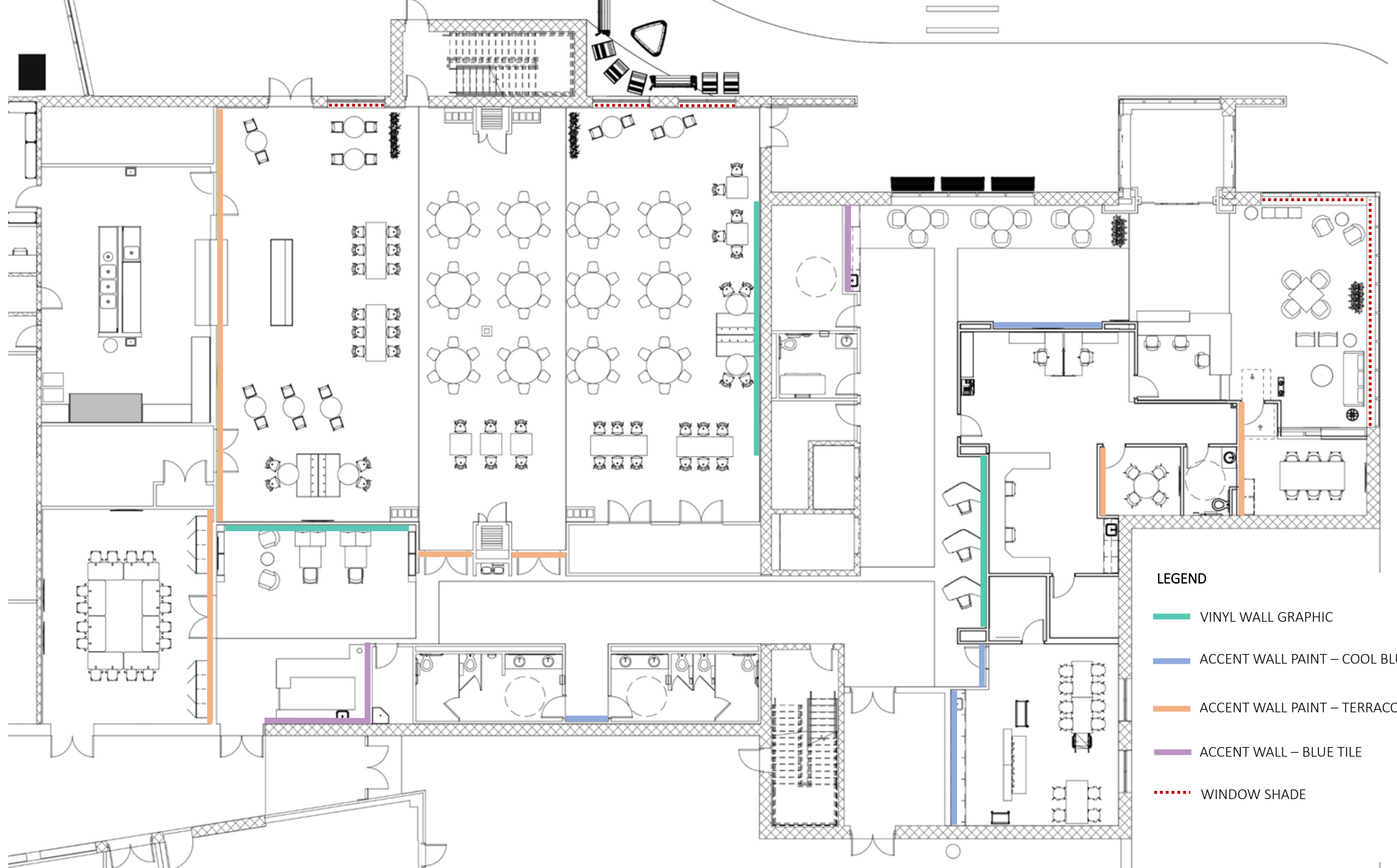
FIRST FLOOR PLAN

MATERIALS | FINISH FLOOR PLAN - SENIOR CENTER



FIRST FLOOR PLAN

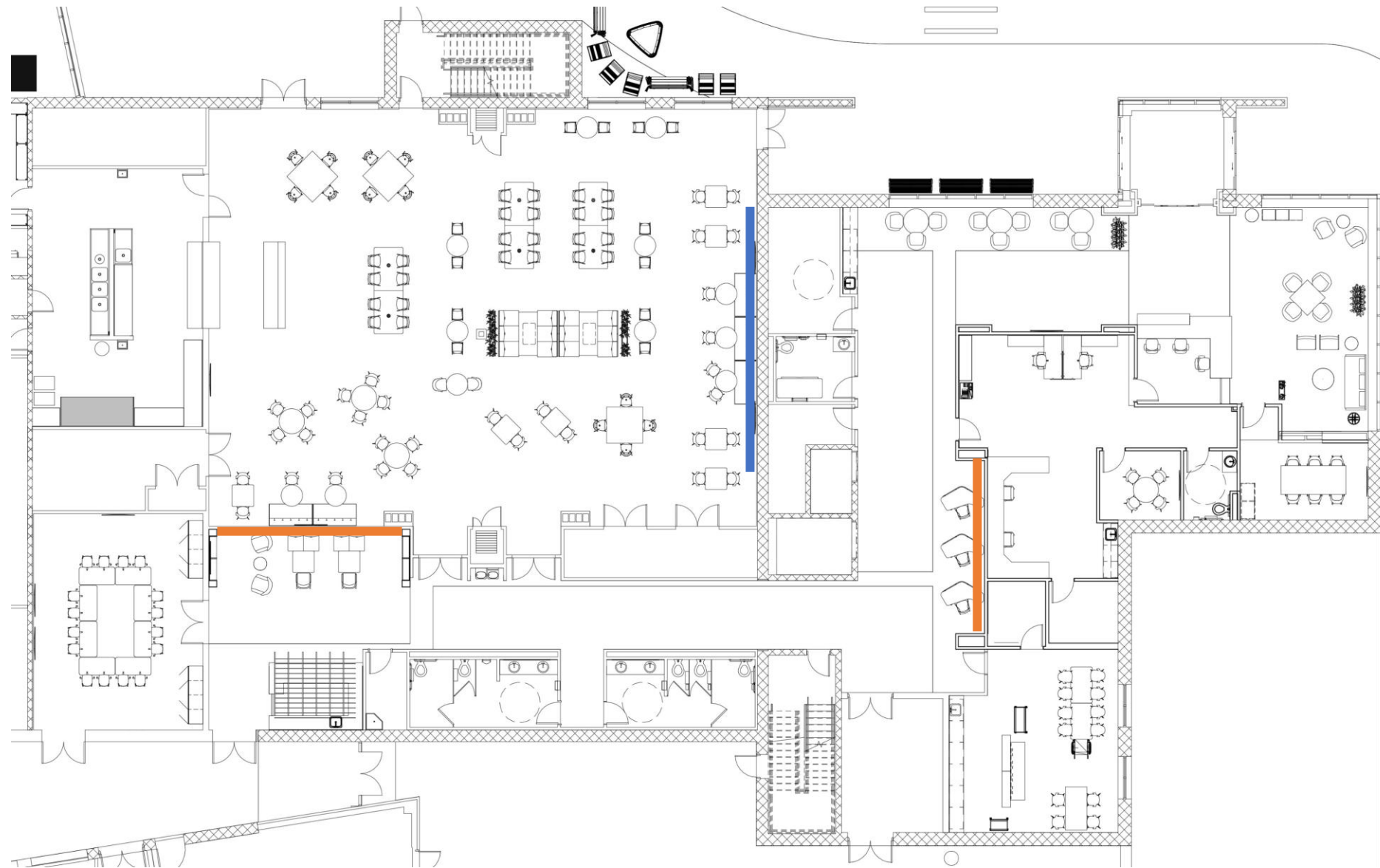
MATERIALS | FINISH CEILING PLAN - SENIOR CENTER



FIRST FLOOR PLAN

MATERIALS | FINISH PLAN - SENIOR CENTER



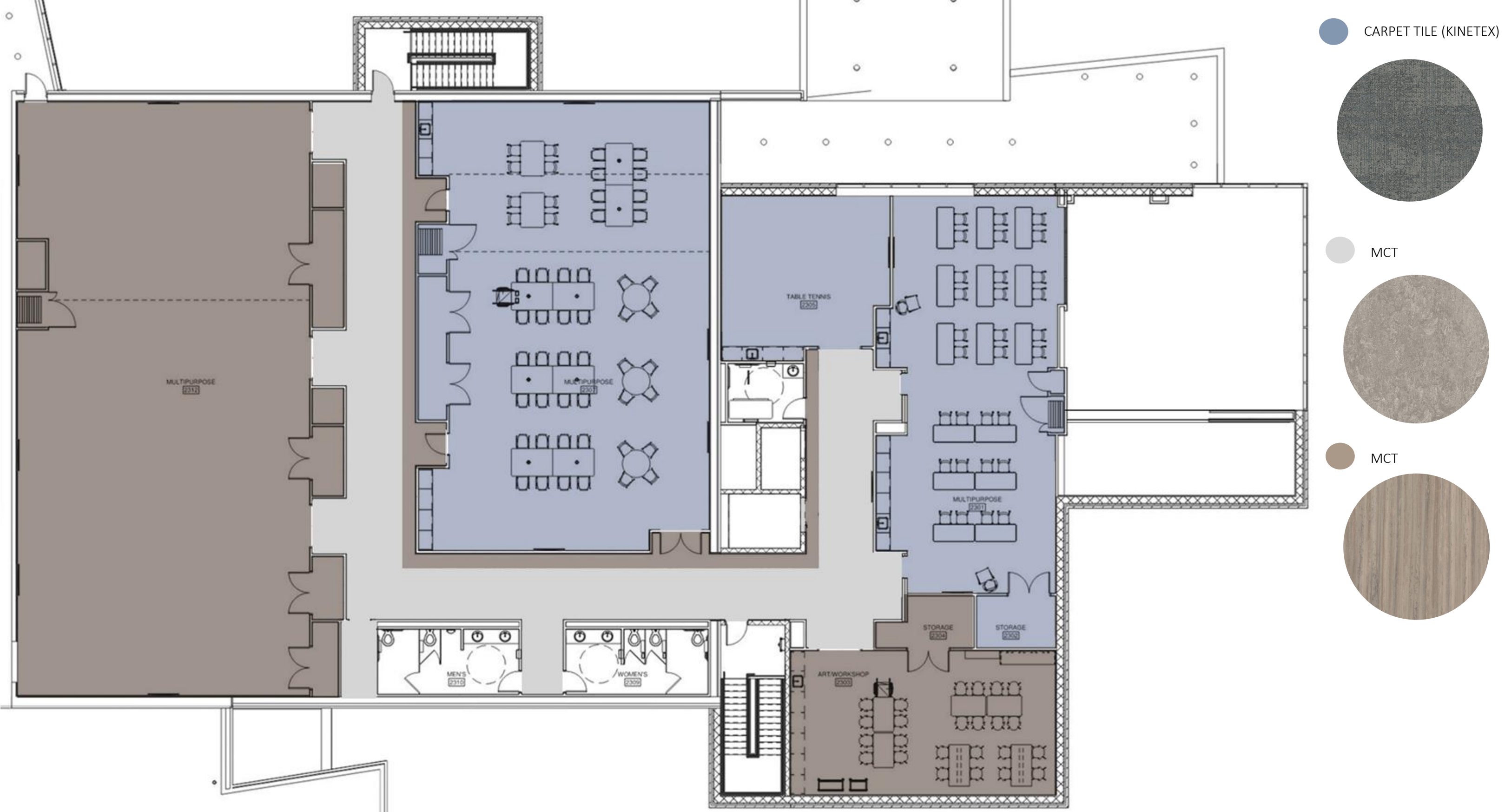


WC-02

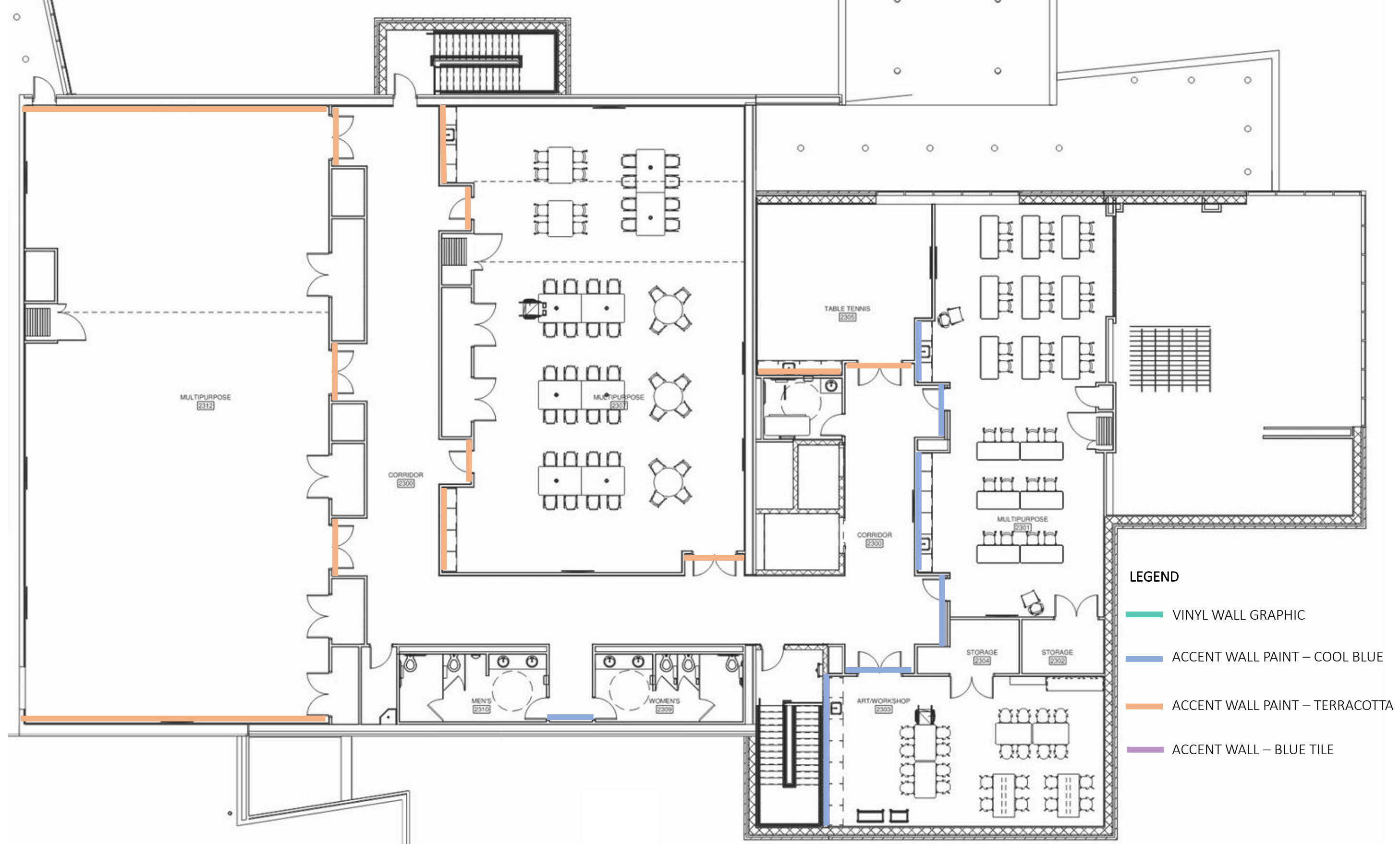


WC-03

VINYL WALL GRAPHIC FOR REFERENCE (CUSTOM)



SECOND FLOOR PLAN



SECOND FLOOR PLAN

DINING

SENIOR CENTER



DINING ROOM – OPTIONS 1 & 2



DINING ROOM – OPTION 3



DINING ROOM – OPTIONS 1 & 2



DINING ROOM – OPTION 3



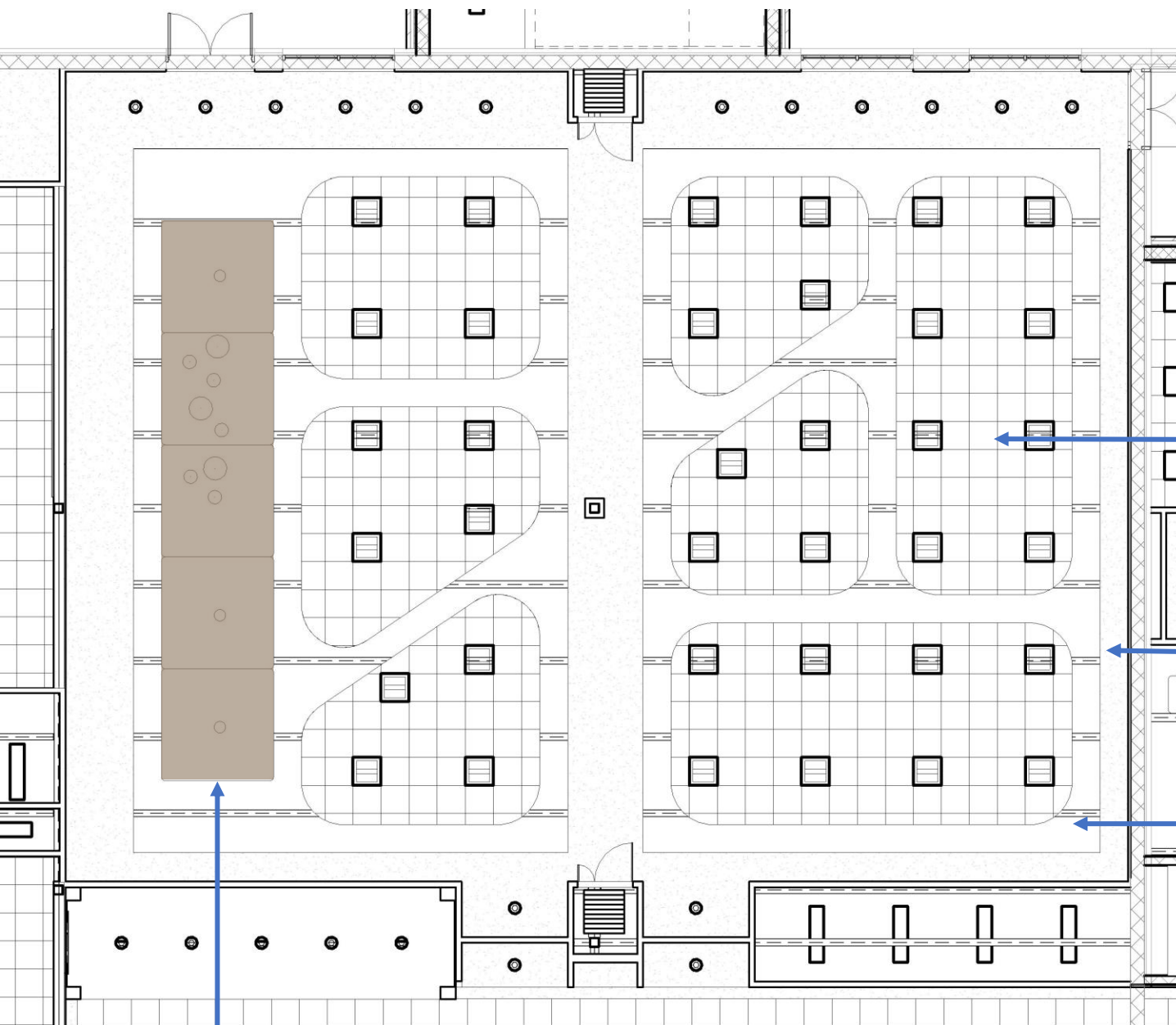
DINING ROOM – OPTION 1



DINING ROOM – OPTION 2



DINING ROOM – OPTION 3



SUSPENDED 2' X 2' ACT

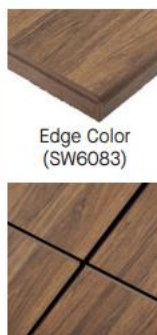
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

ARMSTRONG LYRA PLANT BASED
WOOD LOOK CEILING PANELS



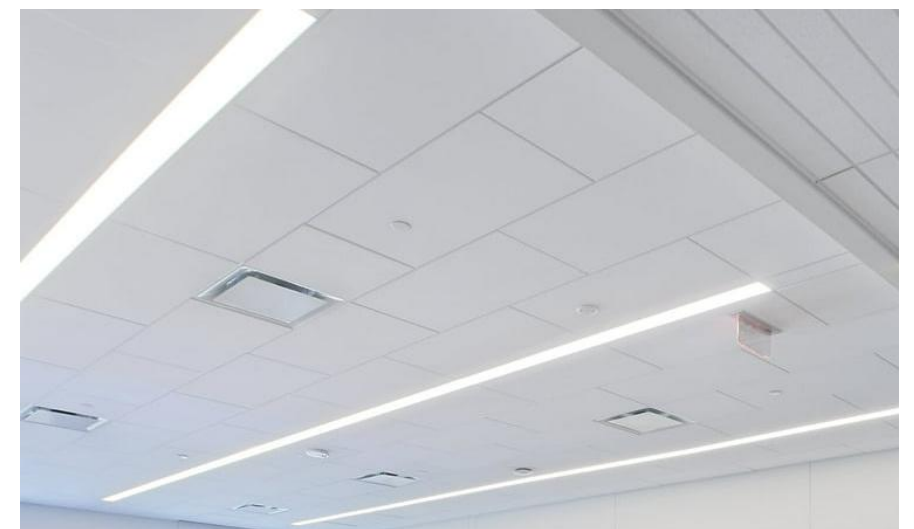
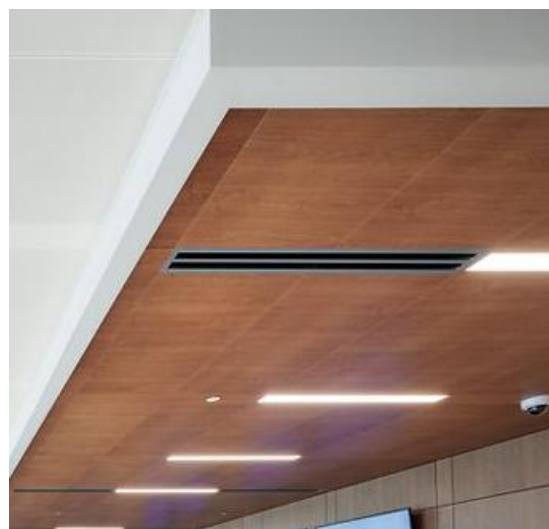
Brown Sugar Walnut (WBS)



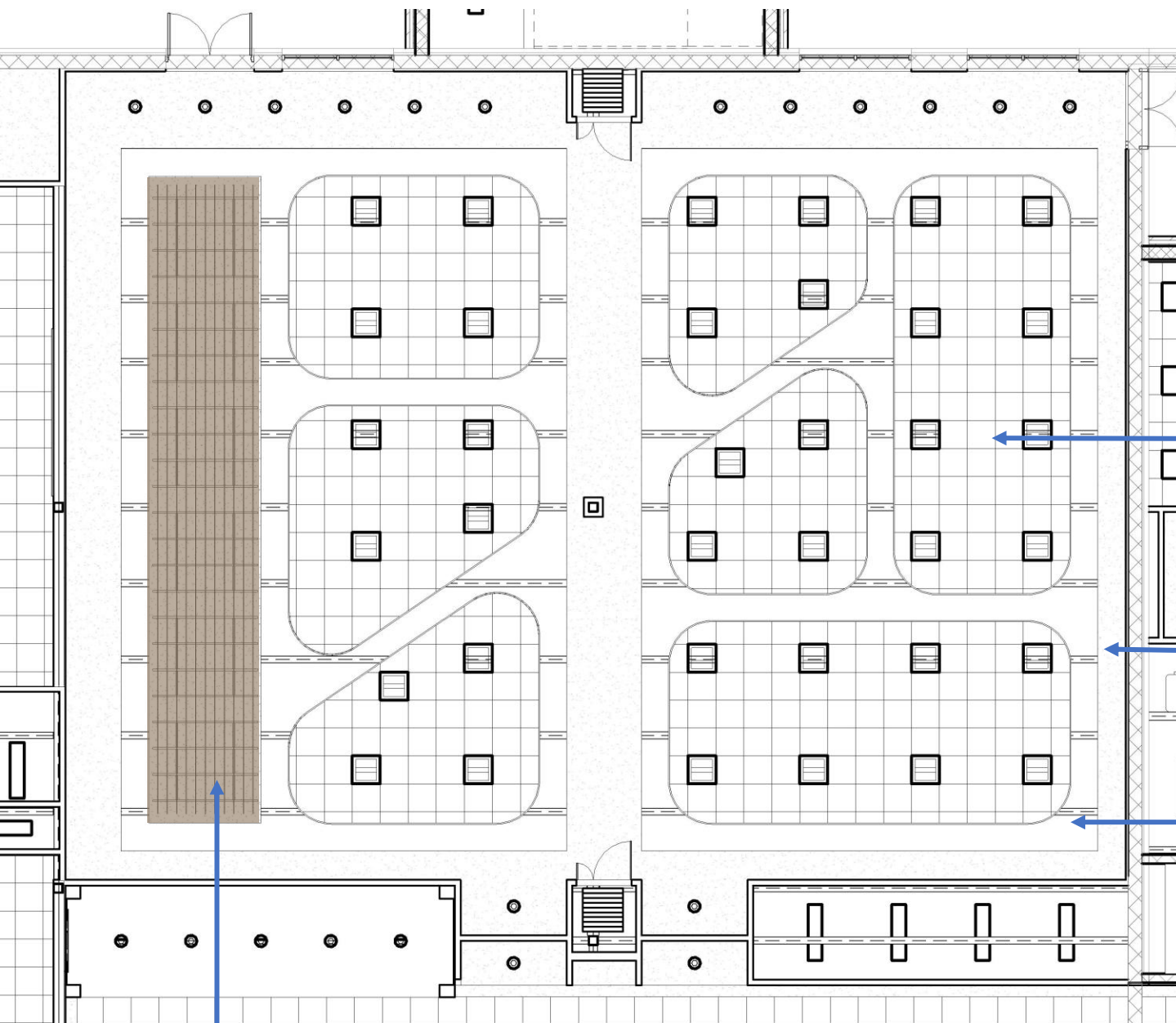
Edge Color
(SW6083)



Suprafine XL
Suspension System
in Black (BL)



MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 1

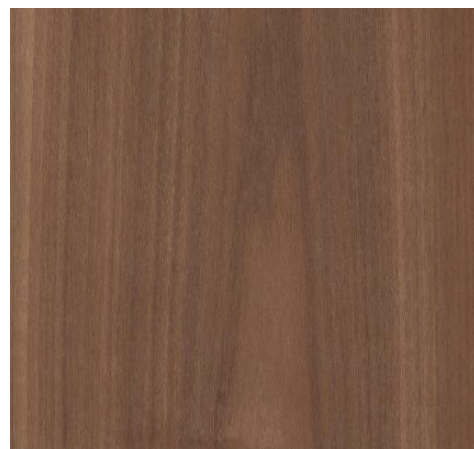
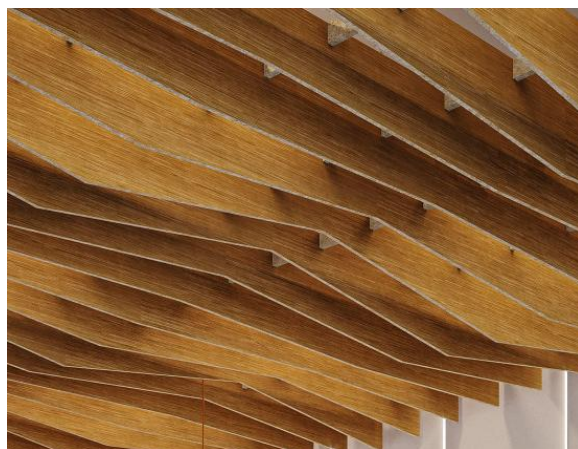


SUSPENDED 2' X 2' ACT

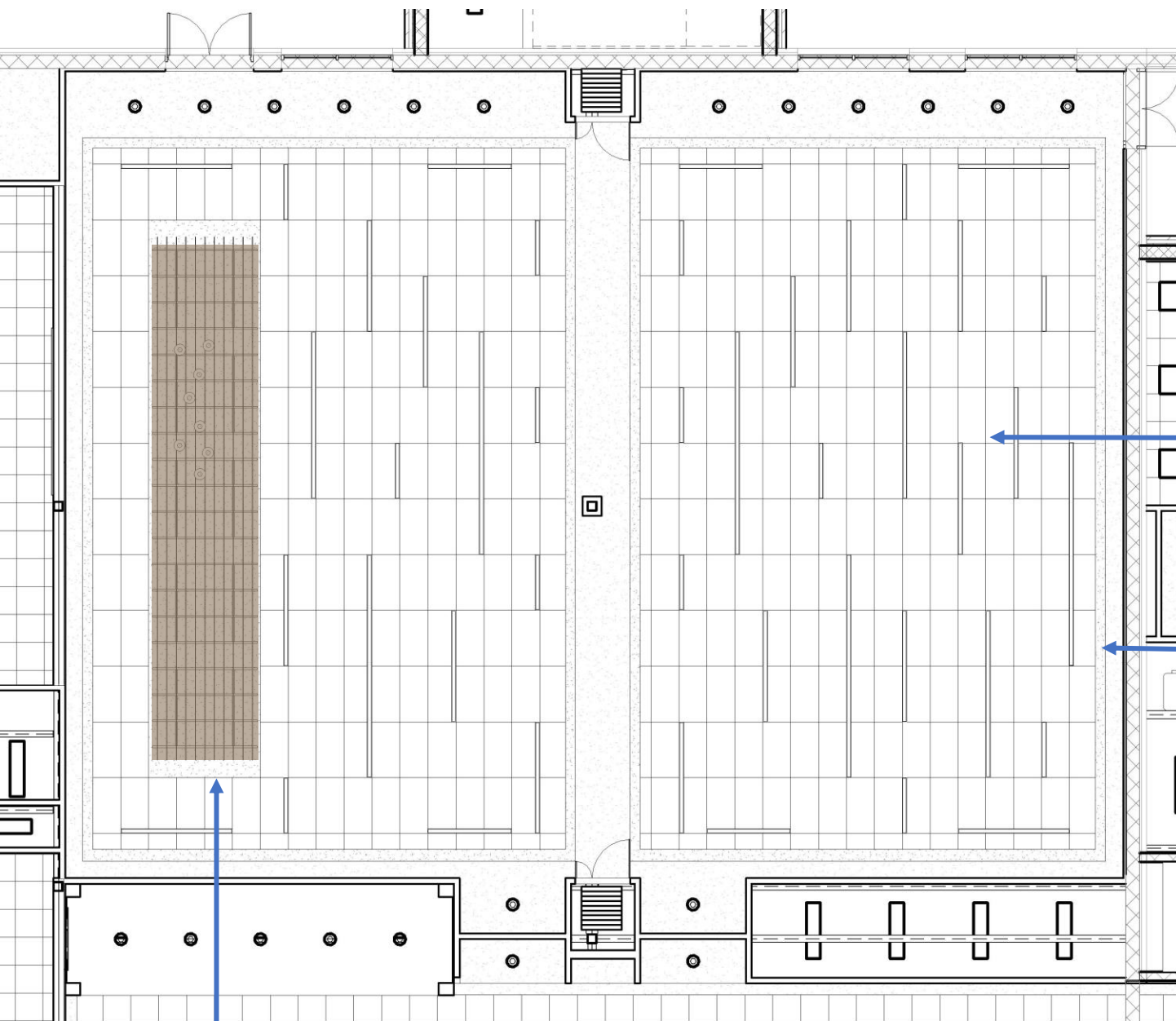
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

FELT BAFFLES



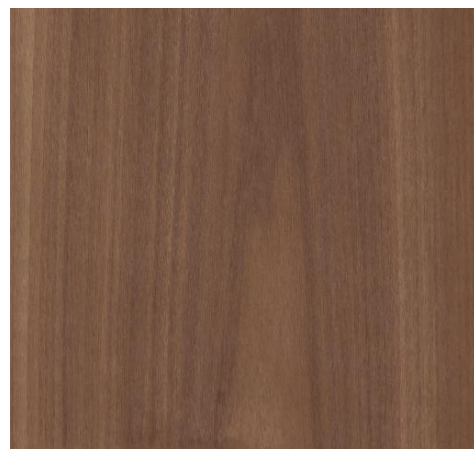
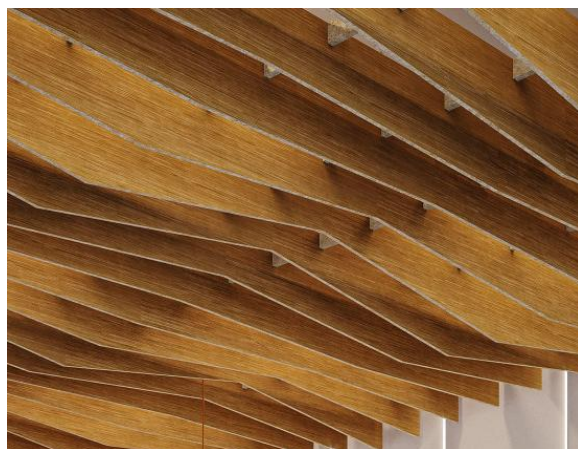
MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 2



SUSPENDED 2' X 4' ACT

PAINTED GYPSUM SOFFIT

FELT BAFFLES



MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 3

OPTION COMPARISON

OPTIONS 1 & 2



OPTION 3



OPTION COMPARISON

OPTIONS 1 & 2



OPTION 3



OPTION COMPARISON

OPTION 1



OPTION 2



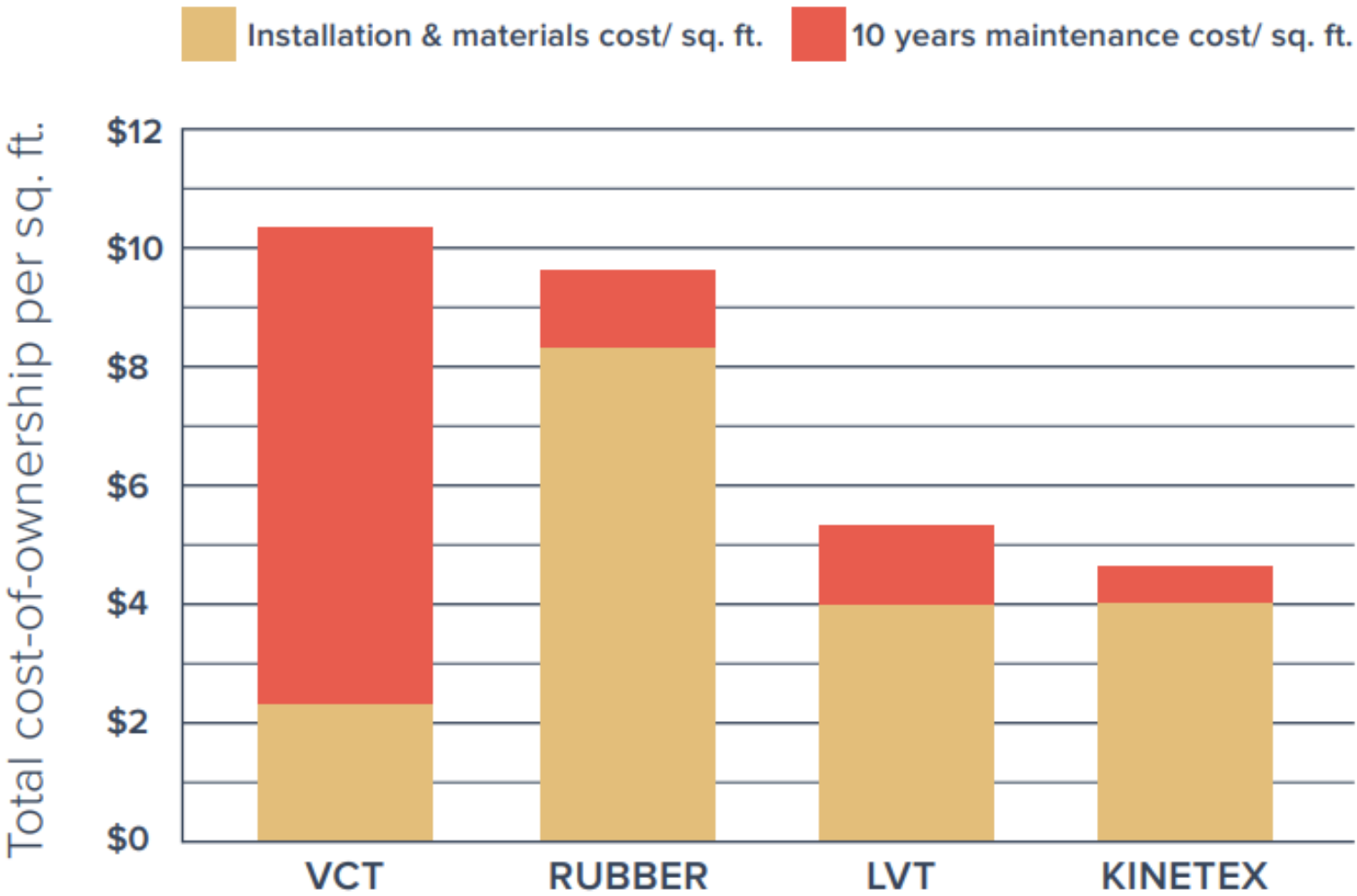
OPTION 3



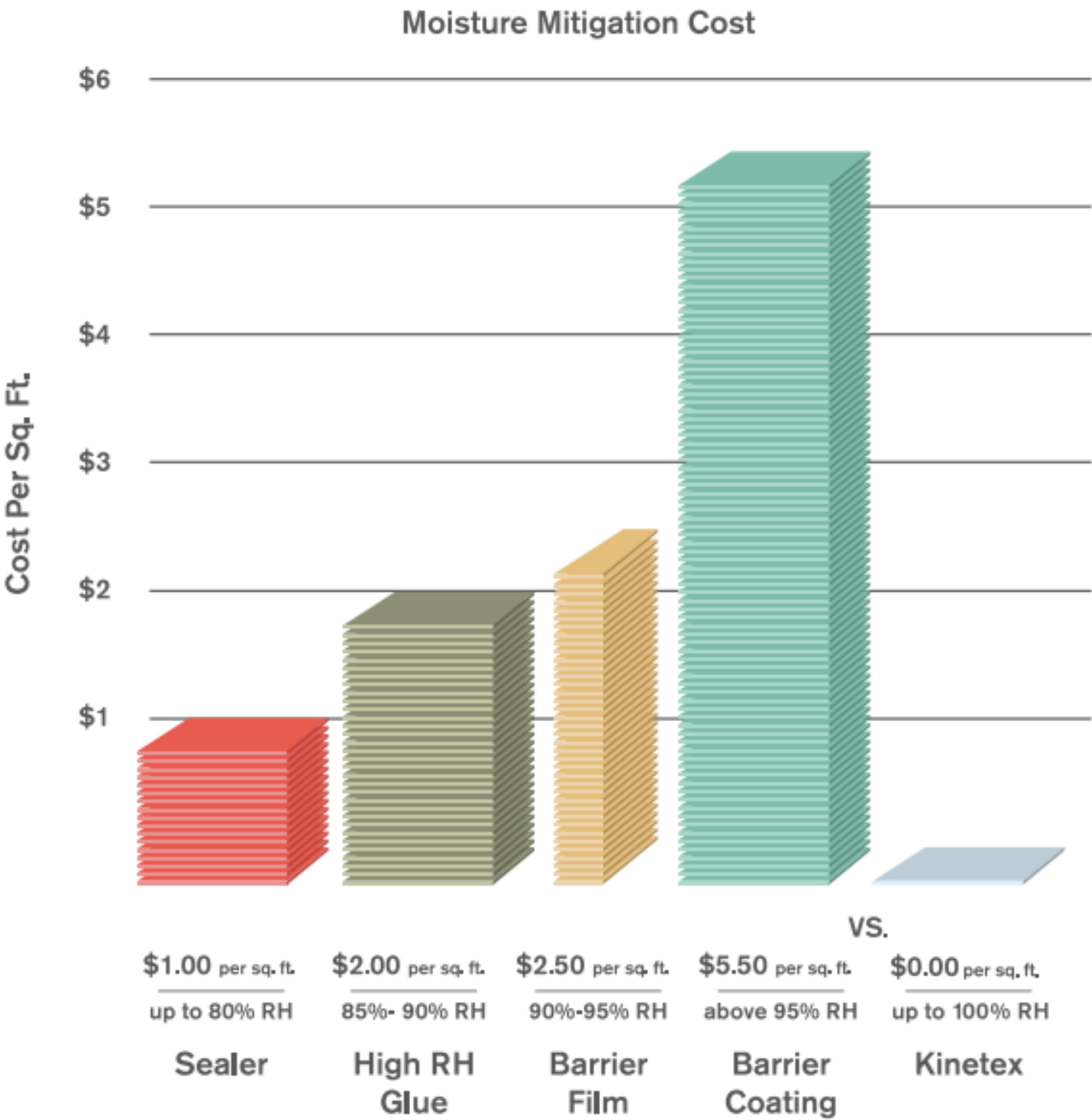
THANK YOU

iDs

Life Cycle Costs: Installation & Maintenance



Mitigate No More





leVel DIGITAL WALLCOVERINGS

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



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



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



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

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leVel DIGITAL WALLCOVERINGS

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



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



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



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

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EXTERIOR

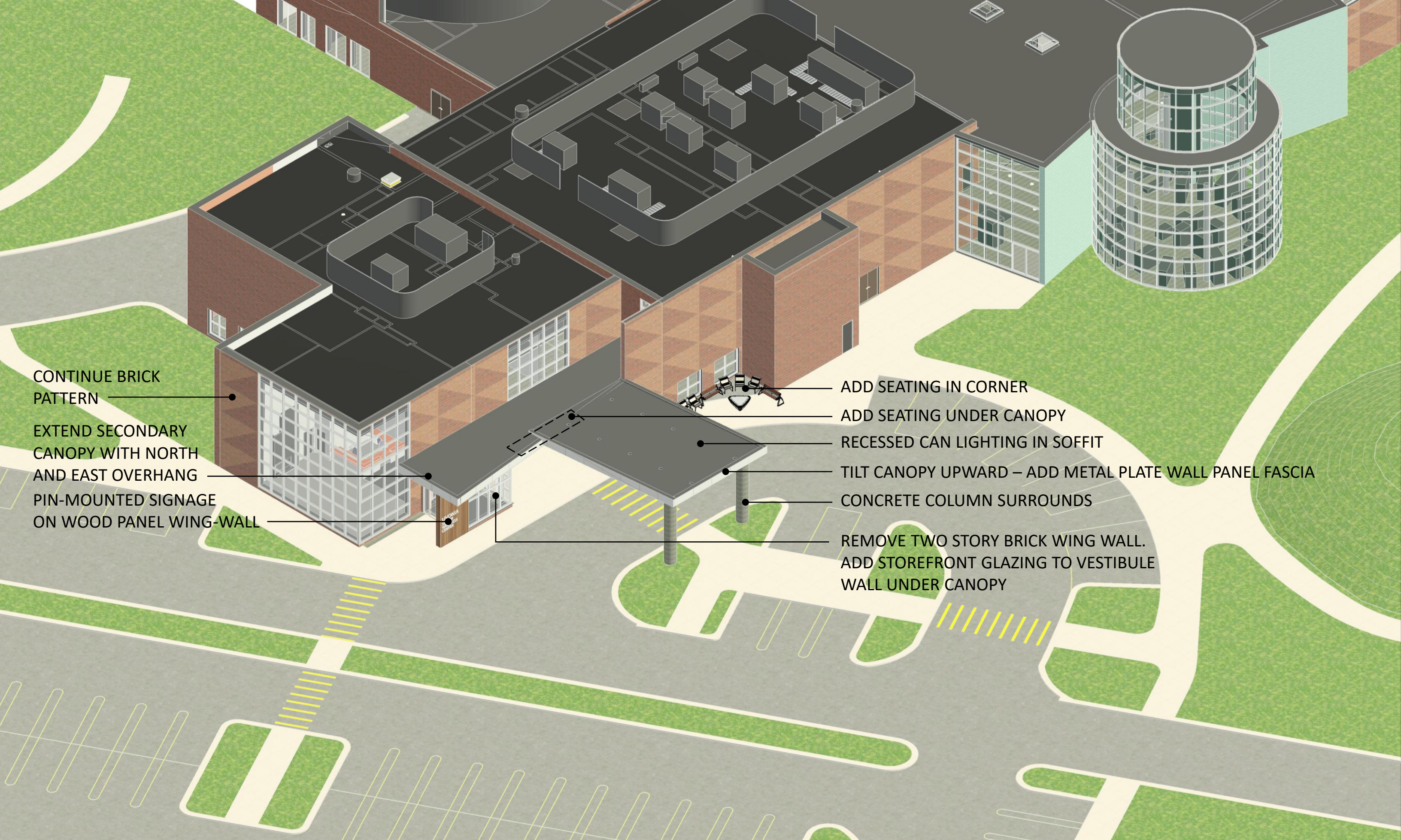
CANOPY AND FACADE REVIEW





CURRENT DESIGN

TDS



CONTINUE BRICK
PATTERN

EXTEND SECONDARY
CANOPY WITH NORTH
AND EAST OVERHANG

PIN-MOUNTED SIGNAGE
ON WOOD PANEL WING-WALL

ADD SEATING IN CORNER

ADD SEATING UNDER CANOPY

RECESSED CAN LIGHTING IN SOFFIT

TILT CANOPY UPWARD – ADD METAL PLATE WALL PANEL FASCIA

CONCRETE COLUMN SURROUNDS

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





EXTERIOR | PROPOSED DESIGN

KINETEX FLOORING

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



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

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

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

Committee Members Absent: Rob Gjonaj-Donovic, Chair

City Council Members Present: Lynda L. Scheel

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

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

The meeting convened at 7:02PM

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

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

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

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

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

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

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

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

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

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

Goals for the project were discussed:

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

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

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

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

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

Site-planning factors for City Hall:

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

City plaza to include:

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

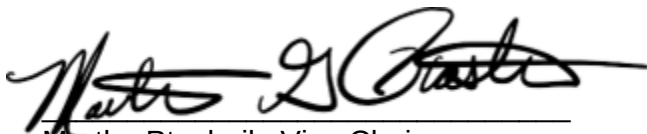
The meeting adjourned at 8:17PM.

The Committee recommends:

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

Note: This item will remain in Committee.

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



Martha Ptashnik, Vice Chair

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

NAME

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

Marlene Kubafer

Lori Miller

City Clerk

Ava Wisniewski

PMR

Doug Smith

" "

Paul Theriault

" "

Dave Varga

Mayor's Office

TOO ZILINIK

CITY ENGINEER

Stephanie Corona Gilbane Building Co. - Livonia Res.

December 17, 2024

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

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

Dear Ms. Miller Brosnan:

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

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

SELECTION PROCESS

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

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

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

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

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

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

RECOMMENDATION

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

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

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

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

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

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

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

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

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

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

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

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

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

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

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

<i>UNFINISHED BUSINESS ITEM 14. (Regular Meeting of December 18, 2024)</i>
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Motion:	Ptashnik
Second:	Morgan
Ayes:	Ptashnik, Budzinski, Morgan, Donovic and McCullough
Nays:	None
Absent:	Toy

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

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

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

<i>UNFINISHED BUSINESS ITEM 14. (Regular Meeting of December 18, 2024)</i>
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Motion:	Donovic
Second:	Ptashnik
Ayes:	Ptashnik, Budzinski, Morgan, Donovic and McCullough
Nays:	None
Absent:	Toy

December 5, 2024

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

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

Dear Ms. Miller Brosnan:

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

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

SELECTION PROCESS

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

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

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

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

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

RECOMMENDATION

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

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

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

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

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

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

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

ENCLOSURES: A/E Proposal/CBS Scoring Summary

December 6, 2024

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

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

Dear Ms. Miller Brosnan:

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

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

SELECTION PROCESS

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

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

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

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

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

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

RECOMMENDATION

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

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

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

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

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

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

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

ENCLOSURES: CM Proposal/CBS Scoring Summary

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

BACKGROUND:

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

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

Recommended Resolution

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

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

BACKGROUND:

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

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

Recommended Resolution

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

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

BACKGROUND:

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

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

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

Recommended Resolution

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

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

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

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

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

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

City Council Members Present: Martha Ptashnik, Council Vice President

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

1. The subject matter of the planning, design and construction of the new Civic Center Campus. (CR 330-24)
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The meeting convened at 7:02 pm, led by Committee Chair, Rob Gjonaj-Donovic.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This would specifically be for the City Hall.

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

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

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

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

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

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

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

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

Councilman Jim Jolly recommended four Council approvals.

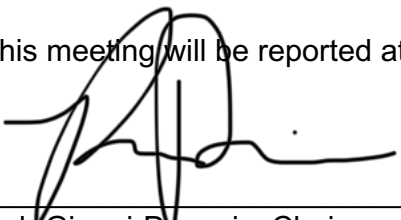
The meeting adjourned at 8:27 pm.

The Committee recommends:

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

Note: This item will remain in Committee.

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



Rob Gjonaj-Donovic, Chair



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
October 7, 2024

MEETING DATE

COI101424/R110624

PRESENTED BY

AGENDA ITEM

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

BACKGROUND DETAILS

At the Regular Meeting of October 7, 2024:

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

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

To discuss the subject matter as presented.

ATTACHMENTS

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

APPROVED BY

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

Sara,

CORRECT VERSIONS ATTACHED.

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

Thank you!
Debbie

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

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

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

Good afternoon Livonia City Center team,

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

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

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

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

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

Best,
Ava

Ava Wisniewski | Consultant

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

Direct Dial: 248.223.3998 | Mobile: 313.520.1364

[Plante Moran Realpoint](#) | [Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Subscribe](#)

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October 14, 2024

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

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

Dear Ms. Miller Brosnan:

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

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

SELECTION PROCESS

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

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

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

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

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

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

RECOMMENDATION

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

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

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

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

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

Sincerely,

Rick Erickson, AIA
Plante Moran Realpoint

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

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

ENCLOSURES: A/E Proposal/CBS Scoring Summary

October 14, 2024

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

RE: Livonia City Center
Civil Engineering Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

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

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

SELECTION PROCESS

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

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

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

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

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

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

RECOMMENDATION

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

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

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

Sincerely,

Doug Smith
Plante Moran Realpoint

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

ENCLOSURES: CE Proposal/ CBS Scoring Summary

October 14, 2024

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

RE: Livonia City Center
Master Planning Services Contract Award Recommendation

Dear Ms. Miller Brosnan:

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

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

SELECTION PROCESS

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

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

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

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

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

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

RECOMMENDATION

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

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

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

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

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

Sincerely,

Doug Smith
Plante Moran Realpoint

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

Debbie Lichtenberg, City of Livonia

Gus Kandah, City of Livonia

Paul Theriault, Plante Moran Realpoint

Andy Fountain, Plante Moran Realpoint

ENCLOSURES: MP Proposal/ CBS Scoring Summary

October 14, 2024

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

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

Dear Ms. Miller Brosnan:

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

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

SELECTION PROCESS

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

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

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

RECOMMENDATION

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

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

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

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

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

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

Sincerely,

Paul Theriault, PE LEED AP
Plante Moran Realpoint

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

ENCLOSURES: Proposal Summary

October 14, 2024

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

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

Dear Ms. Miller Brosnan:

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

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

SELECTION PROCESS

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

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

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

RECOMMENDATION

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

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

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

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

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

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

Sincerely,

Paul Theriault, PE LEED AP
Plante Moran Realpoint

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

Andy Fountain, Plante Moran Realpoint

ENCLOSURES: Proposal Summary

Regular Meeting Minutes of October 7, 2024

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

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

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

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