

**CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING
MONDAY, SEPTEMBER 15, 2025
7:00PM**

A Capital Outlay and Infrastructure Committee meeting was held on Monday, September 15, 2025, in the Council Chambers at Livonia City Hall.

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

Committee Members Absent: None

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

**City Officials
and Others Present:** Carter Fisher, City Attorney
Ted Davis, Superintendent of Parks and Recreation
Members of the Rotary Club
HRC architect

1. The subject matter of the Rotary Park Pavilion reconstruction. (CR 259-25)

The meeting was convened at 7:02 PM.

The meeting was led by Committee Chair, Rob Donovic. Parks and Recreation Supervisor, Ted Davis shared specifics on the project bids:

- Base bids from HRC design architectural firm came in from the low end of \$829,000 to 1.3 million dollars, on the high-end NRC Builders was the lowest qualified bid.
- Comparable size pavilion and ADA compliant restrooms, HRC and Park's & Rec are just designing/ replacing what was originally already there, similar size, similar project.
- Parks & Rec Department did due diligence and spoke to other communities/ industries asking what they're doing (comparable price per other communities)
- The Council asked about things we could cut & scale back/ value engineer, for example, the city could save roughly \$100,000 if we removed the fireplace

Parks & Recs has sent the City Council multiple examples of precast/prefab restrooms options, which has a 10-month lead time from the day the city orders a precast restroom.

Bids were on the public bid platform for roughly 4 weeks.

HRC discussed why the building was designed this way, which was by a construction recommendation:

- Due to the high use area, there is a need to make sure the structure is durable and long lasting, this is a signature park.
- Restrooms are the most important. Double unit precast restroom unit (225k) plus site work, Crain, roughly \$300,000 estimate 16-week lead time.

Insurance replacement cost was a fundamental disagreement. The bond debt service expiring will now be used for future Sheldon Park bond.

The Council President asked to build the structure out of traditional 2x4 stick-built as opposed to a masonry structure.

Funds were coming out of multiple funds throughout the city's budget, cutting other projects, and the remaining balance from the 418-fund balance.

Concerns of future funding needs and where the money is going to come from and how the city plans budget priorities.

Council President asked to refine the overall scope of the project (long term performance can be affected as wood structure)

This building must be compliant with commercial building codes.

Council President asked the Administration for a recommendation to rescope/full rebid the project that will comply with code requirements

Ron & Nancy from Rotary Club have raised private funds, roughly \$50,000 in the bank, an additional contribution of \$25,000 check as of September 16, and another \$25,000 pledge from Rotary AM if the city builds more than just restroom.

Nearly \$100,000 in private donations have been raised.

Nancy from AM Rotary Club asked for it to be low maintenance, durable, and long lasting.

\$32,000 for design fees to HRC so far.

Council President asked to redefine/ value engineer down the overall scope of the project and look for alternative building methods Investigate multiple options and come back to the City Council.

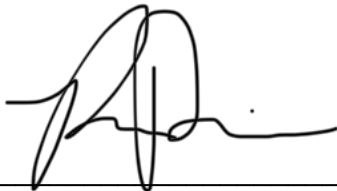
The meeting adjourned at 9:04 PM.

The Committee recommends:

- For a recommendation from the Administration to rescope/full rebid the project that will comply with code requirements.

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

This meeting will be reported at the **Regular Meeting of September 22, 2025.**

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

Robert Gjonaj-Donovic, Chair

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MONDAY, SEPTEMBER 15, 2025 - 7:00PM**

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING THE SUBJECT MATTER OF THIS MEETING

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