

OFFICE OF THE COUNCIL

COUNCIL MEMBERS

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



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

OFFICE OF THE COUNCIL

**MEETING PACKET FOR
THE REGULAR MEETING OF
MONDAY, SEPTEMBER 22, 2025
7:00 P.M.**

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

(734) 466-2250

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

Revised 2025th Regular Meeting Agenda of the Council of the City of Livonia
Monday, September 22, 2025
7:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES – Regular Meeting Minutes of September 8, 2025

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. [Communication from the Department of Finance dated September 2, 2025, re: forwarding the Departmental Purchases Report, for the month ending August 31, 2025.](#)

CONSENT AGENDA

1. [BLOCK PARTY: Jennifer Checcobelli, re: to be held Saturday, September 27, 2025, from 4:00 p.m. to 10:00 p.m., from 19031 Irving Street to Clarita Street, with a rain date of Sunday, September 28, 2025.](#) (Approving)
2. [BLOCK PARTY: Vanessa Mink, re: to be held Sunday, October 19, 2025, from 12:00 p.m. until 5:00 p.m., on Pollyanna Drive from Pollyanna Court to Carl Drive.](#) (Approving)
3. [REQUEST FOR DESIGNATION AS A NON-PROFIT ORGANIZATION: Jason Pipgras, President, Livonia Stevenson High School Booster Club, re: as required by the State of Michigan to obtain a Charitable Gaming License to allow a raffle fundraiser in the future.](#) (Approving)
4. [REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Livonia Fire & Rescue, re: for the purchase of one \(1\) power load ambulance cot loading system to be placed in the new ambulance, from budgeted and unbudgeted funds.](#) (Approving)
5. [REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: Department of Public Works, re: for the Police Station Fuel Tank Replacement, in a not-to-exceed amount of \\$394,984, from budgeted funds.](#) (Approving)

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEE

6. [CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING OF JULY 9, 2025](#)
 - a. [The subject matter of the planning, design and construction of the new Civic Center Campus. \(CR 330-24\)](#)
7. [CAPITAL OUTLAY AND INFRASTRUCTURE COMMITTEE MEETING OF SEPTEMBER 15, 2025.](#)
 - a. [The subject matter of the Rotary Park Pavilion reconstruction. \(CR 259-25\)](#)

UNFINISHED BUSINESS

8. [ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended: Department of Law, re: to amend Sections 075, 080, and 115 of Title 2 \(Administration\), Chapter 04.](#)
[First reading given by Council Vice President Martha Ptashnik on September 8, 2025.](#)

NEW BUSINESS

9. [REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Belmond Properties, LLC v City of Livonia; USDC Case No. 2:25-cv-11720.](#)
10. [REQUEST TO AMEND COUNCIL RESOLUTION 315-24: Brandon McCullough, City Council President: re: in order to clarify that Councilmember hosted community outreach events, that are not campaign advocacy events, are not subject to the fees that would normally be charged for rental of City-owned properties.](#)

AUDIENCE COMMUNICATION

NOTICE(S)

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

LORI L. MILLER, CITY CLERK



LETTER TO THE LIVONIA CITY COUNCIL

Finance
September 2, 2025

MEETING DATE

R092225

PRESENTED BY

AGENDA ITEM

a. Communication from the Department of Finance dated September 2, 2025, re: forwarding the Departmental Purchases Report, for the month ending August 31, 2025.

BACKGROUND DETAILS

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

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

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

ATTACHMENTS

1. City Council - Receive and File Purchases - August 2025

APPROVED BY

A handwritten signature in cursive script, reading "Debra A. Lichtenberg".

Debra Peck Lichtenberg, CPA, Finance Director

Date: September 02, 2025

A handwritten signature in cursive script, reading "Maureen Miller Brosnan".

Maureen Miller Brosnan, Mayor

Date: September 05, 2025

City of Livonia
City Council - Receive and File Purchases

For Month of : **August 2025**

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

<u>Item #</u>	<u>Date</u>	<u>Department</u>	<u>Vendor</u>	<u>Item</u>	<u>Cost</u>	<u>Description</u>
1	8/13/2025	Library - 778	Bibliotheca, LLC	Remote Book Locker	\$17,166.68	Remote book locker purchase & installation at Country Homes Park
2	8/14/2025	Civil Service - 269	Rehmann Robson LLC	Recruiter for Director of Finance	\$16,999.99	Recruitment Services
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**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2025**

Meeting was called to order at 8:20 p.m. by President McCullough. Present: Lynda Scheel, Scott Morgan, Laura Toy, Rob Donovic, Vice President Ptashnik, Carrie Budzinski, and President McCullough. Absent: None.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; David Lear, Assistant City Engineer.

Councilmember Morgan led the meeting with the Pledge of Allegiance.

1. BLOCK PARTY: Jennifer Checcobelli, re: to be held Saturday, September 27, 2025, from 4:00 p.m. to 10:00 p.m., from 19031 Irving Street to Clarita Street, with a rain date of Sunday, September 28, 2025.

Jennifer Checcobelli, Resident, noted it is the third year having the block party, Primos will be catering the event, and there will be a bounce house for the kids.

Motion was made by Councilmember Donovic to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

1.

Clerk
August 28, 2025

MEETING DATE

S090825

PRESENTED BY

AGENDA ITEM

BLOCK PARTY: Jennifer Checcobelli, re: to be held Saturday, September 27, 2025, from 4:00 p.m. to 10:00 p.m., from 19031 Irving Street to Clarita Street, with a rain date of Sunday, September 28, 2025.

BACKGROUND DETAILS

The annual event will have barbecue, games, and a bounce house. Approximately 30 people will attend.

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

Approve as submitted.

ATTACHMENTS

1. S090825, Block Party, Jennifer Checcobelli, 18973 Irving St

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: August 28, 2025

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

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

PLEASE PRINT

Date of Application: 8/27/25 *recd in council office* Date to appear at a Council Meeting: 9/9/2025

Name of Neighborhood Representative: Jennifer Checcobelli

Address (please include zip code): 18973 Irving St. Livonia MI 48152

Telephone Number with area code: ^{cell} Home: 248-331-3442 Office: _____

Email: JLByrnes@yahoo.com

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

Sept 27, 2025
~~August 30th~~ Sept 28, 2025 4:00-10:00
Date of Block Party and/or Barricading Rain Date Start/end time of Block Party and/or Barricading
End time is no later than 10:00 p.m.

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

Irving Street from Primas to Clarita. We have done it here previous years and it works well.

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) Block party for all neighbors. BBQing, bounce house for kids, games. Just getting neighbors together for the evening.

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

Approximate Number Attending: 30

Date of Council Approval/Denial: _____

Council Resolution Number: _____

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2025**

Meeting was called to order at 8:20 p.m. by President McCullough. Present: Lynda Scheel, Scott Morgan, Laura Toy, Rob Donovic, Vice President Ptashnik, Carrie Budzinski, and President McCullough. Absent: None.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; David Lear, Assistant City Engineer.

Councilmember Morgan led the meeting with the Pledge of Allegiance.

2. BLOCK PARTY: Vanessa Mink, re: to be held Sunday, October 19, 2025, from 12:00 p.m. until 5:00 p.m., on Pollyanna Drive from Pollyanna Court to Carl Drive.

Vanessa Mink, Resident, stated it is the thirteenth annual block party with a parade and games.

Motion was made by Councilmember Toy to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

2.

Clerk
August 28, 2025

MEETING DATE

S090825/R092225

PRESENTED BY

AGENDA ITEM

BLOCK PARTY: Vanessa Mink, re: to be held Sunday, October 19, 2025, from 12:00 p.m. until 5:00 p.m., on Pollyanna Drive from Pollyanna Court to Carl Drive.

BACKGROUND DETAILS

This will be the 13th Annual Windridge Village Halloween event with approximately 150 people attending.

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

Approve as submitted.

ATTACHMENTS

1. S090825 LTC Block Party Vanessa Mink
2. S090825, Block Party, Vanessa Minle, 19574 Pollyanna Ct

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: August 28, 2025

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

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

PLEASE PRINT

Date of Application: 08/26/2025 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Vanessa Mink

Address (please include zip code): 19574 Pollyanna Ct., Livonia, 48152

Telephone Number with area code: Home: (248) 982-4821 Office: _____

Email: Vmink1240@yahoo-com

Please circle what is being requested – **“BLOCK PARTY”** and/or **“STREET BARRICADING”**

<u>October 19, 2025</u>	<u>N/A</u>	<u>12:00pm - 5:00pm</u>
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading End time is no later than 10:00 p.m.

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

Pollyanna Ct. & the portion of Pollyanna
to Carl (from the court entrance)

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

13th Annual Windridge Village Halloween

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

Approximate Number Attending: 150

Date of Council Approval/Denial: _____

Council Resolution Number: _____

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2025**

Meeting was called to order at 8:20 p.m. by President McCullough. Present: Lynda Scheel, Scott Morgan, Laura Toy, Rob Donovic, Vice President Ptashnik, Carrie Budzinski, and President McCullough. Absent: None.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; David Lear, Assistant City Engineer.

Councilmember Morgan led the meeting with the Pledge of Allegiance.

3. REQUEST FOR DESIGNATION AS A NON-PROFIT ORGANIZATION: Jason Pipgras, President, Livonia Stevenson High School Booster Club, re: as required by the State of Michigan to obtain a Charitable Gaming License to allow a raffle fundraiser in the future.

Jason Pipgras, Stevenson Booster Club, stated the Club is not just for athletics, it helps raise funds for the community, and they would like to continue giving back to the community if given the opportunity.

Motion was made by Councilmember Scheel to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Clerk
August 28, 2025

MEETING DATE

S090825/R092225

PRESENTED BY

AGENDA ITEM

REQUEST FOR DESIGNATION AS A NON-PROFIT ORGANIZATION: Jason Pipgras, President, Livonia Stevenson High School Booster Club, re: as required by the State of Michigan to obtain a Charitable Gaming License to allow a raffle fundraiser in the future.

BACKGROUND DETAILS

The SHS Booster Club is a 501(c)(3) non-profit organization seeking to reinstate its Charitable Gaming License after it lapsed during the pandemic.

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

Approve as submitted.

ATTACHMENTS

1. S090825, SHS Booster bylaws
2. S090825, SHS Booster blank app for NonProfit Status (gaming license)
3. S090825, SHS Booster Letter for NonProfit Status (gaming license)
4. S090825, SHS Booster IRS Letter

APPROVED BY

Doris DeMarco, Deputy Clerk

Date: August 28, 2025

**LIVONIA STEVENSON HIGH SCHOOL BOOSTER CLUB
BYLAWS**

Article I Duties of officers:

A. *President*

The President shall:

1. Prepare meeting agenda
2. Preside at all meetings of the membership and meetings of the Board of Directors
3. Appoint all committees
4. Perform any other duties incidental to this office, subject to the approval of the Board of Directors
5. Promptly turn over all records to his/her successor
6. Apply for a 50/50 raffle license with the assistance of the treasurer

B. *Vice President*

The Vice President shall:

1. Perform the duties of the President in the event of his/her absence or inability to act
2. Chair the Nominating Committee
3. Perform such other duties as are incidental to this office
4. Promptly turn over all records to his/her successor

C. *Secretary*

The Secretary shall:

1. Maintain a roster of Officers and all active Committee Chairs
2. Supervise all correspondence of the organization
3. Maintain an accurate and permanent record of all official business (including, but not limited to: meeting minutes, treasurer reports, ballots, etc.)
4. File and preserve all records and communications
5. Perform such other duties as are incidental to this office
6. Promptly turn over all records to his/her successor
7. Send cards as determined by the Board of Directors for a death in the immediate family or a serious illness. Contact the school secretary to obtain information when cards should be sent
- 8.

D. *Treasurer*

The Treasurer shall:

1. Be responsible for all monies and financial data
2. Keep accurate financial records of all assets and liabilities of the Livonia Stevenson Booster Club
3. Certify and pay all invoices upon approval of the Board of Directors and/or a Committee Chairperson
4. Present a detailed financial report at each monthly meeting
5. Provide tax information to the accountant at the end of each fiscal year to enable taxes to be completed in a timely manner
6. Assist with the audit, if necessary
7. Ensure that the most recent 3 years tax returns are available to be viewed upon request. Most recent tax return will be posted on the Stevenson High School Booster Club website
8. Keep current the liability insurance for the Stevenson High School Booster Club
9. Perform such other duties as are incidental to the office
10. Promptly turn over all records to his/her successor

Article II Funds:

- A. All monies expended shall be approved by a majority of the members present at the meeting
- B. Funding Requests can only be submitted by active booster club members. Requesters must make a presentation to the board and membership with reason for funding requests and be present for voting
- C. Checks must be signed by any two of the four officers as allowed by the bank.
- D. An internal audit shall be performed at the end of each fiscal year
- E. In the event that a decision is made to disband the Livonia Stevenson Booster Club, the remaining funds will be reassigned based on a majority vote of a quorum of the Board of Directors of the Livonia Stevenson Booster Club, the school Principal and the school Athletic Director prior to the organization being disbanded. Any remaining funds will be donated to Livonia

Stevenson High School with the understanding that the monies are to be used for the advancement of education, athletics or other student activities at Stevenson High School.

Article III Political Activity:

- A. This organization shall not affiliate with political candidates of any party or organization
- B. This organization shall not endorse nor oppose any issue, public or private

Article IV Outstanding Committees

- A. See Stevenson High School Booster Club Policies and Procedures.

Reviewed & revised, October 2024

A handwritten signature in dark ink, consisting of a stylized, cursive name, is enclosed within a large, hand-drawn oval border.



State of Michigan
Michigan Gaming Control Board
Millionaire Party Licensing
3062 W. Grand Blvd, Suite L-700
Detroit, MI 48202-6062
Phone: (313) 456-4940
Fax: (313) 456-3405
Email: Millionaireparty@michigan.gov
www.michigan.gov/mgcb

MILLIONAIRE PARTY QUALIFICATION FORM (Local Civic Organization)

For Internal Use Only

The organization must complete this form and submit along with the required qualification documents as noted on the following page(s). **Please allow at least 8 weeks for the qualification process.**

1. Name of Organization Livonia Stevenson High School Booster Club				127284	
2. Doing Business As (DBA) (if applicable)				3. US Federal Employer Identification Number 38-2163653	
4. Organization Physical Address 33500 W. Six Mile Road					
City Livonia		State MI		ZIP Code 48152	
				County Wayne	
5. Organization Mailing Address ☐ Same as Physical Address Same					
City		State		ZIP Code	
				County	
6. Telephone Number 7347442660		7. Fax Number 7347442662		8. Date Organization Established 04/01/2003	
9. Is your organization a candidate committee, political committee, political party committee, ballot question committee, independent committee, or any other committee as defined by, and organized pursuant to, the Michigan Campaign Finance Act 388 of the Public Acts of the Public Acts of 1976, as amended, being sections 169.201 to 169.282 of the Michigan Compiled Laws? ☐ Yes ☒ No					
10. Briefly describe the purpose of the organization The Livonia Stevenson High School Booster Club raises funds for the school's students and teachers. Funds are approved for spending via a completed Funding Request presented at the monthly Board meeting.					
11. Name of Organization's Principal Officer Jason Pipgras				12. Principal Officer's Title President	
13. Principal Officer Mailing Address 33500 W. Six Mile Road					
City Livonia		State MI		ZIP Code 48152	
				County Wayne	
14. Email Address boosterclub.spartan@gmail.com			15. Telephone Number 2484103230		16. Fax Number n/a
17. Name of Authorized Contact Person ☐ Same as Principal Officer Darlene Morris			18. Authorized contact person's position or role with organization Treasurer		
19. Contact Person Mailing Address 18683 Parklane					
City Livonia		State MI		ZIP Code 48152	
				County Wayne	
20. Email Address dmorris20111@gmail.com			21. Telephone Number 2484603098		22. Fax Number n/a
The undersigned hereby certifies that the representations, information, and data presented are true, accurate, and complete to the best of the undersigned's knowledge. The undersigned understands that failure to answer truthfully, completely, and accurately could preclude the organization from receiving an approval to obtain a gaming license.					
Principal Officer Signature 				Date 8-25-25	
Authorized Contact Signature 				Date 8/26/25	

PLEASE READ CAREFULLY

Please mail this completed form and the required qualification documentation to Michigan Gaming Control Board, Millionaire Party Licensing, 3062 W. Grand Blvd, Suite L-700, Detroit, MI 48202-6062 – or email to: Millionaireparty@michigan.gov

If you would like to qualify for a raffle, bingo, or charity game ticket license, please visit the Charitable Gaming Division website at www.michigan.gov/cg for more information.



State of Michigan
Michigan Gaming Control Board
Millionaire Party Licensing
3062 W. Grand Blvd., Suite L-700
Detroit, MI 48202-6062
Phone: (313) 456-4940
Fax: (313) 456-3405
Email: Millionaireparty@michigan.gov
www.michigan.gov/mgcb

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES
(Required by MCL 432.103a(i)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a nonprofit
COUNTY

organization operating in the community, for the purpose of obtaining charitable gaming licenses, be
considered for _____
APPROVAL/DISAPPROVAL

<u>APPROVAL:</u>	Yeas: _____	<u>DISAPPROVAL:</u>	Yeas: _____
	Nays: _____		Nays: _____
	Absent: _____		Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and adopted
by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL
meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

Organization Information: _____
ORGANIZATION'S MAILING ADDRESS, STREET, CITY, ZIP

ORGANIZATION'S PRINCIPAL OFFICER NAME AND TITLE

PHONE NUMBER



LIVONIA STEVENSON HIGH SCHOOL BOOSTER CLUB

**33500 W. Six Mile Road
Livonia, MI 48152
734.744.2662**

Members of the Livonia City Council:

The Livonia Stevenson High School Booster Club is a 501(c)(3) non-profit organization run by the Board of Directors and membership including Stevenson High School Principal, Athletic Director, teachers, parents and students.

We proudly represent and support all SHS students and teachers by funding academics, athletics, clubs, activities and scholarships. SHS donations include staff appreciation, LPS Foundation, powderpuff game and yearbook ad. The Booster Club was established in April 2003.

We currently raise funds by selling memberships, concessions at stadium and indoor sporting events, merchandise sales, 50/50 raffles, sponsorships and donations and annual golf outings.

The Booster Club maintained a Millionaire License until the pandemic and lapsed the license needed to participate in Millionaire parties, which is a way to earn funds for the Booster Club.

The request is now to apply and be qualified with a Millionaire License. We currently do not have dates for events. Once the License is provided, we are then able to solicit available dates from the vendors.

Sincerely,

Jason Pipgras
President
Livonia Stevenson High School
Booster Club



Department of the Treasury
Internal Revenue Service

Cincinnati Service Center
CINCINNATI OH 45999-0038

In reply refer to: 0256521944
Oct. 19, 2023 LTR 4168C 0
38-2163653 000000 00
00013667
BODC: TE

LIVONIA STEVENSON HIGH SCHOOL
BOOSTER CLUB
% CHERYL GILSON
33500 6 MILE RD
LIVONIA MI 48152

022741

Employer ID number: 38-2163653
Form 990 required: Yes

Dear Taxpayer:

We're responding to your request dated Oct. 12, 2023, about your tax-exempt status.

We issued you a determination letter in April 2003, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Section 509(a)(2).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific

0256521944
Oct. 19, 2023 LTR 4168C 0
38-2163653 000000 00
00013668

LIVONIA STEVENSON HIGH SCHOOL
BOOSTER CLUB
% CHERYL GILSON
33500 6 MILE RD
LIVONIA MI 48152

time).

Thank you for your cooperation.

Sincerely yours,



Steve M. Brown, Operations Manager
Operations 3-CIN

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2025**

Meeting was called to order at 8:20 p.m. by President McCullough. Present: Lynda Scheel, Scott Morgan, Laura Toy, Rob Donovic, Vice President Ptashnik, Carrie Budzinski, and President Mccullough. Absent: None.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; David Lear, Assistant City Engineer.

Councilmember Morgan led the meeting with the Pledge of Allegiance.

5. REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Livonia Fire & Rescue, re: for the purchase of one (1) power load ambulance cot loading system to be placed in the new ambulance, from budgeted and unbudgeted funds.

Robert Jennison, Fire Chief, requested Council approval to purchase a loading system, which they have in every ambulance, using grant funding combined with budgeted funds.

Motion was made by Councilmember Toy to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

5.

Fire
August 21, 2025

MEETING DATE

S090825/R092225

PRESENTED BY

Robert Jennison, Fire Chief

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE SEALED BID PROCESS AND PURCHASE FROM SOLE SOURCE PROVIDER: Livonia Fire & Rescue, re: for the purchase of one (1) power load ambulance cot loading system to be placed in the new ambulance, from budgeted and unbudgeted funds.

BACKGROUND DETAILS

It is respectfully requested that City Council approve the purchase of one (1) Power Load ambulance cot fastening system from Stryker Medical, 3800 E. Center Ave., Portage, MI 49002, for the amount of \$32,001.46. This is a sole vendor request due to the compatibility with the department's existing fleet of Stryker ambulance cots and their superior performance over the last 15 years.

Early this year, Livonia Fire & Rescue completed the MMRMA Risk Initiative RAP grant application and provided documentation that the department had taken risk initiatives by previously purchasing Stair Chairs, RTF Ballistic Gear and Power Load System equipment. MMRMA provided Livonia Fire & Rescue with a grant reimbursement totaling \$17,524.50.

The remaining \$14,476.96 is available from budgeted funds in the department's EMS Medical Account.

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

It is the recommendation of the Fire Department that Council proceed as follows:

Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended, as Stryker Medical is the sole authorized distributor for Stryker Power Load.

Authorize purchase from Stryker Medical in the amount of \$32,001.46 after trade-in from unbudgeted funds in Account No. 101-000-683-000 (\$17,524.50) & budgeted funds in Account No. 101-338-742-000 (\$14,476.96).

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

1-Stryker Power Load Ambulance Cot Fastening System

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

32,001.46

DETAILED WORK BEING PERFORMED

n/a

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

Funding is available in Account No. 101-000-683-000 & Account No. 101-338-742-000

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

n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Sole Authorized Distributor

ATTACHMENTS

1. Livonia Power-LOAD Quote 8.21.25

APPROVED BY



Robert Jennison, Fire Chief

Date: August 21, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: August 22, 2025



Maureen Miller Brosnan, Mayor

Date: August 29, 2025



Power-LOAD

Quote Number:11167529

Version:1

Prepared For:CITY OF LIVONIA FIRE AND RESCUE

Attn:

Quote Date:08/21/2025

Expiration Date:11/19/2025

Remit to:Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Rep:Jamie Smith

Email:jamie.smith@stryker.com

Phone Number:

Mobile:(269) 303-1257

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	CITY OF LIVONIA FIRE AND RESCUE	Name:	CITY OF LIVONIA FIRE AND RESCUE	Name:	CITY OF LIVONIA FIRE AND RESCUE
Account #:	20127423	Account #:	20127423	Account #:	20127423
Address:	14910 FARMINGTON RD	Address:	14910 FARMINGTON RD	Address:	14910 FARMINGTON RD
	LIVONIA		LIVONIA		LIVONIA
	Michigan 48154-5419		Michigan 48154-5419		Michigan 48154-5419

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	639005550001	MTS POWER LOAD	1	\$35,557.00	\$35,557.00
Equipment Total:					\$35,557.00

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-SPL-PL	TRADE-IN-STRYKER POWER LOAD TOWARDS PURCHASE OF POWERLOAD	1	-\$4,000.00	-\$4,000.00

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Shipping and Handling:	\$444.46
Grand Total:	\$32,001.46

Prices: In effect for 30 days

Terms: Net 30 Days



Power-LOAD

Quote Number:	11167529	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1	Rep:	Jamie Smith
Prepared For:	CITY OF LIVONIA FIRE AND RESCUE	Email:	jamie.smith@stryker.com
Attn:		Phone Number:	
		Mobile:	(269) 303-1257
Quote Date:	08/21/2025		
Expiration Date:	11/19/2025		

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD SEPTEMBER 8, 2025**

Meeting was called to order at 8:20 p.m. by President McCullough. Present: Lynda Scheel, Scott Morgan, Laura Toy, Rob Donovic, Vice President Ptashnik, Carrie Budzinski, and President McCullough. Absent: None.

Elected and appointed officials present: Carter Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; David Lear, Assistant City Engineer.

Councilmember Morgan led the meeting with the Pledge of Allegiance.

6. REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: Department of Public Works, re: for the Police Station Fuel Tank Replacement, in a not-to-exceed amount of \$394,984, from budgeted funds.

David Lear, Assistant City Engineer, stated there was a discovery of a leak in a tank leading to their replacement.

Motion was made by Councilmember Scheel to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

6.

Engineering
August 26, 2025

MEETING DATE

S090825/R092225

PRESENTED BY

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

AGENDA ITEM

REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: Department of Public Works, re: for the Police Station Fuel Tank Replacement, in a not-to-exceed amount of \$394,984, from budgeted funds.

BACKGROUND DETAILS

During a recent project to replace the gas pump control and monitoring systems at the City of Livonia DPW headquarters and the Livonia Police Station, it was discovered that the existing underground conduits and piping for the police station system had severely deteriorated, and portions would need to be replaced.

While replacing conduits at the police station site, it was found that the interstitial areas of the existing underground fuel tanks contained raw fuel. The fuel was removed from the interstitial gaps between the tank walls, and additional testing was completed that determined there was a leak in one (or both) of the tanks. At this time, we believe that the leak(s) are being contained by the outer wall of the tank system, but we will not know for sure if a release to the surrounding soils has occurred until the tanks can be removed and further testing of the soils can be completed.

Typical service life of the fuel tanks is approximately 25 to 30 years, and the tanks in question were installed in 1998. Based on the condition of the existing tanks and the expected remaining service life, it was decided that the tanks should be removed and replaced. We obtained a quote of \$394,984.00 from Oscar W. Larson Co., for the replacement of the tanks, and the auxiliary work that would need to be done to complete the project.

It should be noted that with the police station gas pumps out of service until the tank replacement can be completed, all City vehicles are using the DPW pumps for refueling. The DPW tanks were installed at the same time as the police station tanks, but have not had any positive tests for leakages. Given that the DPW tanks are nearing the end of their expected life, if they were to fail before the police station tanks are replaced, the City would be without internal fueling facilities.

Based on the above information, it is recommended that the Council proceed as follows:

- Award a contract in the amount of \$394,984.00 to Oscar W. Larson Co., 10100 Dixie Highway, Clarkston, Michigan 48348 for work to remove and replace the police station fuel tanks based on the quote provided.

- Authorize an appropriation and expenditure not to exceed \$394,984.00 from fund #401-000-987-000 (Emergency Replacement of Leaking LPD/LFD Fuel Tank).
- Authorize the DPW Director to make minor adjustments to the work, as needed.

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

Based on the above information, it is recommended that the Council proceed as follows:

- Award a contract in the amount of \$394,984.00 to Oscar W. Larson Co., 10100 Dixie Highway, Clarkston, Michigan 48348 for work to remove and replace the police station fuel tanks based on the quote provided.
- Authorize an appropriation and expenditure not to exceed \$394,984.00 from fund #401-000-987-000 (Emergency Replacement of Leaking LPD/LFD Fuel Tank).
- Authorize the DPW Director to make minor adjustments to the work, as needed.

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

n/a

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

\$394,984.00

DETAILED WORK BEING PERFORMED

To remove and replace the police station fuel tanks.

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

\$394,984.00 from fund #401-000-987-000 (Emergency Replacement of Leaking LPD/LFD Fuel Tank).

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

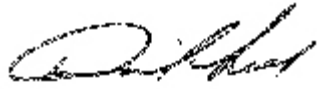
n/a

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Sole source existing maintenance company.

ATTACHMENTS

1. OWL Quote
2. S090825 LTC PD Fuel tank replacement

APPROVED BY



Date: August 26, 2025

David Lear, Assistant City Engineer



Date: August 27, 2025

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



Date: September 02, 2025

Debra Peck Lichtenberg, CPA, Finance Director



Date: September 02, 2025

Carter Fisher, City Attorney



Date: September 02, 2025

Maureen Miller Brosnan, Mayor



CORPORATE OFFICE: 10100 DIXIE HIGHWAY, CLARKSTON, MI 48348
PH: (248) 620-0070 • FAX: (248) 620-0072

To: City of Livonia Police & Fire

Date: July 1, 2025

Phone: 734) 466-2275

Attention: Gus Kandah

Email: gkandah@livonia.gov

Special Notice: Due to recent volatility in the availability and market prices of fuels, raw materials, equipment, tooling, labor and other operating costs, OWL reserves the right to update and amend this quotation (including pricing and completion date) prior to entering into a definitive agreement and performing the services described herein.

Conditions:

1. This proposal is open for 30 days from the date stated above. However, prices of components, equipment and raw materials may increase before the date such items are ordered. If so, such increases will be added to the quoted cost. THE OSCAR W. LARSON COMPANY will itemize such costs upon receipt of signed proposal. If such cost increases are unacceptable to the customer, the customer may elect to cancel order under terms of the Master Service Agreement.
2. This proposal and the Master Service Agreement constitute the full and complete agreement of the parties, and any inconsistent terms stated in any acceptance, invoice, purchase order, or any document whatsoever are ineffective. This provision conforms to the requirements of RC 1302.10(B)(1).
3. Contract documents incorporated by references as though fully stated herein.

Special Terms 25% upon acceptance of proposal, 25% on commencement, balance prior to start-up (or) upon completion of proposal (Based on Approved Credit).

SCOPE OF WORK: - Removal of two (2) 10K FG Steel USTs with piping-Install Permatank UST system

1. Vac out product lines and two 10k diesel and gas FG steel tanks.
2. Perform tank wash to clean interior of tanks and properly dispose of liquids.
3. Excavate and remove (2) 10k FG steel tanks and piping.
4. Add shoring to existing tank hole.
5. Install (1) 16K Permatank (split 10/6) UST with anchors.
6. Repipe product lines to the fuel islands. Add (2) new dispenser sumps.
7. Add (2) new 42" manholes, (2) new spill buckets with drop tubes, (2) monitoring wells, and (1) 18" observation manhole.
8. Run product vent line to greenbelt area.
9. Install (2) new suction pumps, (1) TLS tank monitor, and (1) Fuel Master (per previous quote).
10. Run electrical for customers' existing windshield washer tote.
11. Install (1) new stainless steel dispenser island with (4) 6" bollards (per previous quote).
12. Backfill with excavated soils and new peastone.
13. Replace effected concrete up to 3400 sq ft to match existing grade.
14. Start up, purge and calibrate.
15. Secure necessary permits and inspections.

Remove Two Tanks and Set New Tank in Place:

Labor: \$38,927.00
New tank: \$79,707.00
Clean Pea Stone: \$32,766.00
Barricades & permits: \$1,853.00
Crane: \$4,946.00
Shoring: \$16,074.00
Disposal: \$24,071.00
Fabric Filter: \$2,639.00
Rental equipment: \$20,906.00

TOTAL: \$221,889.00

Plumbing New Product Lines, All Necessary Fittings and Connections, Suction Pumps, Manholes and Concrete:

Labor: \$36,494.00

Concrete: \$31,901.00

Concrete Install: \$30,000.00

Electrical for new tank: \$44,986.00

Rental equipment: \$3,294.00

Total: \$146,675.00

Parts:

APT Product Lines, Swivels Fittings, Sump Fittings, Overfill Prevention, Tank Vents, Flex Hoses, Entry Boots, Electrical Entry Boots, Dispenser Sumps/Containment, Brackets, Two Spill Buckets, Fill Caps, Two Drop Tubes, Two 42" Sump Manholes, Two 18" Interstitial Manholes, Two 12' Manholes, One Monitoring Well for water table, Overfill Valves, Caps and Rings, Premeasure Valves, Nipples, 90's.

Total: \$26,420.00

Total \$ 394,984.00

NOTES:

- 1) Price does not include winter conditions.
- 2) Environmental sampling by others.
- 3) Non-hazardous liquids disposed of at \$1.35/gallon.
- 4) Does not include lowering the water table or frac tank if needed.
- 5) Upon tank drawing approval, lead time 8-10 weeks.
- 6) All normal Oscar W. Larson Co. terms and conditions apply.

ACCEPTANCE: This Proposal, when accepted by the purchaser, and approved by a Corporate Officer of the Oscar W. Larson Company, will constitute a contract between us, subject to all terms and conditions contained in the Master Environmental Services Agreement. It is expressly agreed that there are no promises, agreements, or understanding, oral or written, not specified in this proposal and the Master Environmental Services Agreement.

A surcharge of 3% of the invoice total will be added for payments made with a credit card.

Company Name

By: _____

Its: _____

Shawn Adamski

Shawn Adamski, Project Manager

The Oscar W. Larson Company

By: _____

Its: **Charles A. Burns, President**

Date: _____

LIVONIA CITY CENTER PROGRAM

NEW POLICE STATION FACILITY

July 9, 2025



HOBBS + BLACK ARCHITECTS



Our Project Goals

- **Recruiting & retention** (your people)
- **Consensus-building** (multiple users)
- **Flexibility** (future proofing)
- **Constructability** (delivery)
- **Expansive capacity** (future growth)
- **Adaptability** (Multifunctional spaces)
- **Versatility** (new methods)
- **Efficiency** (minimizing costs)

Goals Of a New Police Headquarters

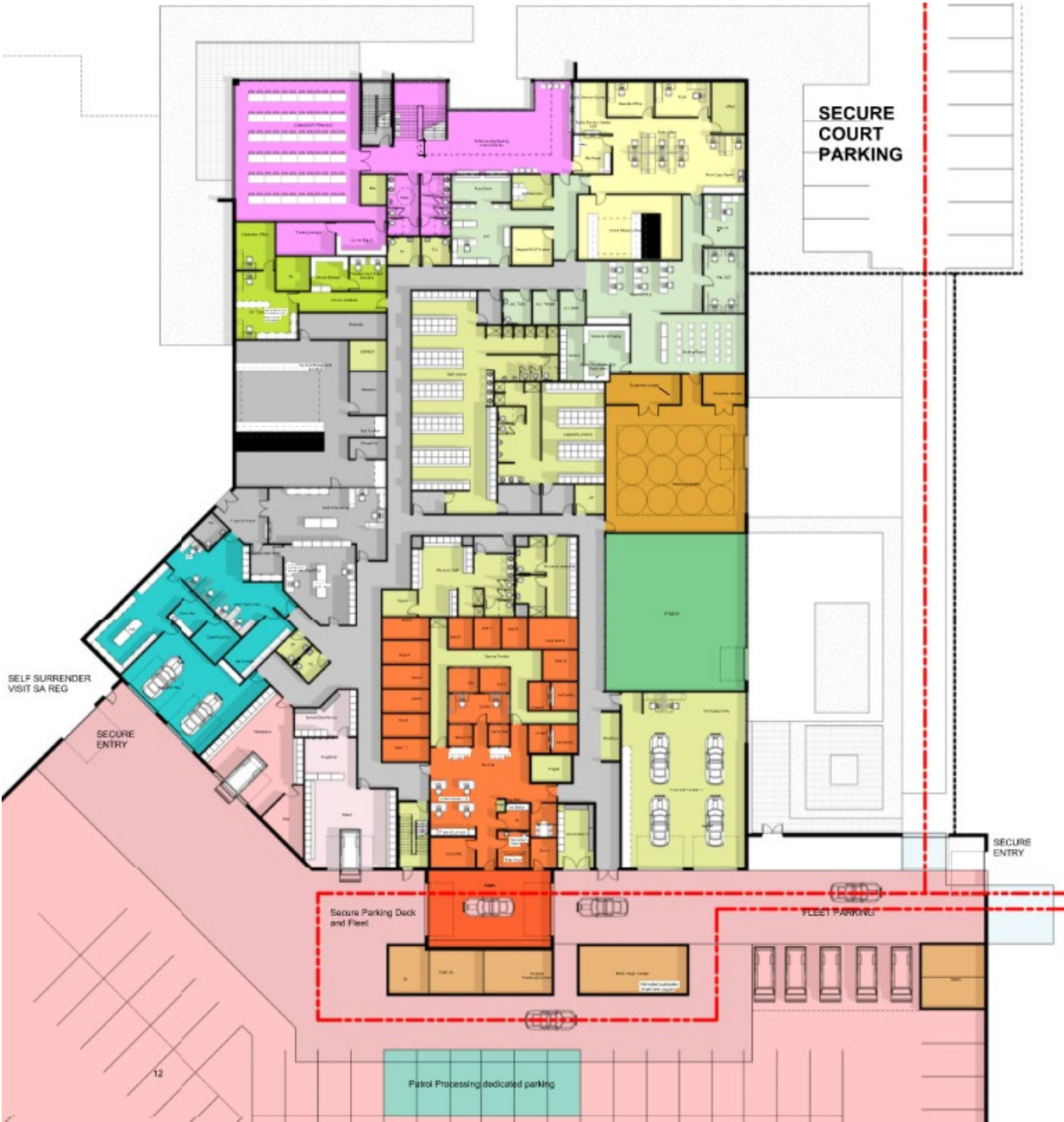
- Streamlined officer effectiveness, showcased best practices, latest equipment and technology, coordinated phasing.
- Inviting with discreet security, highly functional space.
- Designed to fit within the desired context, essential facility, inviting to the public.
- Responding to the unique context, focus on the effectiveness of staff, being approachable by the community.



Components of Livonia PD



First Floor

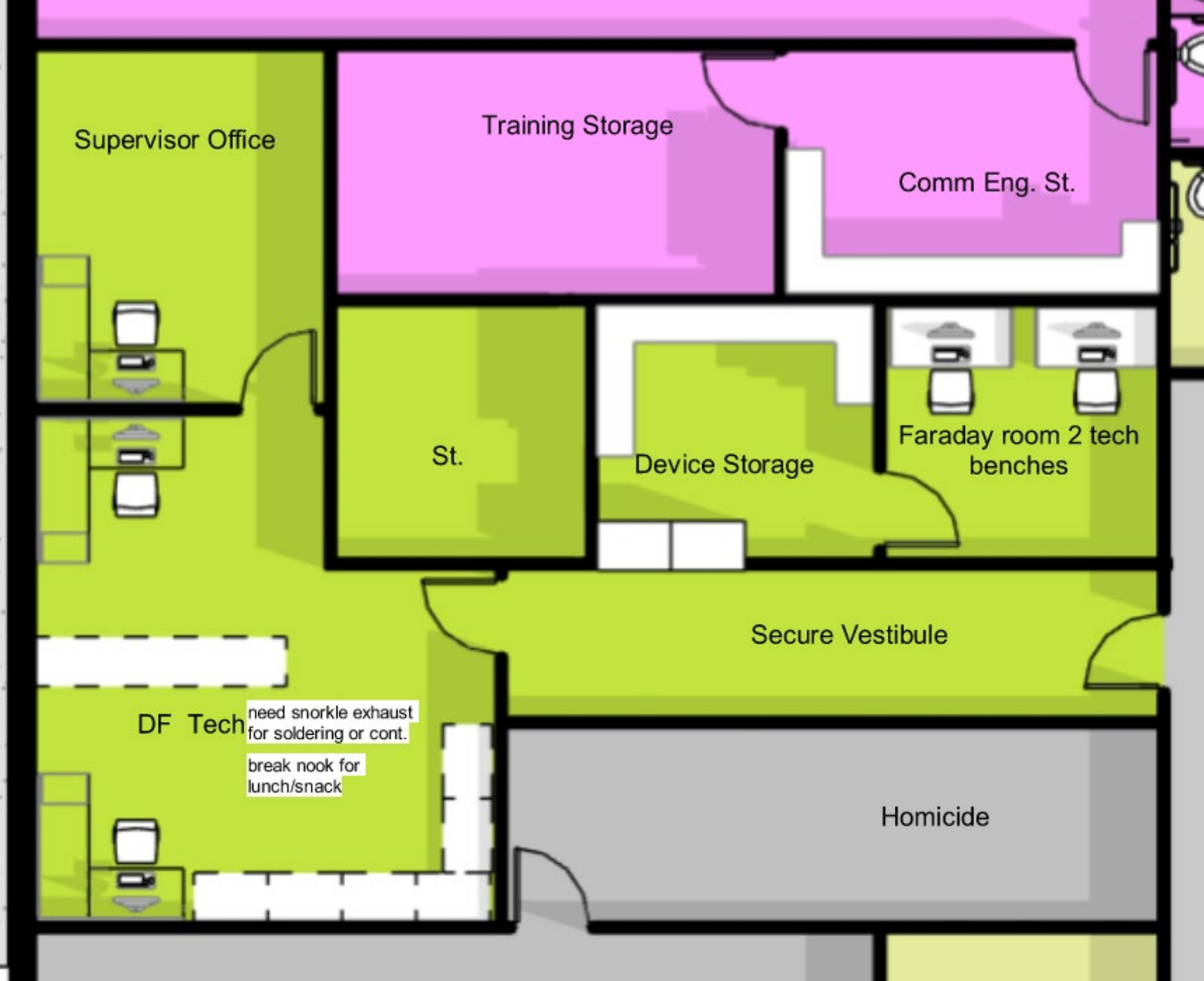


Second Floor

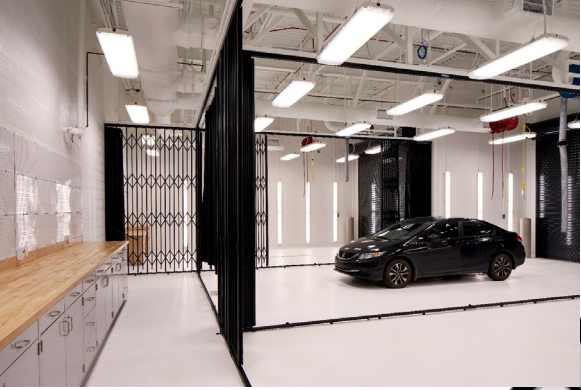






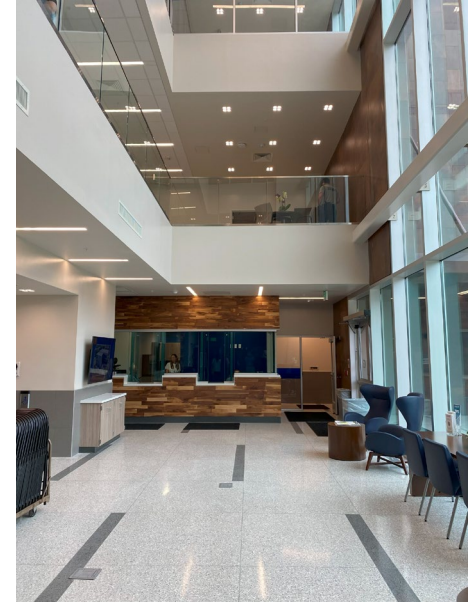
























MEMORIALS



MUSEUM SPACE



RENDERINGS













Thank You!

Questions?

Courthouse Secured	41
Police Enclosed Secured	80
Police Secured (roof)	80
City Hall staff	116
City Hall secured	34
Library	43
Fire Dept + DPW	<u>57</u>
Sub-Total	451

Visitors:	
Library, Police & Court	<u>150</u> (on-street)
Total with Visitors	601



Note: Parking space figures do NOT include Townhome garage parking, which adds another 678 spaces to the total count

<u>On-Street Parking</u>	
Greenway Street Parking	236 spaces
New Internal Street Parking	390 spaces
5 Mile Road Street Parking	<u>184 spaces</u>
Sub-Total Parking	810 spaces

	<u>Off-Street Parking - Civic</u>	
	Police Parking Structure (2 levels, 80sp +100sp)	180 spaces
	Courthouse Surface Lot	41 spaces
	Police/City Hall Surface Lot	50 spaces
	Fire Department Surface Lot	100 spaces
	Assigned Surface Lot NE	160 spaces
	Assigned Surface Lot SW	<u>25 spaces</u>
	Sub-Total Parking	556 spaces

<u>Off-Street Parking - Private Development</u>	
Surface Lots (6)	<u>494 spaces</u>
Sub-Total Parking	494 spaces

Total Available Parking	
Unassigned, Public	810 spaces
Assigned, Civic use	556 spaces
Private, Residential	<u>494 spaces</u>
Total Parking	1,860 spaces



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





ROBERT & JANET BENNE LIBRARY

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', 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

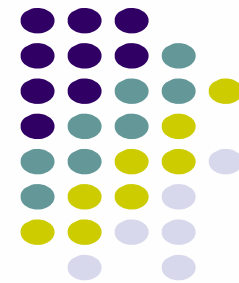
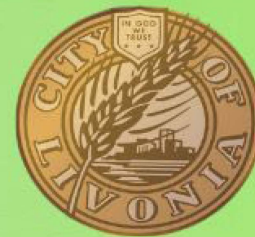
Lynn Miller

Deb Christensen

Kathleen Jotzob

Eileen McDonnell

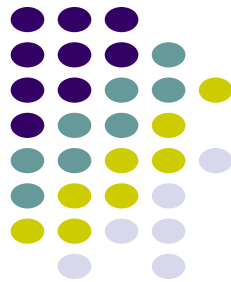
TOGETHER WE BUILD TOMORROW



DEFINING THE CHALLENGE

In 2017 thousands of Livonia residents came together around a problem

Livonia's population was decreasing.

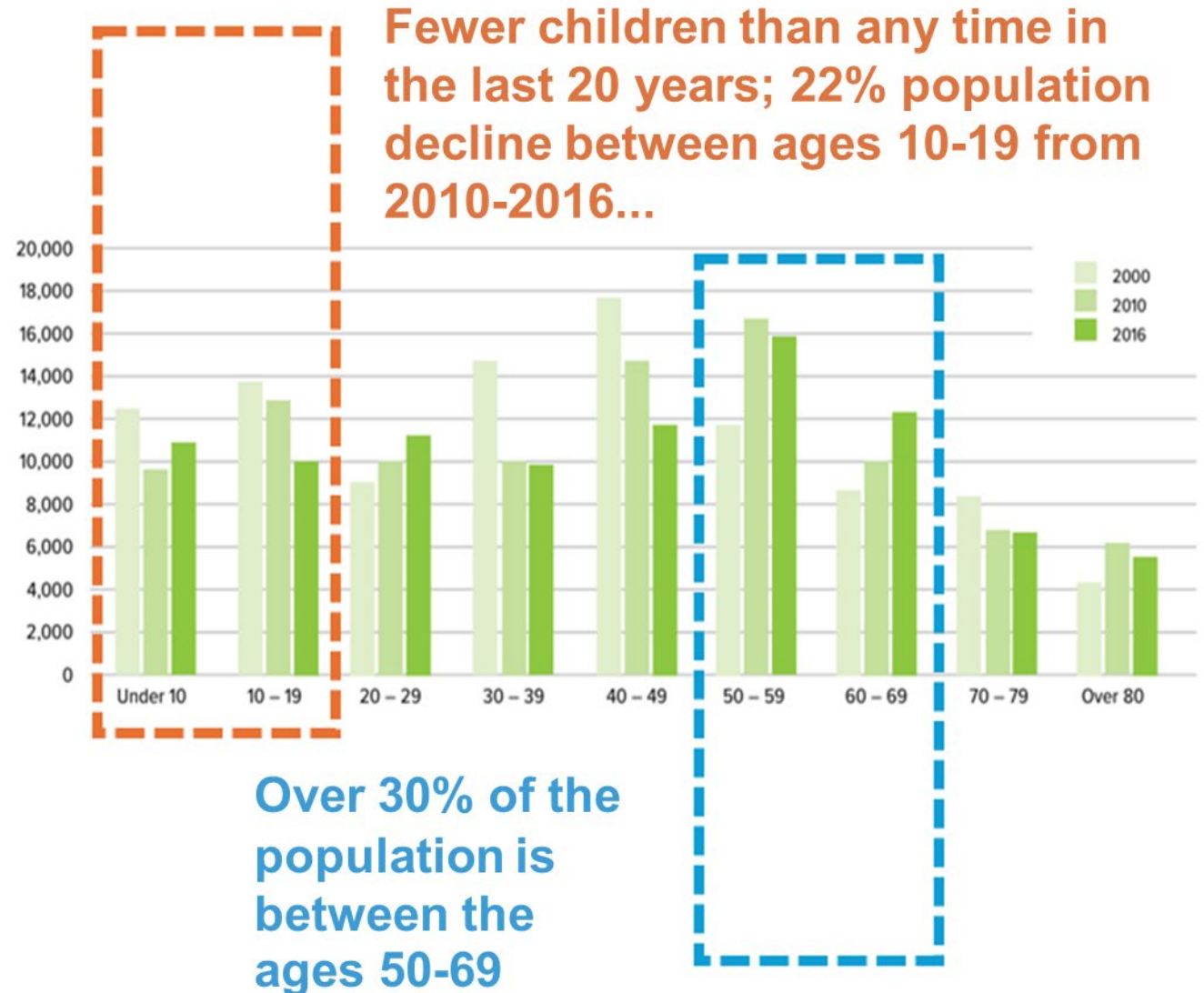


Livonia	-2.8%	(2,747 residents)
Plymouth Twp.	+0.2%	(+42)
Northville Twp.	+7.9%	(+2,253)
Canton Twp.	+4.0%	(+3,618)
Farmington Hills	-0.3%	(-243)
Lyon Twp.	+28.6%	(+4,163)
All of Wayne County	-1%	(-8,244)

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

[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.

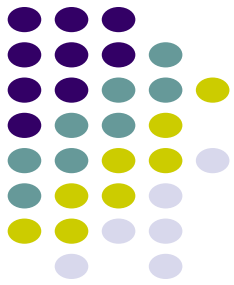
City officials had advised against incorporating courtrooms into the city hall, since Livonia's municipal court may be replaced by a district court under the state constitution's proposed judicial reorganization.

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
Copied for reference only.
Copyright restrictions apply.



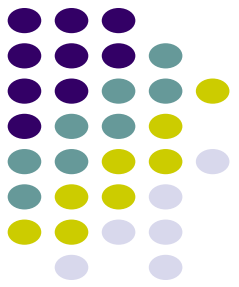


70%

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



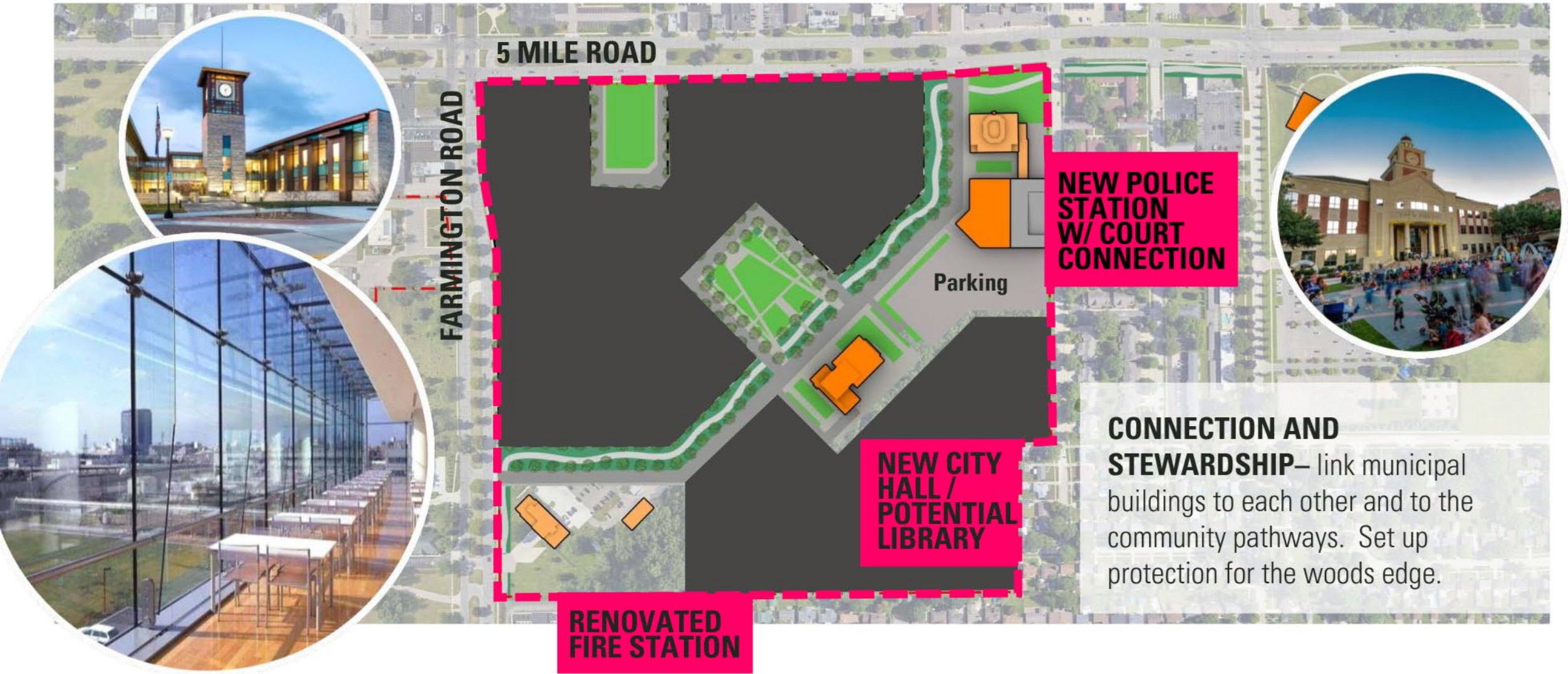
AUTHENTIC MOVES / Be the heart of Livonia's celebrations and traditions



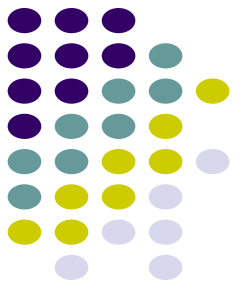
AUTHENTIC MOVES / Maximize investment for community impact



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@oe.hometown.com**

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.

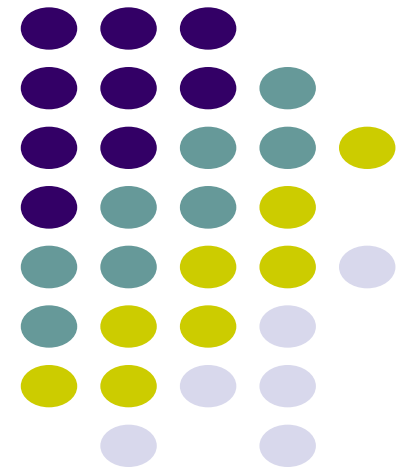
The \$30 million project is expected to be completed in early 2003.



Livonia Vision 21

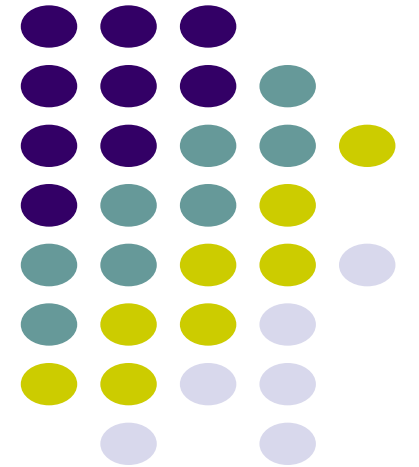
Financing the Vision

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

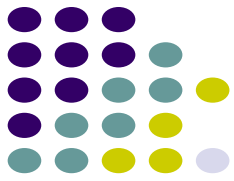
LivoniaBuilt.org

**#Livonia
BUILT**

LivoniaBuilt.org



PHASE 1: Funding the Senior Wellness Center



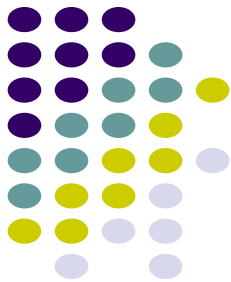
Source		Investment	% of Total
Grants:			
	Wayne County	\$8,000,000	29.6%
	Michigan Department of Health & Human Services	\$4,500,000	16.7%
	U.S. Department of Housing & Urban Development	\$4,250,000	15.7%
	ARPA Funds	\$4,000,000	14.8%
	Total Grant Funding	\$20,750,000	76.8%
Internal Funding:			
	Contribution 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

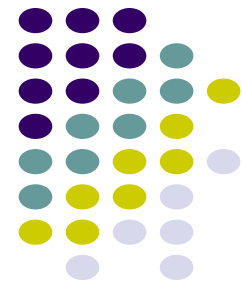
Annual Debt Service	Bond Term	Interest Rate*	Estimated Total Interest	Bond Amount	Additional existing funds available in Building Improvement Fund = ~\$9,000,000 Est. Investment - new City Hall = \$40,000,000
\$2,400,000	20 years	4.50%	\$16,675,200	\$31,280,000	
\$2,400,000	25 years	4.75%	\$25,252,663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

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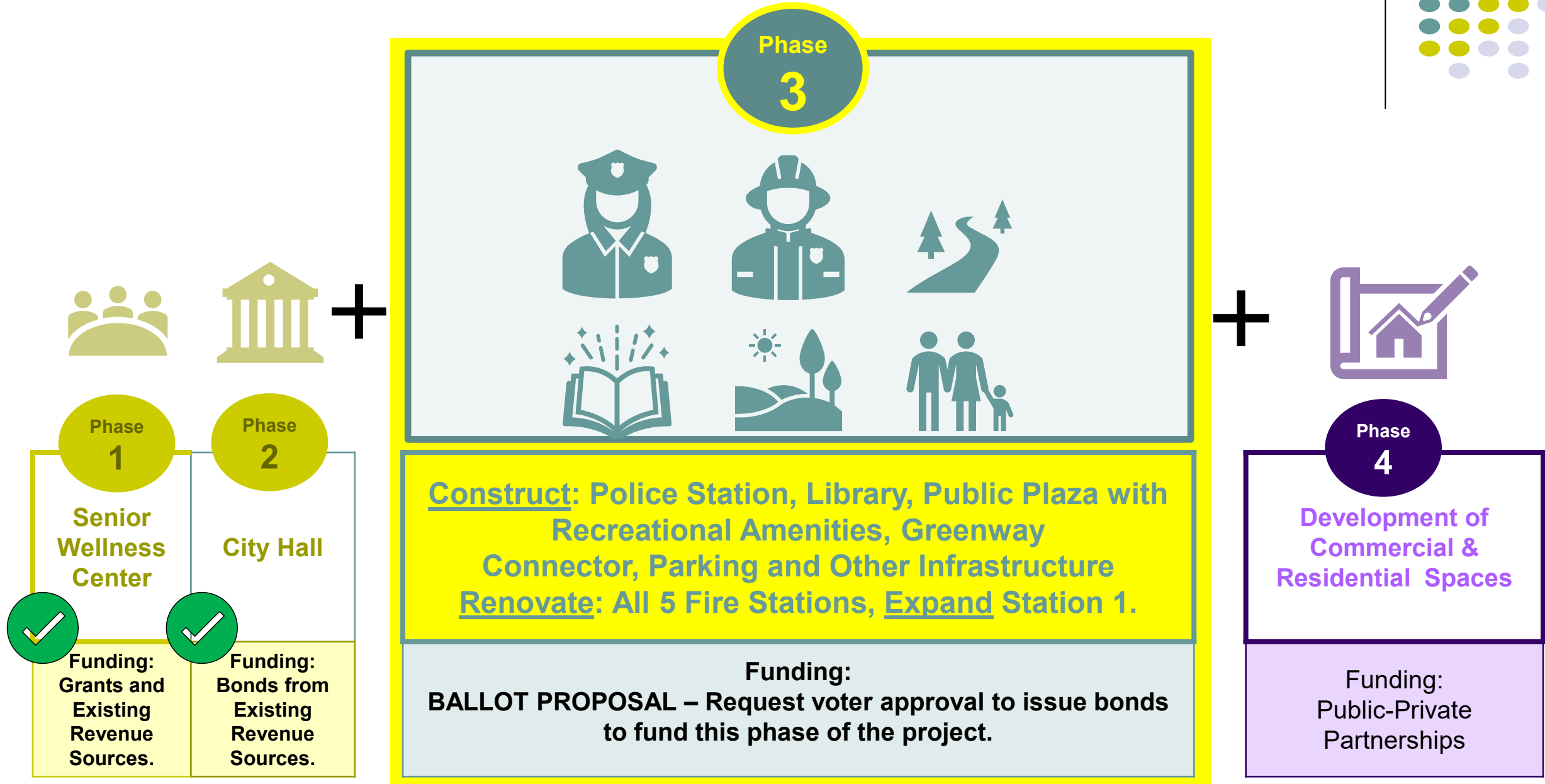
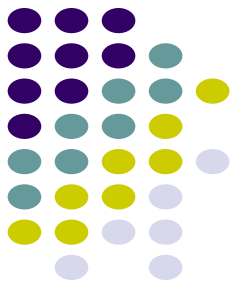
City Center Plaza with Public Amenities	\$19,100,000
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Other Infrastructure & Parking	<u>\$10,700,000</u>
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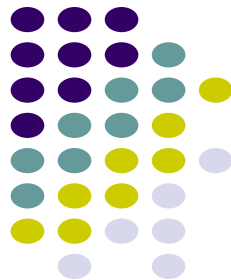
Bonds supported by Voted Debt Millage	\$150,000,000
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ESTIMATED TOTAL LIVONIA VISION 21 PROJECT INVESTMENTS	\$217,000,000
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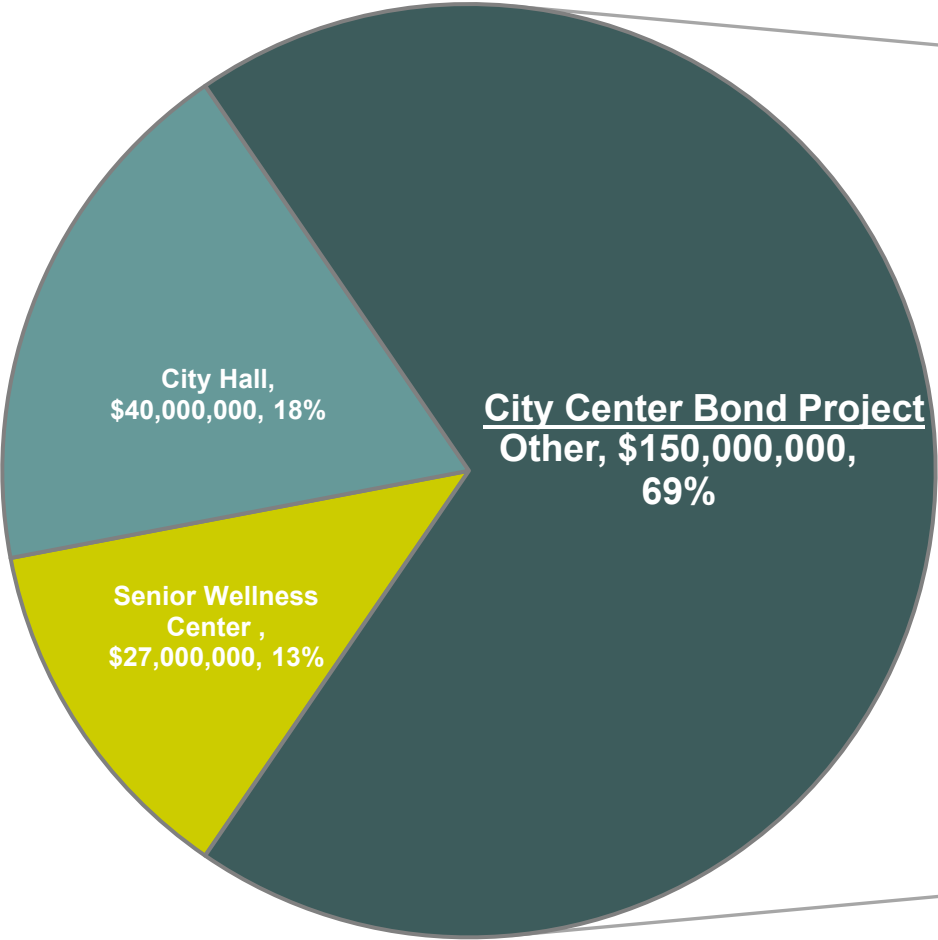
Defining the City Center Project



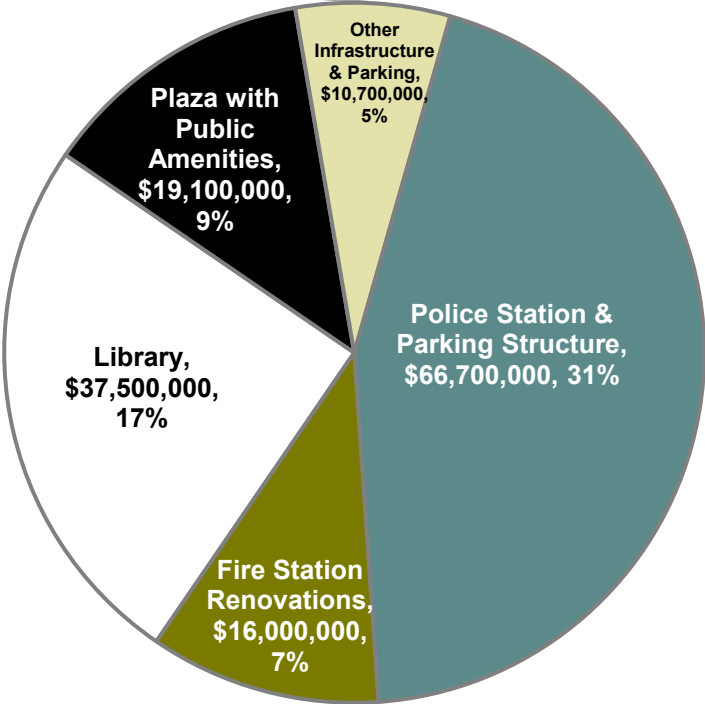
Here's Where We Are Investing



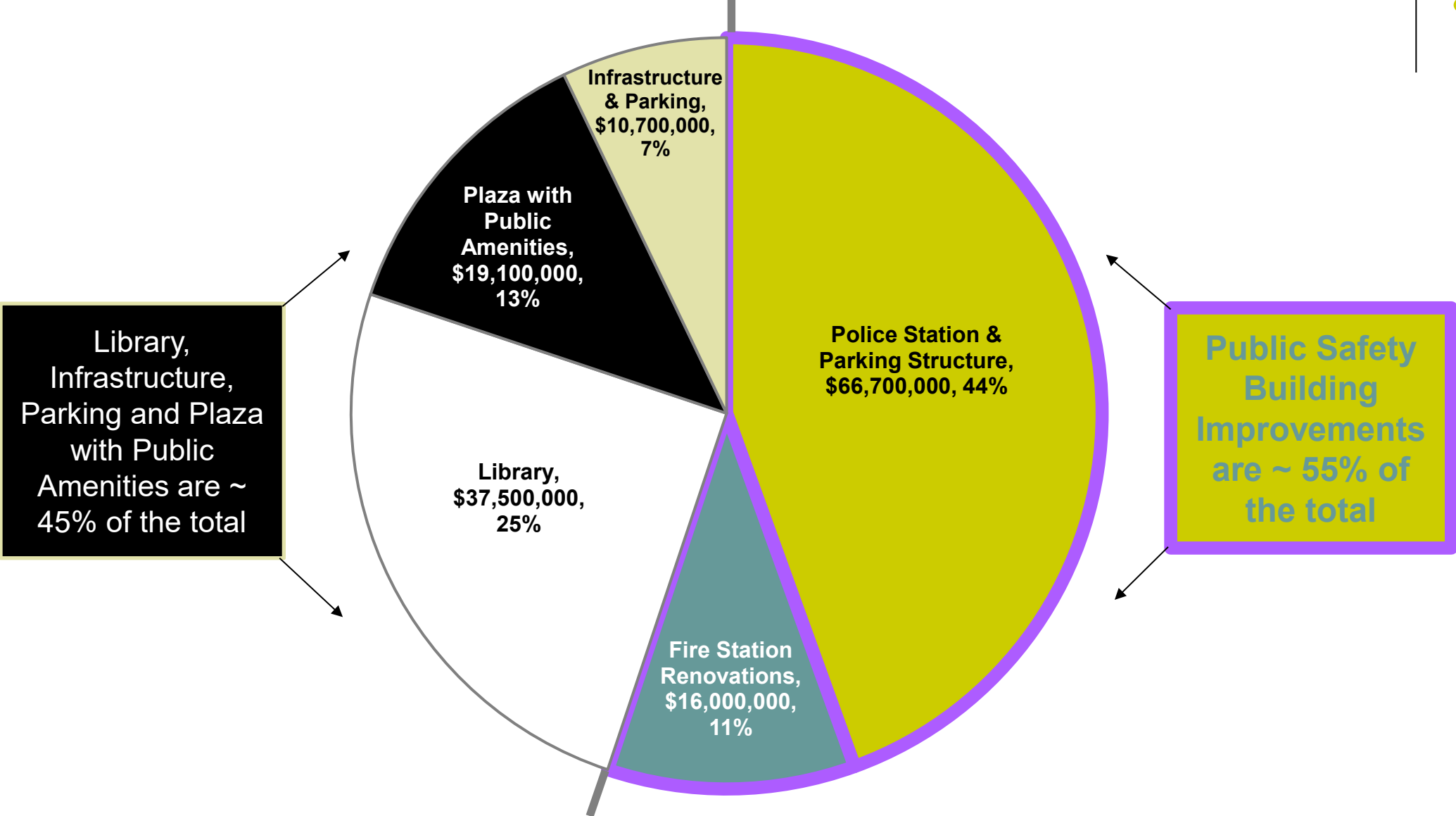
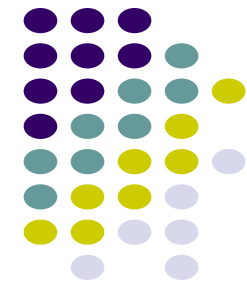
Total Investment – Project Catalyst to City Center
\$217,000,000



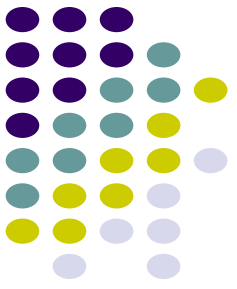
Investment Amount
Included in the
Ballot Proposal
\$150,000,000



Breakdown of Investments Included in the Ballot Proposal

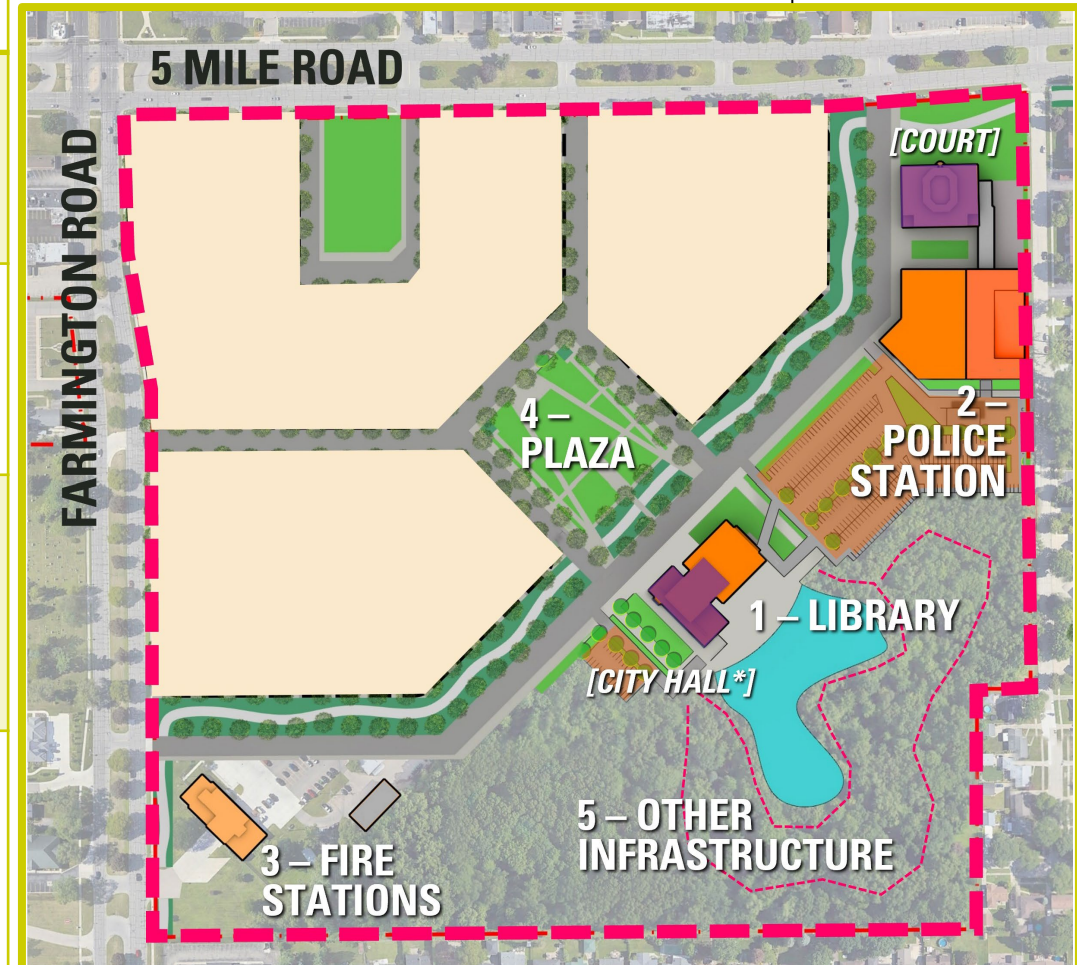


What is included in the current PHASE 3 budget?



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

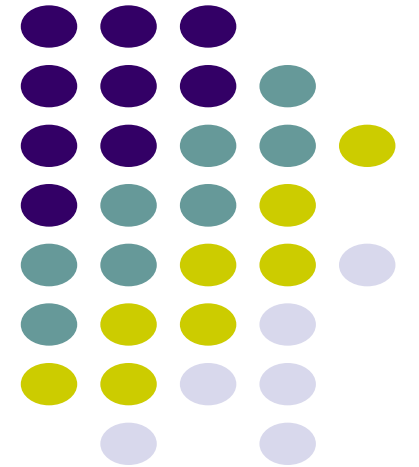
Phase 3

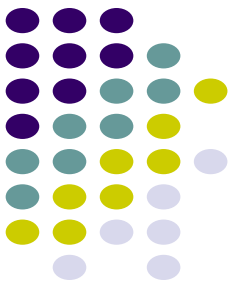


*City Hall portion of building is **FUNDED SEPARATELY**
- NOT part of the ballot proposal.

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.

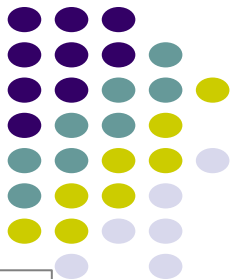
- *This is like a mortgage on a home.*

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).

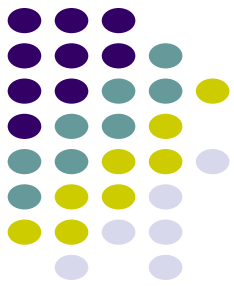
Total Principal to be borrowed

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?

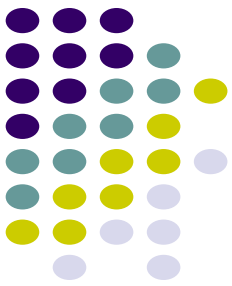


FINANCING STRUCTURE:

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

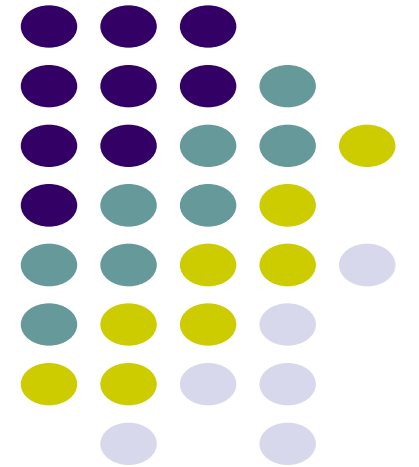


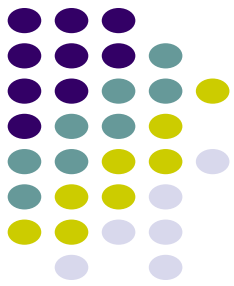
Over The Full Duration of the Bond					First Year	
Duration	Est. Interest Rate*	Principal	Interest	P&I Total	Debt Service Payments	Millage Required to Support Debt Service
25 years	4.75%	\$150M	\$111.2M	\$261.2M	\$8.0M	1.43 mills

**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:

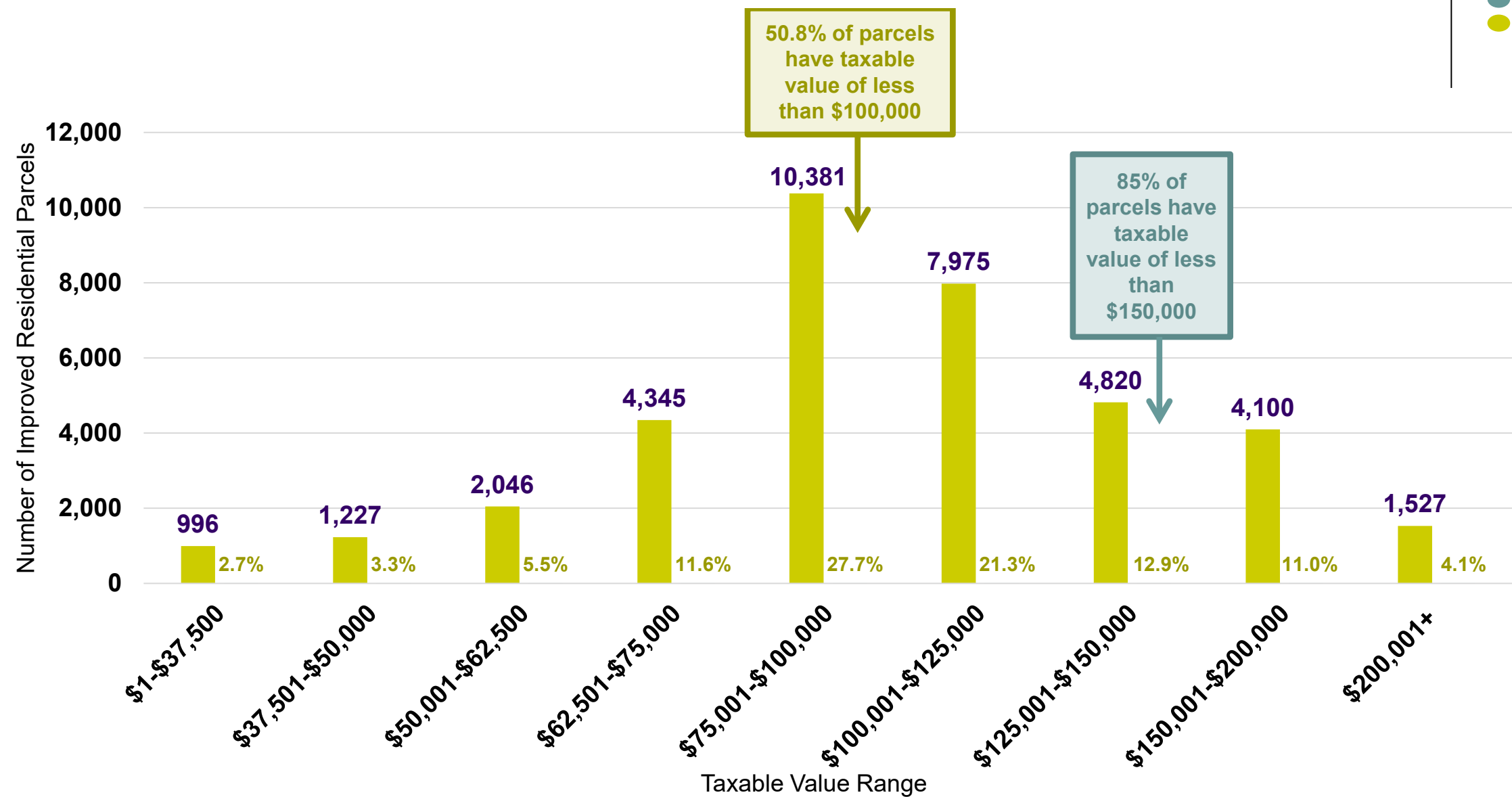
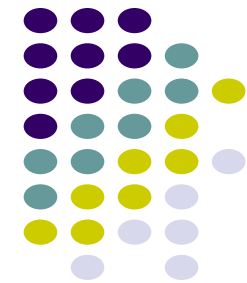
Debt Service - \$150M Bond Issue

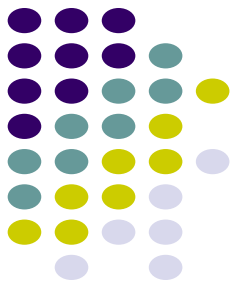
Based on Average 2025 Taxable Value of Improved Residential Property = \$107,055



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

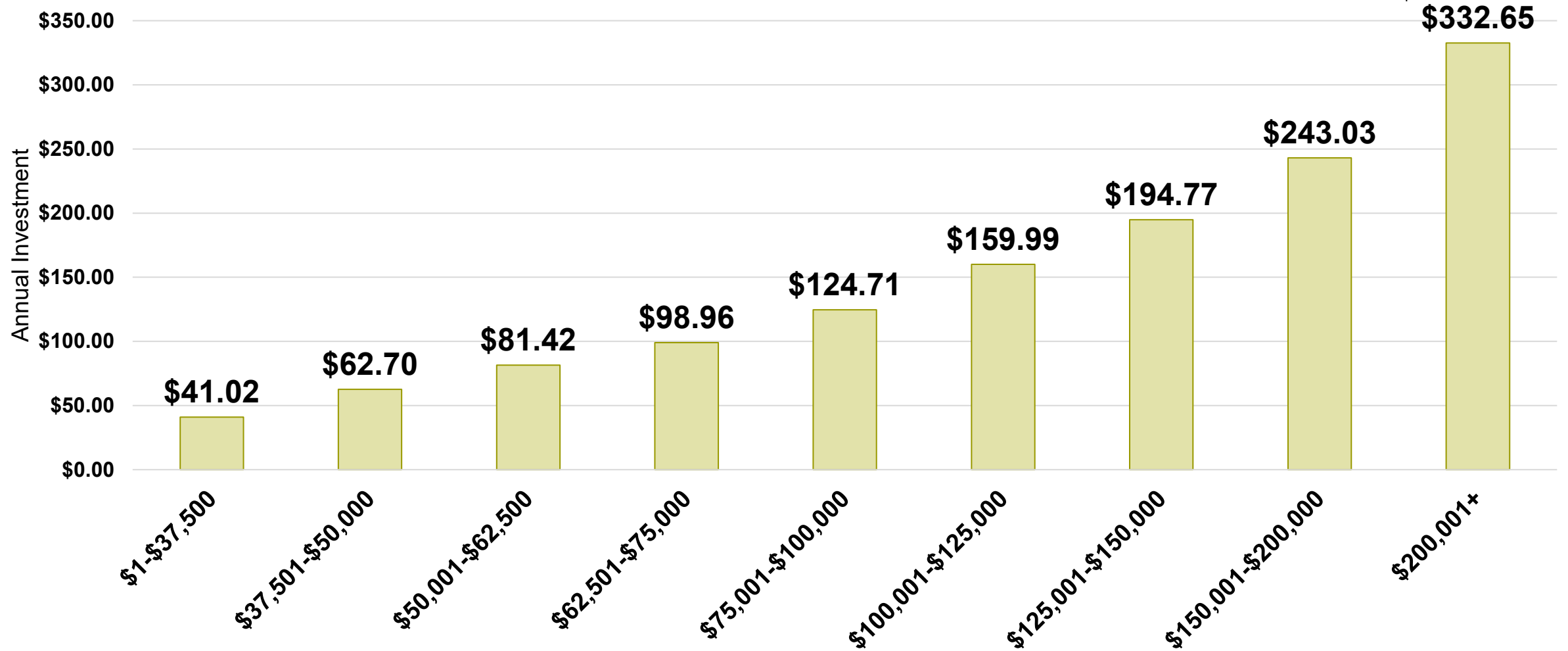
Residential Parcel Count – Improved Properties



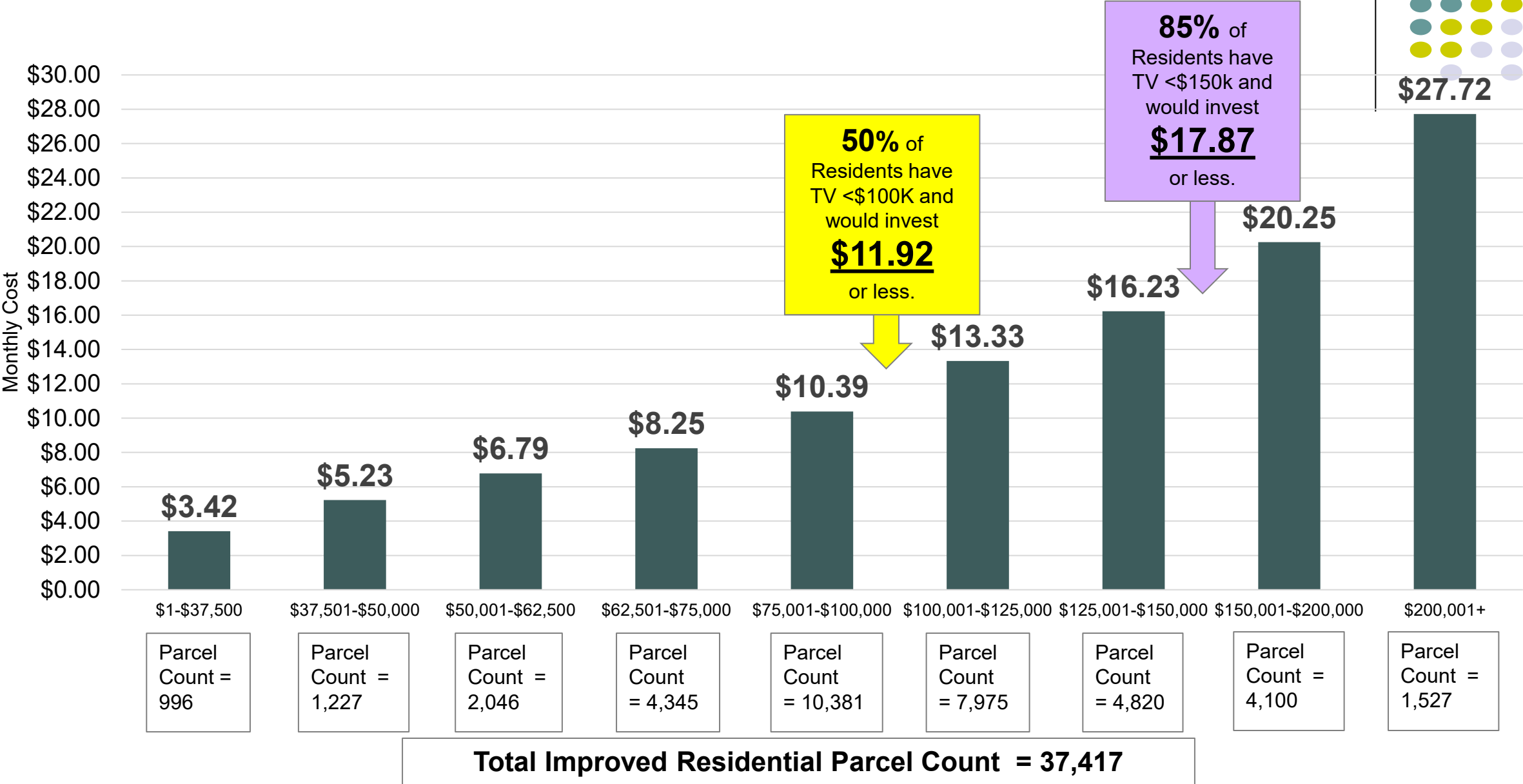


Annual Investment by Residents

Based on Average Taxable Value within each Range

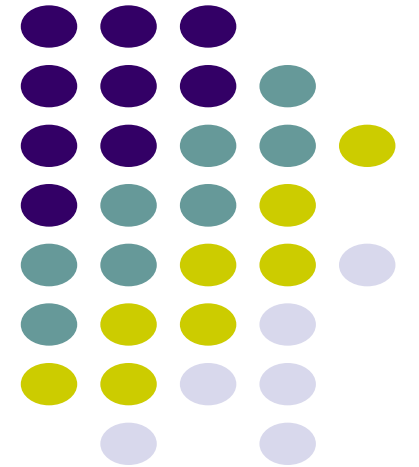


Monthly Investment by Residents

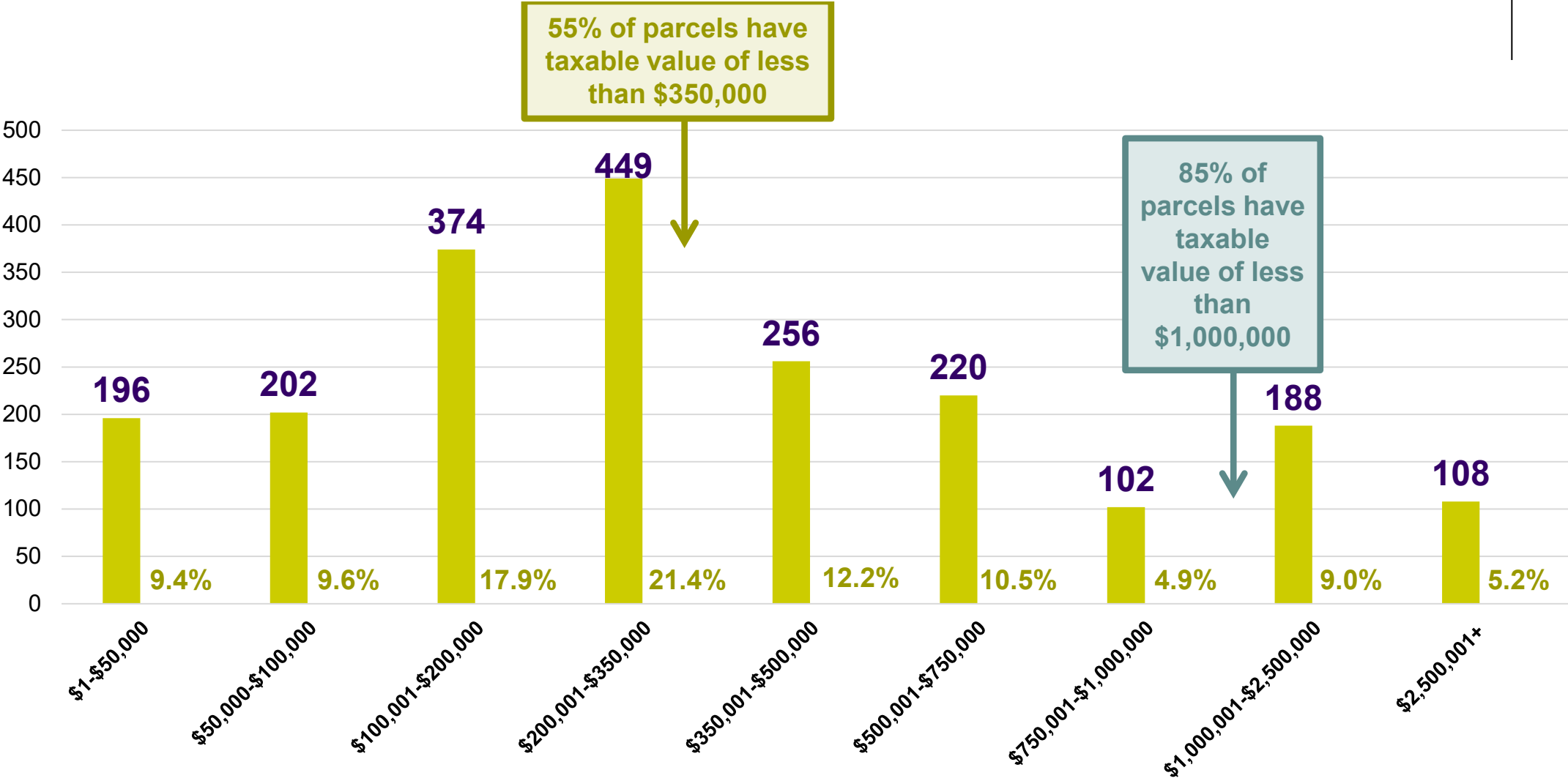
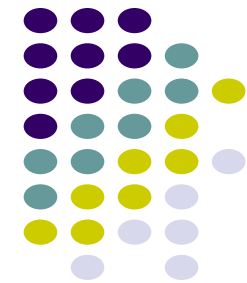


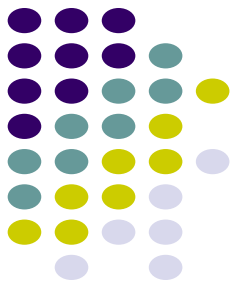
Impact on Livonia Business Owners

Annual and Monthly Changes to Property Taxes



Commercial & Industrial Parcel Count



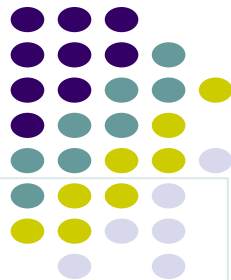


Annual Investment by Commercial & Industrial Properties

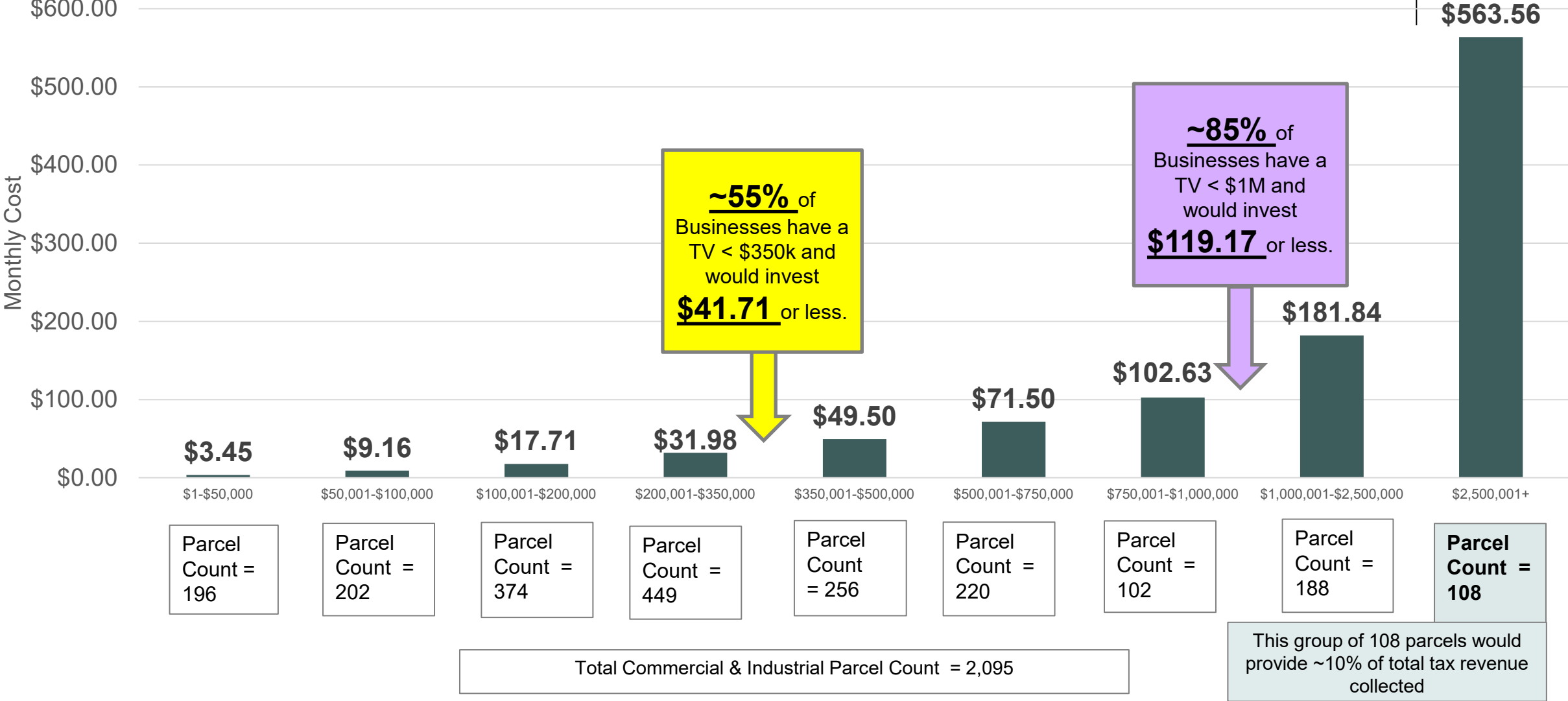
Based on Average Taxable Value within each Range



Monthly Investment by Commercial & Industrial Properties



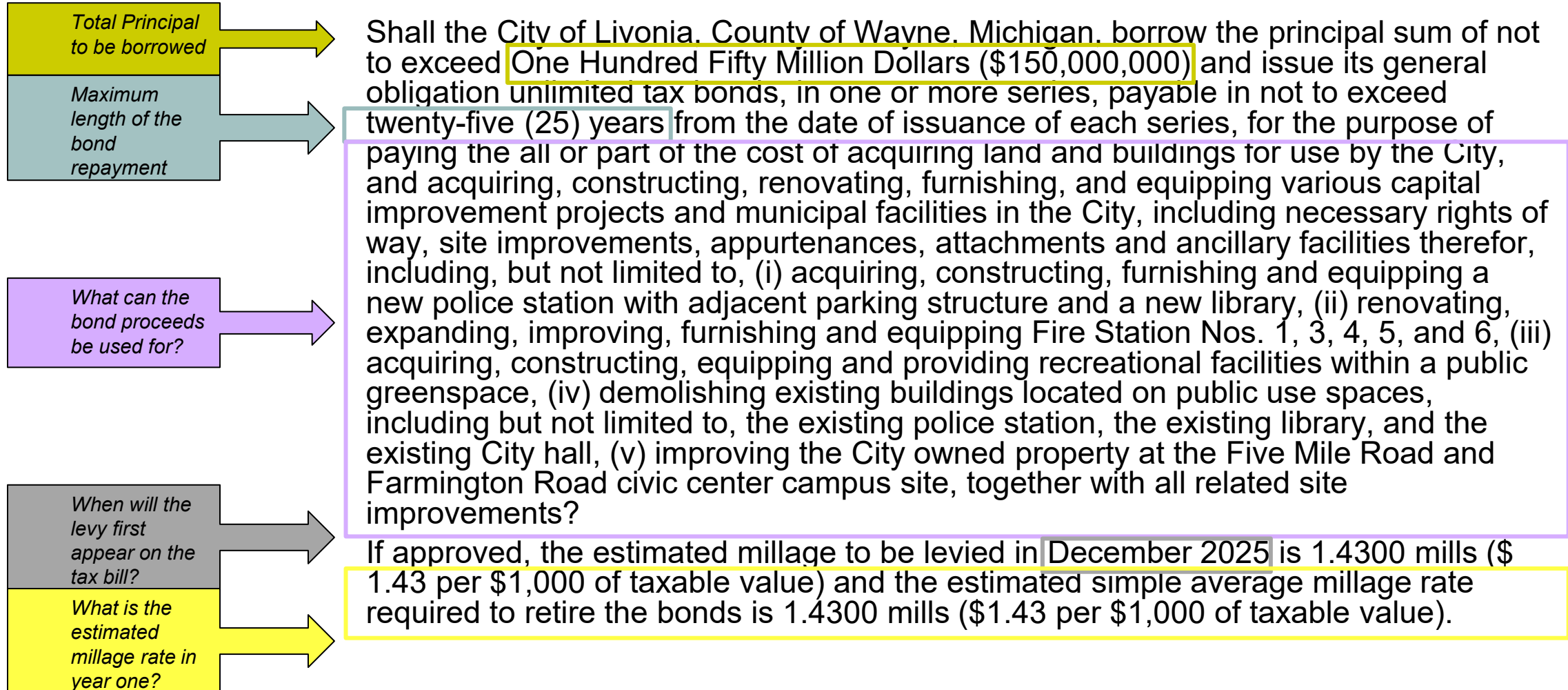
Based on Average Taxable Value within each Range



Proposed Ballot Language - based on Recommendation from Administration:

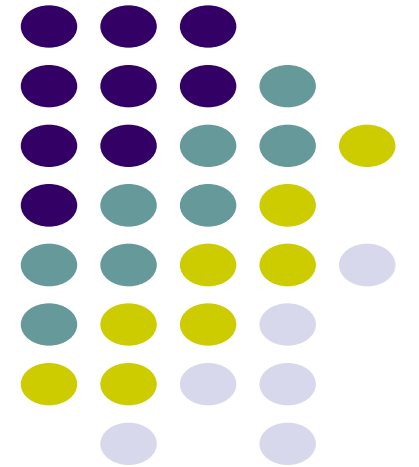


MUNICIPAL FACILITIES PROPOSAL



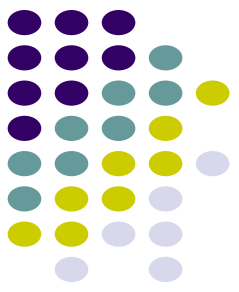
Repair, Renovate or Build New

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

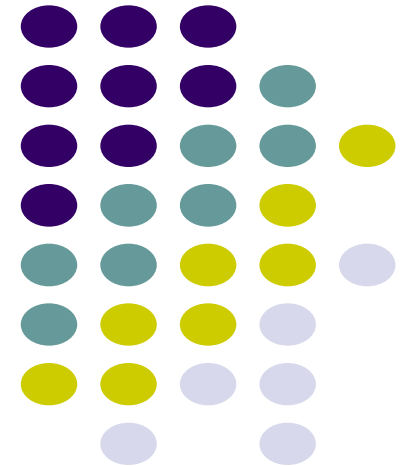
What is the difference in the investment needed?

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

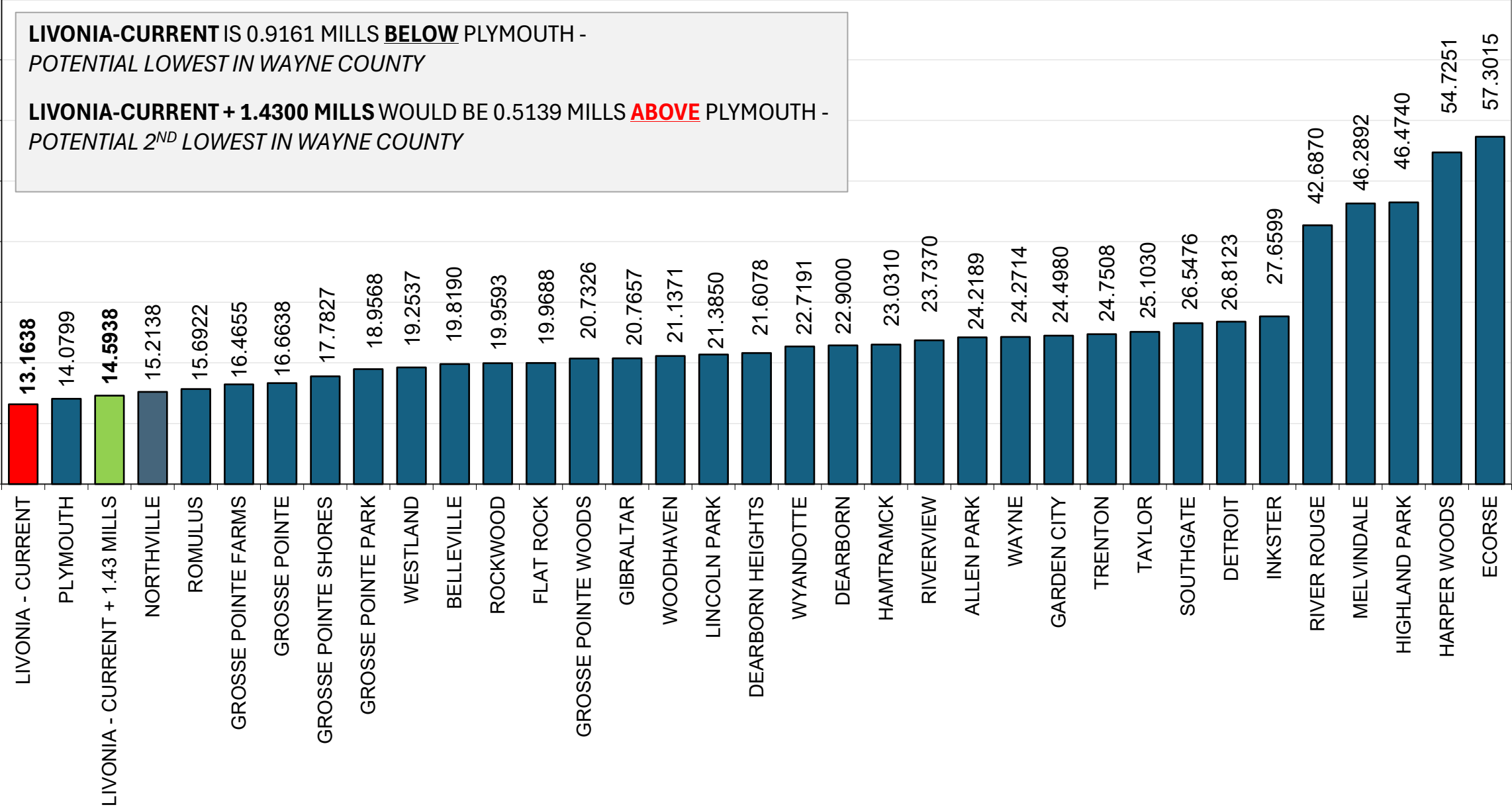


CITY TAX RATE COMPARISON (2024)
WAYNE COUNTY, MICHIGAN
BY MUNICIPALITY

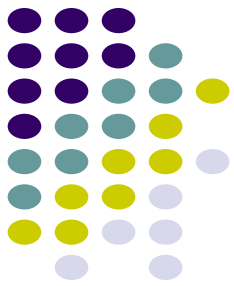
Mills Levied (2024)

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



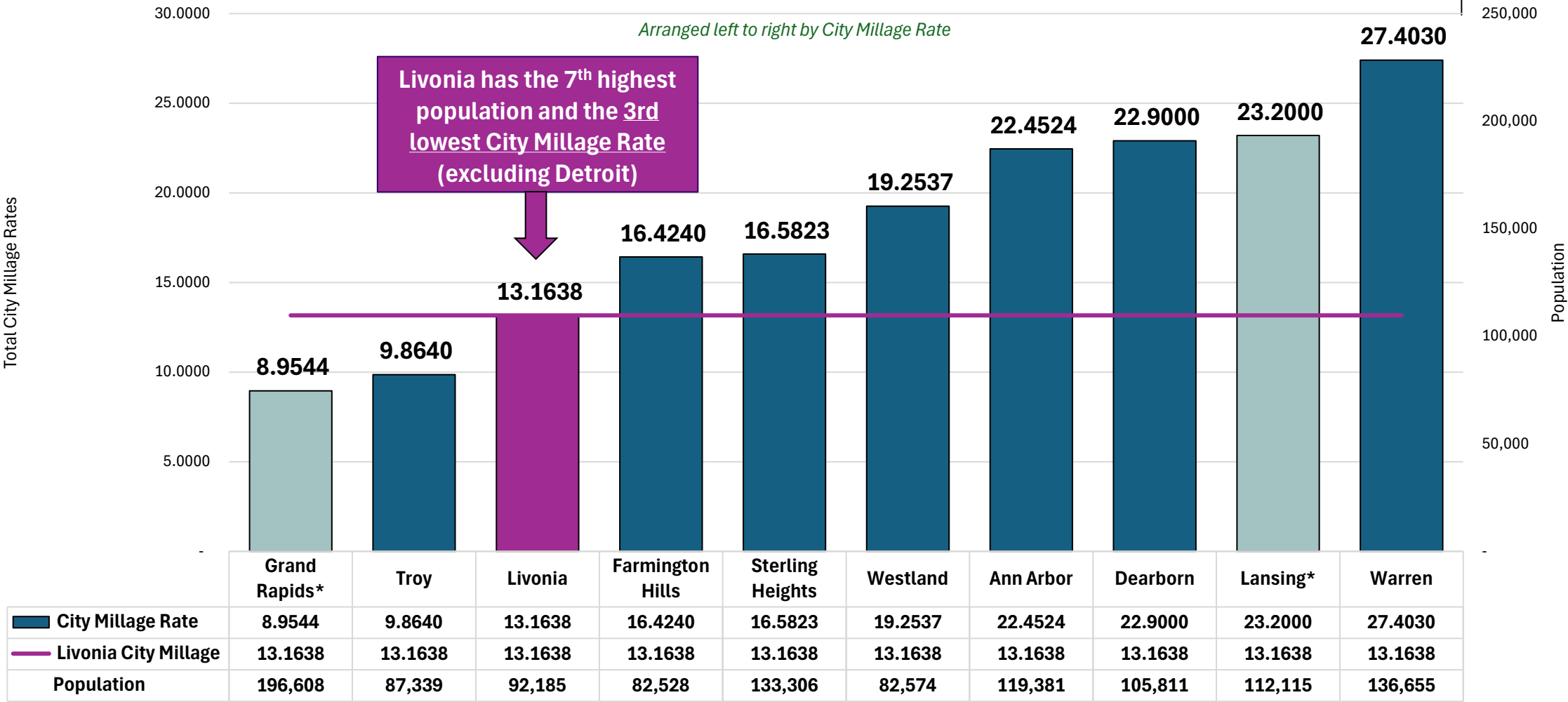
Total Millage Rates – Including City, Schools, County, and other taxing units (2024)



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.

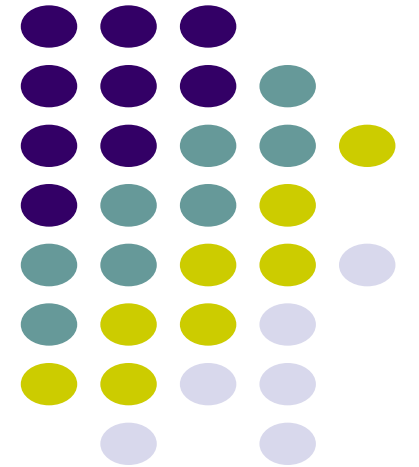
Top 10 Largest Cities in Michigan (excluding Detroit)



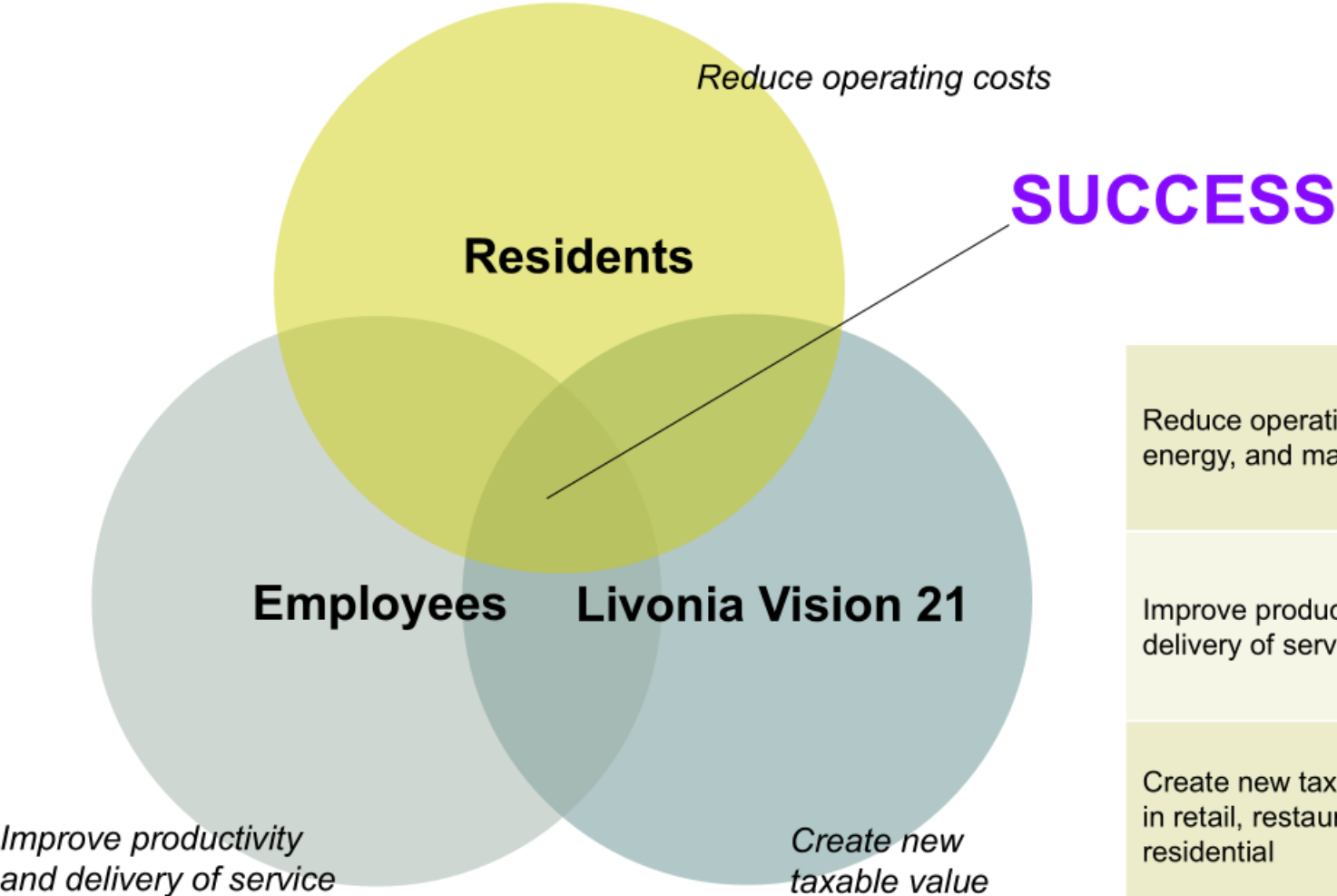
**Local unit imposes a City Income Tax in addition to property tax assessments*

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

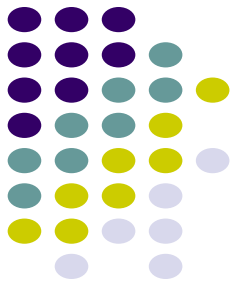


A drone shot from the May 14 groundbreaking shows the construction site for the new Essential Services Complex in Northville Township. *Courtesy Northville Township*

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

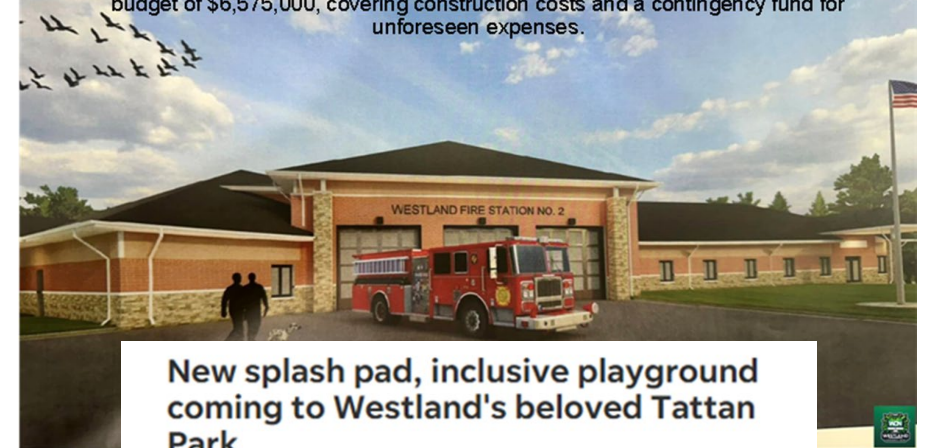
WESTLAND — City officials are planning a nearly \$12 million park that they hope will help spark a downtown-like environment.

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



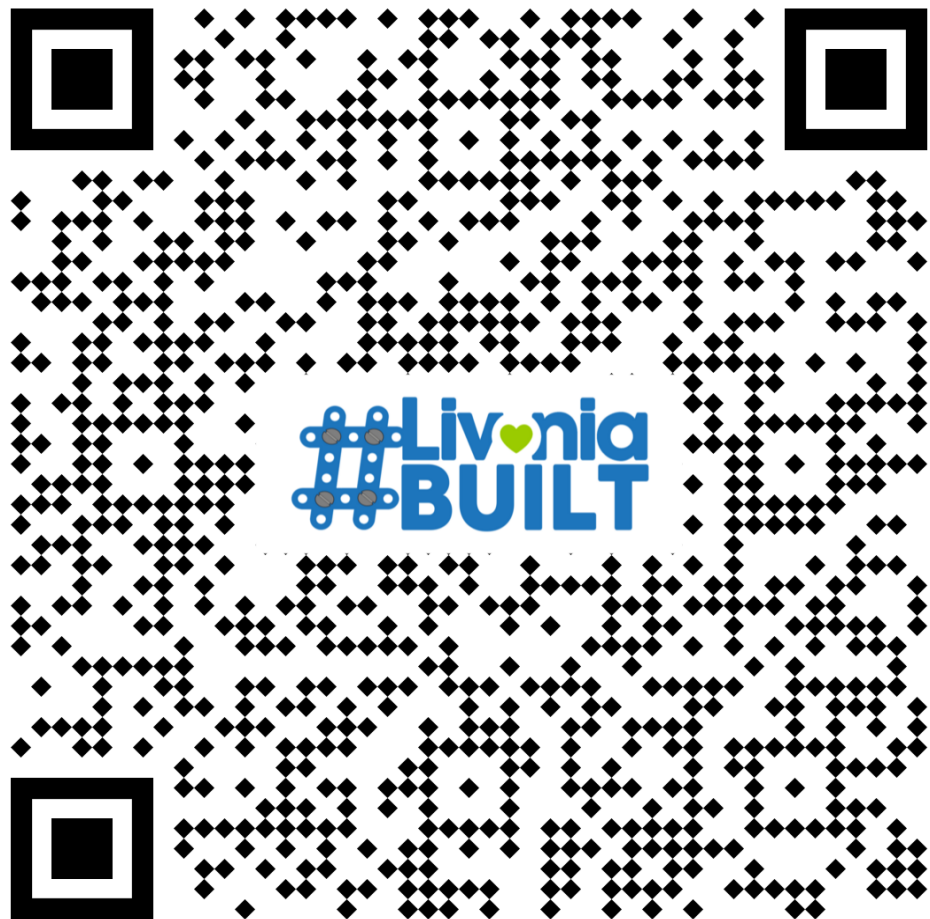
Shelby Tankersley
Hometownlife.com

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



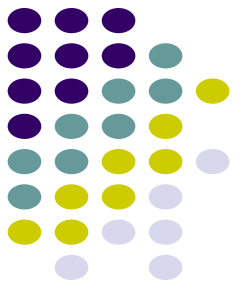
A rendering of what Tattan Park in Westland will look like in 2023. Courtesy Of The City Of Westland

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 Tuniv	213-910-6037
CHERE 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.

Maratie Rabiche

Gini Krenz

Burt Iovan

Marilyn Stuenkel

John Schaler

USK 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 Shellen

CARRIE RICKMAN

Chris Hensch

Peter Dale

Marla 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)

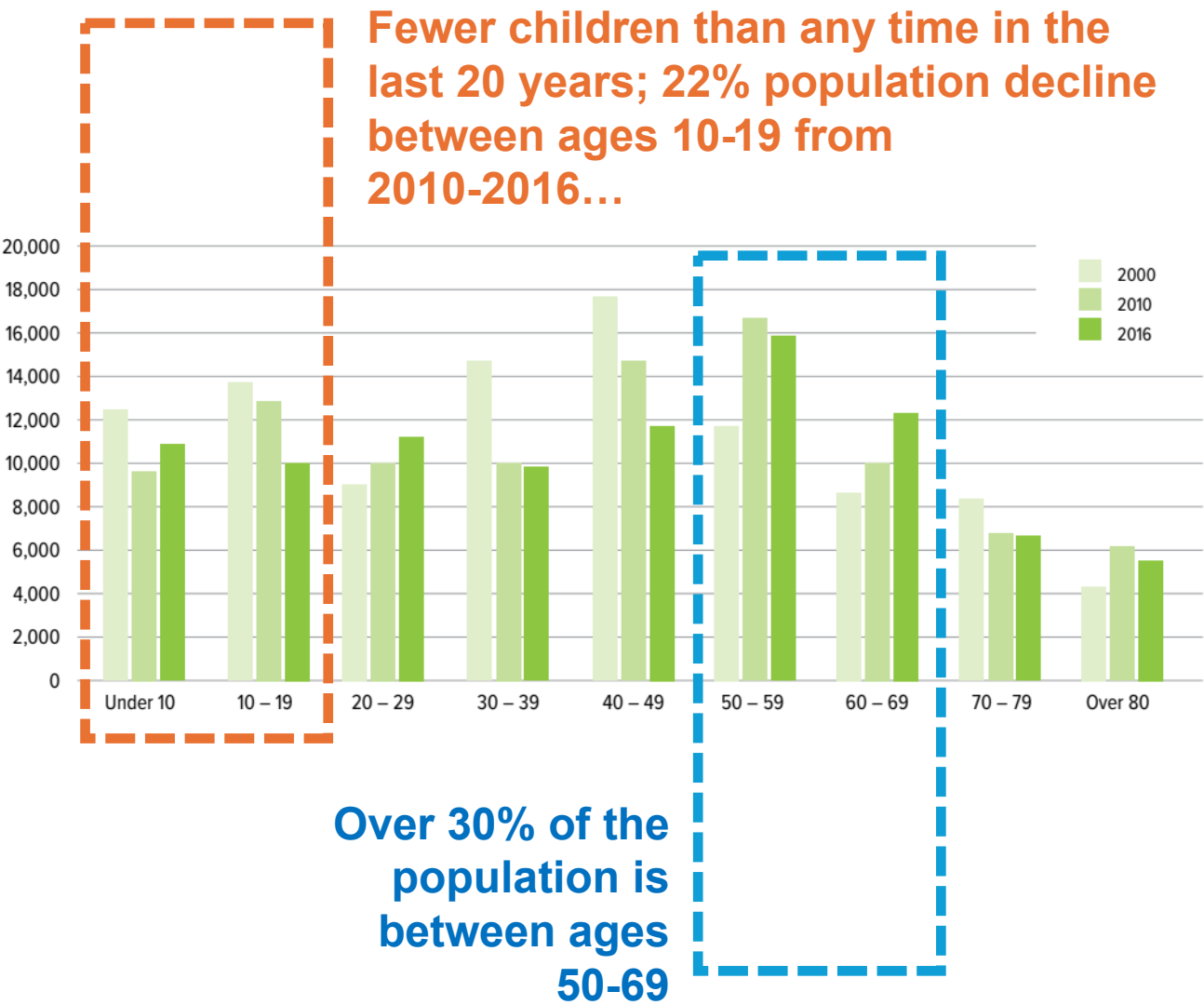


DEFINING THE CHALLENGE

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

FEBRUARY 2024

Highest and Best Use Options Study

Livonia City Center Site - 5 Mile & Farmington Road

Presented to: City of Livonia





LivoniaBuilt.org

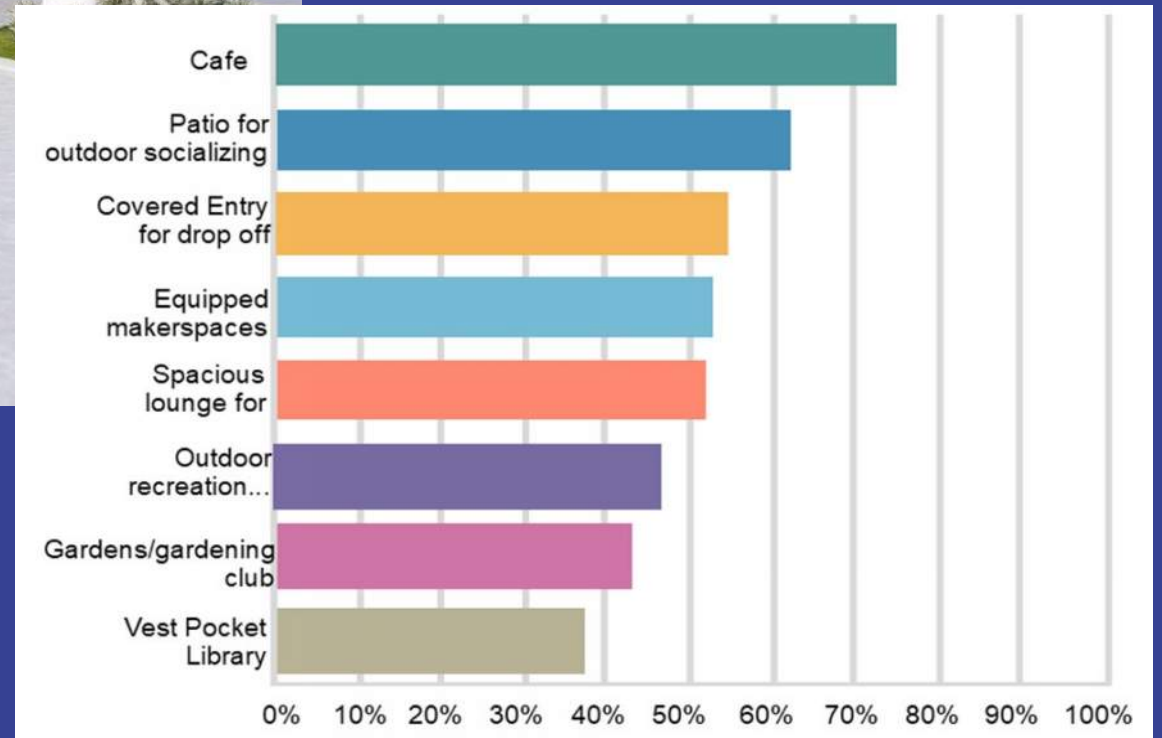
The American Rescue Plan Act initiated \$1.9 trillion in economic stimulus funds and we worked to secure \$20.75 million for Livonia





PROJECT CATALYST

LIVONIA SENIOR WELLNESS CENTER



PHASE ONE – NEW SENIOR WELLNESS CENTER



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



Livonia Police
Department

Larry Nehasil Park

2D



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



» MOMENTUM BUILDS

CRAIN'S DETROIT BUSINESS
A CRAIN FAMILY BRAND

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

By Elizabeth Schanz/Crain's Detroit Business/02.04.25

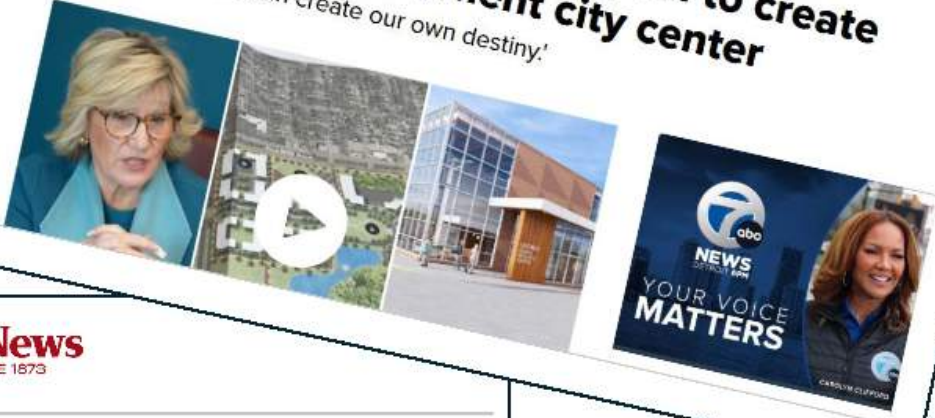


7abc WXYZ DETROIT

NEWS

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

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



The Detroit News
SERVING MICHIGAN SINCE 1873

WAYNE COUNTY

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

 **Julia Cardi**
The Detroit News

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

LIVONIA V21
STARTS NOW

New City Hall for Livonia

By JOHN J. CAMPER

Detroit News Metropolitan Bureau

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

viding for expansion of city offices.

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

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

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

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

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

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



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

PHASE THREE – PROJECT UPDATE



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



PHASE FOUR – RESTAURANTS, RETAIL AND RESIDENTIAL DEVELOPMENT



Suwanee, GA Town Center

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

Livonia Vision 21 City Center Timeline

Together We Build Tomorrow



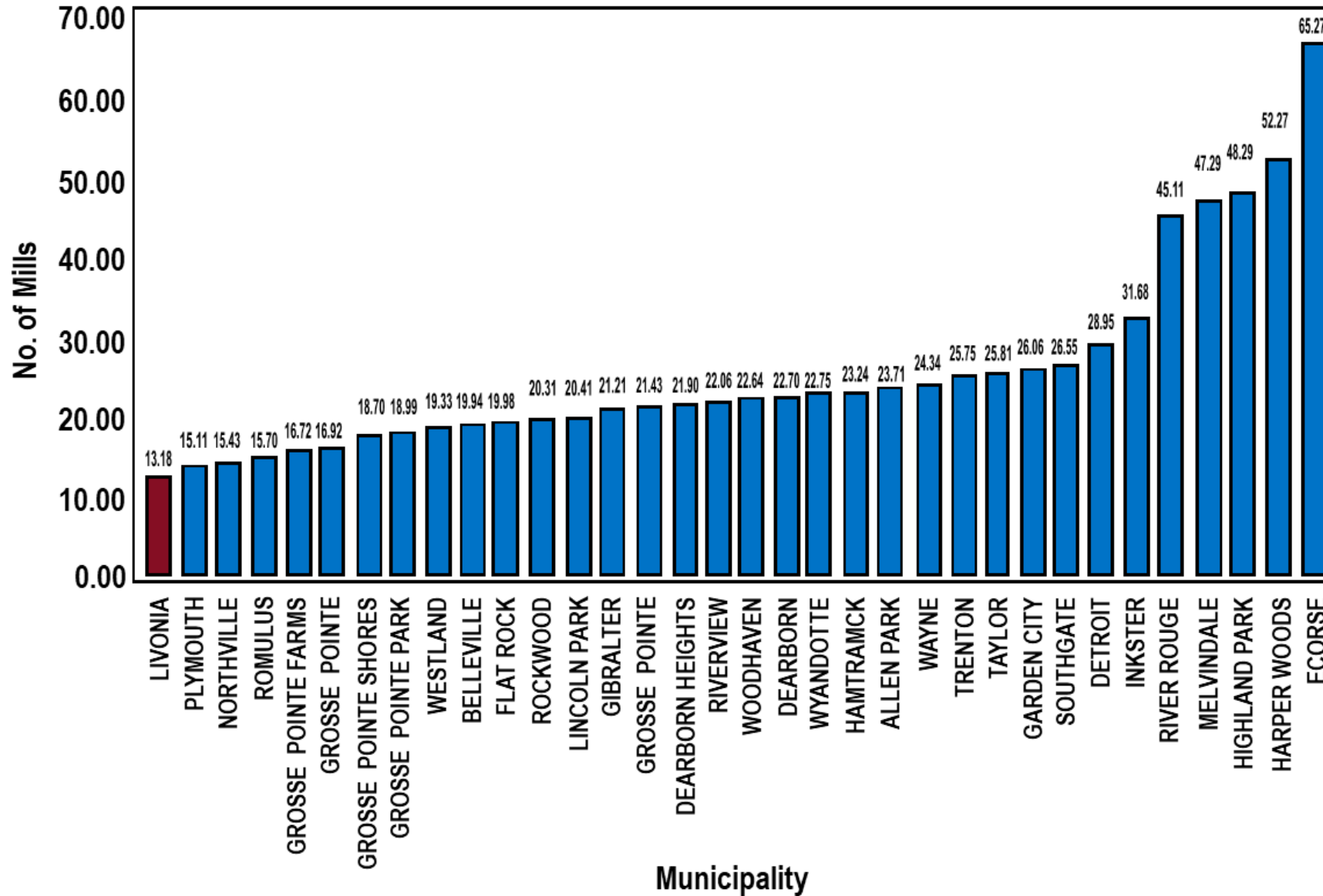
Visit
LivoniaBuilt.org
for details

**#Livonia
BUILT**



CITY TAX RATE COMPARISON (2022)

WAYNE COUNTY, MICHIGAN

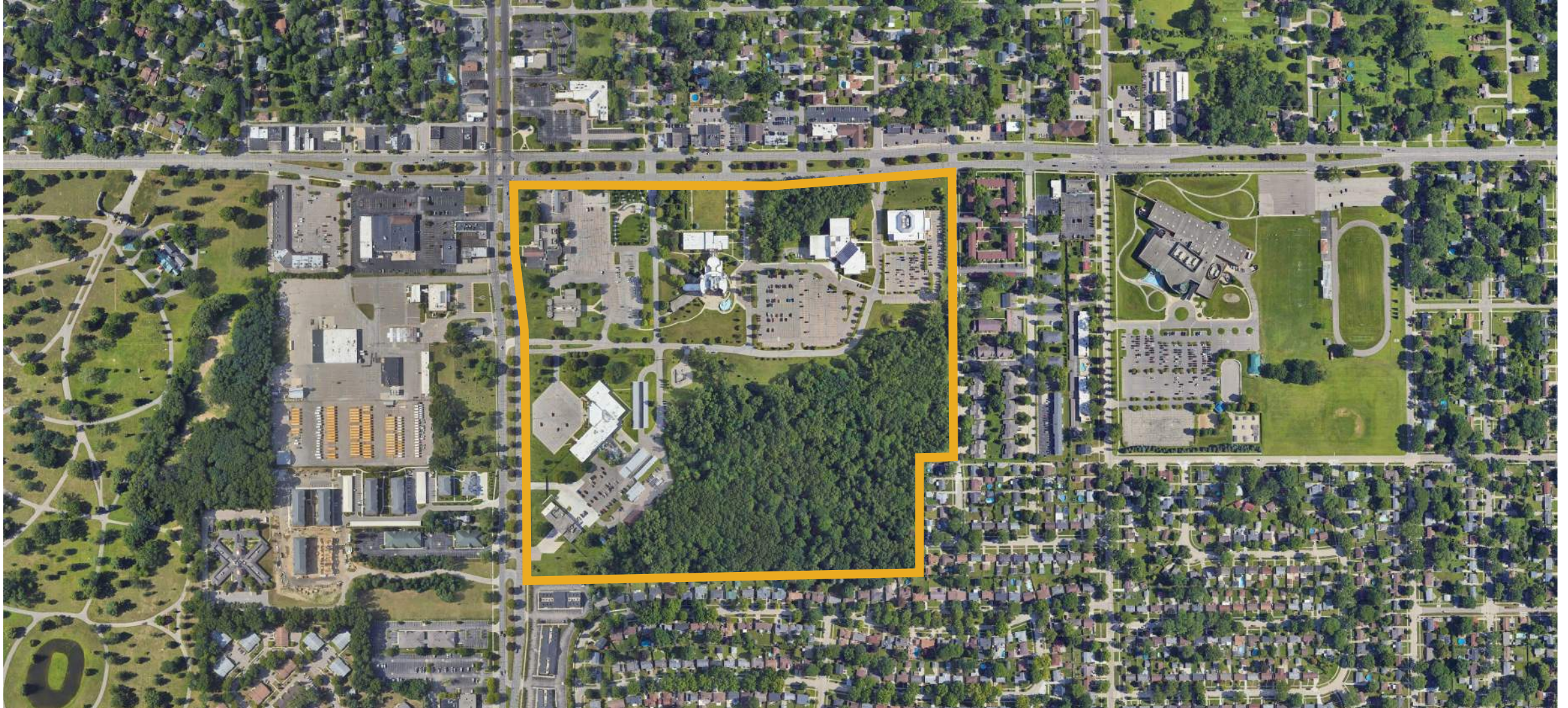




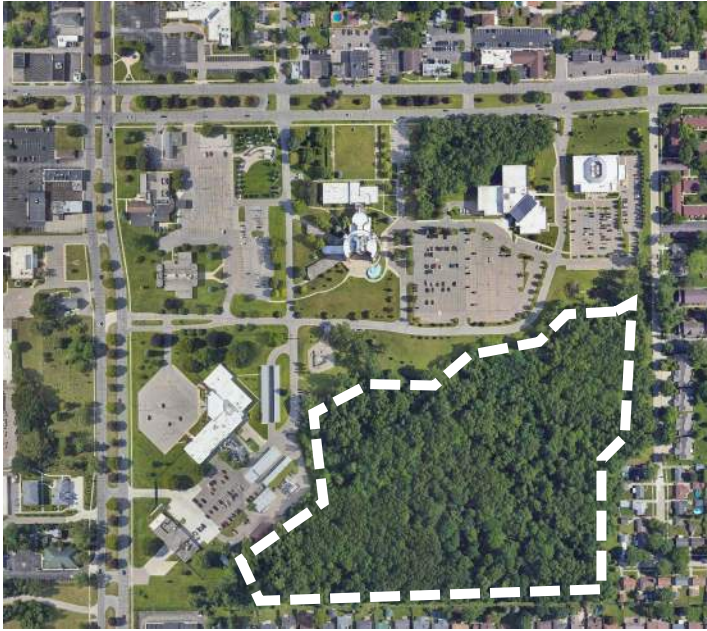
CITY OF LIVONIA: COUNCIL AND COMMUNITY UPDATE

AUTHENTIC MOVES

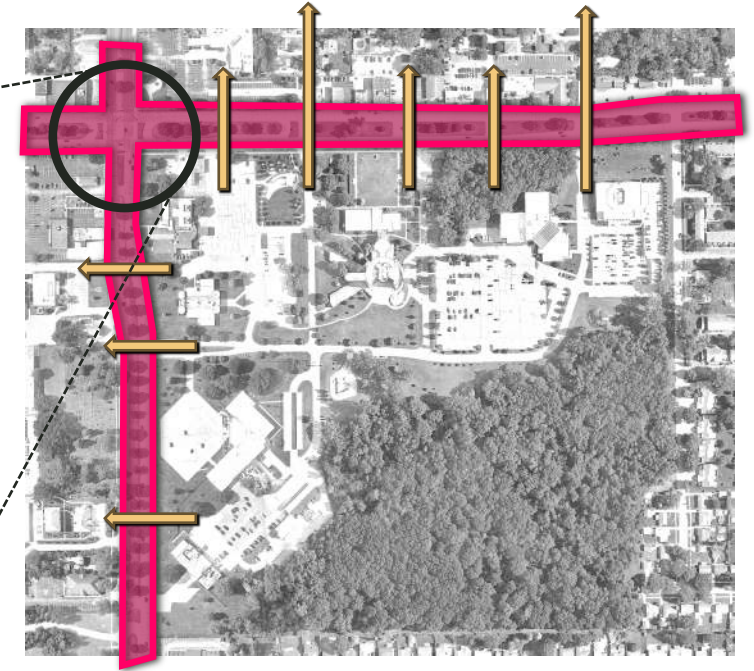
APPROACH / The Master Plan is built around existing site assets and Livonia's "WHY".



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

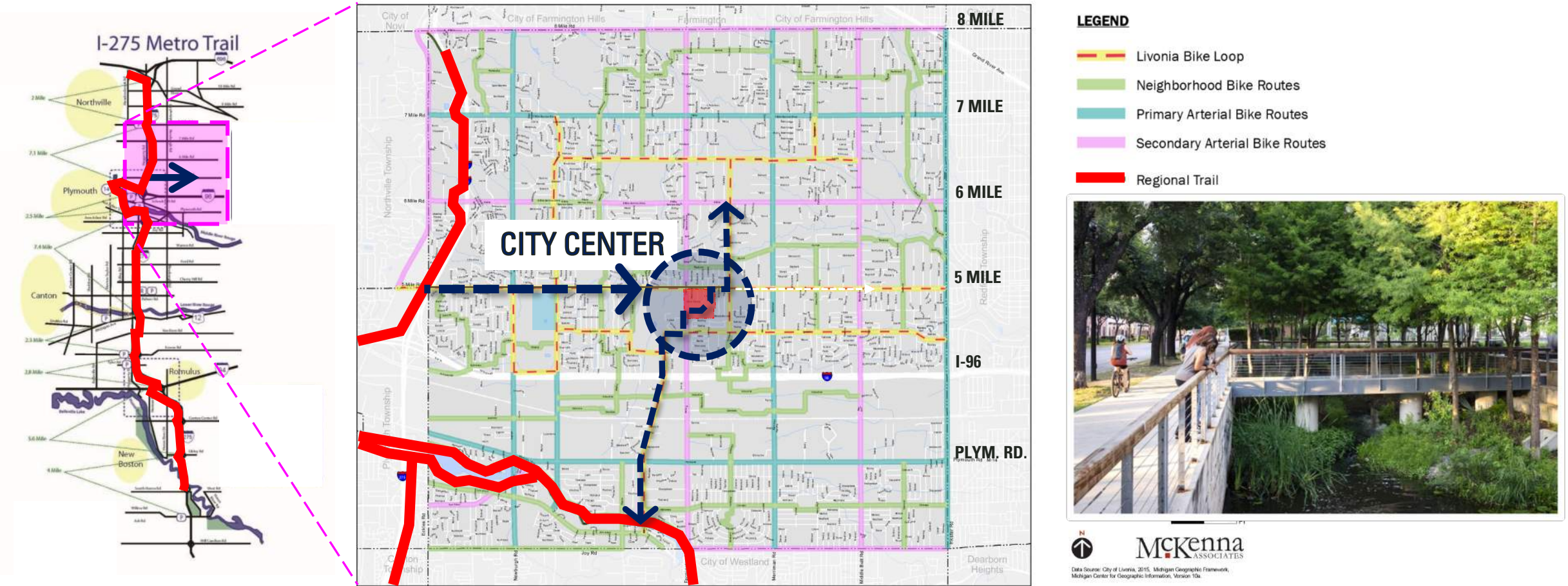


The **woods** are a unique asset, and a buffer to the **surrounding neighborhood**

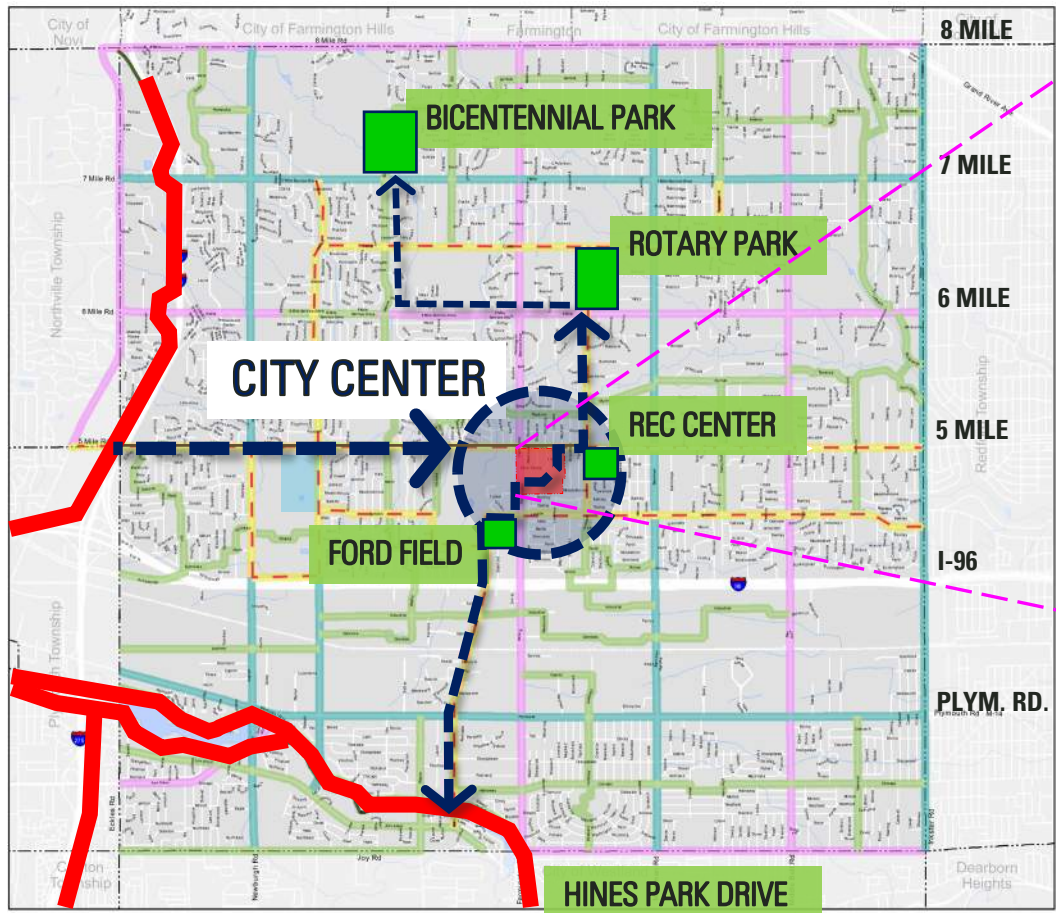


The intersection of 5 Mile/Farmington offers **high visibility** with many direct connections to the existing **street grid matrix** to help the plan expand over time...

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



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



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

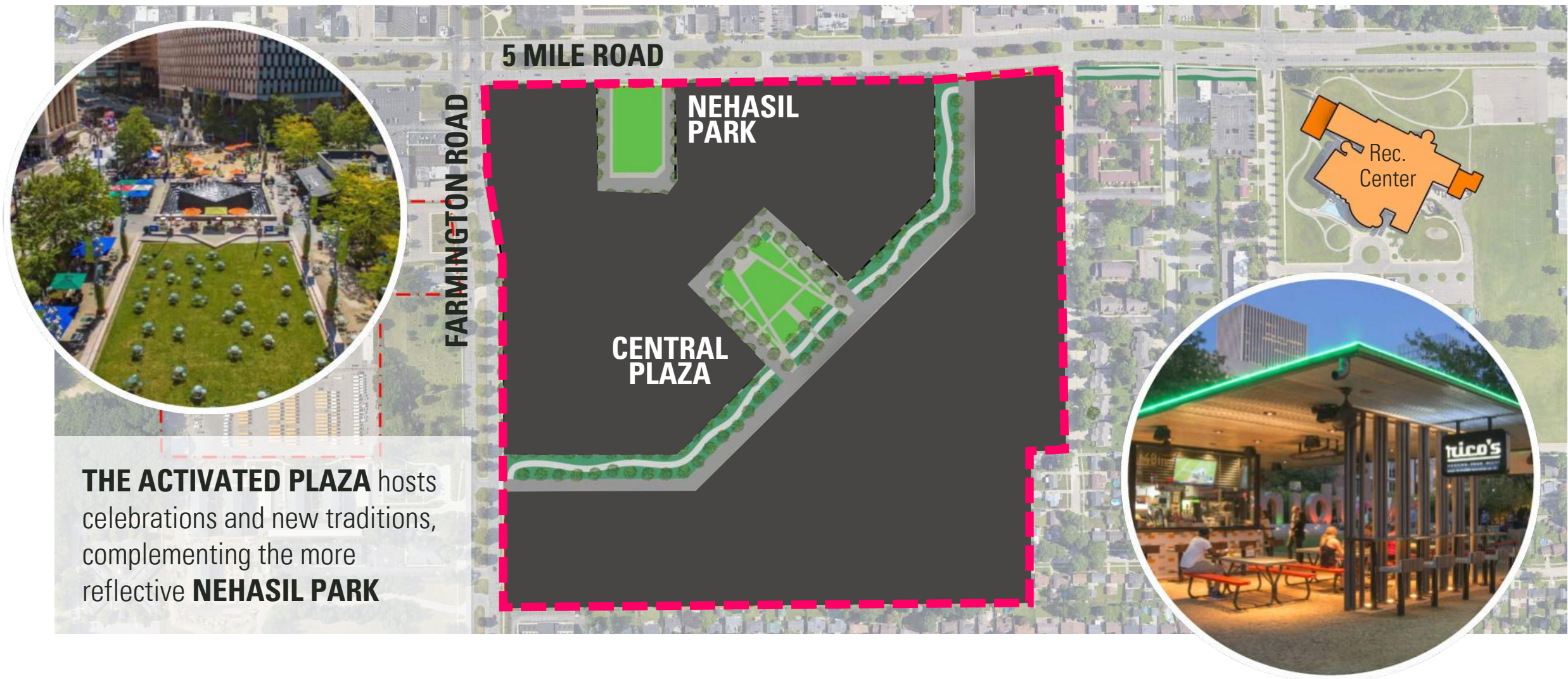
AUTHENTIC MOVES / Look at ways to make the project “uniquely Livonia”



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

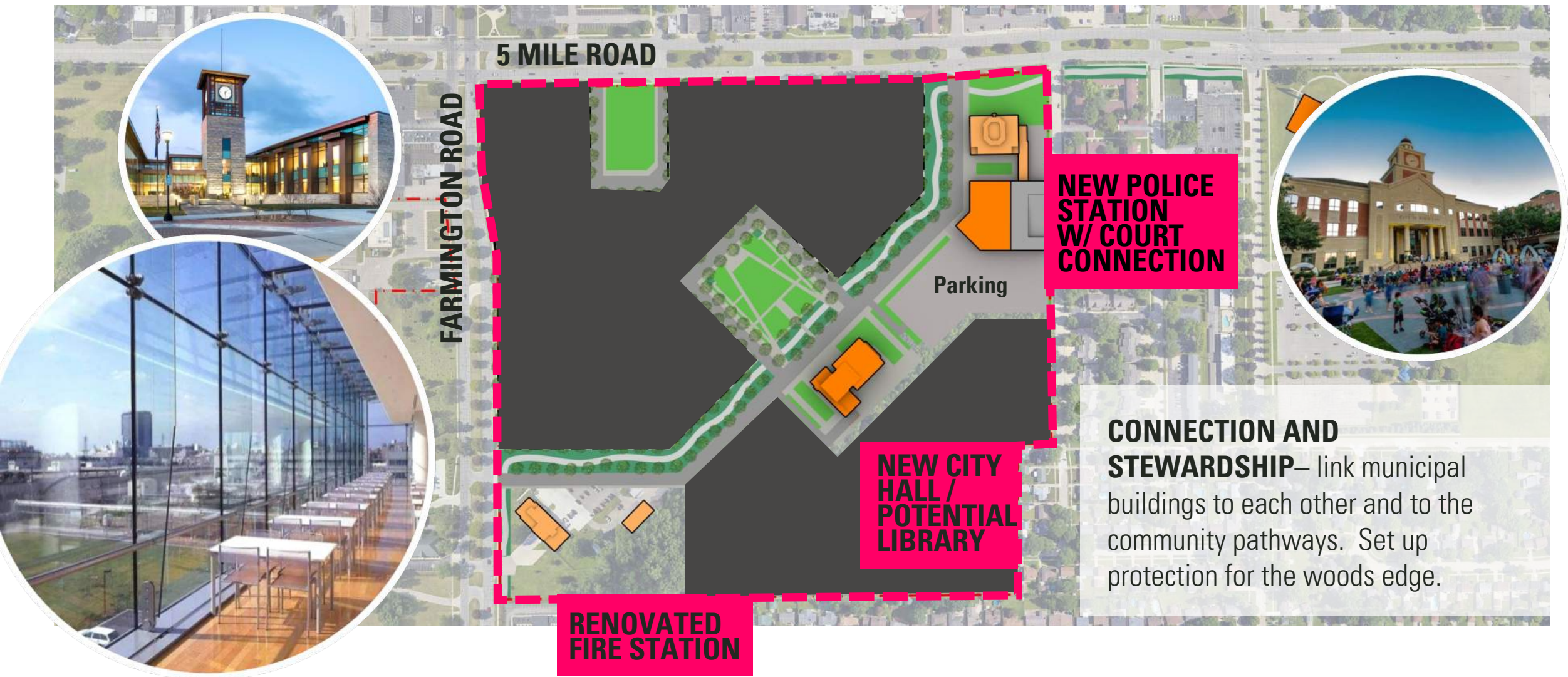


AUTHENTIC MOVES / Be the heart of Livonia's celebrations and traditions



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



**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.***

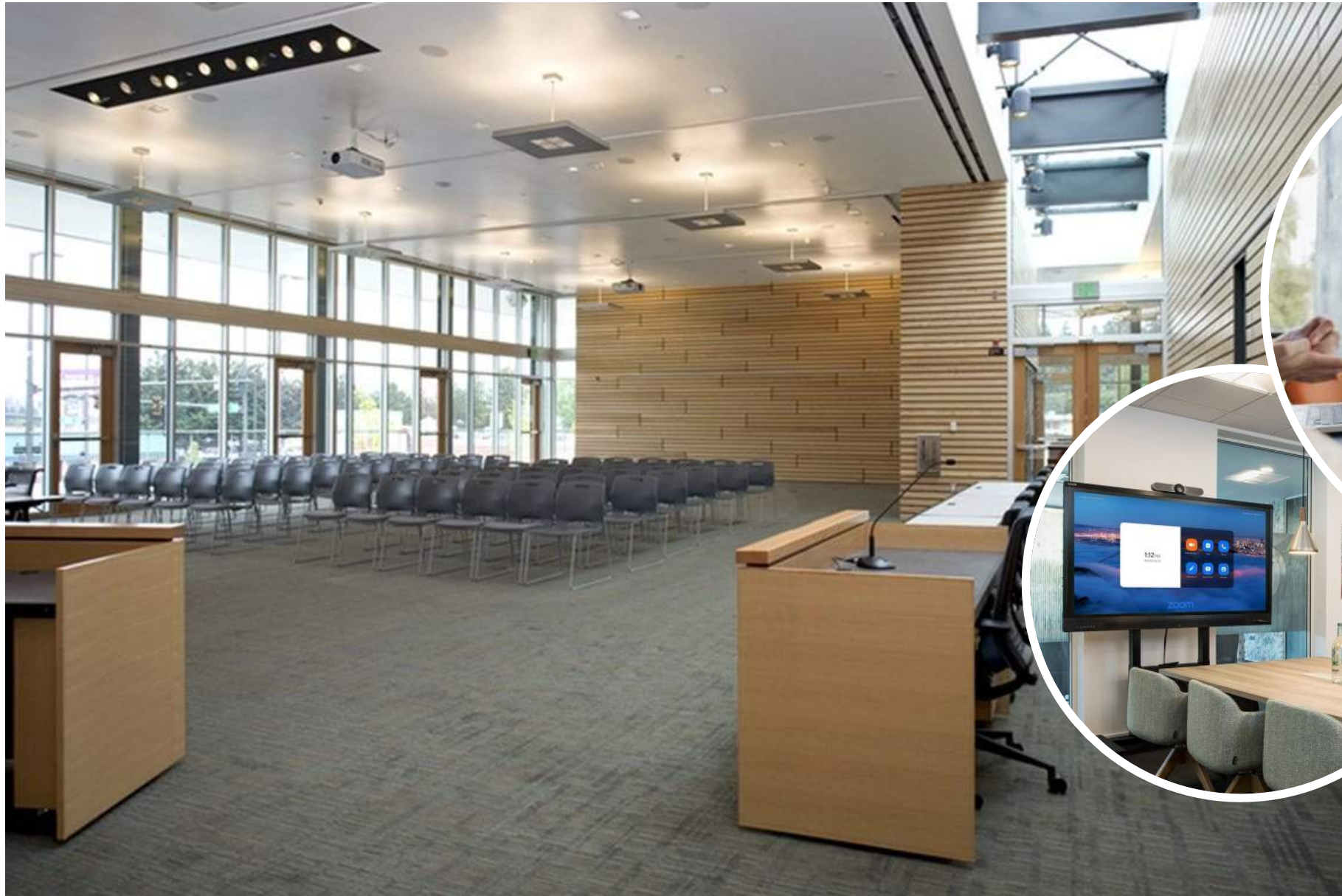
**AN \$18M INVESTMENT
WOULD UPDATE TO
CORRECT DEFICIENCIES, BUT
FALL SHORT OF KEY SERVICE
GOALS...**



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



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



**APPROPRIATE,
FLEXIBLE
MEETING
SPACE**

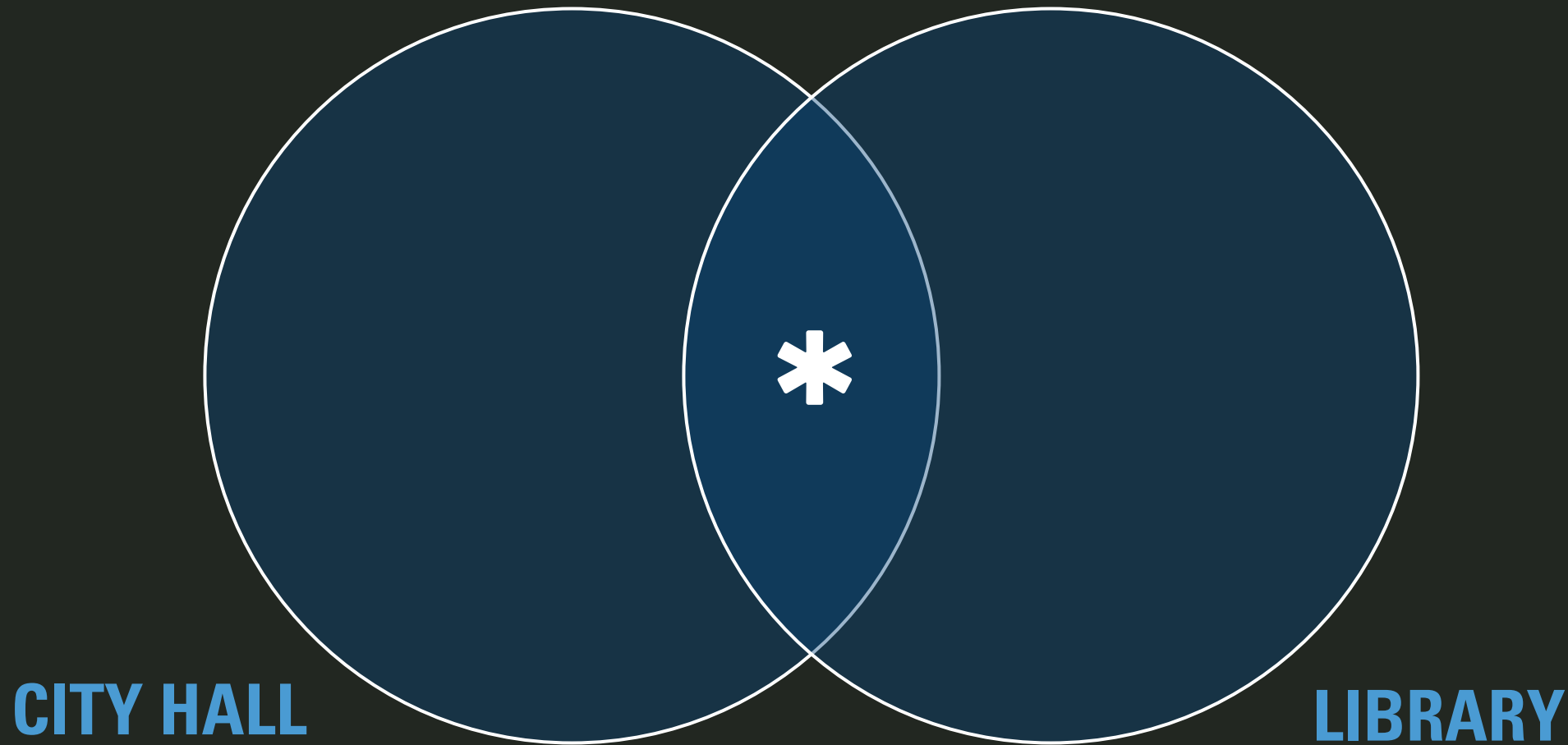


BRINGING IN
**CULTURE, ARTS
AND EXHIBITS**



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
ZEPHYRUS

outh St.
ivate Drive

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th Garage

STINGRAY
SUSHI • BAR • RESTAURANT

GRIMALDI'S

READY FOR SCHOOL
SET FOR LIFE

ready2go.com

STINGRAY
SUSHI • BAR • RESTAURANT





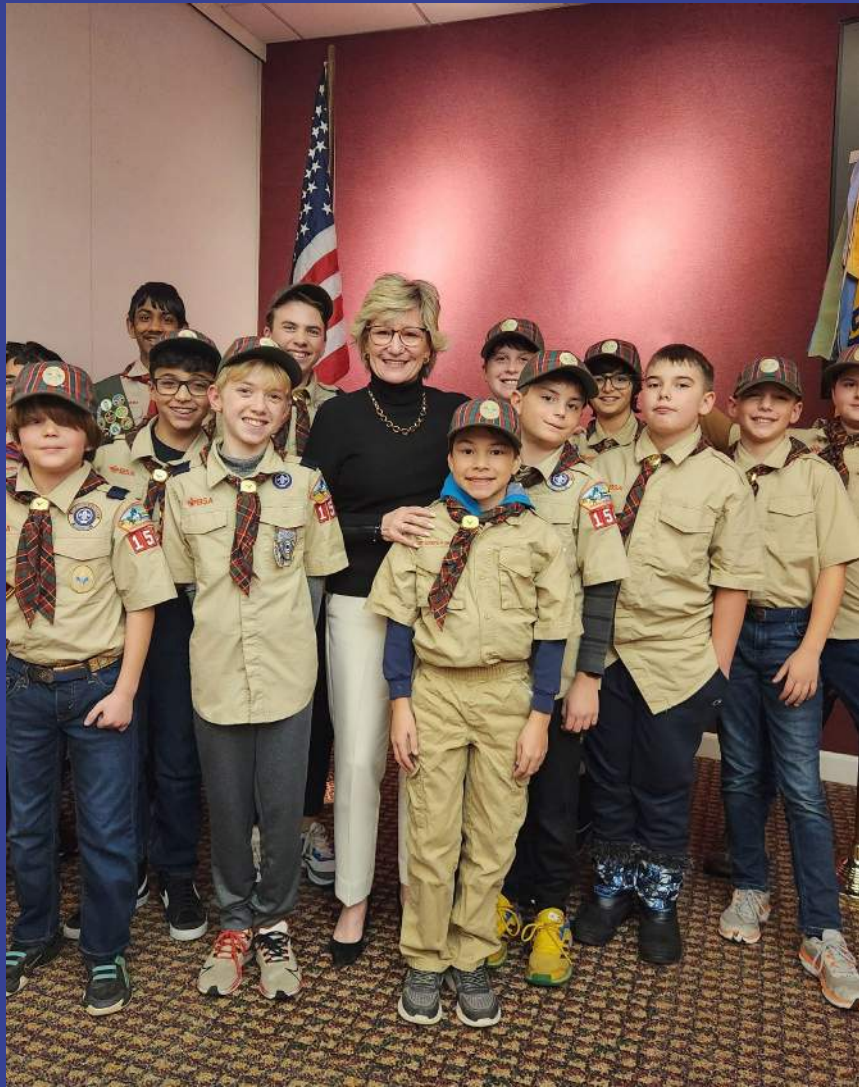










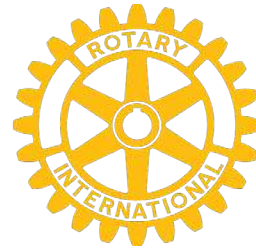


Together We Build TOMORROW



RESPONDING TO THE CALL

TOGETHER WE BUILD TOMORROW



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.

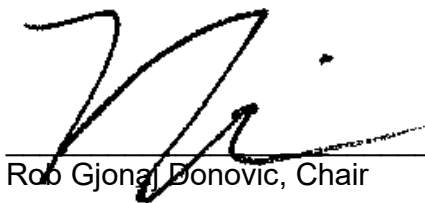
The meeting adjourned at 9:34 PM.

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

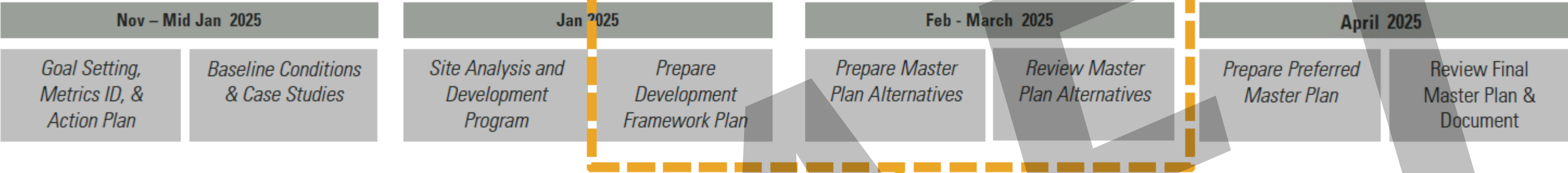
FEBRUARY 5, 2025

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

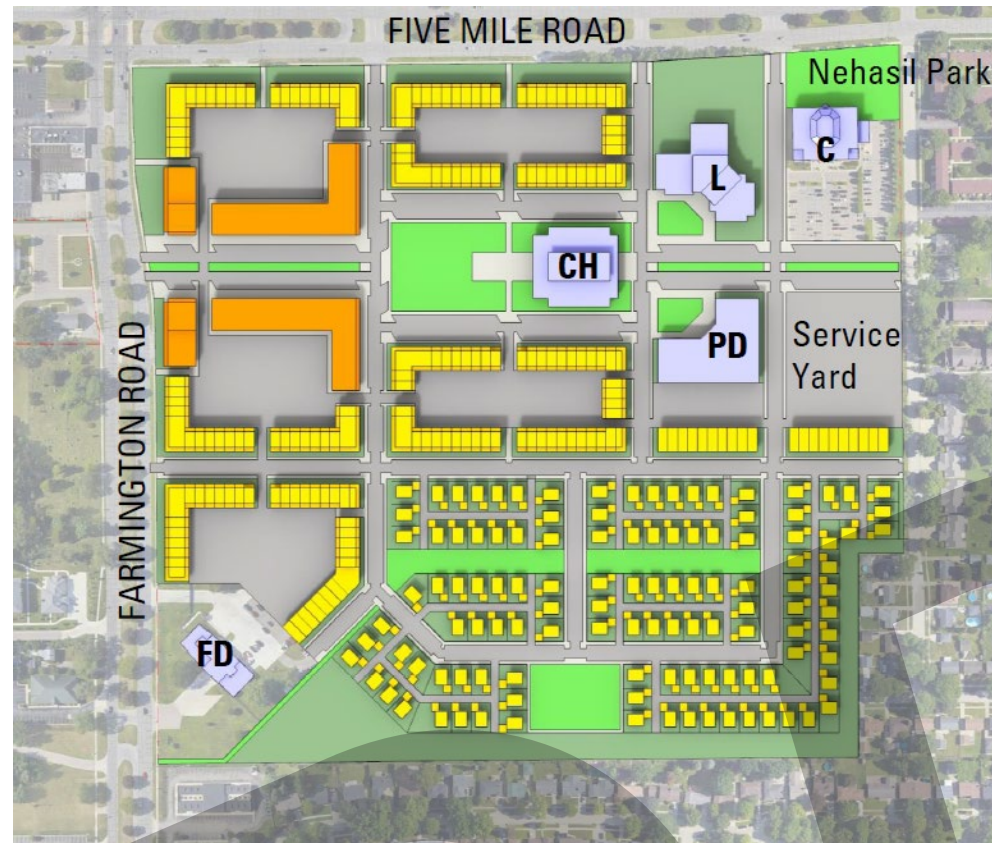
Master Plan Goals and Objectives:

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

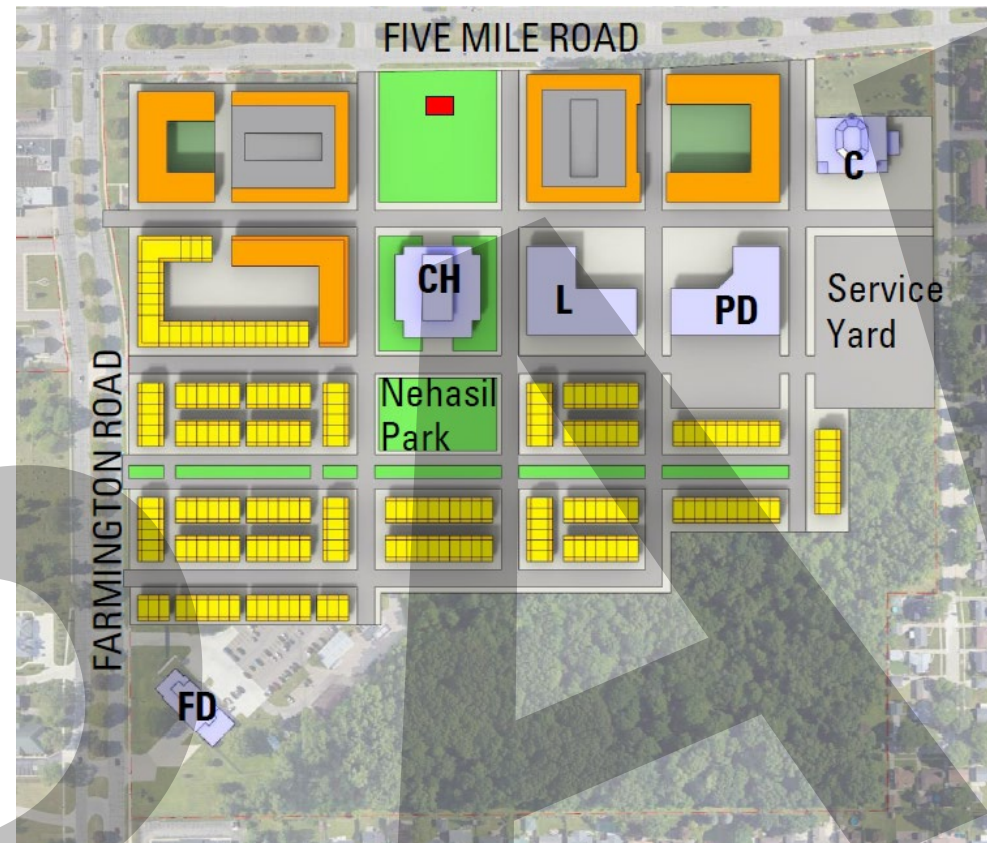
- Housing and Neighborhood
- Transportation
- Sustainability and Resiliency
- Healthy Communities
- Economic Development
- Parks, Trails, and Open Spaces
- Infrastructure
- Urban Design

DRAFT

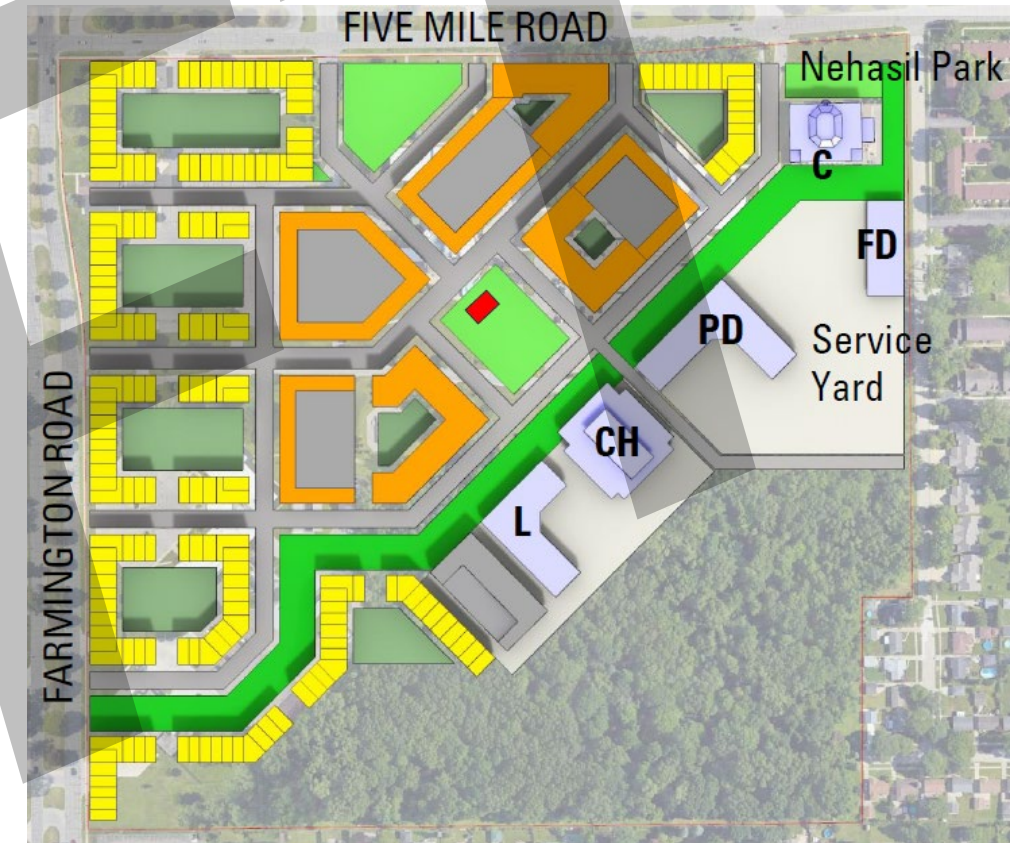
Evolution of City Center Master Plan



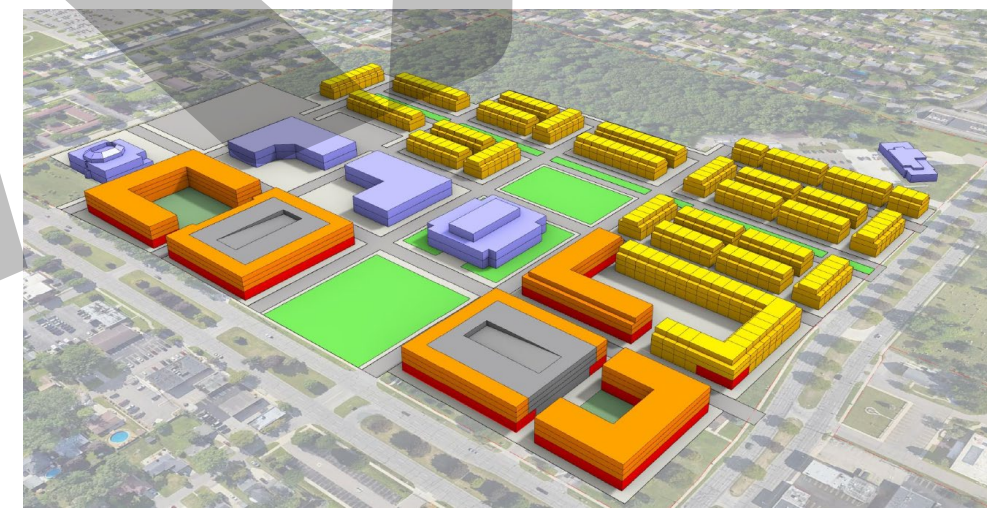
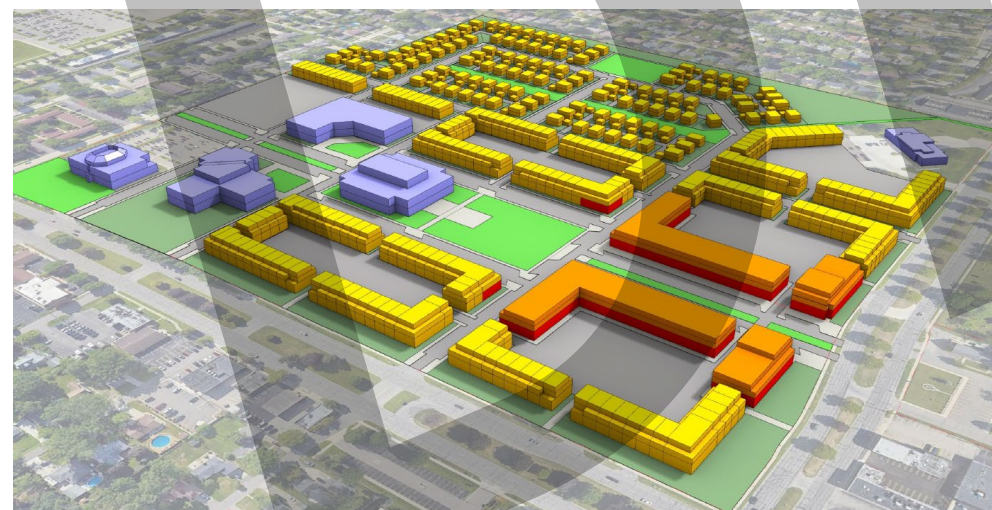
Option 1



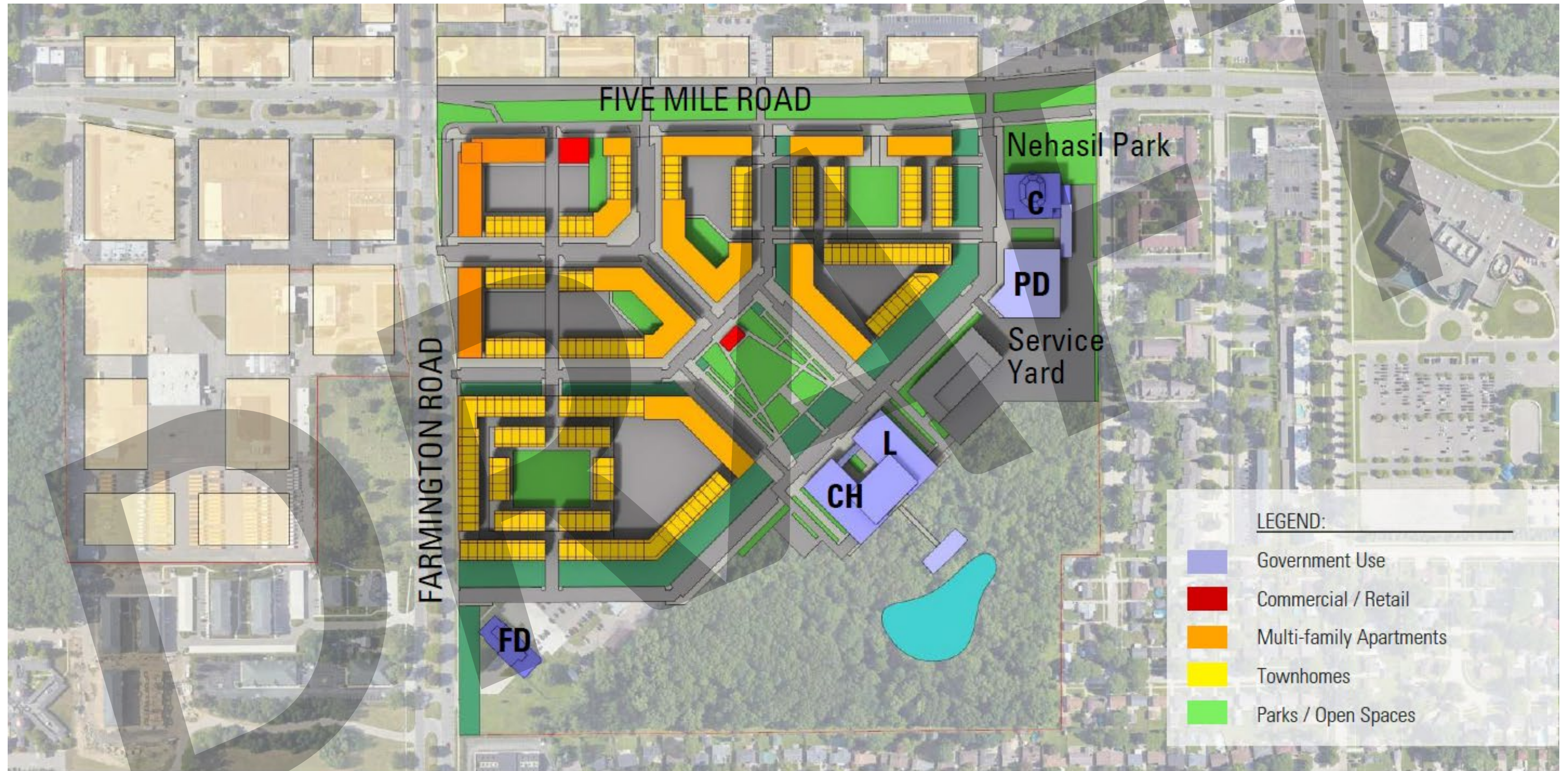
Option 2



Option 3



Stewards of the Woods Concept- Revision of Option 3



Stewards of the Woods Concept- 3D



I-HED

DESIGNWORKSHOP



Some of the Benefits of a New Library

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

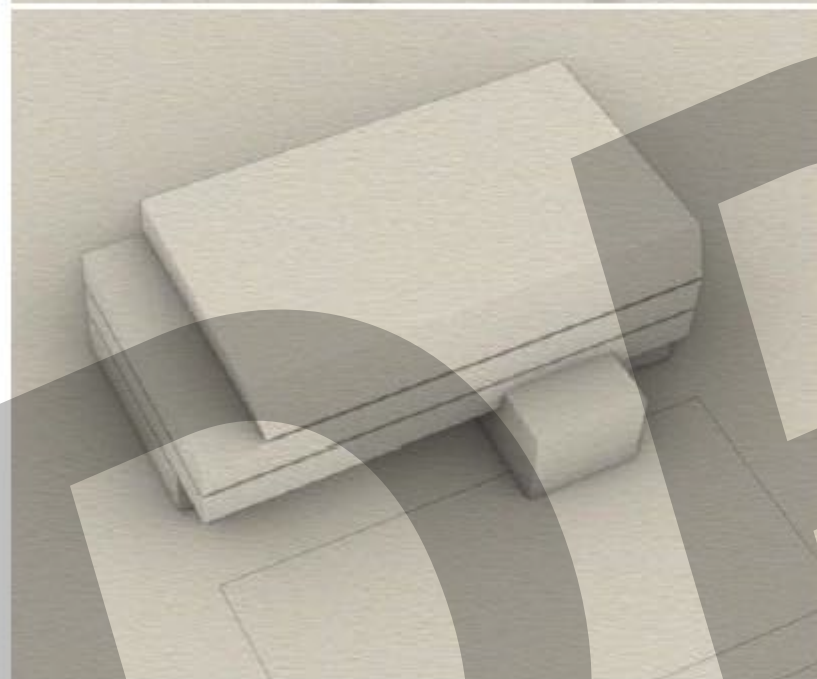
- **APPROPRIATE MEETING SPACE**
- **DRIVE-UP BOOK RETURN (DIRECT TO STAFF AREA) AND RFID IMPLEMENTATION TO FREE UP STAFFING**
- **ENGAGING OUTDOOR PROGRAM SPACE**
- **EXHIBITS, ART, PUBLIC INTERACTIVE ENGAGEMENT**
- **POWER/INFRASTRUCTURE-RELATED IMPROVEMENTS**

Some of the Benefits of a joint Library- City Hall

Potential synergies exist with...

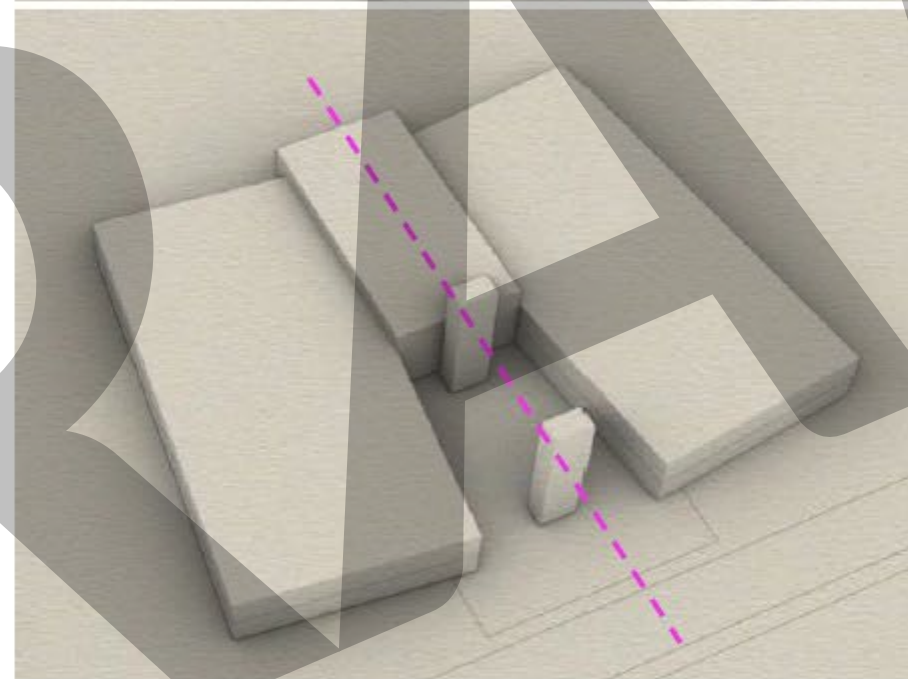
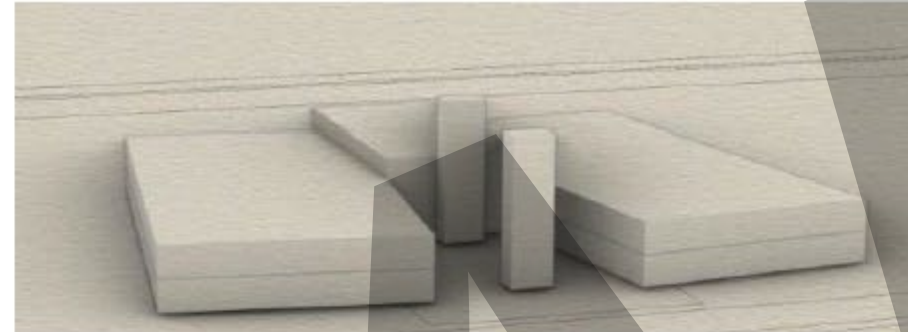
- **REDUCTION IN BUILDING ENVELOPE**
- **COMBINING NEEDS FOR INFRASTRUCTURE/VERTICAL CIRCULATION CORE / TOILET ROOMS COULD MAKE LIBRARY SPACE MORE FLEXIBLE**
- **SHARING OF PROGRAM FUNCTIONS (MEETING SPACE, COMMON ATRIUM)**
- **DIVERSITY OF HOURS OF OPERATION, ACTIVATION OF PUBLIC OUTDOOR SPACE**

Library/ City Hall Combo Options



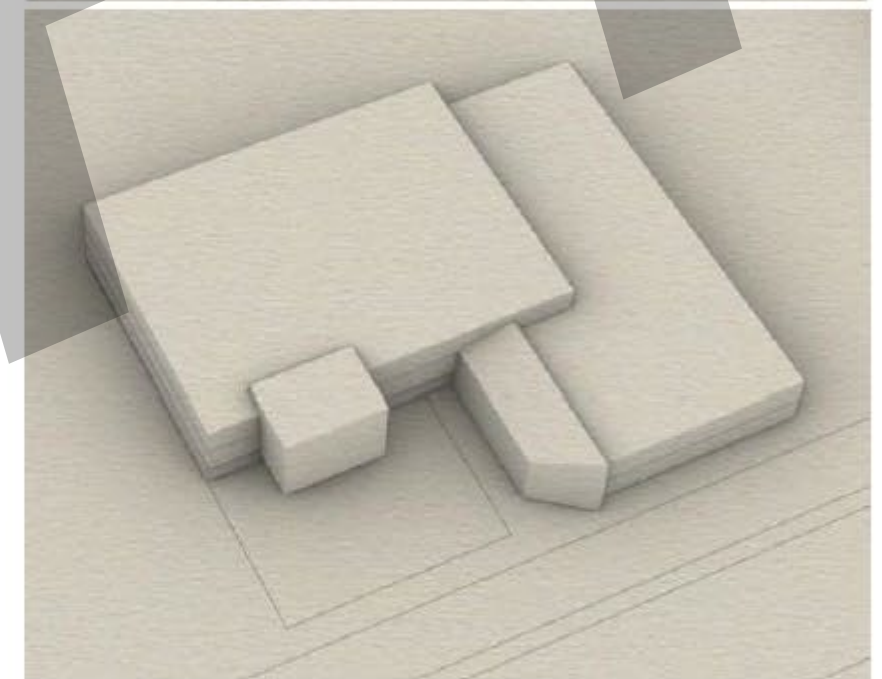
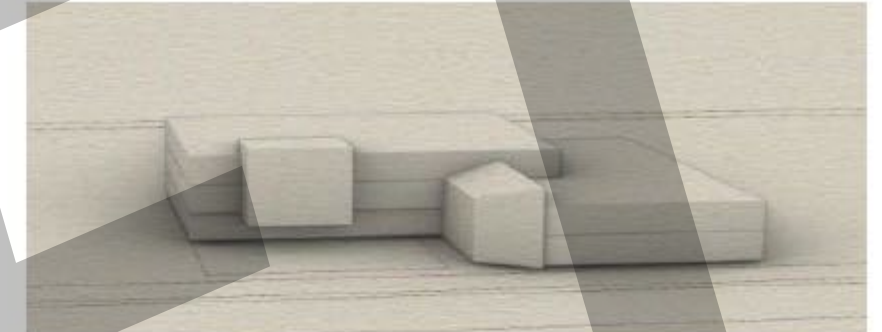
VALUE OF HEIGHT

- 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.

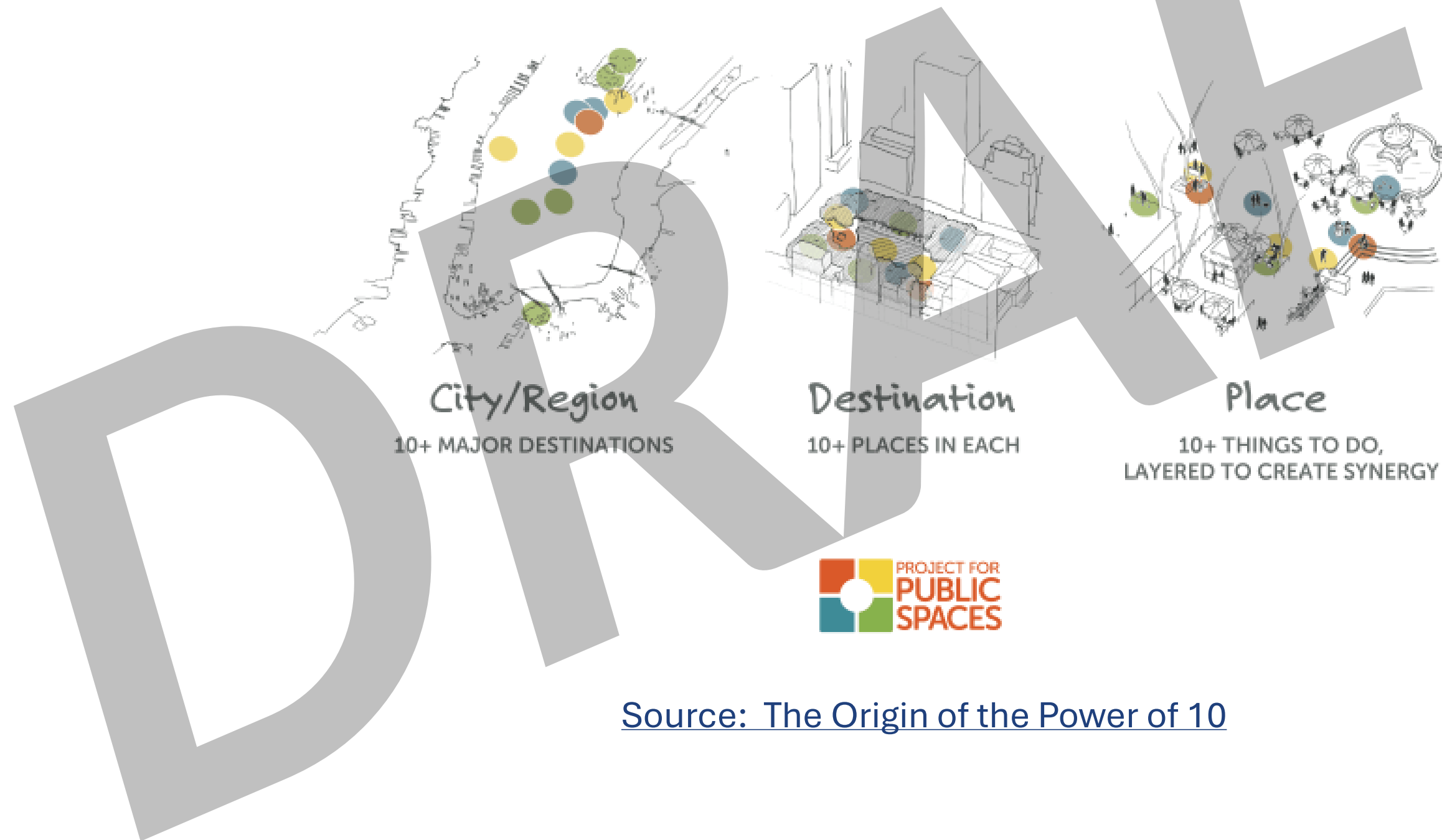


Include non-profit activities sponsored by community-based organizations.



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



ENTRANCE CORRIDOR

IDS REFERENCE

IDS



ENTRANCE CORRIDOR

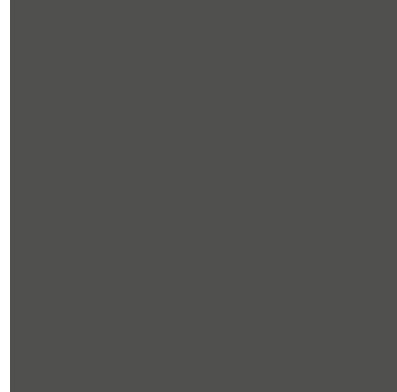
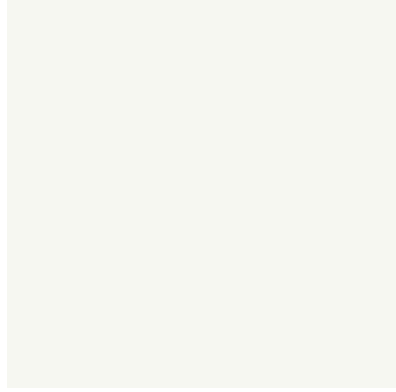






INTERIOR FINISHES

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



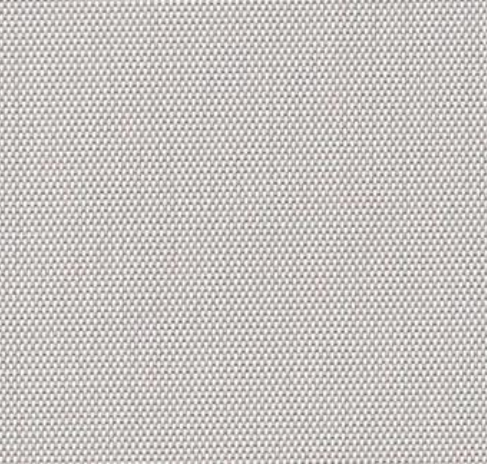
PLASTIC LAMINATE
TOILET PARTITIONS / INTERIOR ELEVATOR PANELS



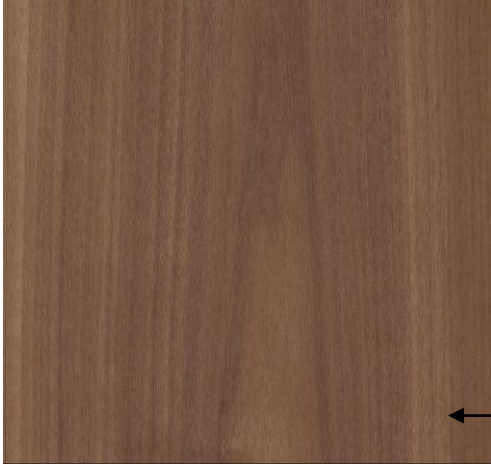
ACCENT WALL TILE
CT-04 (CHARCOAL GROUT)



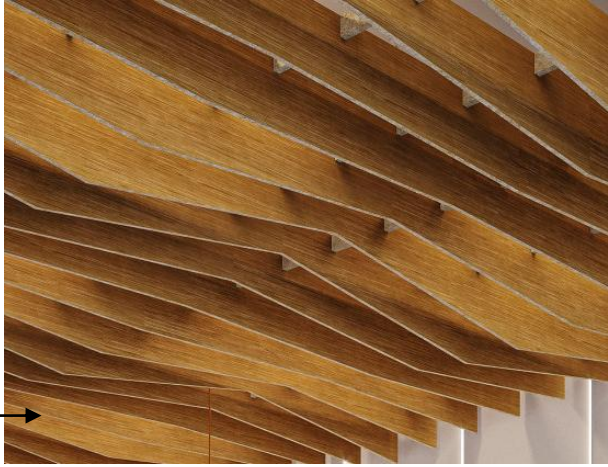
INTERIOR WOOD DOORS
ST-02



WINDOW SHADE
SC-01



FELT BAFFLES
BF-01



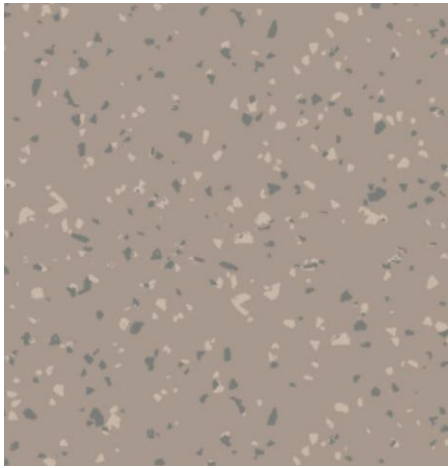
ACOUSTICAL CEILING TILES
ACT-01



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



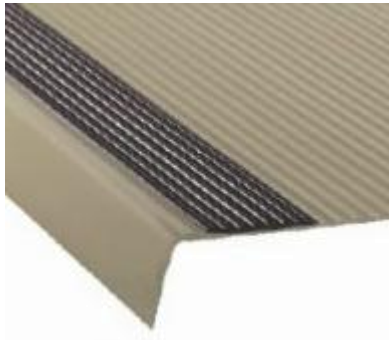
RUBBER STAIR TREADS / RISERS



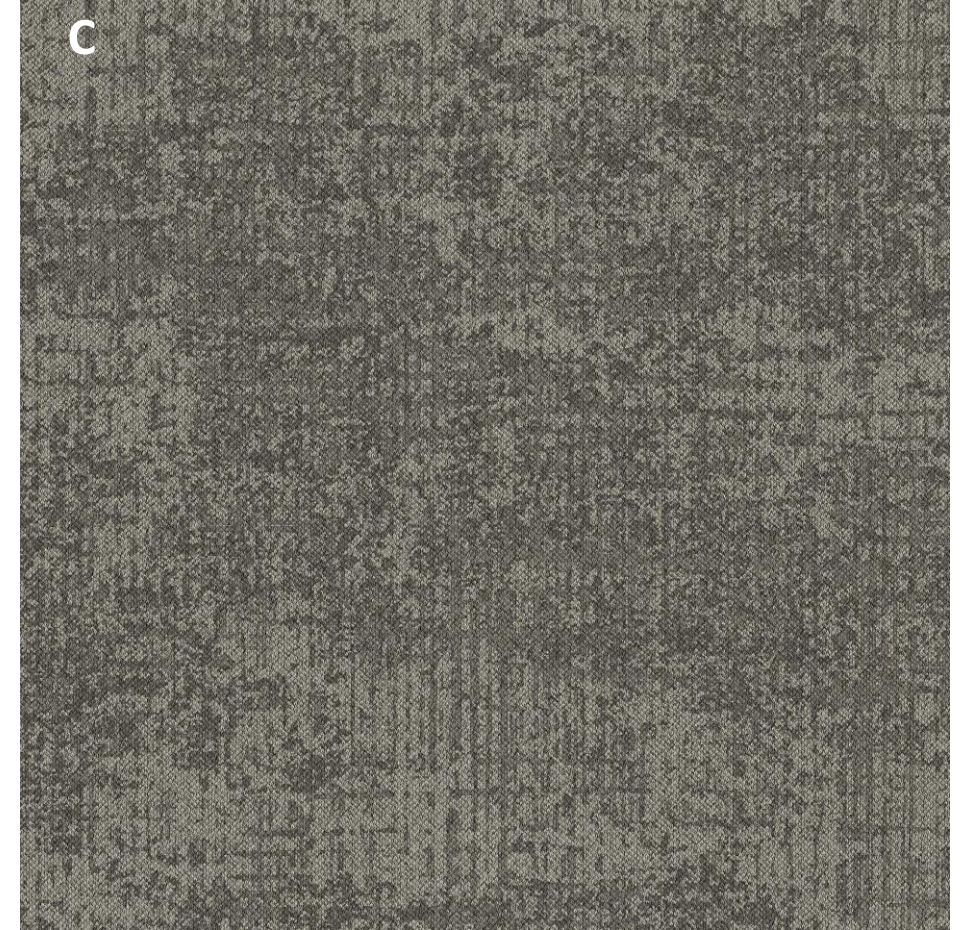
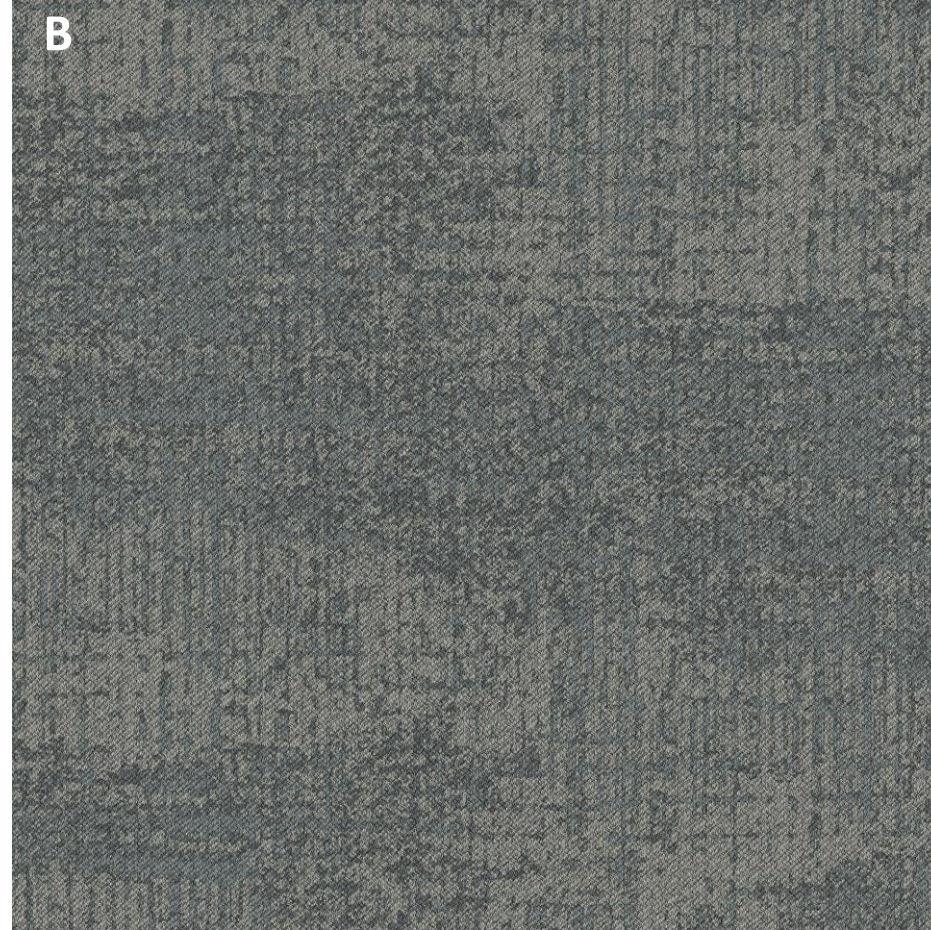
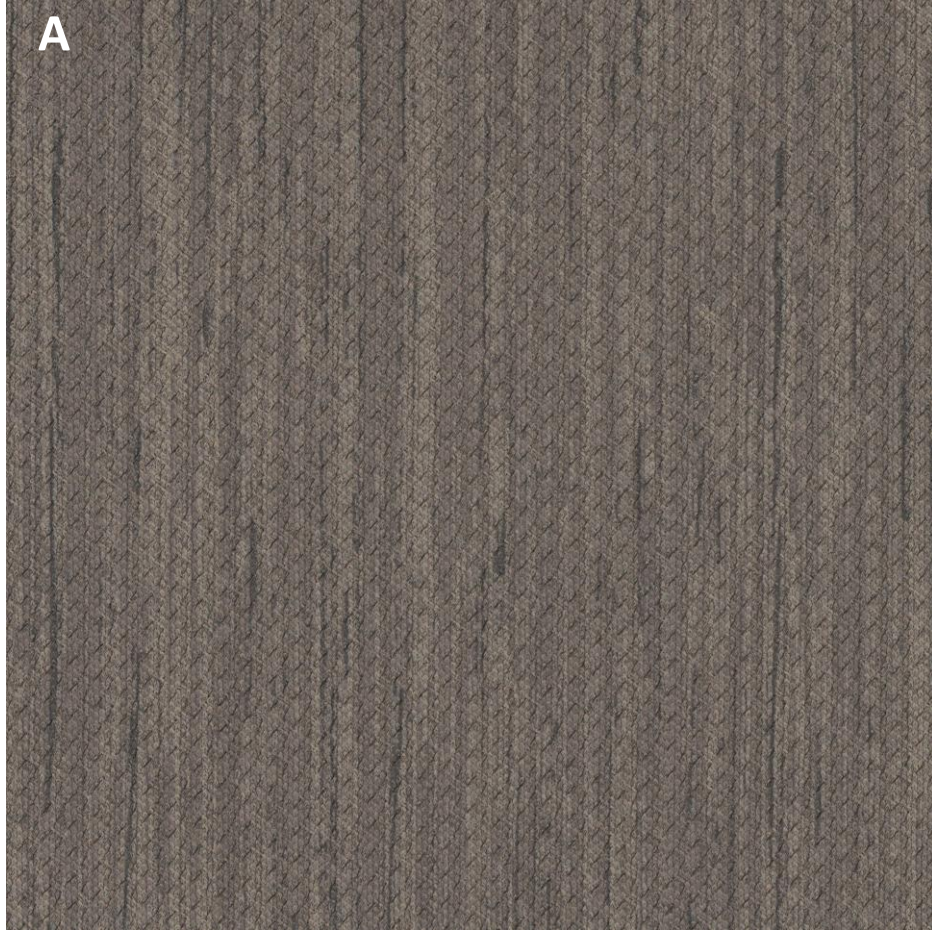
RAISED ROUND

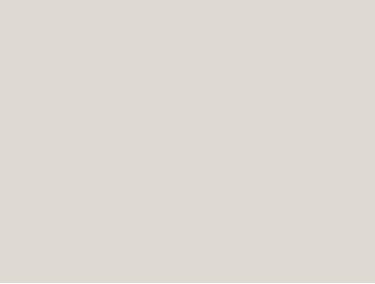
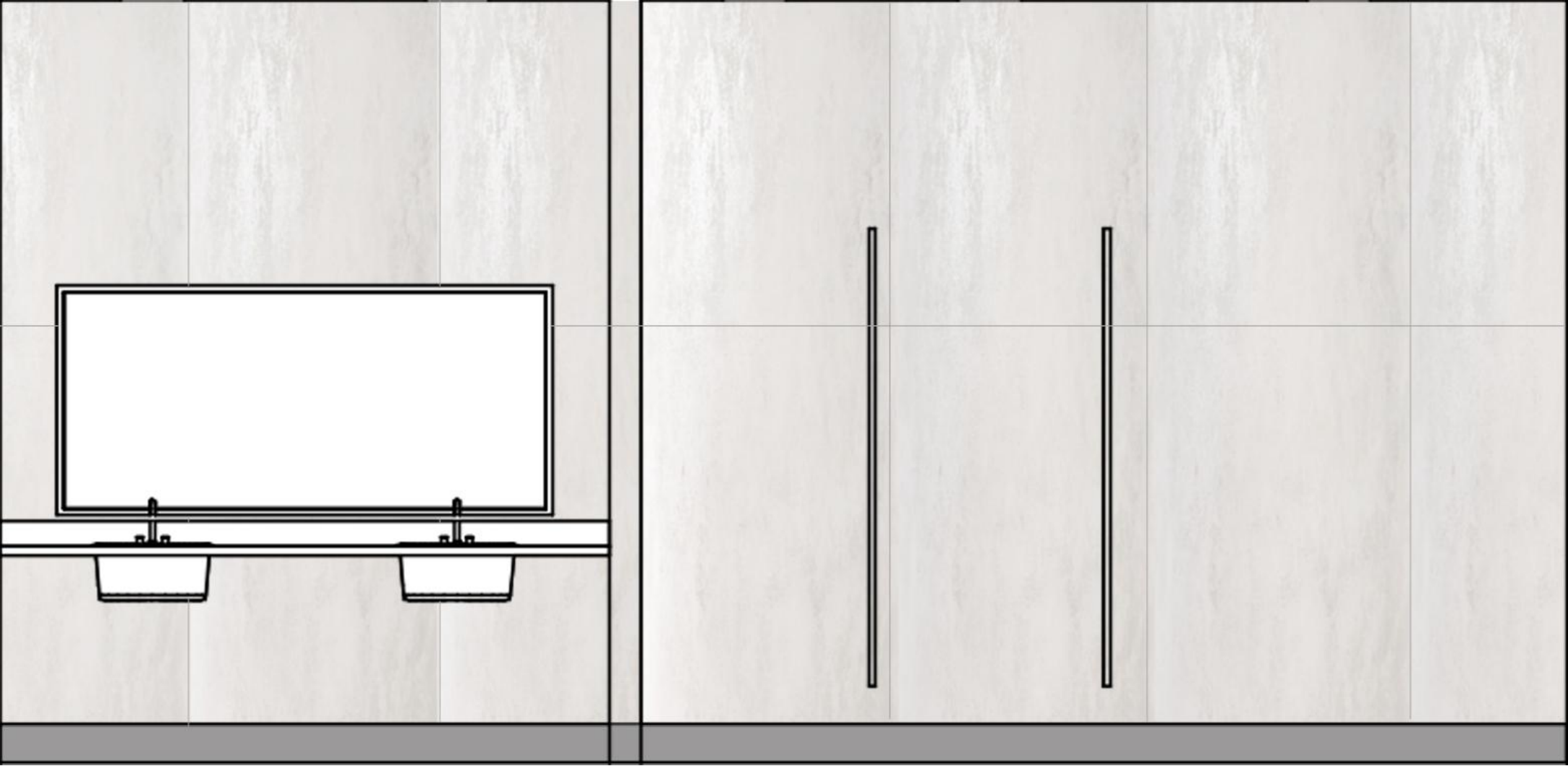


CONTRASTING RUBBER INSERT

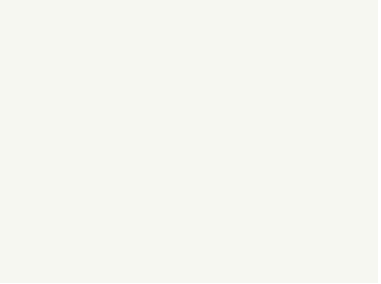


WINDOW FILM @ CONFERENCE
ROOM DOOR (SEMI-PRIVATE)
(IMAGE IS REFERENCE ONLY)
PROPOSED IMAGE – LIVONIA MAP
WF-01





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



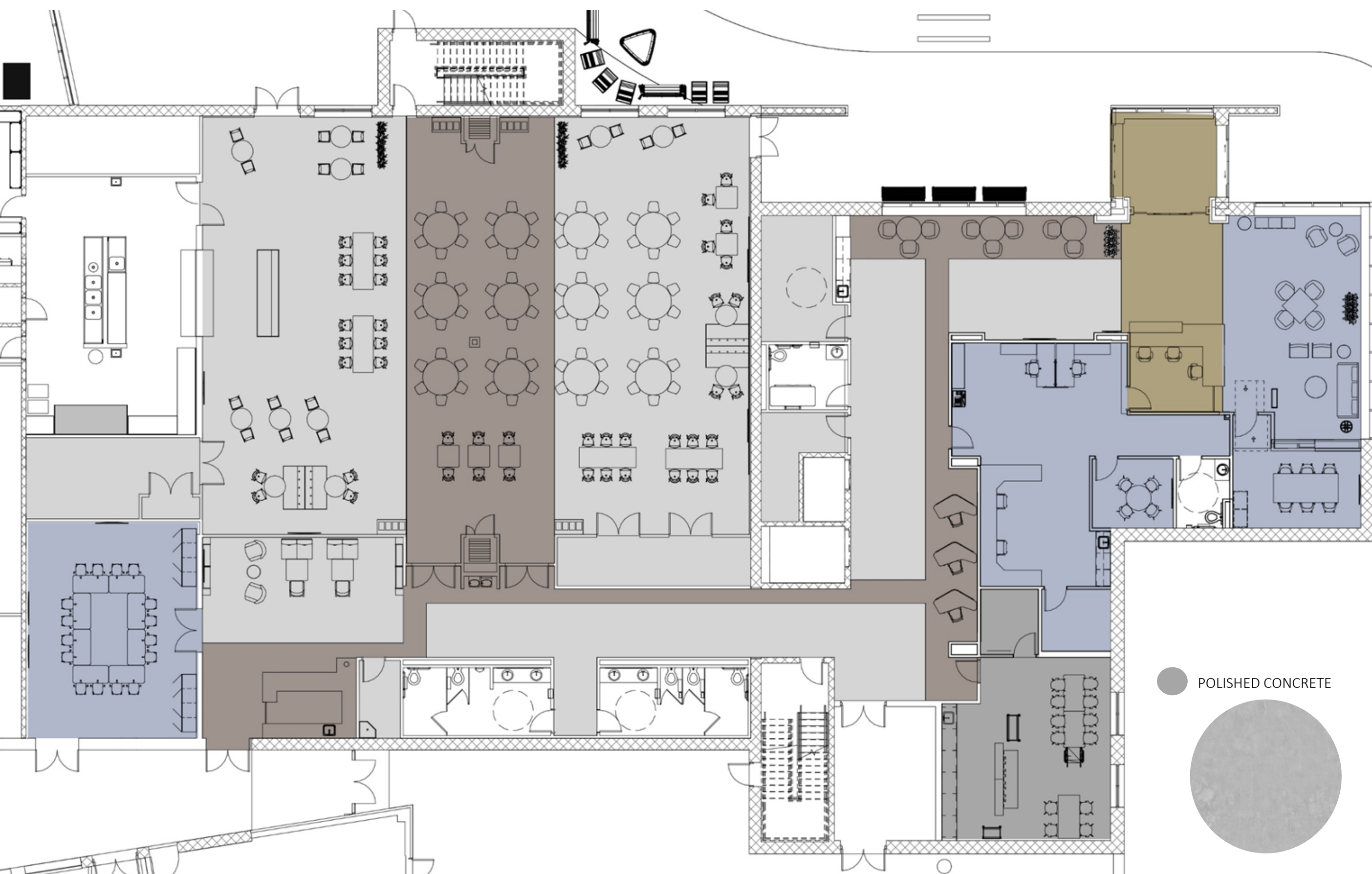
PLASTIC LAMINATE TOILET PARTITIONS
PLAM-01



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

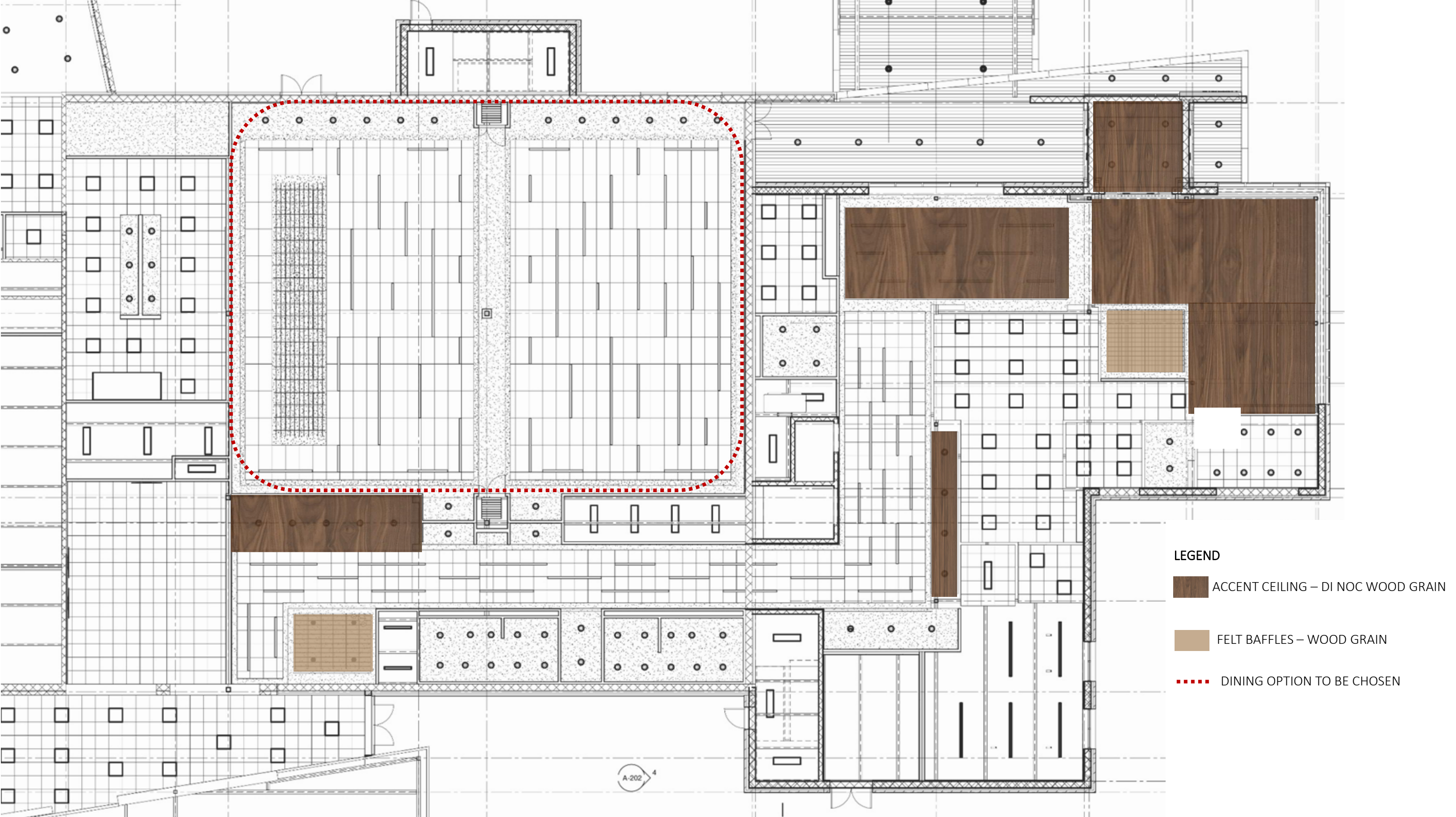




- CARPET TILE
- WALK OFF CARPET TILE
- MCT
- MCT
- POLISHED CONCRETE
- MCT

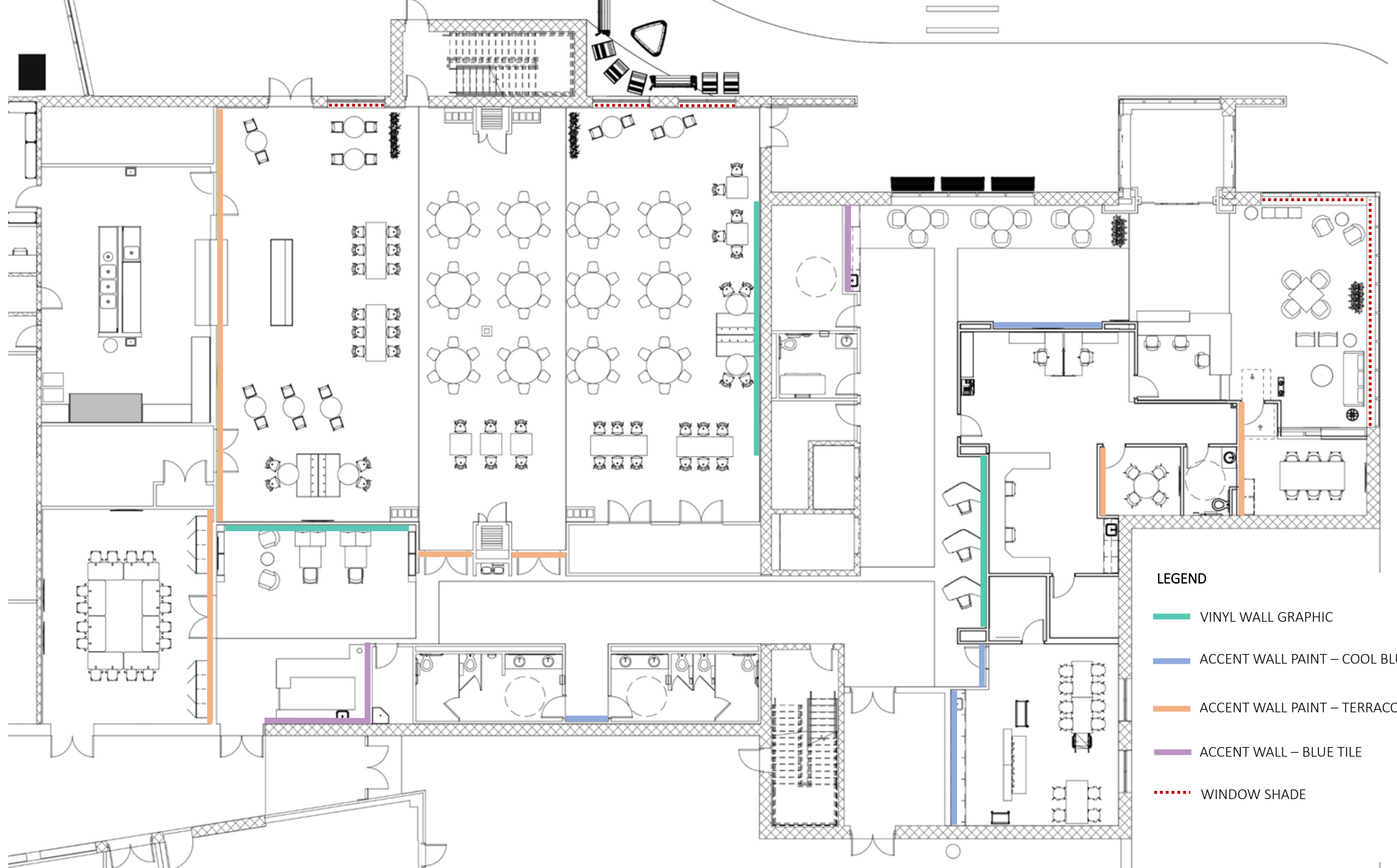
FIRST FLOOR PLAN

MATERIALS | FINISH FLOOR PLAN - SENIOR CENTER



FIRST FLOOR PLAN

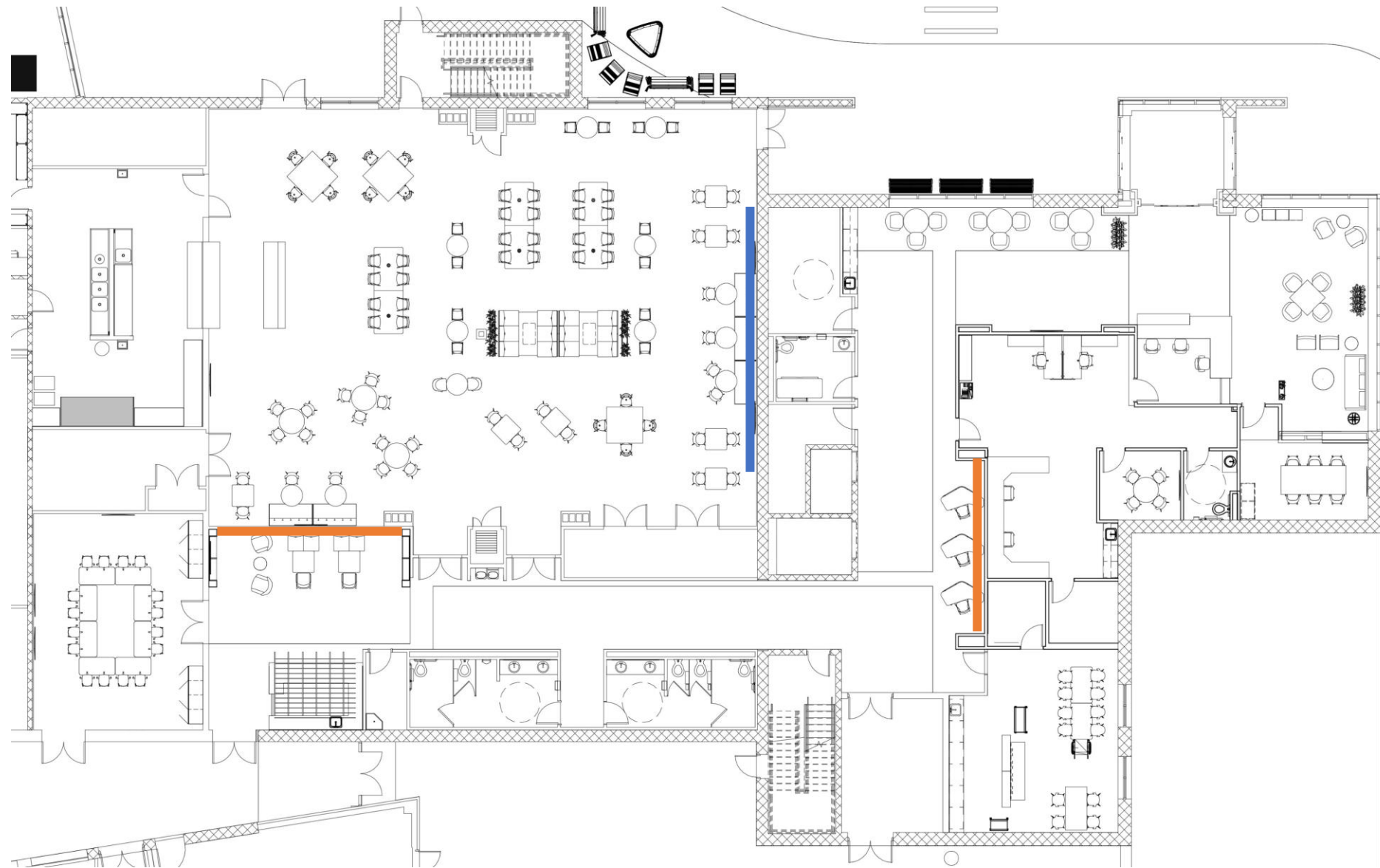
MATERIALS | FINISH CEILING PLAN - SENIOR CENTER



FIRST FLOOR PLAN

MATERIALS | FINISH PLAN - SENIOR CENTER



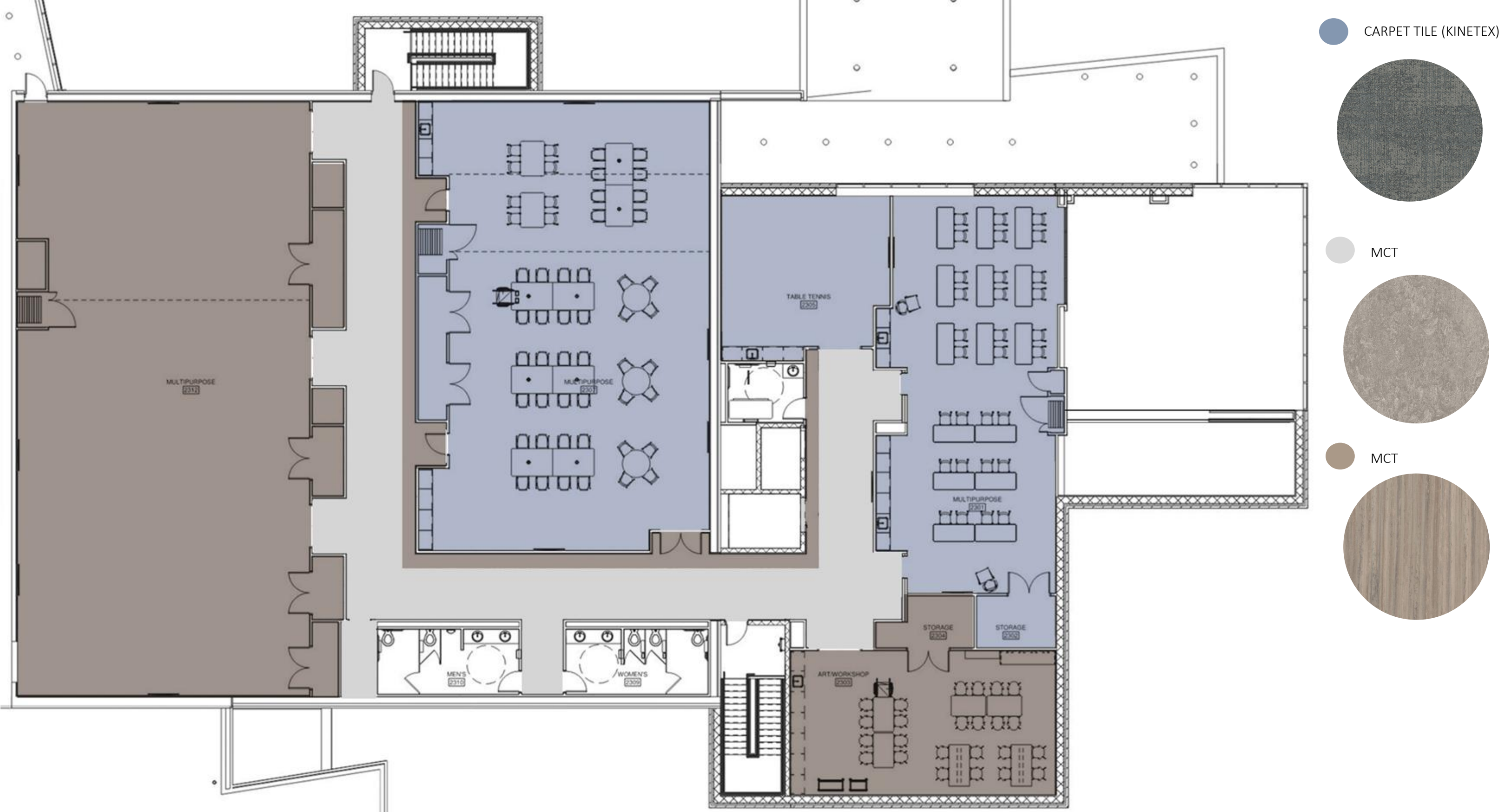


WC-02

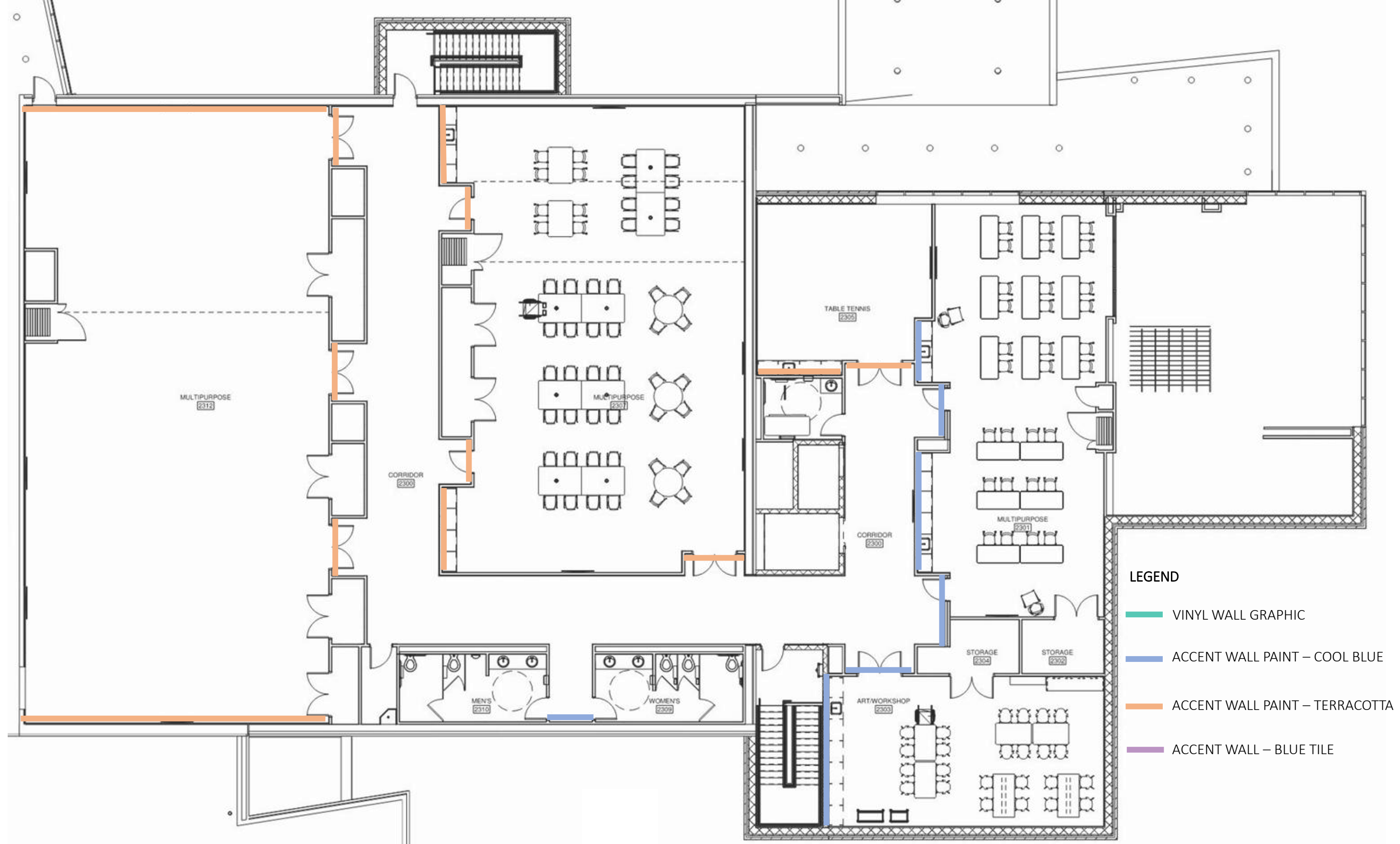


WC-03

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



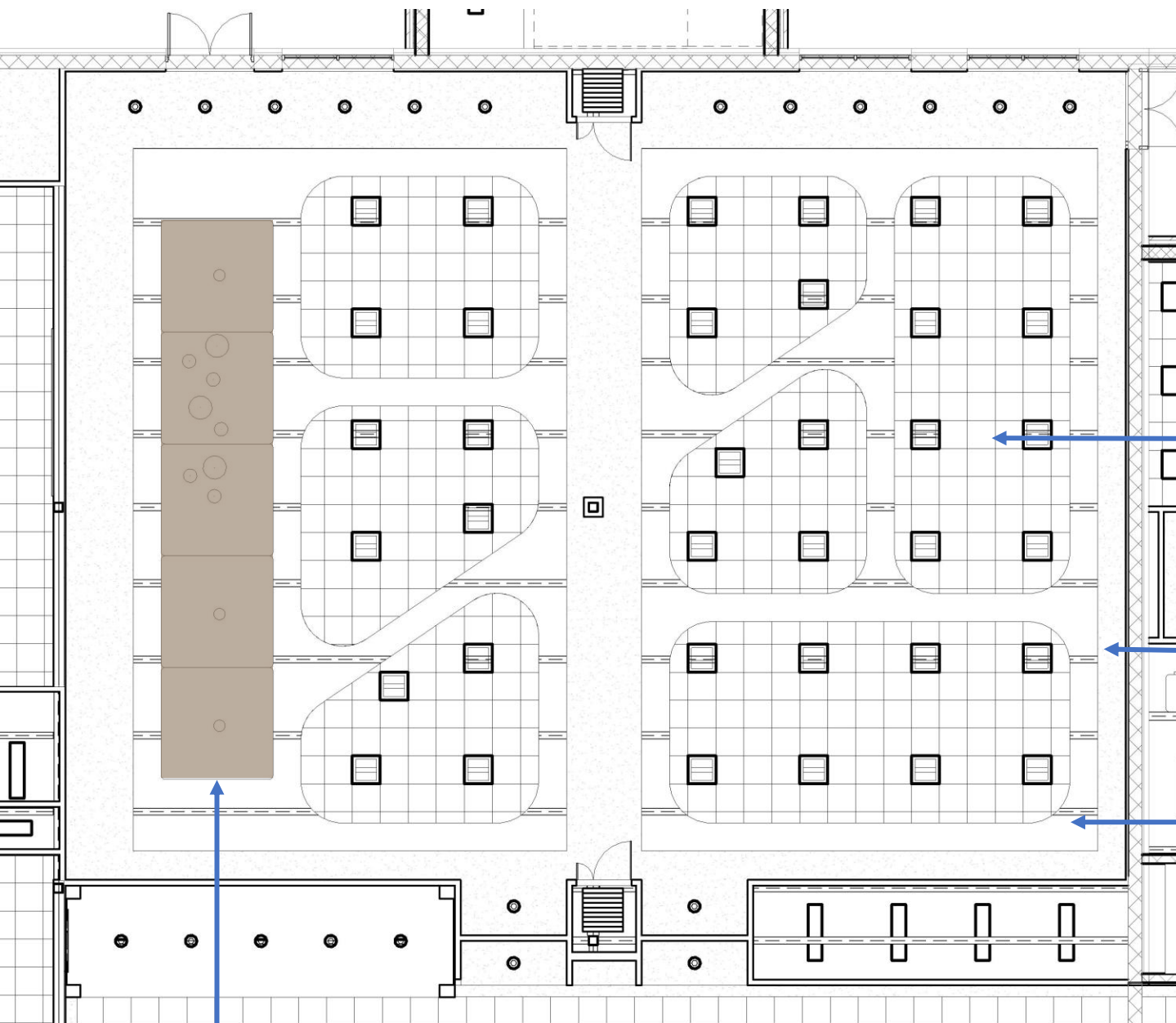
DINING ROOM – OPTION 1



DINING ROOM – OPTION 2



DINING ROOM – OPTION 3



SUSPENDED 2' X 2' ACT

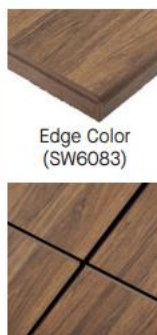
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

ARMSTRONG LYRA PLANT BASED
WOOD LOOK CEILING PANELS



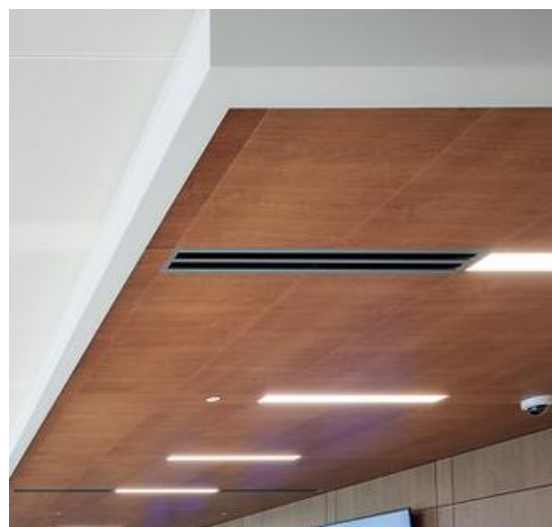
Brown Sugar Walnut (WBS)



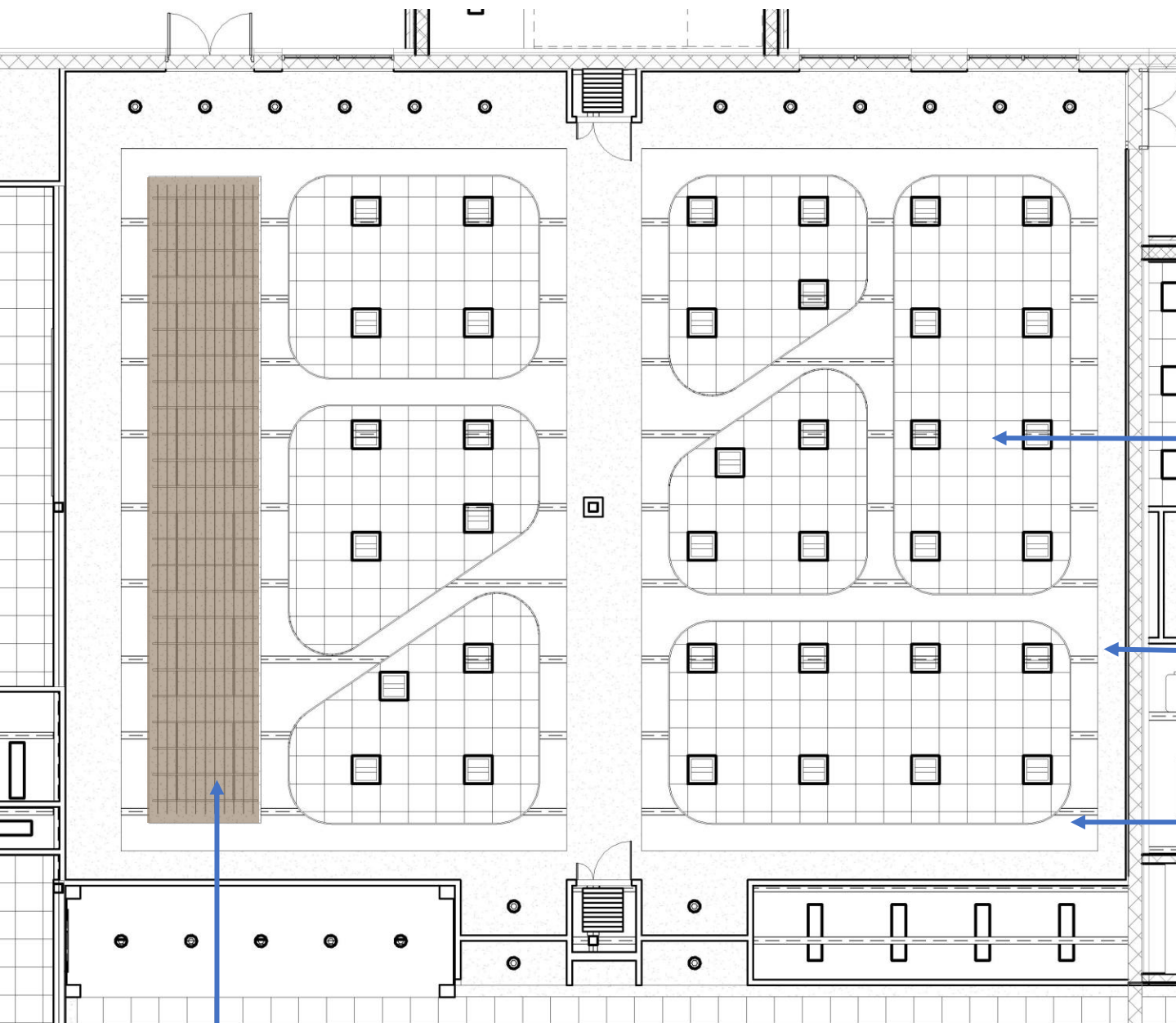
Edge Color
(SW6083)



Suprafine XL
Suspension System
in Black (BL)



MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 1

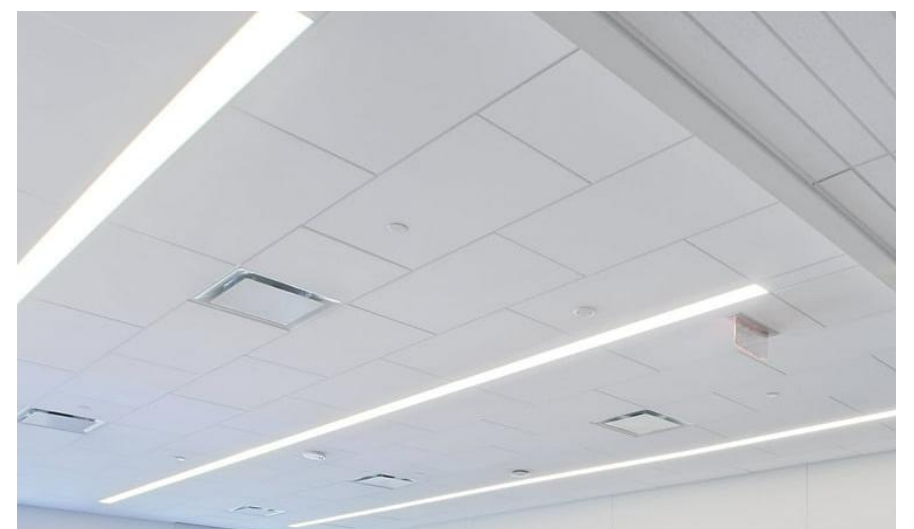
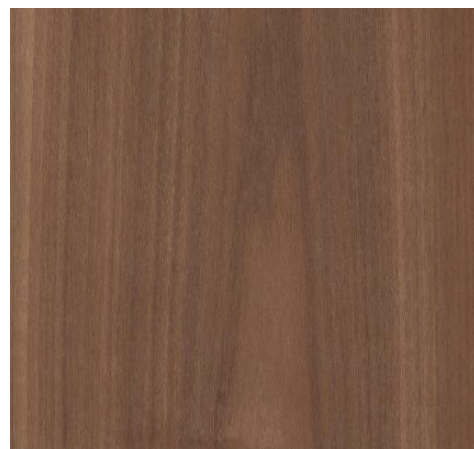
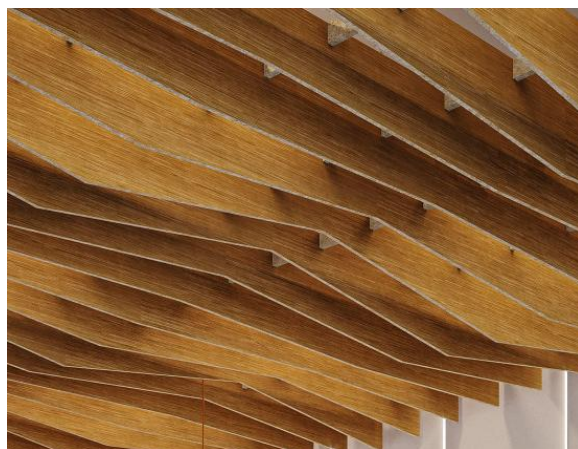


SUSPENDED 2' X 2' ACT

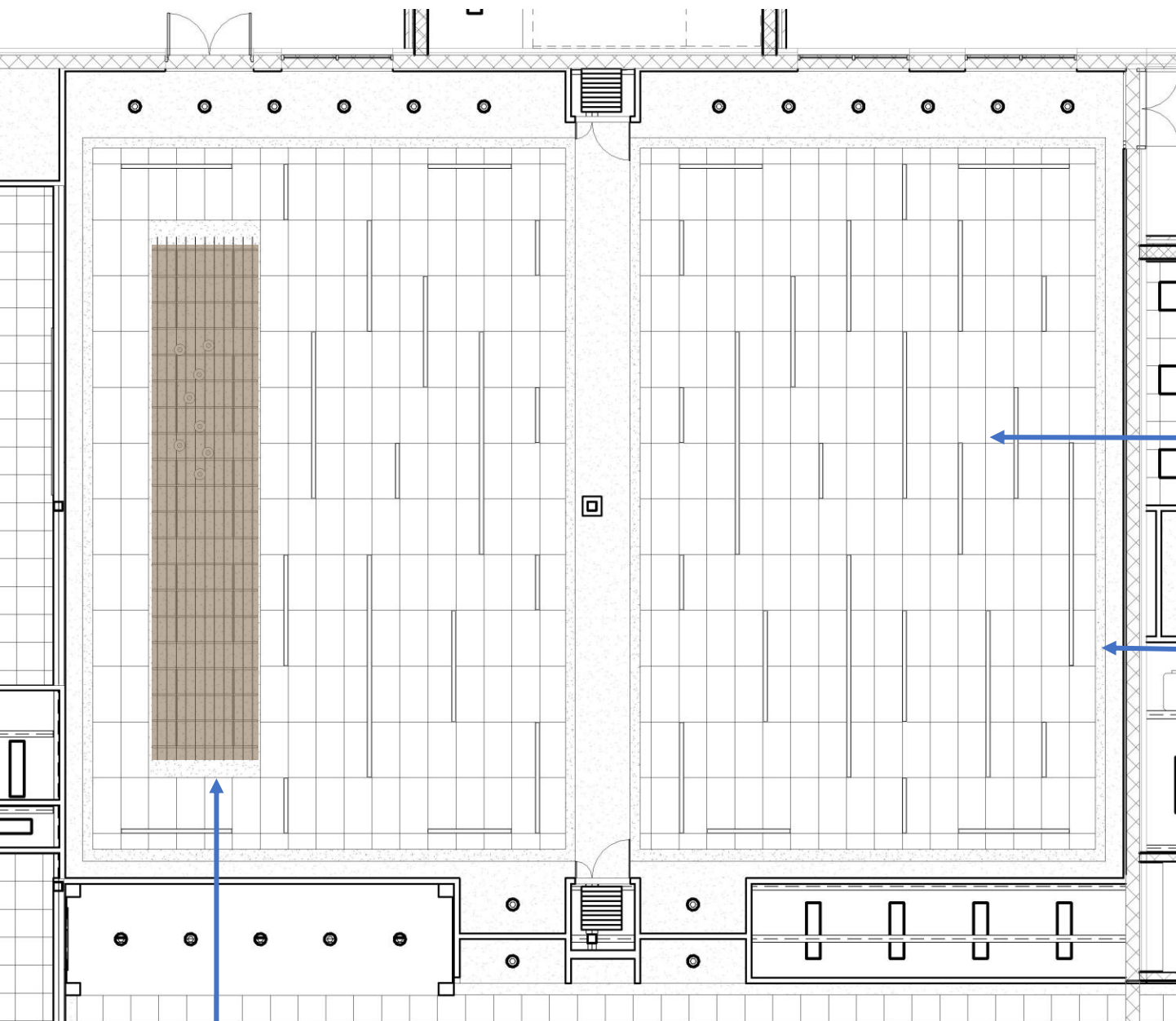
PAINTED GYPSUM SOFFIT

EXPOSED STRUCTURE (BLACK PAINT)

FELT BAFFLES



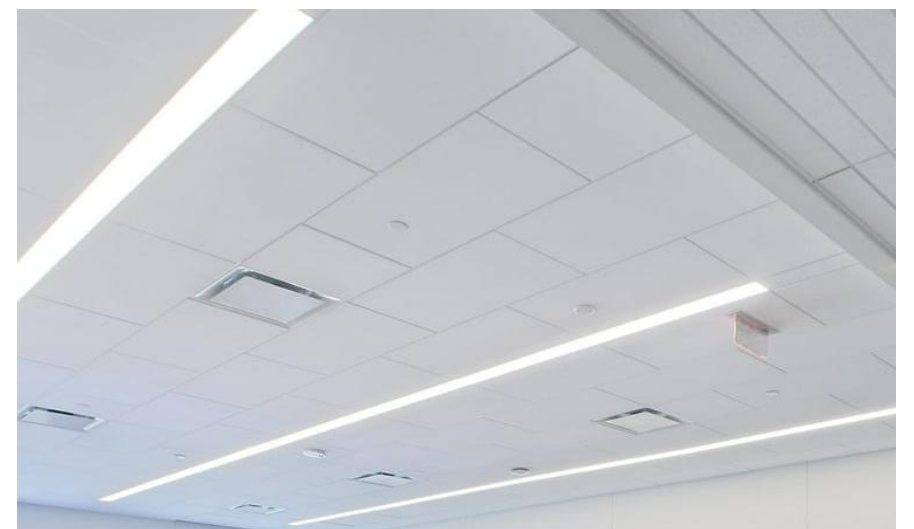
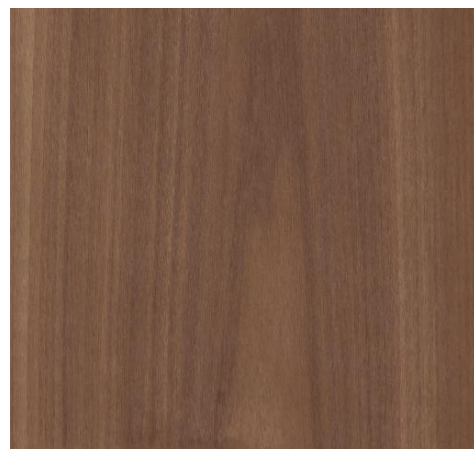
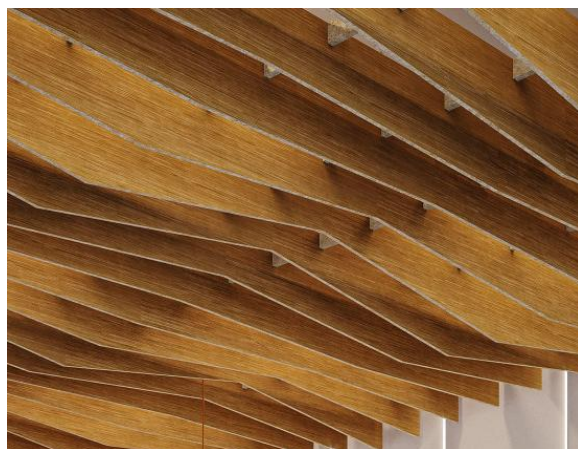
MATERIALS | FINISH CEILING PLAN – DINING ROOM OPTION 2



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



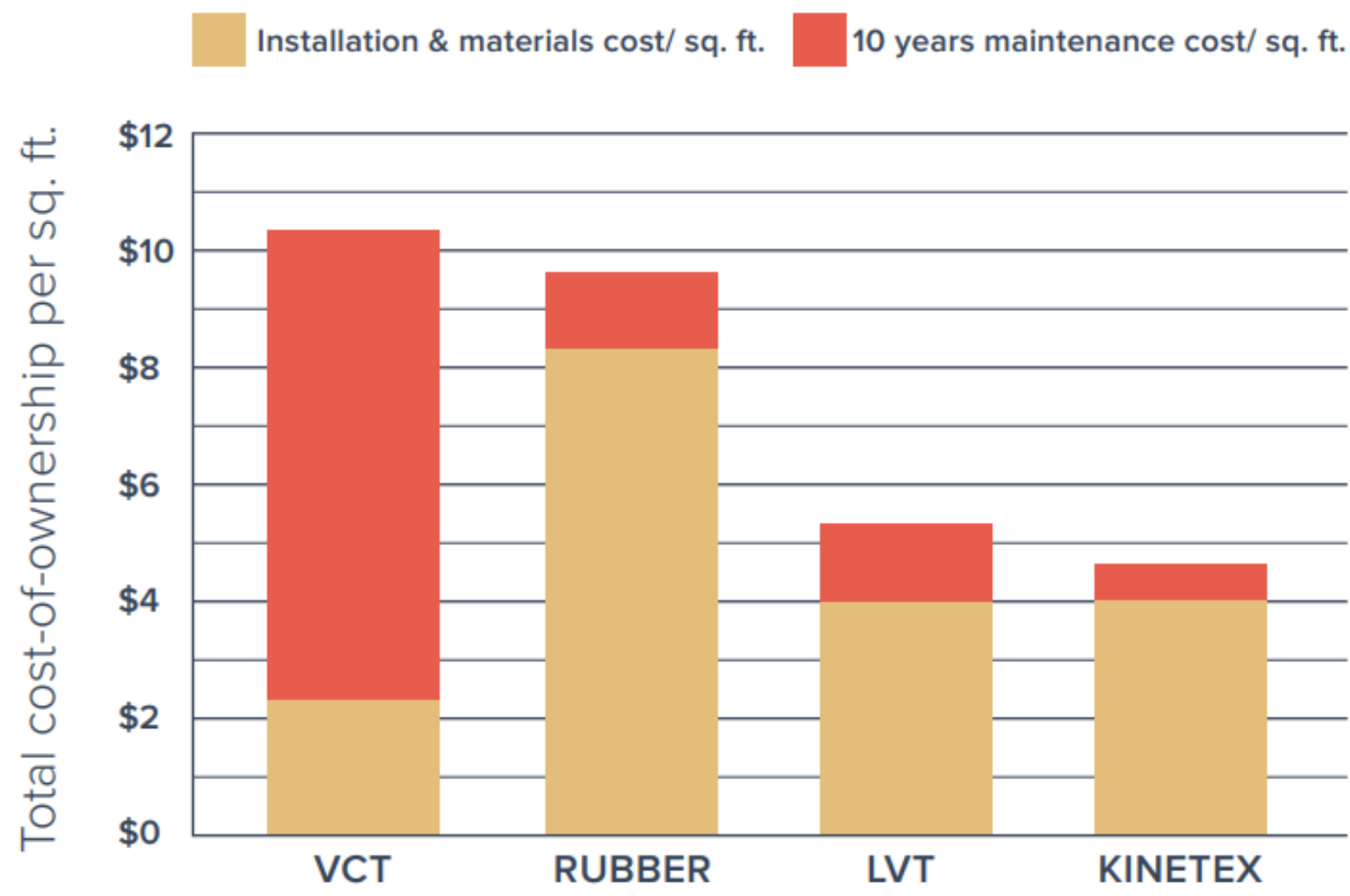
OPTION 3



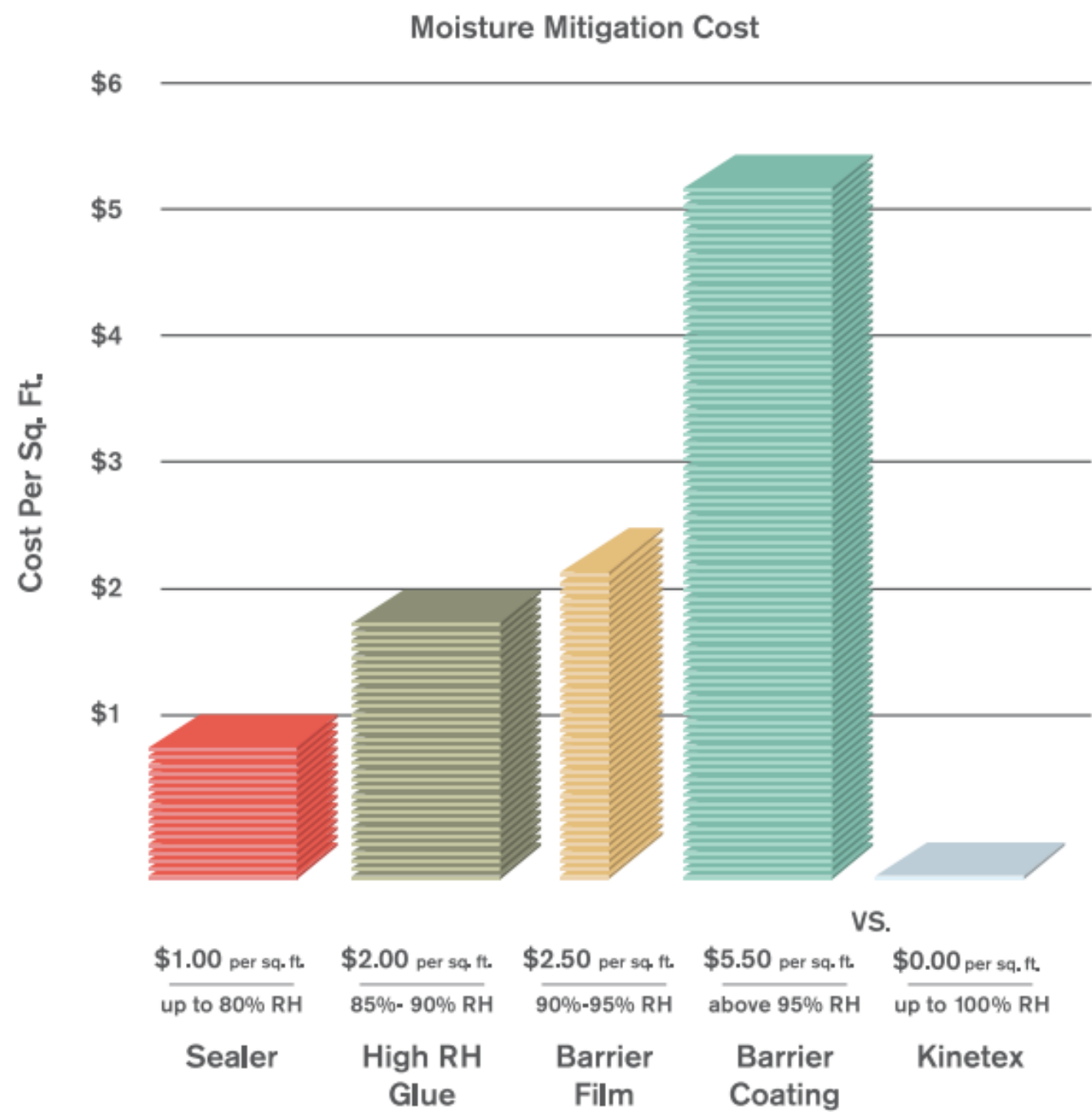
THANK YOU

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



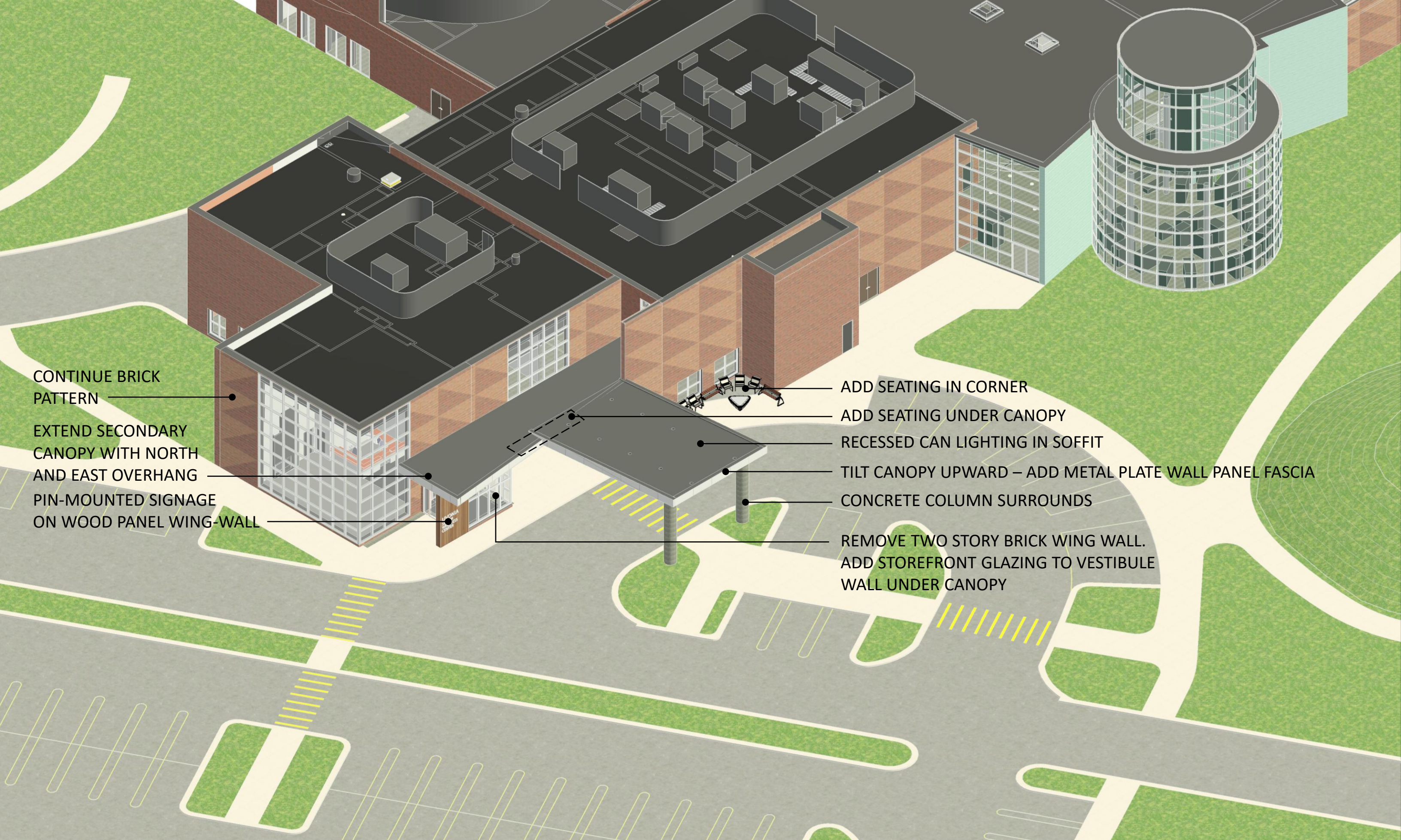
HRC

SENIOR CENTER ADDITION



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

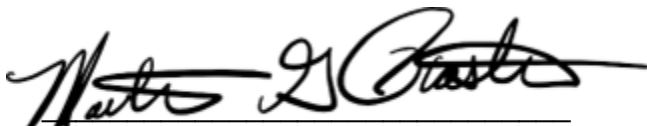
The meeting adjourned at 8:17PM.

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>
--

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)
--

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.

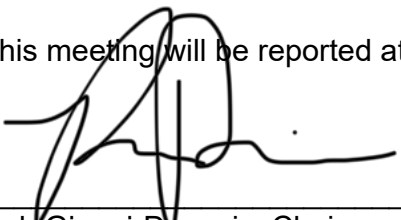
The meeting adjourned at 8:27 pm.

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

**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:** Maureen Miller Brosnan, Mayor
Carter Fisher, City Attorney
Debbie Lichtenberg, Finance Director
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.

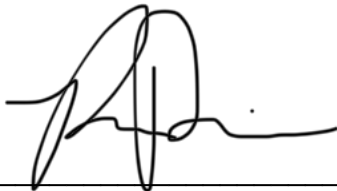
The meeting adjourned at 9:04 PM.

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

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

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

***PERTAINING THE SUBJECT MATTER OF THIS MEETING**

Jim Buzi

Patrick Brockway

Nick Hefty

Lynn Mills

Nancy Dengel

248 852-7577

Ron Gaffney

734 634 1254

DREW Blett.

Lenny O'Connor

Eileen McDonnell

Denise Mika

Frank J. Enslin

989-560-2130

NEW DATA RECEIVED FOR THE CAPITAL OUTLAY AND
INFRASTRUCTURE COMMITTEE MEETING OF SEPTEMBER 15, 2025

From: [Davis, Ted](#)
To: [Kasprowicz, Sara](#)
Cc: [Donovic, Rob](#)
Subject: FW: Urben Blu presentation
Date: Friday, September 5, 2025 11:05:40 AM
Attachments: [Urben Blu-Brochure ENG 0601 2025.pdf](#)
[Livonia Quote.pdf](#)

Sara,

Please see the attached additional information on pre-fabricated restrooms.

Thanks,
Ted

Ted Davis, CPRP
Superintendent of Parks and Recreation
City of Livonia | Parks and Recreation Department
(734) 466-2298
edavis@livonia.gov

From: Rebecca Bolduc <R.Bolduc@urbenblu.com>
Sent: Friday, September 5, 2025 10:26 AM
To: Davis, Ted <edavis@livonia.gov>
Subject: Urben Blu presentation

Hi Ted,

As mentioned during the meeting, you will find a quote for the double unit, a cost saving analysis and the presentation of the product. Here is also the link to our website, we have a few videos that explain the cleaning process and what's included in our units : <https://urbenblu.com/videos/>

Please let me know if you have any questions or need more information.

*** I have sent a request for shipping cost; I will send it over to you as soon as I get it

Regards,
Rebecca Bolduc
514-606-5467



Quote

URBEN BLU

599 Curé-Boivin
Boisbriand. QC. J7G 2A8
T. 1 450 437 8094

Date:

Client: Dawson Creek, BC
Adress

Contact:

Quantity	Description	Price (\$)	Total (\$)
1	Double Unit - Self-Cleaning ADA 2 Restrooms + 1 Mechanical room 8'11" X 22'4"	320,000.00 \$	320,000.00 \$
1	Double Unit - W/O automation ADA 2 Restrooms + 1 Mechanical room 8'11" X 22'4"	195,000.00 \$	195,000.00 \$
1	drinking fountain + wall reinforcement	10,000.00 \$	10,000.00 \$
	12" heated concrete pad		
	Flat roof - White membrane		
	Concrete walls, anti-vandalism and anti-graffiti		
	Concrete sink		
	Air exchanger		
	Heated mechanical room		
	Personalized outside finishes		
	3D plan		
	Power pressure machine indoors/outdoors		
	Baby changing table		

1	Band with, Software license, Technical Support, Sim Card, Supervision - 5 years	15,000.00 \$	15,000.00 \$
1	Suppervision of the site preparation / Suppervision of the installation	inc	inc
	*** Does not include plumber and electrician		
1	Tariffs	10,000.00 \$	10,000.00 \$
1	Shipping *** does not include crane	TBD	TBD
		Total	
		TOTAL	US



**ALL YOU NEED TO KNOW ON
OUR SMART, PREFABRICATED
PUBLIC RESTROOMS**



WHAT IS A SMART PUBLIC RESTROOM?

We call them smart because they are fully automated and programmable for operating hours, cleaning cycles, occupancy time, heating and lighting and can be controlled and monitored remotely on a computer or mobile device.

You can even get an alert when the washroom's condition requires special attention, such as low toilet paper or soap!

Smart also means that our washrooms are equipped with a state-of-the-art cleaning, disinfecting and drying system that guarantees a clean environment for users. And with all these self-cleaning features, it allows the cities and municipalities to save on yearly cleaning and maintenance costs, a great ROI on an investment that could last more than 35 years!

**Save up to 25 000\$/year on
cleaning and maintenance
costs**

**See video section on the last page*

Our washrooms are fully automated and programmable for operating hours, cleaning cycles, occupancy time, heating and lighting and can be controlled and monitored remotely on a computer or mobile device and will alert you if the washroom's condition requires special attention.

Cleaning cycle of the floor



Automation Interface



WHAT DOES “VANDAL-RESISTANT” MEAN?

Our restrooms stand out for their sturdiness and the solidity of the materials used and we can say that our toilets are vandal-resistant because we use the strongest possible materials to resist vandalism. We all know that if someone really wants to break or damage our buildings, there's no limit to the means they'll use to get their way!

Here are just a few examples of the materials we use to make our buildings as robust as possible:

- Galvanized steel structure and self-supporting framework
- R-24.5 insulation for the walls and R-40 for the ceiling with rock wool including
- TYVEK® vapour barrier.
- Anti-graffiti facade treatment
- Interior walls and floor in durable, easy-to-clean fiber-reinforced concrete.
- Unbreakable stainless steel mirror and fireproof aluminum waste garbage can
- Walls and floor - fire rating M0 - non-combustible

[See Video section on the last page](#)

Restroom Interior





EASY TO INSTALL

Our ADA-compliant restrooms are ready-to-use upon installation. Site preparation is simple, as the facility is delivered with a 12-inch heated concrete pad and is compatible with sewer, holding tank and septic systems, pipe holes are made in prefabrication.

COMPLETELY CUSTOMIZABLE

There are different sizes and configurations available.

Each design features a mechanical room with a heating system.

The Urban Blu building is considered as a permanent building. However, if you need to relocate the building, it is possible. The concrete pad is equipped with anchors that allow you to move the building.

The entire facility can be customized to fit your needs and it can be moved to another site if desired.

Everything from the exterior finish to numerous additions: indoor or outdoor showers, a park manager office, changing rooms, an enlarged mechanical room to accommodate splash pad equipment, a water bottle refill station, and much more.





FULLY ACCESSIBLE

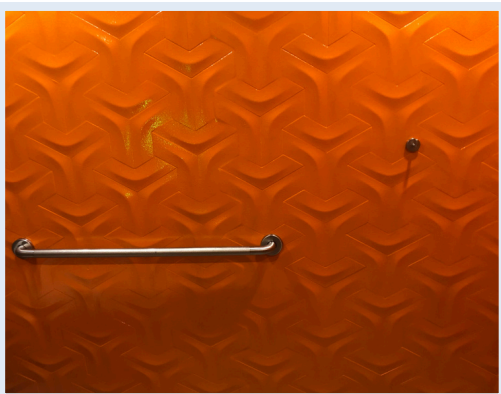
When we designed our smart toilets, we had accessibility for all in mind right from the start. And that's exactly what we did!

Our washrooms comply with national and provincial building codes to ensure they meet all requirements, and they are also ADA compliant and gender-neutral.

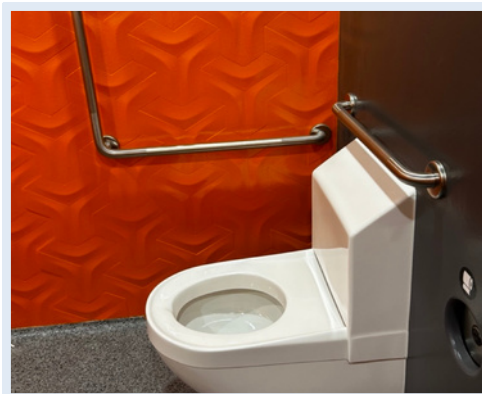
Here are a few key features:

- Free area of a minimum of 1500 mm (in accordance with applicable code) for wheelchair access
- Automatic door for wheelchair access
- Stainless steel grab bars
- Easy and contactless use
- Optional adult changing table
- Optional Emergency button

Stainless Steel Grab Bars



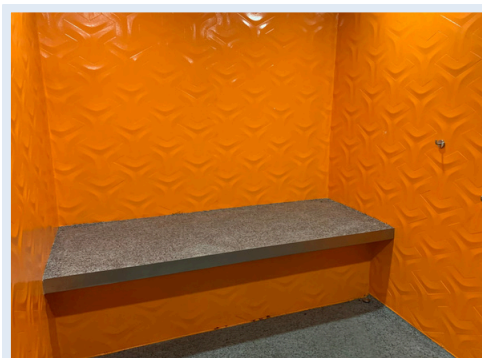
Stainless Steel Grab Bars



Wheelchair Access



Adult Changing Table





AN ECO-FRIENDLY WASHROOM

Urban Blu focuses on sustainable developments and has made environmental protection one of their top priorities. Here are the strategies that we implemented to reduce our environmental impact:

- Eco-design of the restroom with eco-friendly materials that generates less impact on the environment
- Controlled distribution of the consumables reduces daily waste and avoids overconsumption
- Energy savings: LED lights are activated only on when the washroom is in use.
- Minimal water consumption for the sink, toilet and cleaning cycle, much less than a regular washroom because of our automated and controlled washing cycles
- For cleaning, we suggest using eco-responsible products, made with natural and ecological ingredients and Ecologo certified
- Several options available to make the restroom more ecofriendly, such as solar pannels, tanks to recuperate rain/splash pad water for the flush, or extensive green roofs.





OUR WASHROOMS

We manufacture our smart restrooms in 2 standard sizes with mechanical rooms, either the single unit (1 unisex restroom) or the double unit (2 unisex restrooms).

Each design features a mechanical room with a heating system.

That being said, there are different configurations available.

The mechanical room could also be designed to accomodate splash pad's equipment and there is also the possibility to add an office or changing rooms . Multiple buildings can also be combined for locations requiring several toilets.

Single Unit-w/large mech room



Single Unit



Single Unit-w/ porch



Decorative Wrap



Single Unit w/ Outside shower



Double Unit





You want to see more?

Here are a few videos you'll certainly enjoy watching!

Discover what we do best at Urban Blu!

<https://urbanblu.com/en/video/discover-what-we-do-best-at-urban-blu/>



What is a smart restroom?

<https://urbanblu.com/en/video/what-is-a-smart-restroom/>



A sturdy and durable restroom

<https://urbanblu.com/en/video/a-sturdy-and-durable-restroom/>



***Book your Urban Blu presentation right now by clicking the link
or scanning the QR Code:***

<https://calendly.com/d/cn9b-8vb-h3x/urban-blu-team-presentation>



SEE MORE AT URBENBLU.COM

NEW DATA RECEIVED FOR THE CAPITAL OUTLAY AND
INFRASTRUCTURE COMMITTEE MEETING OF SEPTEMBER 15, 2025

From: [Davis, Ted](#)
To: [Kasprowicz, Sara](#); [Donovic, Rob](#)
Subject: information for committee meeting
Date: Wednesday, September 3, 2025 1:03:50 PM
Attachments: [BidTab 20240604.pdf](#)
[rotary options.pdf](#)

Good afternoon,

Please see the attached information for the 9/15 committee meeting.

Ted Davis, CPRP

Superintendent of Parks and Recreation
City of Livonia | Parks and Recreation Department
(734) 466-2298
edavis@livonia.gov

BID TABULATION ROTARY PARK PAVILON 1 CONSTRUCTION CITY OF LIVONIA WAYNE COUNTY, MI HRC Project Number - 20240604				Decima, LLC	City Contracting Services	NRC Builders	Spartan Construction Group Inc.	Summit Company	American Carpet and Floor	DMC Consultants	Metro Elite Contracting	Shaw Const. and Mgmt. Company
				16870 Schaefer Hwy.	1414 N. Campbell Rd.	24404 Catherine Industrial Dr., Ste 300.	45887 Mound Rd.	13191 Wayne Rd.,	12283 Merriman Rd.,	13500 Foley,	2200 Hunt St., Suite 513,	13980, Farmington,
				Detroit, MI 48235	Royal Oak, MI 48067	Novi, MI 48375	Shelby Twp., MI 48317	Livonia,, MI 48150	Livonia, 48150	Detroit, MI 48227	Detroit, MI 48207	Livonia, MI 48154
Item	Quantity	Unit		Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount
BASE BID												
1	General Conditions, Bonds & Insurance, Permits	1	LS	\$ 95,266.00	\$ 254,020.00	\$ 159,000.00	\$ 30,000.00	\$ 231,500.00		\$ 145,000.00	\$ 172,566.00	\$ 184,243.00
2	Materials Testing	1	LS	\$ 5,720.00	\$ 5,000.00	\$ -	\$ 12,500.00	\$ 5,000.00		\$ 15,300.00	\$ 10,649.00	\$ 18,500.00
3	Property Protection Fence	1	LS	\$ 7,356.00	\$ 15,000.00	\$ 4,000.00	\$ 10,000.00	\$ 4,500.00		\$ 22,000.00	\$ 20,241.00	\$ 3,000.00
4	Soil Erosion & Sedimentation Control	1	LS	\$ 6,290.00	\$ 185,000.00	\$ -	\$ 7,000.00	\$ 1,500.00		\$ 14,500.00	\$ 5,000.00	\$ 800.00
5	Excavation, Grading, and Site Utilities	1	LS	\$ 69,472.00	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 85,000.00		\$ 72,000.00	\$ 23,064.00	\$ 40,500.00
6	Dewatering	1	LS	\$ 9,150.00	\$ 11,788.00	\$ -	\$ 5,000.00	\$ 35,000.00		\$ 13,800.00	\$ 10,000.00	\$ -
7	Site Restoration, Topsoil, and Seeding	1	LS	\$ 28,840.00	\$ -	\$ 5,000.00	\$ 10,000.00	\$ 25,000.00		\$ 12,500.00	\$ 9,296.00	\$ 3,500.00
8	Concrete Sidewalks	1	LS	\$ 12,010.00	\$ -	\$ -	\$ 10,000.00	\$ 57,000.00		\$ 34,317.00	\$ 8,640.00	\$ 4,875.00
9	Concrete Foundations and Slabs	1	LS	\$ 51,398.00	\$ -	\$ 72,000.00	\$ 80,000.00	\$ 25,000.00		\$ 38,090.00	\$ 120,960.00	\$ 83,943.00
10	Masonry	1	LS	\$ 181,810.00	\$ 120,500.00	\$ 115,000.00	\$ 150,000.00	\$ 95,000.00		\$ 145,000.00	\$ 72,216.00	\$ 127,000.00
11	Structural Steel	1	LS	\$ 66,235.00	\$ 48,000.00	\$ 58,000.00	\$ 40,000.00	\$ 7,500.00		\$ 66,000.00	\$ 42,274.00	\$ 56,800.00
12	Siding and Trim	1	LS	\$ 38,895.00	\$ 10,000.00	\$ 20,000.00	\$ 62,500.00	\$ 85,000.00		\$ 52,000.00	\$ 19,422.00	\$ 15,000.00
13	Doors, Door Frames and Door Hardware	1	LS	\$ 21,735.00	\$ 21,600.00	\$ 22,000.00	\$ 25,000.00	\$ 25,000.00		\$ 23,500.00	\$ 11,407.00	\$ 21,735.00
14	Roof Trusses & Wood Framing	1	LS	\$ 65,206.00	\$ 37,172.00	\$ 60,000.00	\$ 150,000.00	\$ 200,000.00		\$ 205,000.00	\$ 43,111.00	\$ 86,939.00
15	Metal Roofing and Soffits	1	LS	\$ 125,835.00	\$ 103,000.00	\$ 68,000.00	\$ 80,000.00	\$ 200,000.00		\$ 145,000.00	\$ 137,106.00	\$ 83,790.00
16	Ceilings	1	LS	\$ 12,012.00	\$ 9,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		\$ 32,000.00	\$ 13,855.00	\$ 6,400.00
17	Insulation	1	LS	\$ 32,946.00	\$ 5,000.00	\$ 2,000.00	\$ 15,000.00	\$ 4,500.00		\$ 15,000.00	\$ 5,097.00	\$ 2,000.00
18	Toilet Room Accessories and Partitions	1	LS	\$ 17,160.00	\$ 19,790.00	\$ 20,000.00	\$ 30,000.00	\$ 8,500.00		\$ 18,755.00	\$ 16,365.00	\$ 20,420.00
19	Electrical	1	LS	\$ 89,378.00	\$ 50,831.00	\$ 47,000.00	\$ 80,000.00	\$ 55,000.00		\$ 63,503.00	\$ 62,618.00	\$ 33,700.00
20	Mechanical	1	LS	\$ 11,417.00	\$ 13,500.00	\$ 19,000.00	\$ 30,000.00	\$ 25,000.00		\$ 26,950.00	\$ 8,690.00	\$ 6,100.00
21	Plumbing	1	LS	\$ 97,122.00	\$ 85,750.00	\$ 62,000.00	\$ 95,000.00	\$ 75,000.00		\$ 85,750.00	\$ 57,073.00	\$ 63,800.00
22	Miscellaneous - Signage, Sealant, Paint	1	LS	\$ 29,744.00	\$ 46,279.00	\$ 16,000.00	\$ 60,000.00	\$ 25,000.00		\$ 27,355.00	\$ 6,111.00	\$ 9,550.00
23	Provisional Allowance for Unforeseen Conditions	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
ALTERNATES												
A1	Photovoltaic System, Complete	1	LS	\$ 75,000.00	\$149,000.00	\$ 69,000.00	\$ 70,000.00	\$ 86,250.00		\$ 71,985.00	\$ 64,787.00	\$ 1,500.00
A2	Gutters	1	LS			\$ 8,000.00						
TOTAL BASE BID AND ALTERNATES				\$ 1,189,997.00	\$ 1,230,230.00	\$ 906,000.00	\$ 1,132,000.00	\$ 1,416,250.00	\$ 525,000.00	\$ 1,385,305.00	\$ 980,548.00	\$ 914,095.00
INCLUDED IN BID												
	Bond Bid			NO	NO	YES	YES	YES	NO	YES	NO	NO
	References			NO	NO	NO	NO	NO	NO	YES	NO	NO
	Green Panel Exceptions			NO	NO	NO	NO	YES	NO	NO	NO	NO



10139 Royalton Rd Suite K
N. Royalton, OH 44133
800-888-2889
www.cvsnyder.com

Date	Estimate #
8/20/2025	Q 082025-1

Name / Address
City of Livonia Parks & Recreation Ted Davis 9109 Adams Livonia, MI 48150

PROJECT - SHIP TO
PROJECT: Livonia Parks & Rec Gable Roof Pavillion SHIP TO: MBE

Terms	Rep	Customer Phone	Customer Email	County
Due On Receipt	MH	(734) 466-2298	edavis@livonia.gov	Wayne

Item	Description	Qty	Rate	Total
Model #: TS-G4080-04	40' x 80' Steel Gable Shelter Included: MI Cert Drawings: includes standard RCP foundation design Frame: powder coated tube steel Roof Deck: 24-ga. exposed fastener Mega-Rib Hardware: all required fasteners Eave Height: 7'-6" ± Roof pitch: 4:12 Electrical cutouts Delivery: to an accessible site	1		\$100,413
MBE/Labor	Labor to install pavilion Quoting a price for installation/labor does not guarantee that installation will occur within the current season (April - November). Our goal is to complete all projects in order and in a timely fashion but labor, freight and supply chain issues continue to have a major impact on scheduling and completion. We apologize and ask that you factor this in when making a decision regarding labor/installation.	1		\$125,000

1/2 down with order, balance upon completion with approved credit.

If tax exempt certificate is not provided, appropriate sales tax will be charged. Quote valid for 30 days.

Acceptance of this quote assumes acceptance of Snider insurance.

Freight subject to fuel charge. Payment via credit card will incur an additional 3% administrative fee.

Subtotal	225,413.00
Sales Tax (6.0%)	N/A
Total	225,413.00

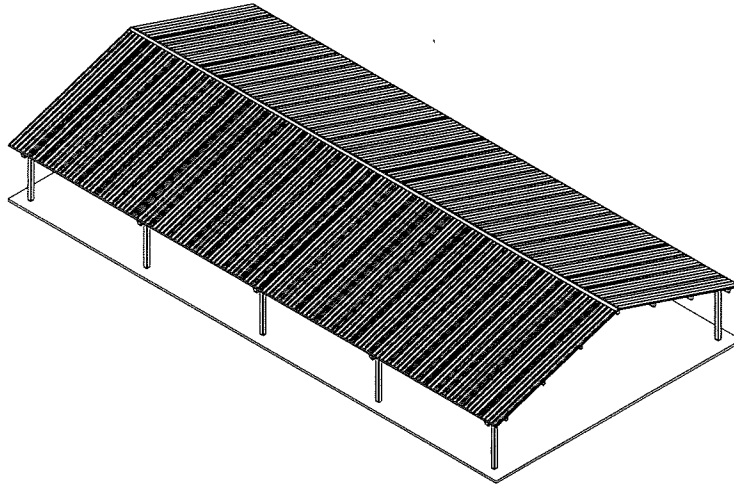
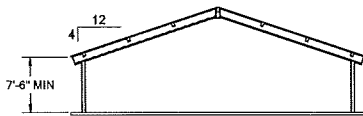
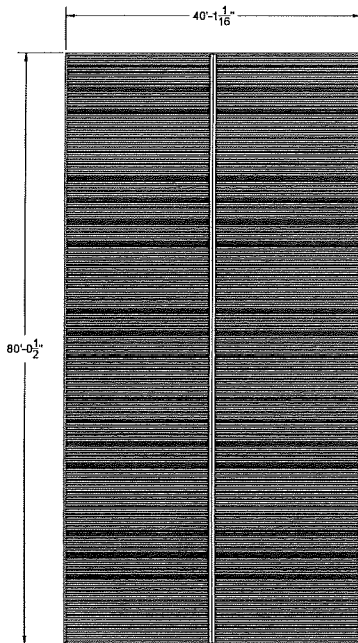
Signed _____ Date _____

Name/Title _____

Quoted By:

M. Hynes Snider Recreation, Inc.

PRELIMINARY DRAWING — NOT FOR CONSTRUCTION



ROP SHELTERS, INC.
 3100 SE RAYSON WAY STUART, FL 34984 PHONE 888.338.5000
 ■ SHELTERS ■ PAVILIONS ■ CONCESSIONS ■ KIOSKS ■ FABRIC SHADE
 ■ ELECTRONICS ■ SHELTERING ■ SHELTERS ■ SHELTERS ■ SHELTERS
 Phone 888-338-5000 Fax 772-388-5007
 www.ropshelters.com Email: info@ropshelters.com

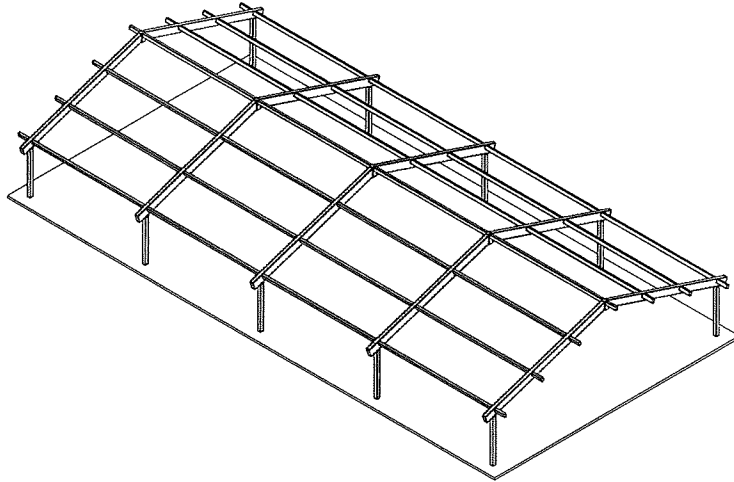
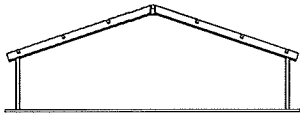
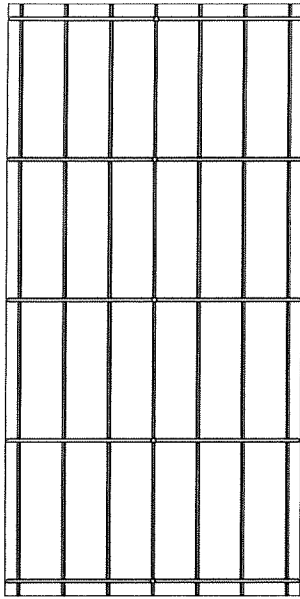
TS-G4080-04

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1 of 4

1 of 4

PRELIMINARY DRAWING — NOT FOR CONSTRUCTION



TS-G4080-04

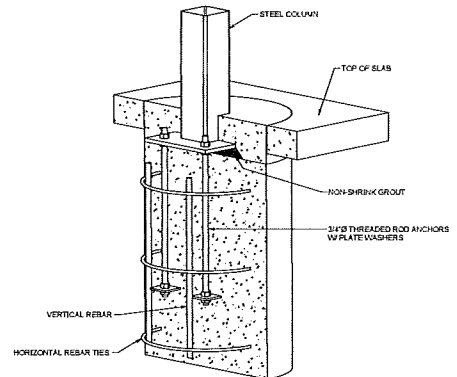
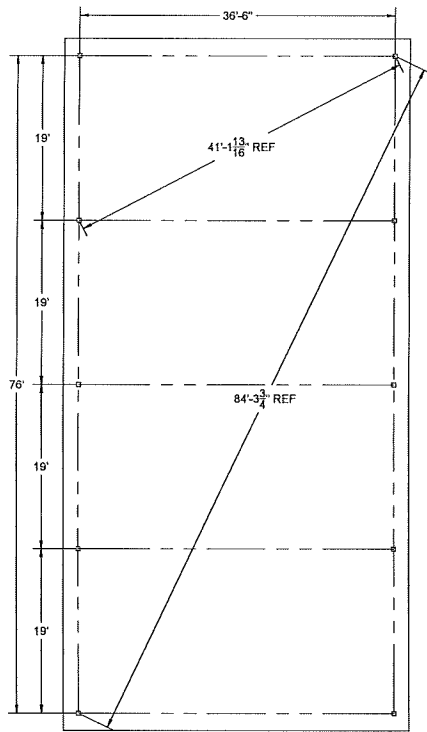
RCP SHELTERS, INC.

210 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
 PHONE 800-552-0037 FAX 772-288-0227
 WWW.RCP-SHELTERS.COM EMAIL INFO@RCP-SHELTERS.COM



DATE	
BY	
CHKD	
APPD	
REV	
REV	
REV	
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REV	

PRELIMINARY DRAWING — NOT FOR CONSTRUCTION



STEEL COLUMN PIER DETAIL

TYPICAL PIER DIAMETER IS BETWEEN 2'-0" AND 4'-2"
TYPICAL PIER DEPTH IS BETWEEN 3'-0" AND 6'-6"
ACTUAL DESIGN WILL VARY DUE TO BUILDING CODE REQUIREMENTS AND MAY BE SUBSTANTIALLY LARGER.

TS-G4080-04

RCP SHELTERS, INC.

3101 DEERWAY ST. STUART, IL 61958-25
TEL: 815-288-0207 FAX: 815-288-0207
WWW.RCP-SHELTERS.COM
RCP SHELTERS, INC. IS A DIVISION OF RCP INDUSTRIES, INC.
RCP INDUSTRIES, INC. IS A DIVISION OF RCP HOLDINGS, INC.



REV	DATE	BY	CHK
REV 1	01/11/11	WJ	WJ
REV 2	01/11/11	WJ	WJ
REV 3	01/11/11	WJ	WJ
REV 4	01/11/11	WJ	WJ
REV 5	01/11/11	WJ	WJ
REV 6	01/11/11	WJ	WJ
REV 7	01/11/11	WJ	WJ
REV 8	01/11/11	WJ	WJ
REV 9	01/11/11	WJ	WJ
REV 10	01/11/11	WJ	WJ

3 of 4

16-20 week lead time



Horizon Structures

Timber Frame Pavilion Guide

Discover why Horizon Structures is the trusted choice for quality, Amish-made timber frame pavilions, offering elegance and style for your outdoor spaces, crafted with traditional mortise and tenon joinery from the strongest lumber for multi-functional venues.



What Can **Horizon** Do For You?

Elevate Your Outdoor Space with Elegance

We help you choose the ideal timber frame pavilion to add style and functionality to your property, creating a beautiful focal point.

Superior Amish Craftsmanship & Joinery

Experience unmatched durability and strength with our traditional mortise and tenon joinery, built from the strongest lumber for lasting beauty.

Expert Guidance for Pavilion Setup

Leverage our extensive experience for personalized tips on pavilion placement, customization, and year-round weather protection.

Trustworthy Warranty Protection

Rest easy with our comprehensive 5-year top-to-bottom warranty that demonstrates our confidence in our timber frame pavilion craftsmanship.

See our timber frame pavilions in action:

[Click here](#)

What's Included With Your Timber Frame Pavilion?

Our timber frame pavilions offer a comprehensive suite of premium features, meticulously designed to enhance any outdoor space with both beauty and functionality:

- **Traditional Timber Frame:** Crafted with authentic mortise and tenon joinery for unparalleled strength and classic elegance.
- **Premium Lumber:** Utilizing the strongest heartwood for superior durability and a lifetime of beauty.
- **All-Season Versatility:** Open-sided design provides year-round weather protection and seamless outdoor integration.
- **Customizable Finishes:** Choose from a wide range of stain options and finishes to perfectly match your aesthetic preferences.
- **Signature Models:** Select from our distinct designs, including the elegant Kingston, robust Denali, and grand Grand Teton.





Your Responsibilities as a Timber Frame Pavilion Owner

Permits



We provide all necessary drawings and plans, but you'll need to submit them to your local township if permits are required for your timber frame pavilion.

Site Preparation



Ensure your chosen site is properly leveled to allow the timber frame pavilion to sit evenly and function correctly.

Site Access



Provide clear access 2'-4' wider than your pavilion's width for our delivery and assembly team.

Completing Your Horizon Timber Frame Pavilion



After your beautiful new Horizon Timber Frame Pavilion is assembled, you'll want to personalize it and make it ready for enjoyment:

- Apply your chosen customizable stain or paint colors
- Add decorative elements or lighting for enhanced ambiance
- Furnish and arrange the space to suit your multi-functional venue needs
- Plan for future landscaping to integrate the pavilion into your outdoor space

If you have any questions, please do not hesitate to reach out to me at [610-593-7710](tel:610-593-7710) or visit our website at:

www.horizonstructures.com



PROPOSAL

Proposal is valid for 15 days.

www.horizonstructures.com

P: (888) 447-4337

F: (610) 593-7730

HIA # PA055761

Date	Quote #
8/29/25	18911

Address	Livonia , 48154 Michigan		
Prepared For	Ted Davis	Rep	Justin Zook
Phone	(734) 466-2298	Rep Phone	
Email	edavis@livonia.gov	Rep Email	justin@horizonstructures.com

Product	Qty	Sales Price	Total Price
40x80 Kingston Timber Frame Pavilion Price Includes Delivery As Kit Standard Features Include: - Solid 8x8 King Posts - Standard post height to the underside of pavilion header is 10" - 267" Approximate Overall Height - Built to Engineered specs to withstand 30 Ground Snow Load - Made of Douglas Fir #1 & Better, S4S, FOCH Standard Timber Material	1.0	\$138,625.00	\$138,625.00
Upgrade to Standing Seam Metal Roof - Per Sq Ft	4465.0	\$22.00	\$98,230.00
Add Stain - Natural	1.0	\$9,515.00	\$9,515.00
Kit Setup On Site By Horizon Structures Assembly Team	1.0	\$65,500.00	\$65,500.00
Large timbers like Douglas Fir, Hemlock, and Eastern White Pine naturally go through changes as they dry, including the appearance of splits, checks, and large cracks, which are expected and rarely compromise structural integrity; these woods also contain sap that may seep out with shifts in temperature or humidity especially in freshly cut boards so covering nearby furniture is recommended until this process subsides, and it's also common to see bark or wane edges on these beams due to their size and moisture content, all of which are typical characteristics of real wood and part of its natural, rustic appeal.	1.0	\$0.00	\$0.00
Note: Customer is responsible for site preparation per Horizon Structures diagram. Customer is responsible for providing a minimum of 16' clearance for the delivery driver.	1.0	\$0.00	\$0.00
Payment Terms: \$2,000 Payment for Deposit towards the project is required to get a complete set of drawings (Non-Refundable). Due to the volatile lumber market price of building may change until 35% payment is applied. Additional 3% added to the final amount if a credit card is used for any payments above \$5,000 per project 35% of the balance (cash or check) and a signed Invoice is required prior to placing	1.0	\$0.00	\$0.00

Product	Qty	Sales Price	Total Price
your order into the build schedule. This deposit will also guarantee the pricing for 6 months from time of 35% deposit. An additional 55% is due (cash or check) two weeks prior to delivery. The 10% Final payment is due on the last day the crew is on site. Client agrees to pay 2% interest per month on any remaining balance due 30 days after completion. NOTE: Before sending any wire payments please call the office to confirm wiring info.			

Subtotal

Sales Tax \$0.00

Total \$311,870.00

ACCEPTANCE OF PROPOSAL

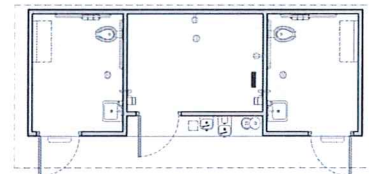
The above prices, specifications, and conditions are satisfactory and are hereby accepted.

SIGNATURE _____

DATE _____

#300K

PROJECT REF#: 11755-10/24/2023-0



FLOOR PLAN
SCALE: NOT TO SCALE

**TRAILHEAD
GLACIER WAY** TRUCKEE, CALIFORNIA
RESTROOM BUILDING

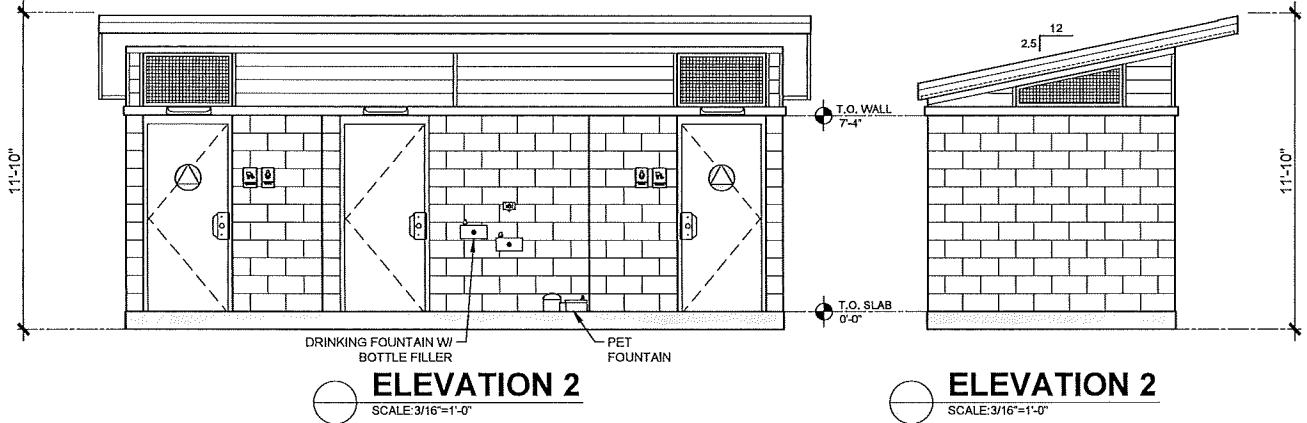
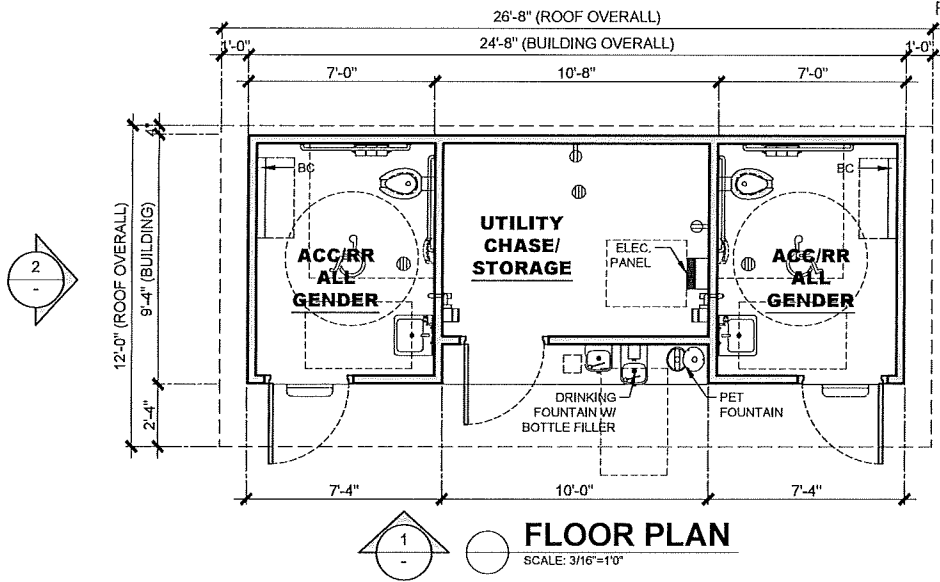
**PUBLIC
RESTROOM
COMPANY**
Building Better Places To Go.™

www.PublicRestroomCompany.com

2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-688-2050 F: 888-688-1448

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PROJECT REF#: 11755-10/24/2023-0



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BUILDING TYPE:

RESTROOM BUILDING

PROJECT:

**GLACIER WAY TRAILHEAD
TRUCKEE, CA**

REVISION #

REVISION DATE:

SHEET#

DRAWN BY:

PROJECT #:
11755

START DATE: **10/24/2023**
DRAWN BY: EOR

MAX. PERSON / HOUR:
90 S

BUILDING OVERVIEW

Building Footprint (L x W): 19' 4" x 8' 8"

Construction Type: MVR

- ▶ Wood framed walls above cap beam and wood framed rafters

Exterior Block Type: 4" CMU block, Split Face

Wall Height: 7' 4"

Cap Beam: Steel tube, painted

Above Cap Beam: FRC lap siding, painted

Fascia: 14/16 gauge formed galvanized steel

Roof Style: Gable with 4/12 pitch, 8" overhang

Roof Material: 26 ga, standing seam metal

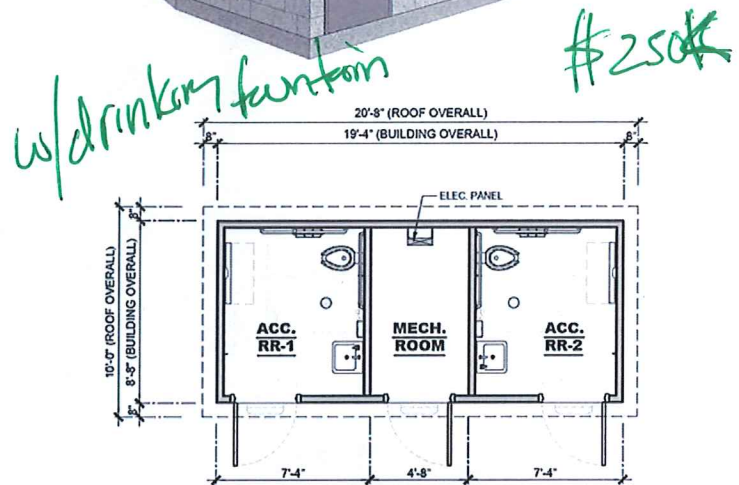
Vents: 3/16" stainless steel woven wire mesh

Floors:

- ▶ **Restrooms:** Polymer floor coating system with skid resistant additive and flakes
- ▶ **Utility Chase:** Polymer floor coating system with skid resistant additive and flakes

Ceiling: Fiber cement board with texture

Interior Block Type: 4" CMU block, Precision



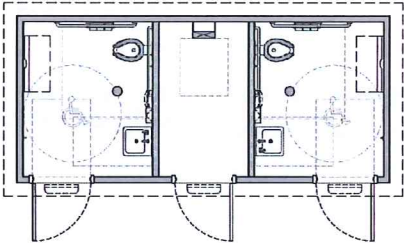
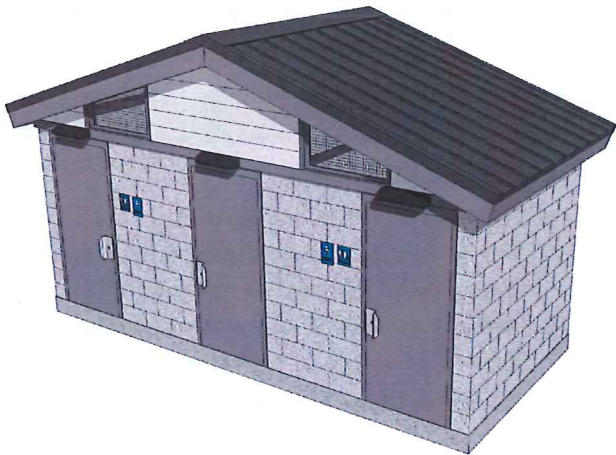
PLUMBING & ELECTRICAL

- ▶ Stainless steel toilets with manual lever flush (2)
- ▶ Stainless steel sinks with metered faucets (2)
- ▶ Fastaire hand dryers (2)
- ▶ Copper water piping
- ▶ Valve Combo with pressure reducing valve (PRV)
- ▶ Tankless, electric water heater with tempered water to all lavatories
- ▶ Hose bibb provided in Utility Chase

- ▶ LED Lighting Package
 - LED interior restroom lights (2)
**Interior lighting is controlled by occupancy sensor*
 - Waterproof LED interior chase light (1)
 - Dark sky compliant LED exterior lights (3)
**Exterior lighting is controlled by a photo cell*
- ▶ GFCI outlet (1) in chase and bypass switches (2)
- ▶ 100 amp 20 circuit electrical panel, Single Phase (120/240 volts), Plug-on breakers

OTHER BUILDING COMPONENTS

- ▶ 14 Gauge, hollow metal door with continuous hinge
- ▶ Deadbolt: Schlage B600 series
- ▶ "Z" door pull plate with Microshield™ (exterior only)
- ▶ Antimicrobial door pulls (interior only)
- ▶ Baby changing stations (2) inside restrooms
- ▶ Hat and coat hooks inside restrooms
- ▶ Door closer and thresholds for restrooms only
- ▶ Chase: Door sweep, threshold, and crash chain
- ▶ Restroom signage at both entrances
- ▶ Toilet paper holder, 3-roll size (2)



FLOOR PLAN

SCALE: NOT TO SCALE

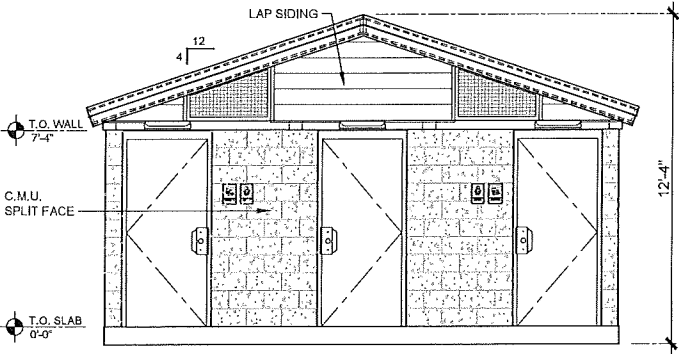
RESTROOM BUILDING
CITY , STATE
PS-022

ARTIST IMPRESSION; 3D RENDERING ONLY FOR REPRESENTATION. COLORS AND MATERIALS ARE SUBJECT TO CHANGE.
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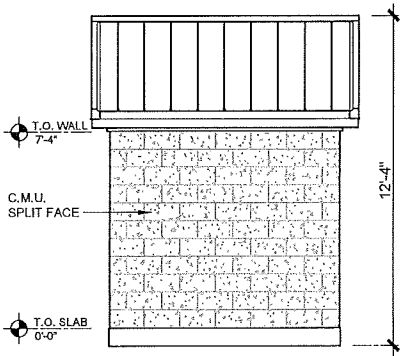


www.PublicRestroomCompany.com
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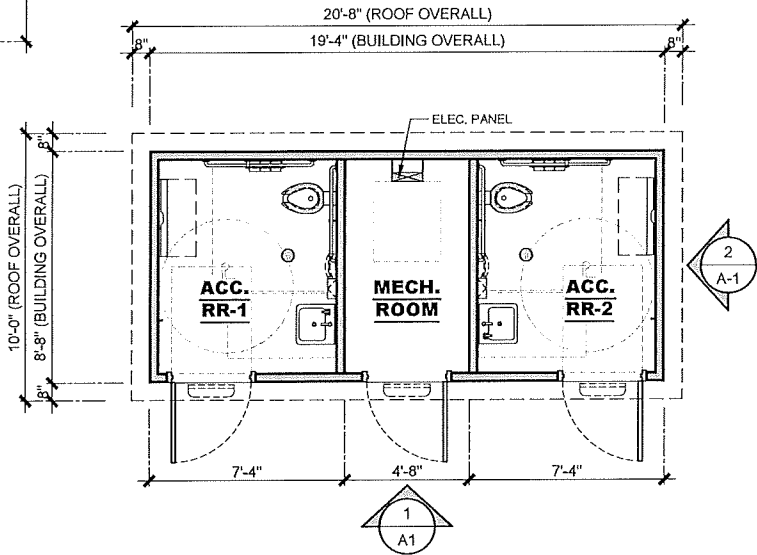
PROJECT REF#: XXXXX-XX/XX/XXXX-X



ELEVATION 1
SCALE: 3/16"=1'-0"



ELEVATION 2
SCALE: 3/16"=1'-0"



FLOOR PLAN
SCALE: 3/16"=1'-0"



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BUILDING TYPE:

RESTROOM BUILDING

PROJECT:

**PS-022
CITY, STATE**

REVISION #

REVISION DATE:

DRAWN BY:

PROJECT #:

START DATE:

DRAWN BY:

SHEET#

A-1

MAX. PERSON / HOUR:

90 S



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
August 25, 2025

MEETING DATE

COI091525/R092225

PRESENTED BY

AGENDA ITEM

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

BACKGROUND DETAILS

At the Regular Meeting of August 11, 2025:

On a motion by Councilmember Ptashnik, supported by Councilmember Toy, and unanimously adopted, it was:

#259-25 RESOLVED, that upon the motion by Council Vice President, Martha Ptashnik, seconded by Councilmember Laura Toy, at the Regular Meeting held August 11, 2025, the Council does hereby refer the subject matter of the Rotary Park Pavilion Reconstruction 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. R081125 Rotary pavilion to COI CR 259-25
2. R081125 LTC Rotary pavilion reconstruction
3. 2025 Rotary 1

APPROVED BY

Regular Meeting Minutes of August 11, 2025

Vice President Ptashnik, supported by Councilmember Toy, offered a substitute motion to move the bid for the Rotary Park pavilion reconstruction into the Capital Outlay Committee.

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

AYES: Ptashnik, Scheel, Morgan, Toy, McCullough.
NAYS: Budzinski.

On a motion by Councilmember Ptashnik, supported by Councilmember Toy, and unanimously adopted, it was:

#259-25 RESOLVED, that upon the motion by Council Vice President, Martha Ptashnik, seconded by Councilmember Laura Toy, at the Regular Meeting held August 11, 2025, the Council does hereby refer the subject matter of the Rotary Park Pavilion Reconstruction to the Capital Outlay and Infrastructure Committee for its report and recommendation.

Ted Davis, Superintendent of Parks and Recreation, noted that due to extended research and reaching out to companies that did not place a bid, the bid placed by NRC Bidders was adequate, although the price was way higher than expected.

Nancy Darga, Center St., stated her experience in park construction and confirmed the pricing.

Michelle Mancini, 18507 Merriman, noted that Livonia needs to budget better and is happy the subject will be talked about more prior to moving forward.

<i>NEW BUSINESS ITEM 15 (Regular Meeting of August 11, 2025)</i>
--

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



LETTER TO THE LIVONIA CITY COUNCIL

15.

Parks and Recreation July 28, 2025

MEETING DATE

R081125

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: Department of Parks and Recreation, re: for Rotary Park pavilion reconstruction, from budgeted funds.

BACKGROUND DETAILS

Hubbel, Roth, and Clark (HRC), under the direction of the Department of Parks and Recreation, have solicited bids for Pavilion 1 reconstruction at Rotary Park. In June 2024, fallen trees in the park damaged the structure. During this time, Parks and Recreation, Finance, and Law have worked with our insurance cooperative, Michigan Municipal Risk Management Authority (MMRMA), to secure the best possible settlement for the city while developing plans to replace the iconic structure.

Specifications were prepared by HRC, Parks and Recreation, and Purchasing staff, and an advertisement for bids was placed on the MITN website. Nine (9) qualified bids were received and opened in the presence of the Bid Committee at 2 p.m. on July 8, 2025. The bid tabulation is attached for the Council's review.

During the design process, we had the architect's estimated total cost at approximately \$600,000. After receiving the bids, Purchasing confirmed the bid amounts by consulting with outside pre-qualified bidders working with our purchasing cooperatives and received an estimate of \$900,000.

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

We recommend that the City Council award the project to the qualified low bidder, NRC Builders, 24404 Catherine Industrial Drive, Novi, MI 48375, for their base bid not to exceed \$829,000. Their bid is attached for review.

As this project was not part of our 2025 budget, we request a budget amendment in the amount of \$850,000 to cover all associated expenses, which will be recorded in account 101-758-976-000. The amendment is funded with a budget transfer of \$100,000 from the existing budget in 101-821-974-000, \$100,000 from the **208 Parks and Recreation unexpended fund balance**, and \$650,000 from the **401 Capital Projects unexpended fund balance**. The insurance reimbursement of \$260,828.60 from MMRMA will be applied to the project cost.

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

N/A

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

base bid not to exceed \$829,000

DETAILED WORK BEING PERFORMED

Park pavilion reconstruction

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

we request a budget amendment in the amount of \$850,0000 to cover all associated expenses into account 101-758-976-000. The amendment is funded from 101-821-974-000 with \$100,000, 208 Parks and Recreation Unexpended Fund Balance with \$100,000, and 401 Unexpended Fund Balance with \$650,000. Reimbursement of \$260,828.60 from MMRMA will be applied to the project cost.

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

Awarded to qualified low bidder.

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

ATTACHMENTS

1. R081125 LTC Rotary pavilion reconstruction
2. 2025 Rotary 1

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: July 28, 2025



Debra Peck Lichtenberg, CPA, Finance Director

Date: July 30, 2025



Carter Fisher, City Attorney

Date: July 30, 2025

Maureen Miller Brosnan

Date: July 31, 2025

Maureen Miller Brosnan, Mayor

NRC BUILDERS 24404 CATHERINE INDUSTRIAL DRIVE NOVI MI 48375

LIVONIA ROTARY PARK 1 PAVILION REPLACEMENT

BID TABLE

BASE BID

	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Cost</u>
1	General Conditions, Bonds & Insurance, Permits	1	LS	159000	\$ 159,000
2	Materials Testing	1	LS	see GC's	\$ -
3	Property Protection Fence	1	LS	4000	\$ 4,000
4	Soil Erosion & Sedimentation Control	1	LS	see Excav	\$ -
5	Excavation, Grading, and Site Utilities	1	LS	25000	\$ 25,000
6	Dewatering	1	LS	see Excav	\$ -
7	Site Restoration, Topsoil, and Seeding	1	LS	5000	\$ 5,000
8	Concrete Sidewalks	1	LS	see Conc	\$ -
9	Concrete Foundations and Slabs	1	LS	72000	\$ 72,000
10	Masonry	1	LS	115000	\$ 115,000
11	Structural Steel	1	LS	58000	\$ 58,000
12	Siding and Trim	1	LS	20000	\$ 20,000
13	Doors, Door Frames and Door Hardware	1	LS	22000	\$ 22,000
14	Roof Trusses & Wood Framing	1	LS	60000	\$ 60,000
15	Metal Roofing and Soffits	1	LS	68000	\$ 68,000
16	Ceilings	1	LS	15000	\$ 15,000
17	Insulation	1	LS	2000	\$ 2,000
18	Toilet Room Accessories and Partitions	1	LS	20000	\$ 20,000
19	Electrical	1	LS	47000	\$ 47,000
20	Mechanical	1	LS	19000	\$ 19,000
21	Plumbing	1	LS	62000	\$ 62,000
22	Miscellaneous - Signage, Sealant, Paint	1	LS	16000	\$ 16,000
23	Provisional Allowance for Unforeseen Conditions	1	ALLOW	\$ 40,000	\$ 40,000
Total					\$ 829,000

ALTERNATES

	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Cost</u>
A1	Photovoltaic System, Complete	1	LS		\$ 69,000
	Note: Electric meter to be on building				
A2	Gutters	1	LS		\$ 8,000
Total					\$ 77,000

Grand Total	\$ 906,000.00
--------------------	----------------------

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

NRC Builders, LLC
24404 Catherine Industrial Drive, Suite 300, Novi, MI 48375

as Principal, hereinafter called Principal, and

Harco National Insurance Company
4200 Six Forks Road, Suite 1400, Raleigh, NC 27609

a corporation duly organized under the laws of the State of **Illinois**
as Surety, hereinafter called Surety, are held and firmly bound unto

City of Livonia
33000 Civic Center Drive, Livonia, MI 48154

as Obligee, hereinafter called Obligee, in the sum of **Five Percent of Accompanying Bid**

Dollars (**5% of Bid**)

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

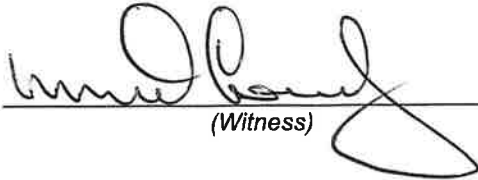
WHEREAS, the Principal has submitted a bid for (Here insert full name, address and description of project)

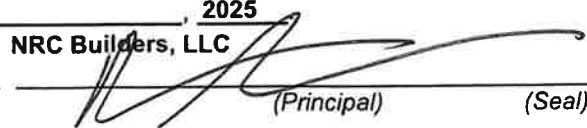
Rotary Park Pavilion No. 1

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 8th day of July, 2025

NRC Builders, LLC

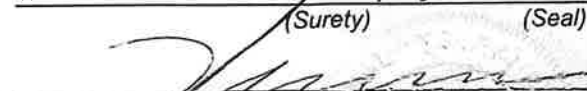

(Witness)

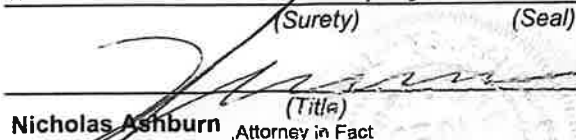

(Principal) (Seal)


(Title)

Harco National Insurance Company


(Witness)


(Surety) (Seal)


(Title)
Nicholas Ashburn, Attorney in Fact

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # N/A

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

Nicholas Ashburn, Jason Rogers, Holly Nichols, Richard McGregor, Michael Lechner, Mark Madden,
Gabriel Pringle, Shaheen Farzam-Behboodi, Robert Heuer

Rochester Hills, MI

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents
on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

Michael F. Zurcher
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

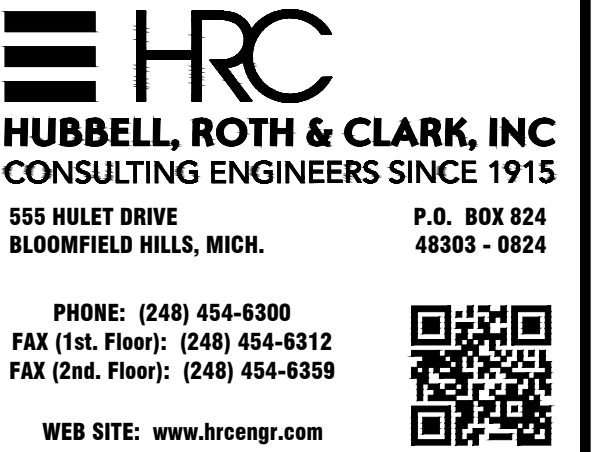
Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, July 08, 2025

Irene Martins, Assistant Secretary



8 MILE RD.

PROJECT LOCATION

7 MILE RD.

MIDDLEBELT RD.

96

INKSTER RD.

6 MILE RD.

5 MILE RD.

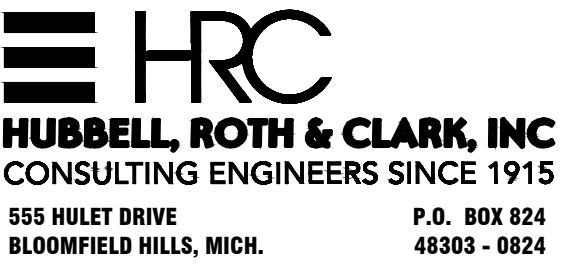
FARMINGTON RD.

I-96

ROTARY PAVILION 1 FLOOR PLAN

IRC JOB NO. 20240604	SCALE AS NOTED
DATE February 2025	SHEET NO. A-2 OF





PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359

WEB SITE: www.hrcengr.com



02/05/2025	OWNER REVIEW
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	AMM
DRAWN	QR
CHECKED	AMM
APPROVED	RNA



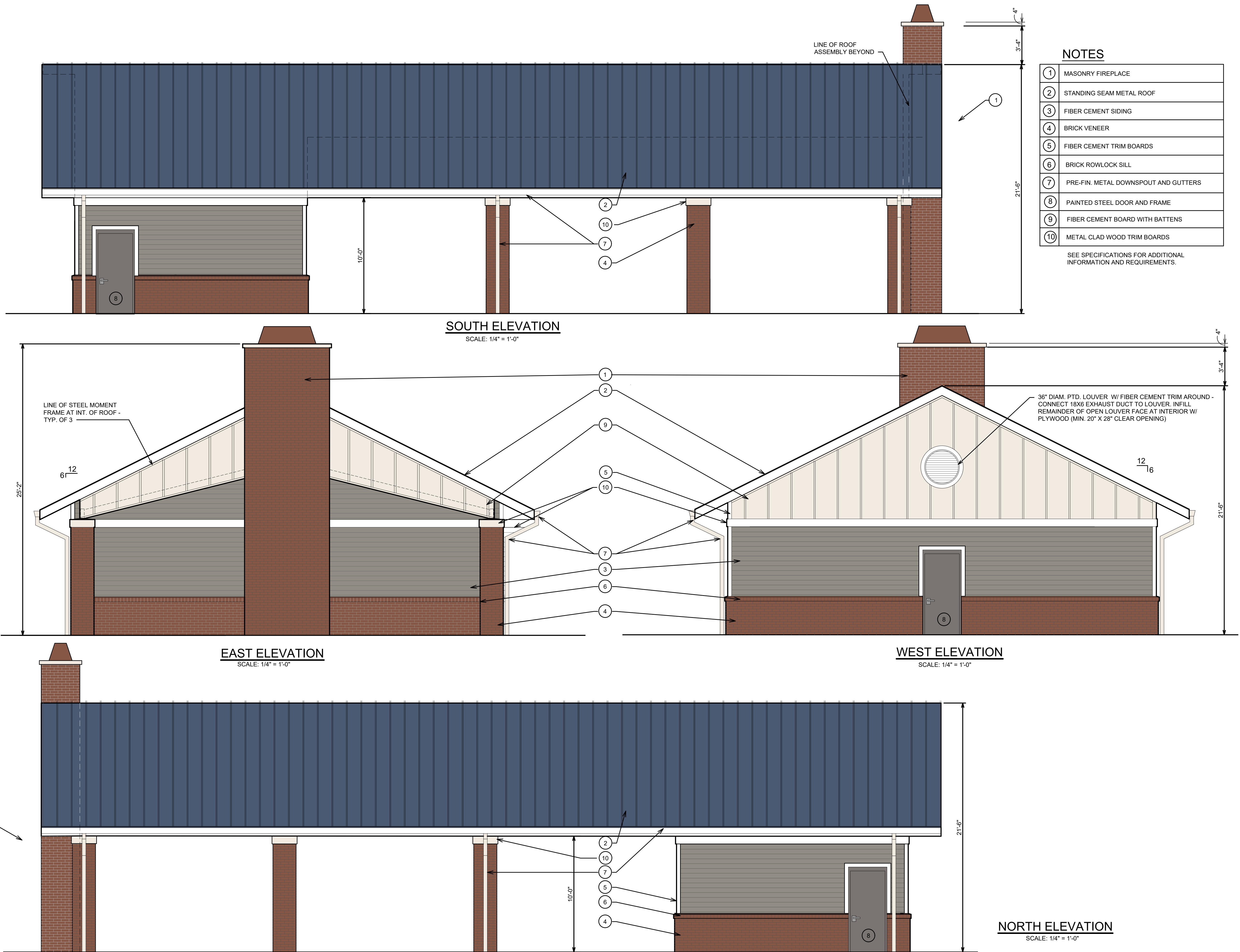
CITY OF LIVONIA
ROTARY PARK
PAVILION 1

ROTARY PAVILION ELEVATIONS

IRC JOB NO. 20240604	SCALE AS NOTED
DATE January 2025	SHEET NO. A-4 OF



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BID TABULATION ROTARY PARK PAVILON 1 CONSTRUCTION CITY OF LIVONIA WAYNE COUNTY, MI HRC Project Number - 20240604				Decima, LLC	City Contracting Services	NRC Builders	Spartan Construction Group Inc.	Summit Company	American Carpet and Floor	DMC Consultants	Metro Elite Contracting	Shaw Const. and Mgmt. Company
				16870 Schaefer Hwy.	1414 N. Campbell Rd.	24404 Catherine Industrial Dr., Ste 300.	45887 Mound Rd.	13191 Wayne Rd.,	12283 Merriman Rd.,	13500 Foley,	2200 Hunt St., Suite 513,	13980, Farmington,
				Detroit, MI 48235	Royal Oak, MI 48067	Novi, MI 48375	Shelby Twp., MI 48317	Livonia,, MI 48150	Livonia, 48150	Detroit, MI 48227	Detroit, MI 48207	Livonia, MI 48154
Item	Quantity	Unit		Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount
BASE BID												
1	General Conditions, Bonds & Insurance, Permits	1	LS	\$ 95,266.00	\$ 254,020.00	\$ 159,000.00	\$ 30,000.00	\$ 231,500.00		\$ 145,000.00	\$ 172,566.00	\$ 184,243.00
2	Materials Testing	1	LS	\$ 5,720.00	\$ 5,000.00	\$ -	\$ 12,500.00	\$ 5,000.00		\$ 15,300.00	\$ 10,649.00	\$ 18,500.00
3	Property Protection Fence	1	LS	\$ 7,356.00	\$ 15,000.00	\$ 4,000.00	\$ 10,000.00	\$ 4,500.00		\$ 22,000.00	\$ 20,241.00	\$ 3,000.00
4	Soil Erosion & Sedimentation Control	1	LS	\$ 6,290.00	\$ 185,000.00	\$ -	\$ 7,000.00	\$ 1,500.00		\$ 14,500.00	\$ 5,000.00	\$ 800.00
5	Excavation, Grading, and Site Utilities	1	LS	\$ 69,472.00	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 85,000.00		\$ 72,000.00	\$ 23,064.00	\$ 40,500.00
6	Dewatering	1	LS	\$ 9,150.00	\$ 11,788.00	\$ -	\$ 5,000.00	\$ 35,000.00		\$ 13,800.00	\$ 10,000.00	\$ -
7	Site Restoration, Topsoil, and Seeding	1	LS	\$ 28,840.00	\$ -	\$ 5,000.00	\$ 10,000.00	\$ 25,000.00		\$ 12,500.00	\$ 9,296.00	\$ 3,500.00
8	Concrete Sidewalks	1	LS	\$ 12,010.00	\$ -	\$ -	\$ 10,000.00	\$ 57,000.00		\$ 34,317.00	\$ 8,640.00	\$ 4,875.00
9	Concrete Foundations and Slabs	1	LS	\$ 51,398.00	\$ -	\$ 72,000.00	\$ 80,000.00	\$ 25,000.00		\$ 38,090.00	\$ 120,960.00	\$ 83,943.00
10	Masonry	1	LS	\$ 181,810.00	\$ 120,500.00	\$ 115,000.00	\$ 150,000.00	\$ 95,000.00		\$ 145,000.00	\$ 72,216.00	\$ 127,000.00
11	Structural Steel	1	LS	\$ 66,235.00	\$ 48,000.00	\$ 58,000.00	\$ 40,000.00	\$ 7,500.00		\$ 66,000.00	\$ 42,274.00	\$ 56,800.00
12	Siding and Trim	1	LS	\$ 38,895.00	\$ 10,000.00	\$ 20,000.00	\$ 62,500.00	\$ 85,000.00		\$ 52,000.00	\$ 19,422.00	\$ 15,000.00
13	Doors, Door Frames and Door Hardware	1	LS	\$ 21,735.00	\$ 21,600.00	\$ 22,000.00	\$ 25,000.00	\$ 25,000.00		\$ 23,500.00	\$ 11,407.00	\$ 21,735.00
14	Roof Trusses & Wood Framing	1	LS	\$ 65,206.00	\$ 37,172.00	\$ 60,000.00	\$ 150,000.00	\$ 200,000.00		\$ 205,000.00	\$ 43,111.00	\$ 86,939.00
15	Metal Roofing and Soffits	1	LS	\$ 125,835.00	\$ 103,000.00	\$ 68,000.00	\$ 80,000.00	\$ 200,000.00		\$ 145,000.00	\$ 137,106.00	\$ 83,790.00
16	Ceilings	1	LS	\$ 12,012.00	\$ 9,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		\$ 32,000.00	\$ 13,855.00	\$ 6,400.00
17	Insulation	1	LS	\$ 32,946.00	\$ 5,000.00	\$ 2,000.00	\$ 15,000.00	\$ 4,500.00		\$ 15,000.00	\$ 5,097.00	\$ 2,000.00
18	Toilet Room Accessories and Partitions	1	LS	\$ 17,160.00	\$ 19,790.00	\$ 20,000.00	\$ 30,000.00	\$ 8,500.00		\$ 18,755.00	\$ 16,365.00	\$ 20,420.00
19	Electrical	1	LS	\$ 89,378.00	\$ 50,831.00	\$ 47,000.00	\$ 80,000.00	\$ 55,000.00		\$ 63,503.00	\$ 62,618.00	\$ 33,700.00
20	Mechanical	1	LS	\$ 11,417.00	\$ 13,500.00	\$ 19,000.00	\$ 30,000.00	\$ 25,000.00		\$ 26,950.00	\$ 8,690.00	\$ 6,100.00
21	Plumbing	1	LS	\$ 97,122.00	\$ 85,750.00	\$ 62,000.00	\$ 95,000.00	\$ 75,000.00		\$ 85,750.00	\$ 57,073.00	\$ 63,800.00
22	Miscellaneous - Signage, Sealant, Paint	1	LS	\$ 29,744.00	\$ 46,279.00	\$ 16,000.00	\$ 60,000.00	\$ 25,000.00		\$ 27,355.00	\$ 6,111.00	\$ 9,550.00
23	Provisional Allowance for Unforeseen Conditions	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
ALTERNATES												
A1	Photovoltaic System, Complete	1	LS	\$ 75,000.00	\$149,000.00	\$ 69,000.00	\$ 70,000.00	\$ 86,250.00		\$ 71,985.00	\$ 64,787.00	\$ 1,500.00
A2	Gutters	1	LS			\$ 8,000.00						
TOTAL BASE BID AND ALTERNATES				\$ 1,189,997.00	\$ 1,230,230.00	\$ 906,000.00	\$ 1,132,000.00	\$ 1,416,250.00	\$ 525,000.00	\$ 1,385,305.00	\$ 980,548.00	\$ 914,095.00
INCLUDED IN BID												
	Bond Bid			NO	NO	YES	YES	YES	NO	YES	NO	NO
	References			NO	NO	NO	NO	NO	NO	YES	NO	NO
	Green Panel Exceptions			NO	NO	NO	NO	YES	NO	NO	NO	NO



LETTER TO THE LIVONIA CITY COUNCIL

8.

Law
September 4, 2025

MEETING DATE

R090825/R092225

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED:
Department of Law, re: to amend Sections 075, 080, and 115 of Title 2 (Administration), Chapter 04.

BACKGROUND DETAILS

Honorable Councilmembers,

At the Regular Meeting held August 25, 2025, Council referred the subject matter of a proposed ordinance amendment(s) to Sections 075, 080, and 115 of Title 2 (Administration), Chapter 04 of the Livonia Code of Ordinances, as amended, to the Law Department for submission to Council.

Accordingly, herewith submitted for your consideration is the proposed ordinance amendment prepared by the Department of Law.

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

First Reading

ATTACHMENTS

1. Amendment Sects 075, 080, 115 Title 2 Ch 04

APPROVED BY

Handwritten signature of Carter Fisher in blue ink.

Carter Fisher, City Attorney

Date: September 04, 2025

Handwritten signature of Maureen Miller Brosnan in black ink.

Maureen Miller Brosnan, Mayor

Date: September 05, 2025

**AN ORDINANCE AMENDING SECTIONS 075, 080, AND
115 OF CHAPTER 04 (CITY COUNCIL) TO TITLE 2 OF
THE LIVONIA CODE OF ORDINANCES, AS AMENDED.**

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 075 of Chapter 04 to Title 2 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

2.04.075 Council Office Administrator.

The position of "Council Office Administrator" is hereby created within the City Council office. The Council Office Administrator shall be under the direction of and subject to supervision by the Council President. The Council Office Administrator shall be selected by the City Council President in accordance with civil service rules and shall receive such compensation as from time to time may be fixed by the Civil Service Commission and approved by the Council. The Council Office Administrator shall carry out tasks necessary to the efficient administration and operation of the City's legislative branch of government; represent the council at various functions and meetings; follow up on complaints involving codes and ordinances; serve as a liaison with citizens, corporate entities, and various units of government; and perform such other relevant duties and functions as required by the city council within the council office. Pursuant to the direction of the council, the Council Office Administrator shall prepare in advance an agenda of business to come before each Council meeting, according to the order set forth in Section 2.04.050.

Section 2. Section 080 of Chapter 04 to Title 2 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

2.04.080 City Clerk Duties.

In addition to those duties specifically set forth in the Charter, the city clerk shall:

A. Keep the mayor and other city officials properly informed of action of the council and present to them such matters as may require their signature;

B. Present to the several committees and officials such matters as may have been referred to them;~~;~~ and

~~C. Pursuant to the direction of the council, prepare in advance an agenda of business to come before each meeting, according to the order set forth in Section 2.04.050~~

Section 3. Section 115 of Chapter 04 to Title 2 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

2.04.115 Meetings—Submission of New Data.

A. ~~The following deadlines shall be adhered to with respect to the submission of new data concerning existing agenda items:~~

~~1. City officials, employees, board members or commissioners, as well as petitioners, desiring to comment on an existing agenda item shall submit any written material they wish to have considered by the council to the Council Office Administrator ~~office of the city clerk~~ by no later than three p.m. of the business day prior to the date of the meeting at which the item is to be considered.~~

~~2. The city clerk shall submit such new data to the office of the city council by no later than four p.m. of the business day prior to the date of the meeting at which the item is to be considered.~~

B. The submission of new data after the deadlines contained in subsection A of this section shall result in an agenda item being postponed until the next appropriate meeting date, provided, however, that the council, at its discretion, may choose to consider the item at the scheduled meeting.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

Regular Meeting Minutes of August 25, 2025

On a motion by Councilmember Scheel, supported by Councilmember Donovic, and unanimously adopted, it was:

#264-25 RESOLVED, that upon the motion by Councilmember Lynda Scheel, seconded by Councilmember Rob Donovic, at the Regular Meeting held August 25, 2025, regarding proposed ordinance amendment(s) establishing the City Clerk's duties in creating the Council Agenda(s), the Council does hereby refer this item to the Department of Law for preparation of the proposed ordinance amendment(s) for submission to Council.

<i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of August 25, 2025)</i>

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



LETTER TO THE LIVONIA CITY COUNCIL

9.

Law

September 12, 2025

MEETING DATE

R092225

PRESENTED BY

Carter Fisher, City Attorney

AGENDA ITEM

REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: Department of Law, re: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Belmond Properties, LLC v City of Livonia; USDC Case No. 2:25-cv-11720.

BACKGROUND DETAILS

Dear Council Members:

It is respectfully requested that the Council, by a two-thirds roll call vote in accordance with Sections 7(1) and 8(d) of the Open Meetings Act, schedule a closed meeting of the Committee of the Whole for the purpose of discussing the subject pending litigation and attorney/client privileged communications.

The following individuals should be invited to the closed meeting: Mayor Maureen Miller Brosnan, City Attorney Carter Fisher, Assistant City Attorney Eric S. Goldstein, Attorneys Holly S. Battersby and Melanie M. Hesano of Rosati, Schultz, Joppich & Amtsbuechler, PC.

It is respectfully suggested that this request be placed on the agenda for the regular meeting of September 22, 2025. Thank you.

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

RESOLVED, that having considered a communication from the Department of Law, dated September 12, 2025, approved for submission by the Mayor, THE COUNCIL DOES HEREBY, BY A TWO-THIRDS ROLL CALL VOTE IN ACCORDANCE WITH SECTION 7(1) OF THE OPEN MEETINGS ACT, DIRECT THAT A CLOSED COMMITTEE OF THE WHOLE MEETING BE HELD FOR THE PURPOSE OF DISCUSSING LITIGATION MATTERS AND ATTORNEY/CLIENT PRIVILEGED COMMUNICATIONS IN CONNECTION WITH PENDING LITIGATION, BELMOND PROPERTIES, LLC V CITY OF LIVONIA; USDC CASE NO. 2:25-CV-11720.

ATTACHMENTS

None

APPROVED BY



Carter Fisher, City Attorney

Date: September 12, 2025



Maureen Miller Brosnan, Mayor

Date: September 12, 2025



LETTER TO THE LIVONIA CITY COUNCIL

10.

Council Office
September 19, 2025

MEETING DATE

R092225

PRESENTED BY

Council President Brandon McCullough

AGENDA ITEM

REQUEST TO AMEND COUNCIL RESOLUTION 315-24: Brandon McCullough, City Council President: re: in order to clarify that Councilmember hosted community outreach events, that are not campaign advocacy events, are not subject to the fees that would normally be charged for rental of City-owned properties.

BACKGROUND DETAILS

At the Regular Meeting of September 23, 2024, on a motion by Vice President Ptashnik, supported by Councilmember Jolly and unanimously adopted, a revision to the Fee Waiver Policy Grid (the "Grid") was approved.

It is now being requested to amend the Grid in order to waive the fee for City Councilmembers.

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

To approve the request as submitted.

ATTACHMENTS

1. R092324 Fee Waiver Policy Grid CR 315-24

APPROVED BY

Regular Meeting Minutes of September 23, 2024

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

#315-24 RESOLVED, that having considered the report and recommendation of the Mayor, dated August 21, 2024, which bears the signature of the City Attorney, wherein a revision to the Fee Waiver Policy Grid (the “Grid”) is recommended to make it more user-friendly and less susceptible to Constitutional changes, the Council does hereby determine that the fee waiver policy grid shall be amended, upon approval of the meeting minutes, as follows:

Status	Category 1	Category 2	Category 3
	Non-Profit groups or organizations sponsored by the Executive Office, a City Department or Commission	501(C)(3) Non-Profit groups or organizations	Political groups and all others
Examples	City Commissions, City Departments, Friends of the Library, Friends of Greenmead, Livonia Save Our Youth Coalition	Jaycees, School Districts, Service Clubs, Higher Education, LSO, Livonia Community Foundation, First Responder Foundation	HOA, Candidate Committee, Livonia Democratic Club, Livonia Republican Club
Permit Fees	Waived	Not Waived	Not Waived
Police/Fire/E MS	Waived	40% of fee waived	Not Waived
D.P.W.	Waived	40% of fee waived	Not Waived
P&R (excludes KRC)	Waived	40% of fee waived	Not Waived
City Hall	Waived	40% of fee waived	Not Waived
Showmobile	Waived	40% of fee waived	Not Waived
Library	Waived	40% of fee waived	Not Waived

CONSENT AGENDA ITEM 7. (Regular Meeting of September 23, 2024)

Motion: Ptashnik
Second: Jolly
Present: Jolly, Ptashnik, Donovic, Budzinski, Morgan, Toy, McCullough
Absent: None