

OFFICE OF THE COUNCIL

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PATRICK BROCKWAY, Vice President
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MARTHA PTASHNIK



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, MARCH 9, 2026
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.

**2036th Regular Meeting Agenda of the Council of the City of Livonia
Monday, March 9, 2026**

7:00 p.m. - City Hall Auditorium

33000 Civic Center Drive, Livonia, Michigan

View meeting packet here: <https://livoniamt.portal.civicclerk.com/>

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES Regular Meeting Minutes of February 23, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

- a. [Communication from the Department of Finance dated February 17, 2026, forwarding the Departmental Purchases Report for the month ending January 31, 2026.](#)

CONSENT AGENDA

Planning Commission

1. [WAIVER PETITION: Petition 2024-02-02-03, submitted by Stonefield Engineering & Design on behalf of Haggerty Six Partners, LLC, seeking approval of all plans in connection with Buildings F and I, pursuant to Council Resolution #135-24, which previously approved a waiver use at the Shoppes at College Park as part of a Planned General Development, located on the north side of Six Mile Road between Haggerty Road and Fox Drive in the Southwest ¼ of Section 7. \(Approving\)](#)
2. [WAIVER PETITION: Petition 2025-12-02-22, submitted by LAG Development, requesting waiver use approval to remove the existing house and garage at 11315 Stark Road to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road, located on the west side of Stark Road between Plymouth Road and Pinetree Road in the Northwest ¼ of Section 33. \(Approving\)](#)
3. [WAIVER PETITION: Petition 2025-12-02-23, submitted by OSI/Fleming's, LLC, requesting waiver use approval to utilize an S.D.M. liquor license \(allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises\) in connection with the existing restaurant operation \(Fleming's Prime Steakhouse & Wine Bar\) at 17400 Haggerty Road, located on the north side of College Parkway between Fox Drive and Haggerty Road in the Southwest ¼ of Section 7. \(Approving\)](#)

Department of Civil Service

4. [REQUEST TO AUTHORIZE EXPENDITURE TO SOLE SOURCE PROVIDER: to enable payment to NeoGov for Talent Acquisition, from budgeted funds. \(Approving\)](#)
5. [REQUEST TO APPROVE CITY OF LIVONIA AFSCME UNION LOCAL 1917 CONTRACT AGREEMENT: for the period of December 1, 2025, through November 30, 2028. \(Approving\)](#)

Department of Parks and Recreation

6. [REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: for the emergency repair of air handler unit 2 at the Jack E. Kirksey Recreation Center, from budgeted funds. \(Approving\)](#)

7. REQUEST TO APPROVE SPONSORSHIP FOR LIVONIA JUNIOR ATHLETIC LEAGUE: to offset officials' costs, from budgeted funds. (Approving)
8. AWARD OF BID: for installation of carpet tiles and carpet at the Alexander Blue House at Greenmead Historical Park, from budgeted funds. (Approving)

Department of Public Works

9. REQUEST TO APPROVE ALLIANCE OF ROUGE COMMUNITIES (ARC) ANNUAL ASSESSMENT FOR 2026: to fund the services for the communities provided by the ARC, from budgeted funds. (Approving)
10. AWARD OF CONTRACT: for generator preventative maintenance for a period of two years, from budgeted funds. (Approving)
11. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE PURCHASE OF CLOUD-BASED SOFTWARE FROM SOLE SOURCE PROVIDER: to be used for sewer inspections, from budgeted funds. (Approving)

Engineering Division

12. REQUEST TO AMEND THE ENGINEERING CONTRACT THROUGH QUALIFICATION BASED SELECTION (QBS) WITH HUBBELL, ROTH & CLARK, INC. (HRC): for design engineering services for the 2027 Amrhein Road Reconstruction (Newburgh Road to Richfield Court), in the amount of \$110,000.00, from budgeted funds. (Approving)
13. AWARD OF CONTRACT: for the 2026 Concrete Road Program (Contract 26-C), from budgeted funds. (Approving)
14. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC.: for construction engineering services for the 2026 Concrete Road Program (Contract 26-C), from budgeted funds. (CR 336-21) (Approving)
15. AWARD OF CONTRACT: for the 2026 Concrete Road Maintenance/Selective Slab Program (Contract 26-J), from budgeted funds. (Approving)
16. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC.: for construction engineering services for the 2026 Concrete Road Maintenance/Selective Slab Program (Contract 26-J). (CR 336-21) (Approving)

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEE(S)

17. ECONOMIC DEVELOPMENT, STRATEGIC PLANNING & TECHNOLOGY COMMITTEE MEETING OF FEBRUARY 25, 2026
 - a. The subject matter of blighted and vacant businesses on Plymouth Road. (CR 90-25)
 - b. The subject matter of data centers and attendant zoning related issues. (CR 02-26)
 - c. The subject matter of limiting the number of gas stations and car washes within the city. (CR 04-26)

UNFINISHED BUSINESS

External Requests

18. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Rev. Dr. Rodrigue Constantin, Saint Rafka Maronite Catholic Church, in order to hold a cultural festival with music played by a DJ and live bands at Saint Rafka Maronite Catholic Church located at 32765 Lyndon Street on Friday, August 7, 2026, from 5:00 p.m. to 12:00 a.m., Saturday, August 8, 2026, from 1:00 p.m. to 12:00 a.m. and Sunday, August 9, 2026, from 1:00 p.m. to 9:00 p.m.

Planning Commission

19. SITE PLAN PETITION: Petition 2025-12-08-09, submitted by Schoolcraft Lodge Inc., requesting site plan approval to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27.

City Clerk

20. REQUEST TO APPROVE CITY OF LIVONIA EARLY VOTING PLAN: as adopted by the Election Commission, to establish the location, days, and hours of operation for Livonia's Early Voting Site as required by Public Act 81 of 2023, to be filed with the Wayne County Clerk. (CR 323-23)

Department of Parks and Recreation

21. AWARD OF BID: for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center, from budgeted funds.

NEW BUSINESS

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.



LETTER TO THE LIVONIA CITY COUNCIL

Finance
February 17, 2026

MEETING DATE

R030926

PRESENTED BY

AGENDA ITEM

a. Communication from the Department of Finance dated February 17, 2026, forwarding the Departmental Purchases Report for the month ending January 31, 2026.

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 January 31, 2026. 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 - January 2026

APPROVED BY

Handwritten signature of Benjamin N. Grier in blue ink.

Date: February 24, 2026

Benjamin N. Grier, JD, CPA, Finance Director

Handwritten signature of Maureen Miller Brosnan in black ink.

Date: February 26, 2026

Maureen Miller Brosnan, Mayor

City of Livonia
City Council - Receive and File Purchases

For Month of : **January 2026**

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	1/2/2026	DPW	SupplyDen	Peladow (Calcium Chloride)	\$15,041.76	ice melt product for new concrete around sites
2	1/20/2026	Housing (CDBG)	Equator Heating & Cooling	Faucets, toilets, urinals in bathrooms	\$17,795.00	Installing touchless faucets, toilets, urinals in bathrooms at McNamara Towers, Newburgh Village, and Silver Village with COVID relief funding through CDBG. Received 3 bids, Equator being the lowest.
3	1/21/2026	Parks and Recreation	National Restoration Inc.	Geer Store painting	\$17,500.00	Painting exterior of Geer store at Greenmead
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**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

2. WAIVER PETITION: Petition 2024-02-02-03, submitted by Stonefield Engineering & Design on behalf of Haggerty Six Partners, LLC, seeking approval of all plans in connection with Buildings F and I, pursuant to Council Resolution #135-24, which previously approved a waiver use at the Shoppes at College Park as part of a Planned General Development, located on the north side of Six Mile Road between Haggerty Road and Fox Drive in the Southwest $\frac{1}{4}$ of Section 7.

Mark Taormina, Planning and Economic Development Director, updated Council on the progress of the project stating building F will now be containing a single user rather than a multi-tenant retail building, and building I will be a Brazilian steakhouse.

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

DIRECTION:

APPROVING

CONSENT

From: [Uhazie, Jacob](#)
To: [Kasprowicz, Sara](#); [Taormina, Mark](#)
Subject: FW: Six / Haggerty
Date: Friday, February 20, 2026 12:52:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[New Planning Data Recd 2026-02-20 Fogo De Chao - Livonia MI - ARCH - DD Set - D3.2 - D3.3.pdf](#)
[New Planning Data Recd 2026-02-20 Fogo De Chao - Livonia MI - DD Exterior.pdf](#)

Good afternoon,

We received some updated plans for the Fogo De Chao.

Jacob Uhazie

Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov

From: Williams, Eric <ewilliams@stonefieldeng.com>
Sent: Thursday, February 19, 2026 1:02 PM
To: Uhazie, Jacob <juhazie@livonia.gov>
Cc: Doraid Markus <dmarkus@markusllc.com>; Heffernan, Kevin <kheffernan@stonefieldeng.com>; Bauer, Nik <nbauer@stonefieldeng.com>; Scott Bowers <scottb@bowersarch.com>
Subject: RE: Six / Haggerty

Thanks, Jacob – we received the agenda yesterday. Also, attached are the updated Fogo De Chao plans with changes made based upon PC feedback.

Thank you,
Eric Williams, PE
STONEFIELD
M 734.546.4941
NY | NJ | MI | MA | FL | RI | IL

From: Uhazie, Jacob <juhazie@livonia.gov>
Sent: Tuesday, February 17, 2026 9:23 AM
To: Williams, Eric <ewilliams@stonefieldeng.com>
Cc: Doraid Markus <dmarkus@markusllc.com>; Heffernan, Kevin <kheffernan@stonefieldeng.com>; Bauer, Nik <nbauer@stonefieldeng.com>; Scott Bowers <scottb@bowersarch.com>
Subject: RE: Six / Haggerty

CAUTION: External Email

Good morning,

I do not know the timeline, but you can reach out to Sara from the City Council's Office for more information.

skasprowicz@livonia.gov

Jacob Uhazie

Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647

juhazie@livonia.gov

www.livonia.gov

From: Williams, Eric <ewilliams@stonefieldeng.com>

Sent: Monday, February 16, 2026 4:47 PM

To: Uhazie, Jacob <juhazie@livonia.gov>

Cc: Doraid Markus <dmarkus@markusllc.com>; Heffernan, Kevin <kheffernan@stonefieldeng.com>;
Bauer, Nik <nbauer@stonefieldeng.com>; Scott Bowers <scottb@bowersarch.com>

Subject: RE: Six / Haggerty

Thanks, Jacob – when should we expect the agenda to be finalized for 2/23?

Eric Williams, PE

STONEFIELD

M 734.546.4941

NY | NJ | MI | MA | FL | RI | IL

From: Uhazie, Jacob <juhazie@livonia.gov>

Sent: Wednesday, February 11, 2026 4:21 PM

To: Williams, Eric <ewilliams@stonefieldeng.com>

Cc: Doraid Markus <dmarkus@markusllc.com>; Heffernan, Kevin <kheffernan@stonefieldeng.com>;
Bauer, Nik <nbauer@stonefieldeng.com>; Scott Bowers <scottb@bowersarch.com>

Subject: RE: Six / Haggerty

CAUTION: External Email

Thank you for providing that updated rendering.

As of now it appears you will be on the February 23 City Council Study Agenda and the March 9th Regular meeting. Please keep in mind that the Council President sets the final agenda, so these dates are not final until you hear from them directly.

Thank you

Jacob Uhazie

Assistant Planning Director

City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov
www.livonia.gov

From: Williams, Eric <ewilliams@stonefieldeng.com>
Sent: Wednesday, February 11, 2026 9:01 AM
To: Uhazie, Jacob <juhazie@livonia.gov>
Cc: Doraid Markus <dmarkus@markusllc.com>; Heffernan, Kevin <kheffernan@stonefieldeng.com>; Bauer, Nik <nbauer@stonefieldeng.com>; Scott Bowers <scottb@bowersarch.com>
Subject: RE: Six / Haggerty

Good morning, Jacob – just checking on timing for the council meeting. Also, attached is the updated building F rendering. The Six Mile door has been shifted east into the glass store front.

Eric Williams, PE
STONEFIELD
M 734.546.4941
NY | NJ | MI | MA | FL | RI | IL

From: Uhazie, Jacob <juhazie@livonia.gov>
Sent: Wednesday, February 4, 2026 10:17 AM
To: Williams, Eric <ewilliams@stonefieldeng.com>
Cc: Doraid Markus <dmarkus@markusllc.com>; Heffernan, Kevin <kheffernan@stonefieldeng.com>; Bauer, Nik <nbauer@stonefieldeng.com>; Scott Bowers <scottb@bowersarch.com>
Subject: RE: Six / Haggerty

CAUTION: External Email

Eric,

I will send it over as soon as we have them together along with what council agenda you will likely be on.

It may take a few days just based on how long the meeting lasted.



Jacob Uhazie
Assistant Planning Director
City of Livonia | Planning Department
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www.livonia.gov



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From: Williams, Eric <ewilliams@stonefieldeng.com>
Sent: Wednesday, February 4, 2026 8:20 AM
To: Uhazie, Jacob <juhazie@livonia.gov>
Cc: Doraid Markus <dmarkus@markusllc.com>; Heffernan, Kevin <kheffernan@stonefieldeng.com>; Bauer, Nik <nbauer@stonefieldeng.com>; Scott Bowers <scottb@bowersarch.com>
Subject: RE: Six / Haggerty

Good morning, Jacob – could you please share a draft of the motion from last night? Do you know if we should be targeting the 2/23 study meeting or will it be the first meeting in March(3/9)?

Thanks,
Eric Williams, PE
STONEFIELD
M 734.546.4941
NY | NJ | MI | MA | FL | RI | IL

From: Williams, Eric
Sent: Tuesday, February 3, 2026 4:28 PM
To: Uhazie, Jacob <juhazie@livonia.gov>
Cc: Doraid Markus <dmarkus@markusllc.com>
Subject: RE: Six / Haggerty

Jacob – thanks for taking my call, please see attached updated elevation renderings.

Thanks,
Eric Williams, PE
STONEFIELD
M 734.546.4941
NY | NJ | MI | MA | FL | RI | IL

From: Heffernan, Kevin <kheffernan@stonefieldeng.com>
Sent: Tuesday, January 6, 2026 2:39 PM
To: Taormina, Mark <mtaormina@livonia.gov>
Cc: Doraid Markus <dmarkus@markusllc.com>; Bauer, Nik <nbauer@stonefieldeng.com>; Uhazie, Jacob <juhazie@livonia.gov>; Planning <Planning@Livonia.gov>; Williams, Eric <ewilliams@stonefieldeng.com>; Uhazie, Jacob <juhazie@livonia.gov>; Canty, Kristoffer

<kcanty@livonia.gov>; Reece, Stephanie <SReece@livonia.gov>; Goff, Erika <egoff@livonia.gov>

Subject: RE: Six / Haggerty

Thanks for catching this Mark – I have updated the PDF link, but unfortunately the hard copies have already been packaged & shipped.

Kevin Heffernan, PE

STONEFIELD

O 248.247.1115 | M 248.880.6399

IL | MI | NY | NJ | MA | FL

stonefieldeng.com

From: Taormina, Mark <mtaormina@livonia.gov>

Sent: Tuesday, January 6, 2026 12:10 PM

To: Heffernan, Kevin <kheffernan@stonefieldeng.com>

Cc: Doraid Markus <dmarkus@markusllc.com>; Bauer, Nik <nbauer@stonefieldeng.com>; Uhazie, Jacob <juhazie@livonia.gov>; Planning <Planning@Livonia.gov>; Williams, Eric <ewilliams@stonefieldeng.com>; Uhazie, Jacob <juhazie@livonia.gov>; Canty, Kristoffer <kcanty@livonia.gov>; Reece, Stephanie <SReece@livonia.gov>; Goff, Erika <egoff@livonia.gov>

Subject: RE: Six / Haggerty

CAUTION: External Email

Thanks, Kevin. We'll get this scheduled. In the meantime, please fix an error found on Sheet A-300, which is the file BLDG F Elevations. It erroneously refers to Retail Building E.

Thanks,

Mark

Mark Taormina

Planning and Economic Development Director

City of Livonia | Planning Department

(734) 466-2292

mtaormina@livonia.gov

www.livonia.gov

From: Heffernan, Kevin <kheffernan@stonefieldeng.com>

Sent: Tuesday, January 6, 2026 10:52 AM

To: Taormina, Mark <mtaormina@livonia.gov>

Cc: Doraid Markus <dmarkus@markusllc.com>; Bauer, Nik <nbauer@stonefieldeng.com>; Uhazie, Jacob <juhazie@livonia.gov>; Planning <Planning@Livonia.gov>; Williams, Eric <ewilliams@stonefieldeng.com>

Subject: RE: Six / Haggerty

Good morning Mark – Following the below, please be advised that three hard copy plan sets for the revised Building 'F' & 'I' are being sent to your office. Please let us know if you need anything else for PUD site plan amendment. (application, fee, etc.)

 [PDF copies can be downloaded here.](#)

Thank you,

Kevin Heffernan, PE

STONEFIELD

O 248.247.1115 | M 248.880.6399

IL | MI | NY | NJ | MA | FL

stonefieldeng.com

From: Taormina, Mark <mtaormina@livonia.gov>

Sent: Thursday, December 18, 2025 8:59 AM

To: Williams, Eric <ewilliams@stonefieldeng.com>

Cc: Heffernan, Kevin <kheffernan@stonefieldeng.com>; Doraid Markus <dmarkus@markusllc.com>;
Bauer, Nik <nbauer@stonefieldeng.com>; Uhazie, Jacob <juhazie@livonia.gov>

Subject: RE: Six / Haggerty

CAUTION: External Email

Eric,

As the resolution indicates, the follow-up review by the Planning Commission will require detailed plans, including site, landscaping, floor, and elevations. Of course, we only need a basic floor layout. The elevations should be rendered with the most pertinent information, including materials, height, and other relevant details. The landscaping design is mostly complete, but it will likely need to be adjusted to accommodate the new building layout.

Mark



Mark Taormina

Planning and Economic Development Director

City of Livonia | Planning Department

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mtaormina@livonia.gov

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From: Williams, Eric <ewilliams@stonefieldeng.com>

Sent: Wednesday, December 17, 2025 11:07 AM

To: Taormina, Mark <mtaormina@livonia.gov>

Cc: Heffernan, Kevin <kheffernan@stonefieldeng.com>; Doraid Markus <dmarkus@markusllc.com>; Bauer, Nik <nbauer@stonefieldeng.com>

Subject: Six / Haggerty

Mark - hope all is well, as we worked through final site plan coordination for Building F. The tenant (Charles Schwabb) requested architectural elements that have reduced the overall setback along Six mile Road. Could you confirm this doesn't need any additional level of review?

Thank you,

Eric Williams, PE

STONEFIELD

555 S. Old Woodward, Suite 12L, Birmingham, MI 48009

T 248.247.1115 | M 734.546.4941 | F 201.340.4472

ewilliams@stonefieldeng.com | stonefieldeng.com



FOGO DE CHÃO

Design Consultant:



ARCHITECTURE
INNOVATION & DESIGN
in ARCHITECTURE, Inc.

115 Pine Ave, Suite 250
Long Beach, CA 90802
www.idaexperience.com

Architect:

GEOFFREY B. LIM
AIA, NCARB, LEED AP

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Issue Date:

09/5/24

Project Owner:

FOGO
DE
CHÃO

FOGO DE CHAO - LIVONIA, MI

THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

DESIGN DEVELOPMENT

Sheet Number:

D0.0

INTERIOR SEATING COUNT	
BAR LOUNGE	28
COCKTAIL BAR	9
DINING 1	42
DINING 2	32
DINING 3	38
PRIVATE DINING ROOM 1	42
PRIVATE DINING ROOM 2	44
TOTAL	235

INTERIOR TABLE COUNT BY ROOM	
BAR LOUNGE	8
DINING 1	16
DINING 2	11
DINING 3	13
PRIVATE DINING ROOM 1	17
PRIVATE DINING ROOM 2	18
TOTAL	83

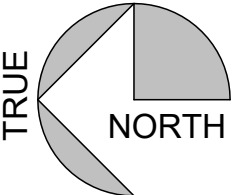
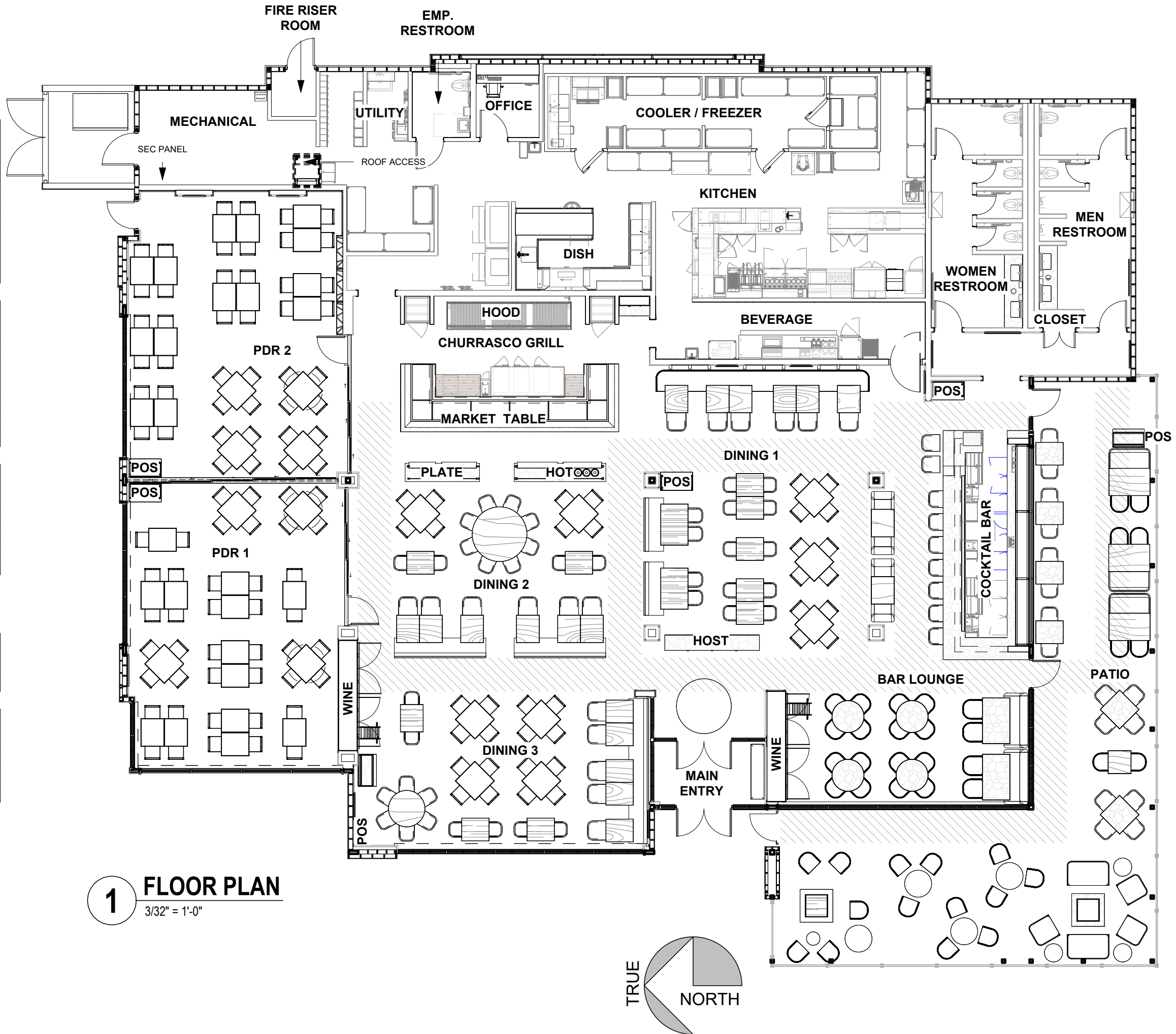
INTERIOR TABLE COUNT BY TOP	
2 TOP	56
4 TOP	25
6 TOP	1
8 TOP	1
TOTAL	83

EXTERIOR SEATING COUNT	
PATIO	51
TOTAL	51

EXTERIOR TABLE COUNT	
0 TOP	3
2 TOP	5
4 TOP	5
TOTAL	13

INDOOR TABLE CALC:
8,428 SF/ 83 TABLES = 102 SF/TABLE
(EXCLUDING PATIO)

1 FLOOR PLAN
3/32" = 1'-0"



02. EXTERIOR

Design Consultant:



ARCHITECTURE
INNOVATION & DESIGN
in ARCHITECTURE, Inc.
115 Pine Ave, Suite 250
Long Beach, CA 90802
www.idaexperience.com

Architect:

GEOFFREY B. LIM
AIA, NCARB, LEED AP

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Issue Date:

09/12/24

Project Owner:

FOGO
DE
CHÃO

FOGO DE CHAO - LIVONIA, MI
THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

EXTERIOR COVER

Sheet Number:

D3.0



FOGO DE CHÃO - LIVONIA, MI
THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

10/09/2025

EXTERIOR PERSPECTIVE
D3.1

FOGO DE CHÃO®



FOGO DE CHÃO - LIVONIA, MI

THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

10/09/2025

EXTERIOR PERSPECTIVE D3.2

FOGO DE CHÃO®



FOGO DE CHÃO - LIVONIA, MI

THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

10/09/2025

EXTERIOR PERSPECTIVE

D3.3

FOGO DE CHÃO®



FOGO DE CHÃO - LIVONIA, MI

THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

10/09/2025

EXTERIOR PERSPECTIVE D3.4

FOGO DE CHÃO®



FOGO DE CHÃO - LIVONIA, MI
THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

10/09/2025

EXTERIOR PERSPECTIVE
D3.5

FOGO DE CHÃO®

PLANNING COMMISSION
NEW DATA
RECEIVED



FOGO DE CHÃO - LIVONIA, MI
THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

10/09/2025

EXTERIOR PERSPECTIVE
D3.2

FOGO DE CHÃO®



FOGO DE CHÃO - LIVONIA, MI

THE SHOPPES AT COLLEGE PARK
NEC 6 & HAGGERTY
LIVONIA, MI

10/09/2025

EXTERIOR PERSPECTIVE

D3.3

FOGO DE CHÃO®

From: [Uhazie, Jacob](#)
To: [Kasprowicz, Sara](#)
Cc: [Taormina, Mark](#)
Subject: Petition 2024-02-02-03 Updated Rendering
Date: Friday, February 13, 2026 3:38:33 PM
Attachments: [Building_F_Rendering Recd_2026-2-10.pdf](#)

Good afternoon,

We received an updated rendering for the financial institution.

Jacob Uhazie

Assistant Planning Director
City of Livonia | Planning Department
(734) 466-2293 | (734) 674-7647
juhazie@livonia.gov



PROPOSED RETAIL BUILDING
SIX MILE & HAGGERTY | LIVONIA, MICHIGAN

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



PROPOSED RETAIL BUILDING
SIX MILE & HAGGERTY | LIVONIA, MICHIGAN

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ARCHITECTURE DESIGN



PROPOSED RETAIL BUILDING
SIX MILE & HAGGERTY | LIVONIA, MICHIGAN



LETTER TO THE LIVONIA CITY COUNCIL

2.

Planning
February 5, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Petition 2024-02-02-03, submitted by Stonefield Engineering & Design on behalf of Haggerty Six Partners, LLC, seeking approval of all plans in connection with Buildings F and I, pursuant to Council Resolution #135-24, which previously approved a waiver use at the Shoppes at College Park as part of a Planned General Development, located on the north side of Six Mile Road between Haggerty Road and Fox Drive in the Southwest $\frac{1}{4}$ of Section 7.

BACKGROUND DETAILS

February 10, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2024-02-02-03 - Haggerty and Six Partners

Dear Council Members:

At the 1,241st Meeting held by the Livonia City Planning Commission on February 3, 2026, the following resolution was adopted:

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

#02-07-2026 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-02-02-03 submitted by Stonefield Engineering & Design on behalf of Haggerty Six Partners, LLC, seeking approval of all plans in connection with Buildings F and I, pursuant to Council Resolution #135-24, which previously approved the Shoppes at College Park as part of a Planned General Development, located on the north side of Six Mile Road between Haggerty Road and Fox Drive in the Southwest $\frac{1}{4}$ of Section 7, be approved subject to the following conditions:

1. The Site Plan marked by Sheet C-3 dated January 5, 2026, as revised, prepared by Stonefield Engineering & Design, are hereby approved, and shall be adhered to;
2. The Landscaping Plan marked by Sheet C-5 dated January 5, 2026, as revised, prepared by Stonefield Engineering & Design, are hereby approved, and shall be adhered to, except that

landscaping along 6 Mile Road in front of Building “I” reflect the landscape design of the rest of the Six Mile frontage to the satisfaction of the Planning Director;

3. Lighting Plan marked by Sheet C-7 respectively, all dated January 5, 2026, as revised, prepared by Stonefield Engineering & Design, are hereby approved, and shall be adhered to

4. The Floor Plan and Exterior Elevations, as shown in the rendering received January 30, 2026, for Building F on Sheets A-100, A-300 and A301 respectively, dated December 23, 2025, prepared by Bowers and Associates, is hereby approved with the exception that the egress doorway along Six Mile, be relocated to the western façade or incorporated into design elements to the satisfaction of the Planning Director and Building Department;

5. The Exterior Elevations and Floor Plan for Building I on Sheets A4.0, A4.1, A4.2, and FS1, dated October 9, 2025, prepared by Innovation Architecture, is hereby approved and shall be adhered to, provided that the exterior stucco portions of Building “I” be revised to the satisfaction of the Planning Department with materials equal in quality and character to those being employed on Building “F”,

6. That the petitioner shall comply with the following stipulation in the correspondence dated January 13, 2026, from the Engineering Department, which reads: “The submitted landscape plans show plants that the owner may want to revise based on locations and current conditions. It is currently recommended not to plant boxwood shrubs due to blight. Also, Hackberry and Honey Locust tend to attract bugs that create messes that should not be planted above areas where cars will be parked. While not a mandatory change, it is something the developer may want to consider changing.”,

7. That the petitioner shall comply with the following stipulation in the correspondence dated January 14, 2026, from the Fire Department: “Provide detailed plans and location of all Electric Vehicle charging stations. Separation distances and available water supply for potential suppression efforts is critical.”,

8. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;

9. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2024-02-02-03_Building Fand I_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: February 11, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026

STONEFIELD

January 6, 2026

Mark Taormina
City of Livonia
Planning & Economic Development Director
33000 Civic Center Drive
Livonia, MI 48154

RE: PUD Amendment Review
Proposed Mixed-Use Development – Buildings F & I
Parcel ID: 46-027-99-0008-001
39200 Six Mile Road
City of Livonia, Wayne County, Michigan

CITY OF LIVONIA
PLANNING DEPARTMENT

JAN 07 2026

RECEIVED 2024-02-02-03
BUILDINGS F&I REVIEW

Mr. Taormina:

Stonefield Engineering & Design is pleased to submit documents for PUD Amendment review for the Building's F & I, Charles Schwab & Fogo de Chao, respectively. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Development Plans – 24 x 36	01-05-2026	3	Stonefield Engineering & Design
Site Development Plans – 11 x 17	01-05-2026	1	Stonefield Engineering & Design
Building F – Combined Architectural Set	12-23-2025	3	Bowers & Associates
Building I – Combined Architectural Set	10-09-2025	3	Innovation Architecture

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Eric Williams, PE
Stonefield Engineering and Design, LLC



Kevin Heffernan, PE
Stonefield Engineering and Design, LLC

V:\DET\2023\DET-230128-Markus Management Group-39200 Six Mile Road, Livonia, MI\Correspondence\Outgoing\Municipal\Fogo\2025-12-23_Municipal Submission Letter.docx

STONEFIELDENG.COM

555 S OLD WOODWARD AVE, SUITE 12L, BIRMINGHAM, MI 48009 248.247.1115 T. 201.340.4472 F.

**MINUTES OF THE 1,241st PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, February 3, 2026, the City Planning Commission of the City of Livonia held its 1,241st Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Patrick Droze	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #4 PETITION 2025-12-08-10 Haggerty & Six partners

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2024-02-02-03 submitted by Stonefield Engineering & Design on behalf of Haggerty Six Partners, LLC, seeking approval of all plans in connection with Buildings F and I, pursuant to Council Resolution #135-24, which previously approved the Shoppes at College Park as part of a Planned General Development, located on the north side of Six Mile Road between Haggerty Road and Fox Drive in the Southwest ¼ of Section 7.

Mr. Uhazie: Thank you. This is a callback item from the former Comerica site. Both the buildings in question are located on the south end of the property facing Six Mile. The first building that we will discuss here is Building F, on the southwest corner. In the original plan it was presented as a multi-tenant building. It has been updated to show a financial institution. The proposed building would be 7,396 square feet of office space. The floor plan shows a lobby area, 15 offices, two conference rooms, a kitchen, break room, restrooms and utility closet. The primary facade is composed of masonry, brick veneer with architectural accent banding and trim elements. Aluminum storefront systems with transparent glazing are incorporated along the tenant facing elevations, and the finished metal coping is used along the parapet edges and metal canopy elements are provided at select building entrances. This is the rendering that we saw last week of the building's façade that faces internal circulation. That's where the customers would come in. The petitioner did provide updated renderings for the rear of the building per our discussions at the study session. You can see here they have added the glass that now goes all the way to the top of the building. And they also added an accent sign to the east. For reference, this is from another angle. They show a little bit more of the landscaping that is proposed there as well. For reference, this is what was shown before, so you can see the updates that have been made in more detail. A proposed trash enclosure is located to the east of the parking lot, shown here. The site has two accessible ramps to the barrier free parking spaces and bike ramps are proposed at the northwest of the building for general offices. The requirement is one parking space for each 200 square feet of floor area. As such, the proposed building requires 37 parking spaces. According to the site plan, the site satisfies the parking requirements. The petitioner proposes one monument sign 10 feet from the middle of the right-of-way. I should note that all signage was approved as part of the development agreement by Council. The second building, Building I is located further to the east. This would be a proposed Fogo de Chao full-service restaurant, situated in the southwest corner of the building. It is 8,575 square feet, full-service sit-down restaurant. The proposed restaurant building utilizes a contemporary architectural style with articulated facades, a combination of masonry materials, exit panels and glazing. The elevations show a variation of parapet heights and material transitions to reduce the overall mass of the building. The primary building facade features an aluminum storefront system with extensive glazing along customer facing elevations. Architectural accents include laser cut metal panels with a stucco cutter backing providing visual interest and facade articulation. A decorative breeze block wall is incorporated as a design feature.

Prefinished metal coping is used along the parapets and the canopy edges and metal copings are provided at select building entrances. The roof consists of a TPO roofing membrane with all rooftop mechanical equipment screened from the public view. All materials are applied consistently across the building elevations. You can see the color renderings here, seeing some of those accents and the customer facing elements and design elements. The floor plan shows a kitchen with prep area, bar, meat cooler, freezer, grill area, dish area, staff, bathroom and office. The restaurant area consists of a vestibule of 47 tables, a private room with 18 tables and another private room with 17 tables totaling 210 seats. Outdoor seating is shown for 30, and a bar that has seating for nine is present as well. A proposed trash enclosure is located on the north side of the building. One parking space for each two interior spaces is to be provided within the proposed establishment, plus one parking space for each three outside seating spaces, plus one parking space for each employee. There's also a valet area for the restaurant. Parking is something that was taken care of as part of the development agreement as well. There is a shared parking agreement for the development. So all that was approved by council previously. Same thing with signs, but there is a proposed monument sign 10 feet from the right of way. The proposed signage would have height of five feet six inches, complying with the zoning ordinance. The submitted rendering plan shows three wall signs on the building, one blade sign. A single business occupying a single building is allowed two wall signs. Any signage in excess would normally go to the Zoning Board of Appeals, but as I mentioned, this was all approved as part of the development agreement. The landscaping plan shows that the buildings would be significantly screened from Six Mile Road. Two hackberry trees and one redwood tree would be planted in front of the office building, and two red oak trees and one hackberry tree will be planted in front of the restaurant. The plan provides the required number of street trees and shrubs along Six Mile Road. The calculations demonstrate compliance with the ordinance standards for deciduous and ornamental trees as well as shrub quantity based on linear footage. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated January 8 , 2026, which reads as follows: In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject

parcel is assigned the address of #17400 Haggerty Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should any revisions to the utility services to the building, or any work on the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated January 14, 2026, which reads as follows: "This office has reviewed the site plan submitted in connection with a request to modify a commercial building on the property located at the above referenced address. We have no objections to this proposal. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated January 22, 2026, which reads as follows: "We have reviewed the plans submitted by OS I/Flemings, LLC requesting waiver use approval pursuant to Section 6.03 of the Livonia Ordinance, as amended, to utilize an SDM liquor license (allows a licensed business to sell beer, wine and mixed spirit drink products in the original package for consumption off premises) in connection with the existing restaurant operation (Fleming's Prime Steakhouse & Wine Bar) at 17400 Haggerty Road, located on the north side of College Parkway between Fox Drive and Haggerty Road in the Southwest ¼ of Section 7. After reviewing the plans with the Chief of Police, we have no objections to the waiver being granted, contingent that the petitioner complies with: 1. All State Laws 2. City Ordinances 3. Stipulations and conditions set by the Livonia Police Department, Liquor Investigations Unit, as approved by the Chief of Police 4. Stipulations and conditions set by the Traffic Bureau of the Livonia Police Department" The letter is signed by Jeffrey Ronayne, Special Services Bureau. The next letter is from the Inspection Department, dated January 30, 2026, which reads as follows: "Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no objections to this Petition." The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated January 20, 2026, which reads as follows: "I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal." The letter is signed by Benjamin Grier, Director of Finance. The next letter is from the Treasurer's Department, dated January 7, 2026, which reads as follows: "The owner of the property is current on their property

tax.” The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Thank you. Mr. Uhazie, is there any questions for planning staff?

Mr. Caramagno: Jacob, how does Building F get a Haggerty Road address?

Mr. Uhazie: I'm not sure.

Mr. Caramagno: That will almost make it difficult to find if you, if you don't know where you're going.

Mr. Uhazie: Yeah, that would be a better question for the Engineering Division.

Mr. Caramagno: Okay, just something as you read it out, I was looking at that. Seems odd, but okay, thank you.

Mr. Wilshaw: Good question, though. Mr. Droze.

Mr. Droze: Thank you, Mr. Chair. I understand that these building pads we're looking at today are part of the larger plan. Could you talk a little bit, Jacob, about the landscaping for the site? Is it each individual building pad's responsibility to do their landscaping, or is there kind of a larger overlay?

Mr. Uhazie: It was a landscape approach for the whole development site.

Mr. Droze: Okay. That was something that this PC reviewed and approved. I'm kind of getting at what's in front of Building F versus Building I. Is that consistent with what was approved previously or have they made some changes?

Mr. Uhazie: I would have to double check exactly what was approved. I don't know if we went into as much detail as what we'd be going into now. I think it was more of just a, does it satisfy the requirements numbers, and this would be more of a detailed how, you know, how does it look? How do we feel the site plan would actually be built out.

Mr. Droze: It's just an observation I had looking at is obviously in front of Building F, there's pretty elaborate planting plan and Building I, it's three trees, and I'm not saying one's right or the other, but it's more of just the consistency of that, how that frontage will look. Maybe that is a question for the applicant, as we get into it, about whether there's going to be kind of a consistency check as they bring in these various projects.

- Mr. Uhazie: If I remember correctly, at the study session, they did mention that they do have it designed to flow as one cohesive unit. So, there may be a reason that they have it planted as they do.
- Mr. Droze: Okay. Thank you.
- Mr. Wilshaw: Thank you. Mr. Droze, Any other questions for staff?
- Mr. Ventura: Jacob, is it fair to equate stucco with E.I.F.S.?
- Mr. Uhazie: Say it again.
- Mr. Ventura: Is it fair to equate stucco with E.I.F.S.? Are they essentially the same material with different E.I.F.S.'?
- Mr. Uhazie: I mean, in my mind, they're very similar.
- Mr. Ventura: And then looking at the retail building, I see material C is a fiber cement panel. We've looked favorably upon citing this fiber cement in the past, and this would be something comparable?
- Mr. Uhazie: Yes.
- Mr. Ventura: Thank you, Mr. Wilshaw,
- Mr. Wilshaw: We seem to be stuccoed with E.I.F.S. in a lot of developments.. All right. Any other questions for staff? Mr. Uhazie, these two pads on the original plan journal development were not necessarily the proposed use initially, correct?
- Mr. Uhazie: Correct. Specifically, Building F was originally a multi-tenant, I believe.
- Mr. Wilshaw: It sort of plays a little bit into Mr. Droze's question in regard to the overall site development and what was proposed at the time.
- Mr. Uhazie: So yes, where the Fogo de Chao is proposed, the hotel has been scrapped and has been replaced with the restaurant pad. So this is what was originally reviewed back in 2024. So, there was the multi-tenant building in the southwest, and then the proposed hotel in the southeast.
- Mr. Wilshaw: Okay, that's good to see what was originally proposed versus what we're looking at now, just to get our bearings and orientation on this. Thank you. Any other questions for staff, if not the

petitioner I believe is in the audience, feel free to come forward and tell us about your proposal.

Dorais Marcus, Haggerty and Six Partners. I represent ownership. Just by some brief background. It is an ever-evolving process. Obviously, it's a big development. Things change, things pivot. We understand things better. We discover things and, you know, we're always pursuing the goal of bringing the best development forward. As it was stated, there was a hotel where the two restaurant pads were. As we got into development and understood the needs of the community, the needs of the city, we just figured that hotel is probably going to be just not successful. I think we thought there were better uses. So we pivoted from the hotel to two restaurant pads, which we thought would better serve the community. I know there was some mention to landscaping, I'll get into that. But we also change Building F into one user. I'm happy to announce that the one user is now Charles Schwab. We just signed a deal with them, and this is who's going to occupy Building F, so it's eventually the same square footage, but instead of multi-tenants, we have one national user that we think would benefit this development greatly. In terms of materials. I'd like to start with Building F and speak to that. Obviously, when we first got approved, we were told to come back to the Planning Commission for final building elevations, designs for what happens where Building F and the old hotel parcel was. So that's why we're here today. To start with Building F. If you can pull up the renderings. I know there was comments that, you know, we need to make Building F look a little better. And we need to understand what Building F really looks like. If you would go to the color...go to the first picture. Yep. Obviously this is when you're in the parking lot looking at the building from the parking lot side. On the right-hand side, where you see that white, that's the brick that's being used. The monument tower is the brick that you see on the material board. On the side, the wood panel is the wood board that you see there. The windows have silver frames, and underneath that canopy is black framed. That carries through to the side, which is a second picture, I believe. You can kind of see...but the most important thing was to speak about the Six Mile side, because, you know, we understood the comments that this building needs to make an impression. So, what we did is we took up the glass to the ceiling to mimic what happens on the other sides. We tried to give you a perspective where we show the landscaping. The side where the sign is on the wall, is a off white metal panel. The left-hand side, left of the windows, is the white metal panel, just to get some contrast and some differentiation to make this building really pop. We have, obviously, a monument sign in the middle of the building. And this

is a prototypical Charles Schwab building. This is their prototype. This is why they have that wall. I think you know, it's to cover the back area is to cover their back of house and not be exposed to. We think the landscape does it justice. We did show the landscape here. I think one of the commissioners or planning board members said, Why isn't the landscape shown on the Fogo de Chao side? There is landscape. We can provide that to you. We were stressing the landscape to show this building and how nice it will look once it's up and completed. But there is a Fogo de Chao stipulated landscape plan. And the landscape plan is cohesive throughout the entire development all the way from the Whole Food side that's being built all the way across the Six Mile and all around Haggerty. And really that's where we're excited about this project. We want to get going on it, we're in for permits for the site, and as soon as we get the green light, hopefully we finish up this project. We're very excited to see the tenants coming into this area.

Mr. Wilshaw: Thank you for your presentation, Mr. Marcus. I do want to point out you eloquently stated that what we're looking at tonight is not the corner of Six Mile and Haggerty as a cohesive one piece and trying to say, are we approving development at this corner. What we're doing is...we've already done that through the planned general development process. We're now drilling down into a couple of these pads on this site and looking at the details of what is being proposed and the specifics of these sites. So, I just want to set that expectation as we move forward, that that's why we're here. This is a callback item. It's not a first run look at this development. So, I appreciate the way that you described that. Is there any questions of our petitioner?

Mr. Droze: Thank you, Mr. Chair. I appreciate the changes on the southerly elevation along Six Mile for the Schwab building. The one thing...I keep coming back to that door. It's just kind of sitting there and looking at the floor plan, it looks like it aligns with...you have some interior office space and cubicles. Is there any way to, you know, push that door either...so it's falls within the glass, so it kind of gets, you know, more just part of the curtain wall, or is there an opportunity to push it further to the west? Because where it is right now, it's just, you know, I think everyone looks at that and goes...it's just kind of floating and it could be a nice architectural element to have that facade just, you know, uninterrupted, but where it is, it's a little bit unfortunate.

Mr. Marcus: I will definitely look at it. I think the better idea is to move it further west into the corner and tuck it in there. I guess, if you want to make that as a condition, and we'll look at architecturally trying to

make that happen, and we'll finalize it with your building department, but we have no problem doing that. If it works.

Mr. Droze: I don't know even...if you have to have it on Six Mile, then that's understood from an egress perspective, but if there's a way to even sneak it around in the corner, the western facade, or no one will see it perfect.

Mr. Marcus: . I have no problem with that either, and we'll work, you know, if you want to make that as a condition to see if it's possible based on the rules and regulations and whatever code requires, we will do it. I don't think that's a big issue.

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

Mr. Ventura: Mr. Marcus. I don't have any questions regarding this building. My questions would have to do with the proposed Fogo de Chao. Just generally, conceptually, my understanding is the Fogo de Chao is a Brazilian steakhouse. So, from a business perspective, how do you stick another steakhouse up against Hyde Park, Flemings and Capital Grill? I mean, this can become the steakhouse capital of southeastern Michigan here.

Mr. Marcus: You know, I asked that same question, I go, aren't there enough steakhouses here? But it isn't really just steak. It's a completely different experience than sitting down and getting a big steak put on your plate. This is a roving type dinner, where they come with skewers, and you get to pick from many different types of proteins, many different types of meats, many different types of seafood. And it's not just one steak that sit at that you set a plate. So, there's a variety of things. So, it's very unique in the sense that what they are offering is much different than a traditional steak house. If you look at their menu, you know they have long skewers of different meats, whether it's lamb, whether it's steak, whether it's ribeye, whether it's chicken breast, whether it's pork, whether it's sausage, and you get to pick as these waiters come around with these skewers of different meats for you to taste.

Mr. Ventura: So, their bet is they're differentiated enough.

Mr. Marcus: Very much. So, I mean, they call it a steakhouse because they serve a lot of beef, but it isn't a steakhouse in the tradition.

Mr. Ventura: That answers my curiosity about this. So, my other observation is that a good percentage of the exterior of this building is stucco, which is an E.I.F.S. type material, and we're not real partial to that. And there are some portions of the building, Jacob, if you

could point them out, where the stucco goes right down to the grade level. And those never, never fare well. So, I'd like to suggest that an alternative material, similar to, I think the materials that you're using on the Schwab building are really great, and if you could...

Mr. Marcus: The problem I face...

Mr. Ventura: Replace some of the E.I.F.S., or stucco, whatever you want to call it, portions of this building with something a little more substantial, I guess, is the word I would use.

Mr. Marcus: The problem I face is that I'm not actually building this building. Fogo de Chao is actually building this building, and this is their prototype. We are basically land leasing the land to them and they are building their building based on what they built across the United States. I can make the recommendation. I hear you loud and clear, and ask them to provide alternatives that we can give to your building department and work with them to get a more suitable plan or suitable material board to be used here. But I cannot commit right now until I have the conversation with Fogo de Chao, but you can, you know, I think I have some credence when we say we're going to do a fantastic development here by based on what we've done, and I assure you, we want this to be as top notch as the city wants it. This is a property that we are very proud of, and we'll make every effort to make sure that the best materials are used. If we can get Fogo de Chao to pivot, we'll make them pivot.

Mr. Ventura: I completely appreciate what you're saying, and I think everyone that has worked on this project with you, has hopes that this will be a really exemplary development in total and so...

Mr. Marcus: My apologies for not knowing exactly the material board on this, because you've caught me at a bit of a disadvantage because, you know, because I am not building it, I don't know exactly the material boards. I'm just presenting what they presented for their prototype.

Mr. Ventura: I'm sure they've encountered this at some other...they are a big chain, their foundation line,

Mr. Marcus: We'll make the recommendations, and you know, we hear you loud and clear, and if you allow us with your building department, I'm sure we can get to a happy medium between everyone.

Mr. Ventura: Thank you. Mr. Chairman.

Mr. Wilshaw: Thank you. Mr. Ventura. I'm sure the citizens of Livonia will be glad to know that chicken is being served at Fogo De Chao. That's it's an important thing in the city. Thank you for that. And just for Mr. Ventura's benefit, there was a lot of discussion at our study meeting regarding Building F. There was not as much discussion regarding Building I and the materials on that one, which is I'm sure why Mr. Marcus was focusing more on that, on Building F, because he sensed our trepidation, with the way Building F was looking initially. So is there any other questions for the petitioner?

Mr. Caramagno: Just for the purpose of conversation regarding what Pete is suggesting with some rock stone, something more durable down low on that building, would it make sense to put something in a recommendation as to what we're looking for? Or will we prefer to leave it to Planning, to negotiate with the petitioner, to come up with something there? Or do we approve half this plan and don't approve the other half till we see what we want. Again, we're not talking about a small development here. We're talking about a substantial, huge corner in the City of Livonia. It should be something that we like and represents this city well, and recommending to the restaurant what we desire doesn't mean nothing. Doesn't mean we get anything.

Mr. Marcus: Are we talking about the Fogo de Chao building?

Mr. Caramagno: Yes, recommending to the builder the chow to build this building doesn't mean they'll do anything. Well, so that's why...do we approve in part, do we...we'll need a commitment, in my mind, to have something in line with what we're looking for.

Mr. Marcus: May I comment on that. You know, we ultimately control what they build, in terms of, you know, the comments that I hear. So my plan is to go back and say this has to be some different materials all across with a minimal amount of stucco or stucco in places that you really can't tell. And then what I plan to do, what, what I'm hopeful is, is that we present a plan to your building department which meets the intent of the Planning Commission with what they want to see. So yes, this works. And let's get this thing permitted and built. That's what I would ask for. Again, we have, we don't have conflicting interests. We have common interests. We want as nice as a development as a city wants.

Mr. Caramagno: Agreed. Agree, something very nice. Again, big corner could be...could and should be very, very nice, and I think we're all looking for the same thing.

- Mr. Wilshaw: Thank you. Mr. Caramagno, any other questions, comments?
- Mr. Bongero: Just to go back with Sam, I feel comfortable with the Planning Department working with them. They kind of know what we're looking for. I don't see any point in tying this up, if we can just, you know, get a working relationship and come to something that you know, what we're looking for.
- Mr. Uhazie: Yes.
- Mr. Bongero: I'm good with that myself,
- Mr. Uhazie: And at the end of the day, City Council will have a chance to review those and give the final approval to that materials, and hopefully give them time to have feedback from the Fogo de Chao.
- Mr. Wilshaw: Exactly. Obviously, any commissioner can make whatever motion they wish, and condition it the way they wish. There's certainly opportunity to make this a item that works with the Planning Department, if that's what the commissioners wish to do, and if they wish to specify as part of that motion guidance as to what types of materials they are looking for, or specifically what aspect of it that they're looking for the Planning Department to draw down on, which, in this case, is the lower few feet of the building, and making sure that that's a hard scape material, I think that would be appropriate to put that into an approving resolution if someone wishes to do that. Let's see if there's any other questions or comments from any of the commissioners.
- Mr. Droze: Mr. Chair, similar to the architectural comments I do think...you talked about, you know, that the Fogo de Chao building has different landscape than the westerly building. I do think again, working with the planning department a little pen to paper about what that finished condition looks like along Six Mile would be helpful for me as well. You know the fact that it's really just three trees, maybe that's what they have in mind from an architect..I know sometimes the commercial spaces really don't want anything because that's reducing visibility, but at the same time, I think we also want to balance it again. This is, as Mr. Caramagno pointed out, it's going to be the first corner that people see as they come off the expressway. And, you know, I think, you know, like we have over at like College Park, as an example. That's a pretty well landscaped entryway. And I would kind of look for that same type of thing at Fox Drive.

Mr. Marcus: And again, I want to stress you that we came in, focused on the landscaping to enhance Building F. There is landscaping there. Obviously, we were not showing all of it, but. Uh, again, I can work with your Planning Commission because they may want some trees that we don't want. They may want some bushes that we want that they don't want. It's a work in progress with them, and I ask that you allow us the opportunity to work hand in hand with that department in order to get the right type of landscaping in there.

Mr. Wilshaw: Thank you. Mr. Droze. If there's nothing else from the commissioners, I want to go to the audience and see if there's anyone in the audience wishing to speak on this item, for or against. Good evening again.

James Bigga, Livonia, MI. A couple of comments. I know this is a premier development for Livonia, and looking at the corner right now, you've got a gas station, Exxon gas station, that's got one set of colors and architectural features. You're going to have a Whole Foods that's got one other set of architectural features. You've got a parking garage that's going to have another set of architectural features. You're going to have these buildings that are going to be the first two buildings other than Whole Foods built. They'll have two different architectural buildings or features. You have a street called Fox Drive that right now the design shows the existing Fox Drive without being a changes. So it's going to look like crap to me the way it looks. The people who may be pulling into this before a car wash or whatever else is being done on the other property has changed. There's the nursing home or home there. They've got that there. You've got the other properties there. This is not looking esthetically pleasing to me, as it is a bright white building with bright blue with muted colors for this other building with, God knows, whatever colors and lights we're going to have on a car wash that, you know, I'm going to be at a fancy restaurant with outdoor seating that I can hear a car wash next door and oh, gee, there's a Gauchos at seven mile that has the same menu. So, I got the same restaurant another mile north, I've got Bravo that's closed. And today they announced Bahama Breeze is closing all their restaurants. So, we've got two major restaurants that have closed or are in the process of closing along Haggerty and Livonia. How long is the movie theater going to be around? You put Cava in and they can't get a cut out onto the road with the movie theater because gee they wouldn't let them go there, and so we got more traffic going there. What's going on here? Why is the rush to not let them come back to you with a complete plan, a cohesive plan for the whole development that matches. Right now you're going to have, I

don't know how many buildings in this development, how many different colors, how many different architectural renderings. It's not going to look complete. You go to Troy, when they do a development for a parcel this large, it all blends together. This is not blending together. I don't even know what Whole Foods is going to look like, because, quite frankly, I don't remember what the rendition looks like right now. And if I look at the pictures outside, it doesn't look good. I mean, at least with what you did at Schoolcraft College with Nino Salvaggio, it looks like it goes together, but this doesn't look like it's going together at all. It's going to start looking like, you know, any other strip mall with another strip mall behind it, with another strip mall next to it, with another strip mall across the street. Can we have something cohesive? And can you look at maybe, maybe telling the, whatever they're called, the person to look at the restaurants you've already asked, how many steakhouses? How many of these kind of Brazilian steakhouses can you have? We already got too many steakhouses as it's going to be.

Mr. Wilshaw: Thank you, Mr. Bigga. Good evening, ma'am.

Patty. Riggio, Livonia, MI. I was commenting just basically on the same thing and market saturation with steakhouses over in that corner. You know, three steakhouses and now two Brazilian steakhouses just a mile away. I mean, we're turning into a steakhouse away from chicken into a steakhouse. So it's just way too much. Thank you.

Mr. Wilshaw: Anyone else wishing to speak?

Greg Ralko, Golfridge Villa, Livonia, MI. I agree with that comment. I guess I didn't know that Bahama breeze is on its way out. And you know Jim makes a good point about the AMC theaters, as well. And I don't think the Gaucho does real well too, because I drive by there on a Friday or Saturday night, and I don't see that many cars in that lot. So, when you over develop, business people, they take the risk. They're investing. They're taking the risk, but at the same time too, I think the job here is to prevent them from over stretching that risk because of the possibility that they take other businesses out that are in that corridor and so all we're doing is trading a new business for one that wipes out an old one, like the Bravo. Same with the Claddagh. It changed and that went out. We had Champps, I think it was called Champps, that was actually knocked down and it was replaced by the BJs. So, there's a real concern there. You know, they all want to come into Livonia, and they all want to fight for market share. But I don't know that the pie gets any bigger. It just gets sliced into smaller pieces. And with this kind of investment, you have to have a big

enough piece of the pie for your investment to pay off. Otherwise, it's a transient investment, or if you're taking someone else's that, that that has a present, like Flemings, for example, the impact on them. We don't know what Cooper's Hawk and the other one over there on Six Mile is going to have on those businesses, but it seems to me that this is where the sanity has to be. And saying, hey, there's too much and, and we're going to back off, or we're going to disallow too much more because of the trends that we're seeing right now with, like I said, the Bravo and the Bahama Breeze. So that would be a concern that I have. The other thing too is that I don't know that, you know, but in the City Council meeting, when they approved the car wash, and Patrick, you made a point, you know, when you come off the freeway, you really want to see nice buildings there. Well, the first thing you're going to see is a car wash, where the Buca is, so, you know, that's the reality of that. That's what you guys approved. But the car wash, when they said okay to the car wash on December 17, at their City Council meeting, they did say that Fox Drive would not have any more entrances onto Fox Drive. Fox Drive goes all the way out to Fleming's, and then it wings out to Mitchell's, and so I just want to make sure that you're in concert with what it is that they expressed to both the Quakertown people and the folks when they when they approved that, is that there's no more kick outs that would go on to Fox Drive, because they really wanted to manage the traffic going out onto Six Mile really, for the advantage of the 300 homes that are in Quakertown, because they were concerned about that, and they still are, quite frankly. And just so you know, that there's an Open Meetings Act violation that that was done with the City Council, and they are going to file a lawsuit. So just for FYI, but I think Fox Drive, we have to make sure that that there's no access to this development on to Fox drive. Those are the kinds of things that well, okay, let's just do it after the fact, because the representation from City Council was just to the contrary, and we need to be consistent and reconciled to what it is that they agreed to when they said that.

Mr. Wilshaw: Thank you. Mr. Ralko.

Denise. Mika, Livonia, MI. When we were talking about the car wash to Buca, that just be the first thing you're going to see when you come into Livonia, going west on Six Mile. When the councilman said, well, it could be a chain restaurant there. Well, just across Fox Drive, it's a chain restaurant. There's another one in Troy. So I don't know how long these plans have been in there, but if you look at the original plans of the development that are supposed to be like a little strip mall there or something, and the hotel, the hotel did not have an access onto Fox Drive that close that now the

rendition of the new restaurant will have a cut out closer to that. When talking about the developer would not allow a cut off in that area, we were led to believe, and maybe that was erroneously, that it was somebody else, part of Schoolcraft College, or whatever and then we find out that who owns the land is somebody different, and it's that parcel of land. So it's interesting to see. And I would love to know how many different people own those parts that are there. And you know the tell of the address being Haggerty Road, God help the people that try to GPS going there. And so what does that tell me? They're going to put another...they're gonna say, oh, I need another street to go on to Haggerty Road to get to that spot, because that's their address. Okay, so then how are we going to be? I mean, I know the east side Hall Road, oh, stop, stop, stop, stop. That's what we're going to have right there. It's over saturation, and I don't know how they're going to make that traffic, that parking garage, look good. I can't wait to see that one. But like what Jim said, Where's the synergy of what that is? It's not going to be putting all this on...what's Whole Foods going to look like? What's the parking garage going to look like? We can't see that. And is somebody looking at the detail of that? Because it seems that it's not like what was approved before. Now there's a change. No hotel got it, but now you're changing the egress out of the restaurant. So that is a material change, I think to what's going on. And I know the traffic department said, Oh, we say it's okay. That's a lot more traffic than a hotel. And we know that from all these hotels right there at Fairfield Inn, and the Residence Inn there, and then we have the Hyatt over there, and then we've got Cava stuck on that little corner, and they can't get any egress there. Well, maybe we should tell them, You know what Bahama breeze is going to be available? Maybe you should go there, because that parking lot also is not big enough. So it's like, why are we trying to, like, jam everything right there? It just doesn't make common sense to me. So, I hope you take our comments, and we don't do this just to be pain in people's you know, but we care about the city. We want it to look good. We don't want to turn into another group of city that is just hodgepodge. Put it together, because we're going to develop it and all that, we have to take time I think and breathe, and what does make sense for us, and what do we want to look at in even 10 years, is it going to be there? So thank you.

Mr. Wilshaw: Thank you. Ms. Mika. Anyone else wishing to speak on this item? If not, thank you for those comments. Is there anything, Mr.

Mr. Uhazie: One thing I would like to just make sure you guys are aware of that this is the original plan that was approved. The Fox Drive

access road has been there since it was originally approved in 2024 so that drive has been existing.

Mr. Wilshaw: Okay, thank you for pointing that out. Is there anything else that the petitioner would like to say before we make our decision? Mr. Marcus. Okay, thank you, sir. Is there any questions or comments from the Commission? If not, a motion would be in order.

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

#02-07-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2024-02-02-03 submitted by Stonefield Engineering & Design on behalf of Haggerty Six Partners, LLC, seeking approval of all plans in connection with Buildings F and I, pursuant to Council Resolution #135-24, which previously approved the Shoppes at College Park as part of a Planned General Development, located on the north side of Six Mile Road between Haggerty Road and Fox Drive in the Southwest ¼ of Section 7, be approved subject to the following conditions:

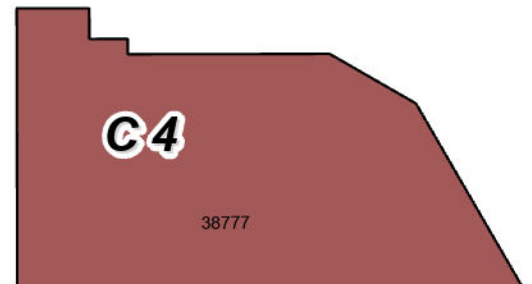
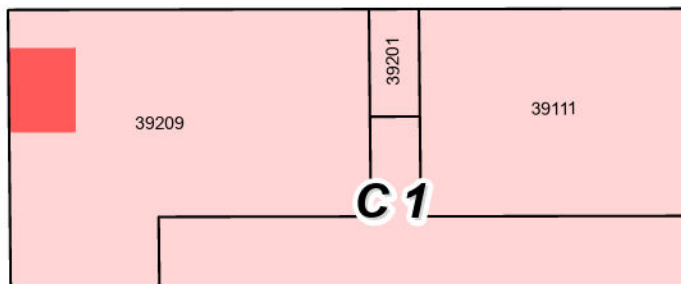
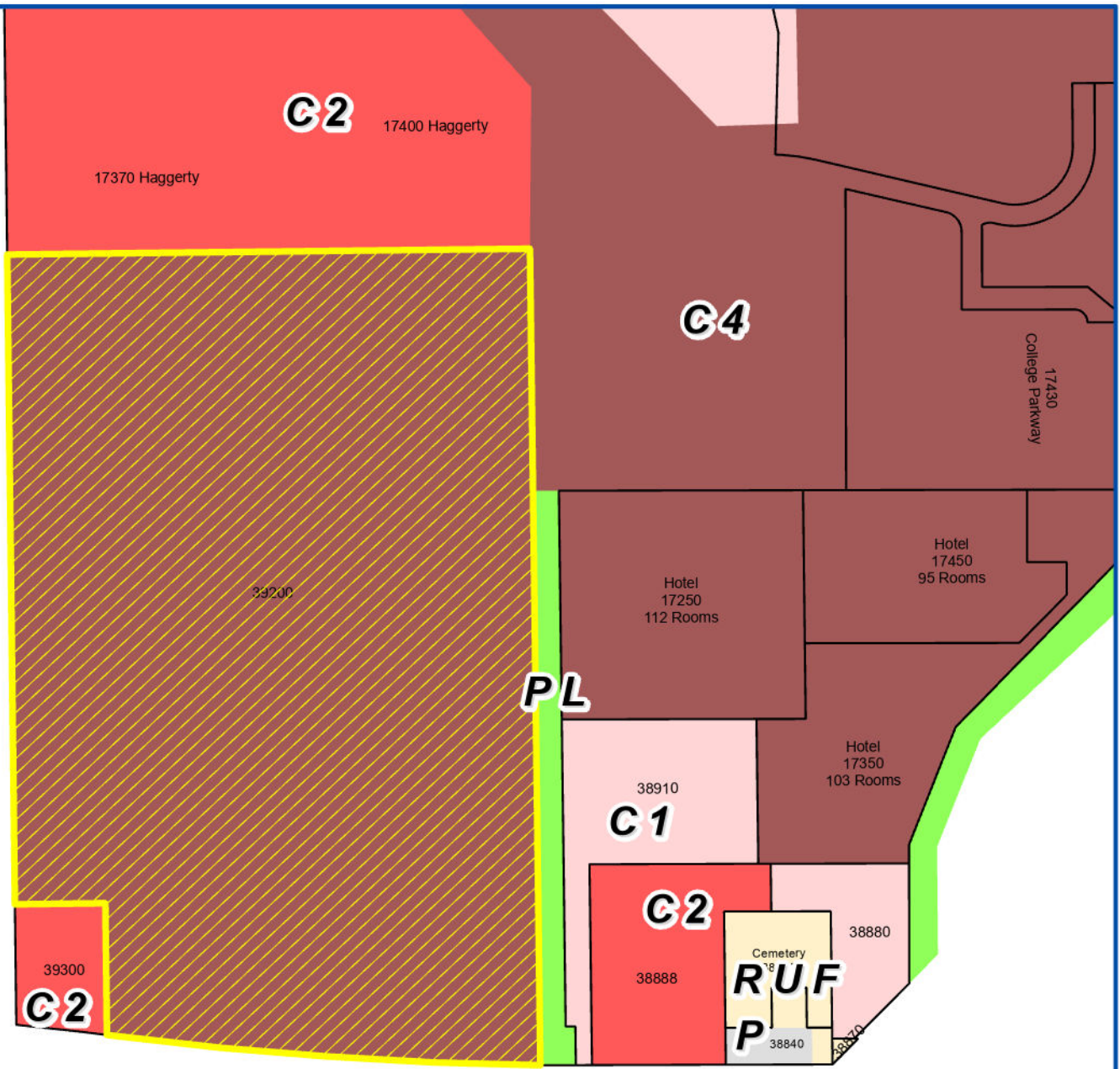
1. The Site Plan marked by Sheet C-3 dated January 5, 2026, as revised, prepared by Stonefield Engineering & Design, are hereby approved, and shall be adhered to;
2. The Landscaping Plan marked by Sheet C-5 dated January 5, 2026, as revised, prepared by Stonefield Engineering & Design, are hereby approved, and shall be adhered to, except that landscaping along 6 Mile Road in front of Building "I" reflect the landscape design of the rest of the Six Mile frontage to the satisfaction of the Planning Director;
3. Lighting Plan marked by Sheet C-7 respectively, all dated January 5, 2026, as revised, prepared by Stonefield Engineering & Design, are hereby approved, and shall be adhered to
4. The Floor Plan and Exterior Elevations, as shown in the rendering received January 30, 2026, for Building F on Sheets A-100, A-300 and A301 respectively, dated December 23, 2025, prepared by Bowers and Associates, is hereby approved with the exception that the egress doorway along Six Mile, be relocated to the western façade or incorporated into design elements to the satisfaction of the Planning Director and Building Department;

5. The Exterior Elevations and Floor Plan for Building I on Sheets A4.0, A4.1, A4.2, and FS1, dated October 9, 2025, prepared by Innovation Architecture, is hereby approved and shall be adhered to, provided that the exterior stucco portions of Building “I” be revised to the satisfaction of the Planning Department with materials equal in quality and character to those being employed on Building “F”,
6. That the petitioner shall comply with the following stipulation in the correspondence dated January 13, 2026, from the Engineering Department, which reads: *“The submitted landscape plans show plants that the owner may want to revise based on locations and current conditions. It is currently recommended not to plant boxwood shrubs due to blight. Also, Hackberry and Honey Locust tend to attract bugs that create messes that should not be planted above areas where cars will be parked. While not a mandatory change, it is something the developer may want to consider changing.”*,
7. That the petitioner shall comply with the following stipulation in the correspondence dated January 14, 2026, from the Fire Department: *“Provide detailed plans and location of all Electric Vehicle charging stations. Separation distances and available water supply for potential suppression efforts is critical.”*,
8. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;
9. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

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



Address & Zoning Map

Petition 2024-02-02-03

39200 6 Mile Rd.

**Mixed Use Redevelopment
Planned General Development**



Not to Scale



City of Livonia
Planning Department

HAGGERTY ROAD

SIX MILE ROAD



Aerial Map

Petition 2024-02-02-03
39200 6 Mile Rd.
Mixed Use Redevelopment
Planned General Development



Not to Scale



City of Livonia
Planning Department



SCALE: 1" = 1000'±



SCALE: 1" = 300'±

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

[illegible]

555 S Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

PID: 46-027-99-0008-001
39200 6 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN

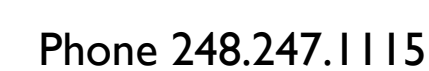


1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

- SITE DEVELOPMENT PLANS FOR 39200 SIX MILE ROAD PHASE I, PREPARED BY STONEFIELD ENGINEERING
- SITE DEVELOPMENT PLANS FOR 39200 SIX MILE ROAD PHASE II, PREPARED BY STONEFIELD ENGINEERING
- SURVEY PREPARED BY NOWAK & FRAUS ENGINEERS, DATED 06/20/2023
- AERIAL MAP PROVIDED BY NEARMAPS ONLINE MAPPING SYSTEM, DATE RETRIEVED 11/17/2023
- LOCATION MAP PROVIDED BY USGS TOPOGRAPHICAL MAPS, DATE RETRIEVED 11/17/2023
- TRAFFIC IMPACT STUDY PREPARED BY FISHBECK, DATED 08/16/2023
- GEOTECHNICAL INVESTIGATION REPORT PREPARED BY TESTING ENGINEERS & CONSULTANTS, DATED 08/22/2024
- PHASE I ENVIRONMENTAL REPORT PREPARED BY APT PEERLESS, DATED 07/20/2023

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN. THE CONSULTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA SURVEY	2 OF 2



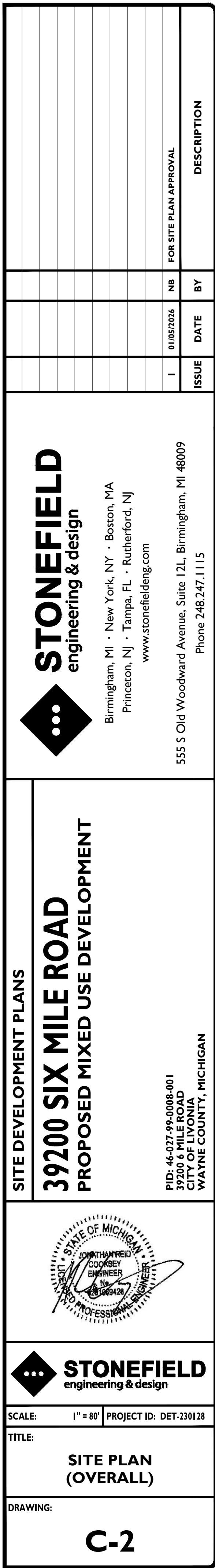
(1) PARKING SPACES MAY BE REDUCED UP TO 2 FT WHEN ABUTTING 8 FT SIDEWALK OR LANDSCAPING

BUILDING BREAKDOWN

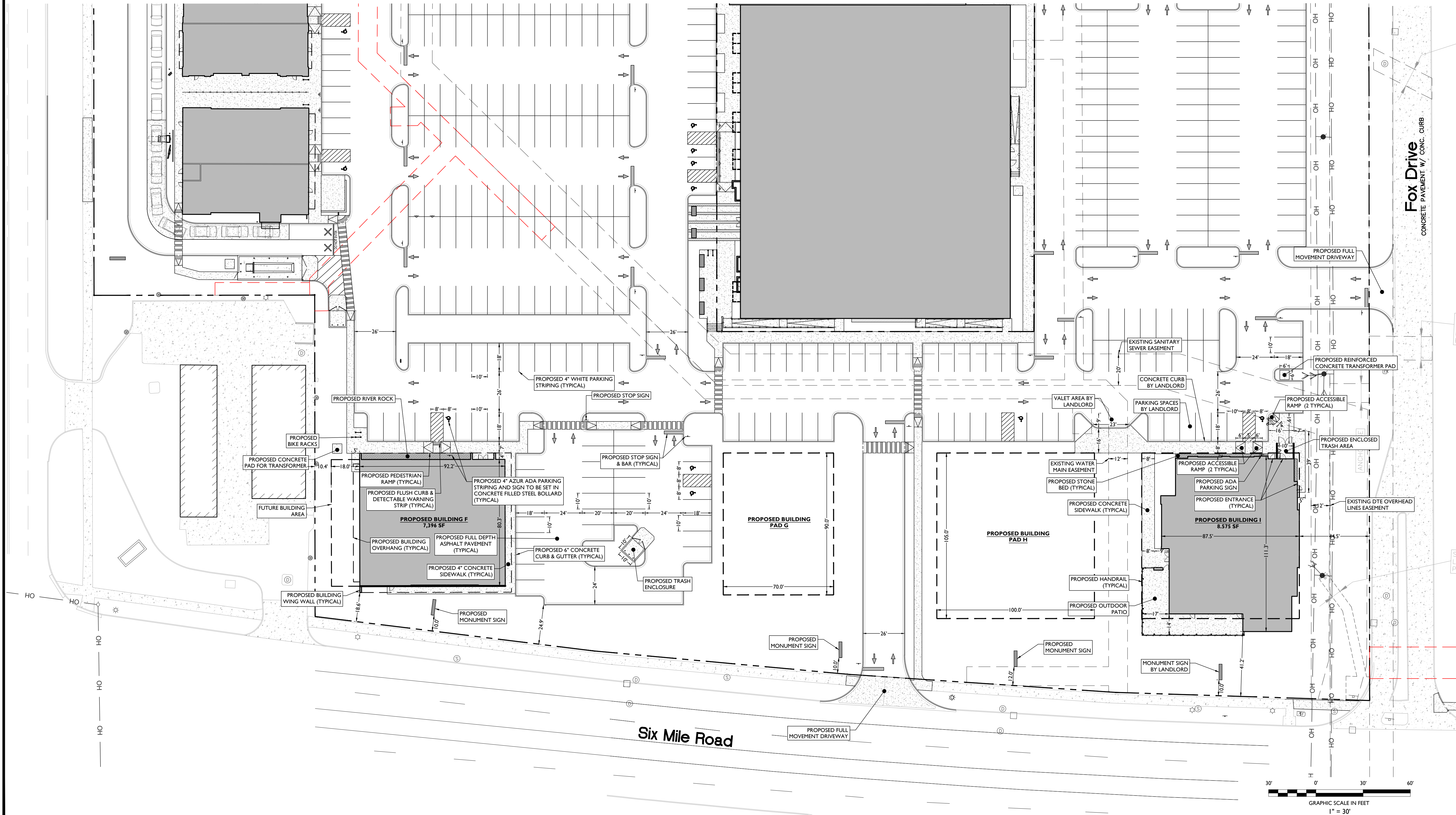
BUILDING BREAKDOWN	
BUILDING #	PLANNED USE TYPE
A	GROCERY
B	RETAIL
C.1	SIT-DOWN RESTAURANT
C.2	PLANNED COMMERCIAL
C.3	PLANNED COMMERCIAL
C.4	PLANNED COMMERCIAL
C.5	SIT-DOWN RESTAURANT
D.1	RETAIL
D.2	PLANNED COMMERCIAL
D.3	PLANNED COMMERCIAL
D.4	PLANNED COMMERCIAL
E.1	SIT-DOWN RESTAURANT
E.2	DRIVE-THRU RESTAURANT
F	FINANCIAL INSTITUTION
G	PLANNED COMMERCIAL
H	PLANNED COMMERCIAL
I	SIT-DOWN RESTAURANT
J	FITNESS CENTER
K	PLANNED COMMERCIAL
L	PLANNED COMMERCIAL
M (1 ST FLOOR)	PLANNED COMMERCIAL
M (2 ND FLOOR)	OFFICE

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	PROPOSED CURB AND GUTTER
	PROPOSED FLUSH CURB
	PROPOSED TAPERED CURB
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED BUILDING DOORS
	PROPOSED CONCRETE
	PROPOSED RETAINING WALL
	PROPOSED HANDRAIL
	PROPOSED SIGNS / BOLLARDS

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING, BUT NOT LIMITED TO, THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A RECORD DRAWING PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY CLAIMS AND LIABILITIES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT COMPLYING WITH THE PROPOSED PLAN. THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DAMAGE TO OR A HAZARD TO ANY PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO BE DAMAGED OR UNDERMINED BY THE WORK. THE CONTRACTOR SHALL RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT SPECIFICATIONS, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS IDENTIFIED WITHIN THE PROPOSED PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD).
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF STRUCTURES AND UTILITIES.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND DURING ALL PRELIMINARY WORK.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT MEAN THE CONTRACTOR IS NOT RESPONSIBLE FOR THE MEANS, METHODS AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



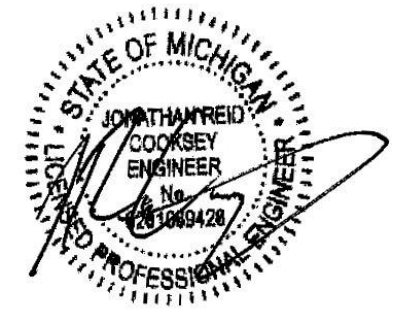
SITE LIGHTING APPROVED
UNDER LANDLORD PUD



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Phone 248.247.1115

SITE DEVELOPMENT PLANS
39200 SIX MILE ROAD
PROPOSED MIXED USE DEVELOPMENT

PID: 46-027-99-0008-001
39200 6 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



SCALE: 1" = 30' PROJECT ID: DET-230128

TITLE:

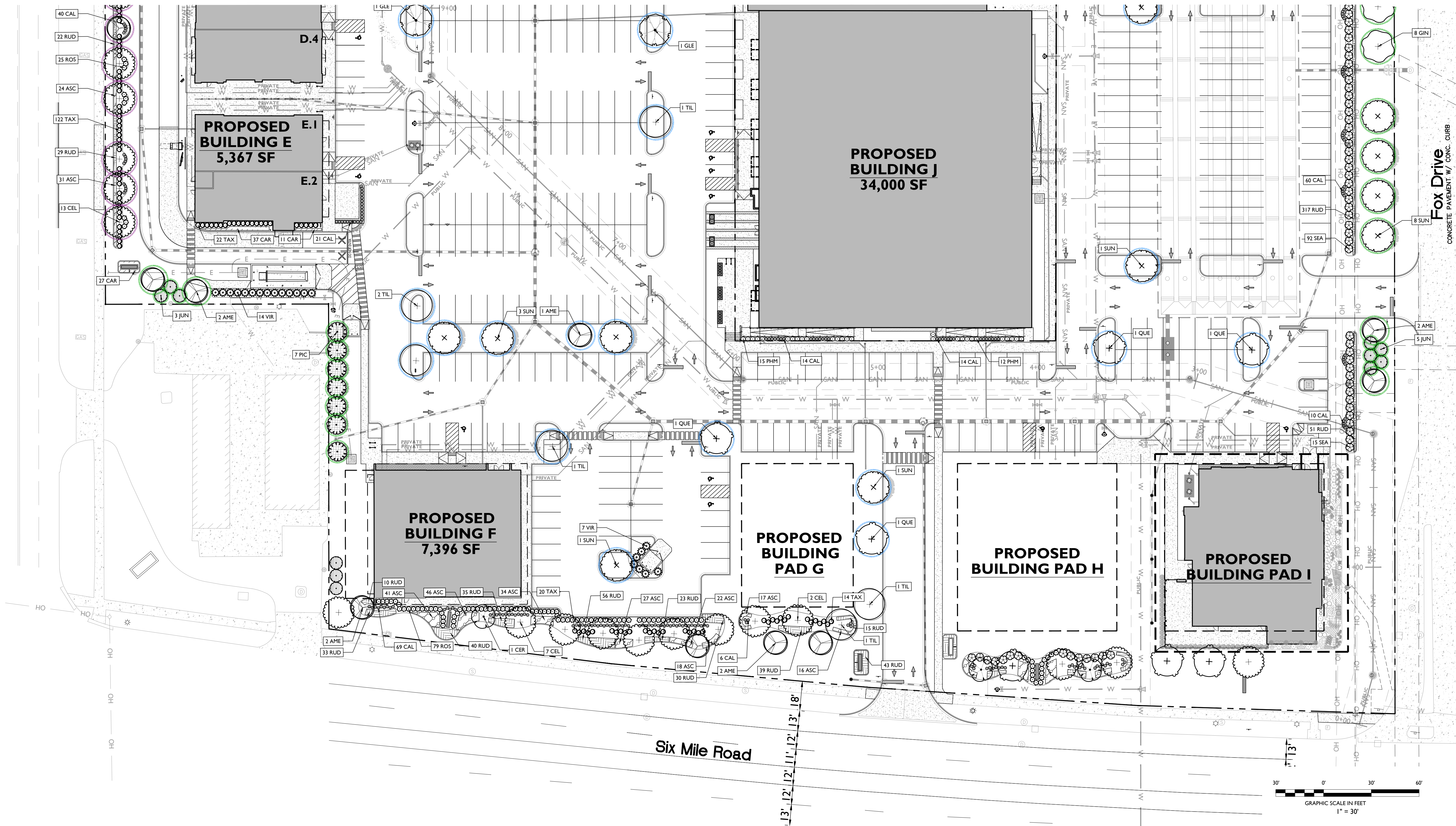
SITE PLAN

DRAWING:

C-3

ISSUE	DATE	BY	DESCRIPTION
1	01/05/2024	NB	FOR SITE PLAN APPROVAL

**SITE LANDSCAPING
APPROVED UNDER
LANDLORD PUD**



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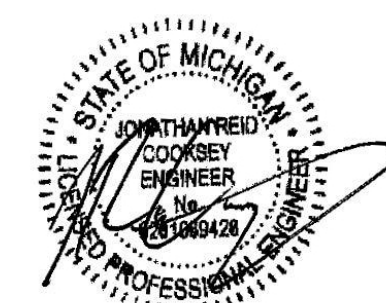
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SITE DEVELOPMENT PLANS

39200 SIX MILE ROAD

PROPOSED MIXED USE DEVELOPMENT

**PID: 46-027-99-0008-001
39200 6 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN**



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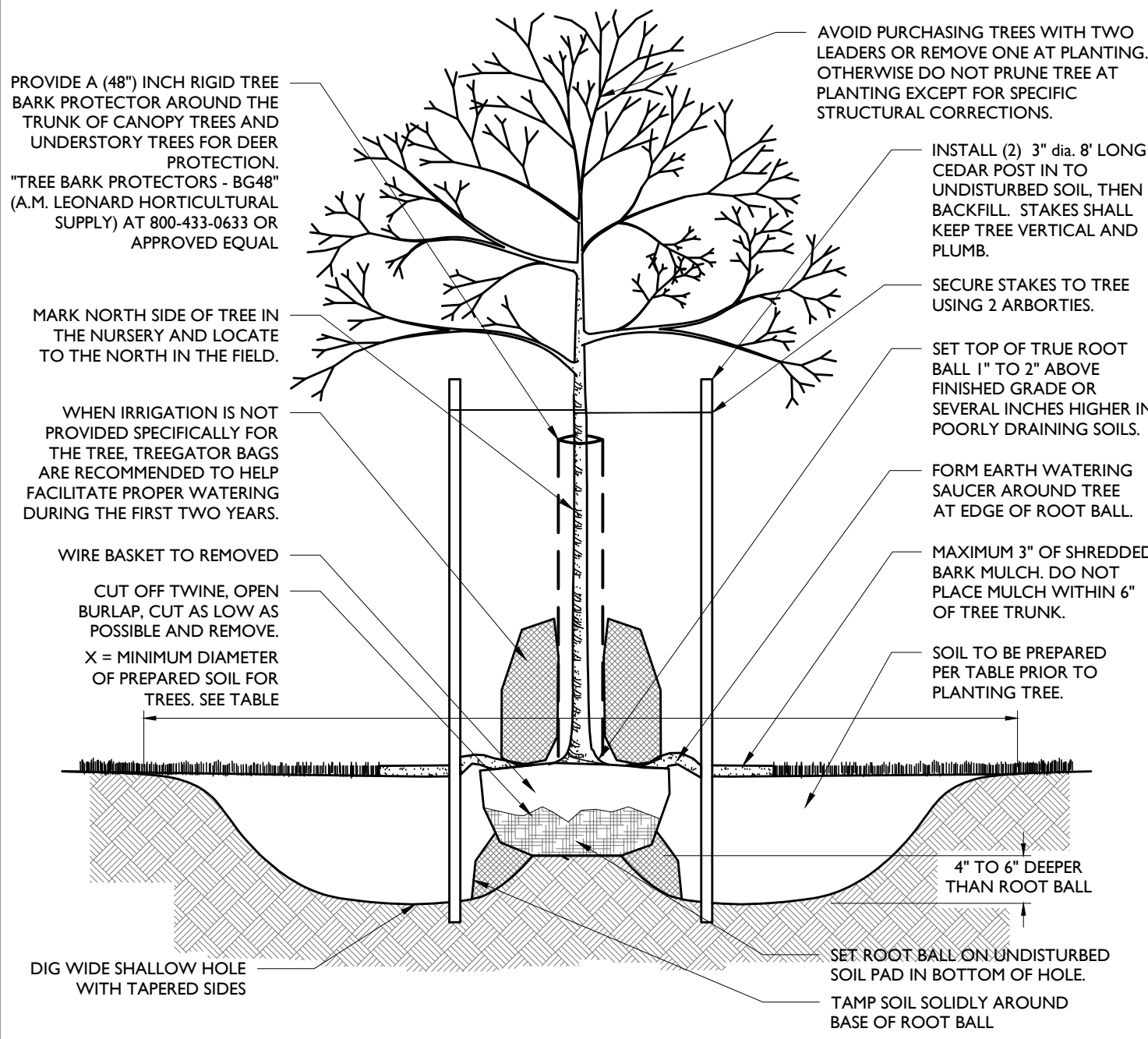
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TITLE: **LANDSCAPING
PLAN**

DRAWING:

C-5

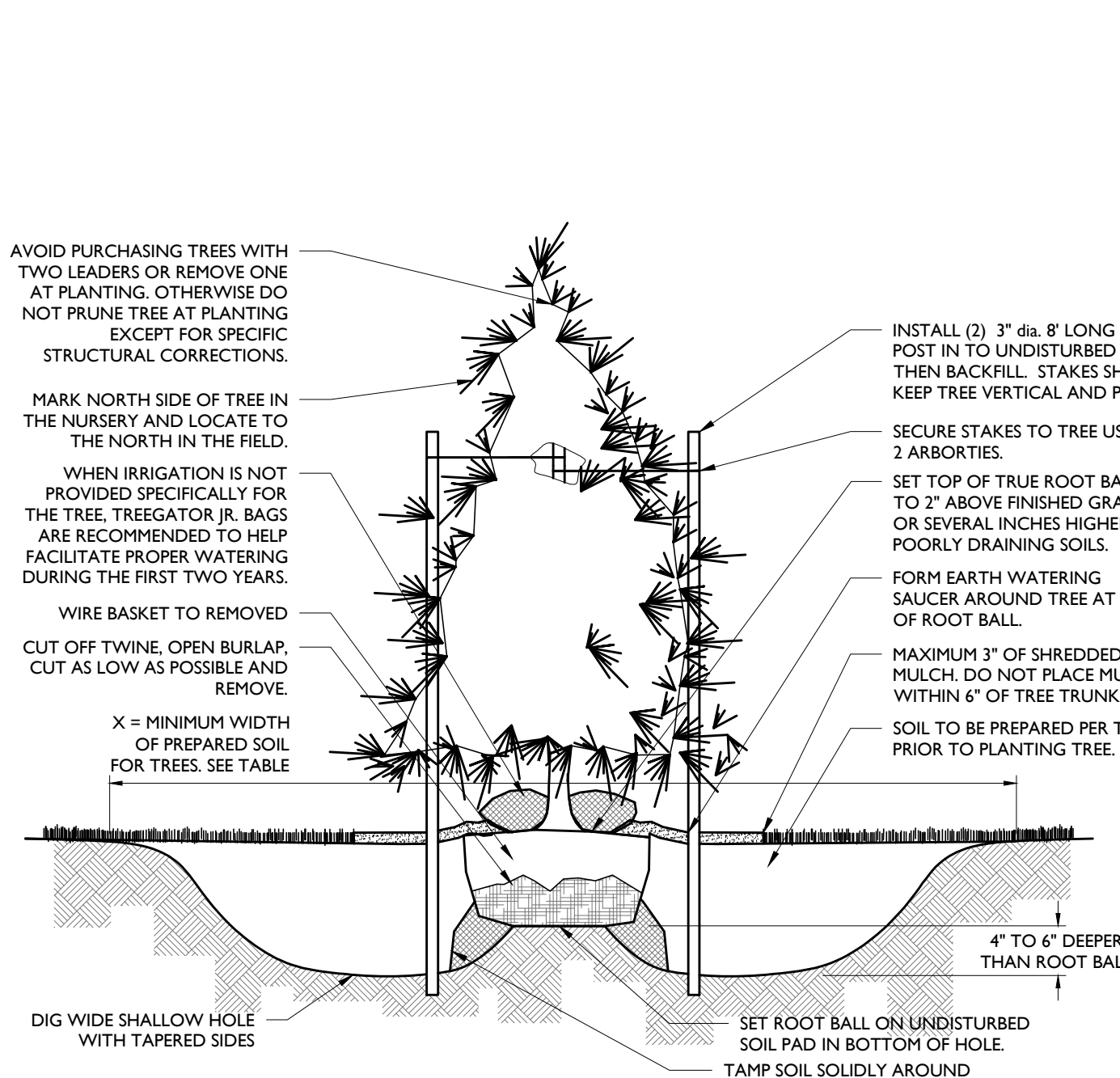
- NOTES:
- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
 - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



DECIDUOUS TREE PLANTING DETAIL

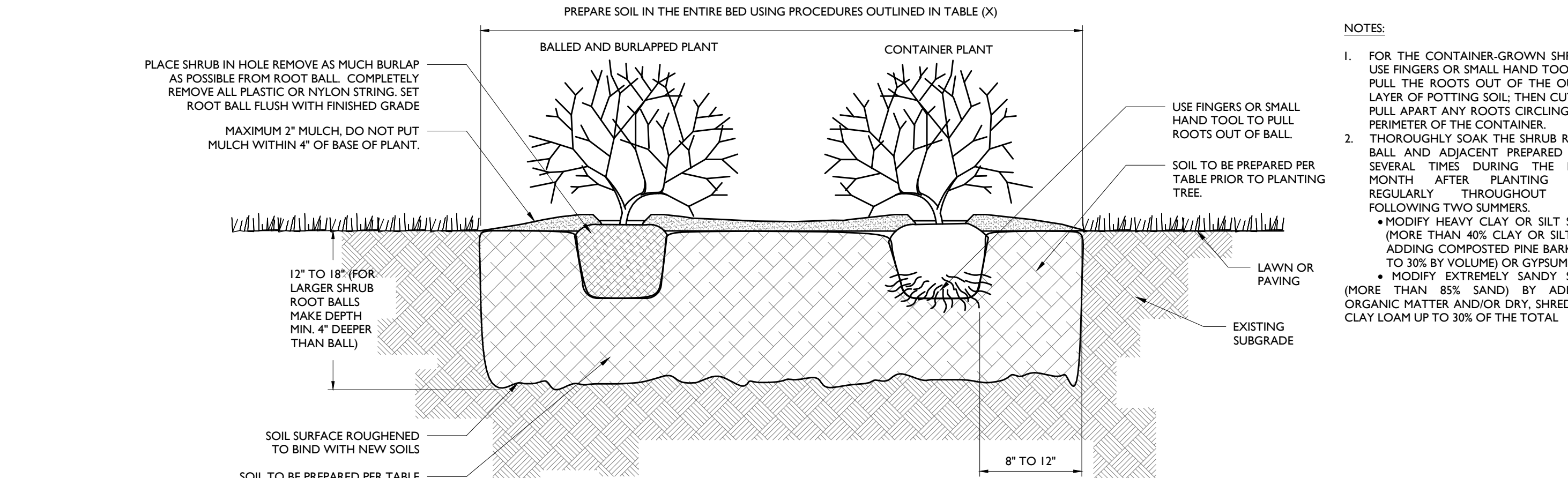
NOT TO SCALE

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CONIFEROUS TREE PLANTING DETAIL

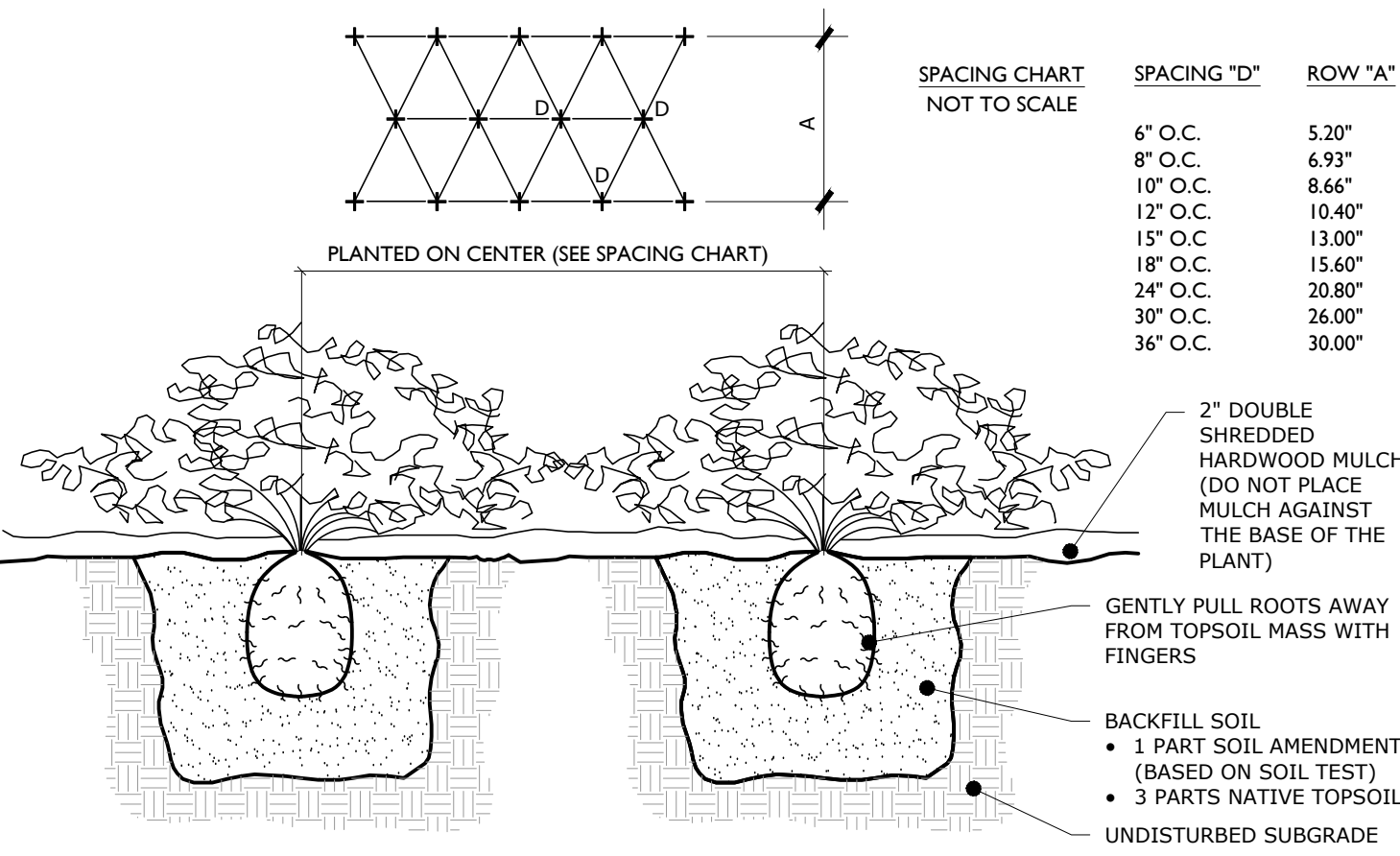
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DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

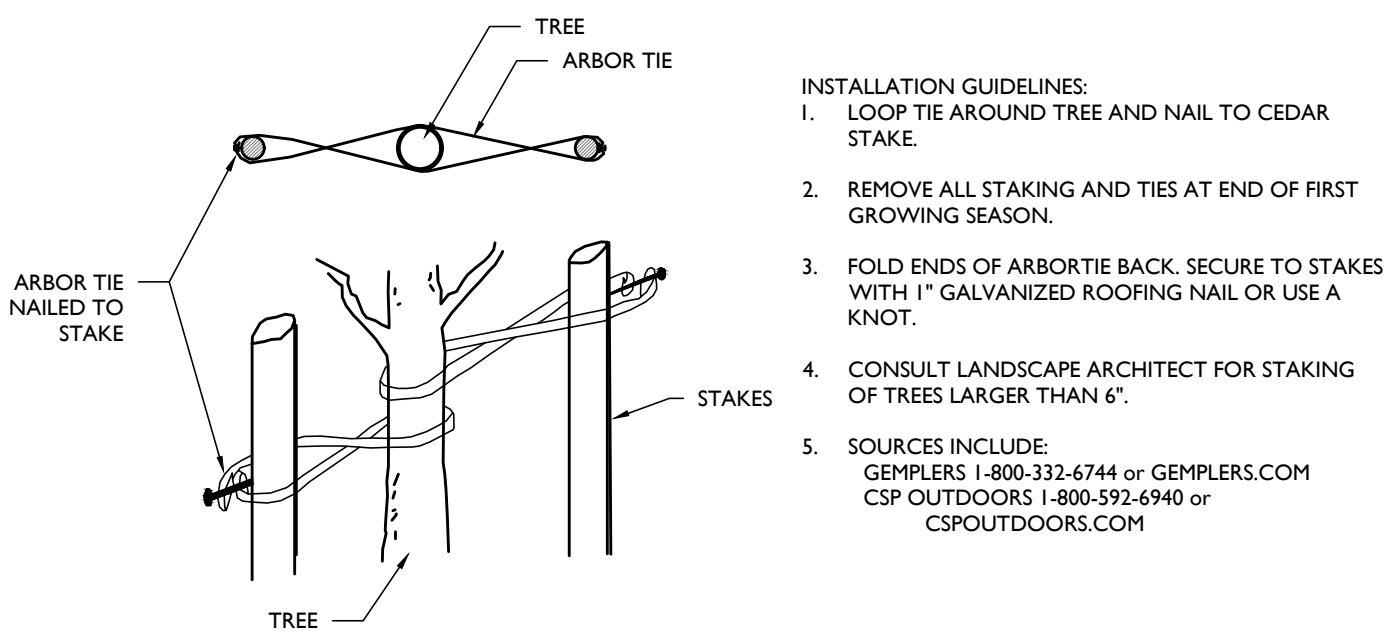
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- NOTES:
- THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
 - ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



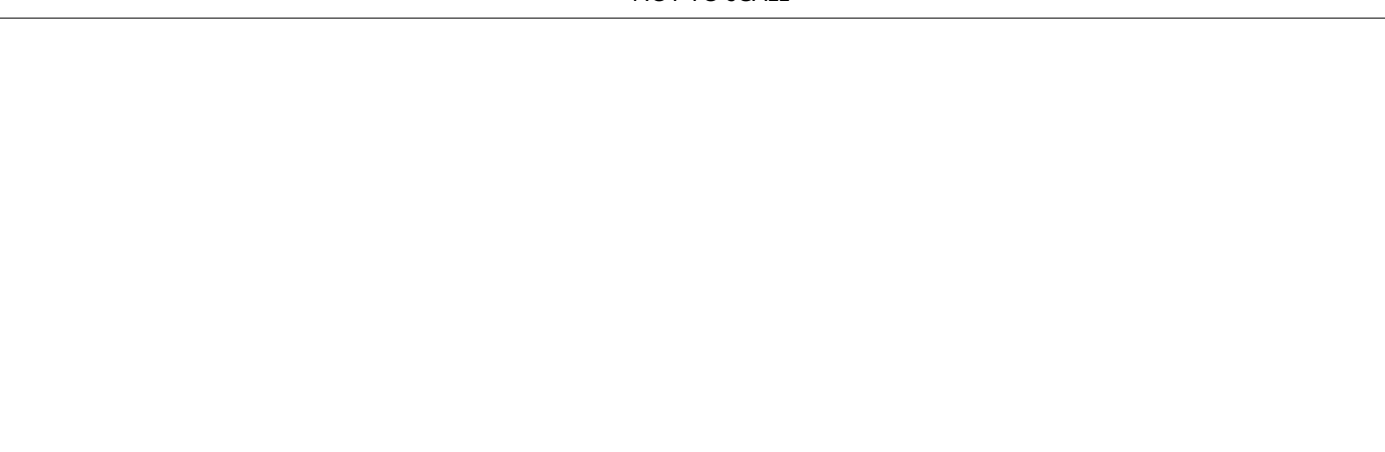
GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE



ARBOR TIE DETAIL

NOT TO SCALE



GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL". NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES WHERE CUT OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18"). THE GRAVEL SHALL BE PLACED IN A MINIMUM OF TWO LAYERS, EACH LAYER BEING APPROXIMATELY 6 INCHES (6") THICK. GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL".
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL".

SOIL PREPARATION AND MULCH NOTES:

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINABLE AREA, FREE FROM ALL CLAY, LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1"). TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENEED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENEED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCORB® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3 OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3 OZ PER INCH CALIPER, MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. WATER TO SOIL SATURATION.
- MYCORB® TREE SAVER IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LOW-NUTRIENT RELEASE AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPONENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (BBB) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT		
SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4" > CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:

- AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL, DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
- WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER, NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.
- WHEN IRRIGATING FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS DESIGNATED BALL AND BURLAP (BBB) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEeled-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARP OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.

- LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNITED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HELED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
- IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENCASE PLANTING FROM THE OBSTRUCTION.
- IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
- INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
- THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPORT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):
 - ABIES CONCOLOR
 - ACER BURGERSIANUM
 - ACER FREESIANUM
 - ACER RUBRUM
 - ACER SACCHARINUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CEDRUS DEODARA
 - CELTIS VARIETIES
 - CERIDIPHYLLUM VARIETIES
 - VERICUS CANADIENSIS
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - NYSSA SYLVATICA
- IF A PROPOSED PLANT IS UNAVAILABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
- THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
- 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
- GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
- SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
- THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
- IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
- ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

PLANT MATERIAL GUARANTEE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
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- THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

- SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION".
- REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOD.
- SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION".
- PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

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39200 SIX MILE ROAD
PROPOSED MIXED USE DEVELOPMENT

SITE DEVELOPMENT PLANS

39200 SIX MILE ROAD
PROPOSED MIXED USE DEVELOPMENT

PLD: 46-027-99-0008-001
39200 S MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



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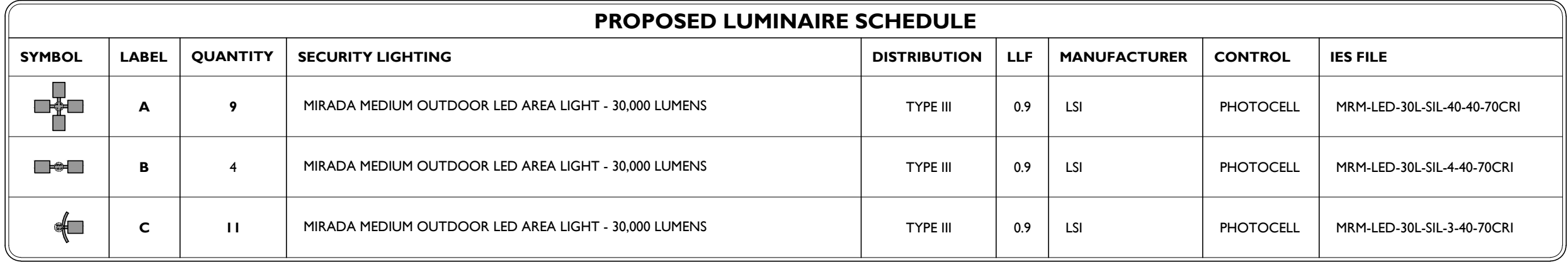
SCALE: AS SHOWN PROJECT ID: DET-230128

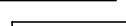
TITLE:

LANDSCAPING DETAILS

DRAWING:

C-6



SYMBOL	DESCRIPTION
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER ACTUAL ILLUMINATION LEVELS AND PERFORMANCE DATA. UNCONTROLLED VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHTING LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR CONDITIONS.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.70
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING LIGHTING LOCATIONS OR OTHER PROJECT FEATURES.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF ALL LIGHTING PROJECTS SUBMITTED TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 7.22-A	<u>SHIELDING:</u> ALL LIGHTS SHALL BE SHIELDED FROM RESIDENTIAL LOTS, AND DIRECTED TOWARD DOWNWARD SURFACES	PROVIDED
§ 7.22-B	<u>MAXIMUM AVERAGE ILLUMINATION LEVELS:</u> PARKING AREAS: 1.0 FC LOADING AREAS: 1.0 FC SIDEWALKS: 1.0 FC BUILDING ENTRANCES: 5.0 FC	4.03 FC (D) 3.64 FC (D) 3.75 FC (D) N/A
§ 7.22-B	<u>MAXIMUM ILLUMINATION AT ONE POINT:</u> 20.0 FC	13.4 FC
	<u>ILLUMINATION RATIO:</u> AVERAGE / MINIMUM: N/A MAXIMUM / MINIMUM: N/A	N/A N/A
§ 7.22-C	<u>MAXIMUM LIGHT TRESPASS:</u> 0.5 FC (5 FT ABOVE GRADE)	0.5 FC
§ 7.22-E	<u>MAXIMUM MOUNTING HEIGHT:</u> 20 FT ⁽¹⁾	30 FT (W)

- (I) MOUNTING HEIGHT MAY BE WAIVED UP TO 35 FT BY PLANNING DIRECTOR
- (W) WAIVER
- (D) DEVIATION

Lighting

Pole Foundation & Fixture	24.00	EA
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[illegible]

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SITE DEVELOPMENT PLANS

39200 6 MILE ROAD PHASE II

**PID: 46-027-99-0008-001
39200 6 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MIC**



SCALE: 1" = 40' **PROJECT ID:** DET-230128

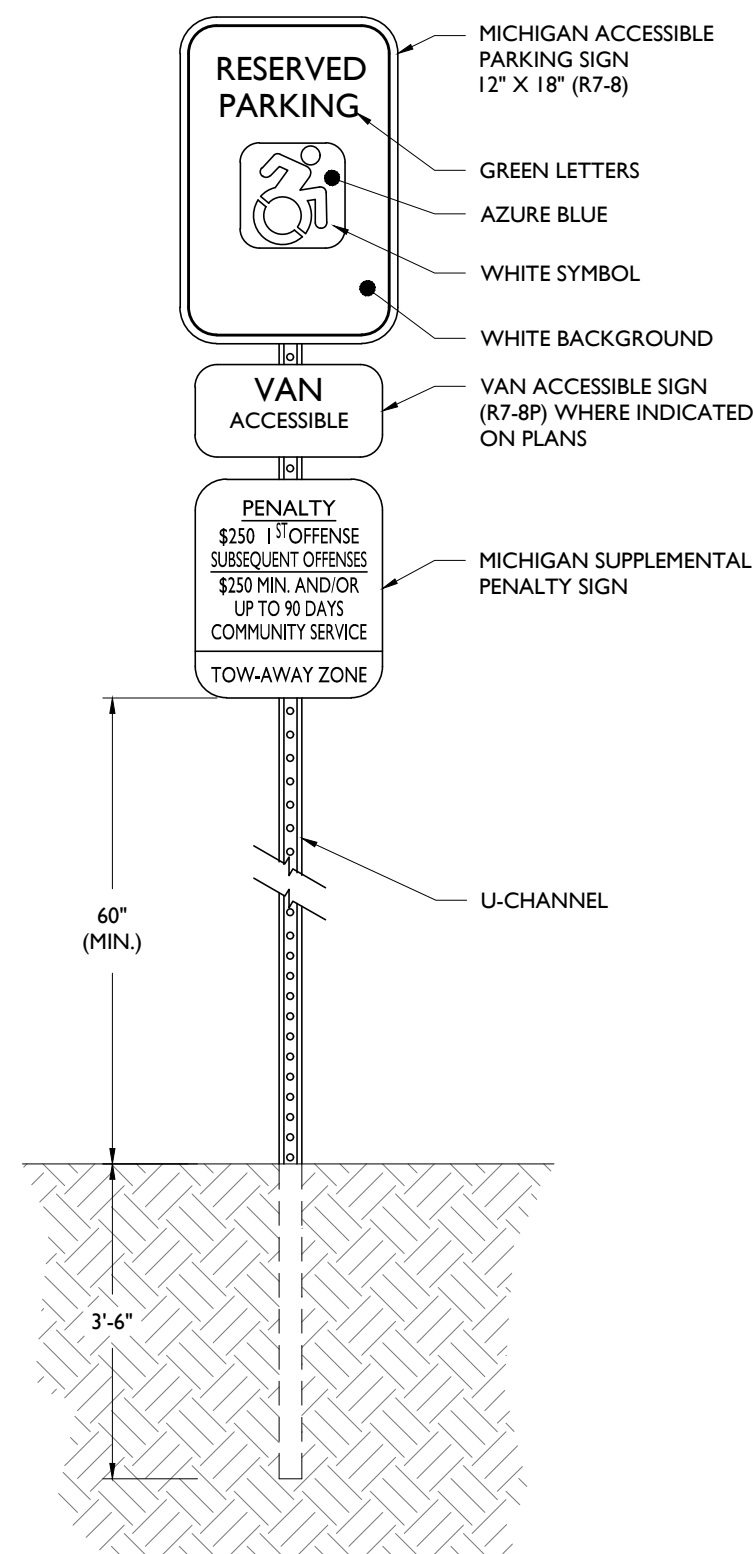
TITLE:

LIGHTING PLAN

DRAWING:

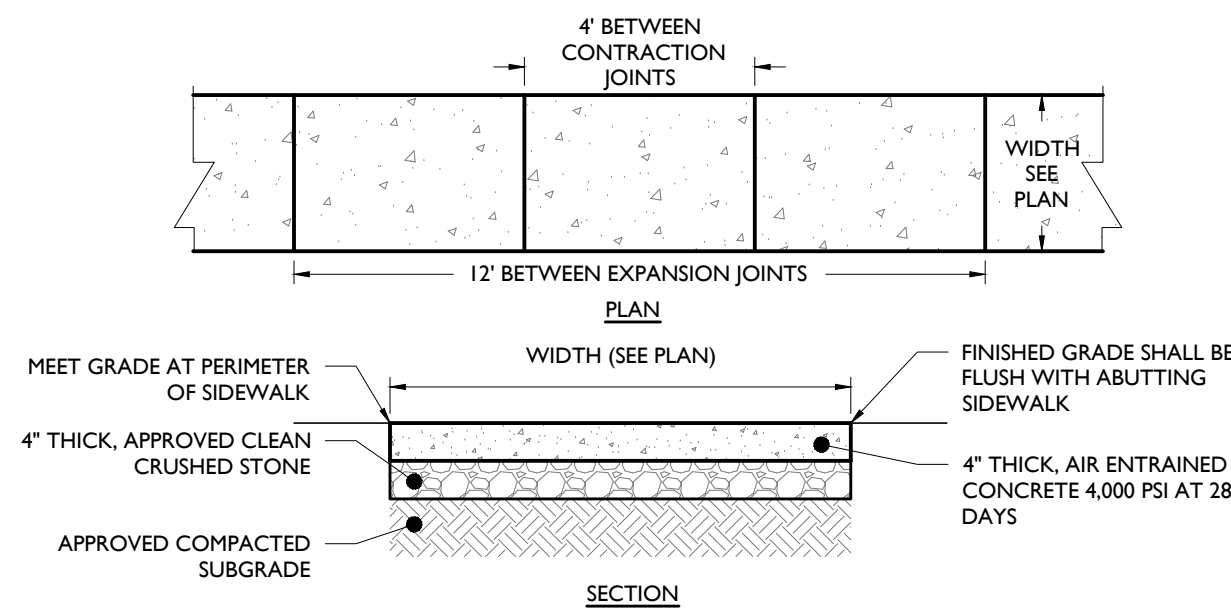
C-7

ACCESSIBLE PARKING SIGN DETAIL



NOT TO SCALE

CONCRETE WALKWAY DETAIL

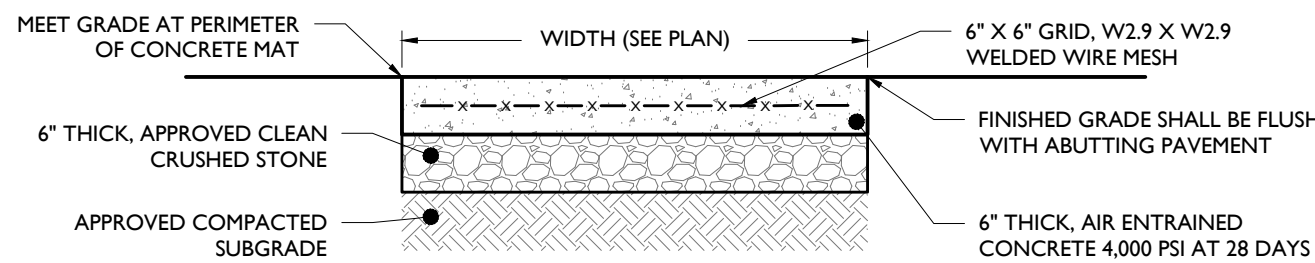


NOT TO SCALE

- NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE $\frac{1}{4}$ " PER FOOT.
 2. $\frac{1}{4}$ " EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED $\frac{1}{4}$ " FROM THE SURFACE.
 3. 1" DEEP BY $\frac{1}{4}$ " WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
 4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

2

REINFORCED 6"
CONCRETE MAT

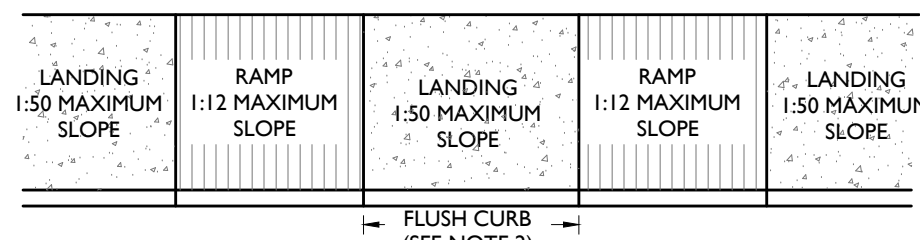


NOT TO SCALE

- NOTES: NOT TO SCALE
1. $\frac{1}{2}$ " EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED BITUMINOUS JOINT FILLER, RECESSED $\frac{1}{4}$ " FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 2. 1" DEEP BY $\frac{1}{2}$ " WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
 3. CONCRETE SHALL RECEIVE BROOM FINISH.
 4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

(3)

TRANSITION RAMP DETAIL

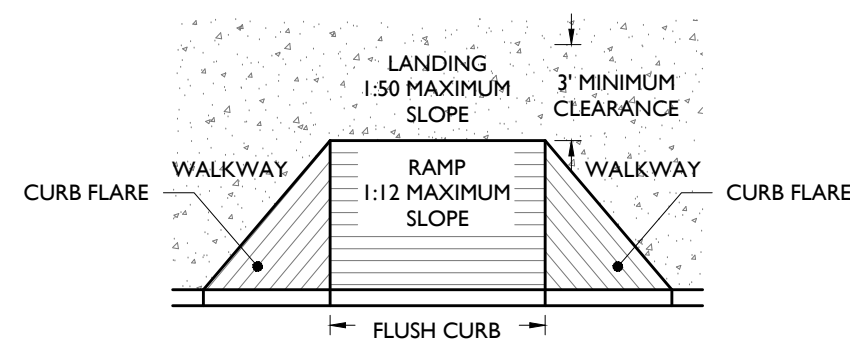


NOT TO SCALE

- NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

4

CURB RAMP WITH FLARES DETAIL



NOT TO SCALE

- NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
 2. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
 3. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 4. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

5

SITE DEVELOPMENT PLANS

39200 SIX MILE ROAD

PID: 46-027-99-0008-001
39200 6 MILE ROAD
CITY OF LIVONIA
WAYNE COUNTY, MICHIGAN



SCALE: AS SHOWN	PROJECT ID: DET-230128
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TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-8

[illegible]



PROJECT
HAGGERTY SIX

PROJECT LOCATION
No. 17200, 17280 & 17300
Haggerty Road
Part of the SW. 1/4 of
Section 07, T.1S., R.9E.,
City of Livonia,
Wayne County, MI

SHEET
ALTA / NSPS
Land Title Survey

DRAWN BY:
A.G.

APPROVED BY:
K.N./R.FRAUS

EMAIL:
rfraus@nfe-engr.com

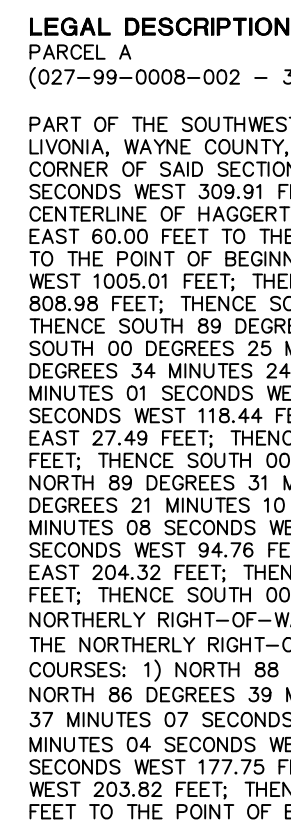
DATE ISSUED:
April 25, 2025

SCALE: 1" = 40'

40 20 0 20 40 60

NFE JOB NO. SHEET NO.

E936 **1 of 2**



LEGAL DESCRIPTION
PARCEL A
027-99-0008-002 - 3
PART OF THE SECTION
LIVONA, WAYNE COUNTY
CORNER OF SAID SOUTH
SECTIONS WEST 309.91 F
CENTERLINE OF HAGERT
EAST 100.00 FEET; THEN
TO THE POINT OF BEGIN
WEST 100.051 FEET; THE
808.98 FEET; THEN E
EAST 100.00 FEET; TH
SOUTH 00 DEGREES 25
DEGREES 34 MINUTES 24
MINUTES OF SECONDS WE
EAST 27.49 FEET; THE
EAST; THEN SOUTH 00
NORTH 89 DEGREES 31 M
GREES 40 MINUTES 1
MINUTES OF SECONDS WE
SECONDS WEST 94.76 FE
EAST 204.32 FEET; THE
NORTH 89 DEGREES 30
NORTHERLY - RIGHT-O
THE NORTHERLY RIGHT-C
COURSES: 1) NORTH 8
NORTH 88 DEGREES 39 N
31 MINUTES 07 SECONDS
MINUTES 04 SECONDS WE
SECONDS WEST 100.00 FE
WEST 203.82 FEET; THE
TO THE POINT OF BE

PART OF THE SOUTHWEST
LIVONIA, WAYNE COUNTY,
CORNER OF SAID SECTION
WEST 309.91 FEET ALONG
HAGGERTY ROAD; THENCE
EAST 309.91 FEET TO
DEGREES 32 MINUTES 50
RIGHT-OF-WAY LINE OF
SECONDS EAST 808.98 FEET
EAST 808.98 FEET TO
DEGREES 32 MINUTES 50
MINUTES OR SECONDS WEST
SECONDS EAST 34.71; THENCE
NORTH 45 DEGREES 15
THENCE NORTH 45 DEGR
THENCE NORTH 00 DEGR
NORTH 89 DEGREES 29 M
BEGINNING.

PARCEL C
(027-99-0008-004 - 1

PART OF THE SOUTHWEST
LIVONIA, WAYNE COUNTY,
CORNER OF SAID SECTION
WEST 309.91 FEET ALONG
HAGGERTY ROAD; THENCE
EAST 309.91 FEET TO
DEGREES 32 MINUTES 50
RIGHT-OF-WAY LINE OF
SECONDS EAST 808.98 FEET
EAST 808.98 FEET TO
DEGREES 32 MINUTES 50
THENCE TO THE POINT OF F
SECONDS WEST 204.32 F
EAST 74.76 FEET THEN
THENCE SOUTH 00 DEGR
THENCE SOUTH 89 DEGR

EASEMENT PARCEL:
Entranceway and Drive Easements, Covenants and
Liber 59559, Page 507,

SURVEYOR'S CERTIFICATION
To:

Haggerty Six Partners II LLC, a Michigan limited liability partnership
Haggerty Six Partners LLC, a Michigan limited liability partnership
CIBC Bank USA, an Illinois banking corporation
Dort Financial Credit Union, its successor
ATA National Title Group, LLC
First American Title Insurance Company

This is to certify that this map was prepared in accordance with the 2021 Minnesota Land Title Surveys, jointly establishing items 2, 3, 4, 6(a), 6(b), 7(a), 7(b) and A thereof.

The field work was completed on 11/11/2021.

The field work was completed on

Kevin Christopher Navaroli, P.S.
No 4001053503
Date of Plat or Map: April 25, 20
Revised: December 15, 2025

Revised: December 15, 2025

BASIS OF BEARING NOTE
The basis of bearing for this survey was established by the record legal descriptions.

ACCESS NOTE
The subject land has direct vehicle and pedestrian access to publicly dedicated Haggerty Road & Six Mile Road.

TABLE A NOTES

16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

18: Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

FLOOD HAZARD NOTE
The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the current available Flood Insurance Rate Map identified as Map No. 26163C0045E, bearing an effective date of 02-02-2012.

CEMETERY NOTE
There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE
All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: DTE has new regulations that may impact development outside their easement or the public right of way. Client shall contact DTE to determine the "New Structures and Power Line" requirements as they may apply to any future building or renovation of a structure. DTE Energy can be contacted at 800-477-4747

SITE DATA

Gross Land Area = 704,323 Square Feet or 16.169 Acres.
PARCEL A= 116,673 Square Feet or 2.678 Acres.
PARCEL B= 150,534 Square Feet or 3.456 Acres.

Parking:
Open Air Spaces= 763 spaces, including 55 barrier free spaces
Parking Garage= 364 spaces, including 11 barrier free spaces
Total Striped Parking: 1,127 striped spaces including 66 barrier free (handicap) spaces.

Zoned: C-4 High Rise Commercial

Building Setbacks:
Front= 40'
Sides= 40'/Total 80'
Rear= 40'

Max. Building Height permitted: (g) The maximum height of buildings to be erected or used on any parcel or parcels of land designated I.

- Zone I: 6 stories
- Zone II: 8 stories
- Zone III: 12 stories
- Zone IV: 20 stories

The above zoning and zoning requirements were obtained from the City of Livonia online Zoning Map and Zoning Ordinance.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from City of Livonia to insure conformity as well as make a final determination of the required building setback & height requirements.

PARCEL A LINE DATA		PARCEL B LINE DATA		PARCEL C LINE DATA	
NO.	BEARING & DISTANCE	NO.	BEARING & DISTANCE	NO.	BEARING & DISTANCE
A1	N00°32'50" S 308.91'	B1	N00°32'50" S 308.91'	C1	N00°32'50" S 308.91'
A2	N00°32'50" S 100.05'	B2	N89°28'17" E 60.00'	C2	N00°32'50" S 100.05'
A3	N00°32'50" S 1005.01'	B3	N00°32'50" S 1005.01'	C3	N00°32'50" S 1005.01'
A4	N89°28'17" E 608.98'	B4	N89°28'17" E 608.98'	C4	N89°28'17" E 608.98'
A5	N00°32'50" S 177.25'	B5	S00°32'50" E 42.46'	C5	S00°32'50" E 177.25'
A6	S89°29'10" S 306.12'	B6	S00°32'50" E 434.79'	C6	S89°31'08" E 80.91'
A7	S00°32'50" E 255.51'	B7	S89°31'08" E 151.91'	C7	S44°24'47" N 204.32'
A8	S00°32'50" E 100.05'	B8	N44°24'47" S 34.17'	C8	S04°05'18" E 94.76'
A9	S44°20'11" W 268.54'	B9	S45°59'19" S 34.39'	C9	S45°50'08" N 182.13'
A10	S89°29'10" N 118.54'	B10	S45°28'39" N 16.47'	C10	S00°02'01" E 228.85'
A11	S00°32'50" E 100.05'	B11	N00°32'50" S 100.05'	C11	N00°32'50" S 100.05'
A12	S45°51'59" E 287.55'	B12	S00°32'50" S 255.50'	C12	N00°02'01" N 310.38'
A13	S00°29'11" E 310.38'	B13	N89°29'10" E 306.12'	C13	N45°21'59" W 267.55'
A14	N00°32'50" S 100.05'			C14	N00°32'50" S 100.05'
A15	N00°32'50" N 228.85'			C15	N00°02'01" N 184.44'
A16	N45°50'08" N 118.13'			C16	N44°26'01" E 268.54'
A17	N00°45'10" W 84.78'			C17	S45°54'24" E 78.91'
A18	N44°24'47" E 34.17'			C18	N45°28'39" N 16.47'
A19	N89°31'08" E 80.91'			C19	S45°59'19" S 34.39'
A20	S00°32'50" E 785.31'			C20	N45°28'39" N 16.47'
A21	N89°28'17" E 60.00'				
A22	N86°39'29" S 3.31'				
A23	N86°37'37" E 166.39'				
A24	N85°31'08" E 177.25'				
A25	N83°26'30" W 177.75'				
A26	N00°32'50" S 203.82'				
A27	S89°29'10" S 306.12'				

SITE DATA

Gross Land Area:

PARCEL A= 704,323 Square Feet or 16.169 Acres.

PARCEL B= 116,673 Square Feet or 2.678 Acres.

PARCEL C= 150,534 Square Feet or 3.456 Acres.

Parking:

Open Air Spaces= 763 spaces, including 55 barrier free spaces

Parking Garage= 364 spaces, including 11 barrier free spaces

Total Striped Parking: 1,127 striped spaces including 66 barrier free (handicap) spaces.

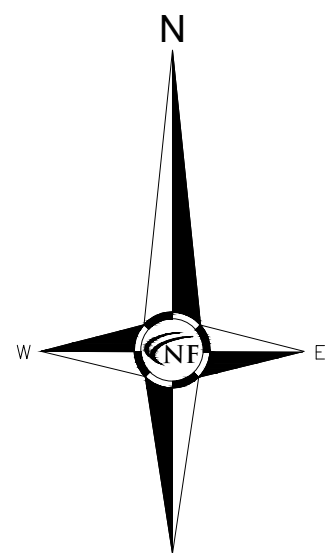
Zoned: C-4 High Rise Commercial

Building Setbacks:

Front= 40'

Sides= 40'/Total 80'

Rear= 40'



TITLE NOTE (PARCEL A and B)
ADDITIONAL EXCEPTIONS PROVIDED BY ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 82-25946244-SCM, REVISION NO. 1, WITH A COMMITMENT DATE OF FEBRUARY 10, 2025, ISSUED BY ATA NATIONAL TITLE GROUP (PARCELS A & B), ALONG WITH TITLE COMMITMENT NO. 82-25972656-SCM, REVISION NO. 1 (VERSION 2), WITH A COMMITMENT DATE OF OCTOBER 20, 2025, ISSUED BY ATA NATIONAL TITLE GROUP.

11. Terms, provisions, easements, covenants, restrictions and other matters contained in Declaration 11, of Easements, Covenants and Restrictions for the Shoppes at College Park recorded in Liber 59559, Page 507, Wayne County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS- BLANKET OVER PARCELS A, B AND C.]

12. Unrecorded Option to Lease dated April 28, 2025 in favor of Haggerty Six Residences LLC, a Michigan limited liability company (Optionee), wherein Haggerty Six Partners II LLC, a Michigan limited liability company (Optionor), grants to Optionee the option to lease the second and third floors of a certain parking structure situated on the subject property, as evidenced by Memorandum of Option to Lease recorded May 19, 2025 in Liber 59559, Page 527, [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS] Wayne County Records. Rights of Optionee in said Option to Lease are collaterally assigned, transferred and set over unto CIBC Bank USA, an Illinois state-chartered bank, by and through Assignment of Option to Lease made as of April 30, 2025 and recorded May 21, 2025 in Liber 59563, Page 297 [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS- RECORDED EASEMENTS REFERENCED AS PARCELS I & II ARE SHOWN], Wayne County Records.

TITLE NOTES (CONTINUED)

13. Terms, provisions, covenants, restrictions and other matters contained in Shoppes at College Park Planned General Development Agreement made by and between the City of Livonia, a Michigan municipal corporation, and Haggerty Six Partners, LLC, a Michigan limited liability company, recorded in Liber 59746, Page 1023, Wayne County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS]

13. Leasehold interest of Whole Foods Market Group, Inc., a Delaware corporation, Tenant pursuant to unrecorded Lease dated as of September 7, 2023, as may be amended, as evidenced by Memorandum of Lease recorded in Liber 58510, Page 34, Wayne County Records, and the terms, conditions and provisions contained in said unrecorded Lease, as may be amended. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; SEE RECORDED SITE PLANS FOR SKETCHES OF NO BUILD AREAS & OTHER PROHIBITED & DESIGNATED AREAS.]

14. Subordination, Non-Disturbance and Attornment Agreement dated April 30, 2025 and recorded May 21, 2025 in Liber 59563, Page 306, Wayne County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS]

15. Leasehold interest of Fitness International, LLC, a California limited liability company, Tenant pursuant to unrecorded Lease dated as of April 24, 2025, as may be amended, as evidenced by Memorandum of Lease recorded in Liber 59585, Page 785, Wayne County Records, and the terms, conditions and provisions contained in said unrecorded Lease, as may be amended. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS]

TITLE NOTES (PARCEL C)

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 82-25946244-SCM, REVISION NO. 1, WITH A COMMITMENT DATE OF FEBRUARY 10, 2025, ISSUED BY ATA NATIONAL TITLE GROUP (PARCELS A & B) ALONG WITH TITLE COMMITMENT NO. 82-25972656-SCM, REVISION NO. 1 (VERSION 2), WITH A COMMITMENT DATE OF OCTOBER 20, 2025, ISSUED BY ATA NATIONAL TITLE GROUP.

1. Rights or claims of parties in possession not shown by the Public Records.

2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.

3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.

6. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.

7. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.

10. Covenants, conditions, restrictions, and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, as contained in instrument recorded in Liber 7890, Page 385, Wayne County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS- RESTRICTIONS ARE FOR RESTRICTIONS AND THEIR LOCATIONS ARE NOT SHOWN]

11. Terms, provisions, easements, covenants, restrictions and other matters contained in Declaration 11, of Easements, Covenants and Restrictions for the Shoppes at College Park recorded in Liber 59559, Page 507, Wayne County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS- BLANKET OVER PARCELS A, B AND C.]

12. Unrecorded Option to Lease dated April 28, 2025 in favor of Haggerty Six Residences LLC, a Michigan limited liability company (Optionee), wherein Haggerty Six Partners II LLC, a Michigan limited liability company (Optionor), grants to Optionee the option to lease the second and third floors of a certain parking structure situated on the subject property, as evidenced by Memorandum of Option to Lease recorded May 19, 2025 in Liber 59559, Page 527 [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS] Wayne County Records. Rights of Optionee in said Option to Lease are collaterally assigned, transferred and set over unto CIBC Bank USA, an Illinois state-chartered bank, by and through Assignment of Option to Lease made as of April 30, 2025 and recorded May 21, 2025 in Liber 59563, Page 297 [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS- RECORDED EASEMENTS REFERENCED AS PARCELS I & II ARE SHOWN], Wayne County Records.

13. Terms, provisions, covenants, restrictions and other matters contained in Shoppes at College Park Planned General Development Agreement made by and between the City of Livonia, a Michigan municipal corporation, and Haggerty Six Partners, LLC, a Michigan limited liability company, recorded in Liber 59746, Page 1023, Wayne County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS]

14. Leasehold interest of Whole Foods Market Group, Inc., a Delaware corporation, Tenant pursuant to unrecorded Lease dated as of September 7, 2023, as may be amended, as evidenced by Memorandum of Lease recorded in Liber 58510, Page 34, Wayne County Records, and the terms, conditions and provisions contained in said unrecorded Lease, as may be amended. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; SEE RECORDED SITE PLANS FOR SKETCHES OF NO BUILD AREAS & OTHER PROHIBITED & DESIGNATED AREAS.]

15. Subordination, Non-Disturbance and Attornment Agreement dated April 30, 2025 and recorded May 21, 2025 in Liber 59563, Page 306, Wayne County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS]

16. Leasehold interest of Fitness International, LLC, a California limited liability company, Tenant pursuant to unrecorded Lease dated as of April 24, 2025, as may be amended, as evidenced by Memorandum of Lease recorded in Liber 59585, Page 785, Wayne County Records, and the terms, conditions and provisions contained in said unrecorded Lease, as may be amended. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS]

17. Leasehold interest of Sweetgreen Michigan, LLC, a Delaware limited liability company, Tenant pursuant to unrecorded Lease dated as of September 15, 2025, as may be amended, as evidenced by Memorandum of Lease recorded in Liber 59786, Page 1244, Wayne County Records, and the terms, conditions and provisions contained in said unrecorded Lease, as may be amended.

18. Rights of tenants in possession or pursuant to unrecorded leases.

12' WIDE STORM SEWER EASEMENT
LIBER 22865,
PAGE 682

ACCESS ASPHALT APPROACH

15' WIDE WATERMAIN
LIBER 22865,
PAGE 682

SIGN EASEMENT
LIBER 30088
PAGE 39

PARCEL A LINE DATA	
NO.	BEARING & DISTANCE
A1	N00°32'50"W 309.91'
A2	N89°27'10"E 60.00'
A3	N00°32'50"W 1005.01'
A4	N89°28'17"E 808.98'
A5	S00°32'50"E 42.46'
A6	S89°29'00"W 306.12'
A7	S00°25'03"E 285.51'
A8	S45°34'24"E 18.09'
A9	S44°26'01"W 268.54'
A10	S89°29'00"W 118.54'
A11	S00°31'00"E 27.49'
A12	S45°21'59"E 267.55'
A13	S00°29'11"E 310.38'
A14	N89°31'00"E 201.15'
A15	N00°21'10"W 228.85'
A16	N45°50'08"W 118.13'
A17	N00°45'19"E 94.76'
A18	N44°24'47"E 204.32'
A19	N89°31'08"E 151.91'
A20	S00°32'50"E 785.31'
A21	N89°38'57"W 161.70'
A22	N86°39'29"W 3.31'
A23	N86°37'07"W 168.39'
A24	N85°14'04"W 162.37'
A25	N85°26'39"W 177.75'
A26	N00°32'50"W 203.62'
A27	S89°27'10"W 140.00'

PARCEL B LINE DATA	
NO.	BEARING & DISTANCE
B1	N00°32'50"W 309.91'
B2	N89°27'10"E 60.00'
B3	N00°32'50"W 1005.01'
B4	N89°28'17"E 808.98'
B5	S00°32'50"E 42.46'
B6	S00°32'50"E 434.79'
B7	S89°31'08"W 151.91'
B8	N44°24'47"E 34.17'
B9	N45°50'18"W 39.34'
B10	S45°28'39"W 16.47'
B11	N45°34'24"W 186.57'
B12	N00°25'03"E 285.50'
B13	N89°29'00"E 306.12'

PARCEL C LINE DATA	
NO.	BEARING & DISTANCE
C1	N00°32'50"W 309.91'
C2	N89°27'10"E 60.00'
C3	N00°32'50"W 1005.01'
C4	N89°28'17"E 808.98'
C5	S00°32'50"E 477.25'
C6	S89°31'08"W 151.91'
C7	S44°24'47"E 204.32'
C8	S00°45'19"E 94.76'
C9	S45°50'08"E 118.13'
C10	S00°21'10"E 228.85'
C11	S89°31'08"W 201.15'
C12	N00°29'11"W 310.38'
C13	N45°21'59"W 267.55'
C14	N00°31'00"W 27.49'
C15	N89°29'00"E 118.44'
C16	N44°28'01"E 268.54'
C17	S45°34'24"E 178.47'
C18	N45°28'39"E 16.47'
C19	S45°50'19"E 39.34'
C20	S44°24'47"W 34.17'



ENGINEERS
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NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257
www.nfe-engr.com

LEGEND

- ASHT = Asphalt
- AC = Air Conditioner
- C = Cable
- CATY = Cable or Fiber Lines, Box or Riser
- CB = Catch Basin
- CO = Clean Out
- CONC = Concrete
- ES = Electric
- EB = Electric or Control Box- Irrigation
- EM = Electric Meter
- ES = Electric Service
- FC = Fire Dept. Connection
- FI = Found Iron
| FMON | Found Monument |
| GL | Gas Meter |
| GM | Gas Service or Gas Main |
| GP | Ground Light |
| GS | Gas Meter |
| GP | Guard Post |
| GS | Gas Service connection at building |
| GV or GW | Gate Valve or Gate Valve & Well |
| HYD | Hydrant |
| B | Irrigation Box |
| LP | Light Pole |
| L/S | Landscape |
| MH | Manhole |
| MON | Monument |
| NW | Monitor Well |
| PH LINE(S) | Overhead Line(s) |
| P | Phone-Communication-Fiber line, riser or connection at building |
| P/V | Post Indicator Valve |
| P/L | Prigly Line |
| PM | Parking Meter |
| ROW | Right of Way |
| SAN | Sanitary |
| SB | Stop Box |
| S | Set Iron |
| SD | Shutoff |
| STM | Storm |
| TRANS | Transformer |
| UP | Underground |
| UV | Utility Pole |
| UV | Utility Vault |
| WM | Water Main |
| IR | Record |
| ME | Measured |
| CL | Calculated |

PROJECT

HAGGERTY SIX

PROJECT LOCATION

No. 17200, 17280 & 17300
Haggerty Road
Part of the SW. 1/4 of
Section 07, T.1S., R.9E.,
City of Livonia,
Wayne County, MI

SHEET

ALTA / NSPS
Land Title Survey

REVISIONS

06-15-2023 ORIGINAL SURVEY
04-25-2025 UPDATE
04-28-2025 Revised per Client
12-10-2025 Revised Parcels
12-15-2025 Revise Title Notes Parcel C

DRAWN BY:

A.G.

APPROVED BY:

K.N./R.FRAUS

EMAIL:

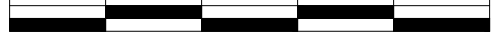
rffraus@nfe-engr.com

DATE ISSUED:

April 25, 2025

SCALE:

1" = 40'

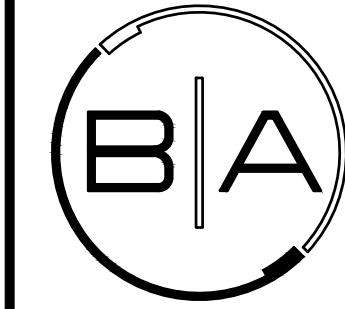


NFE JOB NO.

E936

SHEET NO.

2 of 2



BOWERS+ASSOCIATES, INC.
2400 SOUTH HURON PARKWAY
ANN ARBOR, MI 48104
P: 734.975.2400
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION
**RETAIL
BUILDING F**
FOX DRIVE
LIVONIA, MI

PROJECT + NUMBER

23-211-16

ISSUE + DATE

23 DEC 2025 SITE

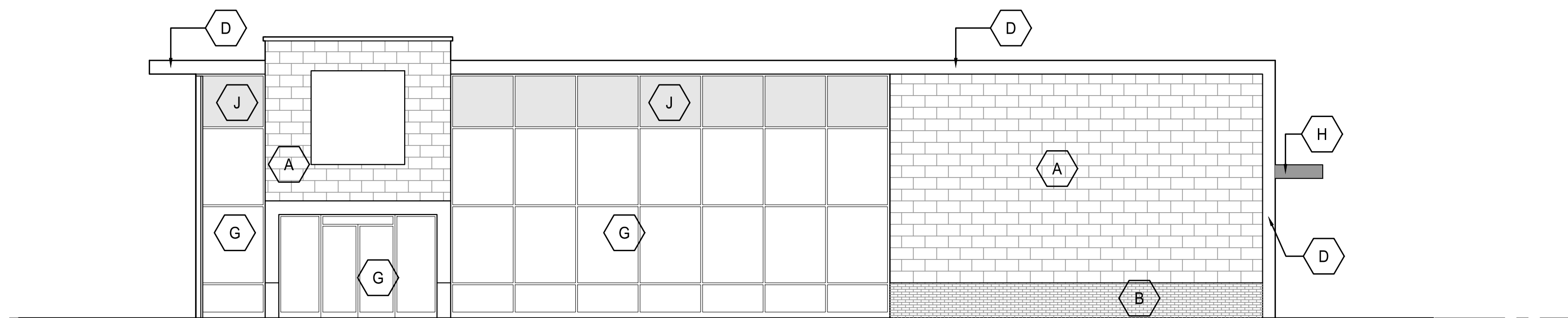
SHEET + TITLE
EXTERIOR
ELEVATIONS

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SHEET + NUMBER

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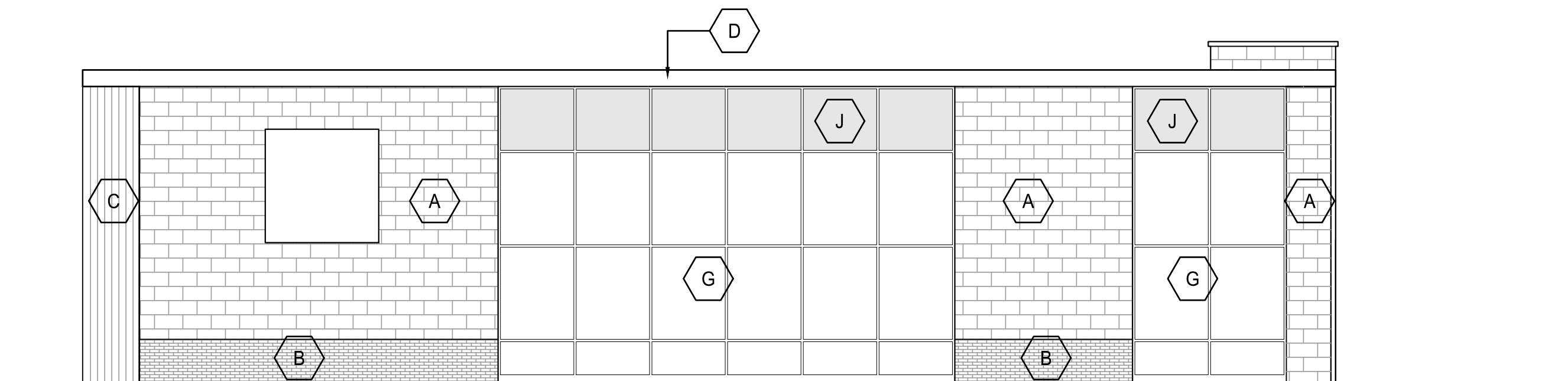
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**SOUTH EXTERIOR
ELEVATION**

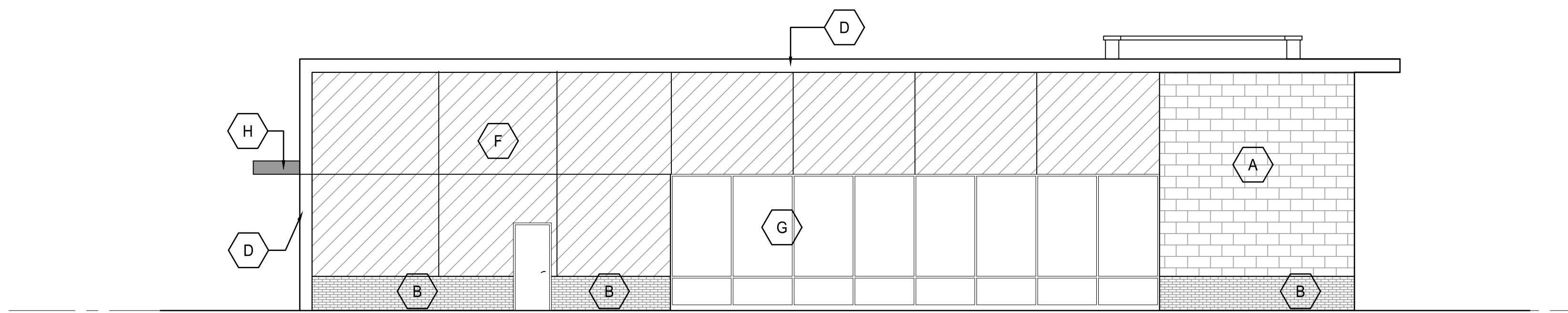
SCALE: $\frac{1}{8}$ " = 1'-0"

EXTERIOR FINISH LEGEND		
TAG	MATERIAL	MANUF/STYLE
A	STONE MASONRY	ROCKCAST
B	BRICK	BELDEN BRICK
C	FIBER CEMENT PANEL	NEW TECH WOOD
D	METAL PANEL	TRESPA
E	METAL PANEL	TRESPA
F	METAL PANEL	TRESPA
G	METAL FRAMES	KAWNEER OR EQUAL
H	METAL CANOPY	PREFINISHED
J	SPANDREL GLASS	
		COLOR
A		CRYSTAL WHITE
B		BLACK DIAMOND VELOUR
C		SPANISH WALNUT
D		PURE WHITE
E		CHARCOAL BLACK
F		WHITE
G		CLEAR
H		MATTE BLACK
J		



**WEST EXTERIOR
ELEVATION**

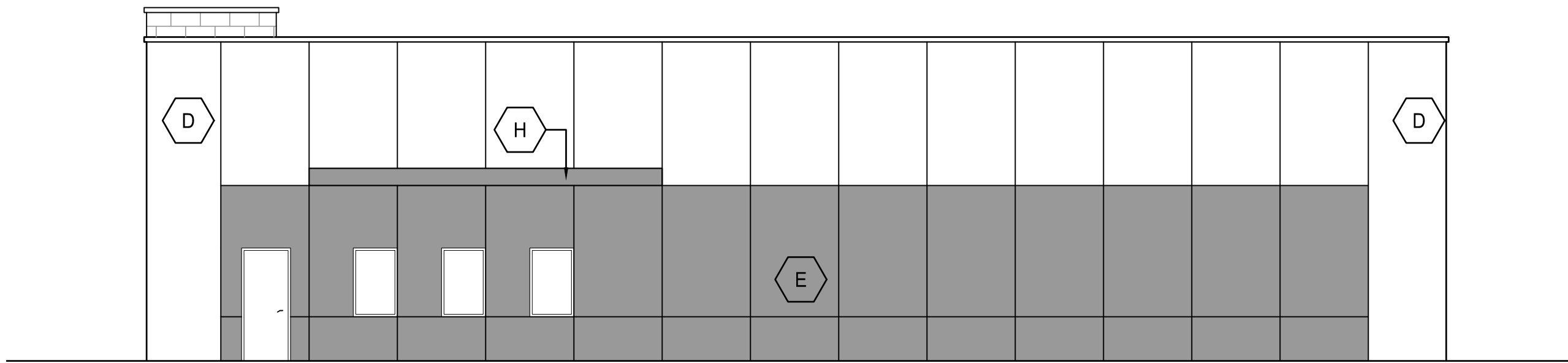
SCALE: $\frac{1}{8}$ " = 1'-0"



NORTH EXTERIOR
ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND			
TAG	MATERIAL	MANUF/STYLE	COLOR
A	STONE MASONRY	ROCKCAST	CRYSTAL WHITE
B	BRICK	BELDEN BRICK	BLACK DIAMOND VELOUR
C	FIBER CEMENT PANEL	NEW TECH WOOD	SPANISH WALNUT
D	METAL PANEL	TRESPA	PURE WHITE
E	METAL PANEL	TRESPA	CHARCOAL BLACK
F	METAL PANEL	TRESPA	WHITE
G	METAL FRAMES	KAWNEER OR EQUAL	CLEAR
H	METAL CANOPY	PREFINISHED	MATTE BLACK
J	SPANDREL GLASS		



EAST EXTERIOR
ELEVATION

SCALE: 1/8" = 1'-0"



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2400 SOUTH HURON PARKWAY
ANN ARBOR, MI 48104
P: 734.975.2400
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION
RETAIL BUILDING E
FOX DRIVE
LIVONIA, MI

PROJECT + NUMBER
23-211-16

ISSUE + DATE
23 DEC 2025 SITE

SHEET + TITLE
EXTERIOR ELEVATIONS
2321116a300.dwg

SHEET + NUMBER
A-301

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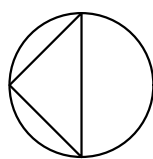
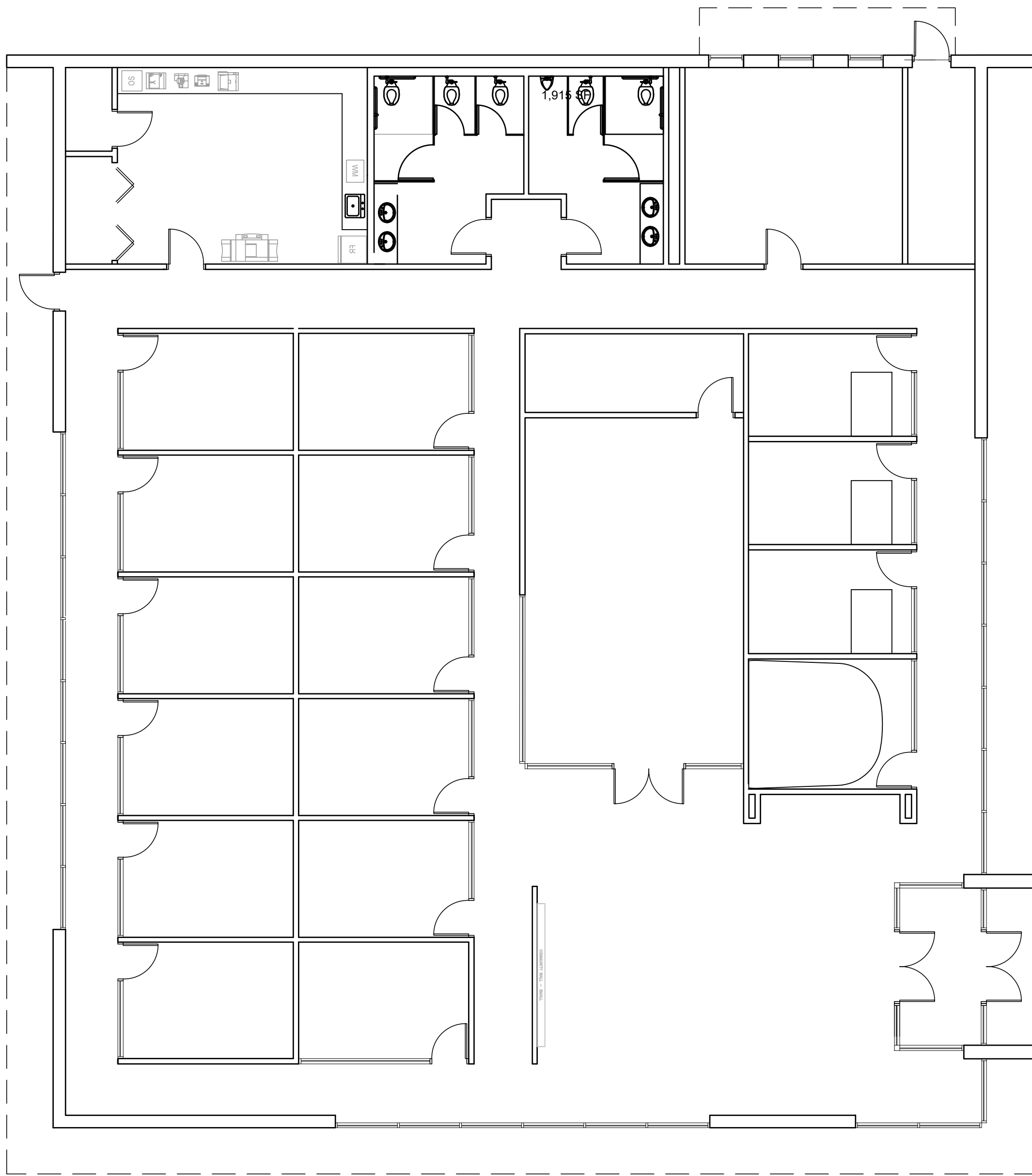


PROPOSED RETAIL BUILDING
SIX MILE & HAGGERTY | LIVONIA, MICHIGAN



EXTERIOR FINISH LEGEND			
TAG	MATERIAL	MANUF/STYLE	COLOR
A	STONE MASONRY	ROCKCAST	CRYSTAL WHITE
B	BRICK	BELDEN BRICK	BLACK DIAMOND VELOUR
C	FIBER CEMENT PANEL	NEW TECH WOOD	SPANISH WALNUT
D	LAMINATE PANEL	TRESPA	PURE WHITE
E	LAMINATE PANEL	TRESPA	CHARCOAL BLACK
F	LAMINATE PANEL	TRESPA	WHITE
G	METAL FRAMES	KAWNNEER OR EQUAL	CLEAR
H	METAL CANOPY	PREFINISHED	MATTE BLACK
J	SPANDREL GLASS		

PROPOSED RETAIL BUILDING
SIX MILE & HAGGERTY | LIVONIA, MICHIGAN



FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$



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CONSULTANT + NAME

PROJECT + INFORMATION
RETAIL
BUILDING F
FOX DRIVE
LIVONIA, MI

PROJECT + NUMBER

23-211-16

ISSUE + DATE

23 DEC 2025 SITE

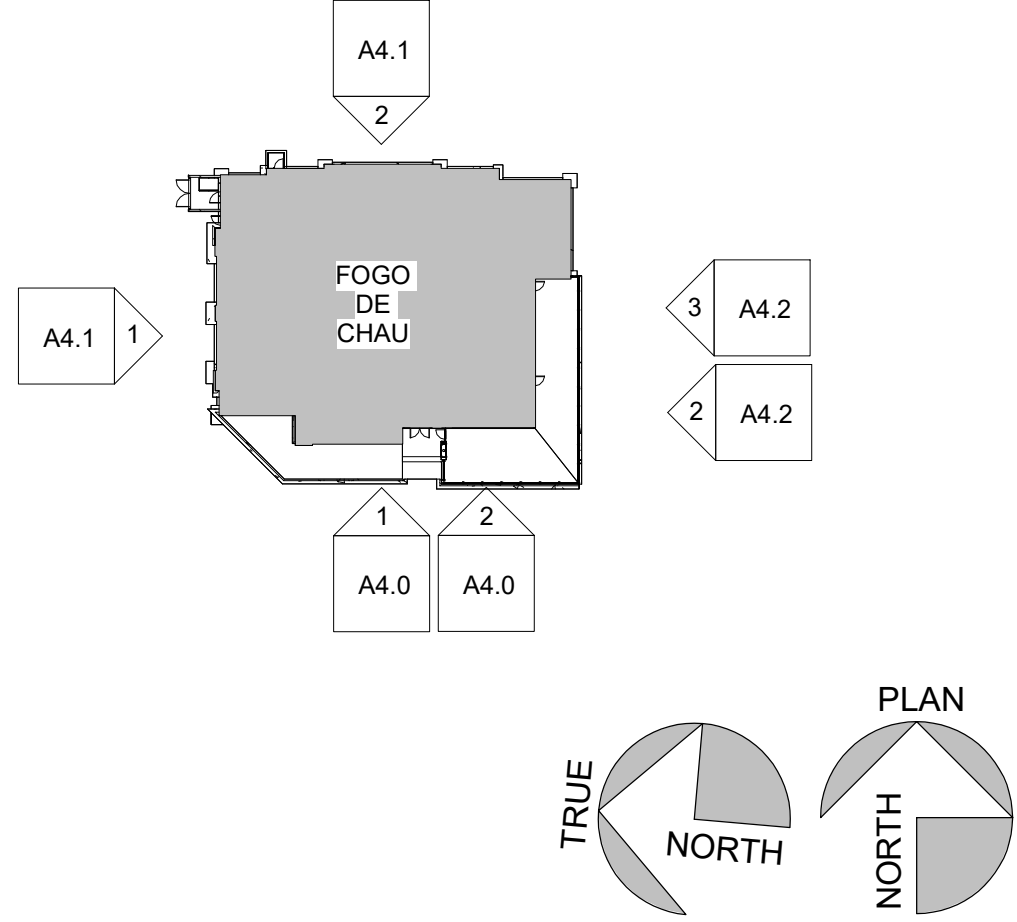
SHEET + TITLE

FLOOR PLAN

2321116mast.dwg

SHEET + NUMBER

A-100



ELEVATION KEY PLAN

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-1		DALTILE	EXTERIOR TILE	OPAL TRAVERTINE / RECTANGLE 31" x 62" / CM84 / MATTE
EX-2		NEWTCHWOOD	EXTERIOR COMPOSITE PLANKS	EUROPEAN STYLE / BELGIAN BOARD / PERUVIAN TEAK
EX-3		ELDORADOSTONE	EXTERIOR THIN BRICK VENEER	TUNDRA BRICK IRONSIDE BY ELDORADO

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-5		DUNN EDWARDS	EXTERIOR PAINT ON STUCCO	DE6373 / PORPOISE / EGGSHELL - LOW SHEEN
EX-6		DUNN EDWARDS	EXTERIOR PAINT ON STUCCO	DE6378 / JET / EGGSHELL - LOW SHEEN
EX-7		G.C. TO MATCH GTM ARTISAN METAL	EXTERIOR LASER CUT PANEL	LASER CUT PANEL / EFESI / DARK BRONZE M9000

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-8		G.C. TO MATCH TIGER DRYLAC POWDER COATINGS	STOREFRONT FINISH	G.C. TO MATCH 038/70780 CHARCOAL GREY / SMOOTH
EX-9		G.C. TO MATCH SAF	METAL FINISH	G.C. TO MATCH COLOR DARK BRONZE
EX-10		NEWTCHWOOD	EXTERIOR COMPOSITE SIDING	EUROPEAN STYLE / BELGIAN BOARD / PERUVIAN TEAK

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-11		MODERN MASTERS	EXTERIOR PAINT	ME238 / BLACKENED BRONZE / SATIN
EX-14		TIGER DRYLAC POWDER COATINGS	STOREFRONT FINISH	038/70780 CHARCOAL GREY / SMOOTH

Design Consultant:

ARCHITECTURE
INNOVATION & DESIGN
in ARCHITECTURE, Inc.
115 Pine Avenue, Suite 250
Long Beach, CA 90802
www.idaexperience.com

Architect:

GEOFFREY B. LIM
AIA, NCARB, LEED AP

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Engineering Consultant:

Stamp:

STATE OF MICHIGAN
GEOFFREY B. LIM
ARCHITECT
No. 1301084591
LICENSED ARCHITECT

Project Owner:

FOGO DE CHÃO

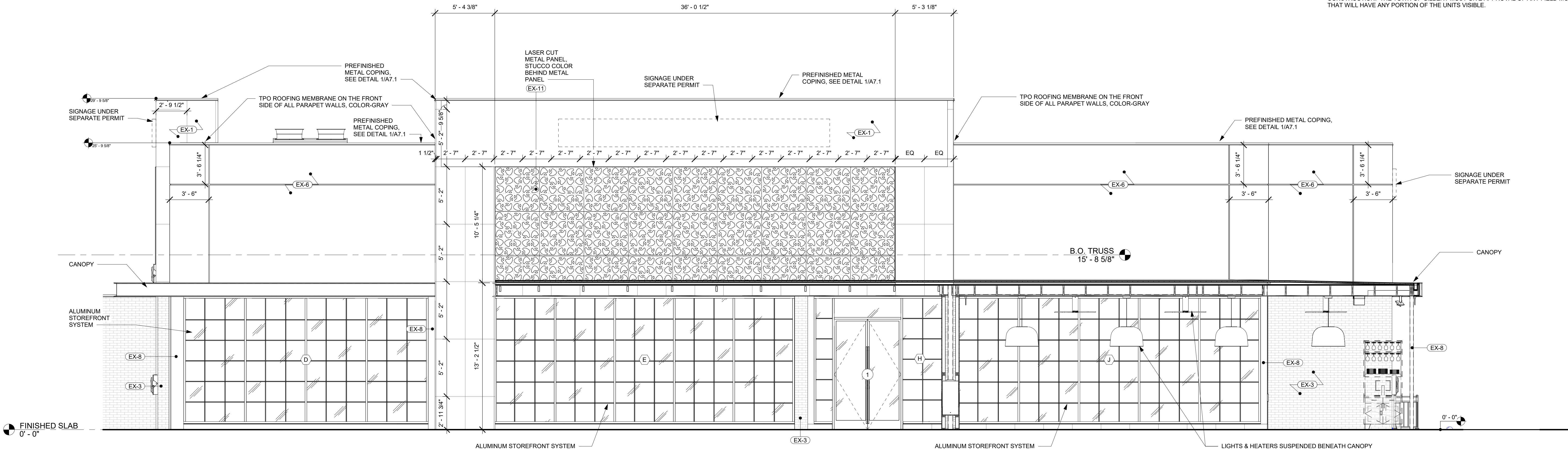
FOGO DE CHÃO
Project
FOGO DE CHÃO - LIVONIA, MI
THE SHOPPES AT COLLEGE PARK
NEC 8 & HAGGERTY
LIVONIA, MI

Issue For:
PERMIT
Issue Date:
10/09/2025
Revisions:
NO. REASON DATE

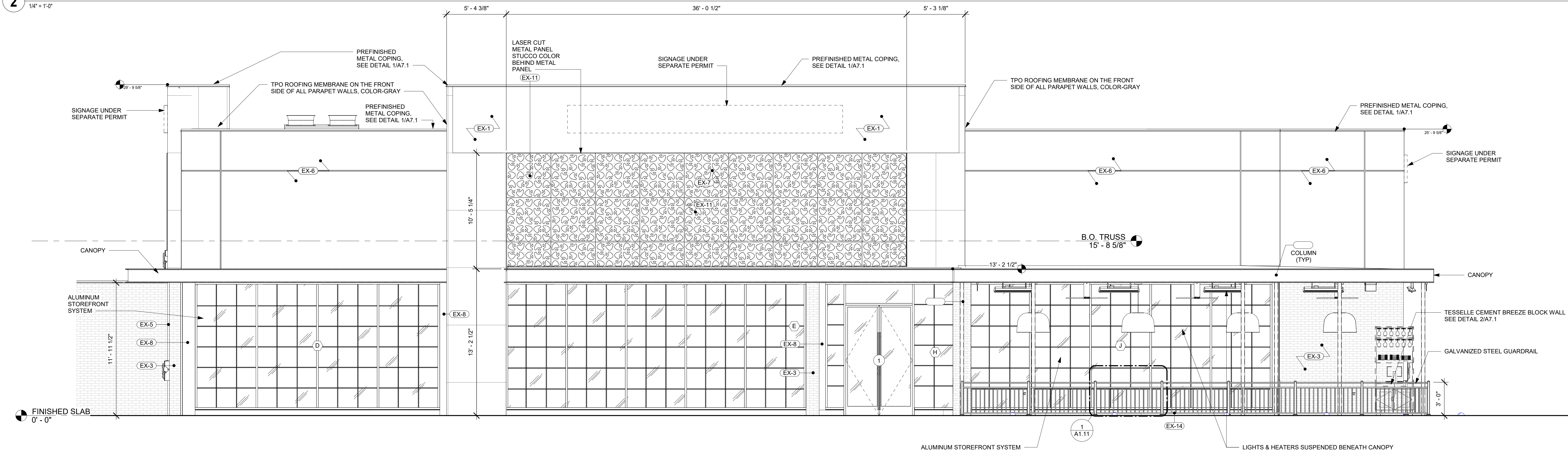
Principal in Charge:
G.B.
Project Manager:
WLS
Drawn By:

Project
140-051-25
Sheet
EXTERIOR ELEVATIONS
Sheet

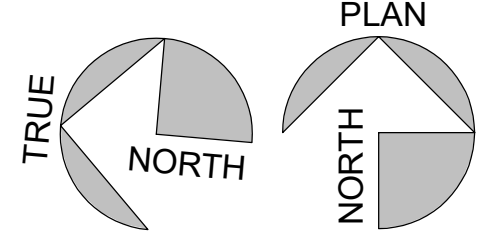
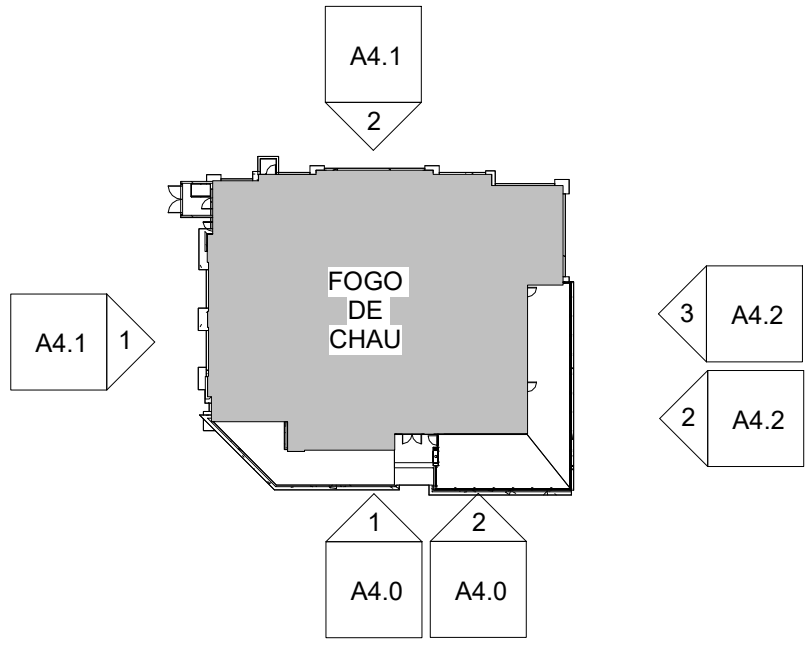
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2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



1 EXTERIOR ELEVATION - PATIO SOUTH
1/4" = 1'-0"



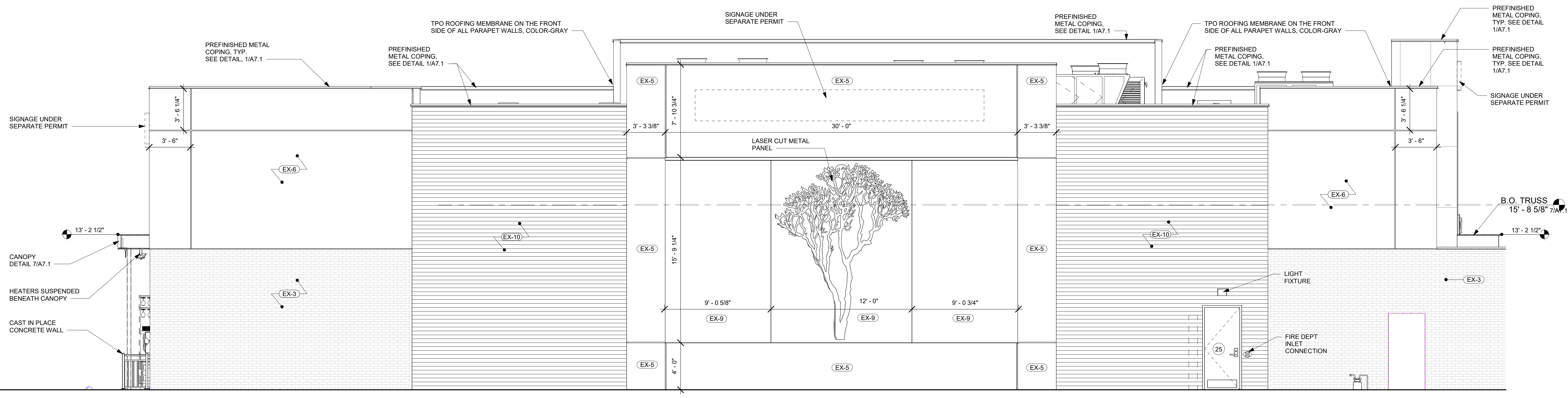
ELEVATION KEY PLAN

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-1		DALTILE	EXTERIOR TILE	OPAL TRAVERTINE / RECTANGLE 31" x 62" / CM84 / MATTE
EX-2		NEWTCHWOOD	EXTERIOR COMPOSITE PLANKS	EUROPEAN STYLE / BELGIAN BOARD / PERUVIAN TEAK
EX-3		ELDORADOSTONE	EXTERIOR THIN BRICK VENEER	TUNDRA BRICK IRONSIDE BY ELDORADO

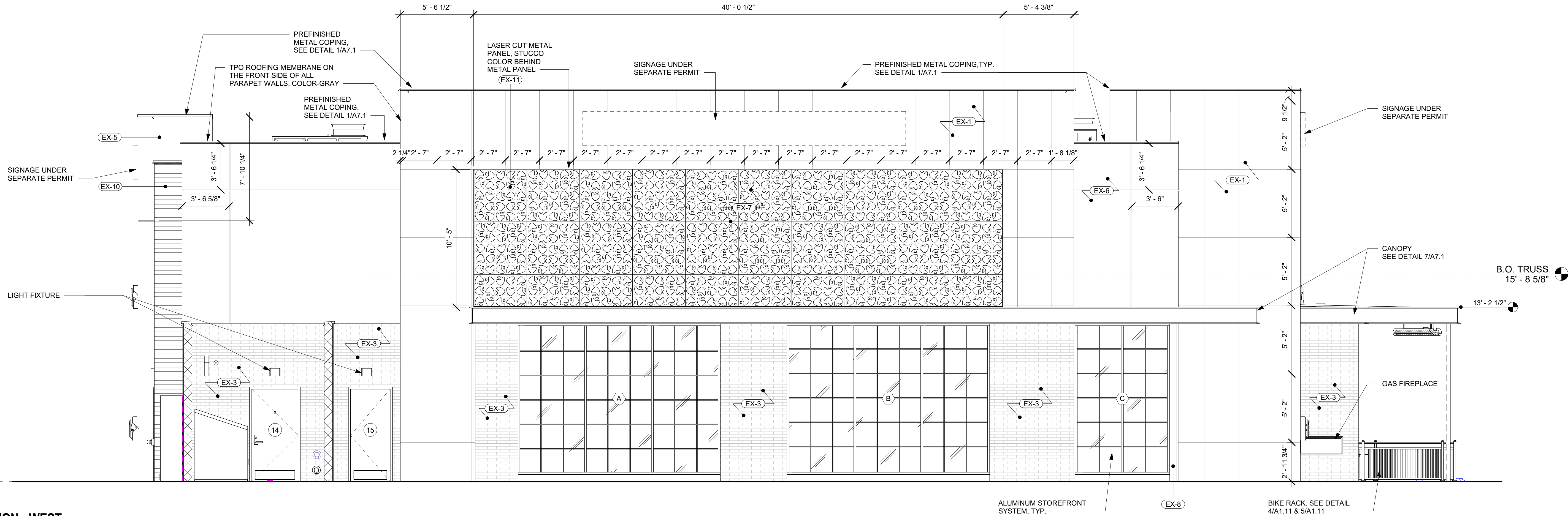
EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-5		DUNN EDWARDS	EXTERIOR PAINT ON STUCCO	DE6373 / PORPOISE / EGGSHELL - LOW SHEEN
EX-6		DUNN EDWARDS	EXTERIOR PAINT ON STUCCO	DE6378 / JET / EGGSHELL - LOW SHEEN
EX-7		G.C. TO MATCH GTM ARTISAN METAL	EXTERIOR LASER CUT PANEL	LASER CUT PANEL / EFESI / DARK BRONZE M9000

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-8		G.C. TO MATCH TIGER DRYLAC POWDER COATINGS	STOREFRONT FINISH	G.C. TO MATCH 038/70780 CHARCOAL GREY / SMOOTH
EX-9		G.C. TO MATCH SAF	METAL FINISH	G.C. TO MATCH COLOR DARK BRONZE
EX-10		NEWTCHWOOD	EXTERIOR COMPOSITE SIDING	EUROPEAN STYLE / BELGIAN BOARD / PERUVIAN TEAK

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-11		MODERN MASTERS	EXTERIOR PAINT	ME238 / BLACKENED BRONZE / SATIN
EX-14		TIGER DRYLAC POWDER COATINGS	STOREFRONT FINISH	038/70780 CHARCOAL GREY / SMOOTH

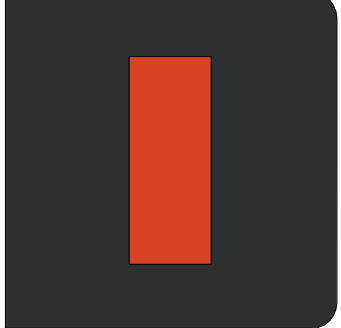


2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

Design Consultant:



ARCHITECTURE
INNOVATION & DESIGN
in ARCHITECTURE, Inc.
115 Pine Avenue, Suite 250
Long Beach, CA 90802
www.idaexperience.com

Architect:

GEOFFREY B. LIM
AIA, NCARB, LEED AP

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Engineering Consultant:

Stamp:



Project Owner:

FOGO DE CHÃO

FOGO DE CHÃO
Project
FOGO DE CHÃO - LIVONIA, MI
THE SHOPPES AT COLLEGE PARK
NEC & HAGGERTY
LIVONIA, MI

Issue For:

PERMIT

Issue Date:

10/09/2025

Revisions:

NO. REASON DATE

Principal in Charge:

GBL

Project Manager:

WLS

Drawn By:

Project

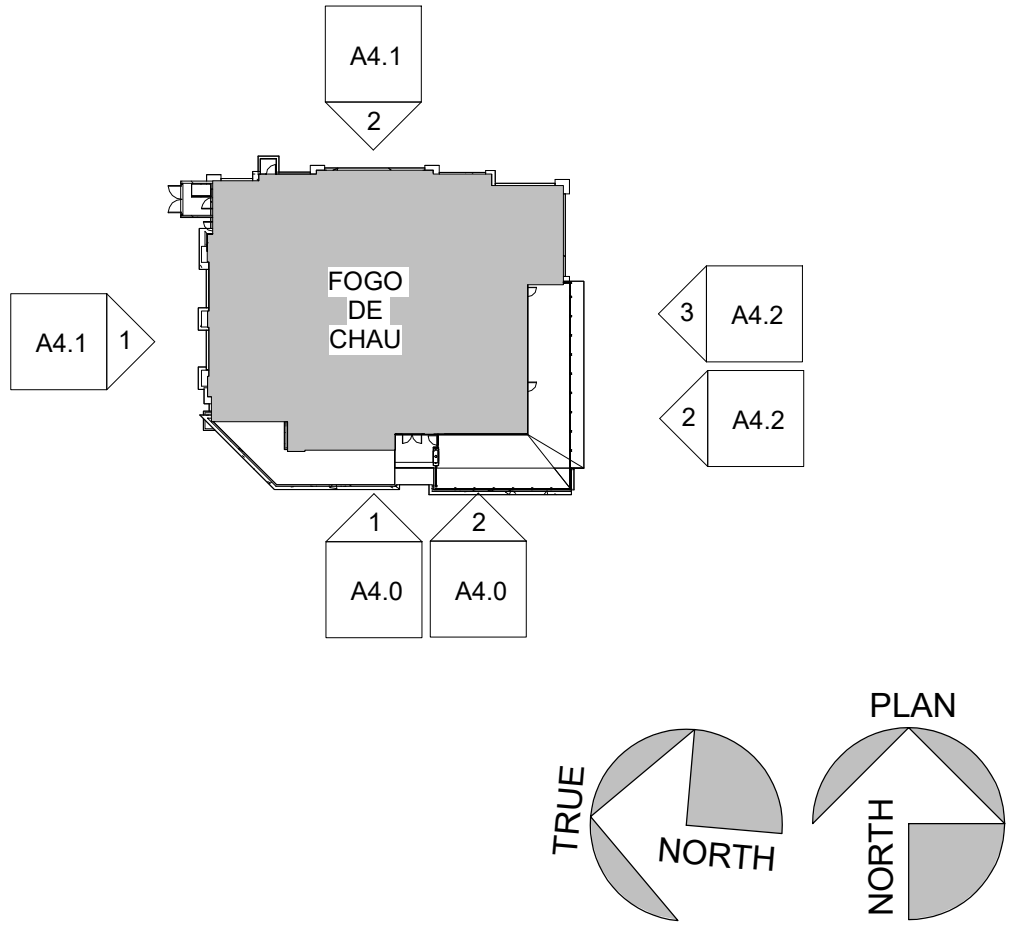
140-051-25

Sheet

EXTERIOR ELEVATIONS

Sheet

A4.1



ELEVATION KEY PLAN

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-1		DALTILE	EXTERIOR TILE	OPAL TRAVERTINE / RECTANGLE 31" x 62" / CM84 / MATTE
EX-2		NEWTCHWOOD	EXTERIOR COMPOSITE PLANKS	EUROPEAN STYLE / BELGIAN BOARD / PERUVIAN TEAK
EX-3		ELDORADOSTONE	EXTERIOR THIN BRICK VENEER	TUNDRA BRICK IRONSIDE BY ELDORADO

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-5		DUNN EDWARDS	EXTERIOR PAINT ON STUCCO	DE6373 / PORPOISE / EGGSHELL - LOW SHEEN
EX-6		DUNN EDWARDS	EXTERIOR PAINT ON STUCCO	DE6378 / JET / EGGSHELL - LOW SHEEN
EX-7		G.C. TO MATCH GTM ARTISAN METAL	EXTERIOR LASER CUT PANEL	LASER CUT PANEL / EFESI / DARK BRONZE M9000

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-8		G.C. TO MATCH TIGER DRYLAC POWDER COATINGS	STOREFRONT FINISH	G.C. TO MATCH 038/70780 CHARCOAL GREY / SMOOTH
EX-9		G.C. TO MATCH SAF	METAL FINISH	G.C. TO MATCH COLOR DARK BRONZE
EX-10		NEWTCHWOOD	EXTERIOR COMPOSITE SIDING	EUROPEAN STYLE / BELGIAN BOARD / PERUVIAN TEAK

EXTERIOR MATERIALS				
KEY	IMAGE	MANUFACTURER	DESCRIPTION	MODEL
EX-11		MODERN MASTERS	EXTERIOR PAINT	ME238 / BLACKENED BRONZE / SATIN
EX-14		TIGER DRYLAC POWDER COATINGS	STOREFRONT FINISH	038/70780 CHARCOAL GREY / SMOOTH

Design Consultant:

INNOVATION & DESIGN in ARCHITECTURE, Inc.
115 Pine Avenue, Suite 250
Long Beach, CA 90802
www.idaexperience.com

Architect:

GEOFFREY B. LIM
AIA, NCARB, LEED AP

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Engineering Consultant:

Stamp:

Project Owner:

FOGO DE CHÃO

FOGO DE CHÃO
Project
FOGO DE CHÃO - LIVONIA, MI
THE SHOPPES AT COLLEGE PARK
NEC 8 & HAGGERTY
LIVONIA, MI

Issue For:		
PERMIT		
Issue Date:		
10/09/2025		
Revisions:		
NO.	REASON	DATE

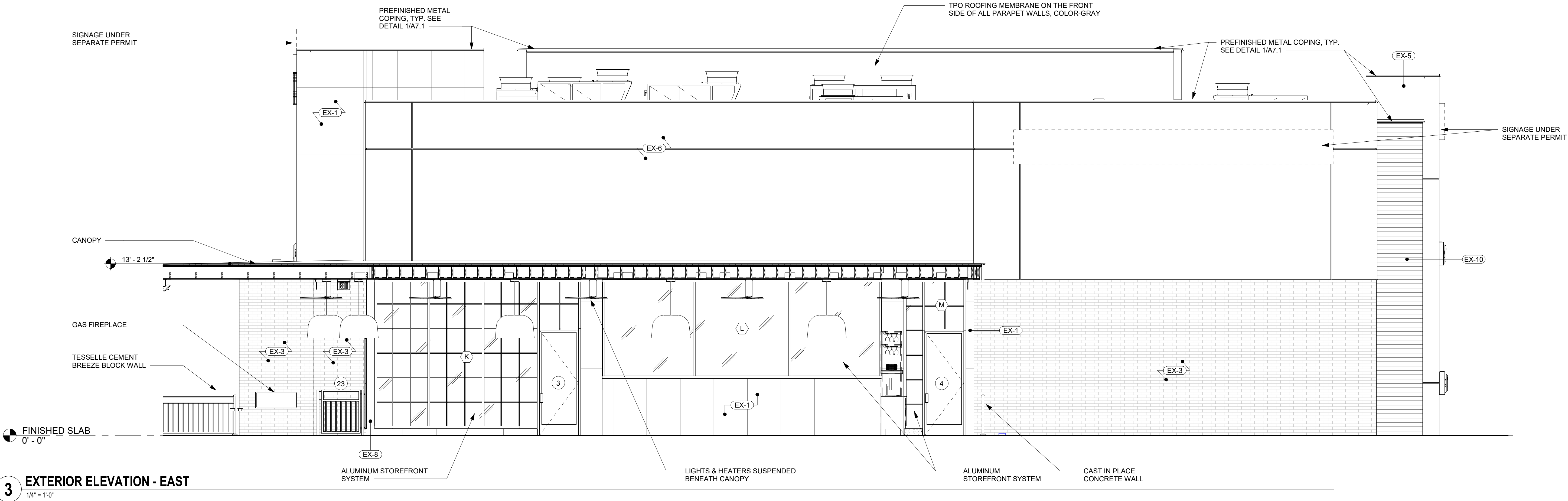
Principal in Charge:
G.B.
Project Manager:
WLS
Drawn By:

Project
140-051-25
Sheet
EXTERIOR ELEVATIONS

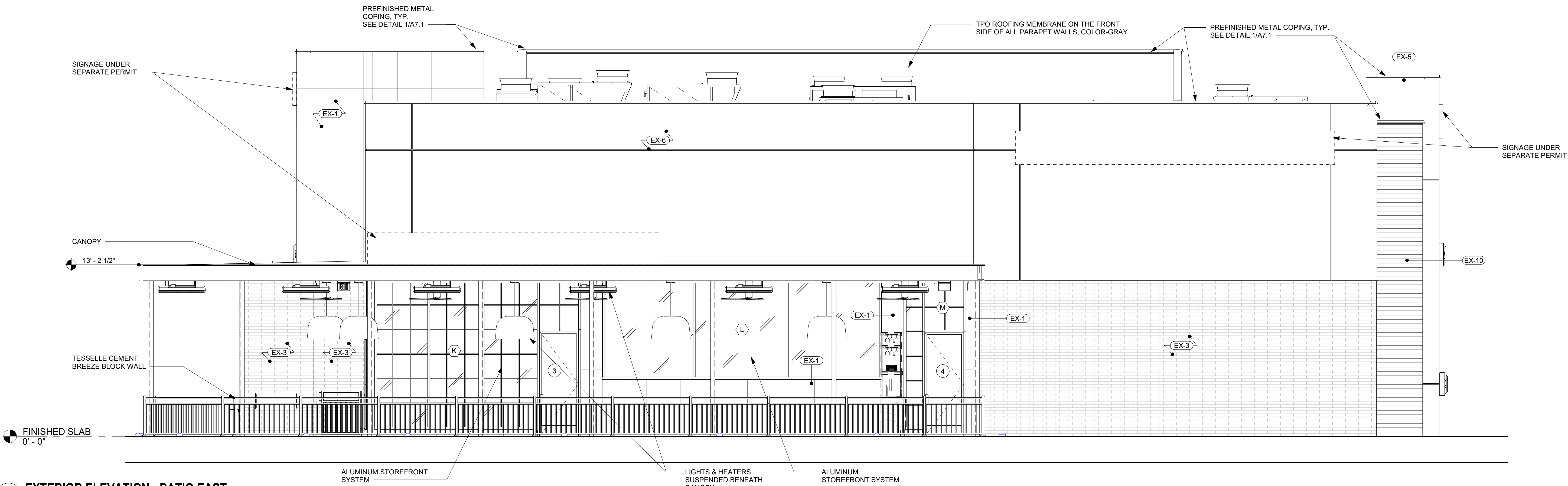
Sheet

A4.2

NOTE:
ALL ROOF MOUNTED MECHANICAL UNITS ARE TO BE FULLY SCREENED BY THE BUILDING PARAPET. VERIFY THAT THIS CONDITION WILL BE MET PRIOR TO THE START OF CONSTRUCTION. THE TOWN OF GILBERT MUST GIVE APPROVAL OF ANY FIELD MODIFICATIONS THAT WILL HAVE ANY PORTION OF THE UNITS VISIBLE.



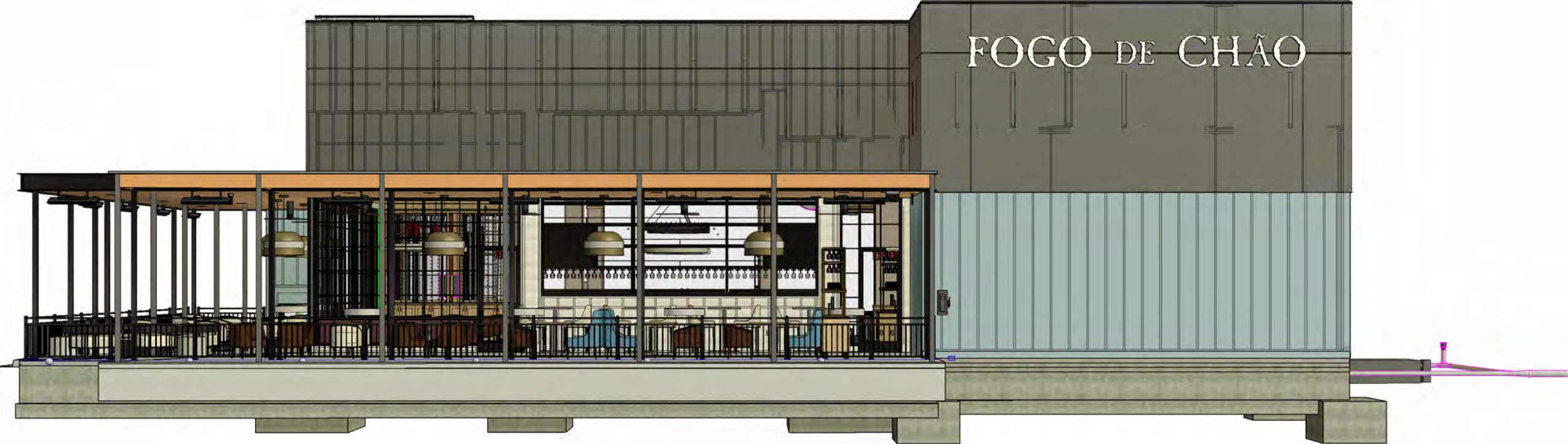
3 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - PATIO EAST
1/4" = 1'-0"



3 EQUIPMENT SIGHTLINE ELEVATION - WEST



4 EQUIPMENT SIGHTLINE ELEVATION - EAST

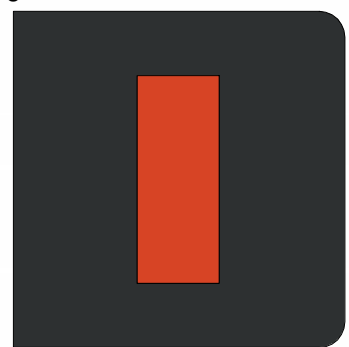
NOTE:
CAMERA PERSPECTIVES ARE FROM 200' -0" RADIUS
CAMERA HEIGHT IS AT 6'-0"



1 EQUIPMENT SIGHTLINE ELEVATION - SOUTH



2 EQUIPMENT SIGHTLINE ELEVATION - NORTH



ARCHITECTURE
INNOVATION & DESIGN
in ARCHITECTURE, Inc.
115 Pine Avenue, Suite 250
Long Beach, CA 90802
www.idaexperience.com

Architect:
GEOFFREY B. LIM
AIA, NCARB, LEED AP
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Copyright Protected © 2025

Engineering Consultant:

Stamp:


Project Owner:
FOGO DE CHÃO

Project
FOGO DE CHÃO - LIVONIA, MI
THE SHOPPES AT COLLEGE PARK
NEC 8 & HAGGERTY
LIVONIA, MI

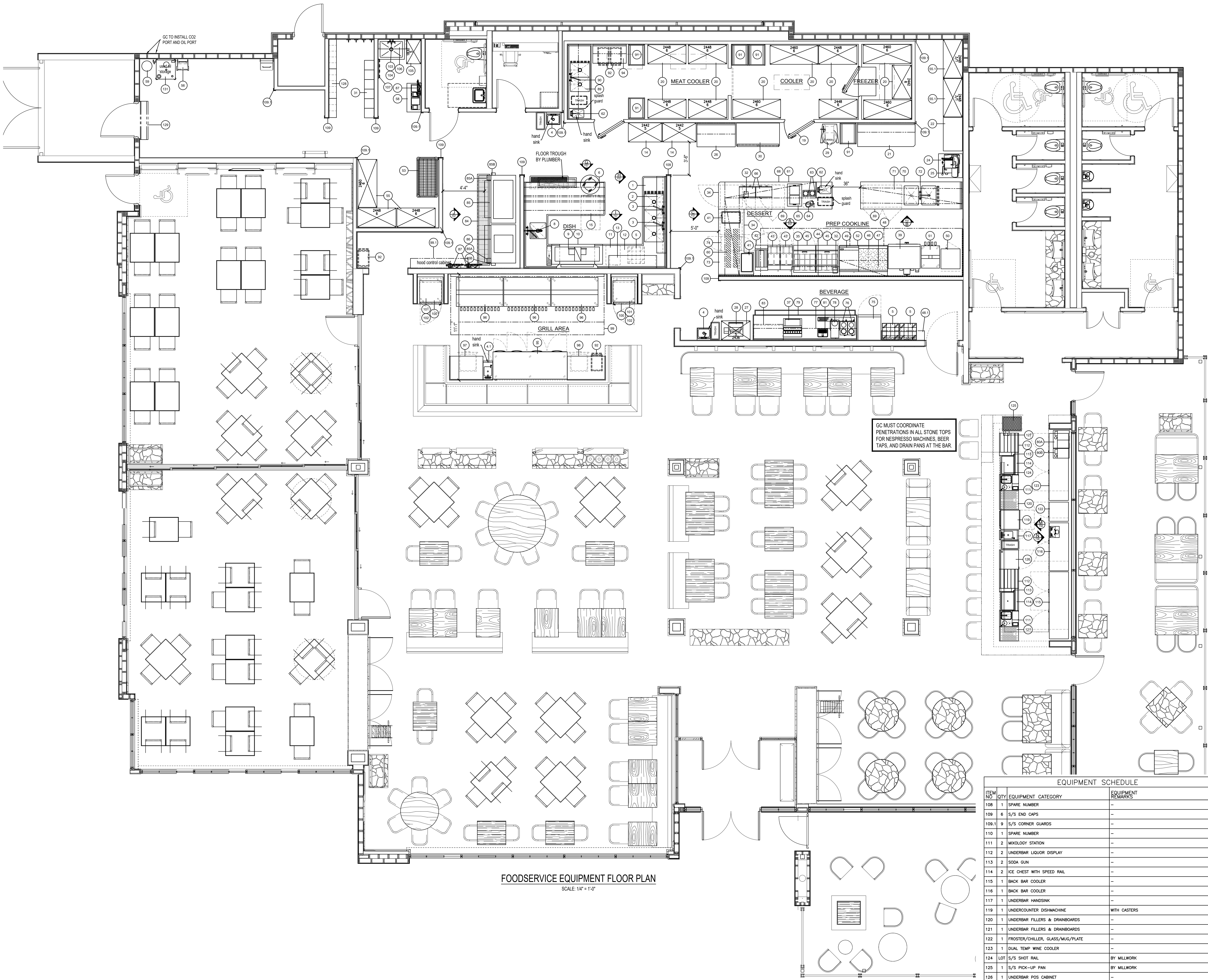
Issue For:
PERMIT
Issue Date:
10/09/2025
Revisions:

NO.	REASON	DATE
-----	--------	------

Principal in Charge:
GBL
Project Manager:
WLS
Drawn By:

Project
140-051-25
Sheet
EQUIPMENT SIGHTLINE
ELEVATION

Sheet
A4.3



FOODSERVICE EQUIPMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

ITEM NO	QTY	EQUIPMENT CATEGORY	EQUIPMENT REMARKS
106	1	SPARE NUMBER	-
109	6	S/S END CAPS	-
109.1	8	S/S CORNER GUARDS	-
110	1	SPARE NUMBER	-
111	2	MIXOLOGY STATION	-
112	2	UNDERBAR LIQUOR DISPLAY	-
113	2	SODA GUN	-
114	2	ICE CHEST WITH SPEED RAIL	-
115	1	BACK BAR COOLER	-
116	1	BACK BAR COOLER	-
117	1	UNDERBAR HANDSINK	-
119	1	UNDERCOUNTER DISHWASHER	WITH CASTERS
120	1	UNDERBAR FILLERS & DRAINBOARDS	-
121	1	UNDERBAR FILLERS & DRAINBOARDS	-
122	1	FROSTER/CHILLER, GLASS/MUG/PLATE	-
123	1	DUAL TEMP WINE COOLER	-
124	LOT	S/S SHOT RAIL	BY MILLWORK
125	1	S/S PICK-UP PAN	BY MILLWORK
126	1	UNDERBAR POS CABINET	-
127	1	PRINTER BRACKET	-
128	LOT	TIP LOCKERS	BY OWNER
129	1	AIR CURTAIN, UNHEATED	BY G.C.
130	1	SPARE NUMBER	-
131	1	USED OIL TANK	-
132	LOT	HOOD CLOSURE TRIM	IF REQ'D
133	LOT	HOOD CLOSURE TRIM	IF REQ'D
134	7	TICKET HOLDER	SEE ELEVATIONS FOR LOCATIONS
135	LOT	RESTROOM EXHAUST FAN	NOT SHOWN
136	1	SPARE NUMBER	-
137	LOT	POS--SET	NOT SHOWN

ITEM NO	QTY	EQUIPMENT CATEGORY	EQUIPMENT REMARKS
1	1	THREE COMPARTMENT SINK	-
2	1	POT RACK, WALL MOUNT	-
3	2	FAUCET, WALL MOUNT	-
4	2	SINK, HAND, WALL MOUNT	-
4.1	1	UNDERBAR HANDSINK	-
5	3	DISH RACK DOLLY	-
6	1	SOLED DISHTABLE	-
7	1	SPARE NUMBER	-
8	1	FAUCET, WALL MOUNT W/ PRE-RINSE	-
9	1	S/S PANTLEG VENT RISER	-
10	1	CONVEYOR DISHWASHER	-
11	1	BOOSTER HEATER, 36KW	WITH MOUNTING BRACKETS
12	1	CLEAN DISHTABLE	-
13	2	SHELF, WALL MOUNT	-
14	2	SHELVING, DISH	-
15	1	UNDERCOUNTER DISHWASHER	WITH CASTERS
16	1	DISH MACHINE EXHAUST FAN	NOT SHOWN
17	1	SPARE NUMBER	-
18	1	SPARE NUMBER	-
19	1	WALK-IN COOLER/FREEZER	-
20	11	SHELVING, WALK-IN	-
21	1	MOBILE WORK TABLE	WITH OVERSHELF
22	1	MOBILE WORK TABLE	-
23	1	SPARE NUMBER	-
24	1	MOBILE WORK TABLE	-
25	1	SLICER, FOOD, AUTOMATIC	-
26	1	TODD TABLE	WITH DOUBLE OVERSHELF
27	1	SHELVING, MANAGERS STATION	-
28	LOT	POS/PRINTER	-
29	1	MIXER, FLOOR	30 QT
30	1	REFRIGERATOR, SLIDING DOOR	-
31	2	EMPLOYEE LOCKERS	-
32	LOT	PRINTER	-
33	1	SPARE NUMBER	-
34	2	REFRIGERATOR, UNDERCOUNTER	-
35	2	WALL SHELF	-
36	1	SPARE NUMBER	-
37	1	DISPENSER, BEVERAGE	BY OWNER
38	1	SPARE NUMBER	-
39	1	OVEN, CONVECTION, GAS	-
40	1	SPARE NUMBER	-
41	2	HOT FOOD WELLS	-
42	1	FRYER, SPREADER CABINET	-
43	2	FRYER, DEEP FAT, GAS	-
44	LOT	S/S WALL PANELING	-
45	2	REFRIGERATOR, MEGA TOP	-
46	1	6 BURNER RANGE	-
47	1	TUBULAR WALL SHELF	-
48	LOT	PREP EXHAUST HOOD	WITH FIRE SUPPRESSION SYSTEM
48.1	LOT	HOOD FIRE SUPPRESSION SYSTEM	-
49	1	GRIDDLE, GAS	-
50	1	STEAMER, COUNTER TOP, ELECTRIC	-
51	1	FISH GRILL	-
52	1	REFRIGERATOR, CHEF BASE	-
53	1	CART, LINEN	-
54	1	SPARE NUMBER	-
55	3	SHELVING, DRY STORAGE	-
55.1	2	SHELVING, DRY STORAGE/DUNNAGE	3 SHELVES WITH BOTTOM DUNNAGE RACK
56	1	FAT/OIL DISPOSAL/TRANSPORTER	-
57	1	SPARE NUMBER	-
58	LOT	SODA SYSTEM/RACK	-
59	1	CO2	-
60	2	WARMER, FOOD OVERHEAD	-
61	1	DESSERT COUNTER	-
62	2	FAUCET, DECK MOUNT	-
63	1	BLENDER, BAR	-
64	1	DIPPERWELL	-
65	1	DROP-IN, ICE CREAM FREEZER	-
66	2	OVEN, MICROWAVE	-
67	1	SPARE NUMBER	-
68	1	PASS SHELVES	-
69	2	REFRIGERATOR, UNDERCOUNTER	-
70	1	PREP TABLE WITH SINKS	-
71	1	PASS SHELVES	-
72	1	FAUCET, DECK MOUNT	-
73	1	PICK UP TABLE	WITH PASS SHELVES
74	1	PASS THRU WARMING CABINET	-
75	1	REFRIGERATOR, REACH-IN	-
76	2	COFFEE MAKER, AUTOMATIC	BY OWNER
77	2	WALL SHELF	-
78	1	DISPENSER, ICE TEA/ICE COFFEE	-
79	2	BEVERAGE COUNTER	-
80A	1	ESPRESSO MACHINE	BY OWNER
80B	1	ESPRESSO MACHINE	BY OWNER
81	1	WATER STATION	-
82	1	SPARE NUMBER	-
83	1	GLASS RACK WALL SHELF	WITH GLASS RACK HOLDER
84	1	FLOOR TROUGH	-
85	1	ICE MAKER W/BIN	WATER COOLED WITH F1650 BIN
85A	2	ICE SCOOP HOLDER	-
85B	2	ICE PADDLE HOLDER	-
86	1	ICE MAKER, FLAKE STYLE	WATER COOLED WITH F1300 BIN
87	3	WATER FILTER	BY OWNER
89	1	PREP TABLE WITH SINKS	WITH OVERSHELF
90	1	FAUCET, WALL MOUNT	-
91	5	RACK, PAN	-
92	4	SKEDDER CART	-
93	1	SPARE NUMBER	-
94	1	WORK TABLE	WITH OVERSHELF
95	1	REFRIGERATOR, WORKTOP, BASE MODEL	-
96	3	CHURRASCARA GRILL	-
97	1	WORK TABLE	-
98	1	WORK TABLE	-
99	LOT	PREP EXHAUST HOOD	WITH FIRE SUPPRESSION SYSTEM
99.1	LOT	HOOD FIRE SUPPRESSION SYSTEM	-
100	2	CABINET, MOBILE, WARMING & HOLDING	-
101	2	DRY ASER	-
102	2	DRY AGE REFRIG STAND	POWDER COATED BLACK
103	1	FAUCET, MOP SINK	-
104	1	SINK, MOP	-
105	1	SHELVING, CHEMICAL	-
106	2	SHELF, WALL MOUNT	-
107	1	MOP HOLDER	-

TEXAS METAL EQUIPMENT COMPANY

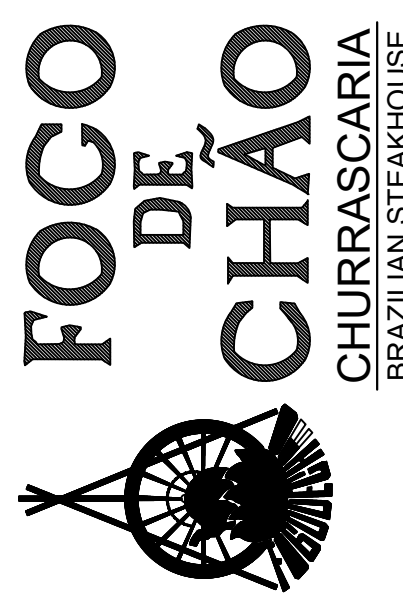


STAINLESS STEEL FABRICATORS
FOODSERVICE EQUIPMENT
AND DESIGN

DALLAS DIVISION
8704 Royal Lane
Irving, Texas 75063
(214) 446-7200
Fax - (214) 446-7209

DRAWING ISSUE

LIVONIA, MICHIGAN



PROJECT:

DATE: 10-10-25

SCALE: 1/4" = 1'-0"

DRAWN BY: SN

SHEET TITLE: FOODSERVICE EQUIPMENT FLOOR PLAN

SHEET NUMBER: FS1

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

January 13, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-02-02-03 – 39200 Six Mile Road (Buildings F & I)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#39200 Six Mile Road**. The proposed building "I" will be assigned the address of **#39000 Six Mile Road**, and the proposed building "F" has been assigned the address range of **#17124 thru #17146 Haggerty Road**. Should additional addresses be needed, the Owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. The Developer has submitted full engineering drawings to this department for permitting and will be receiving a review for any outstanding issues.
3. The submitted drawings Show the parcel in its previous configuration of one large parcel for the entire development, but have included an ALTA survey showing the current lot configuration after the parcel was split into three separate parcels in April of 2025. All drawings should be updated to reflect the current property line locations for the parcels.
4. The submitted landscape plans show plants that the owner may want to revise based on locations and current conditions. It is currently recommended not to plant boxwood shrubs due to blight. Also, Hackberry and Honey Locust tend to attract bugs that create messes that should not be planted above areas where

To: Mr. Kristoffer Canty
Re: Petition 2026-02-02-03 – 39200 Six Mile Road

January 13, 2026
Page 2

cars will be parked. While not a mandatory change, it is something the developer may want to consider changing.

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

Sincerely,



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

Cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: January 14, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition 2024-02-02-03 at 39200 Six Mile Rd. for Multi Use Development

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

- Plans and permits required for installations of all suppression systems.
- Plans and permits required for installations of all fire alarms/monitoring systems.
- Landscaping shall not impede emergency vehicle access or access to water supplies such as fire hydrants, and Fire Department Connections (FDC's)
- Provide detailed plans and location of all Electric Vehicle charging stations. Separation distances and available water supply for potential suppression efforts is critical.**

Any site-specific issues will be addressed during the Life Safety inspection.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

January 13th 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2024-02-02-03 – 39200 Six Mile Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: January 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2024-02-02-03 - 39200 Six Mile Road

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

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

January 27th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2024-02-02-03 - 39200 Six Mile Road (Haggerty Six Partners, LLC)

Dear Kristoffer,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

Benjamin N. Grier
Director of Finance

BG: sc

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

3. WAIVER PETITION: Petition 2025-12-02-22, submitted by LAG Development, requesting waiver use approval to remove the existing house and garage at 11315 Stark Road to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road, located on the west side of Stark Road between Plymouth Road and Pinetree Road in the Northwest ¼ of Section 33.

Mark Taormina, Planning and Economic Development Director, informed Council the house will be removed and replaced by twenty six parking spaces, the driveway will be removed, access to the parking lot will be from the existing used car inventory lot, a wall will separate the property from the neighboring residence, and the lights will be turned off after hours.

Gary Laundroche, W. Highland Rd., stated the lighting that is used complies with the ordinance, the unused lights will be fixed to comply, and a screen wall will be added to the property for the residence.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

3.

Planning
February 4, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Petition 2025-12-02-22, submitted by LAG Development, requesting waiver use approval to remove the existing house and garage at 11315 Stark Road to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road, located on the west side of Stark Road between Plymouth Road and Pinetree Road in the Northwest $\frac{1}{4}$ of Section 33.

BACKGROUND DETAILS

February 5, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-12-02-22 – LAG Development

Dear Council Members:

At the 1,241st Meeting held by the Livonia City Planning Commission on February 3, 2026, the following resolution was adopted:

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

#02-04-2026 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-12-02-22 submitted by LAG Development requesting waiver use approval pursuant to Sections 3.11 and 6.05 of the Livonia Zoning Ordinance, as amended, to remove the existing house and garage at 11315 Stark Road to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road, located on the west side of Stark Road between Plymouth Road and Pinetree Road in the Northwest $\frac{1}{4}$ of Section 33, be approved subject to the following conditions:

1. That the Paving and Grading Plan marked Sheet C3 dated December 2, 2025, as revised, prepared by NF Engineers, is hereby approved and shall be adhered to;
2. That the Landscape Plan marked Sheet L1 dated December 2, 2025, as revised, prepared by NF Engineers, is hereby approved and shall be adhered to;

3. That a lighting plan for the entire site be provided to the satisfaction of the Planning Department and that all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
4. That all landscaped and sodded areas shall be permanently maintained in a healthy condition; and,
5. That the lighting on the site shall be turned off after hours and then utilize a motion sensor system to avoid excess lighting into the abutting neighbor yards;
6. That all debris along the protective wall shall be cleaned up on a weekly basis;
7. That the privacy wall be extended south along the eastern property line abutting the residential properties to the satisfaction of the Building Department;
8. That a portion of the property along Stark Road be land banked to accommodate a sidewalk along Stark Road if one is added to the adjacent southern property;
9. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2025-12-02-22_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: February 05, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 12/15/2025 Petition: 2025-12-02-22
Site Address: 11315 Stark Rd Sidwell _____ Zoning of Property: Commercial
Requesting Approval To: expand inventory lot
Applicant: Sophia Goff Business/Company: LAG Development
Applicant's Address: 4000 W Highland Rd City: Highland State: mi Zip Code: 48357
Applicant's Phone # 810 853 0383 Applicant's Email: sgoff2@lafontaine.com
Contact Person: Sophia Goff Business/Company: _____
Contact's Address: _____ City: _____ State: _____ Zip Code: _____
Contact's Phone # 810 853 0383 Contact's Email: sgoff2@lafontaine.com

Please provide the following information:

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

AVOID SCAMS! PLEASE BE AWARE
THAT THE CITY OF LIVONIA
PLANNING COMMISSION DOES NOT
SEND INVOICES EITHER BY
REGULAR MAIL OR EMAIL. WHEN
YOU APPLY, YOU WILL BE REQUIRED
TO PAY IN FULL AT THAT TIME. IF
YOU RECEIVE AN INVOICE, PLEASE
CONTACT US IMMEDIATELY.

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

FEE COMPUTATION	\$700.00 (\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.	
Total Amount Due \$ _____	(To avoid scams, please see note above regarding invoices)

Owner of Property: Ryan LaFontaine
Owner's Address: 4000 W Highland Rd City: Highland State: mi Zip Code: 48357
Owner's Phone # _____ Owner's Email: _____
Signature of Owner: _____ Print Name: Ryan LaFontaine

Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of Michigan

ASHLEY C BRACKNELL 15th day of December 20 25
Notary Public, State of Michigan
County of Oakland Signature of Notary: Ashley C Bracknell My commission expires 12-18-2031
My Commission Expires 12-18-2031 Acting in the County of Oakland

**MINUTES OF THE 1,241st PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, February 3, 2026, the City Planning Commission of the City of Livonia held its 1,241st Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Patrick Droze	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #1 PETITION 2025-12-02-22

LAG Development

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-12-02-22 submitted by LAG Development requesting waiver use approval pursuant to Sections 3.11 and 6.05 of the Livonia Zoning Ordinance, as amended, to remove the existing house and garage at 11315 Stark Road to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road, located on the west side of Stark Road between Plymouth Road and Pinetree Road in the Northwest ¼ of Section 33.

Mr. Uhazie: Thank you, Mr. Chair. As stated, this petition is to remove the existing house and garage at 11315 Stark Road, to provide additional parking in connection with the existing automotive dealership operation. The overall LAG parcel is about four acres in size. The former house parcel is about 9,750 square feet in size. The house site measures 60 feet on Stark by 162 1/2 feet deep. The house parcel was added to the dealership parcel in a petition in 2021. The existing zoning for the site is C-2. The site plan shows that there would be a new parking lot added to the house parcel with 26 single striped parking spaces. The parking area would be used for used car dealer inventory. The existing drive off of Stark would be removed. Every space would have a bumper block. There would be a new 24-foot drive to connect the new lot to the existing lot to the north. There would be a six inch concrete curb and gutter along the new spaces. A six foot high masonry screening wall would be in place along the property line abutting the residential to the south. The proposed parking lot is located outside of the required 20 foot setback and therefore complies with setback requirements of Section 6.05 of the zoning ordinance. The addition of the new parking lot increases the site's road frontage along Stark Road from 120 feet to 180 feet. The petitioner did include a lighting plan since we last met. The lighting plan shows 2-20 foot light poles on the south edge of the property. The parking lot average is 6.03 foot light candles and a max of 20.6. For reference, the Bill Brown on Plymouth Road has an average of 10.62 and a max of 27.4 in their inventory lot. The average foot candles at the property line is 0.16 and a max of 0.5. The zoning ordinance says that light emitting elements of a light fixture shall not be directly visible from the neighbor's property, as they are the primary cause of glare. The landscape plan provided based on the 180 feet of frontage along Stark Road, the site requires to provide four deciduous trees, two ornamental and 32 shrubs. The petitioner proposes four canopy trees, two ornamental and 32 shrubs, thereby meeting the frontage landscaping requirements. In addition, the hedge screening with a minimum height of three feet is provided along the pavement edge. And the plan also includes five parking lot trees. The petitioner further proposes a green belt buffer consisting of a 25 well rooted, narrow evergreen trees and one ornamental tree along the masonry wall. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated January 8, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #34501 Plymouth Road. Should additional addresses be needed, the owner will need to contact this Department once approvals have been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main. Since the existing residence is to be demolished, the existing sanitary lead will need to be capped at the property line, and the water service will need to be removed at the main. 3. The submitted drawings do not indicate any proposed storm water improvements. Any new construction will be required to meet the latest version of the Wayne County Storm Water Ordinance, including detention. If detention is provided in the existing development, calculations will need to be provided. 4. When the existing approach to Stark Road is removed, the owner will be required to place new curb and gutter along the existing opening. 5. If necessary, any disturbances within the Plymouth Road right-of-way, including replacement of the drive approach or sidewalk will require permitting through the Michigan Department of Transportation."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated January 14, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address. No objections to this proposal with the stipulations: -If the installation of Electric Vehicle charging stations is to occur, please provide details on location and separation distances between other vehicles and structures. A further detailed plan review will take place when this division receives an official plan set."* The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated January 7, 2026, which reads as follows: *"I have reviewed the plans in connection with the petition. I have no objections to the proposal."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated January 30, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. 1. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground. This Department has no further objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated January 20, 2026, which reads as follows: *"I have reviewed the addresses connected with the above noted*

petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.” The letter is signed by Benjamin Grier, Director of Finance. The next letter is from the Treasurer’s Department, dated January 7, 2025, which reads as follows: *“The owner of the property is current on their property tax. The billing address for the property is 34501 Plymouth Rd.”* The letter is signed by Susie Nash, Treasurer. And finally, we have a letter from the public. *“Hopefully this stops. Stops with you. Lighting was brought up by a resident at the last Council meeting. I will bring it up again this request. The closer this property gets to my property, I fear decreasing my property value and comfort. I have lived in my home for over 30 years, since LAG took a position of the position of the property. I believe they have updated the intensity of the lighting on the property. This has had a negative impact on the comfort of my home due to this lighting, I have worked with the inspection department in reference to the lighting, some adjustments have been made. I have made another request due to proposed changes at the property and more photos of the light pollution. The photos were taken just a few days ago. Please look at the photos in this email, and you will understand why I’m against the parking lot being extended to the south. Yes, this is in my backyard. I have lived with a scaled down version of this in the past. Please see my viewpoint on this and the stadium lighting at the dealership. I would also like to note the used car flags at the dealership and guard a garage between the chain link fence and the residential property. Properties, thank you for your efforts. Respectfully. Tom Togartz”.* You do have copies of the photos provided as well, and that is all I have.

Mr. Wilshaw: Thank you, Mr. Uhazie. Is there any questions for our planning staff?

Mr. Bongero: Mr. Uhazie, It's a little confusing, because the address 11315 is a house and garage that's proposed to be torn down, right? They're already gone.

Mr. Uhazie: They were allowed to demo it as long as they meet the ordinance for the demo from the Inspection Department. So, it's just a remnant from the aerial photo, what we have when we first look it up.

Mr. Bongero: I figured they owned it, they can tear it down.

Mr. Uhazie: It wasn't necessarily torn down in connection with this petition at the time.

- Mr. Bongero: Okay, but if this petition doesn't go forward, they're gonna have to restore what's there, obviously, plant grass...
- Mr. Uhazie: They would have to plant grass or follow the ordinance, but not necessarily build a new...or restore the building or anything.
- Mr. Bongero: Would they still need a privacy wall?
- Mr. Uhazie: Since it's adjacent to residential, I would have to check to see what the exact requirements would be, because it's existing and maybe grandfathered in if they're not doing any changes.
- Mr. Bongero: Okay, thank you. Thanks, Mr. Chair.
- Mr. Wilshaw: Thank you. Mr. Bongero. Any other questions for staff?
- Mr. Droze: I guess two questions on the site plan that we have. We talked about it a little bit, actually, at our prior meeting, where we had a site, commercial site on a main road, and whether sidewalk would be needed or not. I'm not necessarily saying it's needed here, because one, it's on the other side of the road, and two, I'm not sure the neighbors to the south would even want it. But is this a situation where they could do a payment in lieu type arrangement? And I guess the question that is, are they required to put sidewalk in across the frontage after they take the driveway out, or can it just remain grass the way they have it proposed.
- Mr. Uhazie: It can remain how they have it proposed.
- Mr. Droze: Okay. And then for the wall, did they provide any elevations or materials beyond just masonry, is it? I'm just curious if it's more of like a split face, or if it's actually gonna be like a brick wall, like we see on the Plymouth Road corridor. I didn't see anything in the plans, so maybe that's we can talk to the applicant about.
- Mr. Uhazie: It does say on the plans the masonry screen wall per architectural plans. I do not have any detailed architectural plans for the wall per se.
- Mr. Droze: Okay, thank you.
- Mr. Wilshaw: All right, that would be a good question for the petitioner. All right, any other questions for planning staff?
- Mr. Ventura: Thank you, Mr. Wilshaw. Mr. Uhazie, this evening, we were given a blow up of the photometric plan, and since I wasn't here last week and didn't participate in a discussion that evidently was had

last week, maybe you can tell me, does this plan reflect the actual lighting conditions on the site today, or is this something that reflects the planned lighting?

Mr. Uhazie: This would be the planned lighting at the study session. They did not have a photometric plan. This is something they provided.

Mr. Ventura: There was not one provided. So, this is in response to the fact that they had not provided one.

Mr. Uhazie: Yes.

Mr. Ventura: But it doesn't tell us what's going on there today.

Mr. Uhazie: Correct.

Mr. Ventura: Okay. Thank you very much. Thank you, Mr. Chair.

Mr. Wilshaw: Thank you, Mr. Ventura. Any other questions for staff? If not, our petitioner is in the audience, feel free to come forward to our podium. Ask that you start with your name and address.

Gary Laundroche, LAG Development, La Fontaine Automotive. I guess I'm going to kind of go down the list of, per your engineers comments. We would probably propose a partial combination for this because there's no sense in keeping a separate address or a vacant lot right. I think it would be connected and integral and through the site. The sanitary and the sewer and the water have all been capped and tapped at the right-of-way, as per the City of Livonia requirements. It was part of the requirements for the demolition permit. Storm water is something that has not been designed yet by our engineers. We're not sure if we're going to get approved to go forward with this project. So, before they do the engineering, but we would have to comply, obviously, with Wayne County storm standards there. With regards to the Fire Department comments, there are no electric vehicle chargers proposed for this portion of the parking lot. We do have a couple on site that could be used. Of course, the demand for electrical vehicle charges isn't quite what it was geared up to be originally, so it's we have adequate charging capacity. With regards to light trespass, we did, of course, we did get this photo metric in time. We didn't have it in time for our meeting last week, but we are compliant with the ordinance with a maximum of 0.5 at the property line. We have also proposed to do shielded fixtures and forward throwing fixtures so that these would be pushing the light into the site. To answer Mr. Ventura's question, the photometric plan here is just for these two light poles. This has no bearing on

the rest of the site. We don't have a photometric on the existing and I don't really think we didn't add any lights to this property while we were doing some renovations to the dealerships. I think the code inspector at the time did have us replace some of the lights that weren't working. And I apologize if Tom's in the audience, I've got a card. I can gladly give him my information and my phone number if there's any issues. We've had some management changes at this location, and I did forward Tom's email to the manager of this corridor. They have ordered new flags. Those were really embarrassing. He also suggested perhaps we could add more shields to those property line lights that are closest to the residential, which I thought was a great idea, anything we can do to contain that lighting, really, we're not advertising or trying to sell cars in the back of the buildings. It's just for security and for safety. So that's really all that we're looking to maintain for that. We aren't opposed to adding a sidewalk along there if it's determined that that would be beneficial. I don't think there is one on either side of the property. It would kind of be a road to nowhere, but again, or if you want to have it written in that if a sidewalk were to come up to the property line, we would add one. That would even be something we wouldn't mind bonding for, if that were the case. With regards to the wall, it was designed to be a brick-faced wall, pretty much to match the existing as close as possible, so that looked continuous with the existing wall that really goes along the whole strip of the back of that. This adds about 22-23 net parking spaces for us. It doesn't sound like a lot, but things are pretty tight in that corridor. As anybody who's driven by knows, the way that these buildings are so close to the road, there's very little display parking up front. It's a small thing that makes a big benefit for our access and flow around the site. So that's kind of our primary purpose there. This property was already attached to these other parcels when we bought it, and it was already zoned C-2 when we bought it, so it was sort of the previous owner's intent to do this very thing at some point. The vacant house that was there was becoming in disrepair and had a water leak at one point, and there was mold inside. It was kind of not healthy, so it sort of had to come down at some point or another. And we did follow the ordinance in pulling in permits and taking care of that. I'm available for any other questions.

Mr. Wilshaw: Thank you, Mr. Laundroche. We appreciate those background answers for us. Let's see if there's some additional questions for you. Any of the commissioners interested in asking questions of our petitioner?

Mr. Ventura: Mr. Laundroche, thank you for coming tonight. I always am happy to see businesses in Livonia expand and be successful, and it appears that you guys are. I know that the Mazda dealer just a little bit west of this location expanded here recently, and we approved the site plan there, and they were responsive to the surrounding community when neighbors came and asked for some concessions with regard to access points and so forth. They demonstrated good citizenship, and I'm going to ask you to do that again here tonight. The encroachment of light on the neighborhood is a concern of theirs, and rightfully so. And since, in as much as you don't have a have a photometric plan showing the conditions on the ground today as they exist, I'm going to ask you to do that and to have a photometric essay done, so that if this is approved tonight, you can come back to the Planning Commission and say, here are the conditions that are there now, and obviously, if we approve this, you're going to have to do the new lighting and compliance with our ordinance, and any other conditions that would we would attach to it this evening, but we'd also like you to commit to us that if you find you are out of compliance on your existing lighting that it be brought into compliance.

Mr. Laundroche: We can make those corrections, absolutely.

Mr. Ventura: Thank you. And one other...I just note, and Jacob, maybe you can help me here, I noted that the parking spaces are nine and a half or nine feet, aren't they supposed to be 10 feet?

Mr. Uhazie: Yes, but this is...we've allowed a little bit of leeway with other dealerships. Same thing with the lighting.

Mr. Ventura: In as much as they're not going to be used by the public.

Mr. Uhazie: Yeah, correct.

Mr. Ventura: Okay, that's it for me. Thank you, Mr. Wilshaw.

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

Mr. Caramagno: So, the lighting, as Mr. Ventura was mentioning, is there ability to turn that lighting down or off at a certain time of night that butts up to the property?

Mr. Laundroche: There is, there are control systems with the LED lights. It's really become a whole different game. We can control the lighting, we can turn them down, we can dim them, we can even turn them off and have them operate on motion sensors. We can do that easily

with these new fixtures. I don't know all the existing fixtures in there, if they have that capability. I know the ones on the Hyundai lot probably do because those were added, those were new with that renovation on the other side of that other side street. But it is a possibility, and we could do controls on these as well. Again, this isn't for display, like we're trying to sell the cars. This is just for safety and security. So those functions would work well for that.

Mr. Caramagno: Yeah, I would think the lights, especially next to the residential property, if you could tone them down at night after, you know, 10 or 11, o'clock at night, you turn them down, and that might help the cause. You know, in the pictures I'm looking at that Mr. Tokarz sent, I see some of the lights from closer to Plymouth Road. Let's say they shine all the way across your property into his yard. So that'll be some of your photometric plan review, I'm sure. But anything you can do there, I think, is a good effort. The next thing that I seen in this letter is about the flags and banners. Now maybe Jacob could comment on that. Most of the time we don't allow flags and banners flying through the air. This obviously has gotten through. But can you comment, Jacob?

Mr. Uhazie: I can only comment in that Inspection has reviewed it and had no issues with the placement of the banners. I don't know if they have an agreement or on their own in regard to that, other than the condition of the flags, but they did not cite any objections to them.

Mr. Caramagno: Okay, maybe it wasn't an original plan, but yeah, they look like terrible and I think you said you're going to address they look really bad. That's good. That's only comments or questions I've got. Thank you.

Mr. Wilshaw: Thank you. Mr. Caramagno. Mr. Droze.

Mr. Droze: One just additional point relative to lighting plan. I certainly agree with Mr. Ventura and Mr. Caramagno about their comments. What I would say too is, if the findings are showing that there is trespass, your plan, that you did provide for us, does show that the light poles you've selected do a really nice job of kind of cutting that light off right at the property line and it seems that a lot of times we see these buildings that put the wall packs that get converted to flood lights with the LEDs. Just LED light, as you mentioned, is just different. It travels further. As long as their line of sight, you're going to see it. So just some advice, I guess, if it's shown that there's trespass and your changes are going to be made, what you're proposing for this lot, I think will be a good

addition for the other lots, if you can make that accommodation. So just that suggestion. Other than that, I appreciate your comments and responses.

Mr. Laundroche: And Mr. Caramagno, I believe is correct. The trespass, I think there's a couple of lights that are mounted on the building. They had been on there before we purchased it, and those may have been like the ones that were fixed during our building process. And I do think that they're tilted up and they probably are facing the neighbor's yards.

Mr. Wilshaw: Alright? Well, hopefully you can get those corrected and assist the neighbor.

Mr. Bongero: I don't want to keep beating it up. You kind of said that you'd be...you wouldn't be opposed to having them shut off after a certain point?

Mr. Laundroche: Yeah, we can have them turn off after business hours, as long as we can still keep them on a motion sensor. Typically what will happen, and we found that the police and most communities like that, because if it's a dark lot, there's no issues. If the lights go on at night, it's because somebody pulled in there or something, they probably shouldn't be in there, and I think that would benefit the neighbors tremendously.

Mr. Bongero: I like that. And in addition to making sure there's no light trespass, why not take care of the neighbors?

Mr. Laundroche: Absolutely, we do. We really strive to be good corporate citizens. We don't want to have issues. I mean, people live here, this is their sanctuary, and we understand that.

Mr. Bongero: Thank you.

Mr. Wilshaw: All right, excellent. Any other questions for the petitioner? All right, good. Is there anyone in the audience wishing to speak on this item, for or against? There's one person coming forward.

Mr. Wilshaw: Good evening, sir. Again, name and address to start.

James Arnold, 11205 Laurel, Livonia, MI. I'm the west property on the commercial wall on Laurel Street.

Mr. Wilshaw: Okay, thank you.

Mr. Arnold: Basically, the lights come on at 5:37 in the morning, and they go off about 9:20 in the evening, daylight saving time, seven days a week. It would be nice if they were shielded. I have Comerica in my backyard. It's very bright. Everybody wants growth. I agree with that. All I want is, if we can get them to maintain the area they have, like a groundhog wall, a lot of groundhogs, holes in fences, lot of lighting coming off the buildings. We have darkening shades, and it still comes in...the light. I'm not opposed to, you know, they want 27 spots, but I know they have a lot of where they're unloading cars down on Plymouth Road. And you know, if we got five spots, we're putting 10 cars, you know, and, and it's quite a lot, with the carriers coming down Laurel. They're not supposed to unload there. It's just, I want to see positiveness, and I don't want to be a burden, but, you know, all I can do is I try to keep my place as clean as I can. I just think that we just need to monitor what's going on over there, you know. Okay, that's my concern, just the lighting and the basic maintenance on the ground, that type of thing.

Mr. Wilshaw: We appreciate you expressing your thoughts. We appreciate that very much. Thank you. Thank you. Anyone else wishing to speak on this item? Hi, good evening, sir.

Demir Tayani, I'll speak on behalf of my father, who owns 11295, Stark Road, Livonia, MI. That's the house connecting to where this whole kind of mock up plan for these additional spots connects to. So okay, fairly affected. We have a tenant there. So, you know, I cannot attest to any lighting issues or anything like that. My address today is going to be essentially on the wall, and essentially requirements being, I...correct me if I'm wrong, but the wall is going to be on the south side that borders our house. there. So, the initial requirement that would only benefit us would be we get a lot of debris on the west side as well. And that debris, who knows where that comes from. It flies across their lot. They shovel snow that pushes it all to the side, and we get a lot of debris in that backyard area there, where we should have a bunch of shrubs and like a little metal fence. So essentially, if willing, you know, we would love a additional wall, or probably a fence along the west side of our lot there.

Mr. Wilshaw: Okay, very good. Thank you for your comments.

Mr. Tayani: Thank you, guys.

Mr. Wilshaw: Anyone else wishing to speak on this item? I don't see anyone else coming forward. Mr. Laundroche, did you want to give any additional comments?

Mr. Laundroche: One more, thanks for the reminder. Tom did also comment on some of the debris and the garbage and stuff that was in there. And again, I've already directed the manager of that corridor as soon as it's thawed, to get that cleaned up and to maintain that and again, it's no excuse, but we did go through some management changes here. They've kind of cycled in a couple of different managers, and they've got a manager there now who has been with the company a long time. He just came from a different location. So, I think that will be a little bit of a more attentive improvement,

Mr. Wilshaw: Specifically to the issue of trash. You've noted that there's going to be a wall on the south side of this property. What's the height of that wall?

Mr. Laundroche: Six feet.

Mr. Wilshaw: Six feet. Is that also going to be on the west side of this property?

Mr. Laundroche: I thought there was an existing wall there

Mr. Wilshaw: You may want to take a look at that and see if you can make sure that that's addressed as well, because that would help with debris flying over. Jacob's going to zoom in on that area.

Mr. Laundroche: The west side of this lot that we're proposing is connected. It's continuous with existing south of that where his property is.

Mr. Wilshaw: He's directly behind his property.

Mr. Laundroche: I don't recall what was there. I just didn't look.

Mr. Uhazie: This may take a while to load, but I tried.

Mr. Wilshaw: Well, one thing we can do is we can always make that a condition to make sure that that wall is extended behind those properties if that's something that the Commission's interested in.

Mr. Laundroche: Yeah, I don't know how it wouldn't have gotten put in there all along. It should be continuous along the whole property.

Mr. Wilshaw: You wouldn't have any objections to that?

Mr. Laundroche: No.

Mr. Wilshaw: Okay, all right. I think that'll take care of that. Is there any other issues that you'd like to address before we make our decision. Always like to give you the last word as a petitioner,

Mr. Laundroche: No, I appreciate your time and consideration.

Mr. Wilshaw: Okay, thank you for coming with that. I'm going to close the public hearing. If there's no other comments or questions from any of the commissioners, a motion is in order.

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

#02-04-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-12-02-22 submitted by LAG Development requesting waiver use approval pursuant to Sections 3.11 and 6.05 of the Livonia Zoning Ordinance, as amended, to remove the existing house and garage at 11315 Stark Road to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road, located on the west side of Stark Road between Plymouth Road and Pinetree Road in the Northwest ¼ of Section 33, be approved for the following reasons or subject to the following conditions:

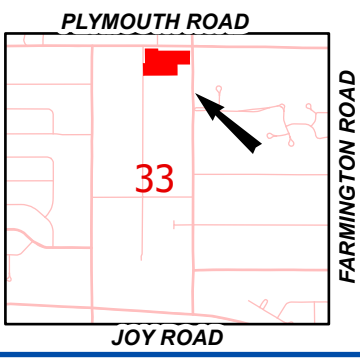
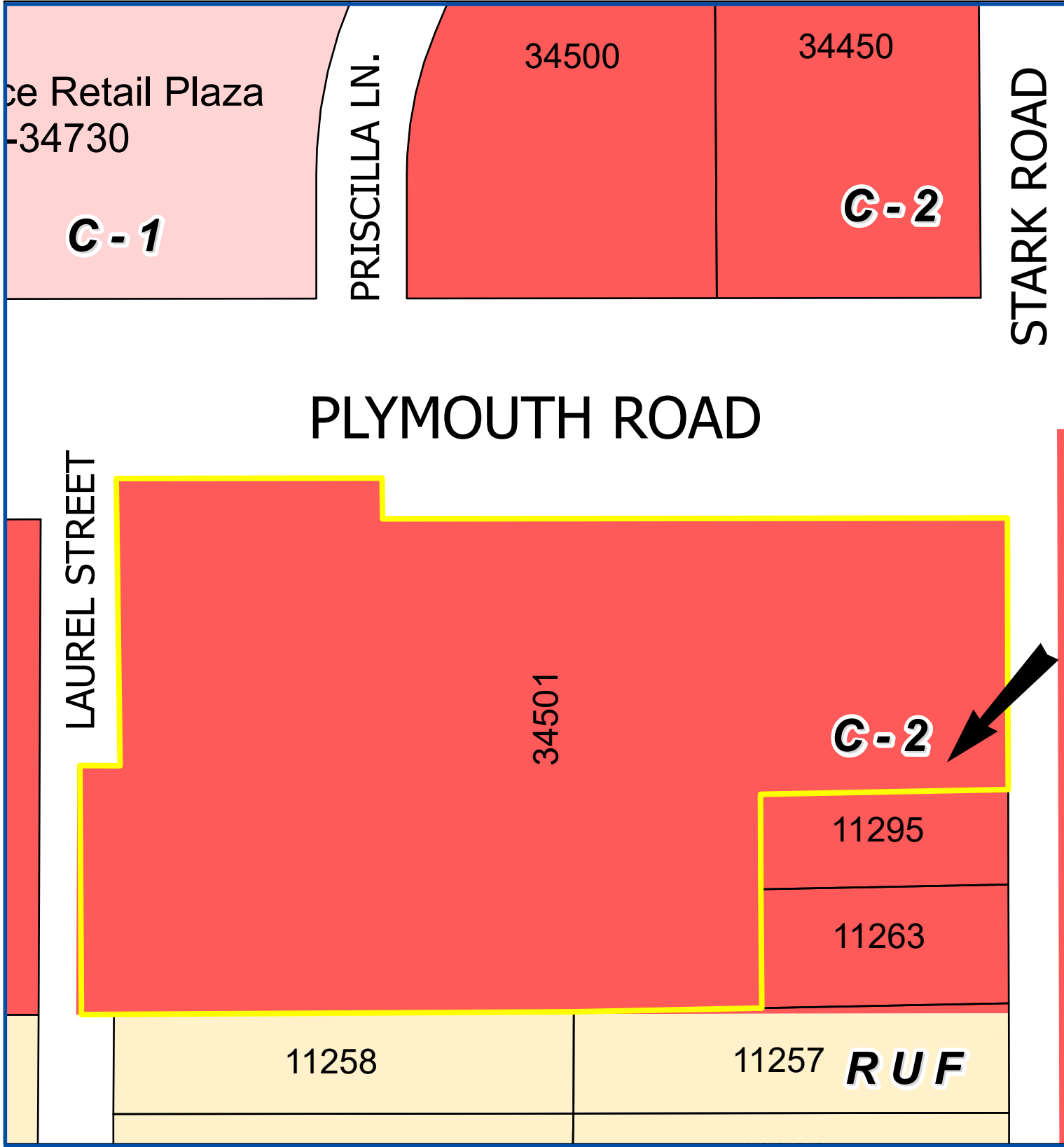
1. That the Paving and Grading Plan marked Sheet C3 dated December 2, 2025, as revised, prepared by NF Engineers, is hereby approved and shall be adhered to;
2. That the Landscape Plan marked Sheet L1 dated December 2, 2025, as revised, prepared by NF Engineers, is hereby approved and shall be adhered to;
3. That a lighting plan for the entire site be provided to the satisfaction of the Planning Department and that all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
4. That all landscaped and sodded areas shall be permanently maintained in a healthy condition; and,
5. That the lighting on the site shall be turned off after hours and then utilize a motion sensor system to avoid excess lighting into the abutting neighbor yards;

6. That all debris along the protective wall shall be cleaned up on a weekly basis;
7. That the privacy wall be extended south along the eastern property line abutting the residential properties to the satisfaction of the Building Department;
8. That a portion of the property along Stark Road be land banked to accommodate a sidewalk along Stark Road if one is added to the adjacent southern property;
9. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by the City Council, and unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

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



Address & Zoning Map

Petition 2025-12-02-22
LAG Development
11315 Stark Road

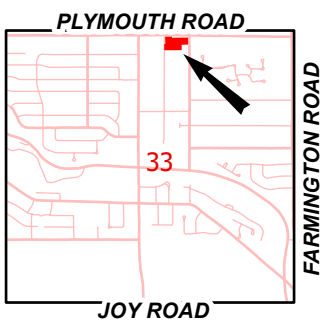


City of Livonia
Planning Department

PLYMOUTH ROAD

LAUREL STREET

STARK ROAD



Aerial Map

Petition 2025-12-02-22
LAG Development
11315 Stark Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 1

Petition 2025-12-02-22 submitted by LAG Development requesting waiver use approval pursuant to Sections 3.11 and 6.05 of the Livonia Zoning Ordinance, as amended, to remove the existing house and garage at 11315 Stark Road to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road, located on the west side of Stark Road between Plymouth Road and Pinetree Road in the Northwest ¼ of Section 33.

January 27, 2026: Study Meeting:

This petition seeks waiver use approval to remove the existing house and garage located at 11315 Stark Road in order to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road. The house and garage were added to the dealership parcel in 2021 under petition 2021-10-LS-08.

The subject property is 9,750 square feet, with 60 feet (60') of frontage along Stark Road and a depth of 162.5 feet (162.5'). The property is zoned C-2 (General Business).

To the north and west is the Lafontaine Volkswagen car dealership and inventory lot, zoned C-2, General Business. To the south is a residential property, also zoned C-2, General Business. To the east is a commercial shopping center, likewise zoned C-2, General Business.

The Demolition Plan (Sheet C2) depicts the existing house, garage, chain-link fence, electric meter, air conditioning unit, utilities (gas and electric), and existing driveway. The proposed site demolition includes the complete removal of all site improvements and off-site disposal. All debris shall be transported to an appropriate, properly licensed disposal facility corresponding to the specific type of debris.

The Paving and Grading Plan (Sheet C3) shows a new parking lot with twenty-six (26) single stripped parking spaces. Every space will have a bumper block. There will be a new 24-foot (24') drive to connect the new lot to the existing lot to the north. There will be a six-inch (6") concrete curb and gutter along the new spaces. A six-foot (6') masonry screen wall will line the property line abutting the residential property to the south.

Standards applicable to Automobile Sales and Rental and Mobile Home Sales (Section 6.05) states that no vehicles shall be parked within twenty (20) feet of the front lot line or within the side lot line adjacent to the street. As shown on the site plan, the proposed parking lot is located outside of the required twenty-foot

(20') setback and therefore complies with the setback requirements of Section 6.05.

The addition of the new parking lot increases the site's road frontage along Stark Road from 120 feet (120') to 180 feet (180').

The Landscaping Design Requirements (Section 10.03) require the following along road frontage: one (1) deciduous or evergreen tree per 40 linear feet of road frontage; one (1) ornamental (flowering) tree per 100 linear feet of road frontage; and eight (8) shrubs per 40 linear feet of road frontage.

Based on 180 feet (180') of frontage along Stark Road, the site is required to provide four (4) deciduous trees, two (2) ornamental trees, and thirty-two (32) shrubs. The petitioner proposes four (4) canopy trees, two (2) ornamental trees, and thirty-two (32) shrubs, thereby meeting the frontage landscaping requirements. In addition, hedge screening with a minimum height of three feet (3') is provided along the pavement edge. The plan also includes five (5) parking lot trees. The petitioner further proposes a greenbelt buffer consisting of twenty-five (25) well-rooted narrow evergreen trees and one (1) ornamental tree.

The petitioner did not submit a lighting plan. All exterior lighting, including illuminated signs, shall be erected and hooded or shielded to be deflected away from the adjacent or neighboring residential property.

No other site changes or improvements, including to the elevations of the existing car dealership building are proposed as part of this petition.

February 3, 2026: Public Hearing:

Approving Resolution: That the request to seek waiver use approval to remove the existing house and garage located at 11315 Stark Road in order to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road is hereby approved, subject to City Council approval and the following conditions:

1. That the **Paving and Grading Plan** marked Sheet C3 dated December 2, 2025, as revised, prepared by NF Engineers, is hereby approved and shall be adhered to;
2. That the **Landscape Plan** marked Sheet L1 dated December 2, 2025, as revised, prepared by NF Engineers, is hereby approved and shall be adhered to;

PUBLIC HEARING

ITEM 1 Petition 2025-12-02-22 – LAG Development

Page 3

3. That a lighting plan be provided to the satisfaction of the Planning Department and that all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadway;
4. That all landscaped and sodded areas shall be permanently maintained in a healthy condition; and,
5. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for **a period of one year** only from the date of approval by the City Council, and unless a building permit is obtained and construction is commenced, this approval shall be null and void at the expiration of said period.

Denying Resolution: That the request to seek waiver use approval to remove the existing house and garage located at 11315 Stark Road in order to provide additional parking in connection with the existing automotive dealership operation at 34501 Plymouth Road is hereby denied for the following reasons:

1. The petitioner has failed to comply with all special and general standards and requirements as outlined in Sections 5.02 and 13.13 of the Livonia Zoning Ordinance, as amended.
2. That the proposal creates significant adverse impacts on adjoining parcels, public services, and community planning efforts; and
3. Allowing this type of development would be detrimental to the aesthetic quality and appeal of the overall site, and thereby, inappropriately altering the character of the property.

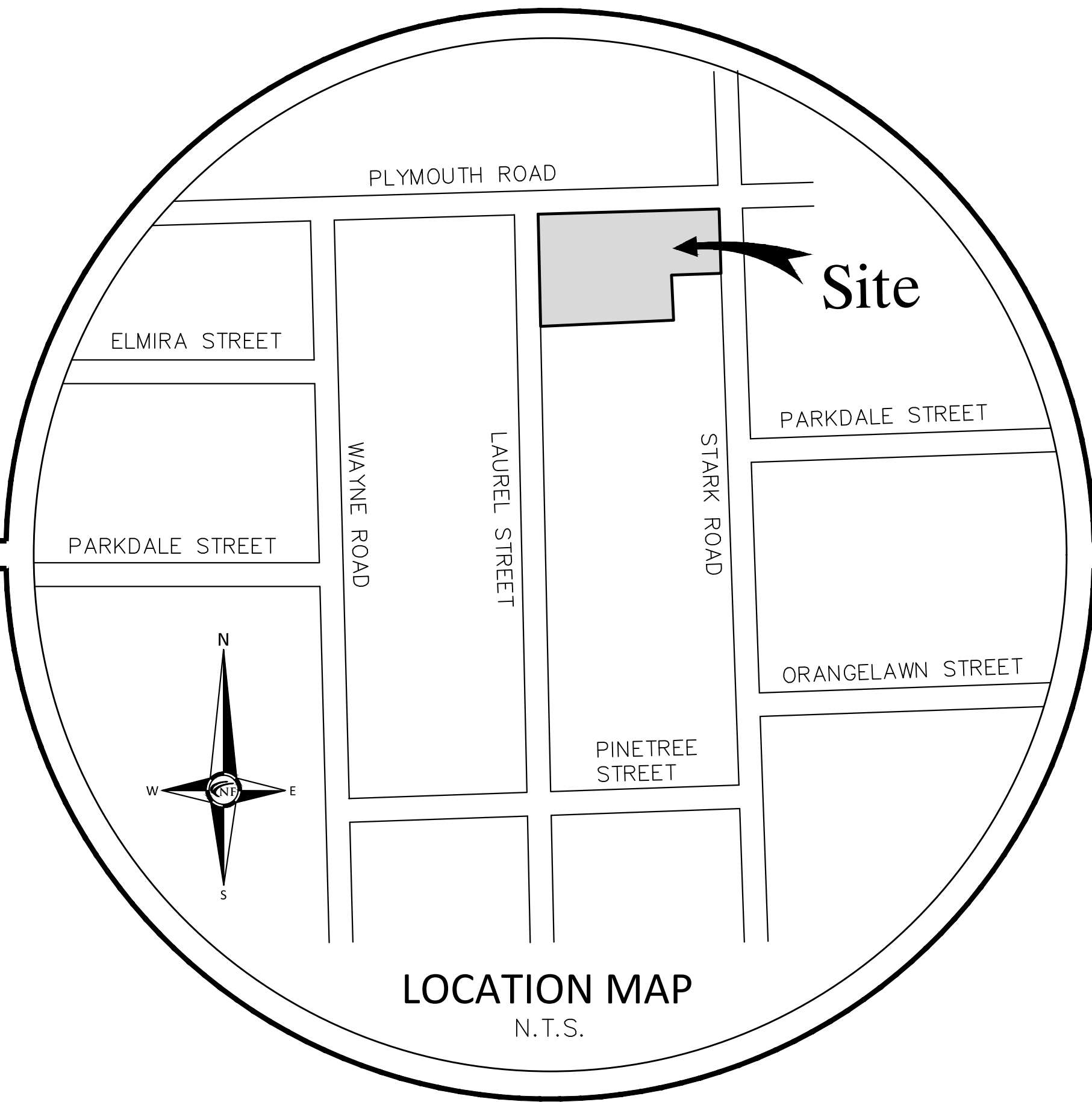
City of Livonia,
Wayne County, Michigan
CONSTRUCTION DOCUMENTS
Prepared For
LaFontaine Automotive Group

Owner
LAFONTAINE AUTOMOTIVE GROUP
4000 W. HIGHLAND ROAD
HIGHLAND, MICHIGAN 48357
CONTACT:
MS. ASHLEY BRACKNELL
PHONE: (248) 714-2108
EMAIL: ABRACKNELL@LAFONTAINE.COM

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

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

SHEET INDEX	
C0	Cover Sheet
C1	Boundary and Topographic Survey
C2	Demolition Plan
C3	Paving and Grading Plan
C4	Soil Erosion and Sedimentation Control Plan
C5	Notes and Details
C6	Notes and Details
L1	Landscape Plan
City of Livonia Standard Details	
1	Soil Erosion and Sedimentation Control Details



LEGAL DESCRIPTION
PARCEL 1:
LOT 1, ALSO THE SOUTH 165 FEET OF LOT 2, 3 AND 4, LOT 76, SUPERVISOR'S LIVONIA PLAT NO. I, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 65 OF PLATS, PAGE 52, WAYNE COUNTY RECORDS, EXCEPT THE EAST PART THEREOF MEASURING 164.66 FEET ON THE NORTH LOT LINE AND 16.01 FEET ON THE SOUTH LOT LINE, ALSO EXCEPT THE NORTH 27 FEET FOR RIGHT OF WAY.

ALSO COMMENCING AT THE NORTHWEST CORNER OF LOT 76, SUPERVISOR'S LIVONIA PLAT NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 65 OF PLATS, PAGE 52, WAYNE COUNTY RECORDS, THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 200.00 FEET TO A POINT OF BEGINNING; THENCE EAST 164.66 FEET ALONG THE SOUTH LINE OF PLYMOUTH ROAD TO THE NORTHEAST CORNER OF LOT 76; THENCE SOUTH ALONG THE EAST LINE OF LOT 76, 146.99 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 163.12 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 00 SECONDS WEST 147.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 27 FEET FOR RIGHT OF WAY.

ADDRESS:34501 PLYMOUTH RD., LIVONIA, MI.
TAX I.D.:46-130-01-0001-000; AND 46-130-01-0076-004

PARCEL 3:
THE NORTH 60.00 FEET OF THE SOUTH 201.83 FEET OF THE EAST 181.50 FEET OF LOT 76, EXCEPT THE WEST PART MEASURING 18.38 FEET ON THE NORTH LINE AND THE 19.01 FEET OF THE SOUTH LINE, SUPERVISOR'S LIVONIA PLAT NO. I, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 65 OF PLATS, PAGE 52, WAYNE COUNTY RECORDS.

ADDRESS:11315 STARK RD., LIVONIA, MI.
TAX I.D.:46-130-01-0076-003

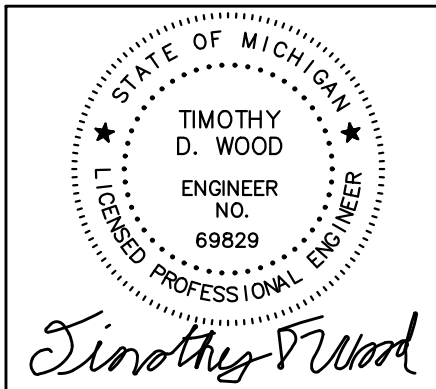
Project Name

11315 Stark Road
Parking Lot

REVISIONS:
2025-12-02 - ISSUED FOR CITY REVIEW



N & F JOB #0880



NF
ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL



PROJECT
11315 Stark Road
Parking Lot

CLIENT
LaFontaine Automotive Group
4000 W. Highland Rd.
Highland, MI 48357
Contact:
Ms. Ashley Bracknell
Phone: 248-714-2108
Email:
abracknell@lafontaine.com

PROJECT LOCATION
Part of the NW 1/4
of Section 33
T.1 S., R.9 E.,
City of Livonia,
Wayne County, Michigan

SHEET
Boundary and
Topographic Survey



DATE ISSUED/REVISED
2025-12-02 - ISSUED FOR CITY REVIEW

DRAWN BY:
C. Herren

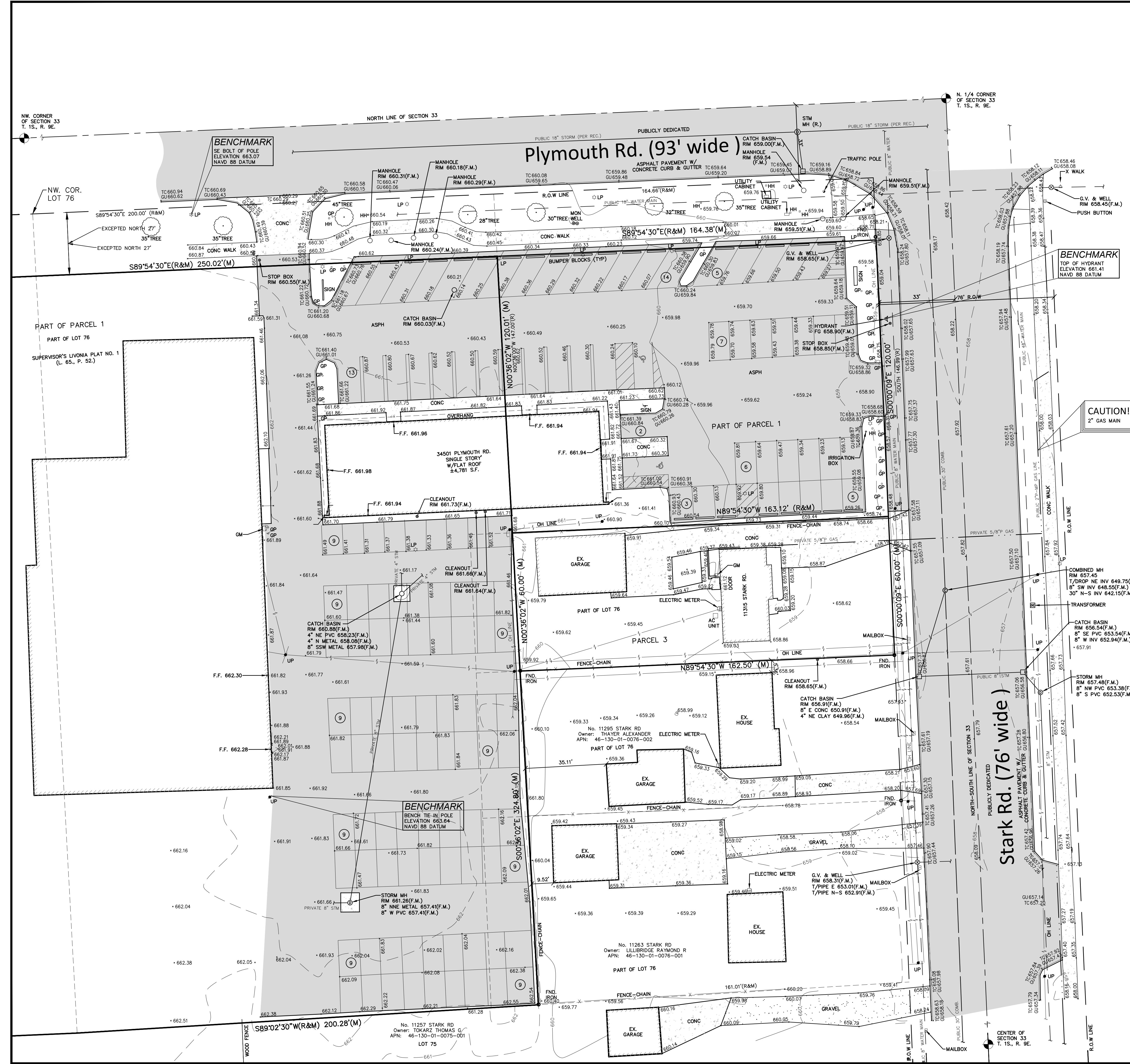
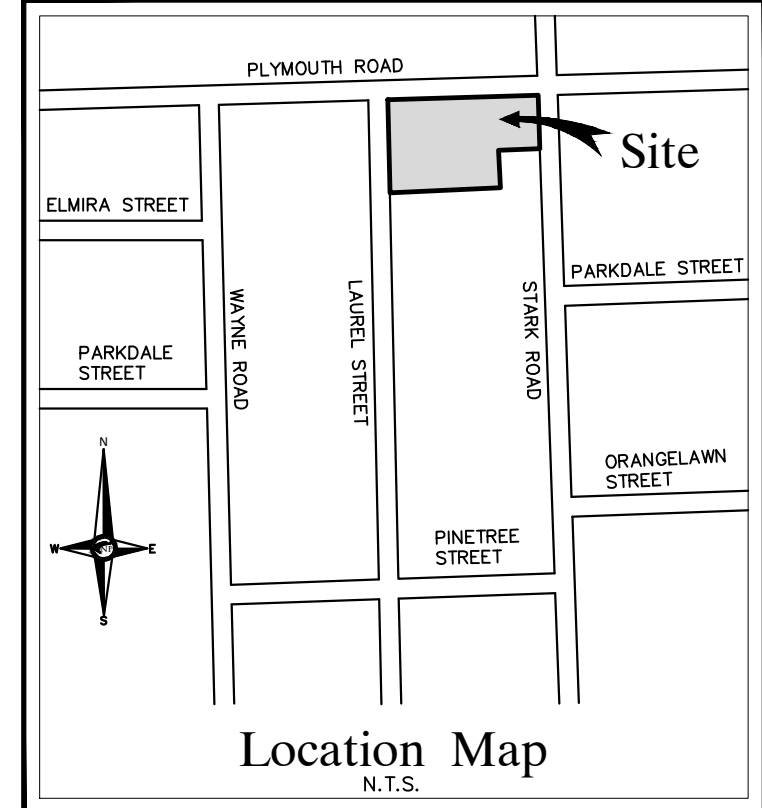
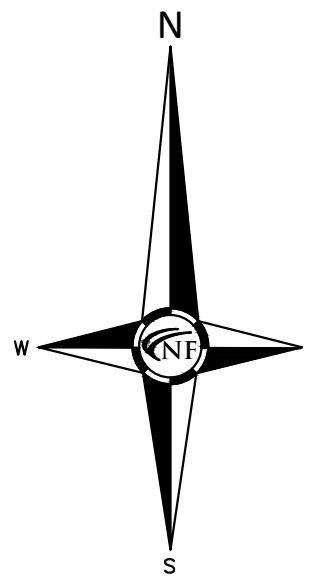
DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
December 2, 2025

SCALE: 1" = 20'

NFE JOB NO. 0880 SHEET NO. C1



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ADDRESS: 11315 STARK RD., LIVONIA, MI.
TAX I.D.: 46-130-01-0076-003

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN
A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN
ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP
NO. 26163C0201E BEARING AN EFFECTIVE DATE OF 02/02/2012.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2025060901672, PURSUANT TO MICHIGAN
PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE
TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY
OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT
ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON
7/24/2025. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH
COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS
DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE
DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR
AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS
AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND
EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE
NOTED.

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

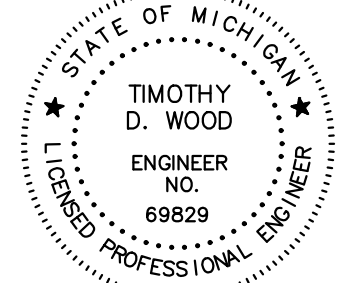
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN
UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE
OWNER.

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE MICHIGAN STATE PLANE
COORDINATE SYSTEM (SOUTH ZONE).

LEGEND	
MANHOLE(MH)	EXISTING SANITARY SEWER
HYDRANT(HYD)	EXISTING SAN. CLEAN OUT
MANHOLE(MH)	EXISTING WATER MAIN
MANHOLE(MH)	EXISTING STORM SEWER
MANHOLE(MH)	EX. BEEHIVE CATCH BASIN
MANHOLE(MH)	EX. UNDERGROUND (UG.) CABLE
UTILITY POLE	OVERHEAD (OH.) LINES
UTILITY POLE	LIGHT POLE
UTILITY POLE	SIGN
UTILITY POLE	EXISTING GAS MAIN
UTILITY POLE	ASPH.
UTILITY POLE	CONC.
UTILITY POLE	FOUND
UTILITY POLE	RETAINING WALL
UTILITY POLE	RIGHT-OF-WAY
UTILITY POLE	SET PK NAIL
UTILITY POLE	TYPICAL
UTILITY POLE	RECORD
UTILITY POLE	MEASURED
UTILITY POLE	CENTERLINE
UTILITY POLE	PROPERTY LINE
UTILITY POLE	GAS METER
UTILITY POLE	ELECTRIC METER
UTILITY POLE	LANDSCAPE
UTILITY POLE	DOWNSPOUT
UTILITY POLE	GUARD POST
UTILITY POLE	MAIL BOX

SEAL



Timothy D. Wood

PROJECT

11315 Stark Road
Parking Lot

CLIENT

LaFontaine Automotive Group
4000 W. Highland Rd.
Highland, MI 48357
Contact:
Ms. Ashley Bracknell
Phone: 248-714-2108
Email:
abracknell@lafontaine.com

PROJECT LOCATION

Part of the NW 1/4
of Section 33
T.1 S., R.9 E.,
City of Livonia,
Wayne County, Michigan

SHEET

Paving and Grading Plan



Know what's below
Call before you dig.

DATE ISSUED/REVISED

2025-12-02 - ISSUED FOR CITY REVIEW

DRAWN BY:

B. Girbach

DESIGNED BY:

T. Wood

APPROVED BY:

J. Longhurst

DATE:

December 2, 2025

SCALE: 1" = 20'

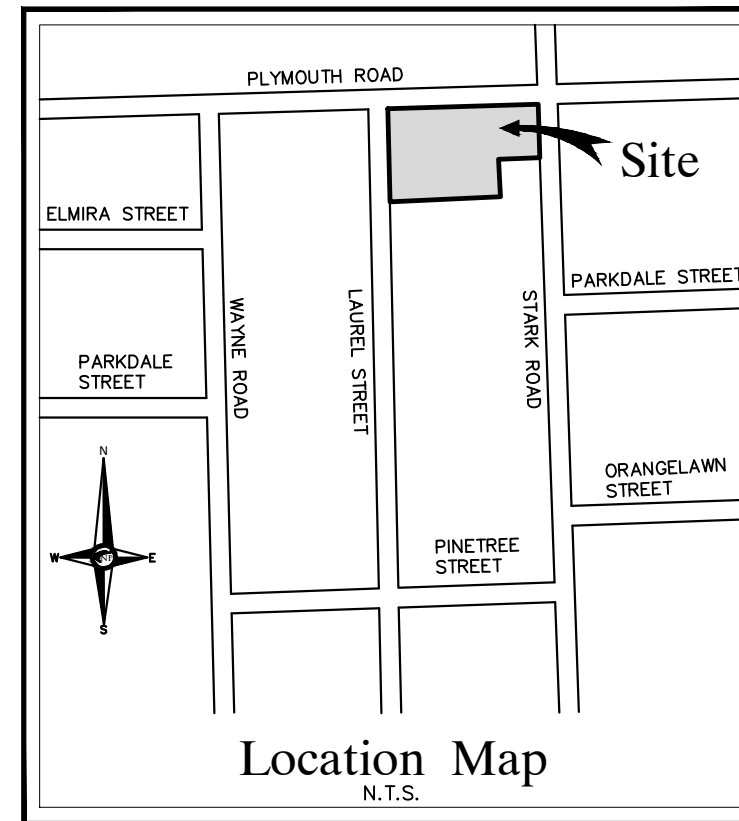
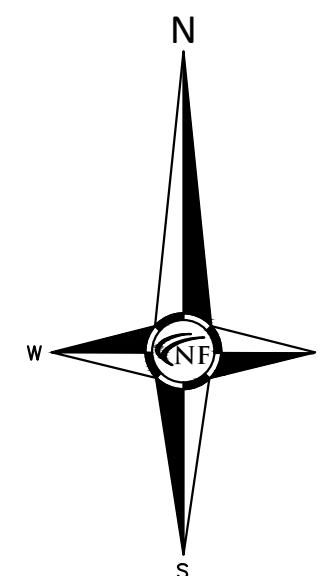
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NFE JOB NO.

0880

SHEET NO.

C3



ESTIMATED QUANTITIES

PAVING

DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 8" 21AA BASE	880	S.Y.
4" CONCRETE SIDEWALK	280	S.F.
6" CONCRETE CURB & GUTTER	250	L.F.
BUMPER BLOCKS	14	EA.

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE (A (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT HMA, 4E ML (TIER I OR II); SURFACE COURSE - MDOT HMA, 5E ML (TIER I OR II); BOND COAT - MDOT SS-HI EMULSION AT 0.10 GALLON PER SQUARE YARD;

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION, FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF P.W.M. ELEVATION
	FINISH GRADE ELEVATION
	WALL TOP/BOTTOM ELEVATION

GRADING CERTIFICATE

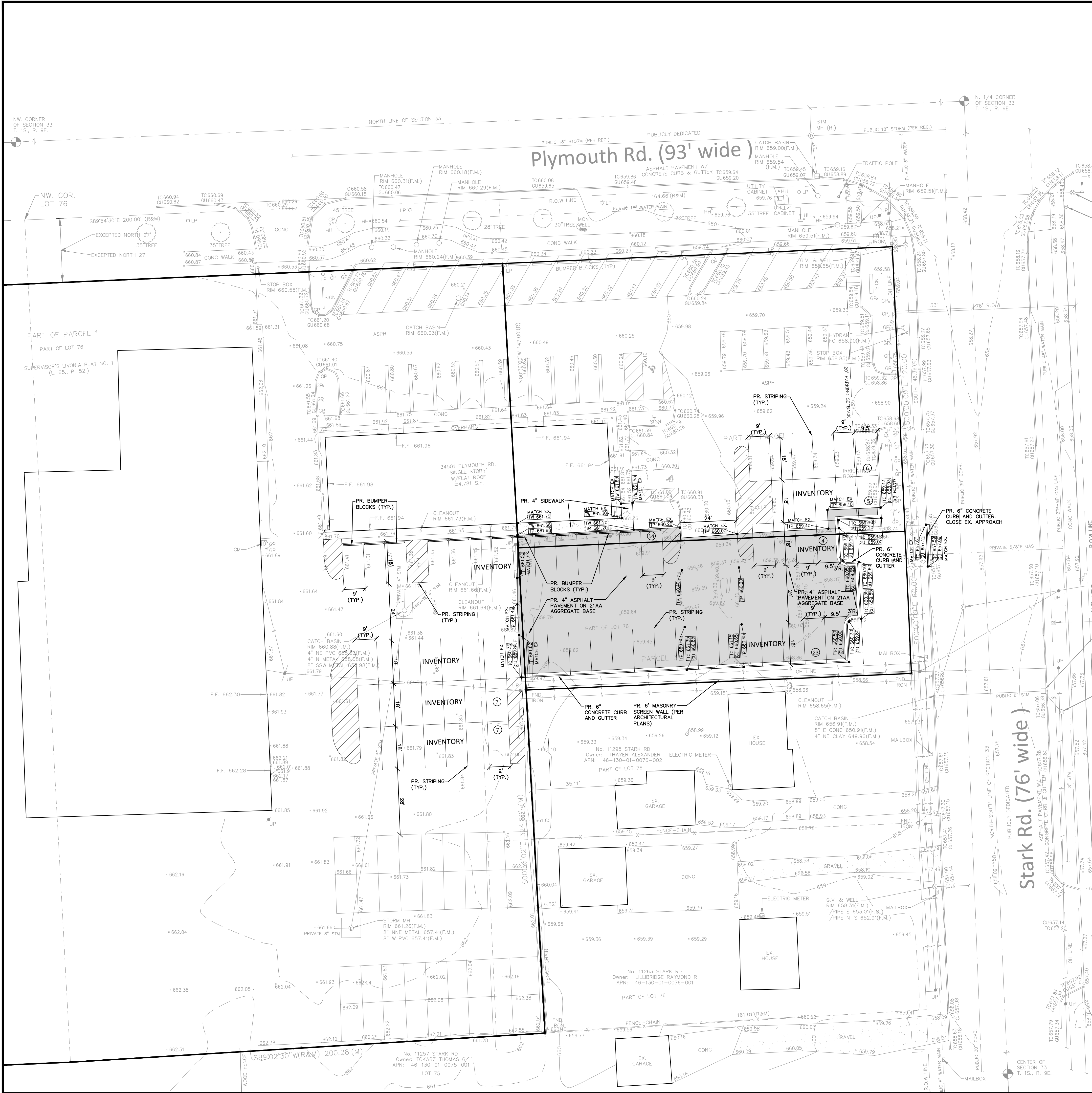
WE CERTIFY THAT THE GRADING OF THE PROPOSED SITE WILL NOT CREATE DRAINAGE PROBLEMS ON ANY ADJACENT PARCELS.

CITY OF LIVONIA NOTES

THE DISPLAY OF ANY VEHICLES ON CAR LIFTS IS STRICTLY PROHIBITED.

UNLESS APPROVED BY THE PROPER LOCAL AUTHORITY, ANY TYPE OF EXTERIOR ADVERTISING, SUCH AS PROMOTIONAL FLAGS, STREAMERS OR SPONSOR VEHICLES DESIGNED TO ATTRACT THE ATTENTION OF PASSING MOTORISTS, SHALL BE PROHIBITED.

ALL DISTURBANCE ONTO ADJACENT PARCELS SHALL BE FULLY RESTORED WITHIN 15-DAYS AFTER THE WORK ON ADJACENT PARCELS HAS BEEN COMPLETED.



Stark Rd. (76' wide)

Plymouth Rd. (93' wide)

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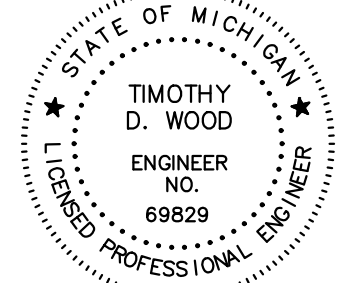
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SHEET

Soil Erosion and
Sedimentation
Control Plan



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DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

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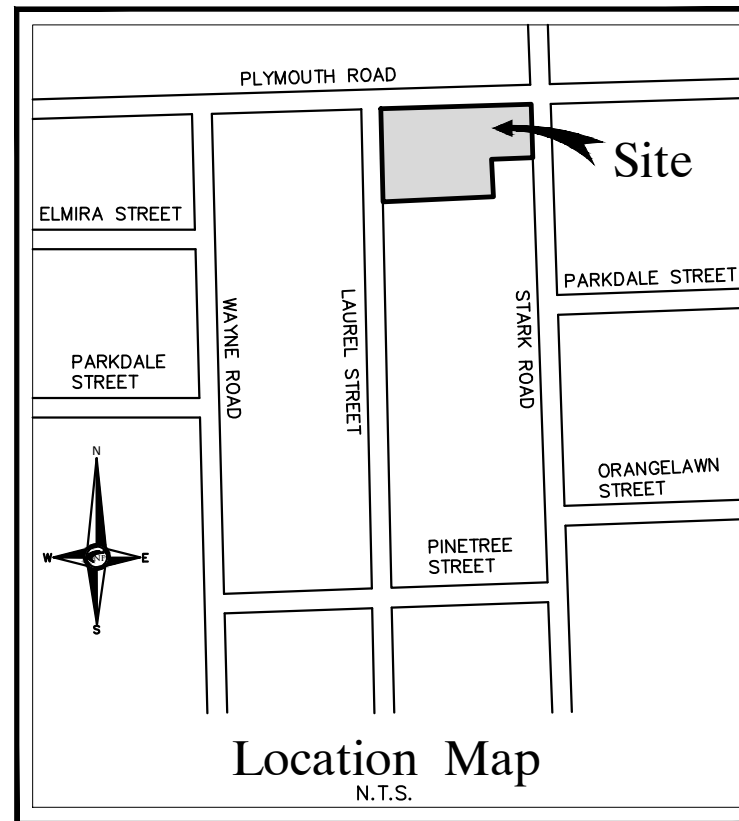
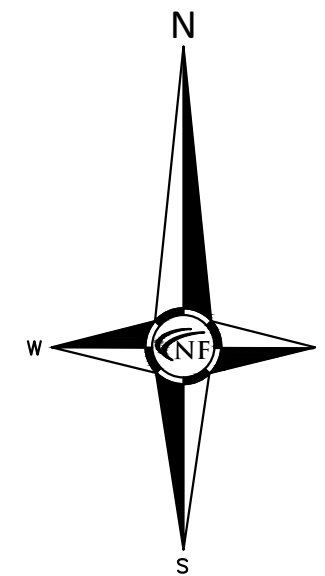
20 10 0 10 20 30

NFE JOB NO.

SHEET NO.

0880

C4



Plymouth Rd. (93' wide)

Stark Rd. (76' wide)

CONSTRUCTION SEQUENCE / TIMING SCHEDULE

1. INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	MARCH 2026
2. MASS GRADE SITE.	MARCH 2026
3. COMMENCE UTILITY REMOVAL.	APRIL 2026
4. FILL IN SEDIMENTATION TRAPS AND PAVE SITE.	APRIL 2026
5. COMPLETE ALL LANDSCAPE ACTIVITY.	MAY 2026
6. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	MAY 2026

LEGEND

---	INDICATES LIMITS OF SILT FABRIC FENCE
---	INDICATES LIMITS OF DRAINAGE DISTRICT AREA
---	INDICATES LIMITS OF SOIL DISRUPTION
○	INDICATES SILT SACK ON EXISTING DRAINAGE STRUCTURE
AREA A 0.00 ACRES C=0.95	INDICATES DRAINAGE DISTRICT AREA

SOIL EROSION CONTROL

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

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

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

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

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

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

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

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

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

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

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

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

NOTES

REFER TO THE CITY OF LIVONIA SOIL EROSION AND SEDIMENTATION CONTROL DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (TYP)

A DISTANCE OF 0.89 MILES TO THE NEAREST BODY OF WATER: NANKIN LAKE.

THE TOTAL AREA OF EARTH DISRUPTION IS 0.435 ACRES.

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

A SOIL EROSION PERMIT IS REQUIRED FROM THE CITY OF LIVONIA.

SOIL DATA

THIS SITE CONSISTS OF

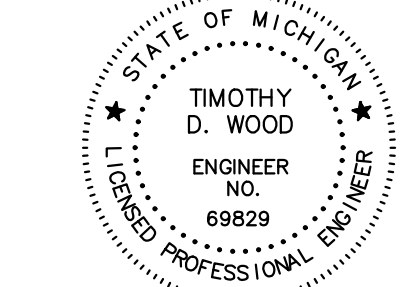
100% - C_u - CUT AND FILL LAND

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

ESTIMATED QUANTITIES

SOIL EROSION

DESCRIPTION	QUANTITY	UNITS
SILT FABRIC FENCING	215	L.F.
SILT SACK	3	EA.



Timothy D. Wood

PROJECT
11315 Stark Road
Parking Lot

CLIENT
LaFontaine Automotive Group
4000 W. Highland Rd.
Highland, MI 48357
Contact:
Ms. Ashley Bracknell
Phone: 248-714-2108
Email:
abracknell@lafontaine.com

PROJECT LOCATION
Part of the NW 1/4
of Section 33
T.1 S., R.9 E.,
City of Livonia,
Wayne County, Michigan

SHEET
Notes and Details



DATE ISSUED/REVISED
2025-12-02 - ISSUED FOR CITY REVIEW

DRAWN BY:
B. Girbach

DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
December 2, 2025

SCALE: N.T.S.

**CITY OF LIVONIA
STANDARD CONSTRUCTION NOTES
(UPDATED 3/22/24)**

To be incorporated on plans where circled/or as needed.

GENERAL

1. All work and materials shall be in accordance with the current specifications and standard details of the City of Livonia.
2. Notify the City of Livonia Engineering Division (734) 466-2655 a minimum of 48 hours prior to the start of construction.
3. Call MISS DIG (1-800-647-7344/ 1-800-MISS DIG) a minimum of 72 hours prior to the start of construction.
4. All work in the right-of-way shall meet the requirements of and be approved by the W.C.D.P.S.
5. All work in the right-of-way shall meet the requirements of and be approved by M.D.O.T.
6. The contractor shall be responsible for all damage to existing underground utilities caused by the contractor's operations.
7. Trenches under or within 3 ft. of existing or proposed pavements, driveways, and/or sidewalks shall be backfilled and compacted with M.D.O.T. Class II sand.
8. Where utilities cross, provide porous backfill tamped in 12" layers to the underside of the higher utility. A 6" minimum sand cushion shall be provided between utilities.
9. All sewer construction shall have M.D.O.T Class II bedding unless otherwise specified on the profiles.
10. All elevations shown are based on U.S.G.S. datum.
11. All disturbed areas behind the curb within the Stark Road right-of-way shall be restored by placing 3" of topsoil and sodding in accordance with City of Livonia standards.
12. All driveways, drain tiles, culverts and other facilities removed, destroyed, damaged or otherwise disturbed by the work shall be replaced and/or restored to their original condition by the Contractor.
13. All soil erosion and sedimentation must be controlled and contained on site.
14. The contractor must always maintain all traffic as required by the current Michigan Manual of Uniform Traffic Control Devices (MMUTCD), Wayne County, and/or Michigan Department of Transportation (MDOT).

Page 1 of 2

**UTILITY CONTACT LIST
(UPDATED 4/1/24)**

Sanitary & Water – City of Livonia, DPW:
Ryan Ferrell
12973 Farmington Road
Livonia, MI 48150-4202
Phone: 734.466.2614
Email: R.Ferrell@livonia.gov

Fire – City of Livonia Fire Department:
Robert Jennison
Fire Chief
14190 Farmington Road
Livonia, MI 48154
Phone: 734.466.2441
After 5:00pm: 734.466.2470

Wayne County Traffic Signals:
Eric Lentz, P.E.
Traffic Operations Section
Division of Roads
29900 Goddard Road
Detroit, MI 48242
Phone: 734.955.2161
Fax: 734.955.2338
Email: ELentz@waynecounty.com

Wayne County DPS:
Hikmat Kassem, P.E.
Assistant Division Permit Engineer
33809 Michigan Avenue
Wayne, MI 48184
Phone: 734.595.6504, Ext. 2038
Fax: 734.595.6356
Email: HKassem@waynecounty.com

MDOT Taylor TSC:
Andrea L. Jones
Utility and Permit Technician
6510 Telegraph Road
Taylor, MI 48180
Phone: 313.375.2402
Fax: 313.295.0822
Email: jonesan@michigan.gov

CSX Transportation, Inc.:
Charlie Myers
500 Water Street, J180
Jacksonville, FL 32202
Phone: 904.633.1503
Fax: 904.306.5037
Email: charlie_myers@CSX.com
Emergency: 1.800.232.0144

Page 1 of 2

**CITY OF LIVONIA
STANDARD CONSTRUCTION NOTES
(UPDATED 3/22/24)**

15. The contractor shall always provide emergency access to all properties for police, fire department, ambulances and/or other emergency vehicles to protect life, health and property.
16. Paved streets and driveways must be maintained in a reasonable state of cleanliness and the contractor shall remove accumulations of debris caused by construction operations.
17. The contractor shall have an operating sweeper broom and clean the pavement at the close of each day's operation and as often as necessary. Failure to comply shall cause to stop construction. Contractor shall comply with the State Air Pollution Control Regulations and City of Livonia Soil Erosion and Sedimentation Control (SESC).
18. The contractor must provide all necessary sheeting, shoring, dewatering, bracing, trench boxes, etc. to perform work safely, protect existing utilities and improvements in accordance with Michigan Occupational Safety and Health Administration (MIOSHA).

Page 2 of 2

**UTILITY CONTACT LIST
(UPDATED 4/1/24)**

Electric – DTE Energy:
Tracie Duncan
Supervisor – Regional Planning
8001 Haggerty South
Belleville, MI 48111
Phone: 734.394.8862
Email: tracie.duncan@dteenergy.com

Anything Streetlight (other than outages)
Stephanie Sharlow
734.397.4091

ITC – Local Government & Community Affairs:
Erika Davis
27175 Energy Way
Novi, MI 48377
Phone: 248.946.3688
Cell: 248.910.5149
Email: edavis@itctransco.com

Charter Communications (formerly Spectrum):
Eric Lewis
14525 Farmington Road
Livonia, MI 48154
Phone: 248.413.9136
Email: eric.lewis1@charter.com

TURNKEY Network Solutions:
Erica Bennett
Permit Coordinator
7020 Southbelt Drive SE
Caledonia, MI 49316
Phone: 616.455.9840
Fax: 616.455.9845

Crown Castle Fiber:
David Johnson – Project Manager
Macey Davis – Permitting and Operations
1500 Corp Drive
Ganonsburg, PA 16317
Phone: 724.754.8107
Email: david.johnson.contractor@crownccastle.com
Email: macey.davis@crownccastle.com

123 Net:
Amanda Griffith
Fiber Permits Manager
24700 Northwestern Hwy, Suite 700
Southfield, MI 48075
Phone: 248.228.8286
Email: Permits@123.net

Wow! Mich. Construction Manager
Frank Binaghi
Phone: 586.453.3504

Comcast Business Communications, LLC:
Dale Kirk – VP of Engineering
41112 Concept Drive
Plymouth, MI 48170
Phone: 248.233.6811
Fax: 248.233.4976
Email: Dale_kirk@cable.comcast.com

McLeodUSA, a Windstream Company:
Dirk Welte
4074 S. Linden
Flint, MI 48507
Phone: 810.691.1035
Email: Dirk.welte@windstream.com

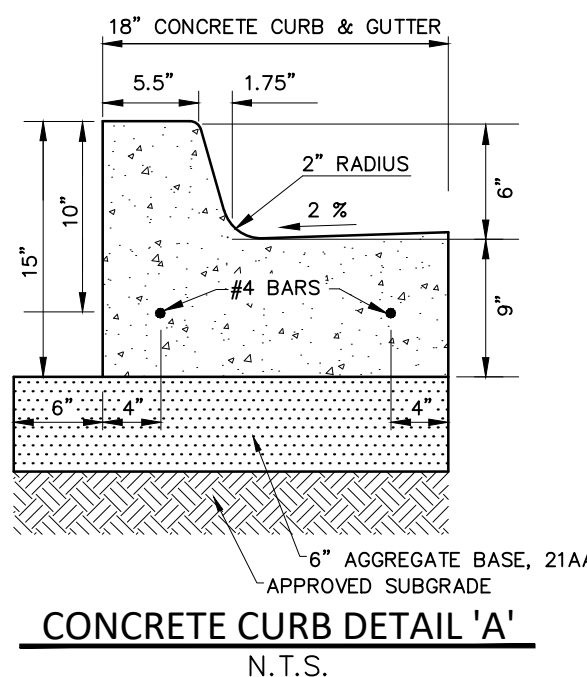
ExteNet Systems, Inc.:
3030 Warrenville Road, Suite 340
Lisle, IL 60532
Phone: 630.505.3800
Fax: 630.505.1332
David Schneider
152 Danshi
Milford Township, MI 48381
Phone: 734.536.3081
Email: dschneider@extenetsystems.com

Verizon Wireless:
David Haslinger
24242 Northwestern Highway
Southfield, MI 48075
Phone: 248.672.9698
Email: david.haslinger@verizonwireless.com

Windstream Communications, Inc.:
Autry L. Meeker – Sr. Analyst
OSP Engineering
11101 Anderson Drive
Little Rock, AR 72212
Phone: 501.748.6234
Email: Autry.meeker@windstream.com

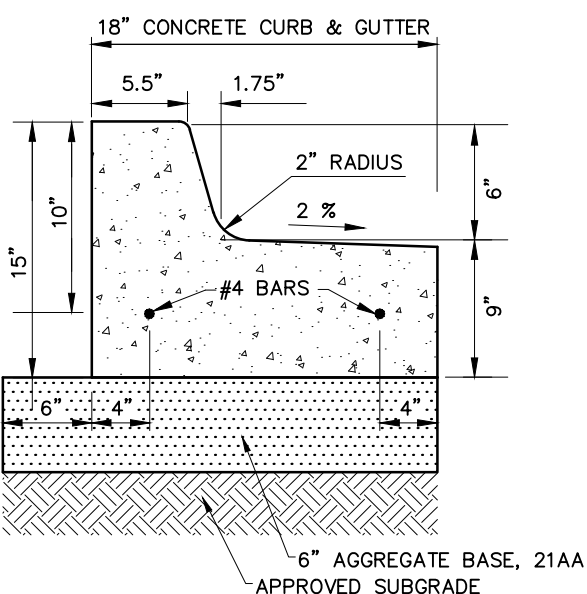
Wow! Internet and Cable:
Keith Kirby-Vice President Construction
Phone: 586.453.3501
Keith.kirby@wowinc.com
John Hajec – Construction Engineer
Phone: 248.506.7951
Email: john.hajec@wowinc.com

Wow! Internet and Cable:
Bob Wickham – Construction Coordinator, Livonia
Phone: 586.453.8683
Email: Bob.wickham@wowinc.com
Bruce Roach – Construction Coordinator
Phone: 586.453.3553
Email: Bruce.Roach@wowinc.com



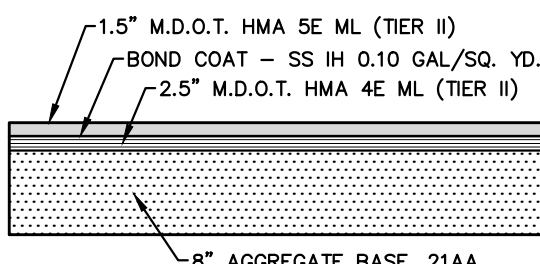
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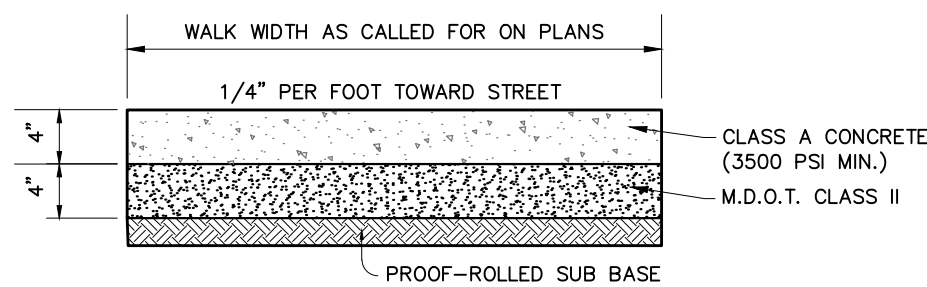
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N.T.S.



ASPHALT PAVEMENT SECTION

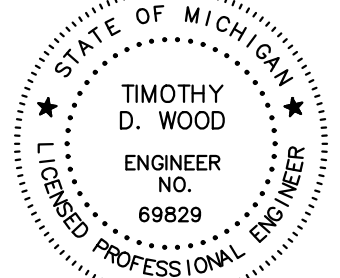
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CONCRETE SIDEWALK SECTION

N.T.S.

SEAL



Timothy D. Wood

PROJECT
11315 Stark Road
Parking Lot

CLIENT
LaFontaine Automotive Group
4000 W. Highland Rd.
Highland, MI 48357
Contact:
Ms. Ashley Bracknell
Phone: 248-714-2108
Email:
abracknell@lafontaine.com

PROJECT LOCATION
Part of the NW 1/4
of Section 33
T.1 S., R.9 E.,
City of Livonia,
Wayne County, Michigan

SHEET
Notes and Details



DATE ISSUED/REVISED
2025-12-02 - ISSUED FOR CITY REVIEW

DRAWN BY:
B. Girschach

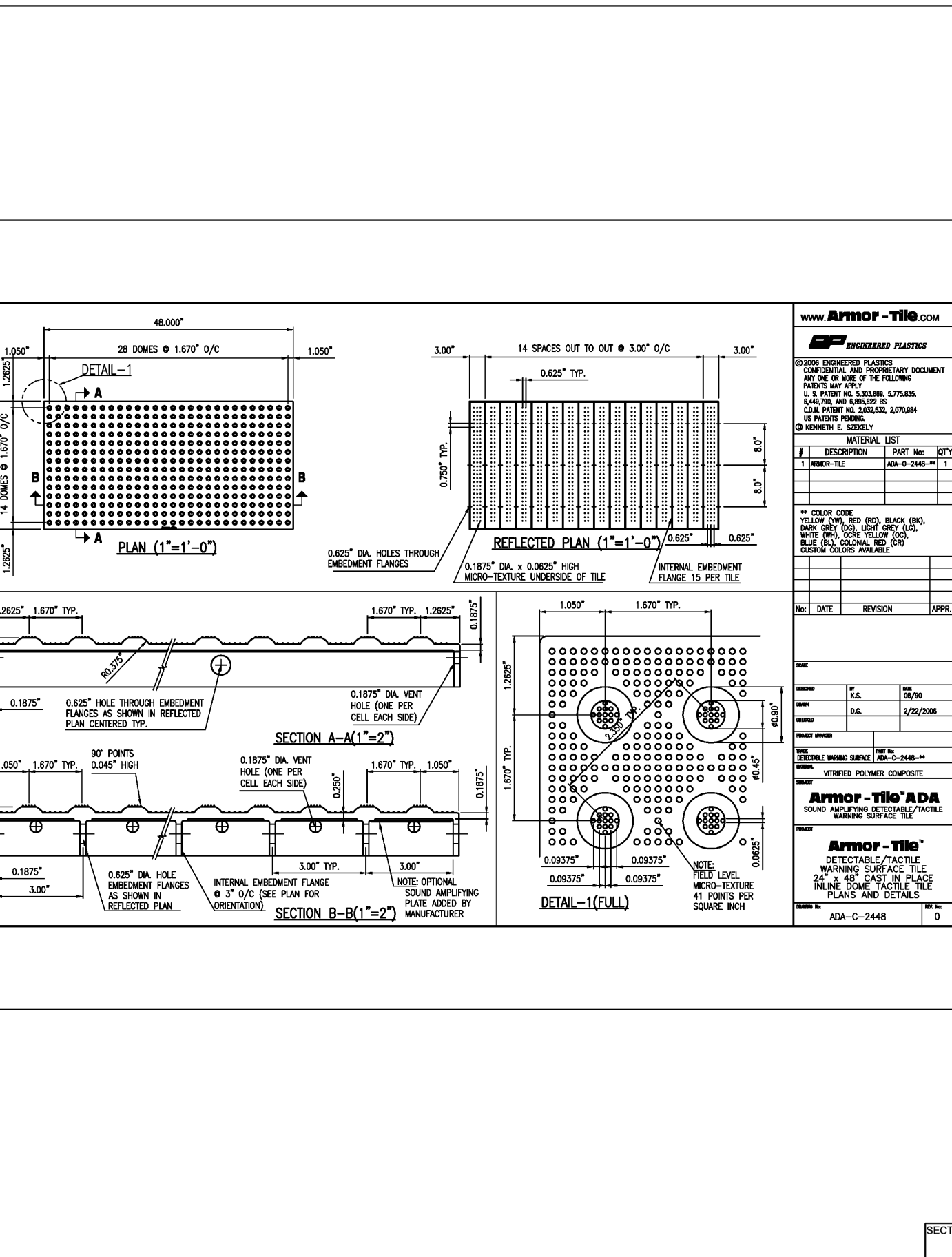
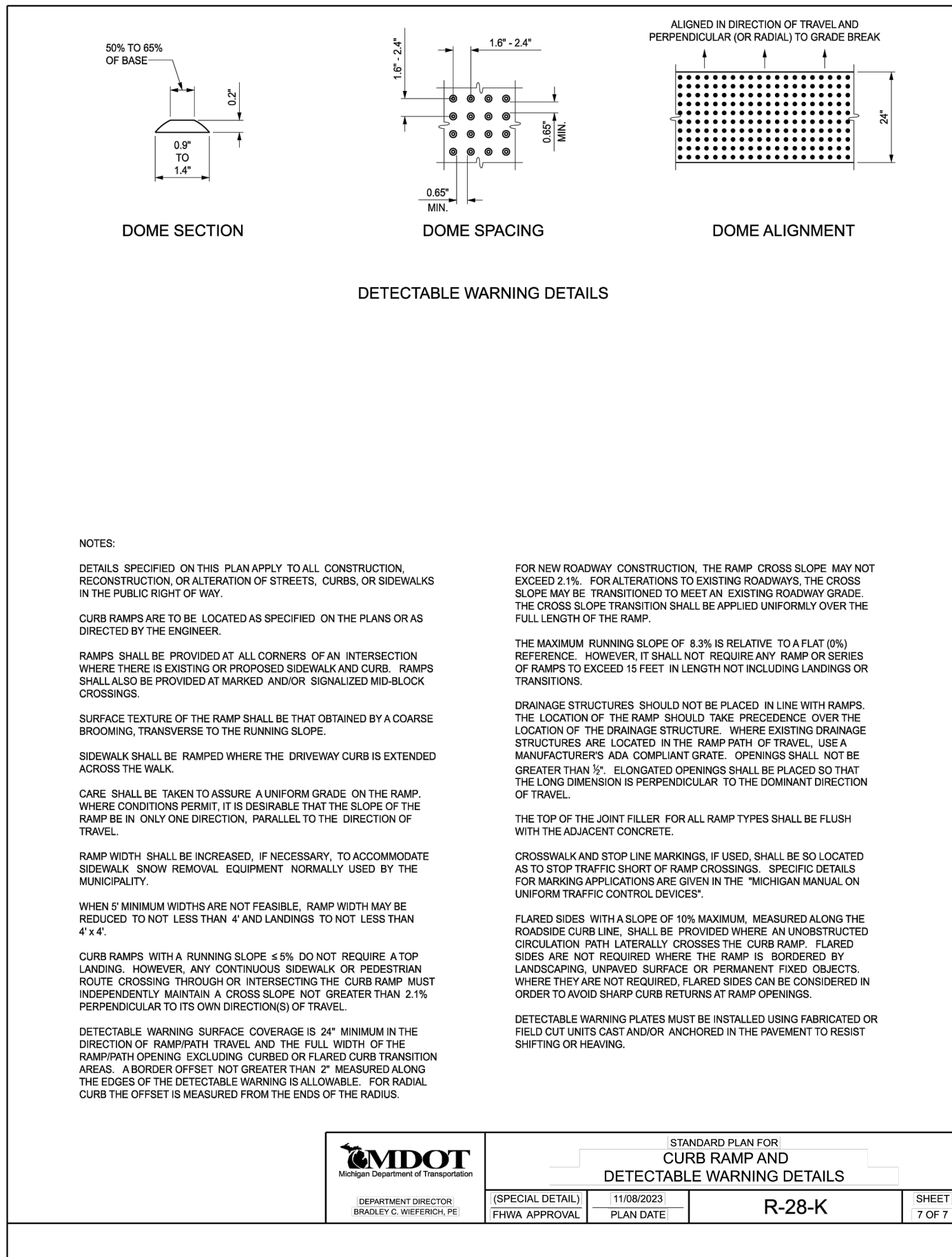
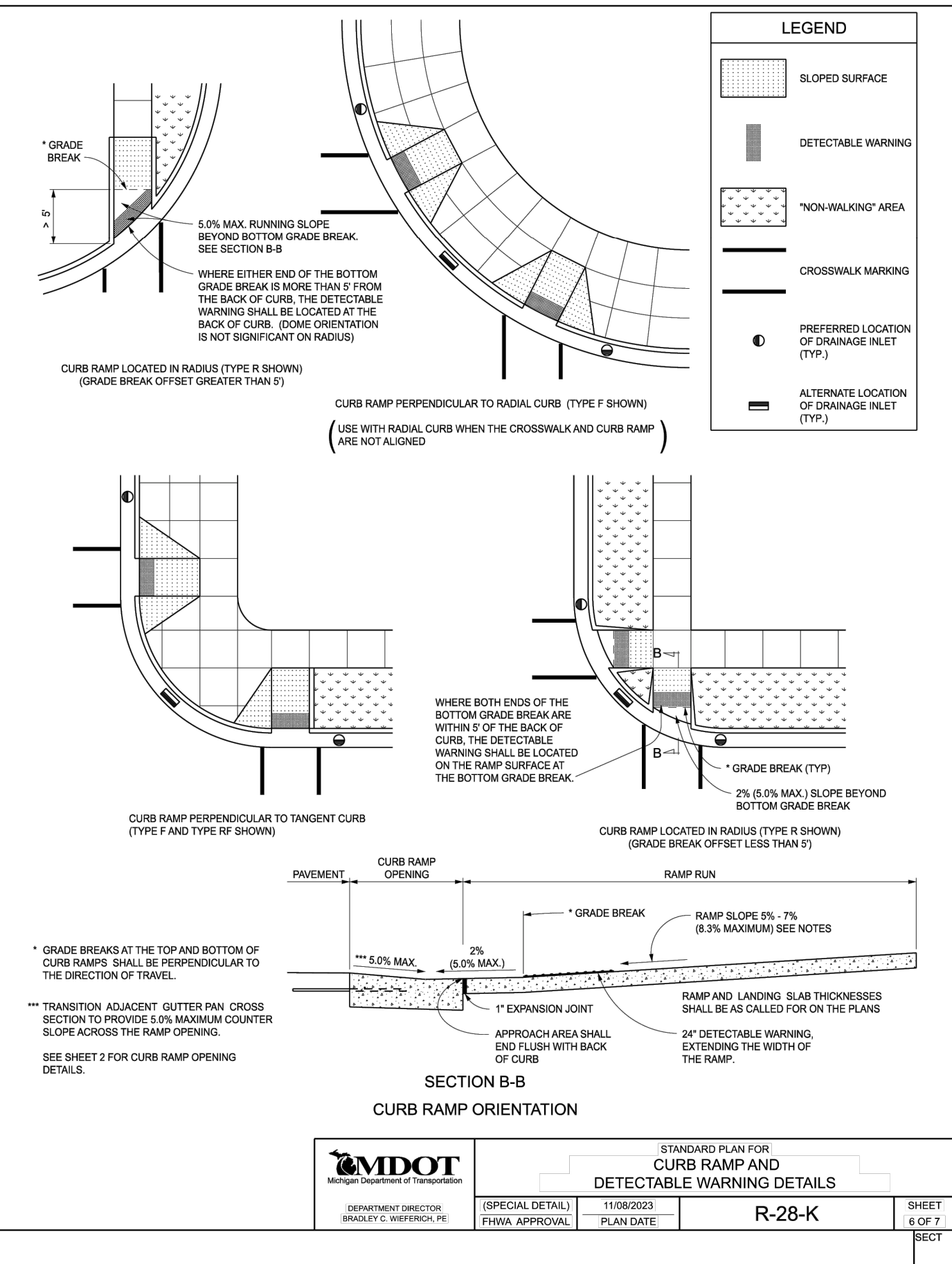
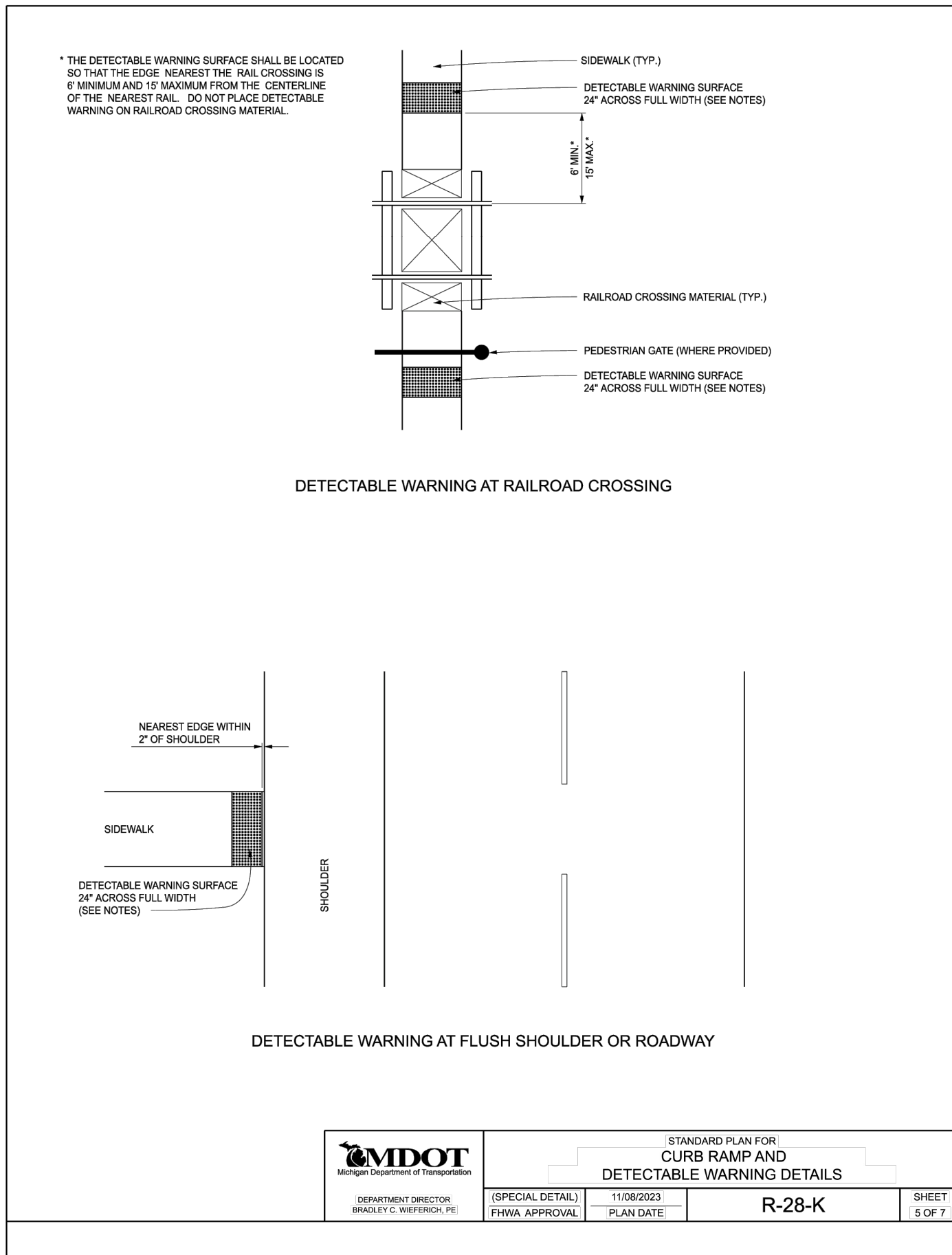
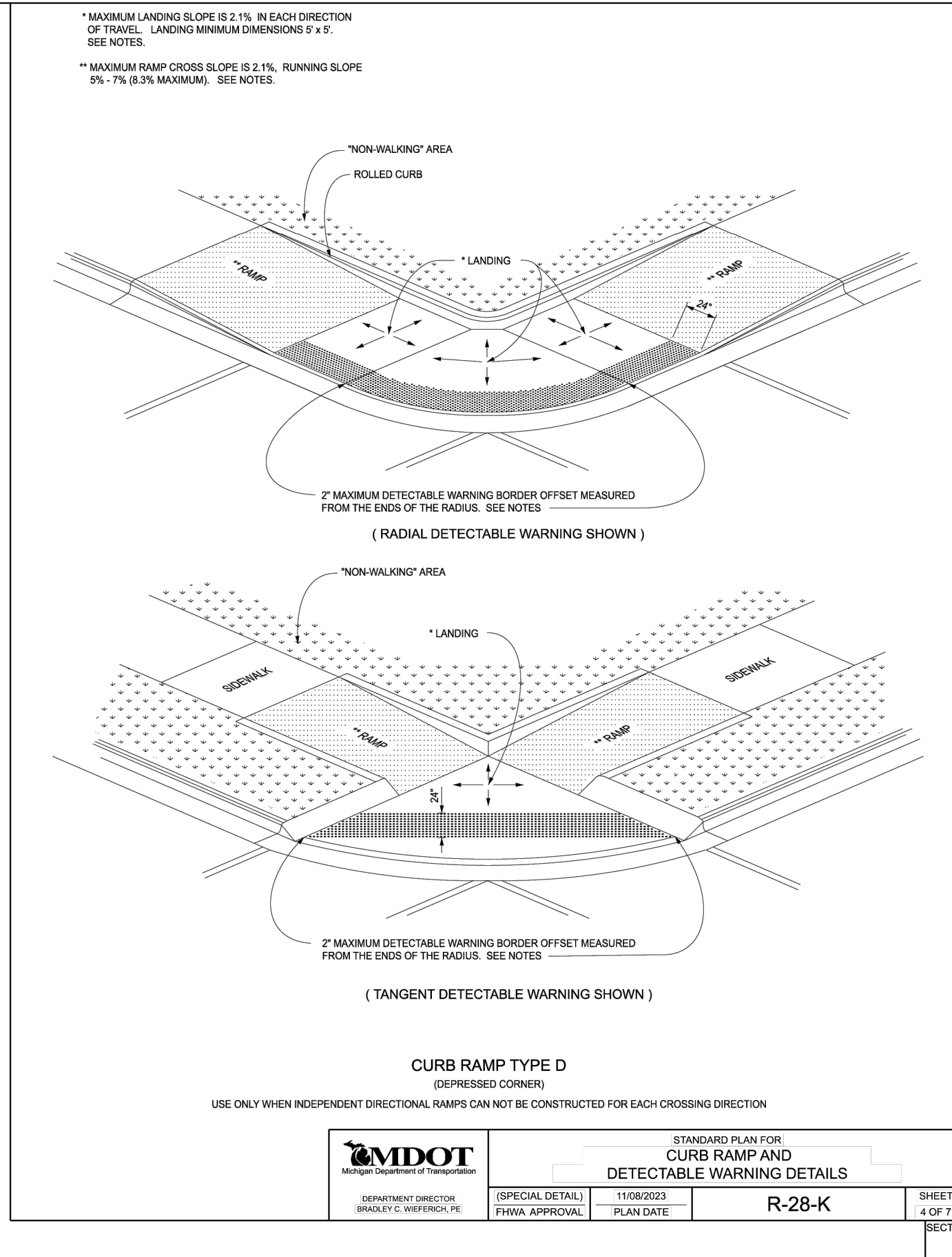
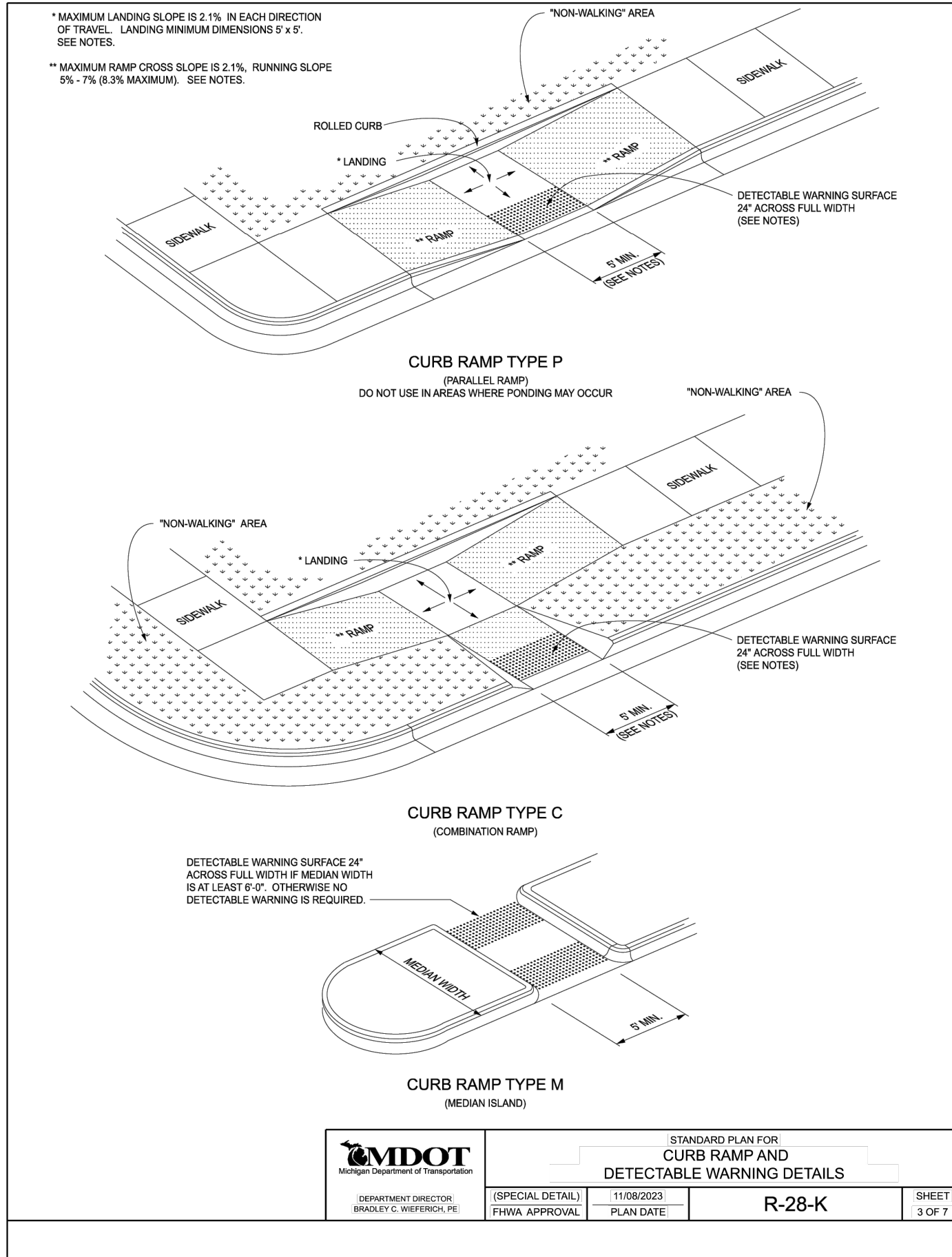
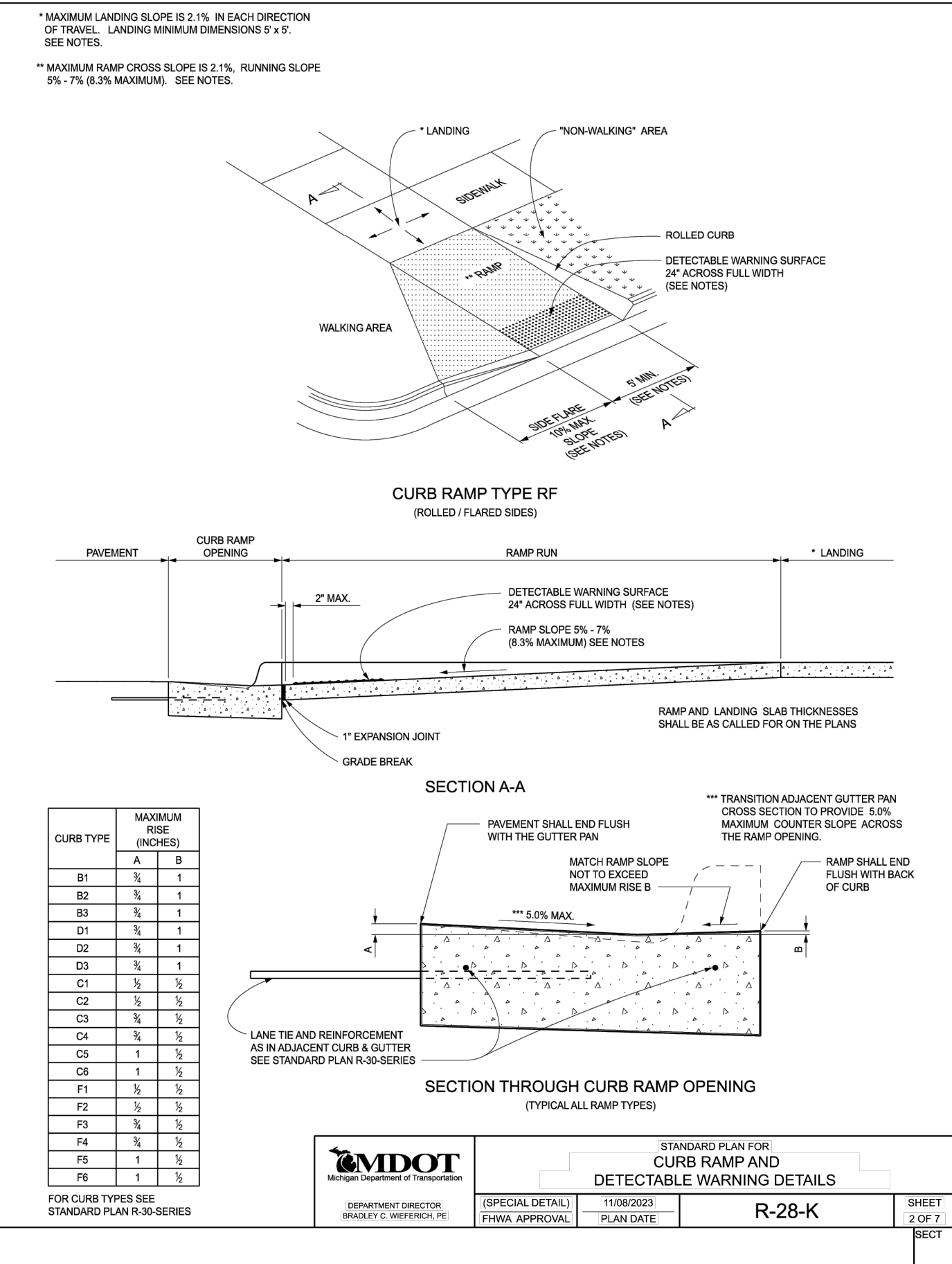
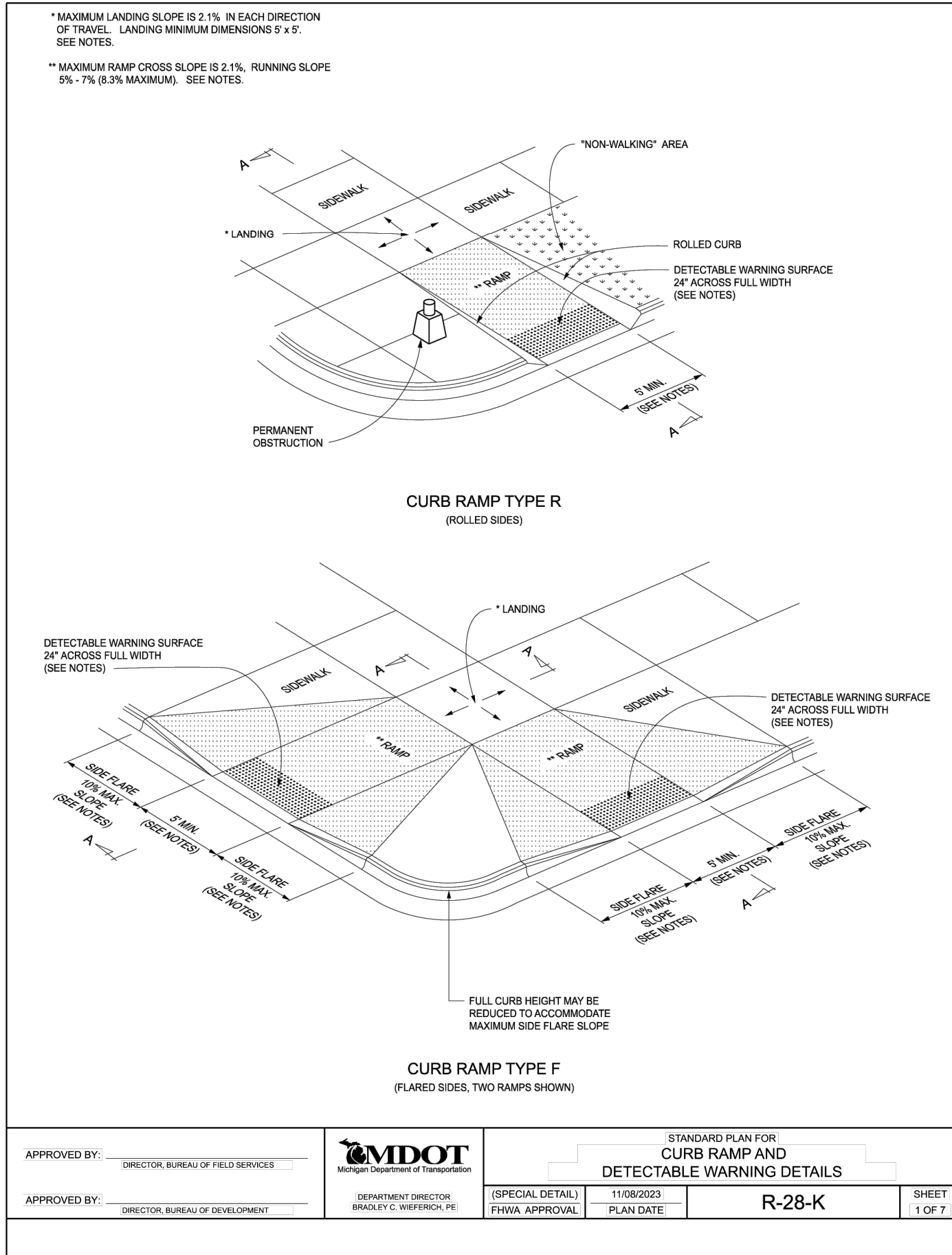
DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
December 2, 2025

SCALE: N.T.S.

NFE JOB NO. SHEET NO.
0880 C6



GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE SLIT-SEED, OR DROP-SEED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.

SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE 1
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDROSEED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 4-4 LBS PER 1,000 S.F.

MIX IS COMPRISED OF:

- 40% KENTUCKY BLUEGRASS
- 20% PERENNIAL RYE GRASS
- 20% CREEPING RED FESCUE
- 20% CHEWINGS FESCUE

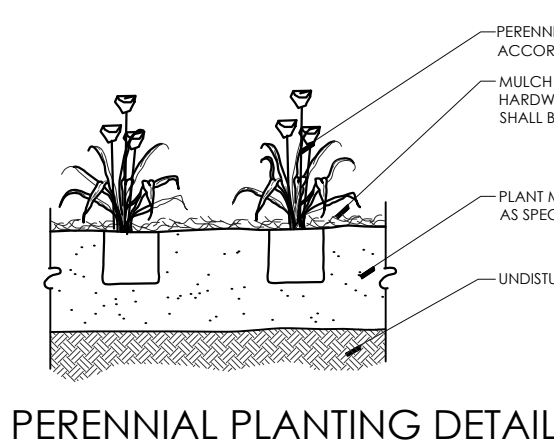
GENERAL SOD NOTE:

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHED. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES.

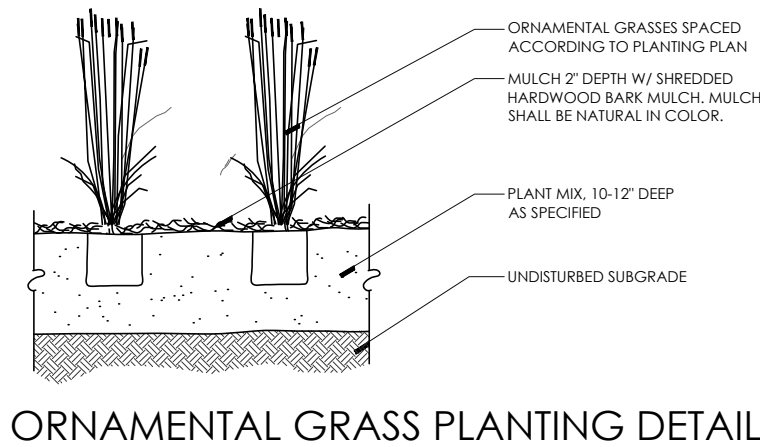
SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE 1
FALL: AUGUST 15 TO OCTOBER 15

IRRIGATION NOTE:

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.



PERENNIAL PLANTING DETAIL



ORNAMENTAL GRASS PLANTING DETAIL

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: C-2, GENERAL BUSINESS-2
EXISTING SITE AREA: 130,882.43 S.F. OR 3.0 ACRES
NEW DEVELOPMENT AREA: 9,768.72 S.F. OR 0.22 ACRES

FRONTAGE LANDSCAPE

1 DECIDUOUS OR EVERGREEN TREE PER 40 L.F.
1 ORNAMENTAL TREE PER 100 L.F.
8 SHRUBS PER 40 L.F.

STARK ROAD: 180 L.F. / 22.42 L.F. = 157.83 L.F.
REQUIRED:
TREES: 157.83 L.F. / 40 L.F. = 3.9 OR 4 TREES REQUIRED
ORNAMENTAL TREES: 157.83 L.F. / 100 L.F. = 1.57 OR 2 TREES REQUIRED
SHRUBS: 157.83 L.F. / 40 X 8 = 31.5 OR 32 SHRUBS REQUIRED
PROVIDED: 4 CANOPY + 2 ORNAMENTAL TREES, 32 SHRUBS

PARKING LOT LANDSCAPE

REQUIRED: HEDGE AT LEAST 3" IN HEIGHT
PROVIDED: HEDGES WITH PERENNIALS ALONG PAVEMENT

INTERIOR

REQUIRED: INTERIOR LANDSCAPING TO ACCOUNT FOR 5% OF PAVED AREA
PARKING AREA TO REMAIN WITHIN
EASTERN SURVEYED AREA ONLY: 44,725.94 S.F.
PARKING AREA PROPOSED: 7,924.34 S.F.
52,650.28 TOTAL S.F. X 5% = 2,632.51 S.F. REQUIRED
TREES: 1 TREE PER 300 S.F. LANDSCAPE AREA
LANDSCAPE ISLANDS OVER 300 S.F.: 1
PROVIDED: 2,546.89 S.F. WITH 5 TREES

SCREEN WALL & GREENBELT BUFFER

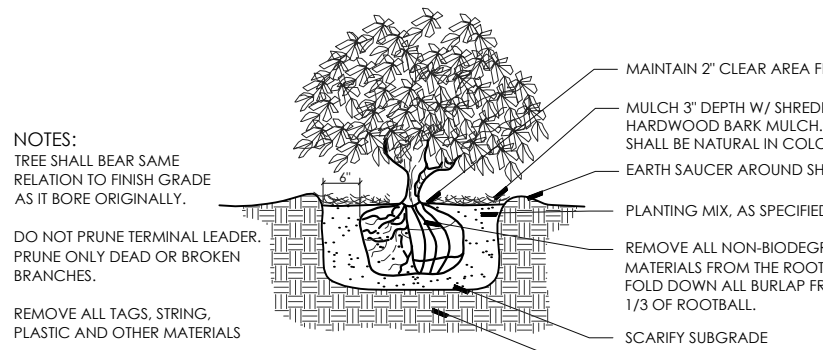
6" HIGH MASONRY WALL WITH ONE TREE PER 20 L.F. (MIN. 50% EVERGREEN)
REQUIRED TREES: 162.51 L.F. / 20 L.F. = 8.13 OR 8 TREES
PROVIDED: 25 NARROW EVERGREENS + 1 ORNAMENTAL TREE

KEY LEGEND

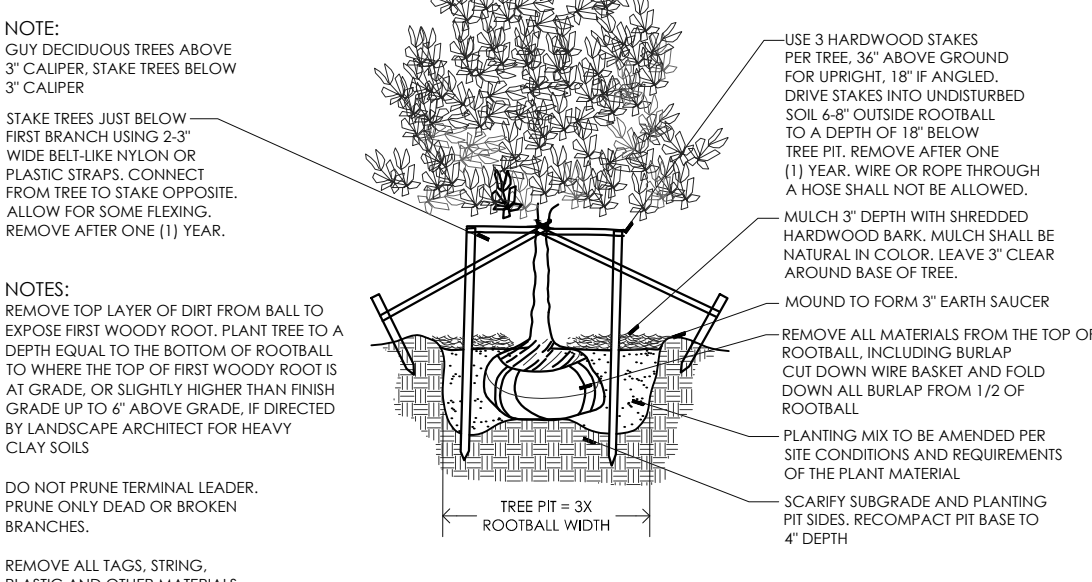
- 1 TYPICAL SOD LAWN AREAS ON 3" TOPSOIL
- 2 RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- 3 3-4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AG	3	Amelanchier x grandiflora Autumn Brilliance Serviceberry	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CC	4	Cercis canadensis Eastern Redbud	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GB	5	Ginkgo biloba Princeton Sentry Ginkgo	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
DK	16	Diervilla lonicera 'Kodak Orange' Kodak Orange Honeysuckle	30"-36" HT	36" OC	CONT	MAINTAIN AS HEDGE
HP	23	Hydrangea paniculata 'Bobo' Bobo Hydrangea	30"-36" HT	42" OC	B&B	WELL-ROOTED
TO	25	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5'-6" HT	42" OC	B&B	WELL-ROOTED
GROUNDCOVERS/PERENNIALS						
NF	20	Nepeta x faassenii 'Junior Walker' Junior Walker Catmint	2 GAL	24" OC	CONT	WELL-ROOTED
PV	36	Panicum virgatum 'Northwind' Northwind Switch Grass	2 GAL	36" OC	CONT	WELL-ROOTED



SHRUB PLANTING DETAIL
DECIDUOUS SHRUB



DECIDUOUS TREE PLANTING DETAIL

UPRIGHT EVERGREEN SHRUB PLANTING DETAIL



LOCATION MAP

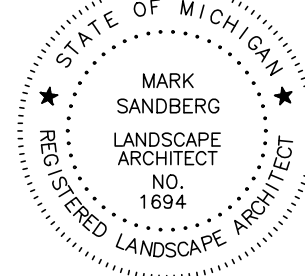
GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN. QUANTITIES, CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR HIGHER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULLY BRANCHED, AND IN HEALTHY, WOODS-GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO REMAIN A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK."
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
10. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 COMPOSTED MANURE (DAIRY DOO OR EQUAL), MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
11. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PICES ON PROXIMATE SITE.
12. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTICED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO SELECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
14. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
15. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
16. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



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

SEAL



PROJECT

11315 Stark Road
Parking Lot

CLIENT

LaFontaine Automotive Group
4000 W. Highland Rd.
Highland, MI 48357
Contact:
Ms. Ashley Bracknell
Phone: 248-714-2108
Email:
abracknell@lafontaine.com

PROJECT LOCATION

Part of the NW 1/4
of Section 33
T.1 S., R.9 E.,
City of Livonia,
Wayne County, Michigan

SHEET

Landscape Plan



REVISIONS

2023-11-21 - ISSUED FOR CITY REVIEW

DRAWN BY:

M. Sandberg

DESIGNED BY:

M. Sandberg

APPROVED BY:

G. Ostrowski

DATE:

11/21/2025

SCALE: 1" = 20'

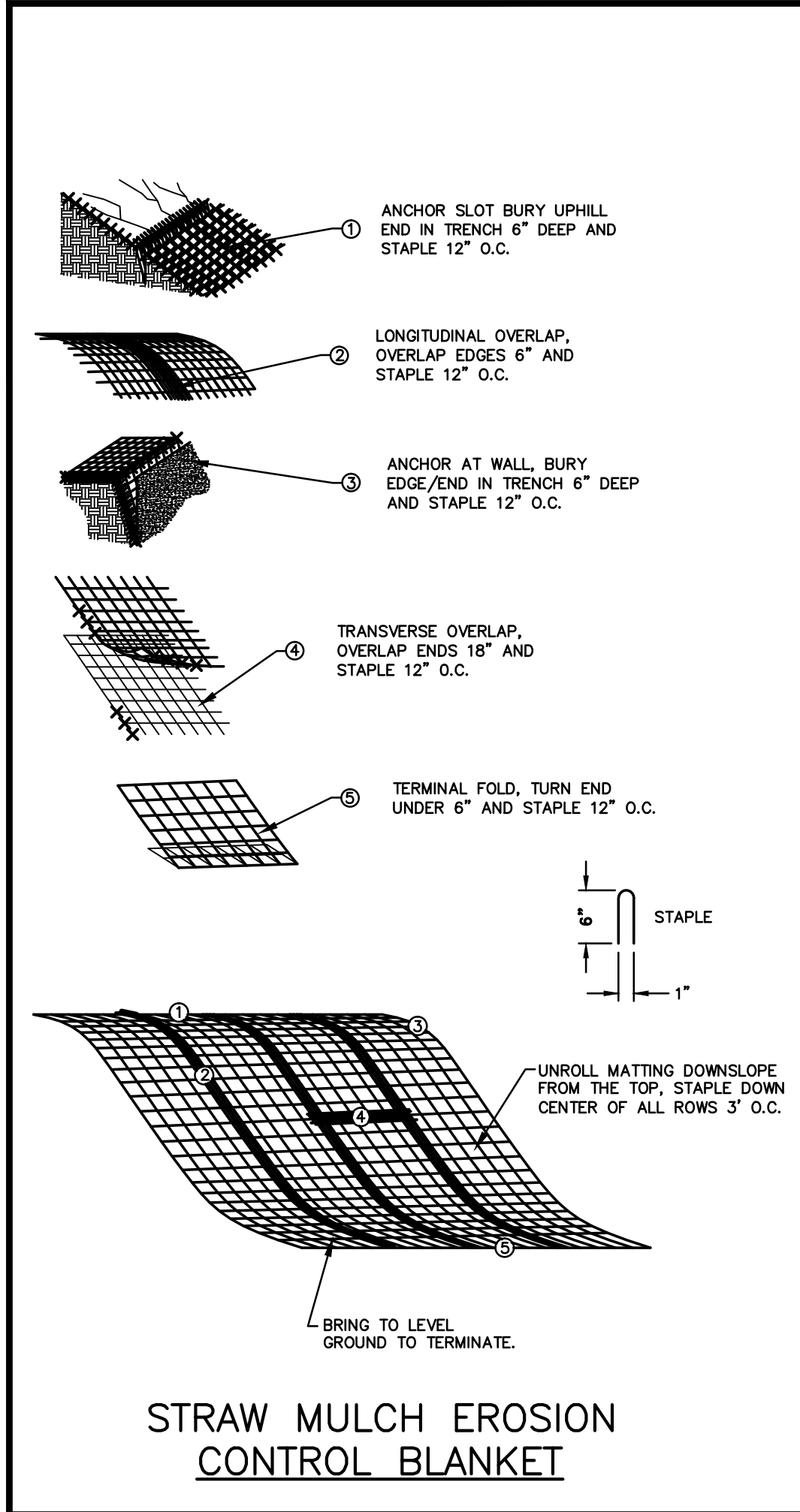
20 10 0 10 20 30

NFE JOB NO.

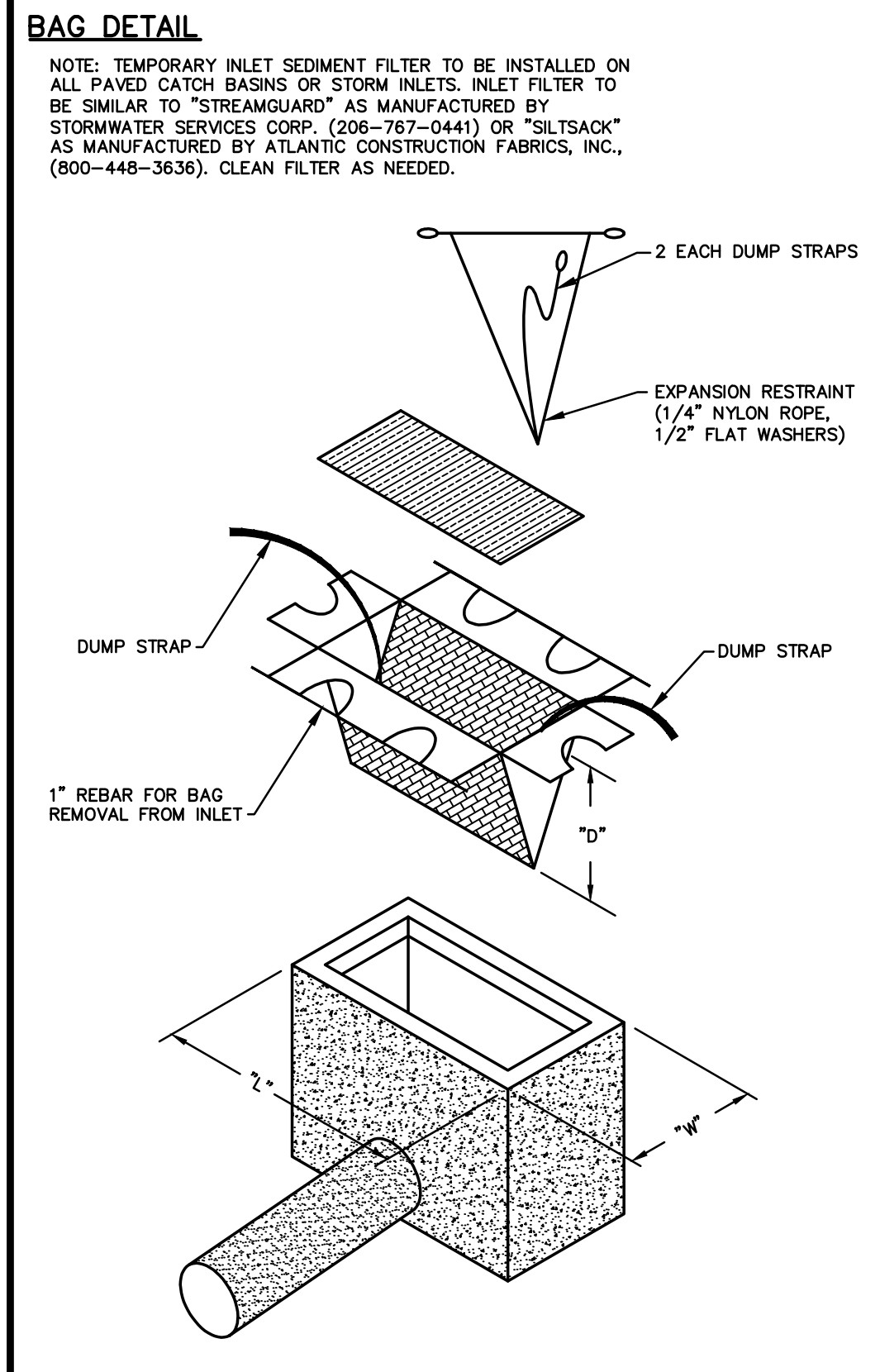
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SHEET NO.

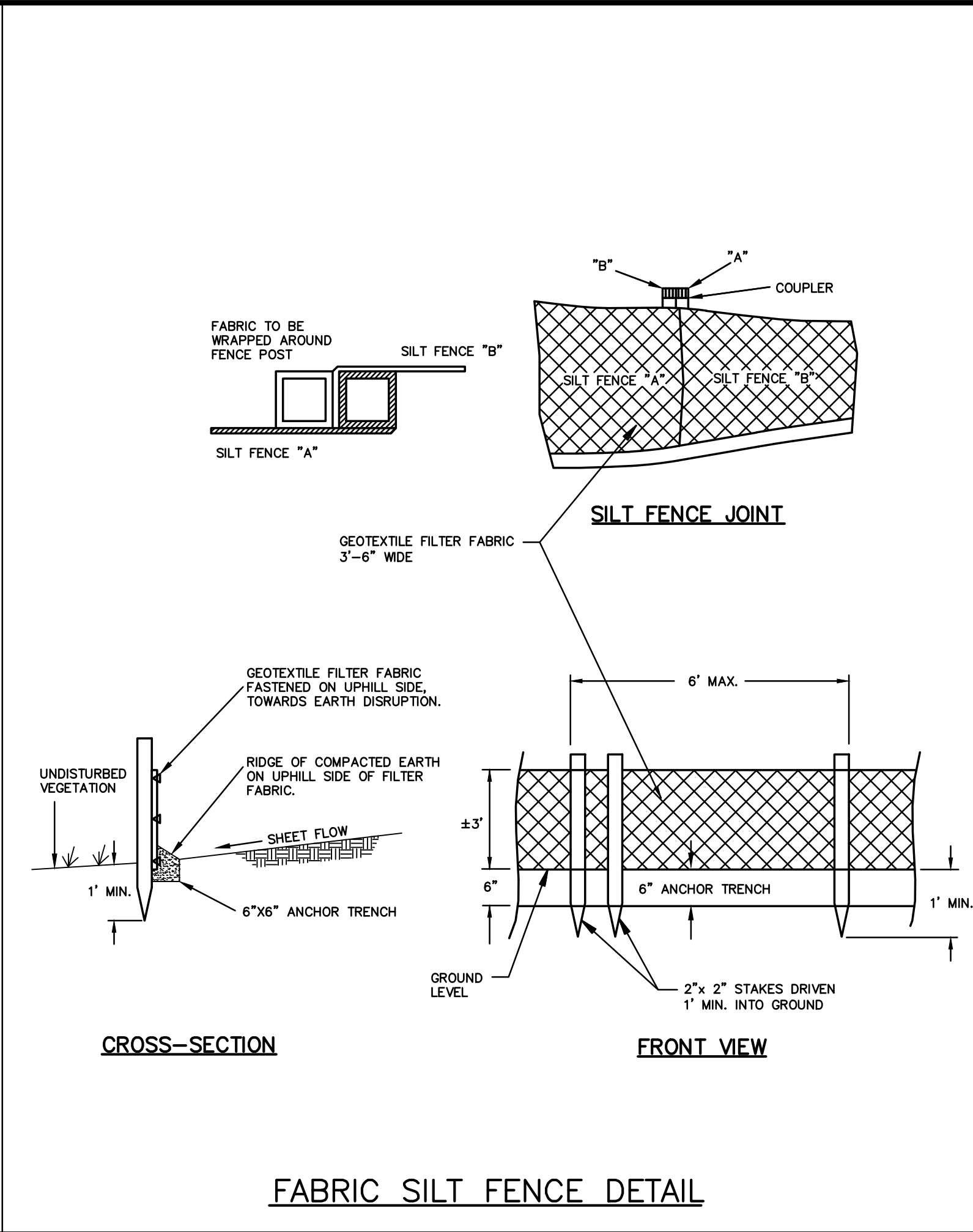
L1



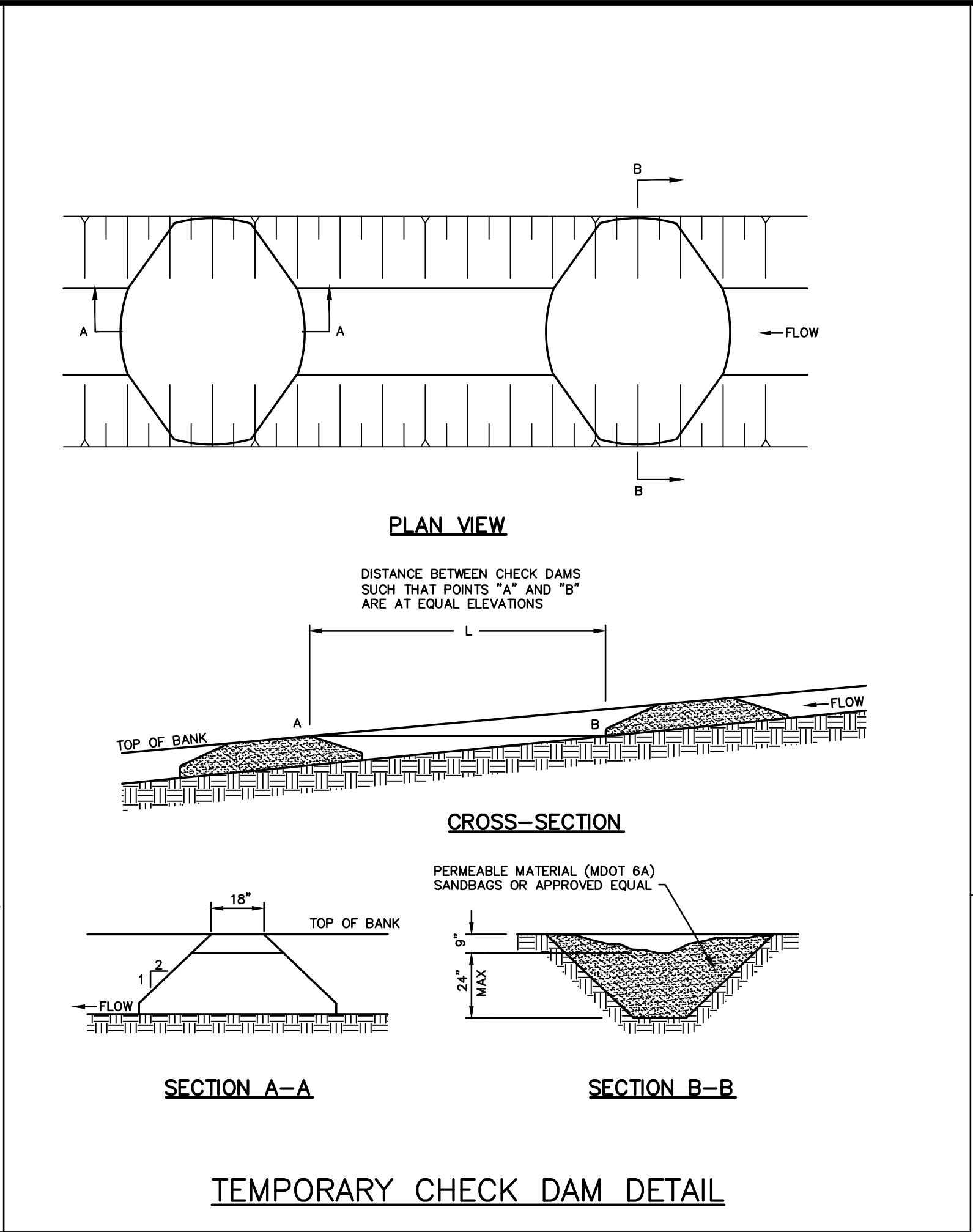
STRAW MULCH EROSION
CONTROL BLANKET



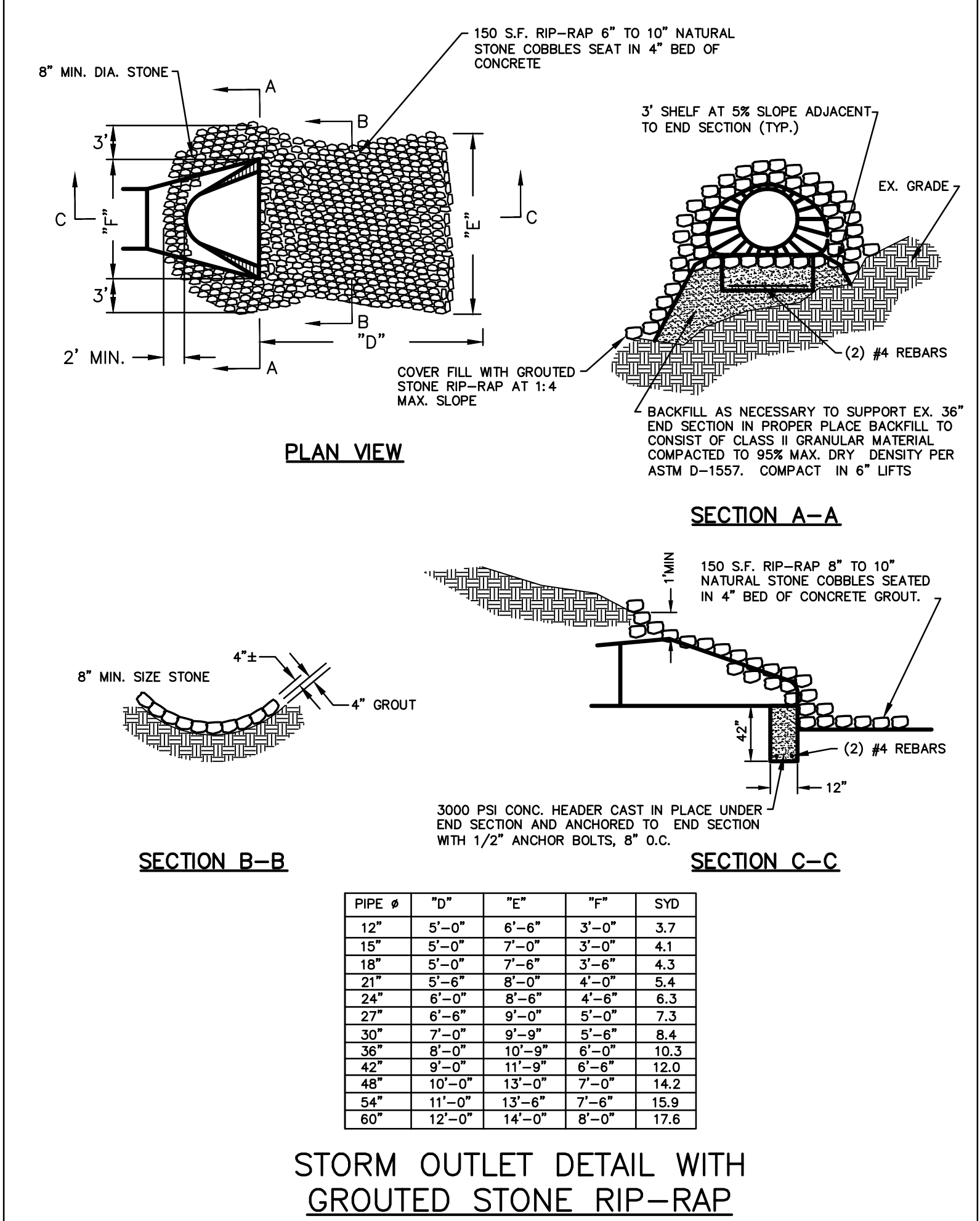
SILTSACK SEDIMENT
FILTER DETAIL



FABRIC SILT FENCE DETAIL

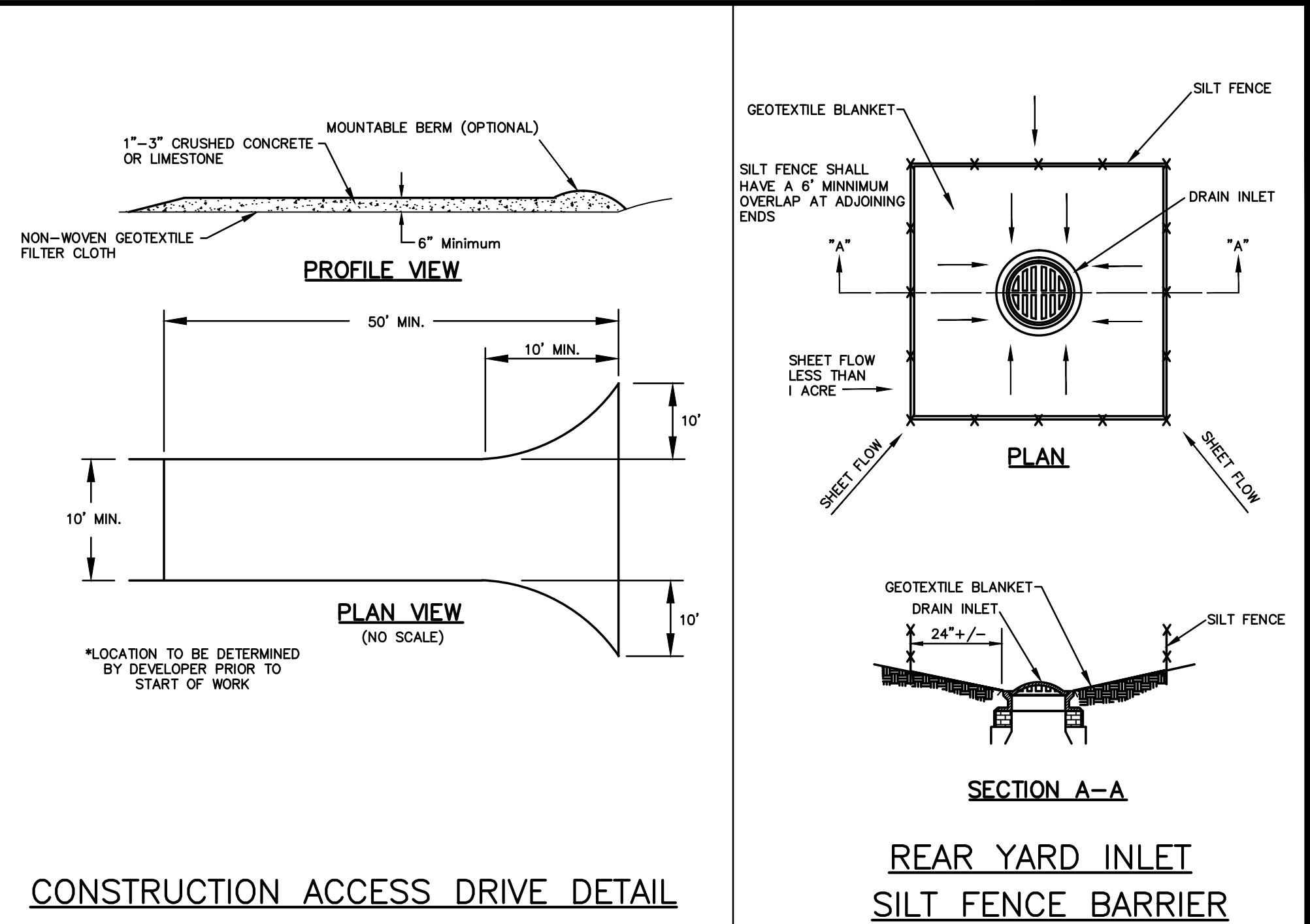


TEMPORARY CHECK DAM DETAIL



STORM OUTLET DETAIL WITH
GROUTED STONE RIP-RAP

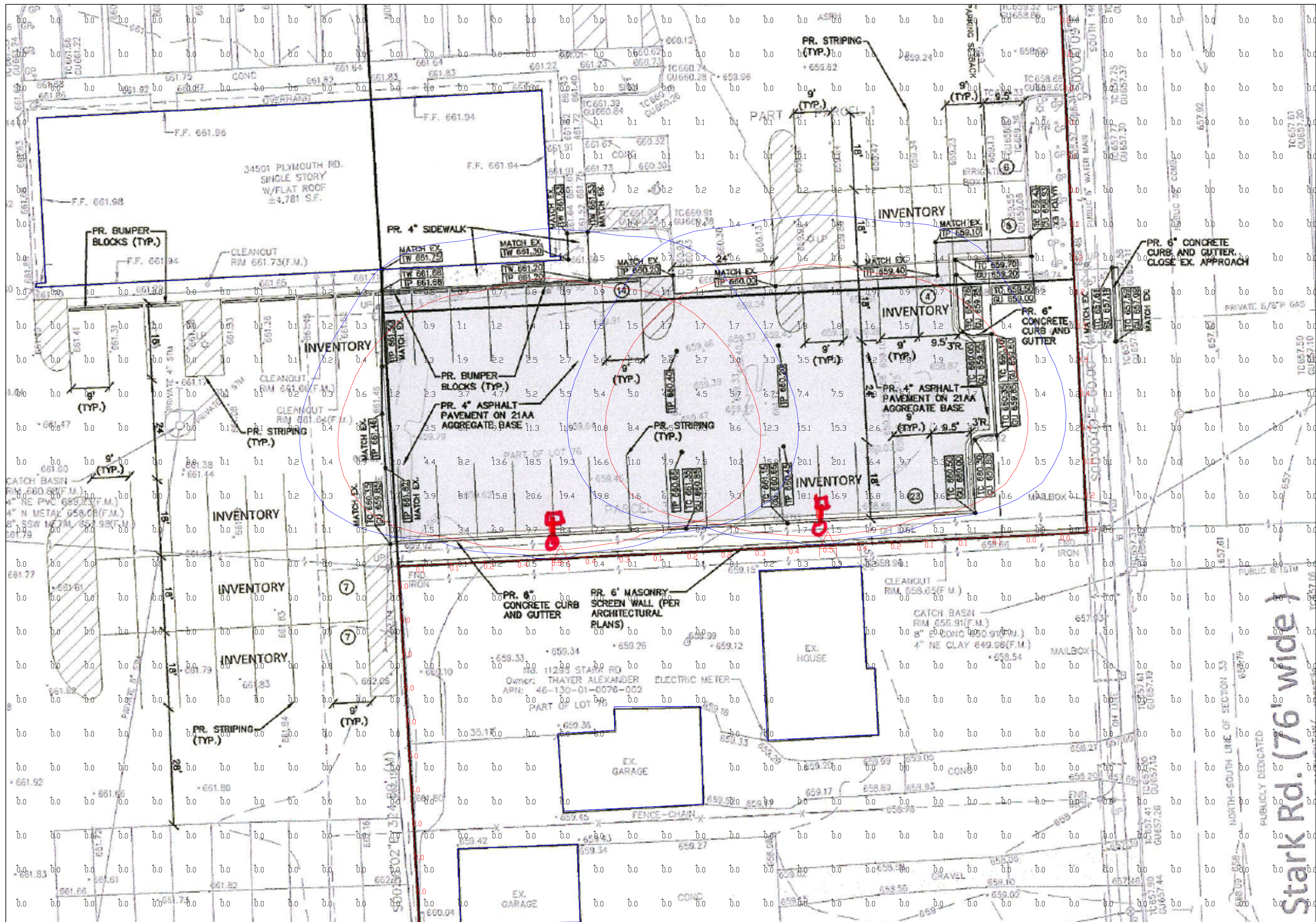
PIPE #	"D"	"E"	"F"	SYD
12"	5'-0"	6'-6"	3'-0"	3.7
15"	5'-0"	7'-0"	3'-0"	4.1
18"	5'-0"	7'-6"	3'-6"	4.3
21"	5'-6"	8'-0"	4'-0"	5.4
24"	6'-0"	8'-6"	4'-6"	6.3
27"	6'-6"	9'-0"	5'-0"	7.3
30"	7'-0"	9'-9"	5'-6"	8.4
36"	8'-0"	10'-9"	6'-0"	10.3
42"	9'-0"	11'-9"	6'-6"	12.0
48"	10'-0"	13'-0"	7'-0"	14.2
54"	11'-0"	13'-6"	7'-6"	15.9
60"	12'-0"	14'-0"	8'-0"	17.6



CONSTRUCTION ACCESS DRIVE DETAIL

SOIL EROSION AND SEDIMENTATION CONTROL
MAINTENANCE SCHEDULE AND NOTES:

- ALL MUD, DIRT, AND/OR DEBRIS TRACKED OR SPILLED ONTO ANY PAVED AREAS SHALL BE REMOVED/CLEANED DAILY IN A PROMPT MANNER BY THE CONTRACTOR AND/OR BUILDER. SCRAPING AND/OR SWEEPING OF PAVED AREAS TO REMOVE DEBRIS WILL BE REQUIRED WEEKLY.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE HEIGHT OF THE SEDIMENT ACCUMULATES TO $\frac{1}{2}$ TO $\frac{3}{4}$ OF THE HEIGHT OF THE FENCE OR IF THE FABRIC BEGINS TO SAG. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, RETRENCHING AND BACKFILLING OF THE SILT FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
- SILT SACK MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SEDIMENTATION OR OTHER DEBRIS FROM THE SILT SACK. THE REMOVAL OF SEDIMENTATION SHOULD BE ACCOMPLISHED BY USING A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF SILT SACKS CANNOT BE CLEANED, OR ARE DAMAGED, THEY MUST BE REPLACED ACCORDING TO THE PLANS.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGES HAVE BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED, OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASED, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND /OR ESTABLISHED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED. ALL DRAIN BANKS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITHIN 5 CALENDAR DAYS AND SOD PEGGED IN PLACE.
- FILTER BARRIERS AND LOW POINT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- IF ANY FILTER FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY. FILTER FENCING WHICH SAGS, FALLS OVER OR IS NOT STAKED IN, SHOULD PROMPTLY BE REPAIRED OR REPLACED.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES BOTH PERMANENT AND TEMPORARY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, UNLESS OTHERWISE NOTED. THESE MAINTENANCE RESPONSIBILITIES SHALL BE PART OF ANY FUTURE SALES AGREEMENT.
- EXCAVATED MATERIALS SHALL REMAIN ON-SITE. PARTICULAR CARE SHOULD BE TAKEN WHEN WORKING ALONG THE PERIMETER OF THE SITE. IN NO EVENT SHALL THE WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.
- ALL SOIL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY AND THE CITY OF LIVONIA.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND/OR SEDIMENT FROM ON-SITE WORK SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SESC PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTING OF SILT OFF-SITE.
- THE CONTRACTOR SHALL APPLY TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED, AND AS DIRECTED ON THESE PLANS. TEMPORARY MEASURES SHALL BE REMOVED AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED AND APPROVED BY THE CITY OF LIVONIA ENGINEERING DIVISION.
- DEBRIS FROM THE PROJECT SITE SHALL BE LEFT ON-SITE BY DELIVERY OR CONSTRUCTION VEHICLES THROUGH THE USE OF CLEAN STONE EXIT(S). SHOULD THE STONE BECOME LESS EFFECTIVE AND/OR EFFICIENT IT SHALL BE REPLACED. ALL CONSTRUCTION TRAFFIC MUST USE THE CLEAN STONE EXIT(S).
- DUST CONTROL SHALL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE DEVELOPER AND/OR HIS CONTRACTORS. SPRINKLING TANK TRUCKS MUST BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST MAY BECOME A PROBLEM.
- EARTH EMBANKMENT BRIDGES PLACED OVER NEW PAVEMENT SHALL BE LOCATED ONLY AT PAVEMENT HIGH-POINTS AND SHALL HAVE STRAW BALES PLACED ALONG EACH SIDE OF THE BRIDGE FOR THE WIDTH OF PAVEMENT.
- IMMEDIATELY AFTER SEEDING, ALL SEEDED AREAS SHALL BE MULCHED WITH UNWEATHERED SMALL GRAIN STRAW OR HAY, SPREAD UNIFORMLY AT THE RATE OF $1\frac{1}{2}$ TONS TO 2 TONS PER ACRE OR 100 POUNDS PER 1000 SQUARE FEET. ANCHOR MULCH WITH DISC-TYPE ANCHORING TOOL OR OTHER MEANS APPROVED BY THE CITY OF LIVONIA ENGINEERING DIVISION.



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
ALL CALC POINTS AT 4' ABOVE GRADE	Illuminance	Fc	0.88	20.6	0.0	N.A.	N.A.	4
PROPERTY LINE AT GRADE	Illuminance	Fc	0.16	0.5	0.0	N.A.	N.A.	0
PARKING LOT AREA	Illuminance	Fc	6.03	20.6	0.6	10.05	34.33	4

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating	
	2	A	Single	MRM-LED-42L-SIL-4-50-70CR1-IL	20'	1.000	26887	314	B1-U0-G4	

Total Project Watts
Total Watts = 628



2008 ALLIANCE RD. CONCORD, OHIO 44041 USA
(330) 793-2008 • FAX (330) 793-6023

LIGHTING PROPOSAL LO-163952

11315 STARK RD LOT
11315 STARK RD
LIVONIA, MI

BY:MK DATE:10/30/26 REV: SHEET 1 OF 1

SCALE: 1"=16' ARCH D 0 16

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

January 8, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-12-02-22 – 34501 Plymouth Road (LAG Development)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#34501 Plymouth Road**. Should additional addresses be needed, the owner will need to contact this Department once approvals have been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main. Since the existing residence is to be demolished, the existing sanitary lead will need to be capped at the property line, and the water service will need to be removed at the main.
3. The submitted drawings do not indicate any proposed storm water improvements. Any new construction will be required to meet the latest version of the Wayne County Storm Water Ordinance, including detention. If detention is provided in the existing development, calculations will need to be provided.
4. When the existing approach to Stark Road is removed, the owner will be required to place new curb and gutter along the existing opening.
5. If necessary, any disturbances within the Plymouth Road right-of-way, including replacement of the drive approach or sidewalk will require permitting through the Michigan Department of Transportation.

To: Mr. Kristoffer Canty
Re: Petition 2025-12-02-22 – 34501 Plymouth Road

January 8, 2026
Page 2

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

Sincerely,



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

Cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: January 14, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2025-12-02-22 at 11315 Stark Rd. Parking lot expansion

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

-If the installation of Electric Vehicle charging stations is to occur, please provide details on location and separation distances between other vehicles and structures.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

**DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE**

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

January 7th 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2025-12-02-22 – 11315 Stark Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: January 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-12-02-22 - 11315 Stark Road

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

1. Exterior lighting sources shall be designed, constructed, located, and maintained in a manner that minimizes light trespass onto neighboring properties and public ways. The light trespass from a property shall not exceed 0.5-foot-candles at the property line, measured five (5) feet from the ground.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

January 20th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2025-12-02-22 – 11315 Stark Road (LAG Development)

Dear Kristoffer,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,


Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

January 7, 2026

RE: 11315 Stark Rd

Attention: planning Commissioners

The owner of the property is current on their property tax.

The billing address for the property is 34501 Plymouth Rd

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

From: [Thomas Tokarz](#)
To: [Planning](#)
Subject: LAG Development requesting waiver- Petition 2025-12-02-22 - February 3, 2026
Date: Saturday, January 31, 2026 6:55:44 PM

Planning Commission -

Hopefully this stops with you.

Lighting was brought up by a resident at the last council meeting; I will bring it up again with this request.

The closer this property gets to my property I fear a decrease in my property value and comfort.

I have lived in my home for over 30 years. Since LAG took position of the property I believe they have updated the intensity of the lighting on the property. This has made a negative impact on the comfort of my home due to this lighting.

I have worked with the inspection department in reference to the lighting. Some adjustments have been made. I have made another request due to proposed changes to the property and more photos of the light pollution. The photos were taken just a few days ago.

Please look at the photos in this email and you will understand why I am against the parking lot being extended to the south.

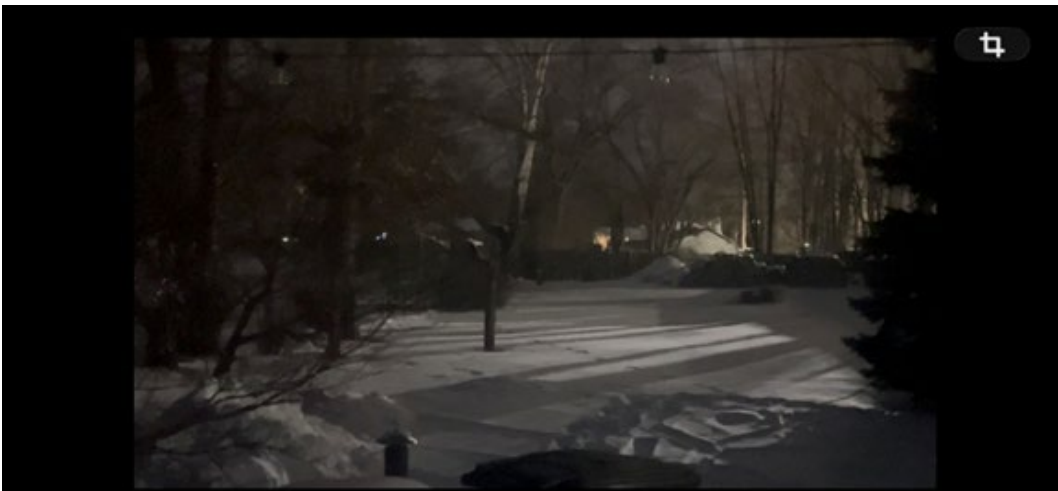
Yes, this is in my back yard- I have lived with a scaled down version of this in the past. Please see my viewpoint on this and the stadium lighting at this dealership.

I would also like to note the used car flags at the dealership and the garbage between the chain-link fence and the residential properties.

Thank you for your efforts!
Respectfully

Tom Tokarz

11257 Stark



Light in my back yard - The shadow to the right is from the dealership wall



Light from the northwest



Light from the north



Light looking east on Laurel



Garbage between chain link fence and raised parking on south side of dealership



Probably 12 flags on the property look like this.....

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

4. WAIVER PETITION: Petition 2025-12-02-23, submitted by OSI/Fleming's, LLC, requesting waiver use approval to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Fleming's Prime Steakhouse & Wine Bar) at 17400 Haggerty Road, located on the north side of College Parkway between Fox Drive and Haggerty Road in the Southwest ¼ of Section 7.

Mark Taormina, Planning and Economic Development Director, explained the two requirements for obtaining a license are that it cannot be located within five hundred feet of another establishment with an existing license, it cannot be within five hundred feet of a church or school, and it does not violate either.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

4.

Planning
February 4, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION: Petition 2025-12-02-23, submitted by OSI/Fleming's, LLC, requesting waiver use approval to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Fleming's Prime Steakhouse & Wine Bar) at 17400 Haggerty Road, located on the north side of College Parkway between Fox Drive and Haggerty Road in the Southwest ¼ of Section 7

BACKGROUND DETAILS

February 5, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-12-02-23 - Fleming's

Dear Council Members:

At the 1,241st Meeting held by the Livonia City Planning Commission on February 3, 2026, the following resolution was adopted:

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

#02-05-2026 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-12-02-23 submitted by OSI/Fleming's, LLC requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Fleming's Prime Steakhouse & Wine Bar) at 17400 Haggerty Road, located on the north side of College Parkway between Fox Drive and Haggerty Road in the southwest ¼ of Section 7, be approved subject to the following conditions:

1. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council;

2. That the subject site has the capacity to accommodate the proposed use; and
3. That the use of an SDM license will complement the existing use of the subject property and will provide an additional service to customers.

FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

ATTACHMENTS

1. 2025-12-02-23_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: February 05, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

All applications must be presented in triplicate to the City Clerk, 33000 Civic Center Drive, Livonia, MI 48154-3097. Applications must include property owner's name, address and notarized signature.

For filing fee see below for computation

Date Filed: 12-26-25 Petition 2025-12-02-23
Site Address: 17400 Haggerty Road, Livonia, Michigan, 48152 Sidwell 999-00-8333-00 Zoning of Property C-2
Requesting Approval To add SDM
Applicant: OSI/Fleming's, LLC Business/Company: DBA Fleming's Prime Steakhouse & Wine Bar
Applicant's Address: 2202 N. West Shore Boulevard, 5th Fl City: Tampa State: FL Zip Code: 33607
Applicant's Phone # (813) 282-1225 Applicant's Email licensespermits@bloominbrands.com
Contact Person: Licensing Department Business/Company: OSI/Fleming's, LLC
Contact's Address: 2202 N. West Shore Boulevard, 5th Fl City: Tampa State: FL Zip Code: 33607
Contact's Phone # (813) 282-1225 Contact's Email licensespermits@bloominbrands.com

Please provide the following information:

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

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

FEE COMPUTATION	\$700.00 (\$400 publication fee plus \$300 base review fee) plus
_____ sq. ft. of new construction x \$20.00 per 1,000 sq. ft. or \$30 per lot or unit for residential construction.	Total Amount Due \$ _____

Ground Lessor of Property: Schoolcraft Commons Unit 10
" " Owner's Address: 150 W. 2nd Street, Suite 200 City: Royal Oak State: MI Zip Code: 48067
" " Owner's Phone # (248) 358-0800 Owner's Email cmorelli@etkinllc.com
Ground Lessor Signature of Owner: [Signature] Print Name: Curtis B. Bursaw - Authorized
Subscribed and sworn to before me, a Notary Public in and for the County of Oakland State of MI Silver

CARLA KEROS
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Aug 12, 2029
Acting in the County of _____

day of December 20 25
Carla Keros My commission expires Aug 12, 2029
Acting in the County of Oakland

**MINUTES OF THE 1,241st PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, February 3, 2026, the City Planning Commission of the City of Livonia held its 1,241st Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Patrick Droze	David Bongero	Sam Caramagno
	Glen Long	Peter Ventura	Ian Wilshaw

Members absent: Wafa Dinaro

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #2 PETITION 2025-12-02-23

Fleming's

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-12-02-23 submitted by OSI/Fleming's, LLC requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Fleming's Prime Steakhouse & Wine Bar) at 17400 Haggerty Road, located on the north side of College Parkway between Fox Drive and Haggerty Road in the Southwest ¼ of Section 7.

Mr. Uhazie: Thank you. This is a request to operate an SDM liquor license in connection with the existing restaurant operation, Fleming Steakhouse. SDM license allows a licensed business to sell beer, wine and mixed spirit drinks within the original packages for consumption off premises. No other changes are proposed to the site. The reason for the request is that the petitioner sees this as a growing part of their business. It does seem to be a common theme along restaurants that they are seeing a need for takeout alcohol as well. The location of the applicant is the Flemings restaurant, which is located in a commercial area of Haggerty, and it is accessible via College Parkway and Fox Drive. The existing zoning is C-2. The site is bordered by other commercial properties, zoned C-2 and C-4 in Livonia. The operation of SDM liquor licenses requires special land use approval pursuant to Section 6.03 of the zoning ordinance. Flemmings currently operates a Class C liquor license, which permits the sale of beer, wine and spirits for consumption on the premises. The site was constructed in 2006 and operated as the Fleming's restaurant since that opening date. There are two special requirements that apply to zoning approval of an SDM license. The first is the minimum separation distance between existing SDM licensed businesses. Section 6.03 of the zoning ordinance specifies that no other SDM. License establishments shall be located within 500 feet of any existing SDM license establishment. Currently, there are no other SDM licensed establishments within that 500-foot buffer. Another provision in the ordinance requires a separation from any church, schools or daycares within 400 feet of the subject parcel. There are no churches or schools within that buffer. As well, as I mentioned, there are no other changes to this property. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: The first item is from the Engineering Division, dated January 8, 2026, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #17400 Haggerty Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should any revisions to the utility services to the building, or any work on the*

right-of- way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.” The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated January 14, 2026, which reads as follows: “This office has reviewed the site plan submitted in connection with a request to modify a commercial building on the property located at the above referenced address. We have no objections to this proposal. A further detailed plan review will take place when this division receives an official plan set.” The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 7, 2025, which reads as follows: “We have reviewed the plans submitted by OS I/Fle mings, LLC requesting waiver use approval pursuant to Section 6.03 of the Livonia Ordinance, as amended, to utilize an SOM liquor license (allows a licensed business to sell beer, wine and mixed spirit drink products in the original package for consumption off premises) in connection with the existing restaurant operation (Fleming' s Prime Steak house & Wine Bar) at 17400 Haggerty Road , located on the north side of College Parkway between Fox Drive and Haggerty Road in the Southwest ¼ of Section 7. After reviewing the plans with the Chief of Police, we have no objections to the waiver being granted, contingent that the petitioner complies with 1. All State Laws 2. City Ordinances 3. Stipulations and conditions set by the Livonia Police Department, Liquor Investigations Unit, as approved by the Chief of Police 4. Stipulations and conditions set by the Traffic Bureau of the Livonia Police Department.” The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated January 30, 2026, which reads as follows: “Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no objections to this Petition.” The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated January 20, 2026, which reads as follows: “I have reviewed the addresses connected with the above noted petition. As there are no outstanding amounts receivable, general or water and sewer, I have no objections to the proposal.” The letter is signed by Benjamin Grier, Director of Finance. The next letter is from the Treasurer’s Department, dated January 7, 2026, which reads as follows: “The owner of the property is current on their property tax.” The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: All right. Thank you, Mr. Uhazie. Is there any questions for our staff?

Mr. Ventura: Mr. Uhazie, just a point of information to confirm that there's not going to be any work done in this building of any kind pursuant to this position,

Mr. Uhazie: That is my understanding. Correct. We have not seen any plans. It is all just the existing building they just submitted.

Mr. Ventura: So, the drawings that are attached to this petition really don't have anything to do with it.

Mr. Ventura: Correct.

Mr. Ventura: Okay, great. Thank you

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions? If not, our petitioner is in the audience. Feel free to come forward. There you are. Good evening.

Maureen Cullen, managers at Flemings Steakhouse, Livonia, MI.

Mr. Wilshaw: Thank you for coming tonight. Is there anything you'd like to tell us about your request?

Ms.Cullen: No, I think you covered it all.

Mr. Wilshaw: Would you like to tell us why Fleming's is looking to utilize an SDM license?

Ms. Cullen: Well, I think it's just part of the ongoing trend of what's going on in the country, I should say, or in our in our business, and we want to be able to sell, like, bottles of wine, that's the majority of it, because really, we wouldn't sell cocktails to go. We don't have, you know, what they would have to be in the liquor bottle. And people don't buy liquors, bottles of liquor from us anyway, so, but it's primarily the wine bottles that that are the thing that people like to take with them and buy so that we can have that off premise license.

Mr. Wilshaw: Okay, very good. Thank you for that. Let's see if there's some questions for you. Any questions for our petitioner, Mr.

Mr. Ventura: I would ask one question. So, are you talking about taking the remainder of a wine bottle? So, you sit there and have dinner...

Ms. Cullen: It has to be sealed. It has to be...

Mr. Ventura: You can't walk out with a partially...

Ms. Cullen: That's correct. That's correct.

Mr. Ventura: Okay, thank you.

Mr. Wilshaw: Thank you. Any other questions?

Mr. Long: And none of this would be sold by DoorDash or anything like that?

Ms. Cullen: Correct.

Mr. Wilshaw: Thank you. Mr. Very good. Mr. Caramagno.

Mr. Caramagno: Thank you. Just expand a little bit on the process. If someone's going to come in to get a carry out and grab a bottle of wine when they go, how's that process work for Flemmings?

Ms. Cullen: Well, usually it isn't through carry out. It's usually they're dining there, and then they've enjoyed a bottle of wine that they like, and then they want to purchase that bottle of wine. And then we have, we would have a sealed or a bag, not a bag, but something that wouldn't. you wouldn't be able to see that bottle of wine that's sealed into it. And then they purchase it from us, and they're able to carry it out of the building.

Mr. Caramagno: But if someone wanted to get a carry out order, they could also,

Ms. Cullen: They could purchase that, yes. They would have to come in to our restaurant to do that, because we have to ID them. So, they wouldn't be able to do it over the phone.

Mr. Caramagno: Okay, so you have a process in place, or you will.

Ms. Cullen: Yes.

Mr. Caramagno: To confirm they're of age.

Ms. Cullen: Absolutely.

Mr. Caramagno: I'm sure there's not many kids walking in, right?

Ms. Cullen: There isn't, but you only get that one. It only takes one. But yes,

Mr. Caramagno: And you've had no trouble with any serving problems with underage?

Ms. Cullen: Not at all. No, no.

Mr. Caramagno: Good. Thank you.

Ms. Cullen: And I've been there for 12 years.

Mr. Wilshaw: Good, excellent. Thank you, Mr. Caramagno. Any other questions for our petitioner? Anyone in the audience wishing to speak on this item? We have one person coming. Okay.

Greg Ralko, Golfridge Villa, Livonia, MI. I remember not too long ago, and I'm here for another reason tonight, but I think Outback just got the green light to do this same thing. And really what it is that, how do you stop anybody now from going forward, any other restaurant that sells beer, wine and alcohol, from not wanting to do the same thing? And so then all we have are liquor stores, you know, beer and wine, places where you can buy beer and wine. And then in addition to that, we have places where, you know, there are restaurants, but they're also in the retail business. And so we've,...we can't stop that, because you can't say no to the next one when you've said yes, yes, yes, yes. And so you've got a trend here that that now you're plaguing the whole city with to the extent that we have these many establishments that are selling beer and wine and alcohol, and is it fair, really, to our establishments that are in business to sell beer, wine, liquor stores that we have in the city, but all of a sudden they got a whole new cast of competitors that they're having to contend with that are really outside the norm. You know, as this woman was saying five years ago, because this all kind of started with the pandemic. So, I don't know, I don't know that you want to let that cat out of the bag, and to some extent, you've already done that without back, because there'll be a line of restaurants that will want to do this, and you need to anticipate that. So, in my opinion, it's not a big part of their business. I'm sure, you know, if you looked at their P & L, I'm sure that this would be a fraction of what it is that more of a convenience than something that's business strategic but you're going to have this, and you're going to encounter this on every one of these meetings going forward, if this is the trend, then be prepared for the trend, but you need to nip it in the bud, in my opinion.

Mr. Wilshaw: Thank you, sir. Any other comments from the audience? No others. All right. Anything, Ms. Cullen, that you'd like to say before we make our decision?

Ms. Cullen: No. Thank you, though. Thanks for considering it.

Mr. Wilshaw: Thank you very good. If there's nothing else from any of my commissioners, I don't see any other comments, I'll close the public hearing, and a motion would be in order.

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

#02-05-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-12-02-23 submitted by OSI/Fleming's, LLC requesting waiver use approval pursuant to Section 6.03 of the Livonia Zoning Ordinance, as amended, to utilize an S.D.M. liquor license (allows a licensed business to sell beer, wine, and mixed spirit drink products in the original package for consumption off the premises) in connection with the existing restaurant operation (Fleming's Prime Steakhouse & Wine Bar) at 17400 Haggerty Road, located on the north side of College Parkway between Fox Drive and Haggerty Road in the southwest ¼ of Section 7, be approved subject to the following conditions:

1. This waiver approval is limited to this applicant and can only be transferred to another user with approval by the City Council;
2. That the subject site has the capacity to accommodate the proposed use; and
3. That the use of an SDM license will complement the existing use of the subject property and will provide an additional service to customers.

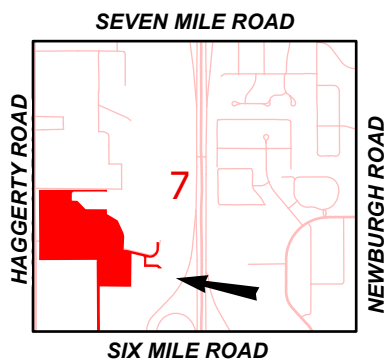
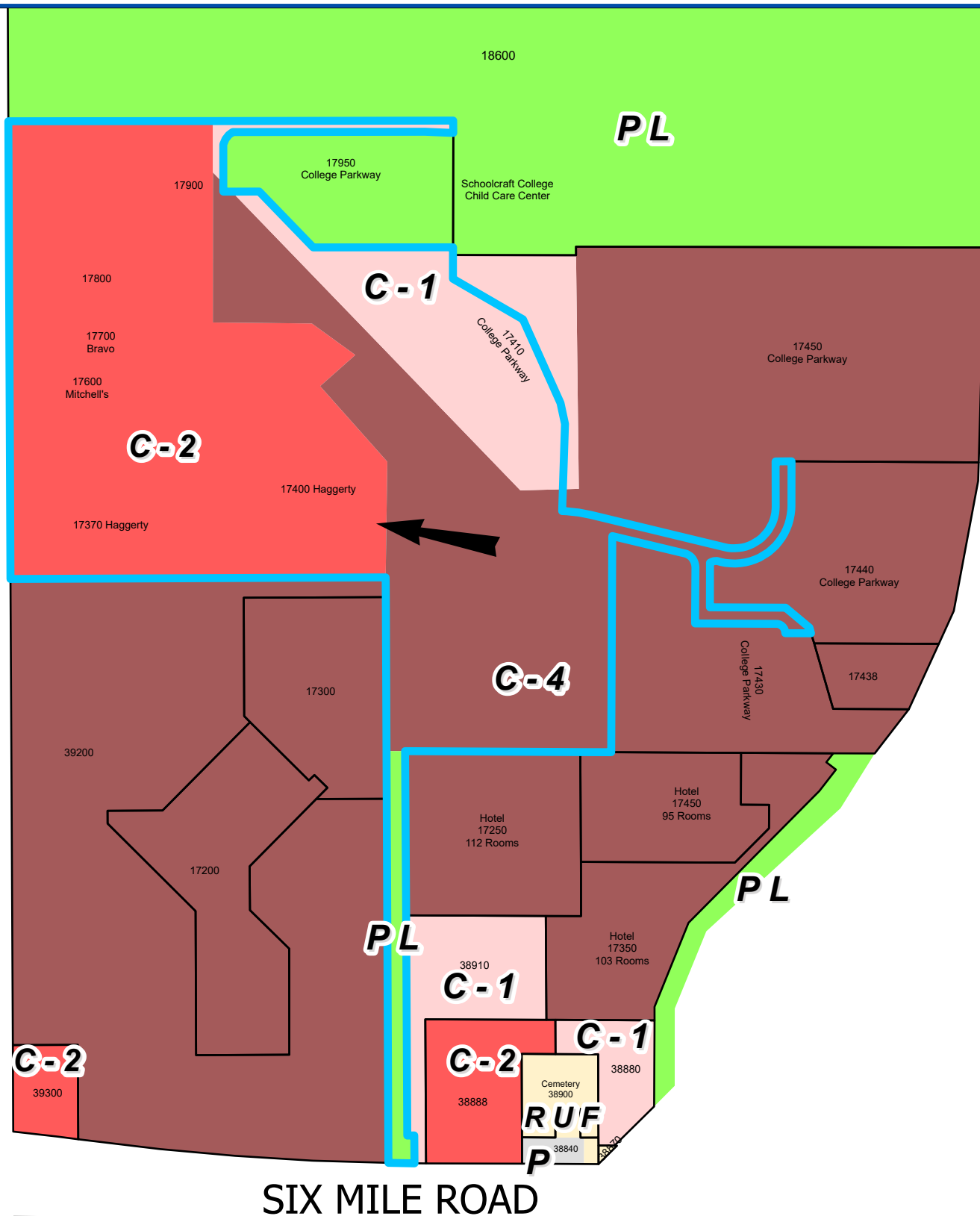
FURTHER RESOLVED, That notice of the above hearing was given in accordance with the provisions of Section 13.13 of the Livonia Zoning Ordinance, as amended.

Mr. Wilshaw: Is there any discussion?

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

HAGGERTY ROAD

I-275 / I-96 FREEWAY



Address & Zoning Map

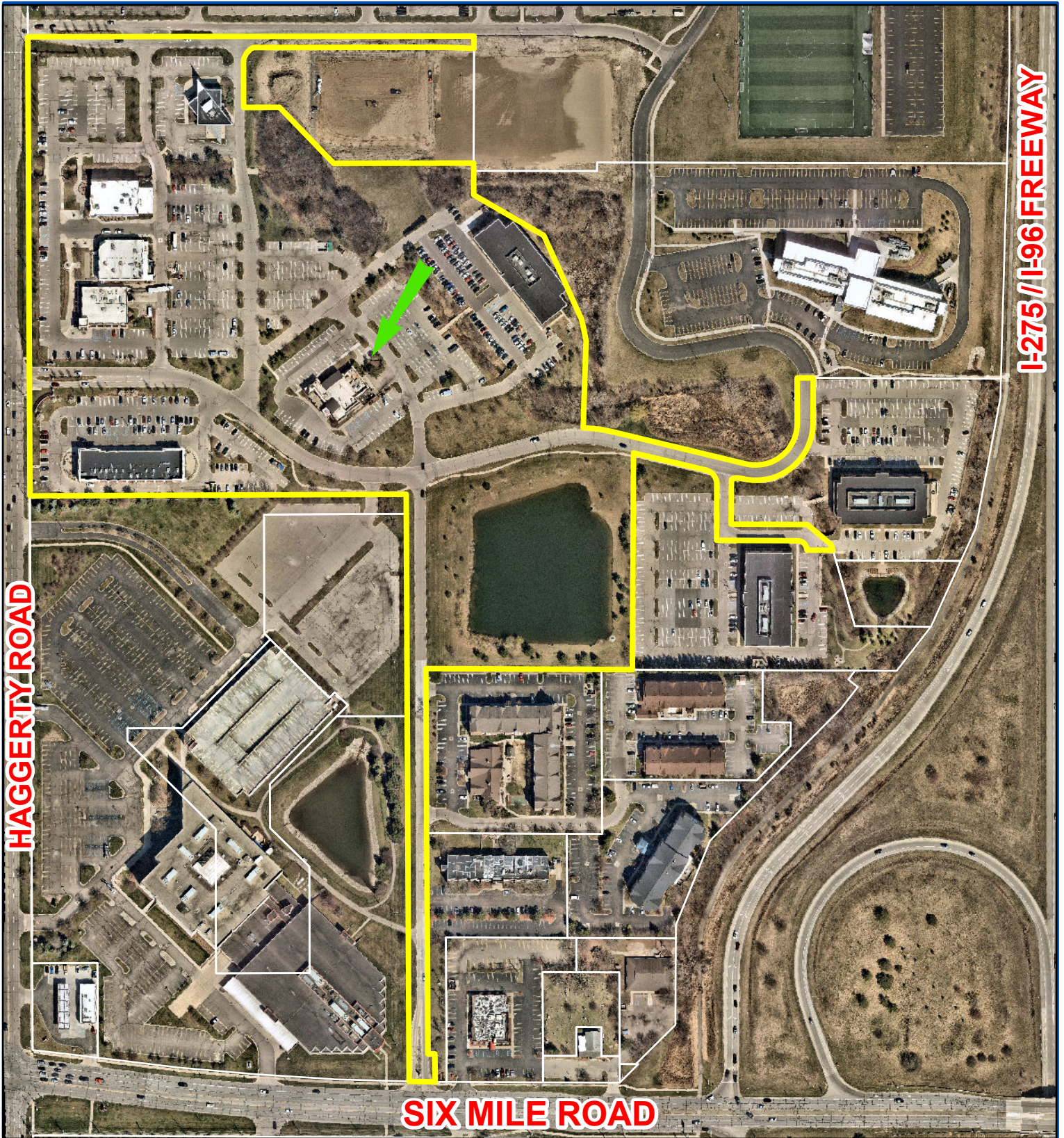
Petition 2025-12-02-23
Fleming's S.D.M.
17400 Haggerty Road



Not to Scale



City of Livonia
Planning Department



HAGGERTY ROAD

I-275 / I-96 FREEWAY

SIX MILE ROAD

SEVEN MILE ROAD

Aerial Map

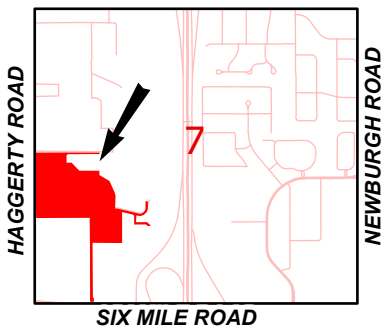
Petition 2025-12-02-23
Fleming's S.D.M.
17400 Haggerty Road



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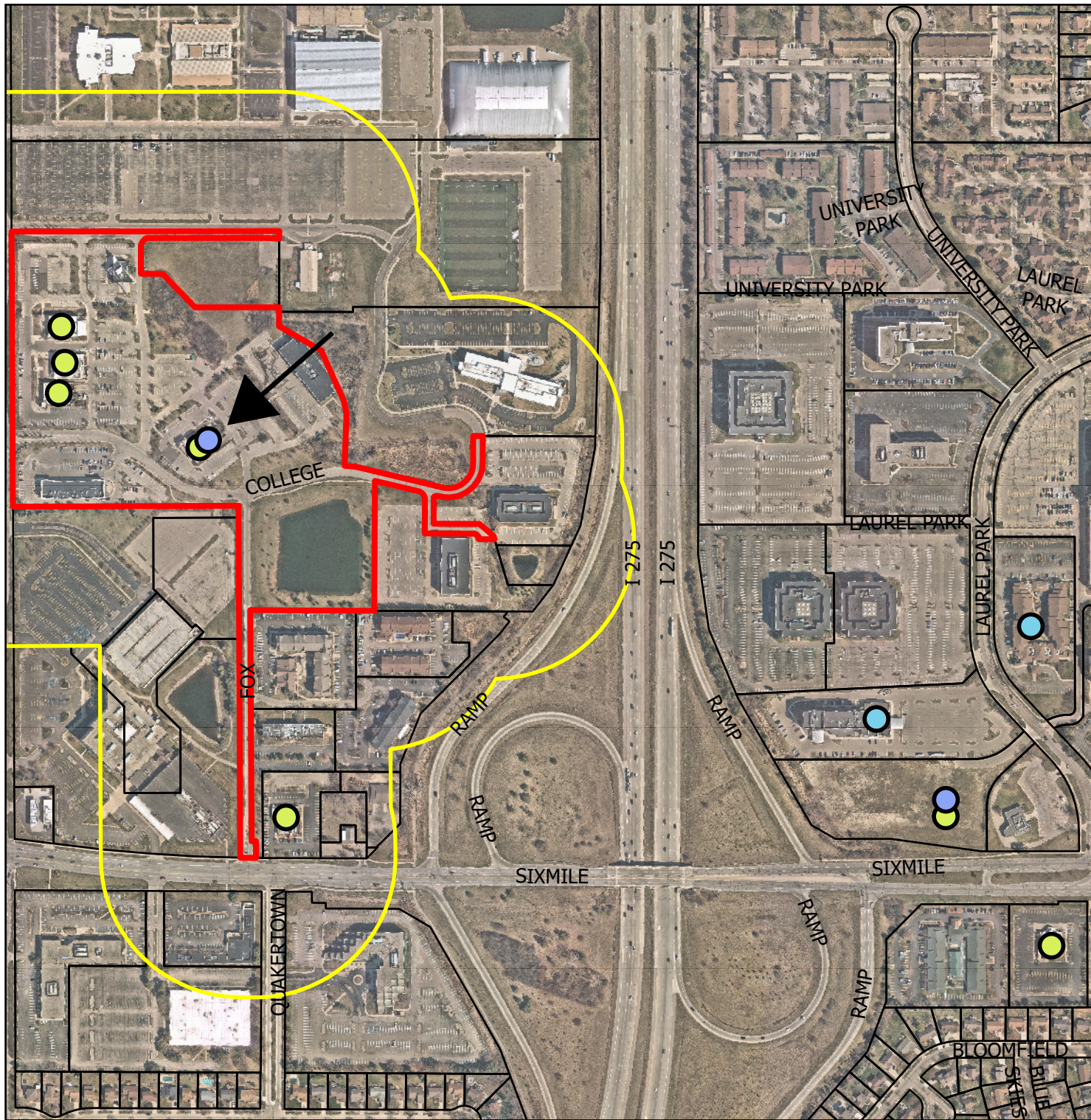
City of Livonia
Planning Department



HAGGERTY ROAD

NEWBURGH ROAD

SIX MILE ROAD



Legend

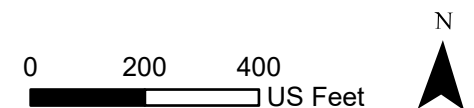
License Type

- B-Hotel
- Brew Pub
- Broker
- Class C
- Club
- SDD
- SDM
- Tavern

- 17400 Haggerty
- 500 FT Buffer

Located along Haggerty Road are three (3) Class C Licenses at:
(1) Mitchell's Seafood House
(2) Bravo! Italian Kitchen
(3) Hopcat Livonia.

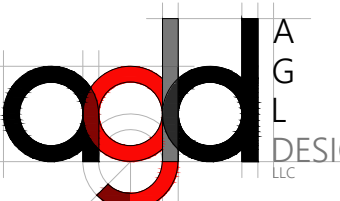
Additional Class C in the vicinity is at Buffalo Wild Wings on Six Mile Road.



17400 HAGGERTY ROAD
LIVONIA, MI 48152

AD102	DEMOLITION CEILING
A101	DIMENSIONED FLOOR
A102	FURNITURE & EQUIPMENT
A103	FLOOR FINISH PLAN
A201	REFLECTED CEILING PLAN
A501	EXTERIOR ELEVATION
A502	EXTERIOR ELEVATION
A601	INTERIOR ELEVATION
A602	INTERIOR ELEVATION
A603	RESTROOM DETAILS
A701	DETAILS
A702	DETAILS
A703	BOOTH DETAILS
A704	PDR DETAILS
A705	PDR DETAILS
A801	FINISH SCHEDULE

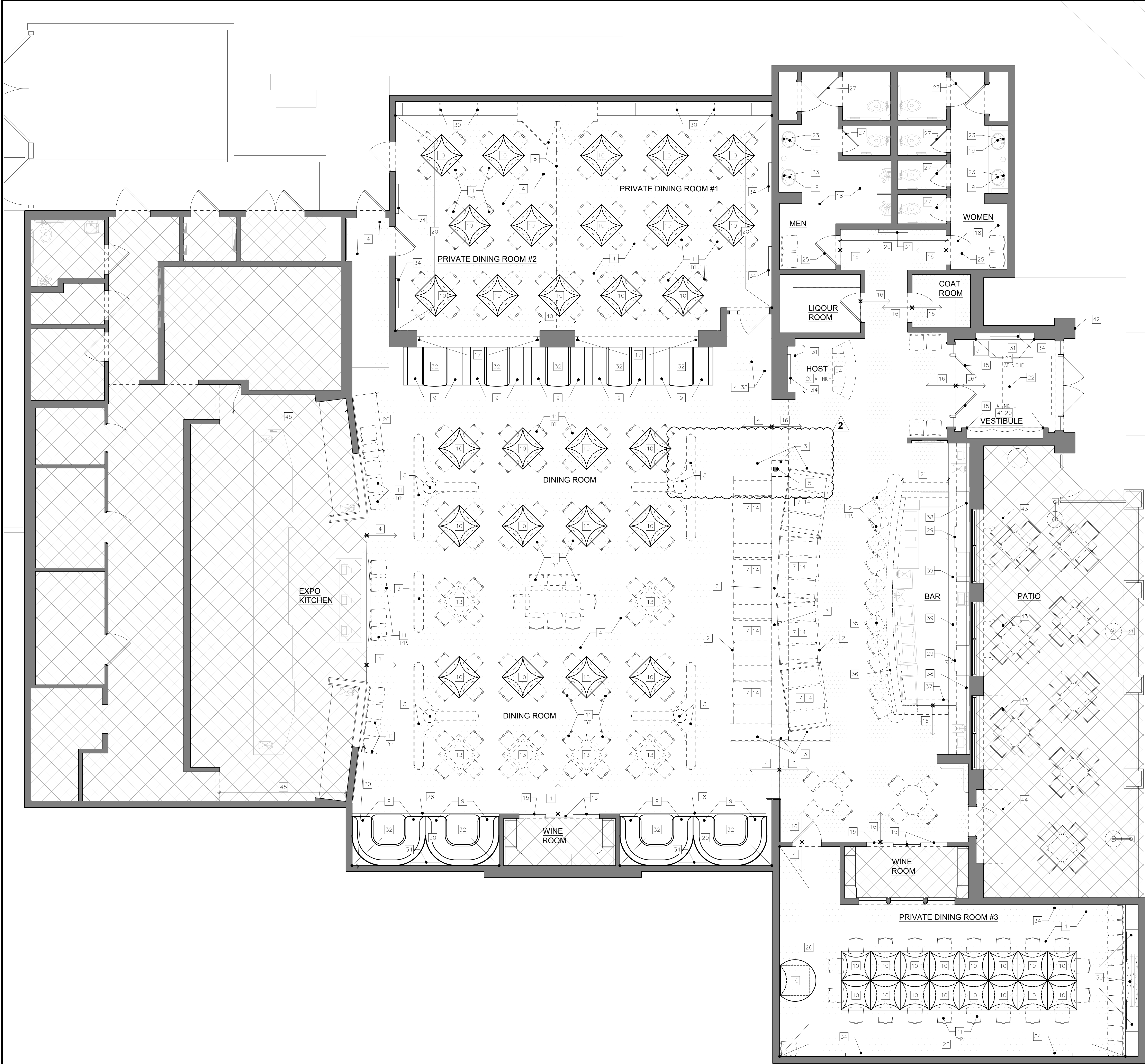
DATE	DESCRIPTION	ISSUE	REV
03-23-2021	PLANS		
03-25-2021			



Fleming's
PRIME STEAKHOUSE & WINE BAR

COVER SHEET

[illegible]



01 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

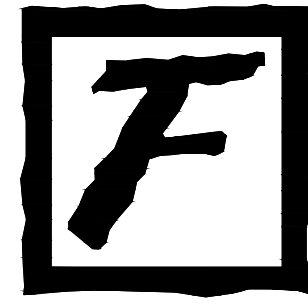
- A. ALL ADJACENT SURFACES FOR ITEMS TO BE REMOVED SHALL BE REPAIRED AS NECESSARY AND FINISHES SHALL BE PROVIDED TO MATCH EXISTING CONDITIONS (UNLESS SURFACE FINISHES ARE BEING REPLACED). COORDINATE WITH OWNER.
- B. FIRE ALARM COMPONENTS ON WALLS TO BE DEMOLISHED SHALL BE RELOCATED TO ADJACENT NEW OR EXISTING SURFACES. CONTRACTOR SHALL PROVIDE SIGNED AND SEALED ENGINEERING FIRE ALARM SHOP DRAWINGS FOR BUILDING DEPARTMENT APPROVAL PRIOR TO PERFORMING ANY WORK.
- C. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ITEMS SHOWN IN DEMOLITION ARE NOT PART OF THE STRUCTURAL INTEGRITY OF THE BUILDING. CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
- D. ALL DEMOLISHED MATERIAL SHALL BE REMOVED IMMEDIATELY AND DISPOSED OF PROPERLY. ANY ITEMS NOT TO BE RETAINED BY THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. NO DEMOLISHED MATERIALS SHALL BE STOCKPILED ON SITE EXCEPT AS REQUESTED BY MP OR CPM.
- E. ALL HAZARDOUS MATERIALS (IF EXISTING) SHALL BE REMOVED FROM SITE PRIOR TO START OF CONSTRUCTION UNDER SEPARATE CONTRACT.
- F. PROTECT OWNER'S PROPERTY AND PERSONS AT ALL TIMES. THIS INCLUDES ALL ITEMS AND SERVICES NECESSARY TO DEMOLISH OR DISMANTLE AND REMOVE ALL WALLS, EQUIPMENT, PIPING AND APPURTENANCES WHICH WILL INTERFERE WITH NEW CONSTRUCTION. ALL ITEMS TO BE REMOVED SHALL BE COORDINATED WITH NEW CONSTRUCTION.
- G. ANY ITEMS NOT SHOWN TO BE DEMOLISHED THAT ARE DAMAGED SHALL BE REPAIRED AS REQUIRED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
- H. COORDINATE ANY SYSTEMS SHUTDOWNS WHICH MAY BE REQUIRED WITH THE LANDLORD, CPM, OPERATING PARTNER, AND RESTAURANT MANAGER.
- I. PRIOR TO COMMENCING WITH THE DEMOLITION WORK, THE CONTRACTOR SHALL ASCERTAIN FROM THE OWNER WHETHER OR NOT THE OWNER WISHES TO RETAIN ANY ITEMS. ANY SUCH ITEMS SHALL BE REMOVED WITH CARE SO AS TO PREVENT DAMAGE AND SHALL BE TURNED OVER TO MP OR CPM.
- J. THE CONTRACTOR SHALL CONTROL AND LIMIT DUST RESULTING FROM DEMOLITION AND PREVENT THE SPREAD OF DUST TO BUILDING AREAS TO REMAIN.
- K. THE USE OF BURNING ON THE SITE WILL NOT BE PERMITTED.
- L. THE USE OF POWDER EXPLOSIVES WILL NOT BE PERMITTED.
- M. WHERE DAMPERS AND CONDUIT, PIPING, ETC. ARE REMOVED FROM RATED WALLS, WALLS SHALL BE PATCHED AND SEALED TO MAINTAIN FIRE AND SMOKE RATING INTEGRITY OF RATED WALLS.
- N. CONTRACTOR SHALL MAKE ALL CIRCUITS DISRUPTED BY DEMOLITION FUNCTIONAL THAT ARE REQUIRED FOR REUSE.
- O. ALL WET UTILITIES LOCATED IN WALLS TO BE REMOVED SHALL BE CAPPED AND ABANDONED AS CLOSE TO THEIR SOURCE AS POSSIBLE.
- P. THE CONTRACTOR SHALL REMOVE ALL WIRING, CONDUIT, WIRING SYSTEMS AND EQUIPMENT MADE OBSOLETE BY THIS DEMOLITION BACK TO SOURCE. ANY EXISTING CONDUIT SYSTEM THAT CAN BE REUSED IN PLACE IN THE NEW WORK MAY BE REUSED, PROVIDED IT IS IN AN ACCEPTABLE CONDITION TO THE ARCHITECT/ENGINEER AND OWNER, AND COMPLIES WITH CURRENT APPLICABLE CODES.
- Q. CONTRACTOR TO VERIFY ALL EXISTING ELECTRICAL DEVICES ASSOCIATED WITH ITEMS SLATED FOR DEMOLITION. DEMOLISH ALL CIRCUITS TO BE REUSED BACK TO A SUITABLE LOCATION FOR EXTENSION TO NEW/RELOCATED DEVICES. VERIFY CONTINUITY OF ALL CONDUCTORS TO BE REUSED. ALL UNUSED CIRCUITS SHALL BE DEMOLISHED BACK TO SOURCE. DO NOT ABANDON IN PLACE. UPDATE PANEL SCHEDULES AS NEEDED.
- R. PROVIDE PROTECTION FOR BUILDING AND COMPONENTS FROM ELEMENTS DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO ENVELOPE, WALLS, DOORS & WINDOWS. ENSURE INTEGRITY OF THE ENVELOPE THROUGHOUT DEMOLITION AND UNTIL ALL PERMANENT PARAPETS, ROOF MEMBRANES AND EXTERIOR WALL FINISH SYSTEMS AND SEALANTS ARE INSTALLED.
- S. FOR THE DURATION OF CONSTRUCTION, GC TO PROVIDE AN ACCESSIBLE MEANS OF ENTRANCE THAT IS PROTECTED AND SEPARATED FROM WORK AREAS.
- T. GC TO CLEAN DRIVE LANE AND SIDEWALK DAILY AND INCLUDE BOTH MAGNET AND BROOM SWEEP 30 MINUTES MINIMUM PRIOR TO STORE OPENING.

DEMOLITION PLAN NOTES

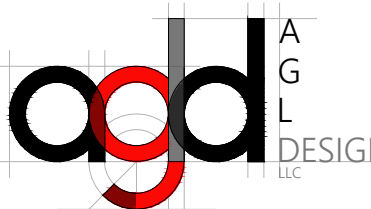
1. NOT USED.
2. REMOVE EXISTING BOOTH PLATFORM. GC TO PATCH AND REPAIR FLOOR AS NECESSARY. PREPARE FOR NEW FLOOR FINISH.
3. REMOVE ENTIRE MILLWORK LOW WALL, MILLWORK PARTITIONS, AND MILLWORK BALUSTRADES. SALVAGE EXISTING MILLWORK PANELS AND TRIM THAT ARE IN EXCELLENT CONDITION TO BE REUSED IN AREAS IN NEED OF PATCHING.
4. REMOVE CARPET FLOOR FINISH. PREPARE SUBSTRATE FOR NEW FINISHES. FLOAT SLAB AS REQUIRED FOR LEVEL FINISH SURFACE.
5. G.C. TO RE-WRAP COLUMN WITH NEW COLUMN WRAP.
6. REMOVE GLASS PANELS AT LOW WALL.
7. REMOVE EXISTING BOOTH IN ITS ENTIRETY.
8. G.C. TO MODIFY POCKET CLOSET OPENING FOR NEW ACOUSTICAL OPERABLE SYSTEM. DEMO EXISTING POCKET DOORS. COORDINATE WITH MODERNFOLD PRIOR TO DEMO.
9. EXISTING BOOTH BENCH BACKS AND SEATS TO REMAIN AND TO BE REUPHOLSTERED BY BOOTH VENDOR.
10. EXISTING TABLES AND TABLE BASES TO REMAIN AND BE REUSED (RELOCATE PER FURNITURE PLAN AND OWNER'S DIRECTION).
11. EXISTING CHAIRS TO BE REMOVED AND DISPOSED OF.
12. EXISTING BAR STOOLS TO BE REMOVED AND DISPOSED OF.
13. DEMO (a) EXISTING 36"X36" TABLE TOPS THAT ARE IN BAD CONDITION. GC TO CONFIRM WITH OP WHICH TABLES TO REMOVE. REUSE EXISTING TABLE BASES.
14. DEMO EXISTING BOOTH TABLE TOP.
15. REMOVE ALL EXISTING VINYL "T" LOGOS ON ANY INTERIOR GLASS SURFACES. DO NOT REMOVE LOGO AT ANY EXTERIOR ENTRY OR EXIT DOORS.
16. REMOVE EXISTING VINYL WOOD FLOORING AND PREP SUBSTRATE FOR NEW FLOOR FINISHES.
17. REMOVE EXISTING PRIVACY SHUTTERS SYSTEM AT LOW WALL. REPLACE TOP CAP WITH NEW CAP. PREPARE OPENING FOR NEW GLAZING AND NEW ROLL DOWN SHADES.
18. G.C. TO PAINT DRYWALL SURFACES AT WALLS AND CEILINGS WITH NEW PAINT COLOR (PT-04) BM #1032 BAR HARBOR BEIGE. PAINT VENTS AND LIGHT TRIM FIXTURES TO MATCH NEW PAINT COLOR.
19. G.C. TO ORDER AND INSTALL BLACK SOFT ADA UNDER LAV TRAP GEAR TO COVER EXPOSED PIPES UNDER SINK. PRODUCT: PLUMBEREX TRAP GEAR MODEL #3968 SOURCE: HOME DEPOT.
20. G.C. TO REMOVE UPPER PORTION OF PANELING BETWEEN CHAIR RAIL AND CROWN MOLDING. INSTALL SMOOTH 1/4" DRYWALL AND PREP FOR NEW WALL COVERING (ONLY AT DESIGNATED WALLS). NEVER APPLY WALLCOVERING OVER WOOD SURFACE.
21. G.C. TO REPLACE WOOD PORTION OF BARTOP FOR NEW SS BAR PAN TOP.
22. G.C. TO REMOVE EXISTING ENTRY MATT. PREP FLOOR FOR NEW FLOORING.
23. G.C. TO REPLACE WORN OR BROKEN FAUCETS AND/OR LEVERS WITH NEW. MATCH EXISTING SPEC. REPLACE LIKE FOR LIKE.
24. G.C. TO DEMO HOST STAND, RETAIN AND RE-USE HOST EQUIPMENT, POWER, PHONE, AND DATA OUTLETS FOR NEW HOST STAND. G.C. TO COORDINATE WITH BBI TECH, STACEY MCCONKEY, PH. 813-830-4417, EMAIL: STACEY@BBI-COMMERCE.COM
25. G.C. TO REPLACE WORN OR BROKEN RESTROOM MAIN ENTRY DOOR PUSH PLATE, KICK PLATE, AND PULL. MATCH EXISTING SPEC. REPLACE LIKE FOR LIKE.
26. REMOVE EXISTING FLOOR TILE AND PREP SUBSTRATE FOR NEW FLOORING. FLOAT SLAB AS REQUIRED FOR LEVEL FINISH SURFACE.
27. G.C. TO REPLACE WORN OR BROKEN RESTROOM STALL DOOR LEVERS. REPLACE LIKE FOR LIKE.
28. G.C. TO STRIP AND REFINISH EXISTING WOOD TRIM AND BASE AT EXISTING BOOTH PLATFORM TO BLACK STAIN WOOD. G.C. STAIN PROCESS TO FOLLOW:
 1. SAND SURFACE AS REQUIRED TO COMPLETELY REMOVE EXISTING FINISH.
 2. APPLY (1) COATS OF STAIN MINWAX TRUE BLACK 274 WITH STAIN PAD.
 3. APPLY (2) COATS OF AUTOMOBILE CLEAR BY MATRIX WITH MINI-ROLLER OR PAINT BRUSH.
29. G.C. TO DEMO EXISTING BACK BAR WALL SCONES. CAP AT SOURCE.
30. G.C. TO MODIFY PORTION OF EXISTING TV CABINET FOR NEW TV MILLWORK CABINET. REFER TO SHEET INTERIOR ELEVATIONS AND DETAILS.
31. EXISTING FURNITURE OR MILLWORK TO REMAIN.
32. EXISTING TABLES AND TABLE BASES TO REMAIN.
33. REVISE EXISTING STAIR TREAD NOSING.
34. G.C. TO REMOVE EXISTING DECOR IN PREPARATION FOR NEW DECOR.
35. G.C. TO DEMO EXISTING WOOD BARTOP IN PREPARATION OF NEW QUARTZ BARTOP BY CAMBRIA. G.C. TO COORDINATE WITH CAMBRIA. KEEP AND RETAIN BAR DIE WALL.
36. G.C. TO MODIFY FOOTRAIL FOR ADA PORTION.
37. G.C. TO DEMO WOOD FLIP-UP BAR COUNTER IN PREPARATION OF NEW QUARTZ BARTOP BY CAMBRIA.
38. G.C. TO DEMO DIAMOND BOTTLE STORAGE AND COVERT NICHE INTO (2) WOOD SHELVES WITH PLAIN MIRROR ON BACKSIDE. MATCH DESIGN OF EXISTING MIDDLE LIQUOR DISPLAY AT BACKBAR.
39. G.C. TO REPAIR / REFINISH EXISTING LOWER MILLWORK BELOW BACKBAR COUNTER TO A NEW BLACK STAIN. FOLLOW GC STAIN PROCESS:
 1. SAND SURFACE AS REQUIRED TO COMPLETELY REMOVE EXISTING FINISH.
 2. APPLY (1) COATS OF STAIN MINWAX TRUE BLACK 274 WITH STAIN PAD.
 3. APPLY (2) COATS OF AUTOMOBILE CLEAR BY MATRIX WITH MINI-ROLLER OR PAINT BRUSH.
40. G.C. TO REMOVE EXISTING MILLWORK PANEL AT CENTER COLUMN. PREP TO BE FLUSH FOR NEW WALLCOVERING AND FOR NEW ACOUSTICAL DOOR SYSTEM.
41. G.C. TO DEMO UPPER PORTION OF WINE DISPLAY. PATCH AND REPAIR LOWER HALF OF WAINSCOT AND CHAIR RAIL TO LOOK SIMILAR TO OPPOSITE NICHE IN VESTIBULE.
42. G.C. TO PREP EXTERIOR SURFACE FOR NEW PAINT. REFER TO EXTERIOR ELEVATIONS.
43. REMOVE EXISTING AWNINGS AND AWNING LIGHTS - PATCH BUILDING SURFACE AS NEEDED.
44. REMOVE EXISTING AWNING FABRIC OVER DOOR - REPLACE WITH ALL BLACK FABRIC.
45. G.C. TO PREP EXISTING BRICK TO RECEIVE NEW CERAMIC TILE OVER TOP OF IT.

LEGEND

- EXISTING AREA TO REMAIN: NO SCOPE OF WORK IN THIS AREA: PROTECT FROM DAMAGE DURING CONSTRUCTION.
- FLOORING CONTRACTOR TO REMOVE EXISTING FRONT OF HOUSE FLOORING U.N.G.
- FULL HEIGHT WALLS - EXISTING TO REMAIN
- CONTRACTOR TO DEMO/REMOVE EXISTING



STIPULATION FOR REUSE
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17400 HAGGERTY ROAD
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INTERIOR REMODEL

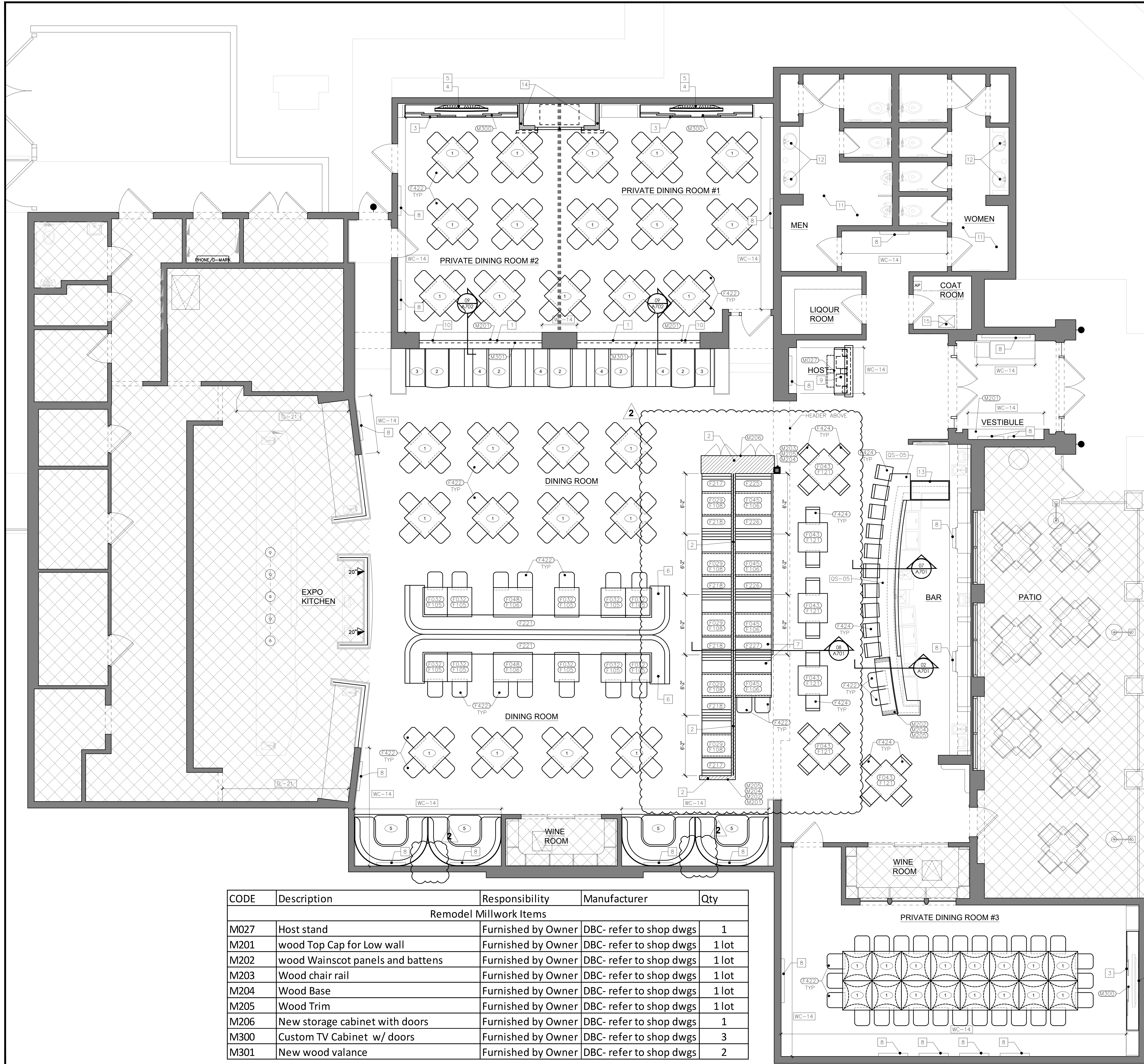
Fleming's
PRIME STEAKHOUSE & WINE BAR

ISSUED / REVISED	DATE
REVISION 1	3/25/21
REVISION 2	8/24/21

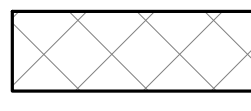
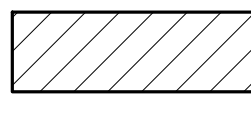
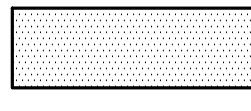
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3301	AGL

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AD101
DEMOLITION PLAN



CODE	Description	Responsibility	Manufacturer	Qty
Remodel Millwork Items				
M027	Host stand	Furnished by Owner	DBC- refer to shop dwgs	1
M201	wood Top Cap for Low wall	Furnished by Owner	DBC- refer to shop dwgs	1 lot
M202	wood Wainscot panels and battens	Furnished by Owner	DBC- refer to shop dwgs	1 lot
M203	Wood chair rail	Furnished by Owner	DBC- refer to shop dwgs	1 lot
M204	Wood Base	Furnished by Owner	DBC- refer to shop dwgs	1 lot
M205	Wood Trim	Furnished by Owner	DBC- refer to shop dwgs	1 lot
M206	New storage cabinet with doors	Furnished by Owner	DBC- refer to shop dwgs	1
M300	Custom TV Cabinet w/ doors	Furnished by Owner	DBC- refer to shop dwgs	3
M301	New wood valance	Furnished by Owner	DBC- refer to shop dwgs	2

FURNITURE SCHEDULE				
CODE	DESCRIPTION	RESPONSIBILITY	MANUFACTURER	QTY.
TABLE TOPS - INTERIOR SEATING (F000 SERIES)				
F032	VINYL TABLE TOP 36x30 W/ 8.75" FLIPS	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	10
F029	TABLE TOP 30X36 VINYL TOP - BOOTH TOP	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	5
F043	TABLE TOP 36X36 WOOD - HIGH TOP	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	6
F045	TABLE TOP 30X44 WOOD - BOOTH TOP	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	4
F048	TABLE TOP 36X48 VINYL - BOOTH TOP	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	2
CODE	DESCRIPTION	RESPONSIBILITY	MANUFACTURER	QTY.
TABLE BASES (F100 SERIES)				
F108	TABLE BASE - 24X30	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	5
F106	TABLE BASE - 5X22	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	12
F105	TABLE BASE - 30X30	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	10
F121	TABLE BASE - 30X30 HIGH TOP	FURNISHED BY OWNER	WILDWOOD - CHRISSEY SMITH chrissy@wildwoodmarketing.net	6
CODE	DESCRIPTION	RESPONSIBILITY	MANUFACTURER	QTY.
BOOTHS / BANQUETTES - INTERIOR SEATING (F200 SERIES)				
F217	SINGLE PULLMAN BOOTH (BACK UP-112, SEAT & BOTTOM VINYL APRON TRIM UP-106) SIZE : 36" L x 40" H	FURNISHED BY OWNER	SOFT TOUCH FURNITURE Megan Vickers 330-545-4204 or 877-747-7638	2
F218	DOUBLE PULLMAN BOOTH (BACK UP-112, SEAT & BOTTOM VINYL APRON TRIM UP-106) SIZE : 36" L x 40" H	FURNISHED BY OWNER	SOFT TOUCH FURNITURE Megan Vickers 330-545-4204 or 877-747-7638	4
F225	SINGLE PULLMAN BOOTH (BACK UP-112, SEAT & BOTTOM VINYL APRON TRIM UP-106) SIZE : 44" L x 40" H	FURNISHED BY OWNER	SOFT TOUCH FURNITURE Megan Vickers 330-545-4204 or 877-747-7638	1
F226	DOUBLE PULLMAN BOOTH (BACK UP-112, SEAT & BOTTOM VINYL APRON TRIM UP-106) SIZE : 44" L x 40" H	FURNISHED BY OWNER	SOFT TOUCH FURNITURE Megan Vickers 330-545-4204 or 877-747-7638	2
F227	CUSTOM DOUBLE PULLMAN BOOTH (BACK UP-112, SEAT & BOTTOM VINYL APRON TRIM UP-106) SIZE : 44" L x 40" H	FURNISHED BY OWNER	SOFT TOUCH FURNITURE Megan Vickers 330-545-4204 or 877-747-7638	1
** BACK FABRIC CUSHION SMOOTH, WITH NO TUFTING, AND SIDE PANELS.				
F221	U-SHAPED BANQUETTE (BACK UP-111, SEAT UP-106) SIZE : REFER TO DIM FLOOR PLAN x 44" H	FURNISHED BY OWNER	SOFT TOUCH FURNITURE Megan Vickers 330-545-4204 or 877-747-7638	2
** BACK FABRIC CUSHION SMOOTH, WITH NO TUFTING, AND SIDE PANELS. WRAP FABRIC AROUND CURVED PORTION OF OUTSIDE BACK WHERE IT IS EXPOSED, WRAP FABRIC TO OUTSIDE BACK.				
CODE	DESCRIPTION	RESPONSIBILITY	MANUFACTURER	QTY.
CHAIRS & BAR STOOLS - INTERIOR SEATING (F400 SERIES)				
F422	NEW DINING CHAIRS (BACK & SEAT UP-106)	FURNISHED BY OWNER	FLORIDA SEATING - VIKTORIA KUHN viktoria@floridaseating.com	167
F424	BAR STOOL (BACK & SEAT UP-110)	FURNISHED BY OWNER	FLORIDA SEATING - VIKTORIA KUHN viktoria@floridaseating.com	28
CODE	MANUFACTURER	PRODUCT/COLOR	CONTACT	
UPHOLSTERY				
UP-110	CF STINSON	PRODUCT : VINYL AFFINITY 2.0 COLOR : AFF 207 CHIFFON WIDTH : 54" (PATTERN GRAIN TO MATCH AT BACK AND SEAT AND RUN VERTICAL AT BACK)	AMY CARPENTER 407-810-1437 acarpenter@cfstinson.com	
UP-106	SWAVELLE HOSPITALITY	PRODUCT : VINYL COLOR : SWAVELLE HOSPITALITY GALLERIA RANGER RUSTIC	JULIE VECCHIO 248-299-3800 juliev@ulpcollection.com	
UP-112	POLLACK	PRODUCT : EMERGE 4189 COLOR : CORK 03 WIDTH : 53.314" ORDER WITH FINISH: NANOTEX FOOD AND BEV TREATMENT	JULIE BARBERA 954-342-9422 J.Barbera@hollyhunt.com	
UP-113	CONCERTEX	PRODUCT : PEEP COLOR : CORK WIDTH : 54" ORDER WITH FINISH: NANOTEX FOOD AND BEV TREATMENT	JERILYN BENNETT 407-702-3620 jerilyn@jerilyndandco.com	
UP-111	CONCERTEX	PRODUCT : CUBIST COLOR : BOURBON WIDTH : 54" INSTALL: PATTERN MATCH AT SEAMS	JERILYN BENNETT 407-702-3620 jerilyn@jerilyndandco.com	
EXISTING FF&E SCHEDULE				
#	DESCRIPTION	QTY.		
1	EXISTING TABLE TOP FLIP 36X36: REUSE AND RELOCATE.	24		
2	EXISTING BOOTH TABLE TOP 48X30: REUSE	8		
3	EXISTING SINGLE BOOTH 48": REUPHOLSTER (BACK UP-112 SEAT & BOTTOM VINYL APRON TRIM ABOVE KICK BASE UP-106)	2		
4	EXISTING DOUBLE BOOTH 48": REUPHOLSTER (BACK UP-112 SEAT & BOTTOM VINYL APRON TRIM ABOVE KICK BASE UP-106)	4		
5	EXISTING U-BOOTH: TABLE TOP 38X42: REUPHOLSTER (BACK UP-113, SEAT UP-106)	4		
GENERAL NOTES				
A. ALL NEW MILLWORK SHALL BE FABRICATED BY OWNERS MILLWORK VENDOR AND INSTALLED BY CONTRACTOR. COORDINATE WITH OWNER.				
B. ALL DINING HEIGHT TABLES WITH DINING CHAIR TOPS TO BE AT 30"-31" AFF. IF TABLE IS ON BOOTH PLATFORM IT NEEDS TO BE 30"-31" FROM BOOTH PLATFORM SURFACE.				
C. BAR HEIGHT TABLES WITH BARSTOOLS TO BE AT 42" AFF.				
FLOOR PLAN KEY NOTES				
1	NOT USED.			
2	NEW LOW WALL WITH NEW DECOR SCREEN AND STORAGE CABINET. REFER TO DETAILS AND INTERIOR ELEVATIONS FOR NEW SCREEN LOCATIONS.			
3	NEW TV MILLWORK CABINET. REFER TO DETAILS.			
4	GC TO PROVIDE POWER AND DATA FOR NEW TV MOUNTED WITHIN MILLWORK CABINET. G.C. TO COORDINATE WITH CRUNCHY.			
5	NEW TV AND TV BRACKET BY CRUNCHY AND INSTALL BY CRUNCHY.			
6	NEW U-SHAPED FREESTANDING BANQUETTE BY BOOTH VENDOR. GC TO SECURE IN PLACE.			
7	CUSTOM DOUBLE BOOTH FOR ADA WITH STAGGERED HEIGHT.			
8	NEW OWNER SUPPLIED DECOR. REFER TO INTERIOR ELEVATIONS. G.C. TO INSTALL.			
9	NEW HOST STAND INSTALL BY G.C. AT SAME LOCATION OF OLD ONE.			
10	NEW VALANCE AND SOLAR SHADES SUPPLIED AND INSTALLED BY KELSIE BLINDS.			
11	PAINT PUBLIC RESTROOM DRYWALL AND CEILING NEW PAINT COLOR PT-04.			
12	G.C. TO ORDER AND INSTALL BLACK SOFT ADA UNDER LAV TRAP GEAR TO COVER EXPOSED PIPES UNDER SINK. PRODUCT: PLUMBEX TRAP GEAR MODEL #396B SOURCE: HOME DEPOT.			
13	NEW STAINLESS STEEL BAR PAN BY OWNER - INSTALL BY G.C.			
14	G.C. TO MODIFY EXISTING NICHE FOR NEW OPERABLE PARTITION SYSTEM AND NEW POCKET DOORS BY MODERNFOLD.			
15	G.C. TO COORDINATE NEW ELECTRIC POWER AND CAT6 CONDUITS FOR NEW MEDIA RACK BY CRUNCHY INSIDE COAT ROOM. LOW VOLTAGE G.C. CONTACT LEO MORETTI PH: 407-476-2044 EXT: 202			
LEGEND				
	EXISTING AREA TO REMAIN: NO SCOPE OF WORK IN THIS AREA; PROTECT FROM DAMAGE DURING CONSTRUCTION.			
	NEW 2X LOW WALL; SEE PLAN FOR HEIGHTS			
	FULL HEIGHT WALLS - NEW			
	FULL HEIGHT WALLS - EXISTING TO REMAIN			

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INTERIOR REMODEL

Fleming's
PRIME STEAKHOUSE & WINE BAR

ISSUED / REVISED DATE
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DPM: LD
STORE No: 3301
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DRAWN BY: AGL
CHECKED BY: AGL
A102
FURNITURE & EQUIPMENT PLAN



GENERAL NOTES

- A. FLOOR FINISH CHANGES FROM ROOM TO ROOM OCCUR AT THE CENTERLINE OF CLOSED DOORS, U.N.O.
- B. PARTIAL FLOOR PATTERNS SHOWN IN MAIN DINING ROOM AND PRIVATE DINING ROOMS ARE TO BE EXTENDED THROUGHOUT THE ROOM.

FLOOR FINISH NOTES

1. INSTALL NEW MATERIAL TRANSITION.
2. CARPET SHALL EXTEND UNDER TABLES. TRIM TIGHT TO WALL/BOOTH BASE AND ATTACH FIRMLY TO SUBSTRATE.
3. EXISTING TRANSITION TO REMAIN. FLOORING CONTRACTOR TO VERIFY AND REPLACE IF REQUIRED BY NEW MATERIALS OR IF DAMAGED DURING DEMOLITION. PROVIDE NEW TRANSITION STRIP IF NONE EXIST BETWEEN TWO DIFFERENT MATERIALS.
4. NEW CARPET TILES.
5. NEW WALK-OFF CARPET. MONOLITHIC INSTALL.
6. INSTALL NEW VINYL WOOD PLANK FLOORING IN BAR AREA AND ENTRY.
7. NOT USED.
8. G.C. TO REFINISH AND RESTAIN EXISTING BOOTH PLATFORM WOOD TRIM. REFER TO DETAIL 03/A103.
9. EXISTING STAIR TREAD CAP TO REMAIN. FLOORING CONTRACTOR TO VERIFY AND REPLACE IF REQUIRED BY NEW MATERIALS OR IF DAMAGED DURING DEMOLITION.
10. NEW CARPET TILES TO EXTEND UNDER NEW BANQUETTE SEATING.
11. NEW BOOTH PLATFORM BY G.C. FLOORING CONTRACTOR TO INSTALL NEW COVERING AND TREAD NOSING. REFER TO DETAIL 02/A103.

FLOOR FINISH SCHEDULE

CODE	DESCRIPTION	MANUFACTURER
FLOORING		
CP-06	CARPET PRODUCT: RITUAL 88R26 COLOR: GROUNDED 800226 SIZE: 18" X 36" BACKING: AFRIMA HARDBACK INSTALL METHOD: BRICK LEADTIME: 4-6 WEEKS	BENTLEY MILLS CONTACT: BARBARA JO TRIMBLE 407-399-3008 TAMERLANE COMMERCIAL FLOORING CONTACT: TRAVIS DUNN 813-957-3507 tdunn813@gmail.com
CP-07	CARPET PRODUCT: ROUGH IDEA BRU26 COLOR: FRAMEWORK 800657 SIZE: 24" X 24" INSTALL DIRECTION: MONOLITHIC LEADTIME: 4-6 WEEKS	BENTLEY MILLS CONTACT: BARBARA JO TRIMBLE 407-399-3008 TAMERLANE COMMERCIAL FLOORING CONTACT: TRAVIS DUNN 813-957-3507 tdunn813@gmail.com
VF-04	LVT FLOORING PRODUCT: EVENT - CRAFTED PLANK COLOR: WOODSTOCK 2120 SIZE: 6"X48"	TARKETT USA INC CONTACT: ALISON AKERS-SHAW 941-938-3245

* OWNER CONTRACTOR PROVIDED AND INSTALLED.
 G.C. TO COORDINATE WITH FLOORING CONTRACTOR:
 TRAVIS DUNN
 TAMERLANE COMMERCIAL FLOORING
 tdunn813@gmail.com
 813-957-3507

LEGEND

	EXISTING AREA TO REMAIN; NO SCOPE OF WORK IN THIS AREA; PROTECT FROM DAMAGE DURING CONSTRUCTION.
	NEW CARPET TILE (CP-06) INSTALL: BRICK
	NEW WALK OFF CARPET TILE (CP-07)
	NEW VINYL PLANK FLOORING (VF-04)
	FULL HEIGHT WALLS - EXISTING TO REMAIN

DETAIL 03A

NOTE: G.C. TO STRIP AND REFINISH EXISTING WOOD BOOTH PLATFORM TRIM AND BASE AT PLATFORM ONLY. G.C. TO STAIN WOOD NEW BLACK STAIN. G.C. PROCESS TO FOLLOW:

- SAND SURFACE AS REQUIRED TO COMPLETELY REMOVE EXISTING FINISH.
- APPLY (2) COATS OF STAIN MINWAX TRUE BLACK 274 WITH STAIN PAD.
- APPLY (2) COATS OF AUTOMOBILE CLEAR BY MATRIX WITH MINI-ROLLER OR PAINT BRUSH.

03 EXISTING BOOTH PLATFORM TRIM

SCALE: 3"=1'-0"

NOTE: FIRE RETARDANT TREATED WOOD IS REQUIRED IN BOOTH PLATFORM CONSTRUCTION.

NOTE: NEW PLATFORM TO BE CONSTRUCTED BY G.C.

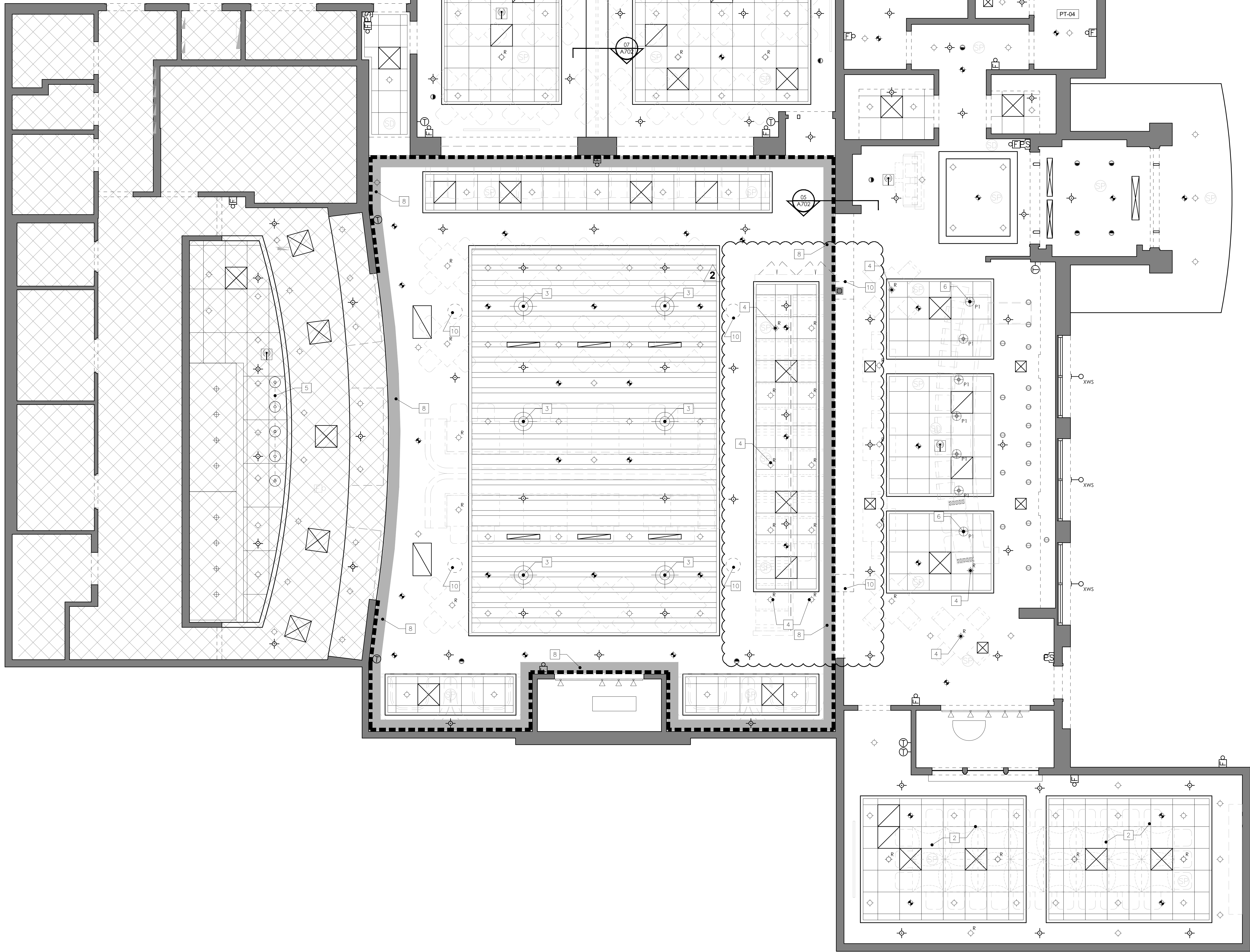
02 NEW BOOTH PLATFORM DETAIL AT BAR

SCALE: 3"=1'-0"

NOTE: FIRE RETARDANT TREATED WOOD IS REQUIRED IN BOOTH PLATFORM CONSTRUCTION.

NOTE: NEW PLATFORM TO BE CONSTRUCTED BY G.C.

[illegible]



01 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

- ALL RCP SCOPE OF WORK AT CEILING HEIGHT WILL BE BY G.C. FSG WILL PROVIDE NEW LIGHTS FOR G.C. TO INSTALL WHERE NOTED.
- ALL EXISTING EMERGENCY LIGHTS AND/OR SIGNS TO REMAIN, U.N.O.
- ALL EXISTING SPRINKLERS AND ALARMS TO REMAIN.
- ALL EXISTING HVAC DIFFUSERS/GRILLES TO REMAIN, U.N.O.
- ALL EXISTING SPEAKERS TO REMAIN.
- CONTRACTOR SHALL MAKE FUNCTIONAL ALL ELECTRICAL CIRCUITS DISRUPTED BY DEMOLITION THAT ARE REQUIRED FOR REUSE.
- COORDINATE ANY SYSTEM SHUT DOWNS, WHICH MAY BE REQUIRED, WITH OWNER.
- PATCH AND REPAIR CEILING WHERE MILLWORK COLUMNS WERE REMOVED. MATCH EXISTING FINISH AND TEXTURE.

REFLECTED CEILING PLAN NOTES

- NOT USED.
- G.C. TO CONFIRM THE OLD PDR DOME CHANDELIER WAS REPLACED BY A RECESSED CAN LIGHT.
- G.C. TO COORDINATE BOTTOM HEIGHT OF NEW CHANDELIER WITH OWNER.
- RELOCATED (40) EXISTING HALO CAN LIGHT FIXTURES TO NEW LOCATION. PATCH CEILING TO MATCH EXISTING CEILING. PAINT TRIM BLACK IF RELOCATED WITHIN WOOD SLAT CEILING.
- (5) NEW HEATLAMPS AND TRACK INSTALL BY G.C. / OWNER PROVIDED THROUGH TRI-MARK. G.C. TO COORDINATE LOCATION WITH CHIEF PARTNER ON SITE.
- REPLACE WITH NEW PENDANT LIGHT FIXTURE. REFER TO DETAILS BELOW.
- NOT USED.
- G.C. TO PREP SOFFIT SURFACE WITH LEVEL 5 FINISH TO RECEIVE NEW WALL COVERING IN MAIN DINING ROOM. REFER TO A201 AND A601 FOR LOCATIONS AND DETAILS.
- NOT USED.
- PATCH AND REPAIR CEILING WHERE MILLWORK COLUMNS WERE REMOVED. MATCH EXISTING ADJACENT FINISH AND TEXTURE.

LEGEND

- EXISTING AREA TO REMAIN: NO SCOPE OF WORK IN THIS AREA: PROTECT FROM DAMAGE DURING CONSTRUCTION.
- FULL HEIGHT WALLS - EXISTING TO REMAIN
- THICK DASHED LINE INDICATES WHERE G.C. NEEDS TO INSTALL NEW WALLCOVERING ABOVE CROWN MOLDING WC-13

CEILING FINISH SCHEDULE

CODE	DESCRIPTION
WC-13	MANUFACTURER: MDC PRODUCT: WORKROOM PATTERN #: MRE 1341 COLOR: GILDED WIDTH: 54" PATTERN MATCH: RANDOM REVERSIBLE CONTACT: JEAN CARRASCO: 800-621-4006 JC@JSC@WITTECHWILL.COM LEAD TIME 4-6 WEEKS
PT-04	MANUFACTURER: BENJAMIN MOORE PRODUCT: INTERIOR PAINT PATTERN #: 1032 COLOR: BAR HARBOR BEIGE SHEEN: EGGSHELL LOCATION: SOFFIT
ACT-1	MANUFACTURER: ARMSTRONG PRODUCT: SUSPENDED CEILING SYSTEM GRID: SILHOUETTE 9/16" BOLT SLOT SYSTEM W/ 1/4" REVEAL GRID FINISH: CREAM SIZE: 24" X 24" CEILING TILE: CIRRIUS BEVELED TEGULAR TILE COLOR: CREAM USE: PATCH AND REPAIR AS NEEDED

LIGHTING FIXTURE SCHEDULE

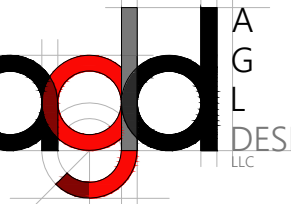
SYMBOL	DESCRIPTION	QTY
CH-1	NEW CHANDELIER MANUFACTURER: MODERN FORMS PRODUCT: MODERNE 26.5" LED CHANDELIER OLDE BRONZE COLOR: OLDE BRONZE SIZE: 26.5" DIA. NOTE: MUST ORDER TO BE DIMMABLE	6
R N	RELOCATED RECESSED CAN LIGHT (R=RELOCATED) (N=NEW) MANUFACTURER: HALO MODEL #: H77-310W-H930 TYPE: RECESSED VOLT: 120 LAMPS: 1 40W PAR30 25 DEGREE NARROW FLOOD	R = 33 N = 0
P1	NEW BAR PENDANT MANUFACTURER: NAUTICAL FURNISHINGS PRODUCT: CUSTOM COPPER AND CLEAR GLOBE PENDANT SIZE: 8" DIA. COLOR: COPPER AND GLASS ELEC SPEC: LED NOTE: MUST ORDER TO BE DIMMABLE	7
XWS	EXTERIOR WALL SCONCE MANUFACTURER: SATCO NUVO PRODUCT ID: NUVO 62-114281 TYPE: 2 LT LED UP & DOWN SCONCE	3
L1	NEW COVE LIGHT (LED) MANUFACTURER: OPTIC ARTS BY LUMINI TYPE: FLEXIBLE LINEAR LED STRIP PRODUCT ID: L1915P-SO-23K-SL-NC TIE INTO EXISTING CIRCUIT AND DIMMER PANEL *ONLY WHERE CROWN MOLDING OCCURS - REFER TO DETAIL	1 LOT

SAFETY/SECURITY FIXTURE SCHEDULE

EXIT	EXISTING EMERGENCY LIGHT WITHOUT EXIT
EXIT	EXISTING/NEW EXIT SIGN
S	EXISTING SPRINKLER HEAD
E	EXISTING RECESSED EMERGENCY LIGHT
SD	EXISTING SMOKE DETECTOR
PS	EXISTING FIRE ALARM PULL STATION
ST	EXISTING STROBE



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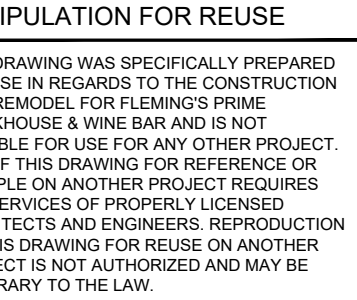
Fleming's
PRIME STEAKHOUSE & WINE BAR

ISSUED / REVISED DATE
REVISION 1 3/25/21
REVISION 2 8/24/21

DPM: LD
STORE No: 3301
DRAWN BY: AGL
CHECKED BY: AGL

ISSUE DATE: 03/23/2021
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A201
REFLECTED CEILING PLAN



Fleming's
PRIME STEAKHOUSE & WINE BAR

<u>REVISION / REVISED</u>		<u>DATE</u>
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M: LD	AGL
PURE No:	AGL
3301	

JOB DATE:
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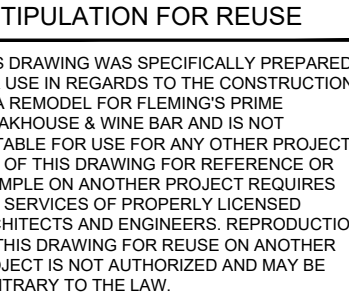
SHEET NUMBER

A501

EXTERIOR ELEVATIONS

	PT-01 - SW 9174 MOTH WING
	PT-02 - SW 7040 SMOKEHOUSE
	PT-05 - SW 2801 ROCKWOOD DARK RED
	PT-10 - SW 7020 BLACK FOX
NOTE: COLOR FOR SHEET METAL AS REQUIRED. IF TRIM IS CURRENTLY BLACK, AND IN GOOD CONDITION, PAINTING MAY NOT BE REQUIRED.	
	EXISTING STONE TO REMAIN





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DRAWN BY: LD	CHECKED BY: AGL
STORE No: 3301	CHECKED BY: AGL

ISSUE DATE:
03/23/2021

SHEET NUMBER

A502

EXTERIOR ELEVATIONS

PT-01 - SW 9174 MOTH WING

PT-02 - SW 7040 SMOKEHOUSE

PT-05 - SW 2801 ROCKWOOD DARK RED

PT-10 - SW 7020 BLACK FOX
 NOTE: COLOR FOR SHEET METAL AS REQUIRED.
 IF TRIM IS CURRENTLY BLACK, AND IN GOOD CONDITION,
 PAINTING MAY NOT BE REQUIRED.

EXISTING STONE TO REMAIN



EXISTING SIGNAGE TO REMAIN.
BLACK FACE LETTERS TO BE
REPLACED WITH WHITE.

EXISTING SIGNAGE TO REMAIN.
BLACK FACE LETTERS TO BE
REPLACED WITH WHITE.



SCALE
3/8"=1'-0"

1



SCALE
 $\frac{3}{8}'' = 1'-0''$

2



SCALE

$\frac{3}{8}'' = 1'-0''$

3



SCALE

$3/8"=1'-0"$

4



SCALE
3/8"=1'-0"

5



SCALE

3/8"=1'-0"

6



SCALE

$\frac{3}{8}'' = 1'-0''$

7

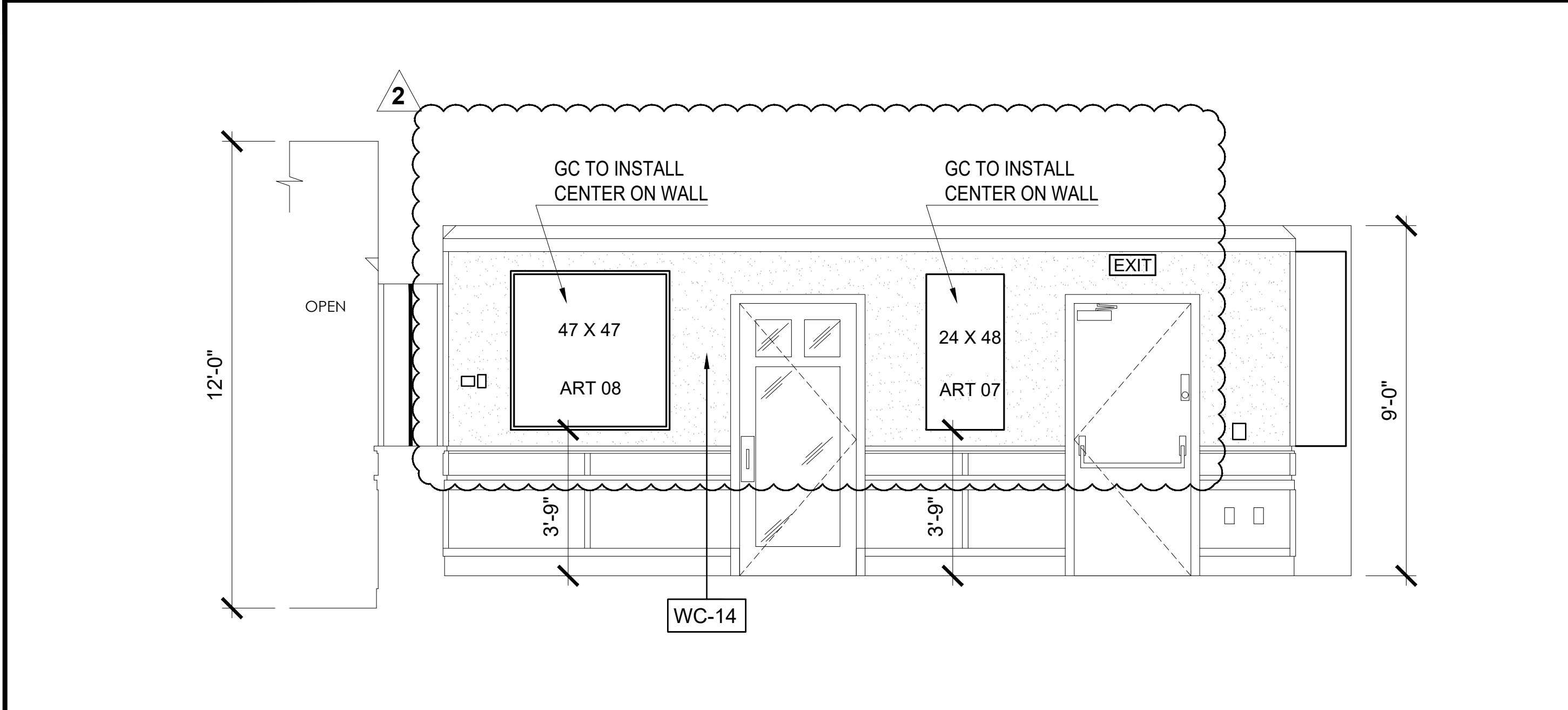


SCALE

$\frac{3}{8}'' = 1'-0''$

8

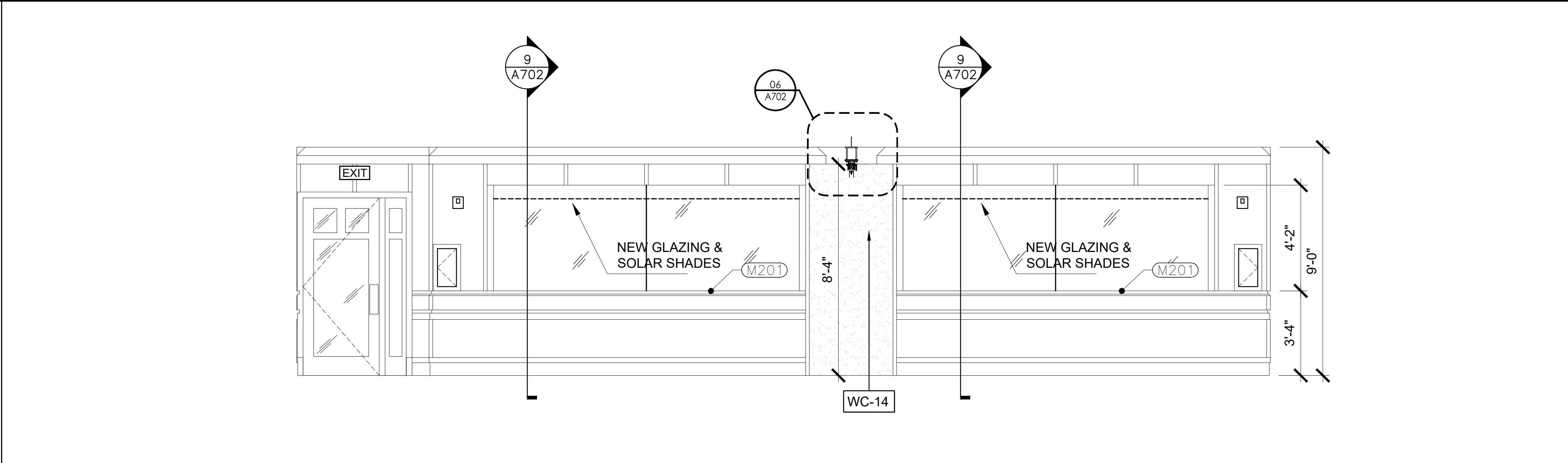




PDR #2 ELEVATION

SCALE 3/8"=1'-0"

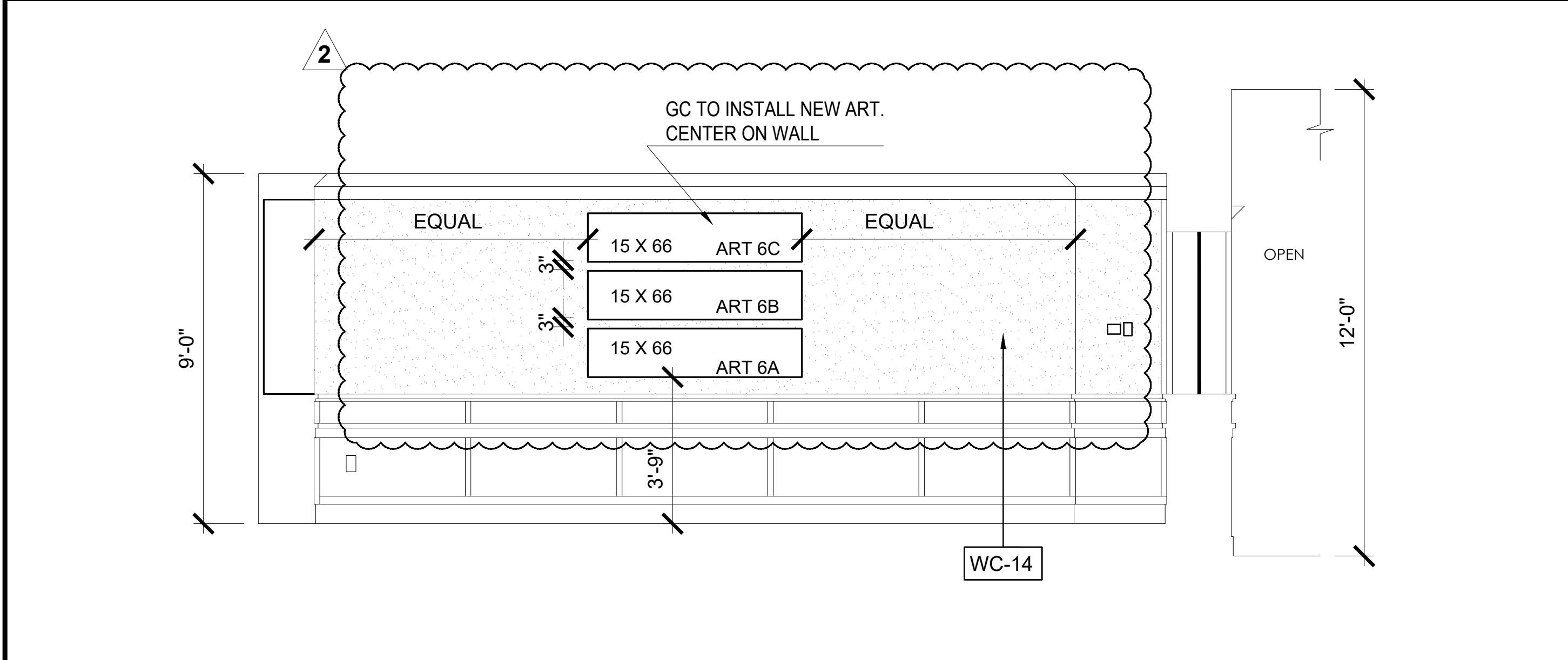
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PDR #1 & 2 ELEVATION

SCALE 3/8"=1'-0"

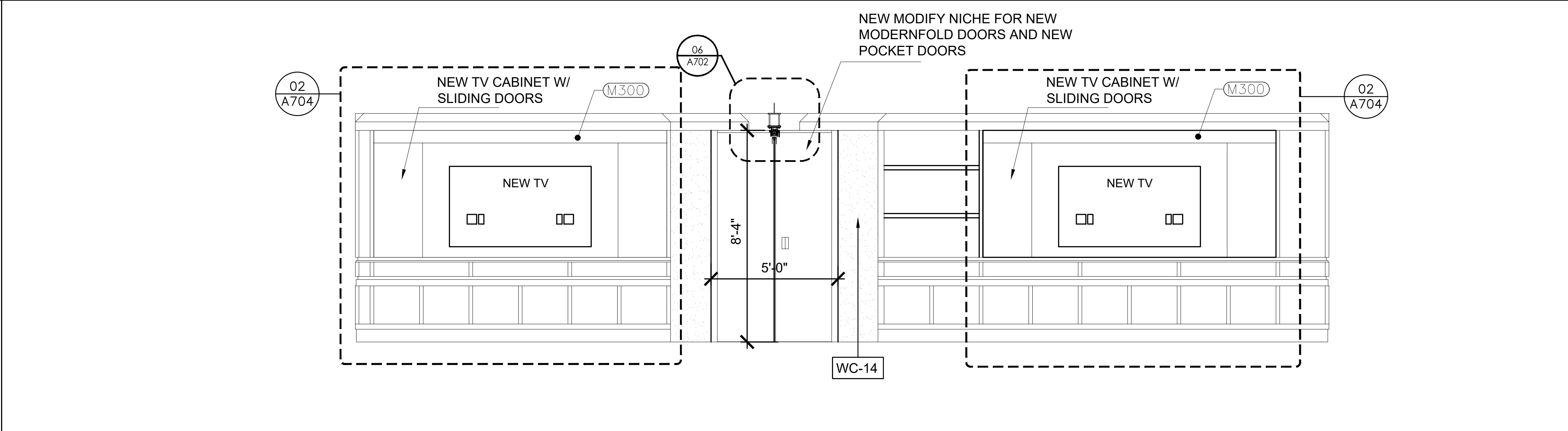
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PDR #1 ELEVATION

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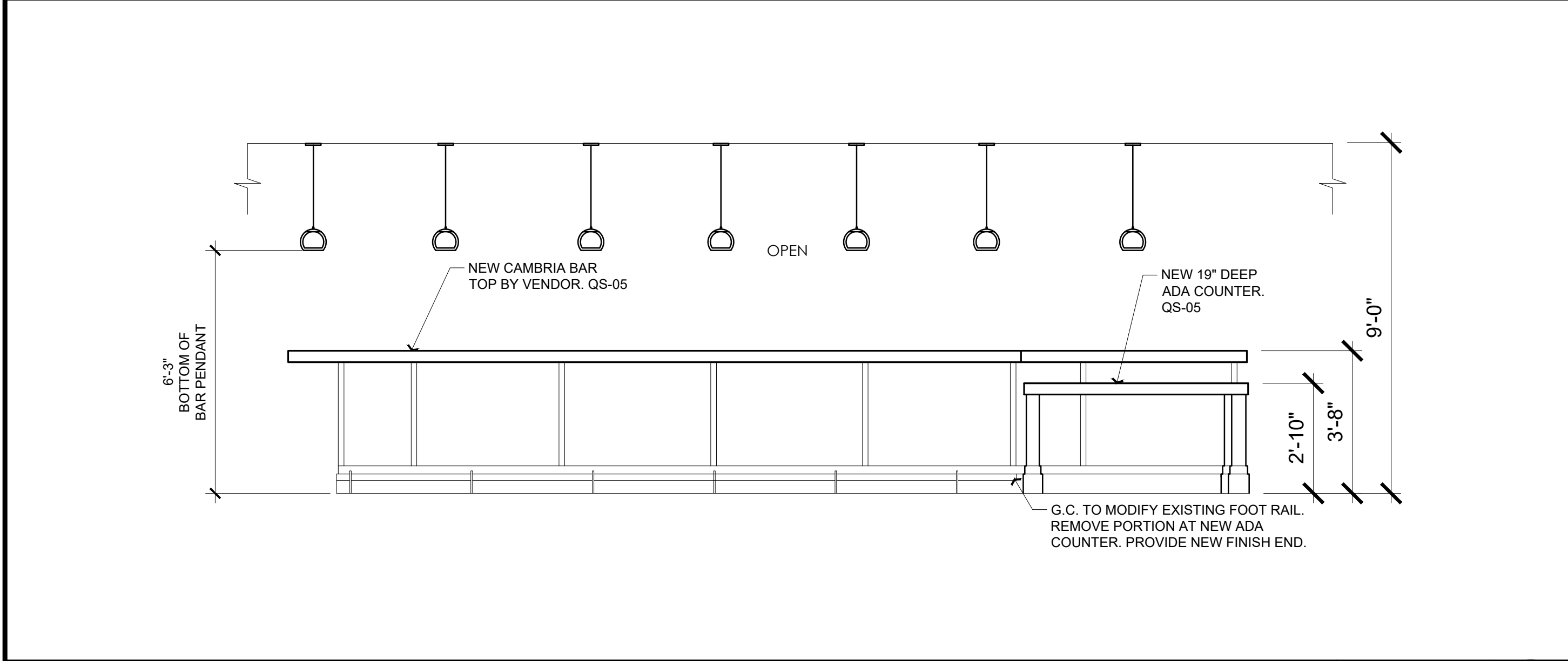
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PDR #1 & 2 ELEVATION

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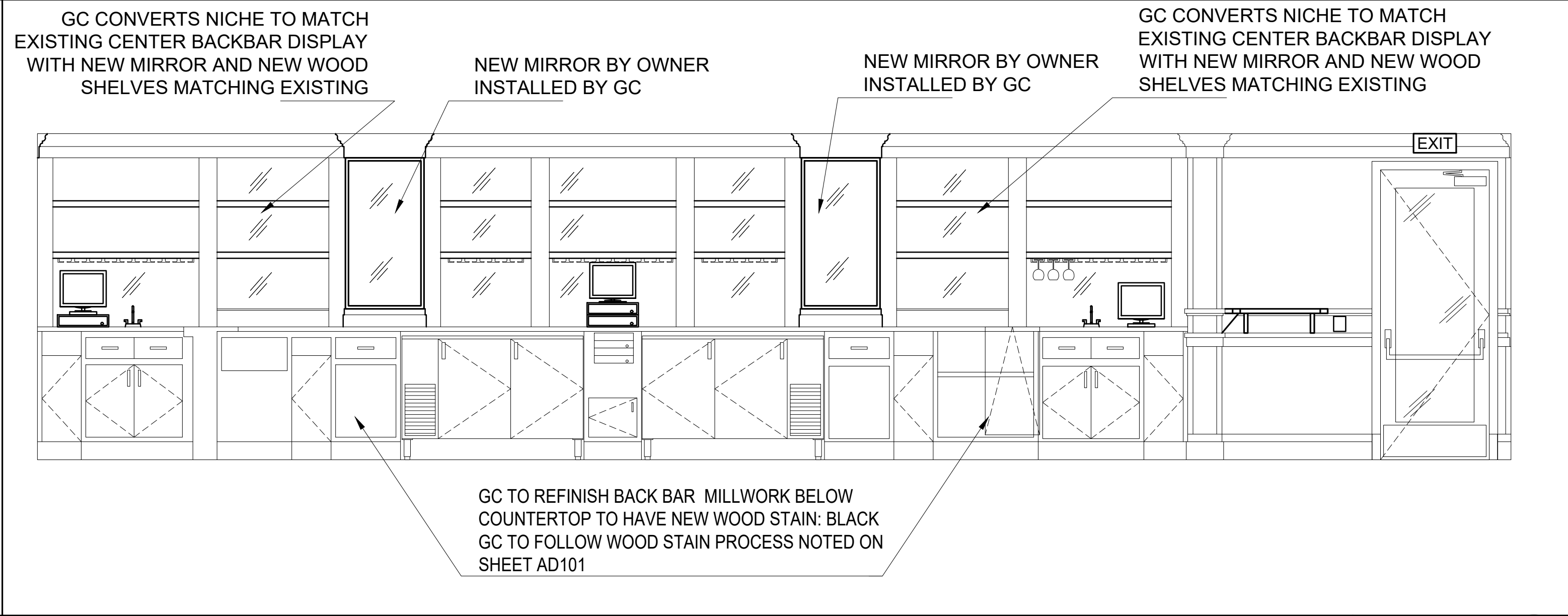
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BAR DIE WALL ELEVATION

SCALE 3/8"=1'-0"

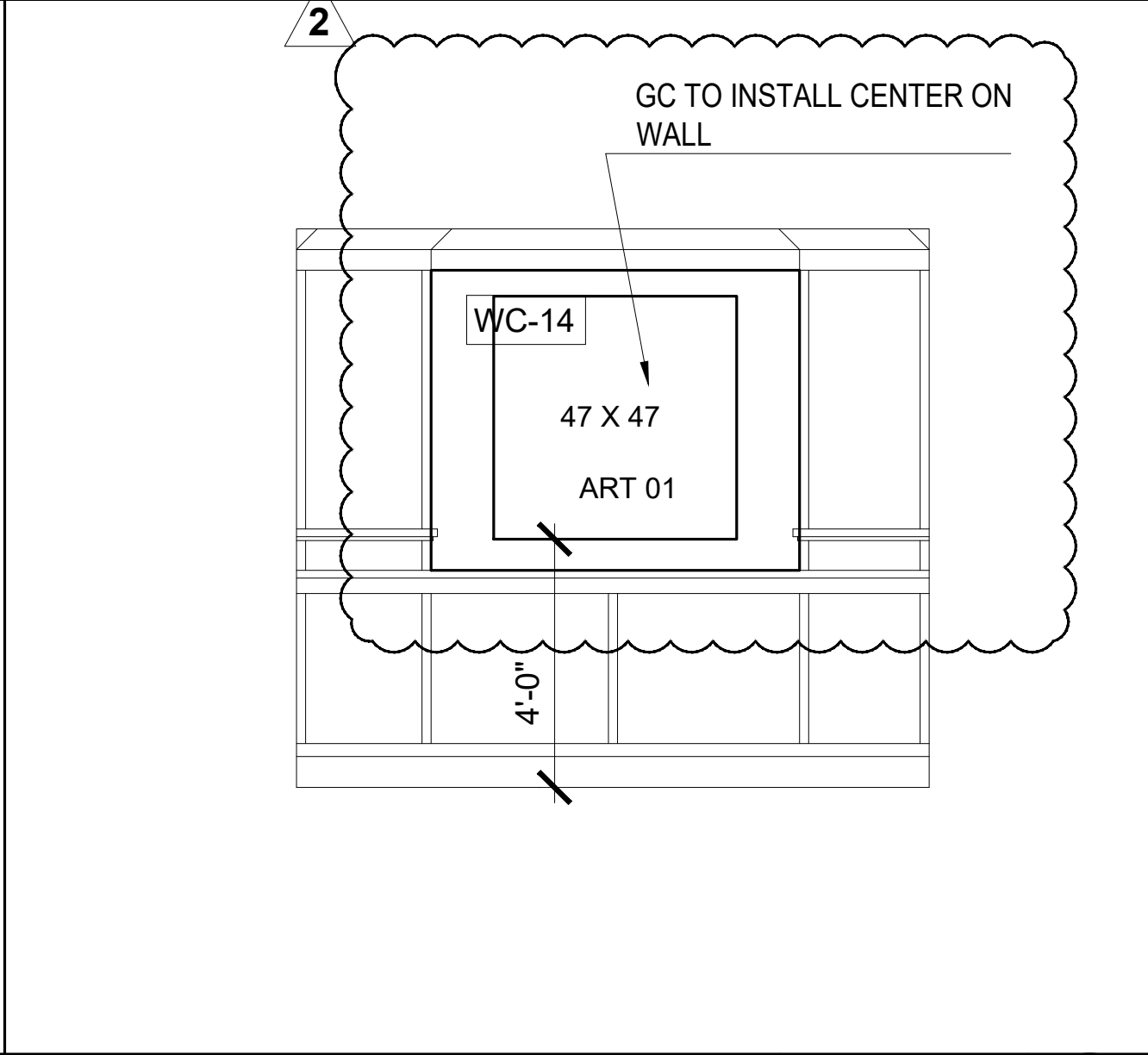
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BAR ELEVATION

SCALE 3/8"=1'-0"

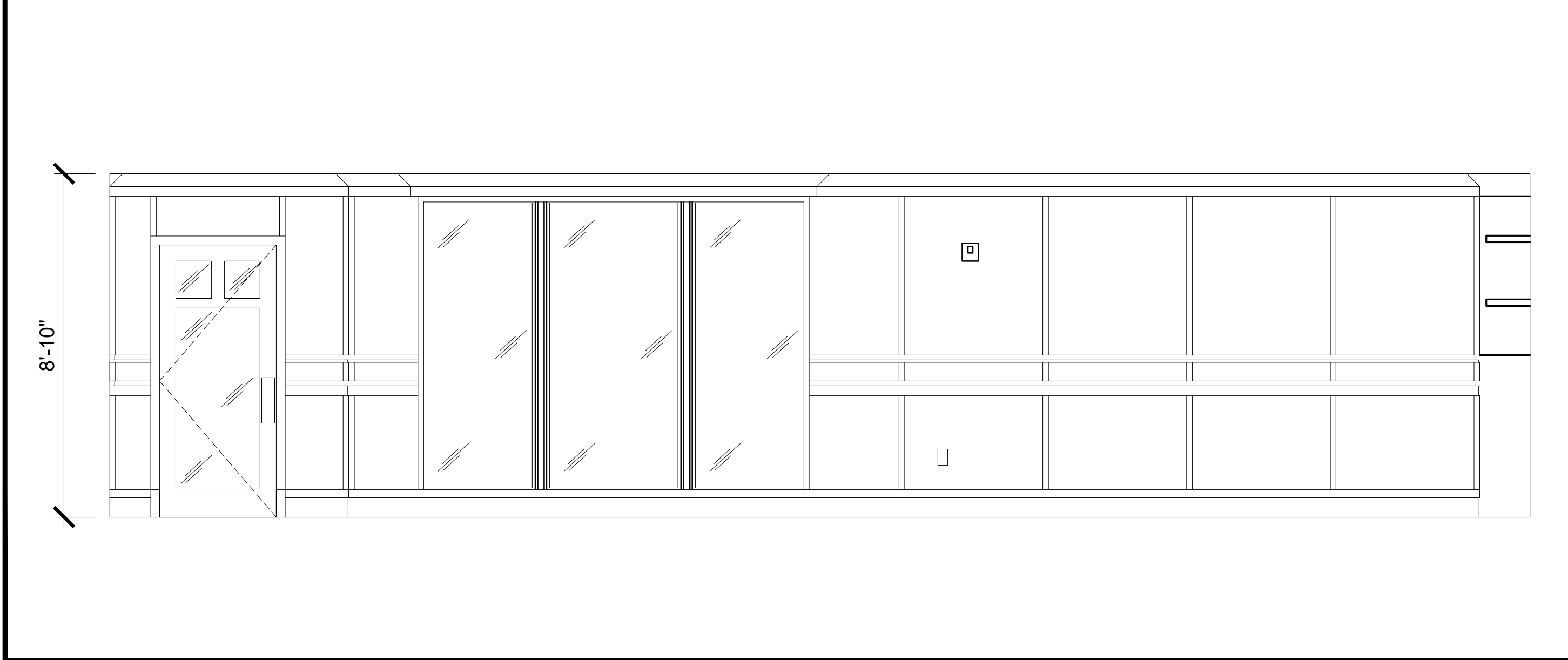
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VESTIBULE

SCALE 3/8"=1'-0"

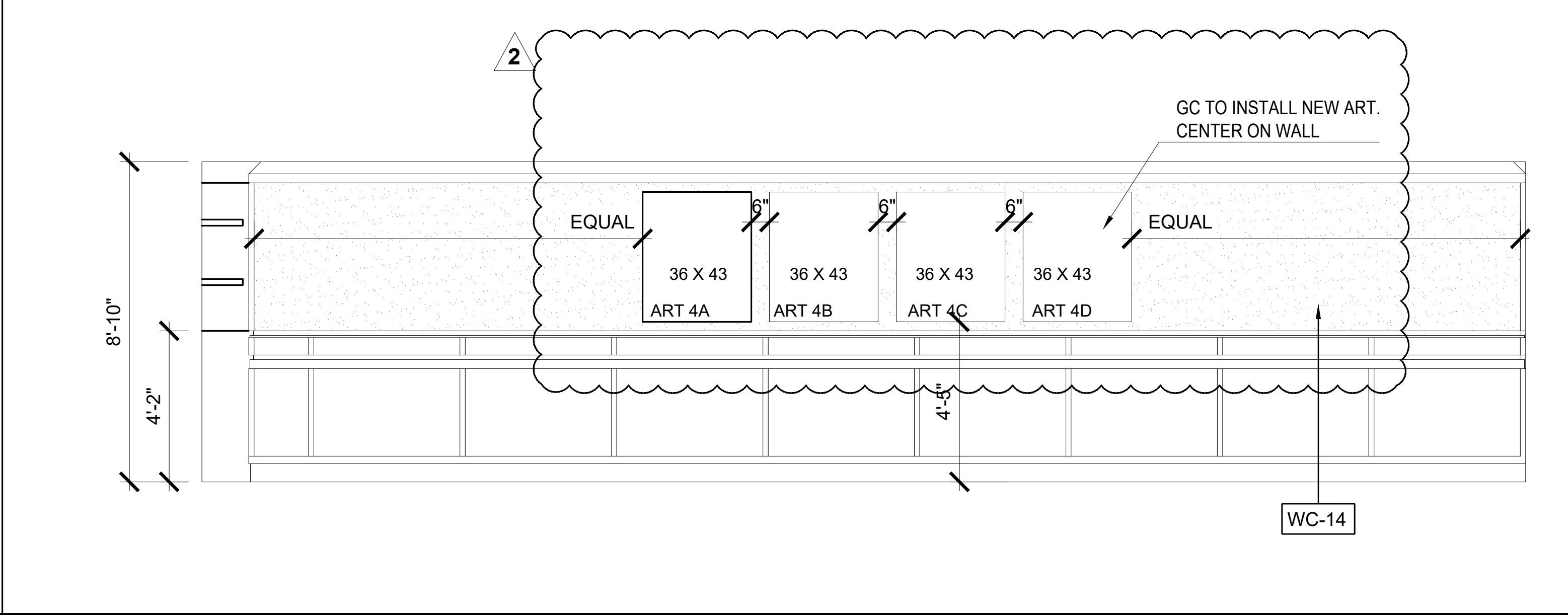
7



PDR #3 ELEVATION

SCALE 3/8"=1'-0"

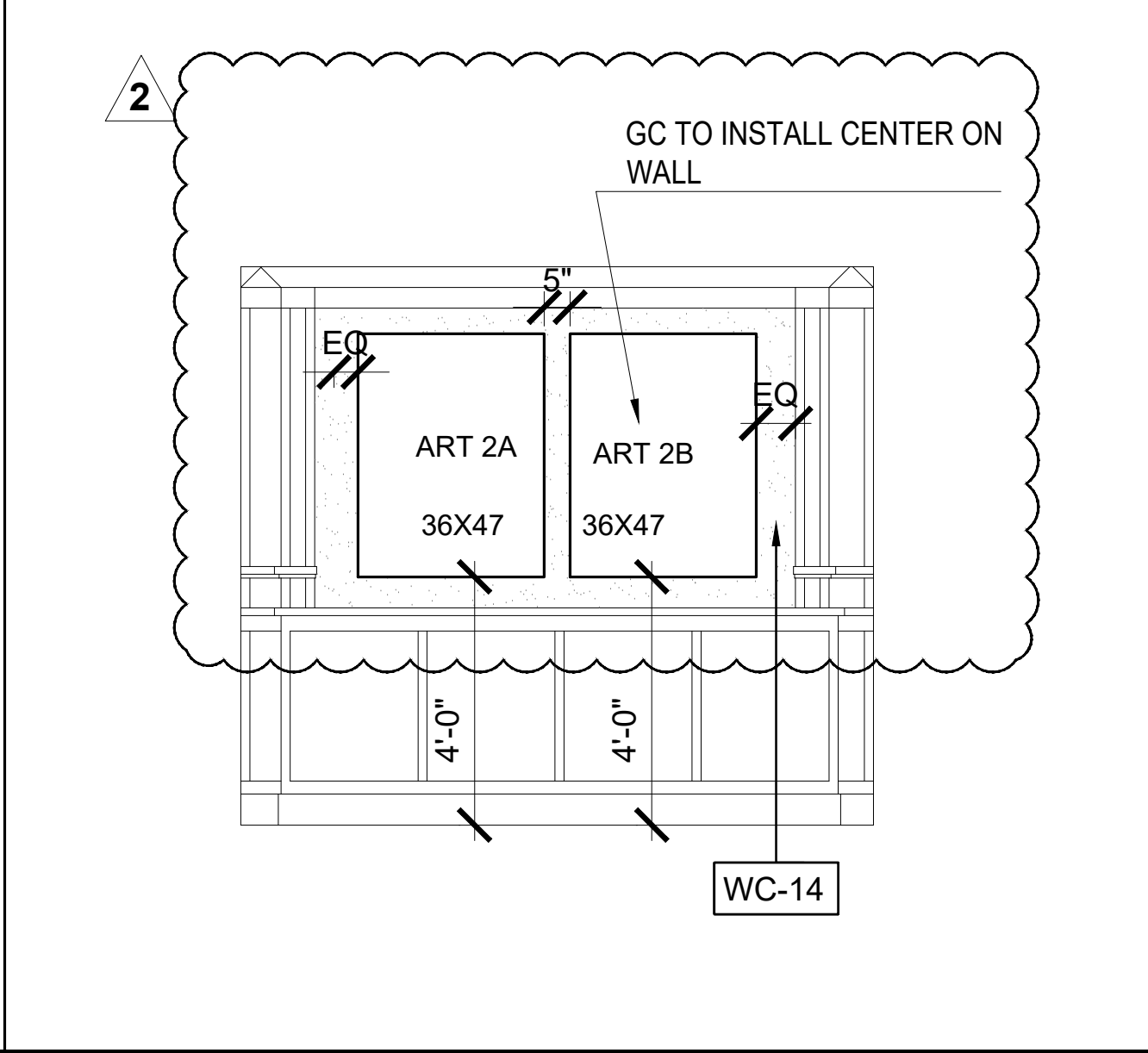
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PDR #3 ELEVATION

SCALE 3/8"=1'-0"

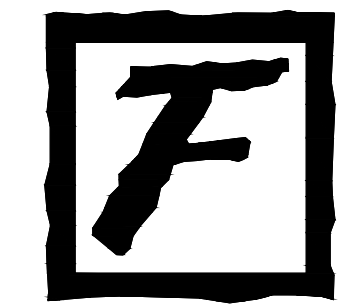
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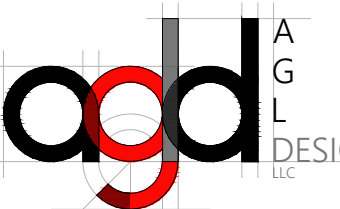
VESTIBULE

SCALE 3/8"=1'-0"

10



STIPULATION FOR REUSE
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17400 HAGGERTY ROAD
LIVONIA, MI 48152
INTERIOR REMODEL

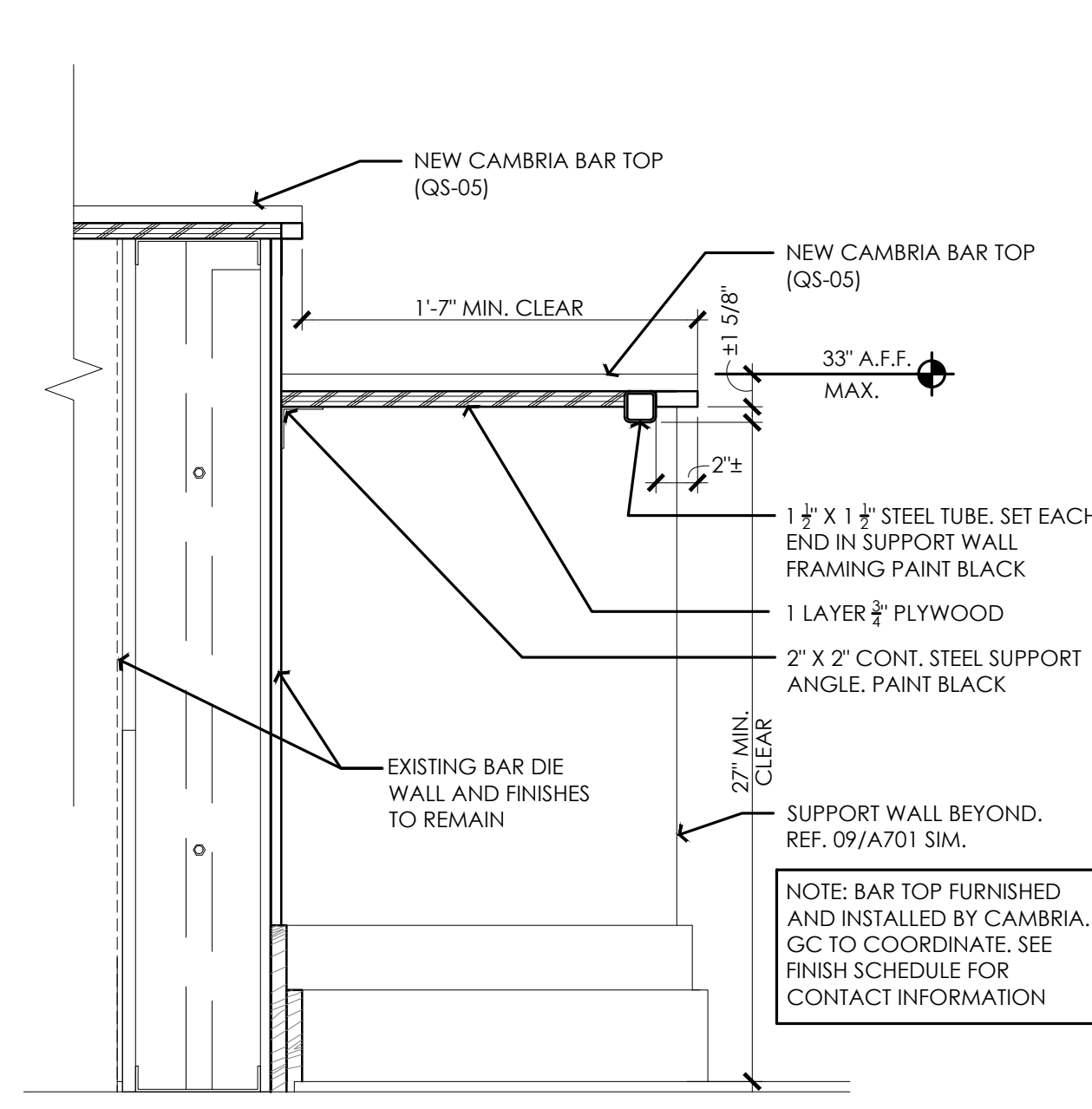
Fleming's
PRIME STEAKHOUSE & WINE BAR

ISSUED / REVISED DATE
REVISION 1 3/25/21
REVISION 2 8/24/21

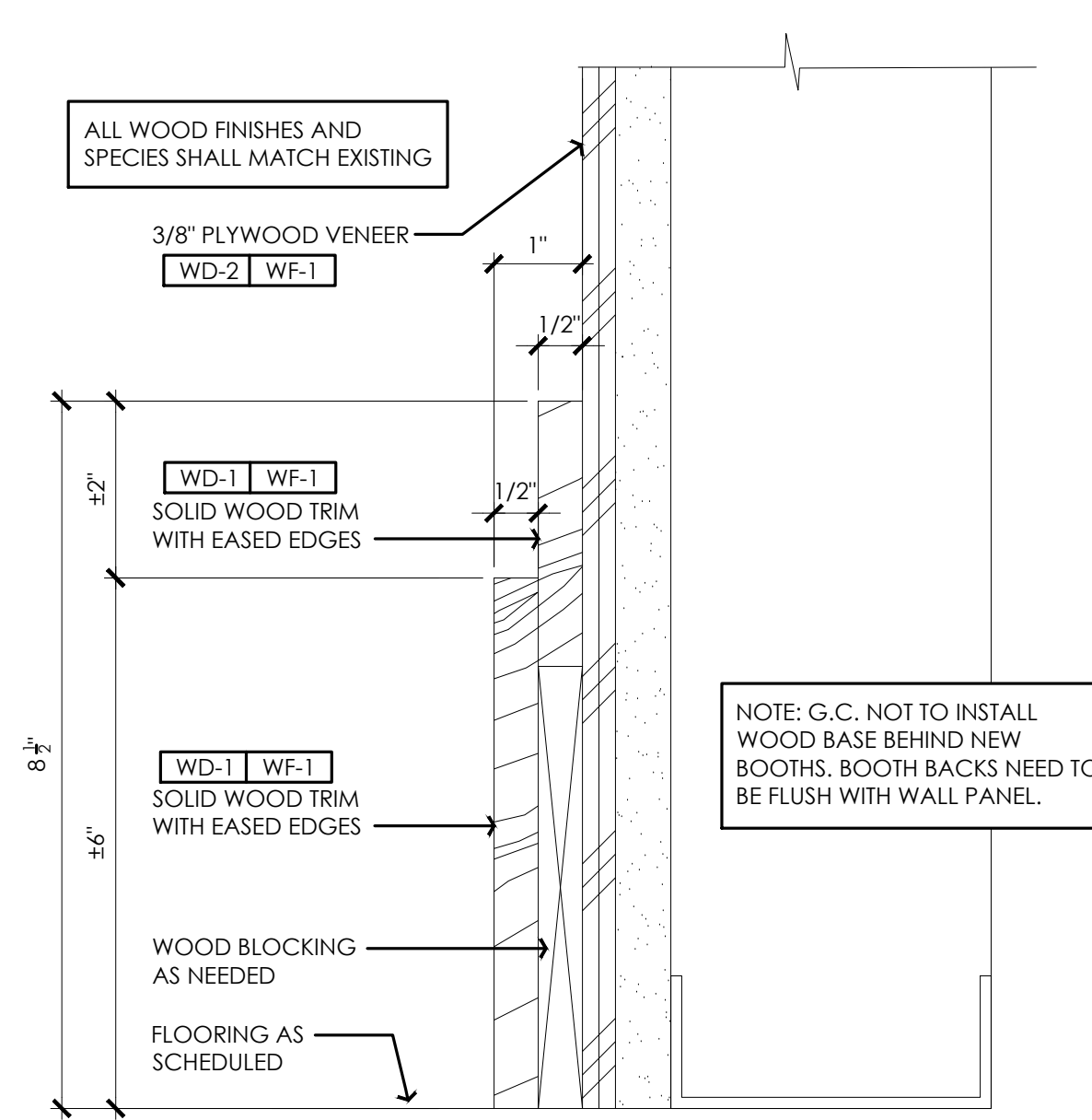
DPM: LD
STORE No: 3301
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CHECKED BY: AGL

ISSUE DATE: 03/23/2021
SHEET NUMBER

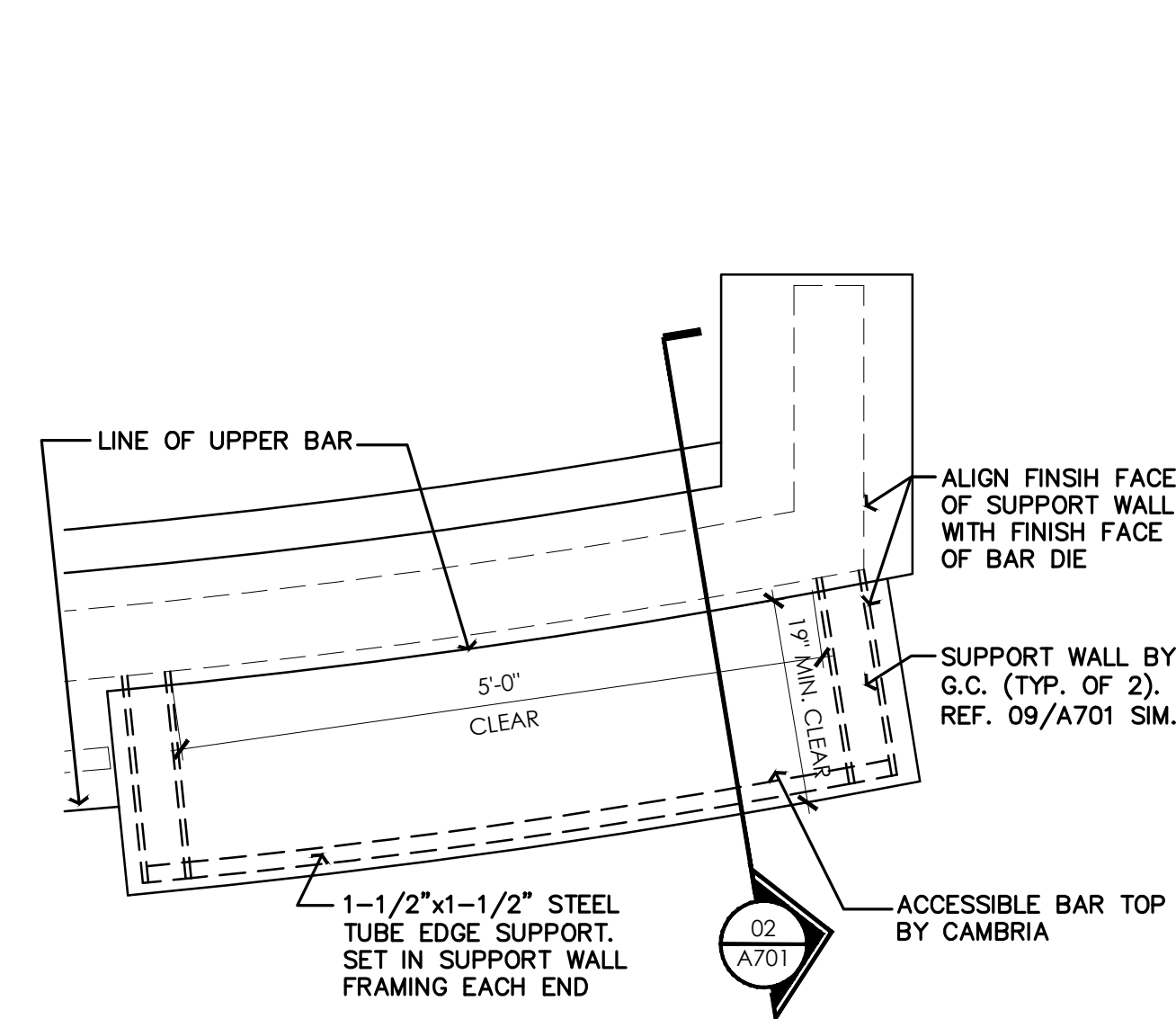
A602
INTERIOR ELEVATIONS



2 ACCESSIBLE BAR SECTION



3 WOOD BASE DETAIL



4 ACCESSIBLE BAR PLAN
SCALE: 3/4"=1'-0"

5 DINING @ EXISTING U-BOOTH [TYP.]
SCALE: 1/2"=1'-0"

— (6) STORAGE CABINET DETAIL - M206
SCALE: 1 1/2"=1'-0"

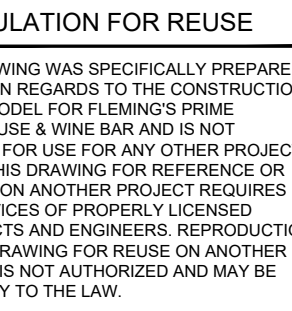
7 BAR DIE WALL
SCALE: 1 1/2" = 1'-0"

8 TYP. LOW WALL DETAIL
SCALE: 1 1/2"=1'-0"

— 9 — **STORAGE CABINET ELEVATION - M206**
SCALE: 1 1/2"=1'-0"

— (10) COLUMN WRAP DETAIL-PLAN VIEW
SCALE: 3"=1'-0"

— 11 COLUMN WRAP-ELEVATION VIEW
SCALE: 1 1/2"=1'-0"



17400 HAGGERLY ROAD
LIVONIA, MI 48152
INTERIOR REMODEL

Fleming's
PRIME STEAKHOUSE & WINE BAR

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ION 1	3/25/21
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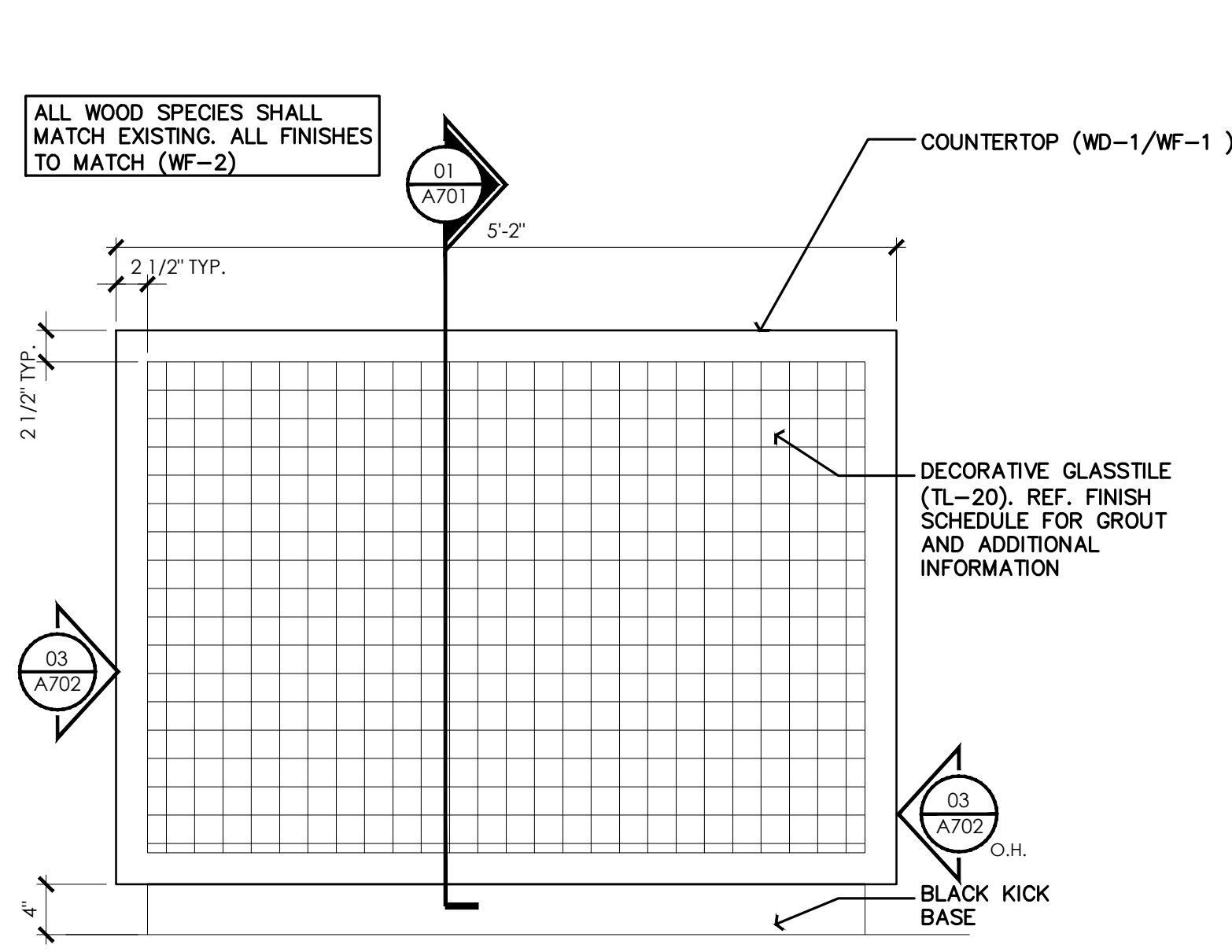
D	DRAWN BY: AGL
E No: 01	CHECKED BY: AGL

DATE:
03/23/2021

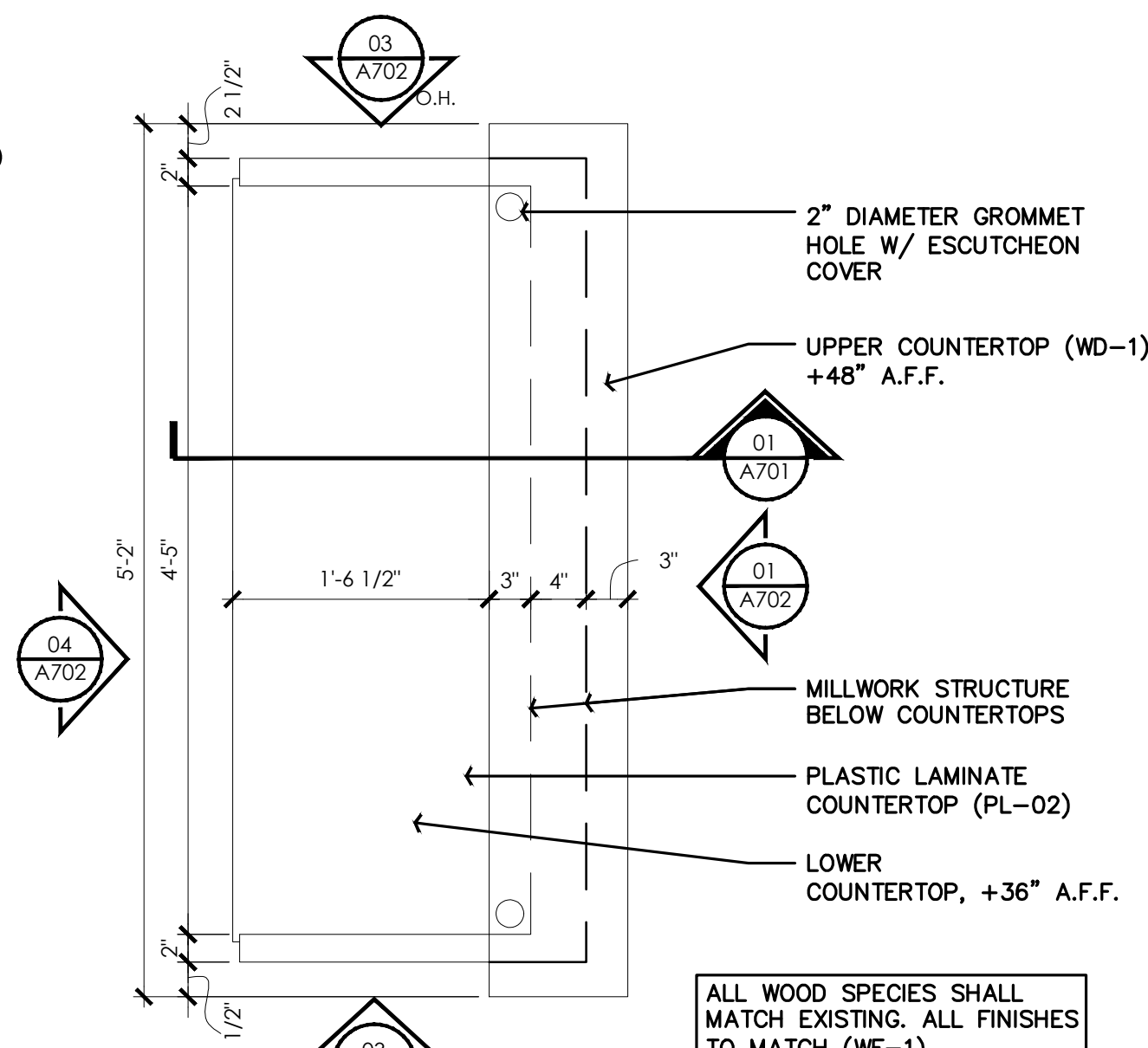
SHEET NUMBER

A701

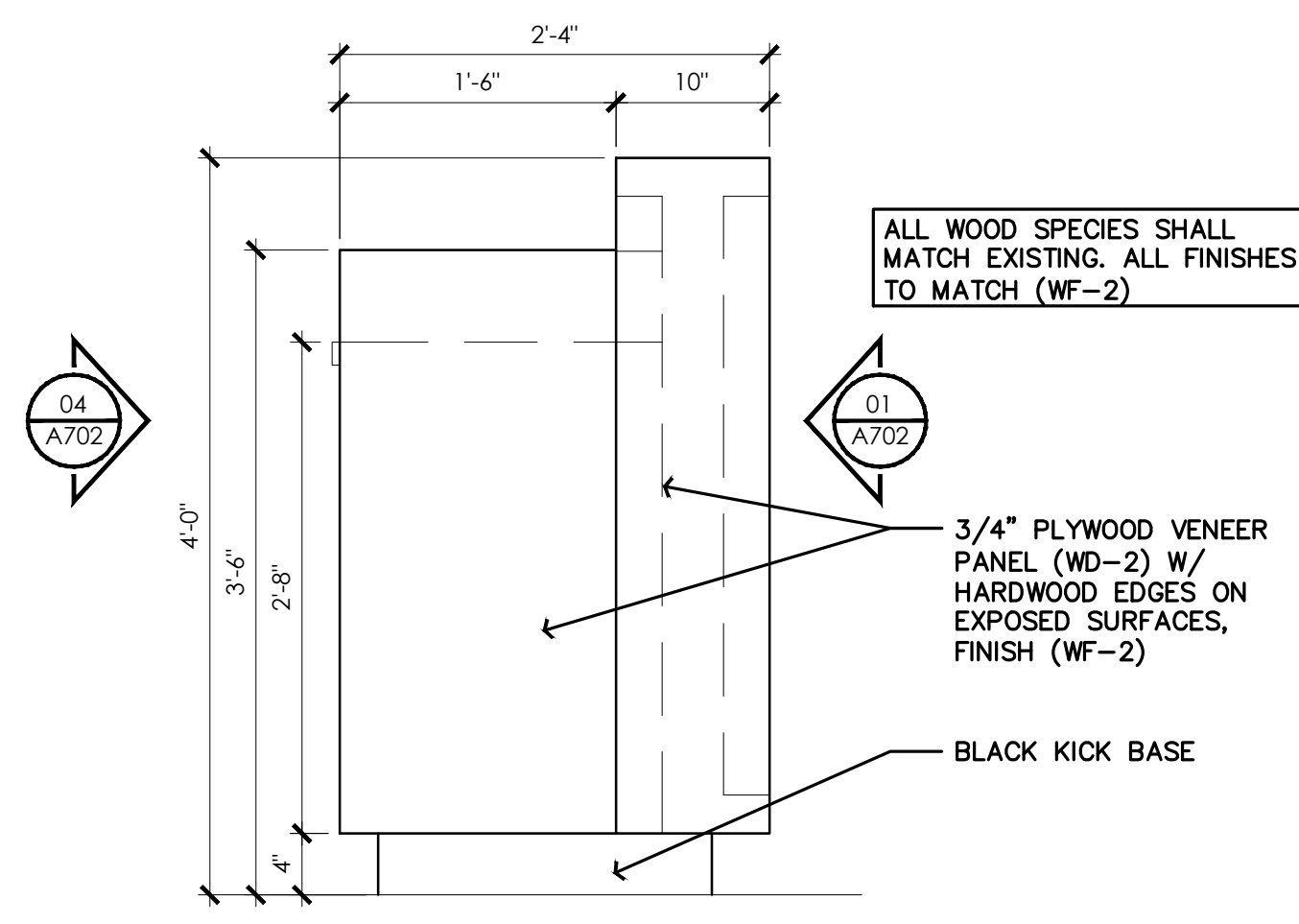
DETAILS



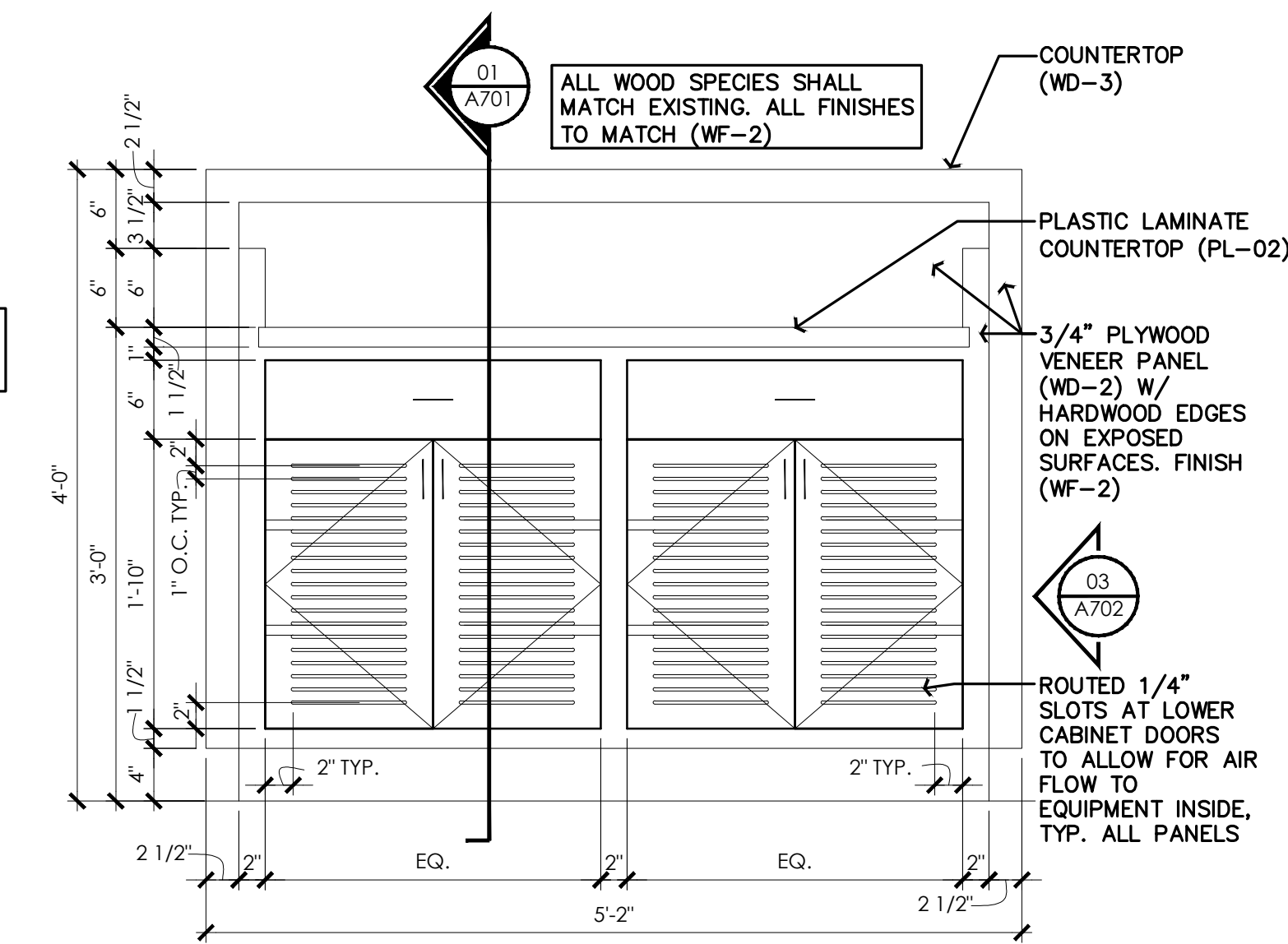
01 HOSTESS STAND ELEVATION
SCALE: 1"=1'-0"



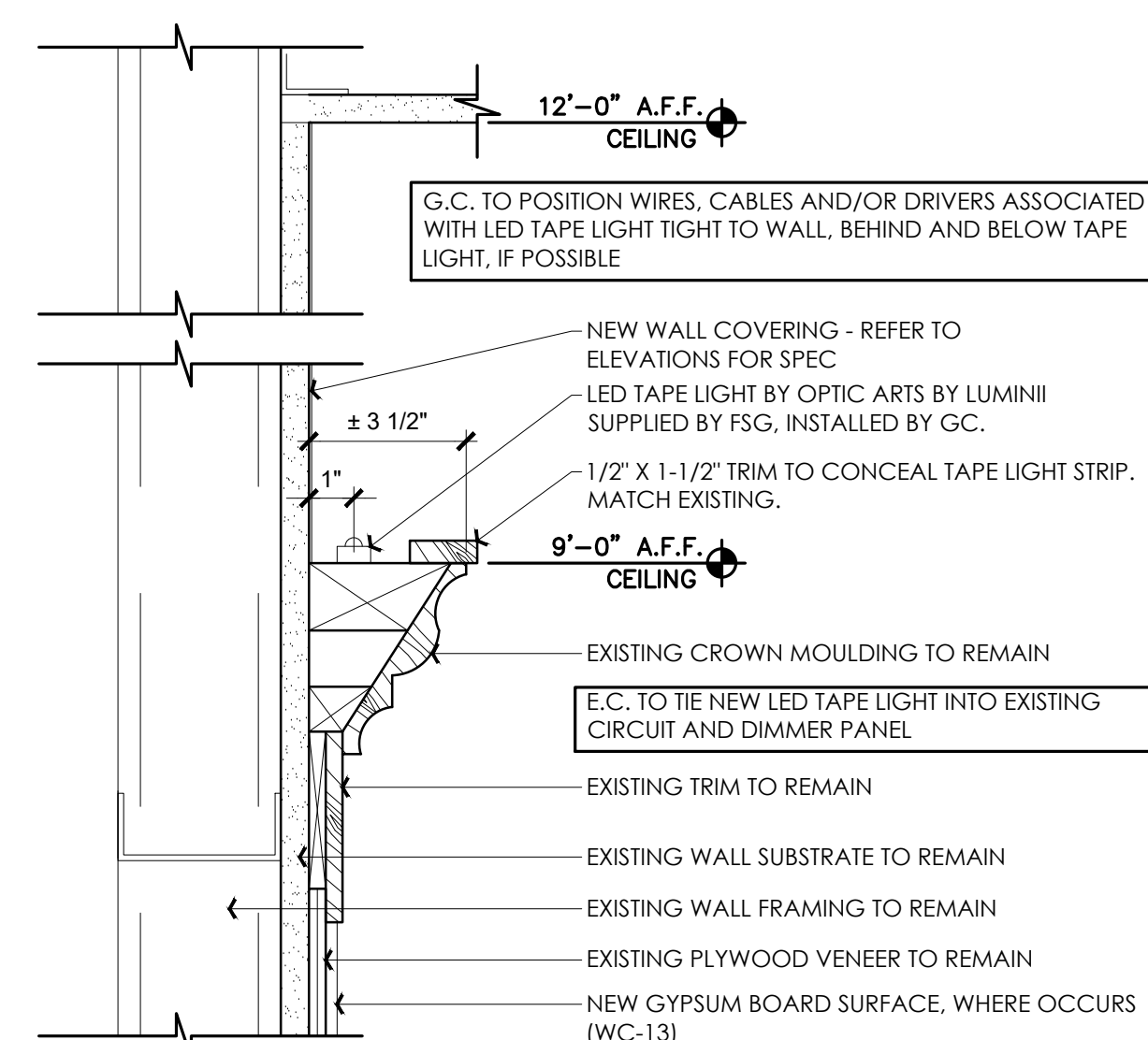
02 HOSTESS STAND PLAN
SCALE: 1"=1'-0"



03 HOSTESS STAND ELEVATION
SCALE: 1"=1'-0"

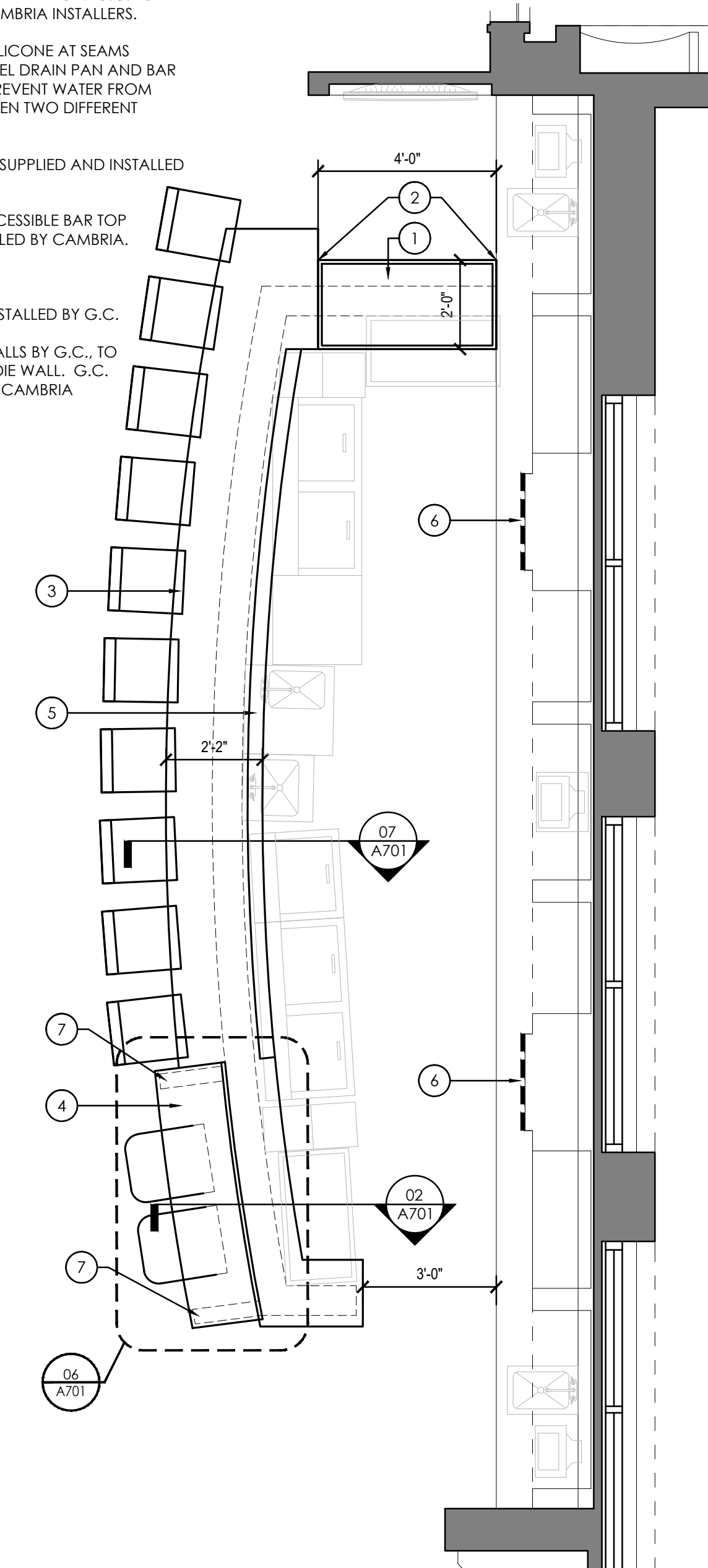


04 HOSTESS STAND ELEVATION
SCALE: 1"=1'-0"

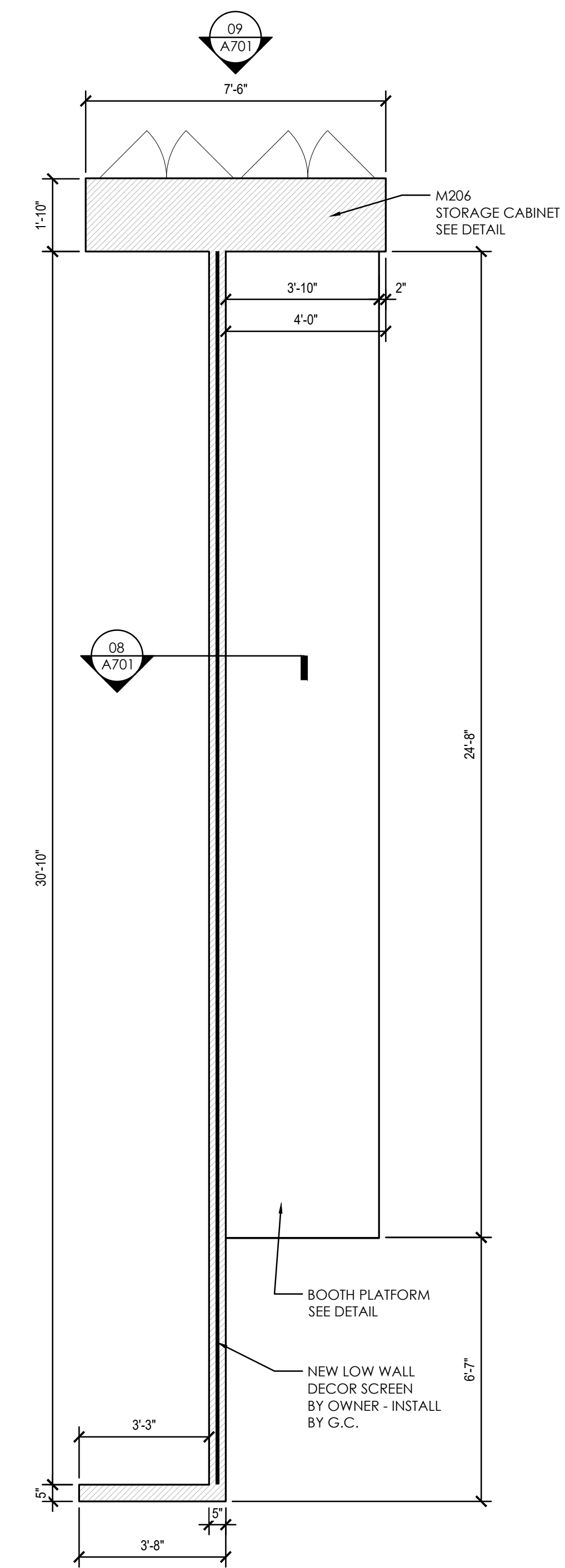


05 NEW LED TAPE LIGHT @ EXISTING CROWN MOULDING
SCALE: 3"=1'-0"

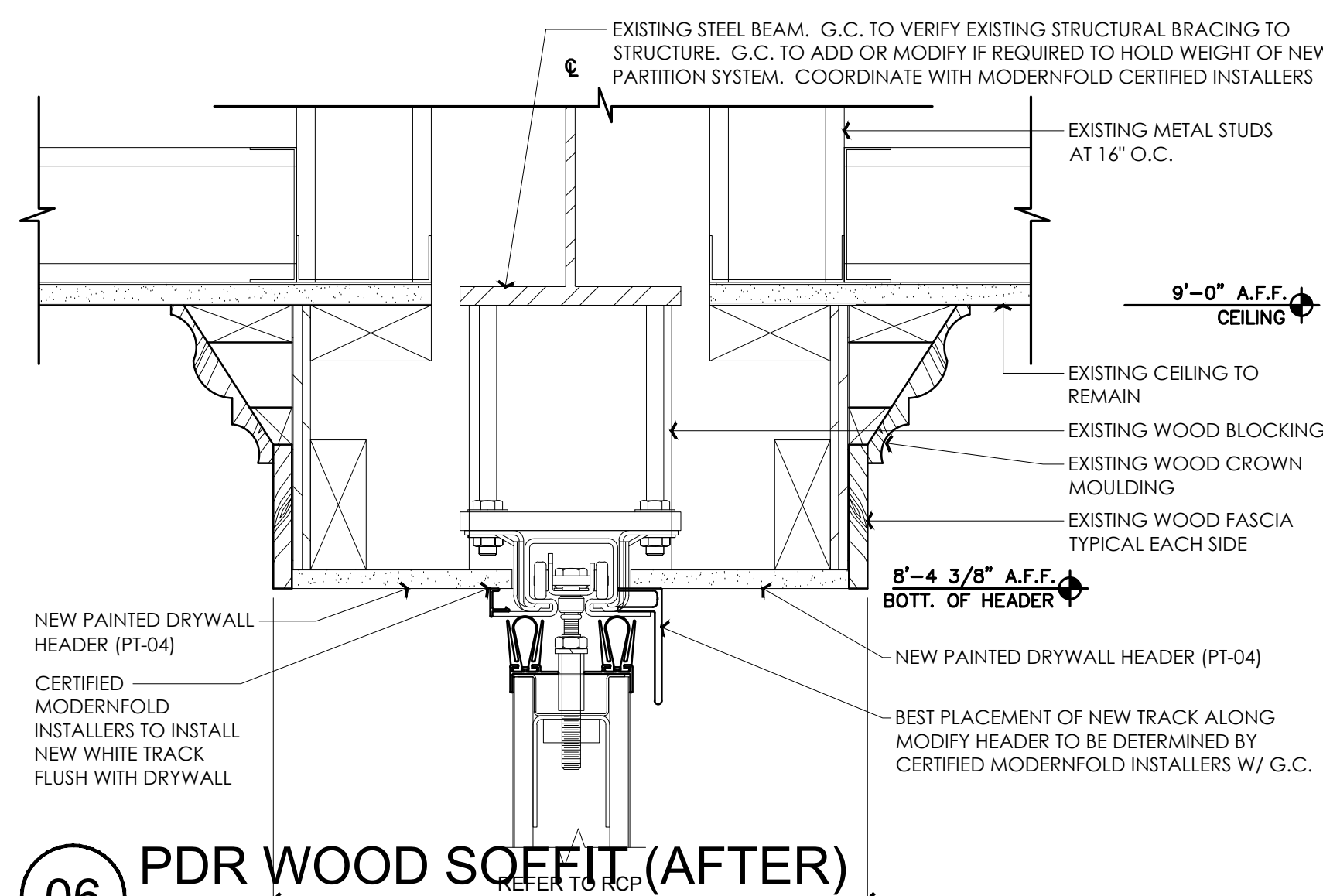
1. NEW STAINLESS STEEL BAR DRAIN PAN BY OWNER AND INSTALLED BY G.C. NEEDS TO BE FLUSH WITH NEW QUARTZ BAR TOP. G.C. TO COORDINATE WITH CAMBRIA INSTALLERS.
2. G.C. TO ADD CLEAR SILICONE AT SEAMS BETWEEN STAINLESS STEEL DRAIN PAN AND BAR COUNTER TOP(S) TO PREVENT WATER FROM SEEPING DOWN BETWEEN TWO DIFFERENT MATERIALS.
3. NEW QUARTZ BAR TOP SUPPLIED AND INSTALLED BY CAMBRIA.
4. NEW QUARTZ ADA ACCESSIBLE BAR TOP PROVIDED AND INSTALLED BY CAMBRIA.
5. 4" DRINK RAIL.
6. MIRROR BY OWNER, INSTALLED BY G.C.
7. NEW SUPPORT LOW WALLS BY G.C. TO MATCH EXISTING BAR DIE WALL. G.C. TO COORDINATE WITH CAMBRIA INSTALLERS.



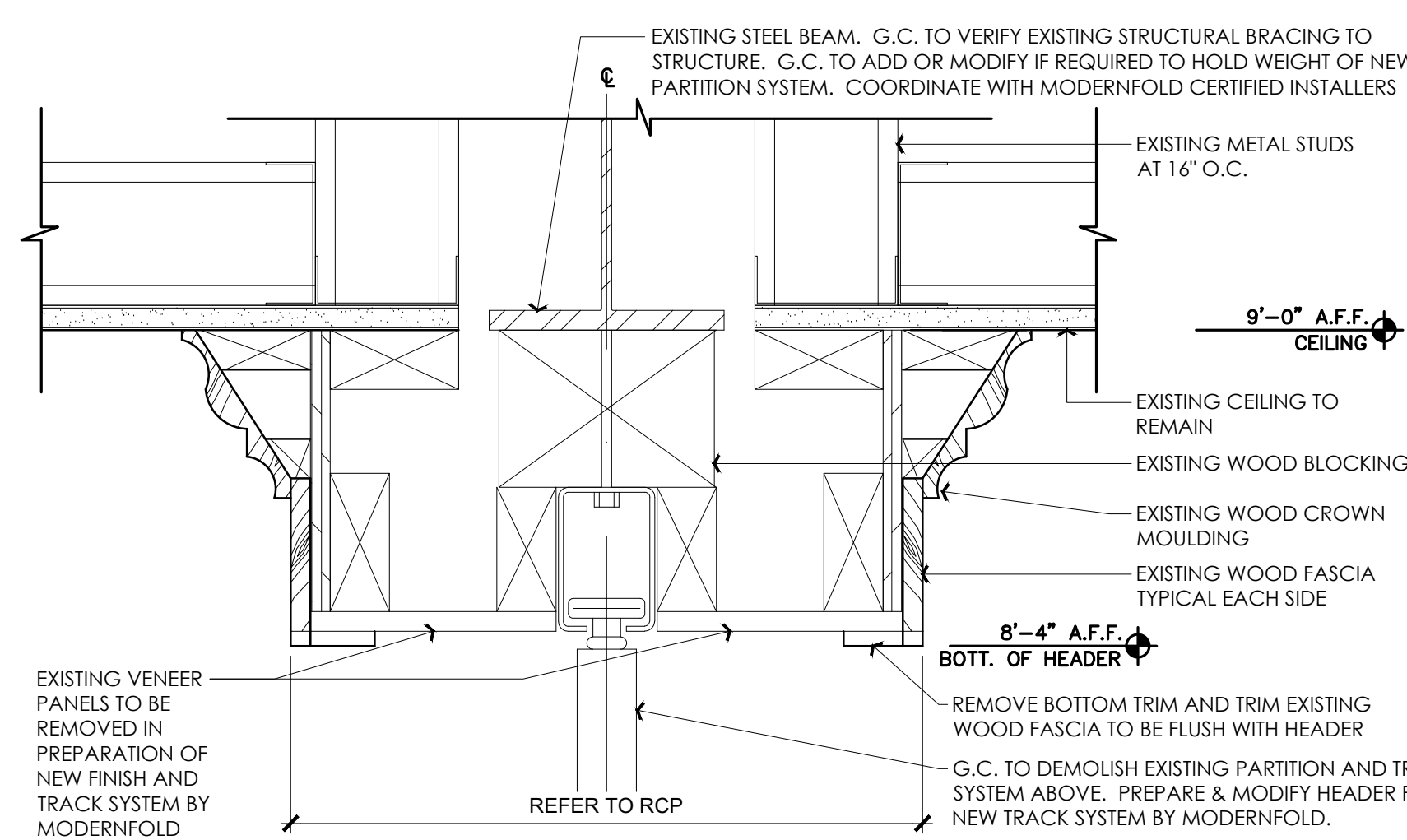
10 ENLARGED BAR PLAN
SCALE: 3/8"=1'-0"



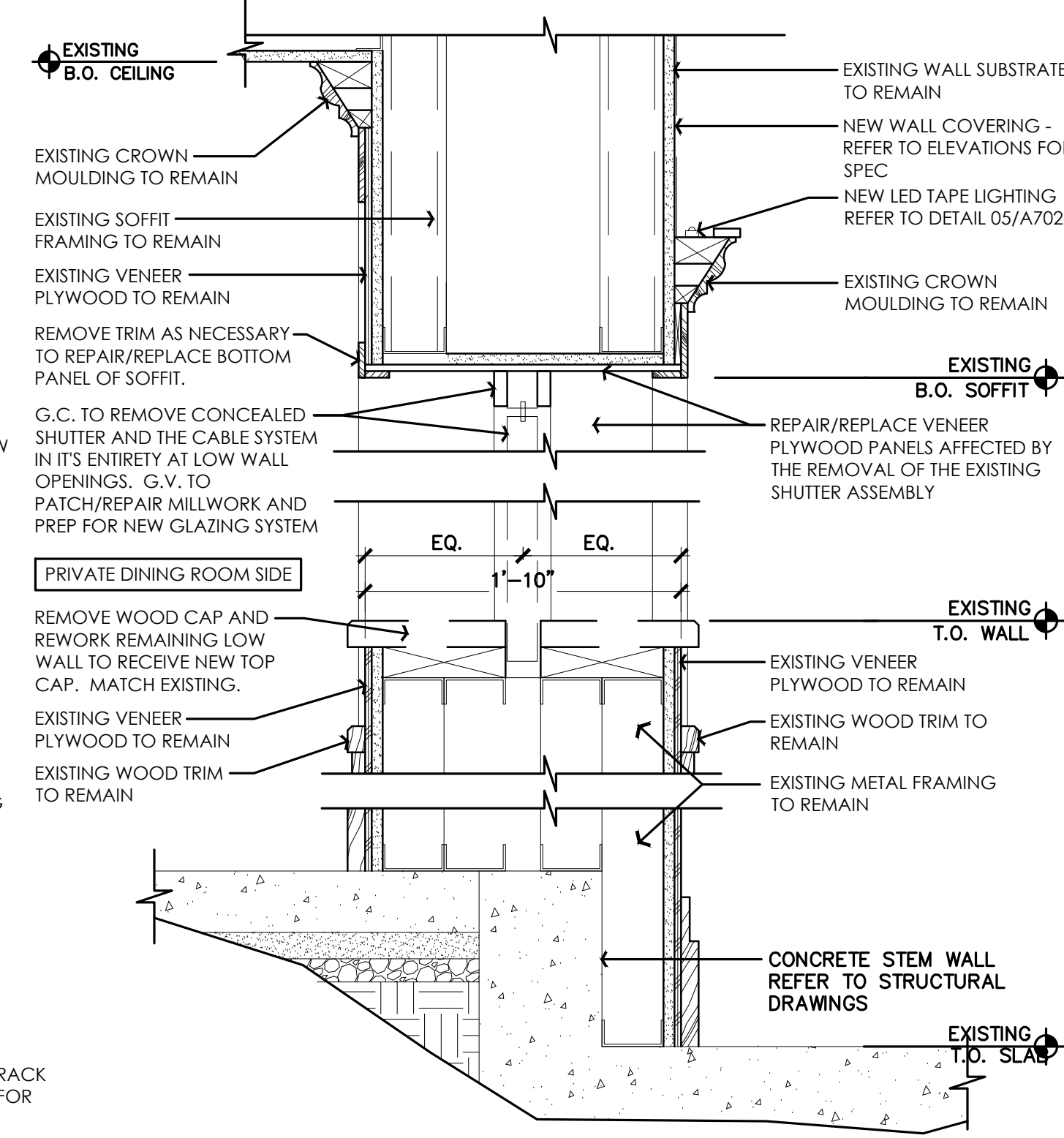
11 ENLARGED PLAN AT LOW WALL
SCALE: 3/8"=1'-0"



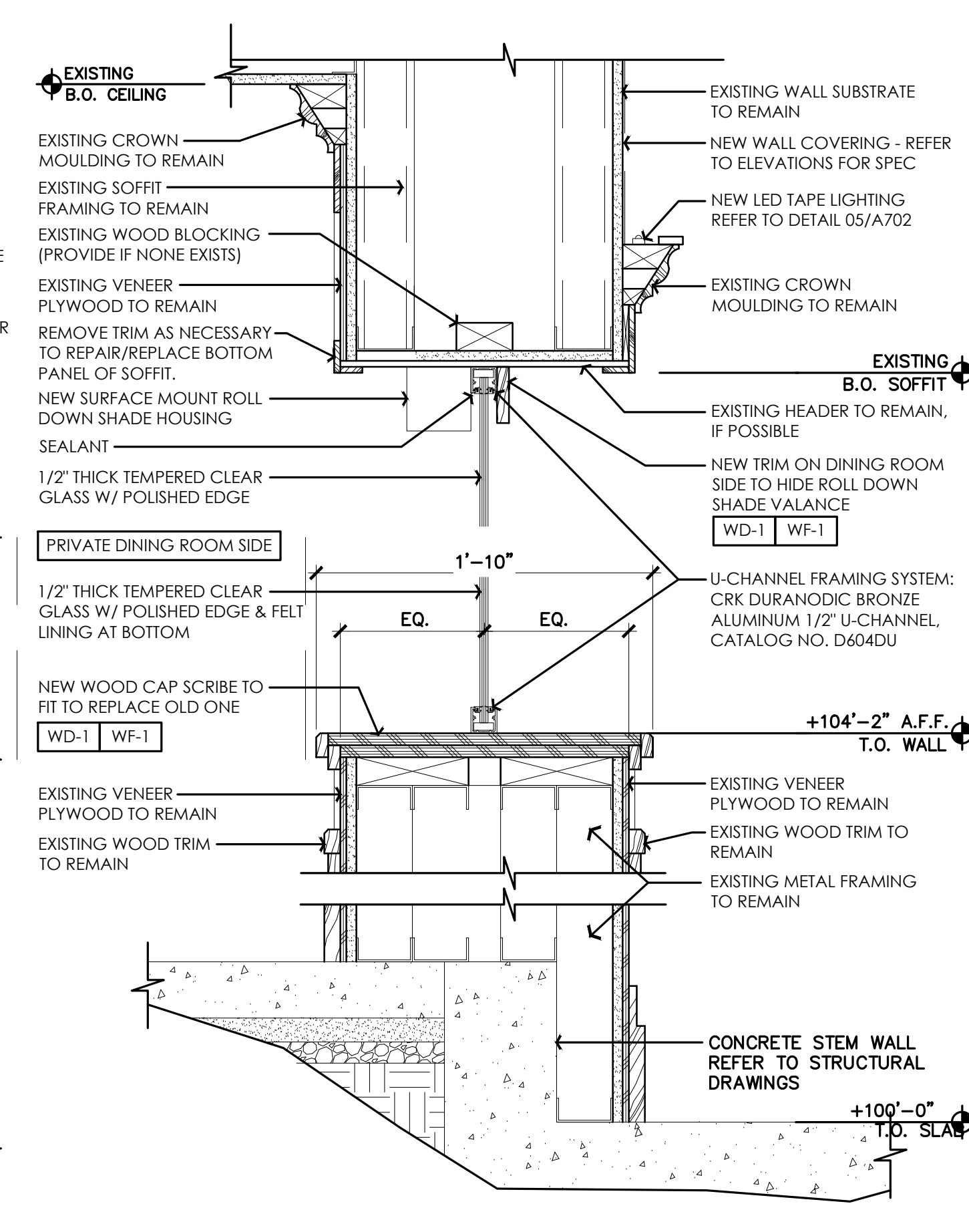
06 PDR WOOD SOFFIT (AFTER)
SCALE: 3/8"=1'-0"



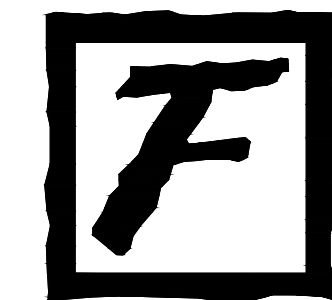
07 PDR WOOD SOFFIT (BEFORE)
SCALE: 3/8"=1'-0"



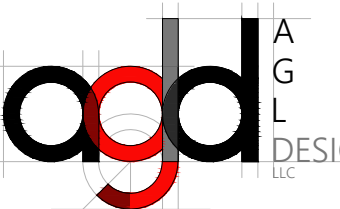
08 HEAD AND SILL OF LOW WALL BETWEEN DINING & PDR (BEFORE)
SCALE: 1 1/2"=1'-0"



09 HEAD AND SILL OF LOW WALL BETWEEN DINING & PDR (AFTER)
SCALE: 1 1/2"=1'-0"



STIPULATION FOR REUSE
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17400 HAGGERTY ROAD
LIVONIA, MI 48152
INTERIOR REMODEL

Fleming's
PRIME STEAKHOUSE & WINE BAR

ISSUED / REVISED	DATE
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REVISION 2	8/24/21

DPM: LD
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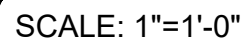
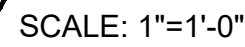
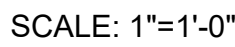
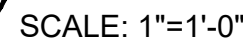
A702
DETAILS

NOTE:

- [1] ALL EXPOSED WOOD STAINED TO MATCH CUSTOMER'S APPROVED SAMPLE, UNLESS OTHERWISE SPECIFIED
- [2] FOAM TO MEET CALIFORNIA TECHNICAL BULLETIN # 117-2013, UNLESS OTHERWISE SPECIFIED.
- [3] BOOTH VENDOR TO PURCHASE SPECIFIED VINYL AND FABRICS
- [4] NO WELT CORDS TO BE USED AT SEAMS WHERE POSSIBLE
- [5] ALL INTERNAL TUFTEING ON BACK CUSHION, ANY SPECIFIC TUFTEING DETAIL WILL BE NOTED BELOW
- [6] BOOTH VENDOR TO SUBMIT SHOP DRAWINGS FOR SEW FLOW SOWS
- [7] BEFORE REUPHOLSTERING EXISTING BOOHS, ALL RED VINYL SHOULD BE REMOVED AND ANY FOAM PAD THAT IS NOT IN GOOD CONDITION NEEDS TO BE REPLACED WITH NEW

1	INSIDE BACK : PLAIN UPH, END PANELS
2A	OUTSIDE BACK : UNFINISHED
3A	SEAT : PLAIN UPH 7 1/2" THICK: NO-SAG SPRING WATERFALL
4A	BAND : PLAIN UPH 4 1/2" HIGH RECESSED
5A	KICK BASE : 6" HIGH x 3" RECESSED BLACK ABS PLASTIC
US	ITEM : FABRIC BY BOOTH MFR. @ BACK FABRIC UP-112, POLLACK, EMERGE 4189, CORK 03, ORDER WITH FINISH NANOTEX FOOD AND BEVERAGE TREATMENT
U6	ITEM : VINYL BY BOOTH MFR. @ SEAT UP-106, SWAVELLA GALLERIA RANGER RUSTIC

SCALE: N.T.S.



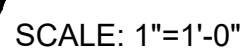
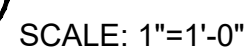
SCALE: 1"=1'-0'

NOTE:

- [1] ALL EXPOSED WOOD STAINED TO MATCH CUSTOMER'S APPROVED SAMPLE, UNLESS OTHERWISE SPECIFIED
- [2] FOAM TO MEET CALIFORNIA TECHNICAL BULLETIN # 117-2013, UNLESS OTHERWISE SPECIFIED.
- [3] BOOTH VENTILATOR TO PURCHASE SPECIFIED VINYL AND FABRICS
- [4] NO WELD CORDS TO BE SUE AT SEAMS WHERE POSSIBLE
- [5] NO VERTICAL TUFTING ON BACK CUSHION. ANY SPECIFIC TUFTING DETAIL WILL BE NOTED BELOW
- [6] BOOTH VENTILATOR TO SUBMIT SHOP DRAWINGS FOR NEW BOOTH'S

1	INSIDE BACK : PLAIN UPH, END PANELS
2B	OUTSIDE BACK : FINISHED, PLAIN UPH
3B	SEAT : PLAIN UPH 10" THICK NO-SAG SPRING WATERFALL
4B	APRON : 2" HIGH MAPLE WOOD : TO MATCH APPROVED
5B	LEGS : 6" HIGH SQUARE TAPERED LEGS
5.1	NYLON GLIDERS
U3	ITEM : FABRIC BY BOOTH MFR. @ INSIDE AND OUTSIDE BACK PRODUCT: CUBIST COLOR: BOURBON
U4	ITEM : VINYL BY BOOTH MFR. @ SEAT UP-106, SWAVELLA

SCALE: N.T.S.



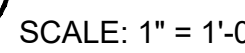
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NOTE:

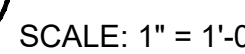
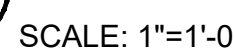
- [1] ALL EXPOSED WOOD STAINED TO MATCH CUSTOMER'S APPROVED SAMPLE, UNLESS OTHERWISE SPECIFIED
- [2] FOAM TO MEET CALIFORNIA TECHNICAL BULLETIN # 1172013, UNLESS OTHERWISE SPECIFIED.
- [3] BOOTH VENDOR TO PURCHASE SPECIFIED VINYL AND FABRICS
- [4] NO WELT CORDS TO BE SEUED AT SEAMS WHERE POSSIBLE
- [5] NO MATERIAL TUFFING ON BACK CUSHION; ANY SPECIFIC TUFFING DETAIL WILL BE NOTED BELOW
- [6] BOOTH VENDOR TO SUBMIT SHOP DRAWINGS FOR NEW BOOTH
- [7] BEFORE REUPHOLSTERING EXISTING BOOTHS, ALL RED VINYL SHOULD BE REMOVED AND ANY FOAM PAD THAT IS NOT IN GOOD CONDITION NEEDS TO BE REPLACED WITH NEW

(1)	INSIDE BACK: PLAIN UPH, END PANELS
(2A)	OUTSIDE BACK: UNFINISHED
(3A)	SEAT: PLAIN UPH 7 1/2" THICK NO-SAG SPRING WATERFALL
(4A)	BAND: PLAIN UPH 4 1/2" HIGH RECESSED
(5A)	KICK BASE: 6" HIGH X 3" RECESSED BLACK ABS PLASTIC
(U1)	ITEM: FABRIC BY BOOTH MFR. @ SEAT FABRIC UPH-112, POI ORDER WITH FINISH NANOTEX FOOD AND BEVERAGE TREATMENT
(U2)	ITEM: VINYL BY BOOTH MFR. @ SEAT UPH-106, SWAVELLA G

SCALE: N.T.S.



SCALE: 1"=1'-0"



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Fleming's

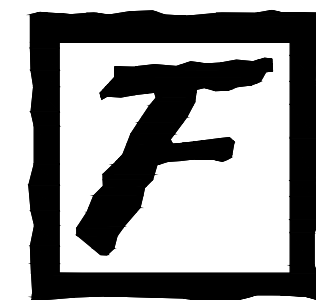
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STORE No: 3301	CHECKED BY: AGL

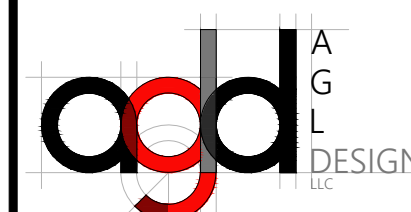
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A703
BOOTH DETAIL



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17400 HAGGERTY ROAD
LIVONIA, MI 48152
INTERIOR REMODEL

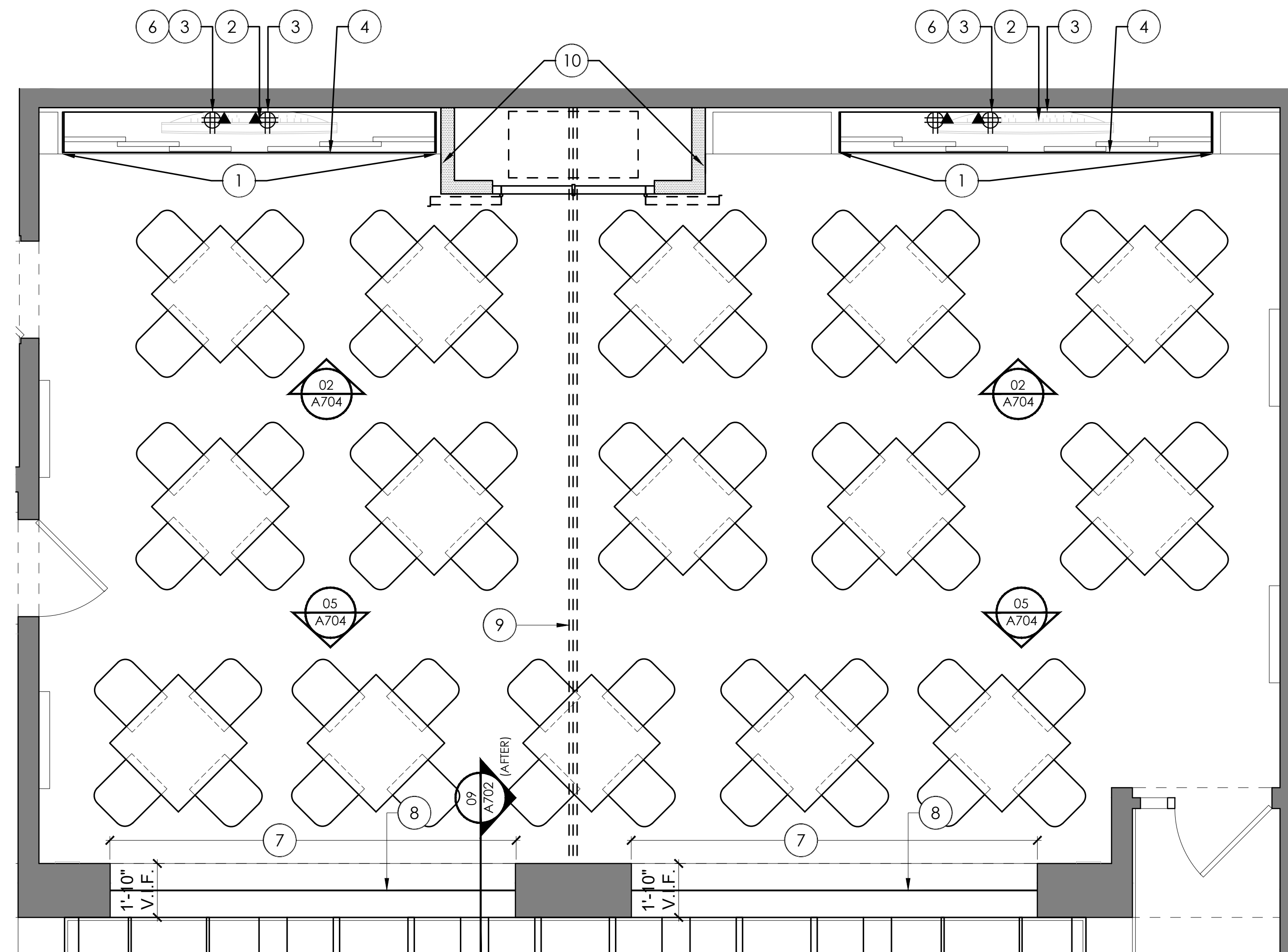
Fleming's
PRIME STEAKHOUSE & WINE BAR

ISSUED / REVISED DATE
REVISION 1 3/25/21
REVISION 2 8/24/21

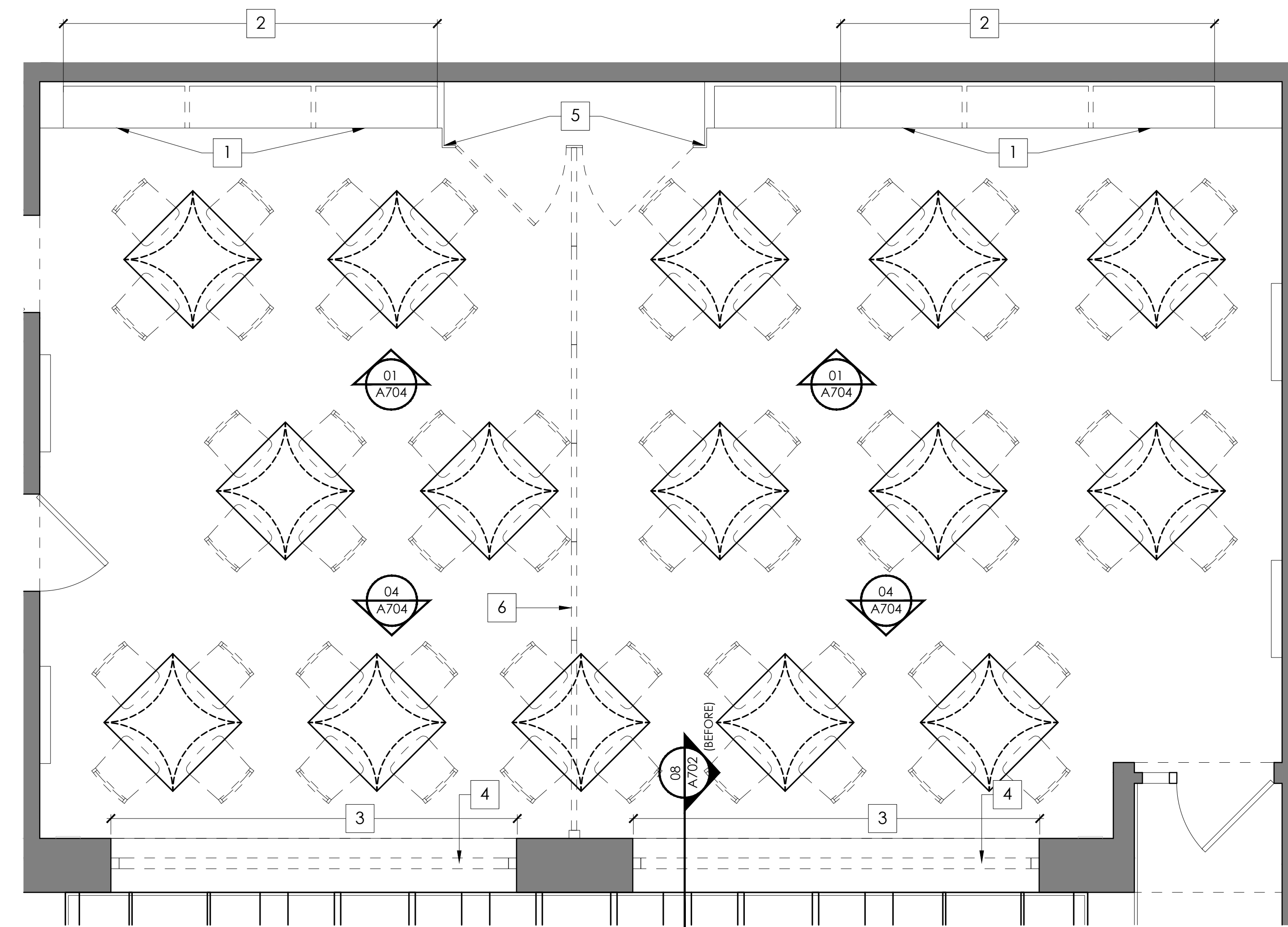
DPM: LD
STORE No: 3301
ISSUE DATE: 03/23/2021
DRAWN BY: AGL
CHECKED BY: AGL

SHEET NUMBER

A704
PDR DETAILS



06 RENOVATION PLAN - PDR #1 & 2
SCALE: 3/8"=1'-0"

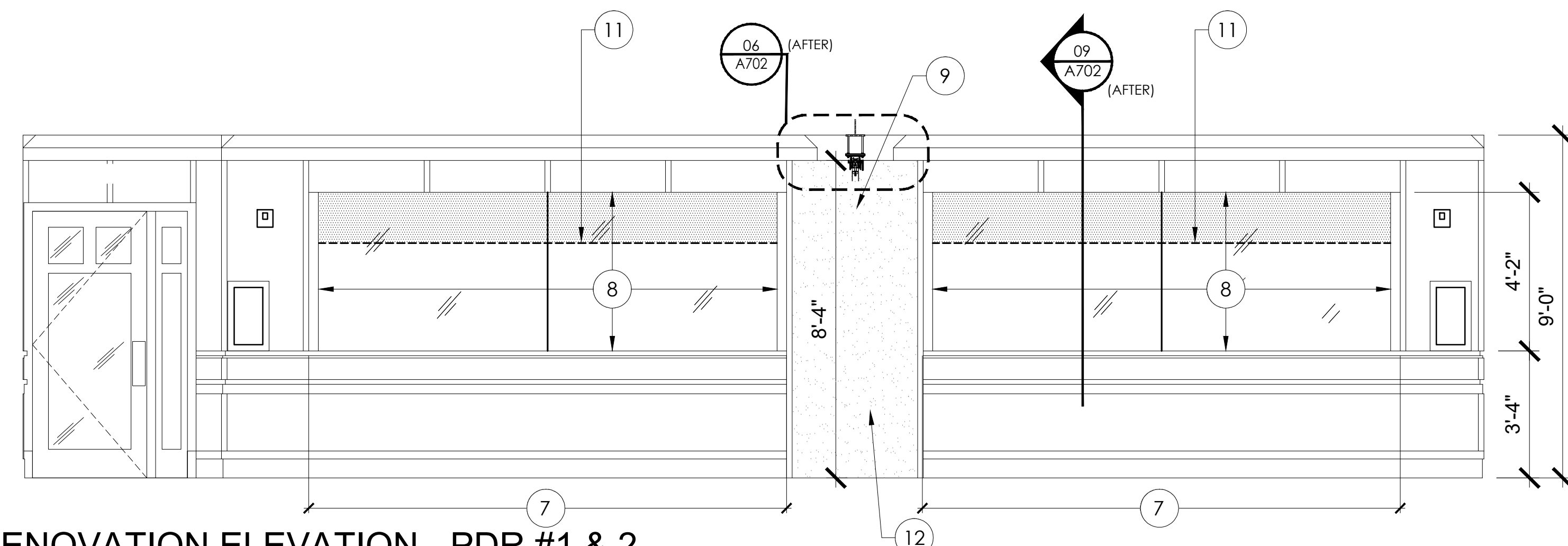


03 DEMOLITION PLAN - PDR #1 & 2
SCALE: 3/8"=1'-0"

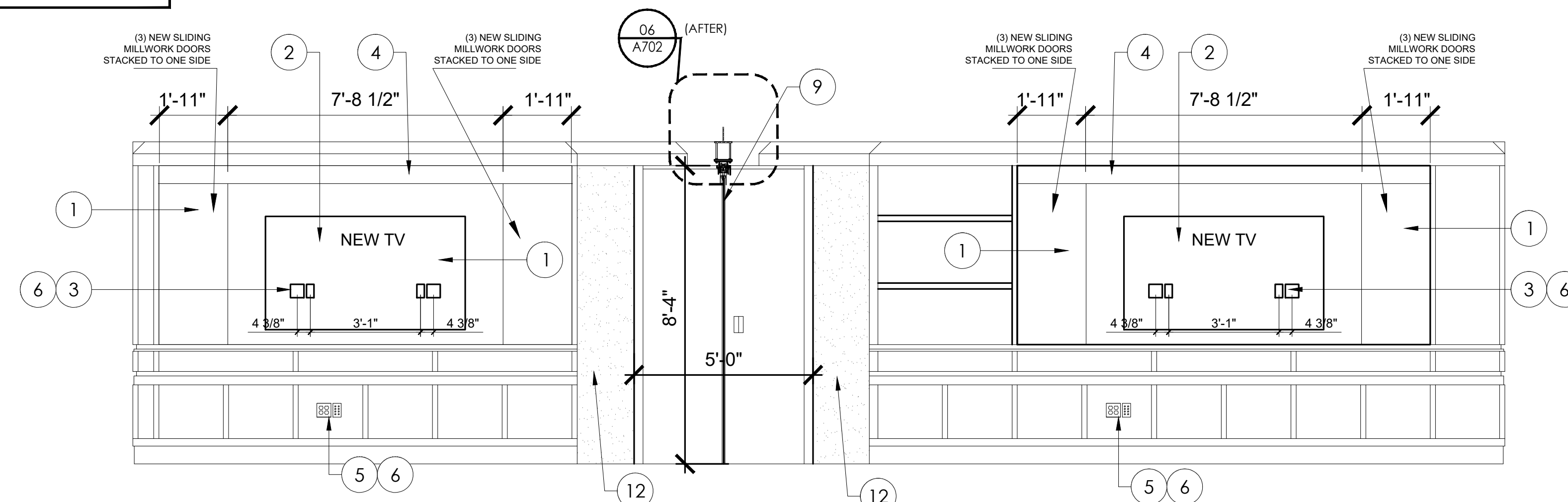
MODERNFOLD, INC SPECIFICATIONS
- MANUFACTURER: MODERNFOLD, INC. - PRODUCT: ACQUIST-SEAL 952 PAIR PANEL - NOMINAL PANEL THICKNESS: NOMINALLY 3" - OPERATION: MANUAL - PANEL SUBSTRATE: MDF BOARD - PANEL FINISH: VINYL WALLCOVERING, COM # 19612, DESIGNTEX TIMO SUNRISSSED - STC: 50 - TRIM & HINGE COLOR: NATURAL CHOICE SW7011 - TRACK AND ROLLER SYSTEM: #RT100 TRACK AND TROLLEYS - FLOOR SEAL: AUTOMATIC - POCKET DOOR TYPE AND FINISH: TYPE II WITH COM VINYL WALLCOVERING - NATIONAL ACCOUNT CONTACT: JOEL BRINKLE, PH: 480-263-3561 E: joel.brinkle@modernfold.com

RENOVATION PLAN NOTES
- G.C. TO INSTALL NEW MILLWORK TV CABINETS WITH SLIDING DOORS. REFER TO MILLWORK SHOP DRAWINGS. - NEW TV AND WALL MOUNT BRACKET TO BE PROVIDED AND INSTALLED BY CRUNCHY. - G.C. TO COORDINATE WITH CRUNCHY FOR REQUIREMENTS OF NEW CONDUIT PRIOR TO INSTALLING NEW POWER AND CAT 6 OUTLETS. G.C. TO INSTALL (2) NEW QUADS AND (8) CAT 6 LINES FOR TV. - NEW WOOD VALANCE PANEL TO CONCEAL HORIZONTAL TRACKS FOR SLIDING CABINET DOORS. - G.C. TO INSTALL INSIDE LOWER BASE CABINET (1) QUAD AND (1) CAT 6 OUTLET. - G.C. TO INSTALL 1" DIAMETER CONDUIT FOR LOW VOLTAGE AND DATA FOR EACH J-BOX BEHIND AND BELOW TV CABINET. BRING CONDUIT FROM J-BOX TO CEILING FOR ACCESS. - G.C. TO REPLACE WOOD TOP CAP AND TRIM WITH NEW AND SCRIBE TO FIT FOR NEW GLAZING. SEE MILLWORK SCHEDULE (M201). REFER TO DETAIL 04/A603. - NEW GLAZING BETWEEN DINING ROOMS. - NEW TOP HUNG MODERNFOLD ACOUSTICAL WALL SYSTEM BY OWNER, INSTALLED BY MODERNFOLD. - MODIFY EXISTING CLOSET AS NECESSARY FOR NEW ACOUSTICAL PARTITION WALL SYSTEM. G.C. TO COORDINATE WITH LOCAL MODERNFOLD SUPPLIER AND INSTALLER ON BEST WAY TO MODIFY EXISTING CLOSET TO HOUSE NEW ACOUSTICAL WALL PANELS AND NEW POCKET DOORS. REFER TO SHOP DRAWINGS. - NEW ROLL DOWN PRIVACY SHADES INSTALLED BY KELSIE BLINDS. - REFER TO ELEVATIONS FOR NEW WALLCOVERING SPEC.

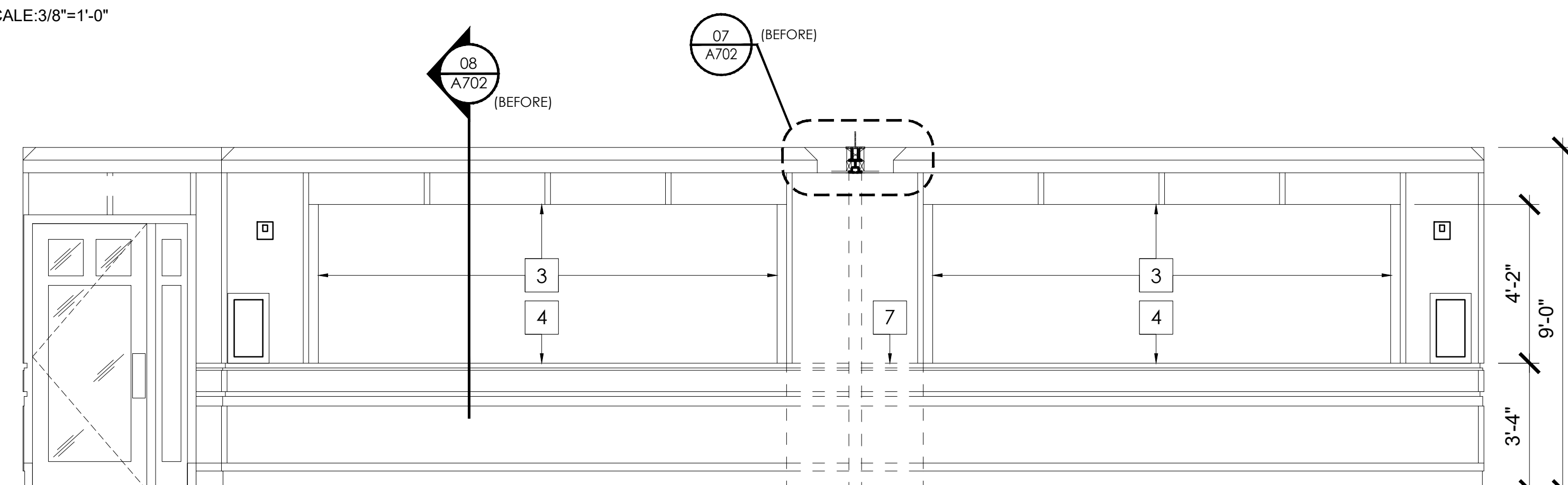
DEMOLITION PLAN NOTES
- DEMOLISH INSIDE EXISTING UPPER MILLWORK CABINET STORAGE AREA WHERE INDICATED. PATCH AND REPAIR MILLWORK TO MATCH EXISTING MILLWORK. G.C. TO CREATE LARGE CABINET OPENING TO ALLOW FOR NEW TV AND SLIDING CABINET BRACKETS. - DEMOLISH EXISTING PORTION OF MILLWORK FOR NEW TV CABINET - PREP WALL FOR NEW CABINETS, TV'S, AND TV MOUNTING BRACKETS. - DEMOLISH EXISTING TOP CAP. - DEMOLISH EXISTING SHUTTERS. - MODIFY EXISTING CLOSET AS NECESSARY FOR NEW ACOUSTICAL PARTITION WALL SYSTEM. G.C. TO COORDINATE WITH LOCAL MODERNFOLD SUPPLIER AND INSTALLER ON BEST WAY TO MODIFY EXISTING CLOSET TO HOUSE NEW ACOUSTICAL WALL PANELS AND NEW POCKET DOORS. - G.C. TO DEMOLISH EXISTING OLD WOOD PARTITION WALL AND POCKET DOORS. G.C. TO MODIFY HEADER TO ALLOW FOR INSTALLATION OF NEW TRACK SYSTEM BY MODERNFOLD. G.C. TO COORDINATE WITH MODERNFOLD PRIOR TO DEMOLITION. - DEMO PORTION OF WOOD PANEL FOR NEW WALL COVERING - MAKE FLUSH FOR NEW MODERNFOLD DOOR SYSTEM.



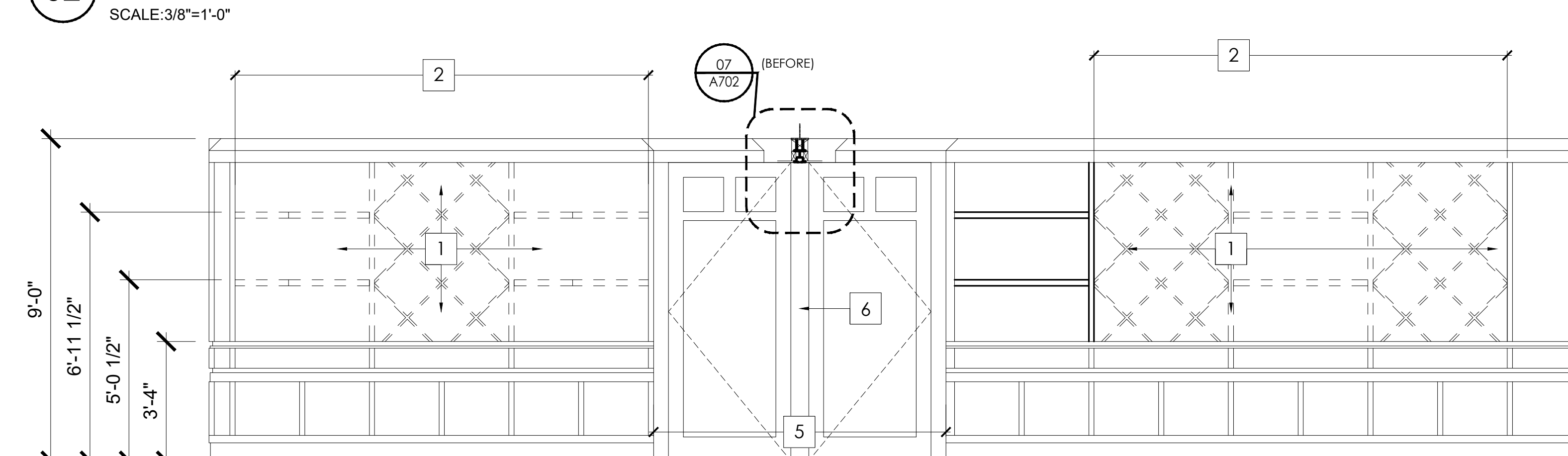
05 RENOVATION ELEVATION - PDR #1 & 2
SCALE: 3/8"=1'-0"



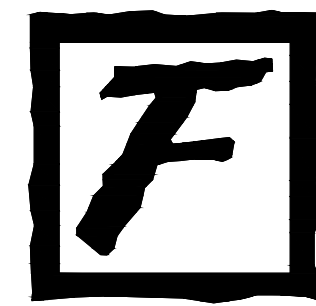
02 RENOVATION ELEVATION - PDR #1 & 2
SCALE: 3/8"=1'-0"



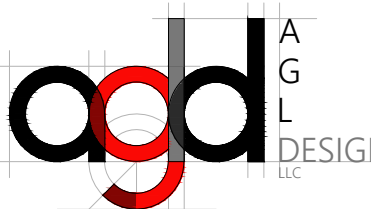
04 DEMOLITION ELEVATION - PDR #1 & 2
SCALE: 3/8"=1'-0"



01 DEMOLITION ELEVATION - PDR #1 & 2
SCALE: 3/8"=1'-0"



STIPULATION FOR REUSE
THIS DRAWING WAS SPECIFICALLY PREPARED FOR USE IN PREPARATION TO THE CONSTRUCTION OF A REMODEL FOR FLEMING'S PRIME STEAKHOUSE & WINE BAR AND IS NOT SUITABLE FOR USE FOR ANY OTHER PROJECT. THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.



17400 HAGGERTY ROAD
LIVONIA, MI 48152
INTERIOR REMODEL

Fleming's
PRIME STEAKHOUSE & WINE BAR

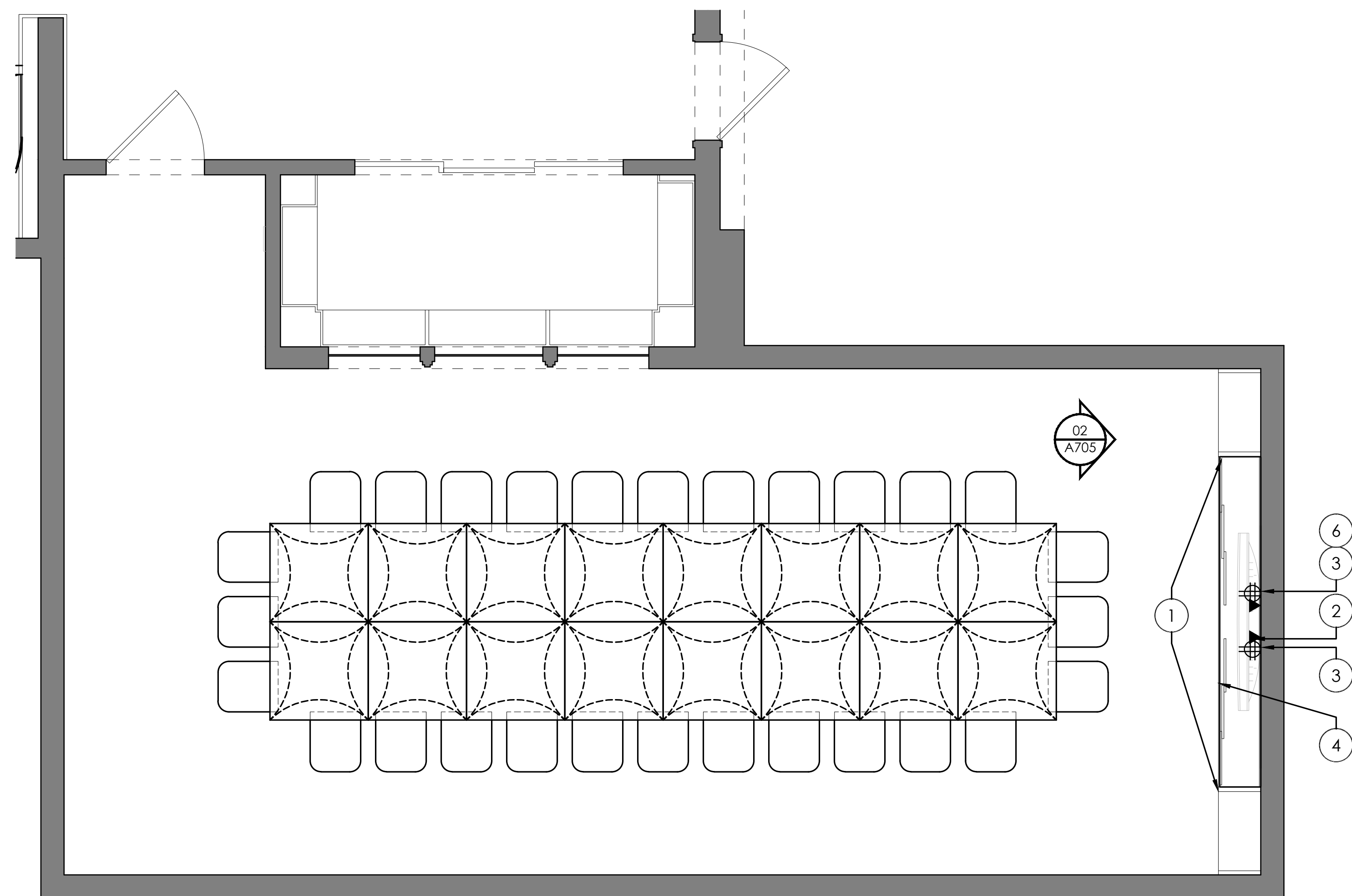
ISSUED / REVISED	DATE
REVISION 1	3/25/21
REVISION 2	8/24/21

DPM: LD	DRAWN BY: AGL
STORE No: 3301	CHECKED BY: AGL

ISSUE DATE:
03/23/2021

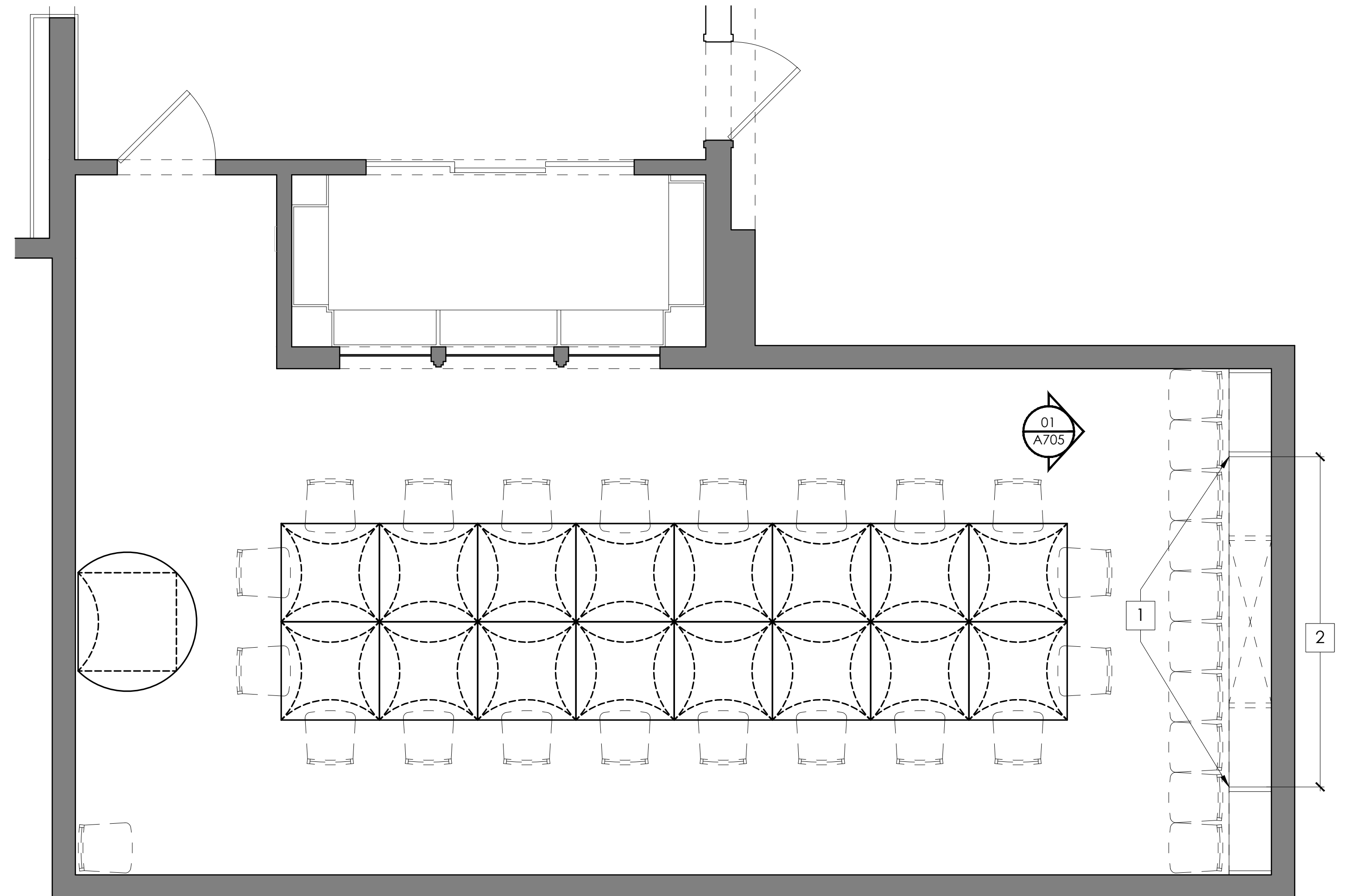
SHEET NUMBER

A705
PDR DETAILS



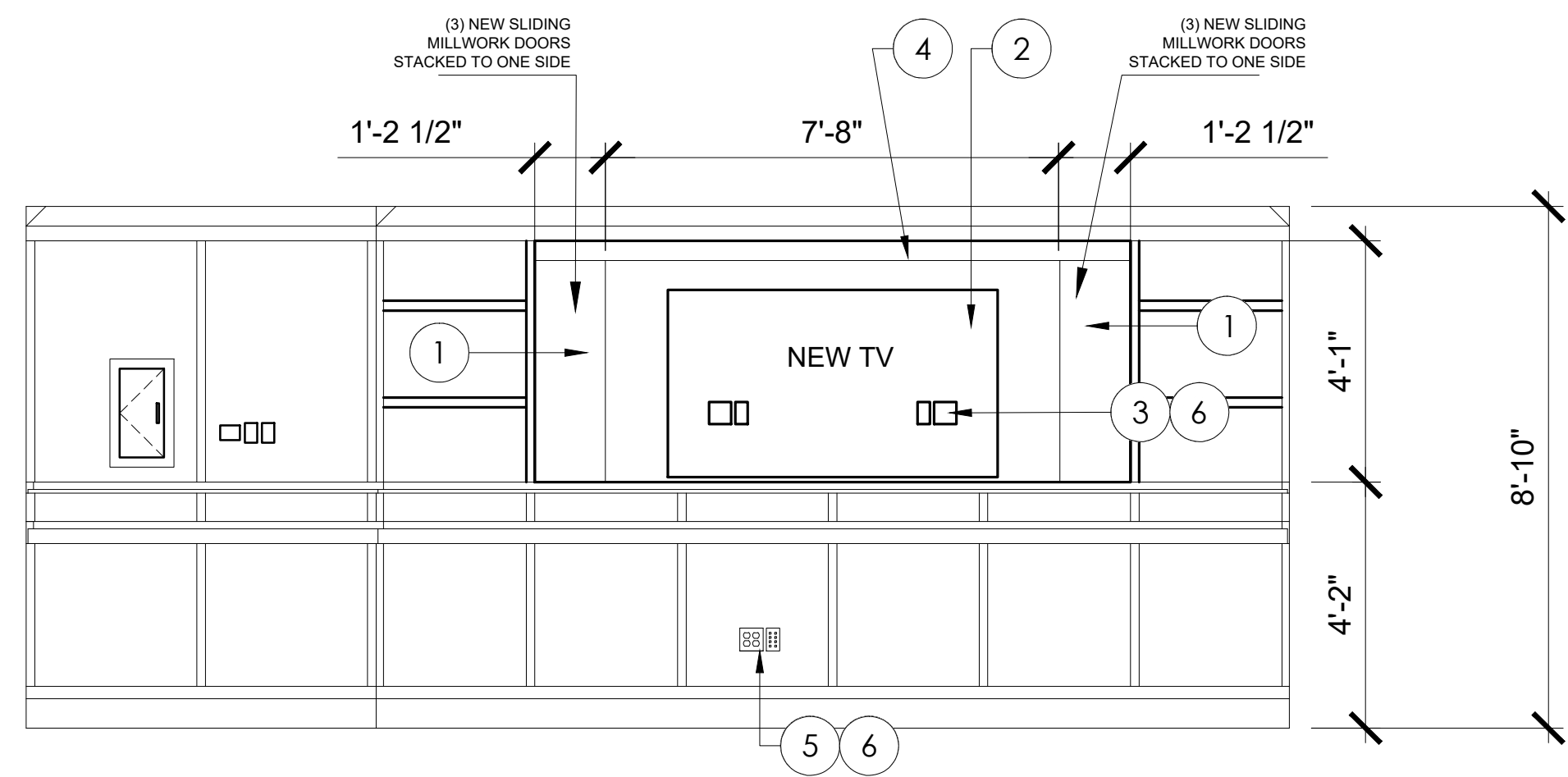
06 RENOVATION PLAN - PDR
SCALE: 3/8"=1'-0"

RENOVATION PLAN NOTES
1. G.C. TO INSTALL NEW MILLWORK TV CABINETS WITH SLIDING DOORS. REFER TO MILLWORK SHOP DRAWINGS.
2. NEW TV AND WALL MOUNT BRACKET TO BE PROVIDED AND INSTALLED BY CRUNCHY.
3. G.C. TO COORDINATE WITH CRUNCHY FOR REQUIREMENTS OF NEW CONDUIT PRIOR TO INSTALLING NEW POWER AND CAT 6 OUTLETS. G.C. TO INSTALL (2) NEW QUADS AND (8) CAT 6 LINES FOR TV.
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5. G.C. TO INSTALL INSIDE LOWER BASE CABINET (1) QUAD AND (1) CAT 6 OUTLET.
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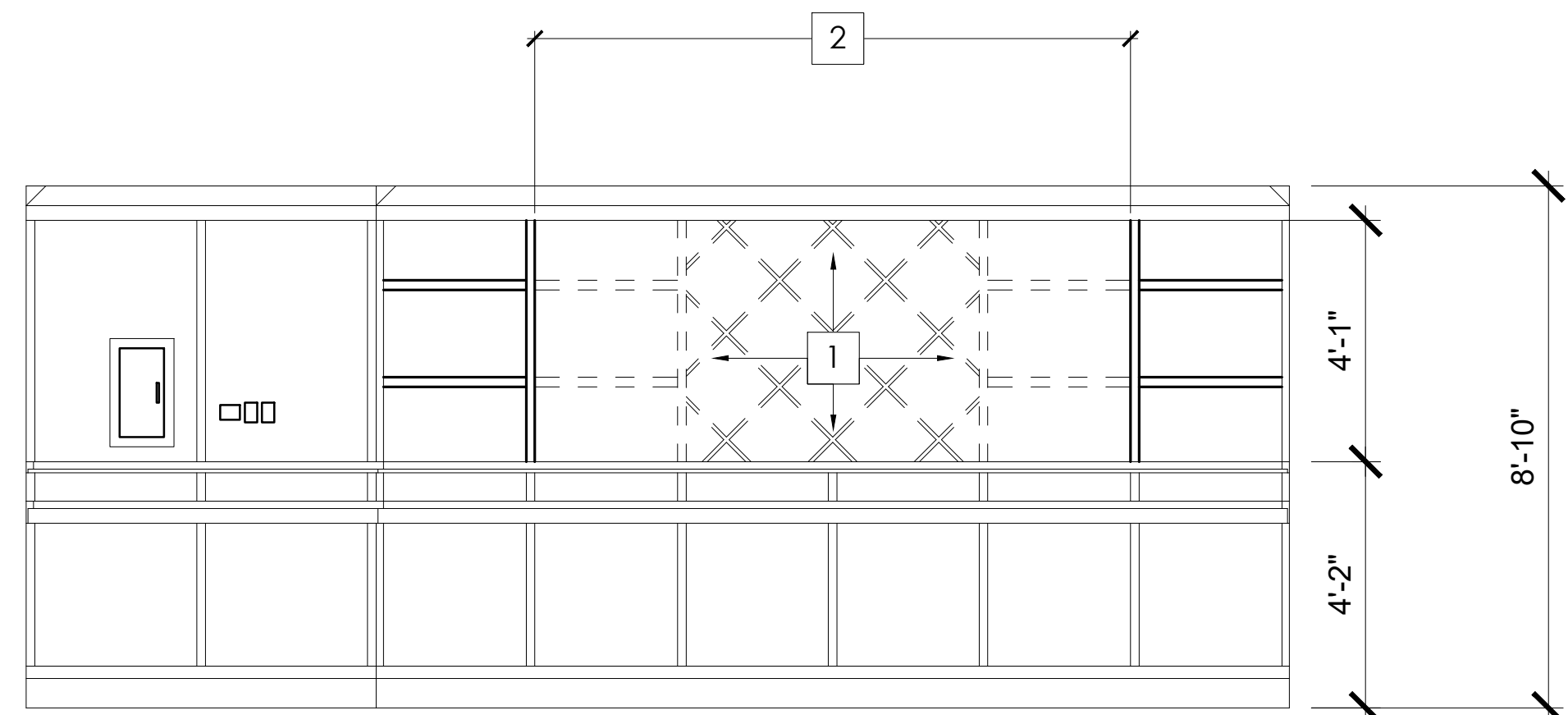


03 DEMOLITION PLAN - PDR
SCALE: 3/8"=1'-0"

DEMOLITION PLAN NOTES
1. DEMOLISH INSIDE EXISTING UPPER MILLWORK CABINET STORAGE AREA WHERE INDICATED. PATCH AND REPAIR MILLWORK TO MATCH EXISTING MILLWORK. G.C. TO CREATE LARGE CABINET OPENING TO ALLOW FOR NEW TV AND SLIDING CABINET DOORS.
2. DEMOLISH EXISTING PORTION OF MILLWORK FOR NEW TV CABINET - PREP WALL FOR NEW CABINETS, TV'S, AND TV MOUNTING BRACKETS.



02 RENOVATION ELEVATION - PDR
SCALE: 3/8"=1'-0"



01 DEMOLITION ELEVATION - PDR
SCALE: 3/8"=1'-0"

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

January 8, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-12-02-23 – #17400 Haggerty Road (OSI/Fleming's, LLC)

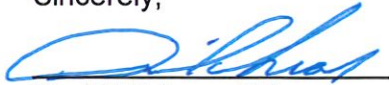
Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#17400 Haggerty Road**.
2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems.
3. Should any revisions to the utility services to the building, or any work on the right-of-way be required, the owner will need to submit drawings to this Department to determine if Engineering permits will be required.

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

Sincerely,



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

cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: January 14, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition # 2025-12-02-23 at 17400 Haggerty Rd. Flemings Prime Steakhouse

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

We have no objections to this proposal.

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

Sincerely,

Brian R. Kukla

Brian R. Kukla
Fire Marshal

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: January 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-12-02-23 - 17400 Haggerty Road

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

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE



MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
(734) 466-2260
FAX: (734) 421-1807

January 20th, 2026

Kristoffer Canty
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Petition 2025-12-02-23 – 17400 Haggerty Road (OSI/Fleming's, LLC)

Dear Kristoffer,

I have reviewed the address connected with the above noted petition. As there are no outstanding amounts receivable (general or water and sewer), I have no objections to the proposal.

Please contact me if you have any further questions.

Very truly yours,

A handwritten signature in dark ink, reading "Benjamin N. Grier". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Benjamin N. Grier
Director of Finance

BG: sc

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER



33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3060
(734) 466-2245
FAX: (734) 421-7230

January 7, 2026

RE: 17400 Haggerty Rd

Attention: planning Commissioners

The owner of the property is current on their property tax.

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSAN
MAYOR

15050 FARMINGTON ROAD
LIVONIA, MICHIGAN 48154-5499
(734) 466-2470
FAX: (734) 261-2265

January 22, 2026

Kristoffer Canty, Planner IV
Planning Commission
33000 Civic Center Drive
Livonia, MI 48154

Livonia, MI 48154Re: Petition 2025-12-02-23 – Fleming's Prime Steakhouse & Wine Bar
SDM Liquor License

Dear Mr. Canty,

We have reviewed the plans submitted by OSI/Flemings, LLC requesting waiver use approval pursuant to Section 6.03 of the Livonia Ordinance, as amended, to utilize an SDM liquor license (allows a licensed business to sell beer, wine and mixed spirit drink products in the original package for consumption off premises) in connection with the existing restaurant operation (Fleming's Prime Steakhouse & Wine Bar) at 17400 Haggerty Road, located on the north side of College Parkway between Fox Drive and Haggerty Road in the Southwest ¼ of Section 7.

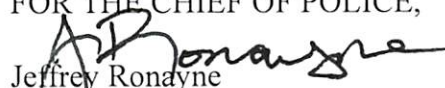
After reviewing the plans with the Chief of Police, we have no objections to the waiver being granted, contingent that the petitioner complies with:

- All State Laws
- City Ordinances
- Stipulations and conditions set by the Livonia Police Department, Liquor Investigations Unit, as approved by the Chief of Police
- Stipulations and conditions set by the Traffic Bureau of the Livonia Police Department

We are available to provide any additional information you may desire on this subject.

Sincerely,

FOR THE CHIEF OF POLICE,


Jeffrey Ronayne
Special Services Bureau

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

7. REQUEST TO AUTHORIZE EXPENDITURE TO SOLE SOURCE PROVIDER: to enable payment to NeoGov for Talent Acquisition, from budgeted funds.

Jeannine Laible, Human Resources Director, reported NeoGov is a well-integrated system that is effective and keeps the hiring process blind and fair.

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

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

7.

Civil Service
February 10, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO AUTHORIZE EXPENDITURE TO SOLE SOURCE PROVIDER: to enable payment to NeoGov for Talent Acquisition, from budgeted funds.

BACKGROUND DETAILS

Dear Council Members:

It is respectfully requested that City Council approve paying the attached invoice to NeoGov, the City's sole source provider for recruitment and applicant tracking services.

NeoGov provides an online recruitment platform specifically designed for public sector agencies and is fully aligned with Civil Service requirements. The system ensures that all recruitment activities follow a standardized, transparent, and fully compliant Civil Service process, including job postings, application intake, testing, scoring, eligibility lists, and record retention. This consistency is critical to maintaining fairness, impartiality, and compliance with Civil Service Rules and Regulations.

Using a general job-posting service such as Indeed would not meet these requirements. While Indeed can advertise positions, it does not support the Civil Service workflow, examination process, eligibility list management, or required documentation. Relying on such platforms would require Civil Service staff to manually manage applications, testing, scoring, notifications, and records in person or through disconnected systems, significantly increasing the administrative workload, the risk of errors, and the potential for compliance issues.

NeoGov also improves accessibility for applicants by allowing them to apply online, upload required documents, receive notifications, and track their application status without needing to appear in person for routine steps. This enhances customer service, broadens the applicant pool, and ensures equal access while preserving the integrity of the Civil Service process.

For these reasons, NeoGov remains the most efficient, compliant, and cost-effective solution for the City's recruitment needs. The Civil Service 2025-26 testing supplies fund has been appropriately budgeted to support the cost and respectfully requests that City Council authorize an amount not to exceed \$20,151.92 to NeoGov, located at 2120 Park Pl, Suite 100, El Segundo, CA 90245, for the 2025-26 fiscal year.

If you have any questions concerning this matter, please call me at (734) 466-2527.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

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

NeoGov Subscription

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

\$20,151.92 for the time period of 9-30-25 to 9-30-26

DETAILED WORK BEING PERFORMED

Online recruitment platform that allows for job postings, application intake, testing, scoring, eligibility lists, and record retention

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

\$20,151.92 from Civil Service testing - 101.269.765.000

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

Sole-Source provider

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

ATTACHMENTS

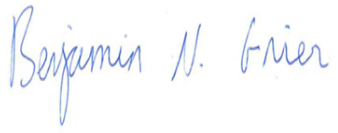
1. Packet to Council Transmitting Request to enable payment to NeoGov (Sole-Source) for Talent Acquisition, from budgeted funds

APPROVED BY



Jeannine Laible, Human Resources Director

Date: February 10, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 10, 2026



Carter Fisher, City Attorney

Date: February 11, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026

CIVIL SERVICE DEPARTMENT

MAUREEN MILLER BROSNAN
MAYOR

CIVIL SERVICE COMMISSION

JAMES WENSON, CHAIRPERSON
ROGER L. SPENCE, COMMISSIONER
CHARLOTTE S. MAHONEY, COMMISSIONER



MEMBER IPMA-HR /SHRM
International Public Management Association
for Human Resources
Society for Human Resources Management

JEANNINE LAIBLE
HUMAN RESOURCES DIRECTOR

February 10, 2026

Dear Council Members:

It is respectfully requested that City Council approve paying the attached invoice to NeoGov, the City's sole source provider for recruitment and applicant tracking services.

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Using a general job-posting service such as Indeed would not meet these requirements. While Indeed can advertise positions, it does not support the Civil Service workflow, examination process, eligibility list management, or required documentation. Relying on such platforms would require Civil Service staff to manually manage applications, testing, scoring, notifications, and records in person or through disconnected systems, significantly increasing the administrative workload, the risk of errors, and the potential for compliance issues.

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If you have any questions concerning this matter, please call me at (734) 466-2527.

Sincerely,

Jeannine Laible
Human Resources Director

INVOICE

Vendor Information / Contact:**2120 Park Pl, Suite 100****El Segundo, CA 90245**Email: billing@neogov.net

Phone: (310) 426-6304

EIN: 33-0888748

Need a W-9? Click here: [W-9 PDF](#)**Invoice Summary:****Invoice No.:** INV-141907**Invoice Date:** 08-06-2025**Due Date:** 10-05-2025**Payment Terms:** Net 60**Purchase Order No.:****Customer No.:** A-641649**Customer Billing Information**Jeannine Laible
Livonia, City of (MI)33000 Civic Center Drive
Livonia, MI 48154
United States**Customer Shipping Information**

Livonia, City of (MI)

33000 Civic Center Drive
Livonia, MI 48154
USA**Invoice Details:**

Product	Start Date	End Date	Quantity	Total Price (\$USD)
Governmentjobs.com Subscription	09-30-2025	09-29-2026	617	\$2,923.61
Insight Subscription	09-30-2025	09-29-2026	617	\$17,228.31

SUBTOTAL (\$USD)	\$20,151.92
Sales Tax	\$0.00
TOTAL	\$20,151.92
Payments	\$0.00
Credits	\$0.00
Balance Due (\$USD)	\$20,151.92

Payment Instructions:**Remit checks to:**Governmentjobs.com, Inc.
DEPT LA 25067
Pasadena, CA 91185-5067**Remit electronic payments to:**Silicon Valley Bank
Name: Governmentjobs.com, Inc.
Account #: 3302022848
Routing #: 121140399
Swift Code: SVBUS6SIBO**Credit card payments:**[Credit Card Payment Portal Link](#)

By making the payment specified in this invoice, customer agrees that the terms and conditions of the agreement previously executed by the parties shall apply to this purchase, or if there is no prior agreement, the terms and conditions of the NEOGOV Services Agreement set forth in the quote previously provided to Customer shall apply. Any other terms and conditions provided by customer to NEOGOV in a purchase order or otherwise shall be deemed void.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

8. REQUEST TO APPROVE CITY OF LIVONIA AFSCME UNION LOCAL 1917 CONTRACT AGREEMENT: for the period of December 1, 2025, through November 30, 2028.

Jeannine Laible, Human Resources Director, stated after negotiation a three-year contract was agreed upon. The contract is well balanced, ensures competitive insurance rates, and complies with guidelines.

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

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

8.

Civil Service
February 11, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO APPROVE CITY OF LIVONIA AFSCME UNION LOCAL 1917 CONTRACT AGREEMENT: for the period of December 1, 2025, through November 30, 2028.

BACKGROUND DETAILS

February 12, 2026

Honorable Members, City Council
Honorable Members, Civil Service Commission
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Re: City of Livonia and AFSCME Union Council 25, Local 1917

Dear City Council and Civil Service Commission Members:

I am pleased to advise you that on February 6, 2026, the City and AFSCME Local 1917 Union representatives reached a tentative agreement on a three-year contract that is effective from December 1, 2025, through November 30, 2028. AFSCME Local 1917 have now ratified the parties Tentative Agreement, so all that is needed for formal ratification of the Tentative Agreement is Civil Service Commission and City Council approval. I have attached a copy of the Tentative Agreement for your review.

The following is a summary of the key components of the Agreement:

1. A three-year agreement from December 1, 2025, to November 30, 2028.

2. Salary increases to all bargaining unit members as follows:

Effective December 1, 2025:	3.5% increase
Effective December 1, 2026:	4.5% increase
Effective December 1, 2027:	3.5% increase

3. In addition to the salary increases detailed above, to address retention and recruiting issues, and to keep with prior adjustments of other bargaining units, along with keeping Livonia wages competitive to neighboring communities, the parties agreed to a wage adjustment of 2% prior to implementation of the 3.5% December 1, 2025 increase.

4. To provide the City the ability to have greater control of health insurance costs, the specific references to Blue Cross were removed from the body of the Agreement and language was added allowing the City to modify the health insurance plan or provider to offer a substantially similar plan, provided specified core benefit levels are maintained.
5. Modification of sick leave, sick leave control language and elimination of bonus sick time to comply with the recently enacted Earned Sick Time Act (ESTA).
6. Incorporation of prior letter of understanding into the CBA to allow individual employees to work out non-standard schedules with supervisors, provided such schedules are approved and consistent with operational needs.
7. Incorporation of mid-term letter of understanding regarding library issues to maintain operational efficiency.
8. Modification of 2nd tier vacation schedule by reducing service time an employee must work before reaching maximum to reward employees who have worked for the City for at least 10 years.
9. Modification of vacation accrual process to allow employees more flexibility in use and to ease administration of vacation time benefit.
10. Increase in maximum amount of vacation leave accrual consistent with provisions previously agreed to with other City bargaining units.
11. Increase in clothing allowance from \$500 to \$600 annually.
12. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.
13. Modified provisions throughout CBA in regard to the timing of non-wage payments to assist payroll in the administration of benefits.
14. Addition of Juneteenth as a City Holiday.
15. Increase in the City contribution to the Retiree Health Insurance Plan for those who are not eligible for retiree health insurance from \$90 per bi-weekly pay to \$100 per bi-weekly pay.
16. Increased the City contribution to Defined Contribution accounts from 12% to 13% for employees hired after 1997 and 14% to 15% for employees hired prior to 1997.
17. Updated legally mandated maximum City costs for health insurance.

The above summary does not capture every detail of the parties' Agreement but should function as a list of the highlights. If there are any questions regarding the details, please don't hesitate to contact me.

Very truly yours,

Schultz and Young, P.C.



Gregory T. Schultz

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

Approve as submitted

ATTACHMENTS

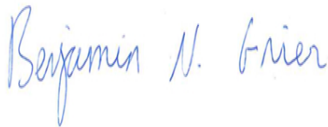
1. S022326 LTC 1917 Contract Agr 12-25 thru 11-28
2. Packet to Council Transmitting AFSCME Local 1917 Union Tentative Agreement for the Period December 1, 2025, through November 1, 2028

APPROVED BY



Jeannine Laible, Human Resources Director

Date: February 12, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 12, 2026



Carter Fisher, City Attorney

Date: February 12, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026

Schultz and Young PC

Gregory T. Schultz
Elizabeth A. Young

Attorneys And Counselors
26555 Evergreen, Suite 420
Southfield, MI 48076

Karin M. Young
Of Counsel

Gregory T. Schultz | Direct Dial 248.318.2584 | gschultz@schultzyounglaw.com

February 12, 2026

Honorable Members, City Council
Honorable Members, Civil Service Commission
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Re: City of Livonia and AFSCME Union Council 25, Local 1917

Dear City Council and Civil Service Commission Members:

I am pleased to advise you that on February 6, 2026, the City and AFSCME Local 1917 Union representatives reached a tentative agreement on a three-year contract that is effective from December 1, 2025, through November 30, 2028. AFSCME Local 1917 have now ratified the parties Tentative Agreement, so all that is needed for formal ratification of the Tentative Agreement is Civil Service Commission and City Council approval. I have attached a copy of the Tentative Agreement for your review.

The following is a summary of the key components of the Agreement:

1. A three-year agreement from December 1, 2025, to November 30, 2028.
2. Salary increases to all bargaining unit members as follows:

Effective December 1, 2025:	3.5% increase
Effective December 1, 2026:	4.5% increase
Effective December 1, 2027:	3.5% increase
3. In addition to the salary increases detailed above, to address retention and recruiting issues, and to keep with prior adjustments of other bargaining units, along with keeping Livonia wages competitive to neighboring communities, the parties agreed to a wage adjustment of 2% prior to implementation of the 3.5% December 1, 2025 increase.

4. To provide the City the ability to have greater control of health insurance costs, the specific references to Blue Cross were removed from the body of the Agreement and language was added allowing the City to modify the health insurance plan or provider to offer a substantially similar plan, provided specified core benefit levels are maintained.
5. Modification of sick leave, sick leave control language and elimination of bonus sick time to comply with the recently enacted Earned Sick Time Act (ESTA).
6. Incorporation of prior letter of understanding into the CBA to allow individual employees to work out non-standard schedules with supervisors, provided such schedules are approved and consistent with operational needs.
7. Incorporation of mid-term letter of understanding regarding library issues to maintain operational efficiency.
8. Modification of 2nd tier vacation schedule by reducing service time an employee must work before reaching maximum to reward employees who have worked for the City for at least 10 years.
9. Modification of vacation accrual process to allow employees more flexibility in use and to ease administration of vacation time benefit.
10. Increase in maximum amount of vacation leave accrual consistent with provisions previously agreed to with other City bargaining units.
11. Increase in clothing allowance from \$500 to \$600 annually.
12. Increase in personal business time from 3 days to 4 days annually in recognition of loss of bonus vacation days resulting from implementation of ESTA.
13. Modified provisions throughout CBA in regard to the timing of non-wage payments to assist payroll in the administration of benefits.
14. Addition of Juneteenth as a City Holiday.
15. Increase in the City contribution to the Retiree Health Insurance Plan for those who are not eligible for retiree health insurance from \$90 per bi-weekly pay to \$100 per bi-weekly pay.
16. Increased the City contribution to Defined Contribution accounts from 12% to 13% for employees hired after 1997 and 14% to 15% for employees hired prior to 1997.

17. Updated legally mandated maximum City costs for health insurance.

The above summary does not capture every detail of the parties' Agreement but should function as a list of the highlights. If there are any questions regarding the details, please don't hesitate to contact me.

Very truly yours,

SCHULTZ AND YOUNG, P.C.

A handwritten signature in dark ink, appearing to read 'Gregory T. Schultz', with a stylized flourish at the end.

Gregory T. Schultz

GTS/sad

cc: Mayor Maureen Miller Brosnan
Ms. Jeannine Laible
Mr. Benjamin Grier

2/6/26 *[Signature]*

[Signature] *[Signature]* *[Signature]* *[Signature]* *[Signature]*

**Negotiations
between
The City of Livonia
and
AFSCME Council 25, Local 1917**

Proposed Tentative Agreement – February 6, 2026

1. Duration – 3 years effective from December 1, 2025 through November 30, 2028.
2. Article 9, Disciplinary Procedure and any other references in the Agreement – Change references of “oral reprimand” to “verbal reprimand.”
3. Article 20, Sick Leave – Modify Articles 20 as follows:

A. Regular full-time Employees shall earn accumulate sick leave at the rate of eight hours for each completed month of service, with such time to be used in accordance with the Earned Sick Time Act, Civil Service Rules and Regulations, and Department Policy.

* * *

~~B. Employees who do not use more than four days of their sick leave bank during the preceding calendar year shall have an additional three days added to their vacation bank the following calendar year.~~

~~B.~~ An Employee who, while on vacation, becomes seriously ill or injured, . .

~~D. The City agrees that should Union Local 192 obtain the right to accrue sick leave days beyond 225 for payment purposes, then Local 1917 shall receive the same benefit.~~

4. Article 24, Working Hours – Delete Letter of Understanding regarding 4-day work schedule and add a new Section H to read:

H. Alternate Work Schedule

1. Notwithstanding anything to the contrary in this Agreement, any employee may work a 4-day, 10-hour workweek schedule, or some alternative work schedule, if requested by the employee and approved, in writing, by the Department Head of the Department in which the employee works. Any alternate schedule approved

pursuant to this Section, shall consist of a 40-hour work schedule as provided in this Agreement.

2. Employees who utilize vacation, sick time or any other daily use of time for the full day while working a 4-day work schedule will be charged with, and paid for, the actual number of hours the employee was scheduled to work on the day the vacation, sick day or other daily use of time was utilized.
3. In any week where the City is closed for at least one day because of a City-recognized Holiday, the alternate schedules provided in Section 1, above, shall not apply and the employee will work a regular 8-hour schedule during all days that the City is open during that Holiday week.
4. If any alternate work schedule utilized pursuant to this Section results in an employee being scheduled to work more than eight (8) hours in a day, the provision in Article 32, Overtime, Section B providing for time and one-half for hours worked above eight (8) hours in one day, shall not be applicable. Instead, employees working an alternate schedule that results in the employee being scheduled to work more than eight (8) hours in a day shall be paid time and one-half for all hours worked in a day beyond the scheduled number of hours. (For example, an employee working a 4-day, 10-hour schedule will be paid time and one-half for all hours worked in a day over 10 hours.)
5. Employees who are working an alternate schedule in a given week pursuant to this Section and who are required to work on a day they were not scheduled to work under the alternate schedule but that they would have otherwise worked under their regular schedule, will be paid time and one-half for all hours worked on that day.

5. Article 24, Working Hours – Incorporate Library Letter of Understanding into a new Section L to read:

L. Notwithstanding anything to the contrary in this Article, the following shall apply to employees of the Livonia Public Library:

1. The workweek of the Livonia Public Library is defined as Sunday through Saturday each week, although the City's pay cycle is Saturday through Friday.
2. Full-time employees who work on a non-scheduled day off during the week will receive time and one half (1-1/2) the employee's regular rate for all hours worked on that day. If an employee works a second non-

scheduled work day during that workweek, all hours on the second non-scheduled work day will be paid at two (2) times the employee's regular rate of pay.

3. Library employees who work on a Sunday will receive straight time unless Sunday is not a scheduled work day in which case the employee will earn premium pay based upon Paragraph 3, above.

4. On a sixth day worked in a workweek, part-time employees will receive time and one half (1-1/2) the employee's regular rate for all hours worked on that day and On a seventh day worked in a workweek, part-time employees will receive two (2) times the employee's regular rate for all hours worked on that day

5. Library employees may be required to work a minimum of one evening per week (Sunday through Saturday), and three weekend days (Saturdays or Sundays) in a calendar month. This is a minimum and is determined on an operational basis for the specific needs of the Library departments.

6. Library employees will have two days off per work week, but due to the rotating operating schedule, those days off do not need to be regular, consecutive, or consistent.

7. Disciplinary Procedure. Any oral or written reprimands that were issued to a Assistant Branch Librarian or Librarian II prior to the incorporation into the bargaining unit will be purged. Going forward, any discipline for an Assistant Branch Librarian or Librarian II that arises to a written document, suspension, or that could reasonably be expected to have a negative financial impact to the Assistant Branch Librarian or Librarian II will be escalated above the bargaining unit (i.e. a 1917 union member will not issue discipline to another 1917 member if the discipline is reduced to writing, or results in a suspension or other negative financial impact).

8. Employees who work in the Library shall receive in addition to their regular pay for the pay period, \$.50 per hour additional compensation for all hours worked on days where the Employee is scheduled to work after 6:00 p.m. An employee working multiple shifts in one day will only be entitled to this shift premium pay on the for the shift that includes hours after 6:00 p.m. Regularly scheduled hours and overtime/compensatory scheduled hours are considered separate shifts.

6. Article 26, Holidays – Modify Section A as follows:

- A. The paid holidays are designated as New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Good Friday, Memorial Day (last Monday in May), Juneteenth, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, Christmas, and New Year's Eve. If Christmas . . .

7. Article 28, Vacations – Modify Section A as follows:

1. Employees hired prior to September 8, 2011, shall accrue vacation at the following rate for each completed month of service, with changes effective on their anniversary date:

<u>Years of Service</u>	<u>Hours of Vacation</u>
11 th year to 20 th year	14 hours per month
21 st year to 25 th year	15 hours per month
After 25 th year	16 hours per month

2. Employees hired after September 8, 2011, shall accrue vacation at the following rate for each completed month of service, with changes effective on their anniversary date:

<u>Years of Service</u>	<u>Hours of Vacation</u>
First 5 years	8 hours per month
6 th year to 10 th year	10 hours per month
11th year to 20th year	11 hours per month
After 20th <u>10th</u> year	13 hours per month

8. Article 28, Vacations – Add a new Section A.3 (and re-number remaining provisions) and modify old Section A.3 (new Section A.4) to read:

3. Effective January 1, 2027, all vacation time will be frontloaded, meaning that all vacation time that an employee would be eligible for in a calendar year will be loaded into the employee's vacation bank and will be available for use by the employee beginning on January 1st of each year, subject to other provisions of this Agreement.

New employees will be frontloaded a pro-rated amount of vacation based on their hire date during their first calendar year.

If, upon separation from employment for any reason, an employee has used more than the employee would have earned in the year of separation, the amount of vacation time overused will be owed back to the City. The City is authorized to deduct such overuse from the employee's final pay.

Employees who were provided more or less vacation than actually earned, because of unpaid time off, part-time status or for any other reason, will have that unearned amount deducted, or added if applicable, from the time placed in their bank for the following year.

34. Vacation for all Employees may be accumulated up to ~~496~~520 hours, provided that frontloaded time added on January 1st of any year may cause the employee to have over 520 hours in their bank for the remainder of that anniversary year. Any accrued time in excess of ~~496~~520 hours as of December 31st of any year shall be lost. ~~The 496-hour maximum accumulation includes any bonus vacation days earned.~~
9. Article 31, Clothing and Safety Equipment Allowance – Modify Section B as follows:
- B. An annual clothing allowance in the amount of \$~~500~~600 will be paid once per year by December 10th. Employees who enter the bargaining unit . . .
- Senior Clerek, Assistant Branch Librarian and Librarian II increased vounher from \$200 to \$240
10. Article 33, Health Care Coverage – Modify Sections A and E and add new Section F (re-letter remaining provisions) as follows:
- A. The employer agrees to pay the premium for healthcare coverage “base plan” for regular full-time employees, spouses, and dependent children under 19 years of age or the applicable legal age, whichever is higher, subject to employee cost sharing requirements outlined in Section M below. The health care plan to Employees pursuant to this Section shall be ~~Community Blues PPO, Plan 3, with~~ as detailed in Exhibit A and shall include an annual deductible of \$250 per member and \$500 per family; co-insurance of 80%/20% with maximum annual co-insurance payments of \$1,000 per member and \$2,000 per family and shall include a \$20 office visit co-pay and a \$100 emergency room co-pay, waived if admitted to hospital. The Rx deductible drug prescription rider shall be a \$10 co-pay for generic drugs, a \$25 co-pay for formulary brand drugs, a \$50 co-pay for non-formulary brand drugs, and a co-pay of 10% of the cost of the drug, up to a maximum of \$100 per prescription, for specialty drugs. The online visit co-pay for Employees who utilize online primary care visits will be one-half of the office visit co-pay. Employees who utilize mail order prescription services will pay one co-pay for a 90-day supply. The prescription is to be filled by generic drug unless the physician directs the prescription to be "Dispensed as Written."
- B. Employees and retirees may participate in an alternate health insurance plan as detailed in Exhibit B of this Agreement ~~(currently Blue Cross/Blue~~

~~Shield Blue Choice~~) offered by the City. Employees and new hires selecting the alternative plan with rates higher than those paid by the City for ~~Blue Cross/Blue Shield~~ the coverage provided in Section A, above, will pay the difference between the rates monthly. If an Employee accepts the Option of the alternative plan, it will be deemed that the City has fulfilled its obligations under this Section and Paragraphs A, B and D herein for healthcare coverage and the specific benefits therein provided. Once an Employee has selected an alternative healthcare coverage option, no change can be made until the next reopening date. The office visit co-pay, emergency room co-pay and drug prescription co-pays for the alternative health insurance plan shall be the same as the co-pays for the ~~Blue Cross/Blue Shield~~ plan detailed in Section A, above.

F. The City reserves the right to select a different health care plan or plan administrator/insurer for all offered plans, including the plans referenced in Sections A and E, above, at any time during this Agreement provided the plan offers substantially similar or better benefits than the current plan(s). For the purposes of this Agreement, "substantially similar" shall mean that the replacement plan(s) offers at least the same applicable medical co-pays (prescription, office and emergency room), annual deductibles, and co-insurance levels as those provided in the Base Plan (Section A) for any replacement to the Base Plan and for those provided for the Alternate Plan (Section E) for any replacement to the Alternate Plan. Additionally, the in-network Doctor/Provider Participation of the new plan must include at least 80% of those in the current plan.

11. Article 38, HealthCare Coverage – Incorporate updated Act 152 State caps into Article.

12. Article 33, HealthCare Coverage – Modify Section C as follows:

C. Employees who are hired on or after September 8, 2011, shall not be entitled to health insurance upon retirement. Instead, the City will contribute to a Retiree Health Savings Plan (RHSP) for use by the employee following separation from employment under the following terms.

1. The City will contribute ~~\$8090~~ per bi-weekly pay period into the Employee's RHSP account for full-time employees and ~~\$4045~~ per bi-weekly pay period into the Employee's RHSP account for part-time employees. Effective [Date of Ratification] January 11, 2023, the City will contribute ~~\$90100~~ per bi-weekly pay period for full-time employees and ~~\$4550~~ per bi-weekly pay period for part-time employees.

2. The Employee shall vest in the employer contributions following four years of service.

13. Article 36. Personal Business – Modify Article as follows:

Personal business, not to exceed ~~two~~ four days in a calendar year, shall be allowed to employees without loss of pay or deduction from sick leave, provided the Employee has completed their initial six-month probationary period. Said personal business shall be taken in increments of at least two hours. ~~Effective January 11, 2023, employees shall be provided three personal days in any calendar year.~~

14. Article 38, Retirement – Add new Section I.D and Modify Sections III.A.1 and B.1 as follows:

D. Beginning on December 1, 2025, there shall be a four (4) year moratorium on any Defined Benefit discussions.

* * *

A. 1. For employees hired prior to March 17, 1997 who made the one-time irrevocable election to participate in a Defined Contribution plan rather than the Defined Benefit pension plan, the City will contribute an amount equal to ~~13%~~ 14% of the Employee's wages to said plan and the employee contributing an amount equal to ~~3.66~~ 4.5% of the employee's wages. Effective [Date of Ratification] December 2, 2019, the City will contribute an amount equal to ~~14~~ 15% of the Employee's wages ~~to said plan and the employee will contribute an amount equal to 4.5% of the employee's wages.~~

B. 1. For employees hired on or after March 17, 1997 the pension provided for employees following their six-month probationary period will be a Defined Contribution plan with the City contributing an amount equal to ~~11%~~ 12% of the employee's wages and the employee contributing an amount equal to four and one-half percent of the Employee's wages, with vesting after four years of employment. Effective [Date of Ratification] January 11, 2023 the City's contribution shall increase to ~~12~~ 13% of the Employee's wages. ~~The Employee is permitted to contribute additional amounts up to the maximum allowed by law.~~

15. Article 41, Rate Adjustments – Modify Sections A and C as follows:

A. Rates of pay for classifications in the bargaining unit shall be as set forth in the Schedule attached as Appendix A representing the following wage adjustments over the life of this Agreement:

<u>Effective Date</u>	<u>Adjustment</u>
December 1, 2022 (Not fully Retroactive) <u>2025</u> :	2 <u>3.5</u> % wage increase
December 1, 2023 <u>2026</u> :	3 <u>4.5</u> % wage increase
December 1, 2024 <u>2027</u> :	2.5 <u>3.5</u> % wage increase

The wage schedule for bargaining unit members shall include a wage adjustment of 2% that will go into effect prior to implementation of the 3.5% increase that is effective December 1, 2025.

C. ~~Incorporate wage adjustments for the following positions as detailed in the attached schedules with the language referenced below to be included in the wage schedule:~~

- ~~• Building Maintenance Supervisor~~
- ~~• Equipment Maintenance Supervisor~~
- ~~• Roads Supervisor~~
- ~~• Parks Supervisor~~
- ~~• Custodial Supervisor~~
- ~~• Forestry Supervisor~~
- ~~• Meter Supervisor~~
- ~~• Sewer Supervisor~~
- ~~• Sign Supervisor~~
- ~~• Water Supervisor~~
- ~~• Project Supervisor~~

The changes to the Foreman positions agreed to during bargaining for the 2022-2025 CBA were to recognize the advanced technical skills and market demands of the positions impacted.

16. Article 49, Sick Leave Control and Tardiness – Replace Article with the following:

A. Sick Leave Control

1. DEFINITIONS: The following terms will be used in this policy and are defined as:

Employee Attendance Record - This is a record of an Employee's time at work, paid leave, or unpaid leave. The record shows time paid for vacation, holidays, sick leave, personal business, bereavement, and unpaid absence.

Sick Leave – Absence due to medical or other reasons of the employee or of the employee's family member (see definition below).

An employee is limited to using no more than 72 hours of excused or unexcused sick leave for a family member (as

defined below) each calendar year unless the employee is on an approved FMLA leave for the family member.

Note: the definition of family member for an FMLA leave is different than the definition under the Earned Sick Time Act (Public Act 338 of 2018, as amended). The relationship between employee and family member must meet the definition of family member as defined by the FMLA in order to be eligible for an approved FMLA leave and to use additional sick leave in excess of the allowable 72 hours of family illness leave in the calendar year.

Family Member - As defined by Michigan's Earned Sick Time Act (Public Act 338 of 2018, as amended), the definition of family member is as follows:

- A biological, adopted or foster child, stepchild or legal ward, a child of a domestic partner, or a child to whom the employee stands in loco parentis.
- A biological parent, foster parent, stepparent, or adoptive parent or a legal guardian of an employee or an employee's spouse or domestic partner or an individual who stood in loco parentis when the employee was a minor child.
- An individual to whom the employee is legally married under the laws of any state or a domestic partner.
- "Domestic Partner" is defined as an adult in a committed relationship with another adult, including both same-sex and different-sex relationships.
- "Committed relationship" is defined as a relationship in which the employee and another individual share responsibility for a significant measure of each other's common welfare, such as any relationship between individuals of the same or different sex that is granted legal recognition by a state, political subdivision, or the District of Columbia as a marriage or analogous relationship, including, but not limited to, a civil union.
- A grandparent.
- A grandchild.
- A biological, foster, or adopted sibling.
- An individual related by blood to the employee.
- An individual whose close association with the employee is the equivalent of a family relationship.

Excused Sick Leave - Sick leave time utilized where the Employee has provided a medical certificate.

Medical Certificate & Requirements – A medical certificate is a document from a medical practitioner which indicates the reason and length of the absence and the medical status (i.e., return to work without restrictions, able to return with the following restrictions, etc.).

- **72 hours or under of unexcused absences in the calendar year:** For sick leave use of more than three consecutive days, the City may require reasonable documentation that the sick leave was used for a permissible purpose (see paragraph 6 above.) Upon request, the employee must provide this documentation not more than 15 days after the City's request subject to the following:
 - The required documentation should not include a description of the illness or details of the violence.
 - The City is responsible for paying all out-of-pocket expenses the employee incurs in obtaining the documentation.
 - The City cannot delay commencement of the Earned Sick Time on the basis that the City has not yet received documentation.
- **Over 72 hours of unexcused absences in the calendar year:** The employee is required to submit proper documentation in a timely manner for each sick leave absence for the remaining calendar year. If proper documentation is received, the absence is considered excused. The cost for obtaining the proper documentation is the full responsibility of the employee and sick leave may be denied if the proper documentation is not received. The documentation must include the following:
 - Date the patient was seen and when the employee is able to return to work
 - What, if any, restrictions are in place for the employee and how long they will last
 - Signature from the health care provider

Excessive Use of Sick Leave - Any Employee who uses more than 72 hours of unexcused sick leave in a calendar year will be determined to have used an excessive amount of sick leave.

2. If the employee's need to use sick time is foreseeable, the employee is required to provide notice seven calendar days before the date the sick time use is to begin. If the need for sick time is not foreseeable, an employee is required to notify their supervisor within one-half hour of starting time. An Employee who fails to call-in to notify the department of an intention to be absent will have, as a result, no pay for the workday and be subject to appropriate disciplinary action. An Employee who calls in beyond one-half hour of starting time will have, as a result, no pay for the period between their start time and the time that they called in and will be subject to appropriate disciplinary action. Due consideration will be given where extenuating circumstances have occurred.
3. An Employee who is absent three consecutive workdays without notifying the Department or fails to return from sick leave is subject to loss of seniority and status.
4. The Employee Attendance Record will be tracked and reviewed after each two-week pay period. If/when an employee uses more than 72 hours of unexcused sick leave in a calendar year, a discussion form will be issued to the Employee's supervisor to initiate a dialogue to review the situation with the Employee. Following the issuance of the discussion form, all future unexcused sick leave usage for that calendar year will be subject to appropriate progressive discipline.
5. The City's failure to take action against Employees who have exceeded the hours' guidelines contained in this Article does not prevent the City from taking subsequent action against an Employee for additional sick leave use.
6. These provisions are subject to the provisions of Michigan's Earned Sick Time Act (ESTA), the Civil Service Rules & Regulations, and the Family Medical Leave Act (FMLA).

B. Tardiness

Tardiness shall be defined as reporting to work after the Employee's scheduled start time. Tardiness will be subject to discipline up to and including termination, consistent with City policies.

17. General – Clean up CBA to reflect that all non-wage payments will be made in the first pay period of the month the payment is currently made.

DRAFT

**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 1917
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

<u>CLASSIFICATION</u>		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>
ASSISTANT BRANCH LIBRARIAN	STEP 1	38.44	3,075.20	79,955.20	40.17	3,213.60	83,553.60	41.58	3,326.40	86,486.40
	STEP 1.5	39.19	3,135.20	81,515.20	40.95	3,276.00	85,176.00	42.38	3,390.40	88,150.40
	STEP 2	39.97	3,197.60	83,137.60	41.77	3,341.60	86,881.60	43.23	3,458.40	89,918.40
	STEP 3	41.51	3,320.80	86,340.80	43.38	3,470.40	90,230.40	44.90	3,592.00	93,392.00
	STEP 4	43.11	3,448.80	89,668.80	45.05	3,604.00	93,704.00	46.63	3,730.40	96,990.40
	STEP 5	44.84	3,587.20	93,267.20	46.86	3,748.80	97,468.80	48.50	3,880.00	100,880.00
BUILDING MAINTENANCE SUPERVISOR*	STEP 3	40.11	3,208.80	83,428.80	41.91	3,352.80	87,172.80	43.38	3,470.40	90,230.40
	STEP 4	41.70	3,336.00	86,736.00	43.58	3,486.40	90,646.40	45.11	3,608.80	93,828.80
	STEP 5	43.38	3,470.40	90,230.40	45.33	3,626.40	94,286.40	46.92	3,753.60	97,593.60
CENTRAL RECORDS SUPERVISOR	STEP 1	33.60	2,688.00	69,888.00	35.11	2,808.80	73,028.80	36.34	2,907.20	75,587.20
	STEP 1.5	34.29	2,743.20	71,323.20	35.83	2,866.40	74,526.40	37.08	2,966.40	77,126.40
	STEP 2	35.01	2,800.80	72,820.80	36.59	2,927.20	76,107.20	37.87	3,029.60	78,769.60
	STEP 3	36.39	2,911.20	75,691.20	38.03	3,042.40	79,102.40	39.36	3,148.80	81,868.80
	STEP 4	37.88	3,030.40	78,790.40	39.58	3,166.40	82,326.40	40.97	3,277.60	85,217.60
	STEP 5	39.39	3,151.20	81,931.20	41.16	3,292.80	85,612.80	42.60	3,408.00	88,608.00
COMMUNICATIONS SUPERVISOR	STEP 1	38.78	3,102.40	80,662.40	40.53	3,242.40	84,302.40	41.95	3,356.00	87,256.00
	STEP 1.5	39.53	3,162.40	82,222.40	41.31	3,304.80	85,924.80	42.76	3,420.80	88,940.80
	STEP 2	40.27	3,221.60	83,761.60	42.08	3,366.40	87,526.40	43.55	3,484.00	90,584.00
	STEP 3	41.93	3,354.40	87,214.40	43.82	3,505.60	91,145.60	45.35	3,628.00	94,328.00
	STEP 4	43.66	3,492.80	90,812.80	45.62	3,649.60	94,889.60	47.22	3,777.60	98,217.60
	STEP 5	45.42	3,633.60	94,473.60	47.46	3,796.80	98,716.80	49.12	3,929.60	102,169.60
CONSTRUCTION ASSISTANT/ SOIL EROSION INSPECTOR	STEP 1	38.78	3,102.40	80,662.40	40.53	3,242.40	84,302.40	41.95	3,356.00	87,256.00
	STEP 1.5	39.53	3,162.40	82,222.40	41.31	3,304.80	85,924.80	42.76	3,420.80	88,940.80
	STEP 2	40.27	3,221.60	83,761.60	42.08	3,366.40	87,526.40	43.55	3,484.00	90,584.00
	STEP 3	41.93	3,354.40	87,214.40	43.82	3,505.60	91,145.60	45.35	3,628.00	94,328.00
	STEP 4	43.66	3,492.80	90,812.80	45.62	3,649.60	94,889.60	47.22	3,777.60	98,217.60
	STEP 5	45.42	3,633.60	94,473.60	47.46	3,796.80	98,716.80	49.12	3,929.60	102,169.60
CUSTODIAL SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20

*Title Change from Foreman to Supervisor

DRAFT

**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 1917
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

CLASSIFICATION		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
EQUIPMENT MAINTENANCE SUPERVISOR*	STEP 3	40.11	3,208.80	83,428.80	41.91	3,352.80	87,172.80	43.38	3,470.40	90,230.40
	STEP 4	41.70	3,336.00	86,736.00	43.58	3,486.40	90,646.40	45.11	3,608.80	93,828.80
	STEP 5	43.38	3,470.40	90,230.40	45.33	3,626.40	94,286.40	46.92	3,753.60	97,593.60
FIRE EQUIPMENT MECHANIC SUPERVISOR	STEP 3	40.11	3,208.80	83,428.80	41.91	3,352.80	87,172.80	43.38	3,470.40	90,230.40
	STEP 4	41.70	3,336.00	86,736.00	43.58	3,486.40	90,646.40	45.11	3,608.80	93,828.80
	STEP 5	43.38	3,470.40	90,230.40	45.33	3,626.40	94,286.40	46.92	3,753.60	97,593.60
FIRE EQUIPMENT MECHANIC SUPERVISOR (BEFORE 12/1/12)	STEP 1	38.78	3,102.40	80,662.40	40.53	3,242.40	84,302.40	41.95	3,356.00	87,256.00
	STEP 1.5	39.53	3,162.40	82,222.40	41.31	3,304.80	85,924.80	42.76	3,420.80	88,940.80
	STEP 2	40.27	3,221.60	83,761.60	42.08	3,366.40	87,526.40	43.55	3,484.00	90,584.00
	STEP 3	41.93	3,354.40	87,214.40	43.82	3,505.60	91,145.60	45.35	3,628.00	94,328.00
	STEP 4	43.66	3,492.80	90,812.80	45.62	3,649.60	94,889.60	47.22	3,777.60	98,217.60
	STEP 5	45.42	3,633.60	94,473.60	47.46	3,796.80	98,716.80	49.12	3,929.60	102,169.60
FORESTRY SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20
LIBRARIAN II	STEP 1	35.89	2,871.20	74,651.20	37.51	3,000.80	78,020.80	38.82	3,105.60	80,745.60
	STEP 1.5	36.62	2,929.60	76,169.60	38.27	3,061.60	79,601.60	39.61	3,168.80	82,388.80
	STEP 2	37.34	2,987.20	77,667.20	39.02	3,121.60	81,161.60	40.39	3,231.20	84,011.20
	STEP 3	38.81	3,104.80	80,724.80	40.56	3,244.80	84,364.80	41.98	3,358.40	87,318.40
	STEP 4	40.30	3,224.00	83,824.00	42.11	3,368.80	87,588.80	43.58	3,486.40	90,646.40
	STEP 5	41.99	3,359.20	87,339.20	43.88	3,510.40	91,270.40	45.42	3,633.60	94,473.60
METER SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20
ORDINANCE ENFORCEMENT SUPERVISOR	STEP 1	38.78	3,102.40	80,662.40	40.53	3,242.40	84,302.40	41.95	3,356.00	87,256.00
	STEP 1.5	39.53	3,162.40	82,222.40	41.31	3,304.80	85,924.80	42.76	3,420.80	88,940.80
	STEP 2	40.27	3,221.60	83,761.60	42.08	3,366.40	87,526.40	43.55	3,484.00	90,584.00
	STEP 3	41.93	3,354.40	87,214.40	43.82	3,505.60	91,145.60	45.35	3,628.00	94,328.00
	STEP 4	43.66	3,492.80	90,812.80	45.62	3,649.60	94,889.60	47.22	3,777.60	98,217.60
	STEP 5	45.42	3,633.60	94,473.60	47.46	3,796.80	98,716.80	49.12	3,929.60	102,169.60

*Title Change from Foreman to Supervisor

DRAFT

**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 1917
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

CLASSIFICATION		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
PARKS SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20
PROJECT SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20
ROADS SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20
SENIOR BUILDING INSPECTOR	STEP 5	47.63	3,810.40	99,070.40	49.77	3,981.60	103,521.60	51.51	4,120.80	107,140.80
SENIOR CLERK	STEP 1	28.58	2,286.40	59,446.40	29.87	2,389.60	62,129.60	30.92	2,473.60	64,313.60
	STEP 1.5	29.08	2,326.40	60,486.40	30.39	2,431.20	63,211.20	31.45	2,516.00	65,416.00
	STEP 2	29.65	2,372.00	61,672.00	30.98	2,478.40	64,438.40	32.06	2,564.80	66,684.80
	STEP 3	30.86	2,468.80	64,188.80	32.25	2,580.00	67,080.00	33.38	2,670.40	69,430.40
	STEP 4	32.07	2,565.60	66,705.60	33.51	2,680.80	69,700.80	34.68	2,774.40	72,134.40
	STEP 5	33.34	2,667.20	69,347.20	34.84	2,787.20	72,467.20	36.06	2,884.80	75,004.80
SENIOR ELECTRICAL INSPECTOR	STEP 5	45.42	3,633.60	94,473.60	47.46	3,796.80	98,716.80	49.12	3,929.60	102,169.60
SENIOR ENGINEERING INSPECTOR	STEP 1	38.78	3,102.40	80,662.40	40.53	3,242.40	84,302.40	41.95	3,356.00	87,256.00
	STEP 1.5	39.53	3,162.40	82,222.40	41.31	3,304.80	85,924.80	42.76	3,420.80	88,940.80
	STEP 2	40.27	3,221.60	83,761.60	42.08	3,366.40	87,526.40	43.55	3,484.00	90,584.00
	STEP 3	41.93	3,354.40	87,214.40	43.82	3,505.60	91,145.60	45.35	3,628.00	94,328.00
	STEP 4	43.66	3,492.80	90,812.80	45.62	3,649.60	94,889.60	47.22	3,777.60	98,217.60
	STEP 5	45.42	3,633.60	94,473.60	47.46	3,796.80	98,716.80	49.12	3,929.60	102,169.60
SENIOR HEATING INSPECTOR	STEP 5	45.42	3,633.60	94,473.60	47.46	3,796.80	98,716.80	49.12	3,929.60	102,169.60
SENIOR PLUMBING INSPECTOR	STEP 5	45.42	3,633.60	94,473.60	47.46	3,796.80	98,716.80	49.12	3,929.60	102,169.60
SEWER SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20

*Title Change from Foreman to Supervisor

DRAFT

**CIVIL SERVICE DEPARTMENT
AFSCME - LOCAL 1917
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/25**

<u>CLASSIFICATION</u>		3.5%			4.5%			3.5%		
		2025-2026			2026-2027			2027-2028		
		<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>	<u>HOURLY</u>	<u>BI-WEEKLY</u>	<u>ANNUAL</u>
SIGN SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20
SURVEY PARTY CHIEF	STEP 1	40.69	3,255.20	84,635.20	42.52	3,401.60	88,441.60	44.01	3,520.80	91,540.80
	STEP 1.5	41.50	3,320.00	86,320.00	43.37	3,469.60	90,209.60	44.89	3,591.20	93,371.20
	STEP 2	42.33	3,386.40	88,046.40	44.23	3,538.40	91,998.40	45.78	3,662.40	95,222.40
	STEP 3	44.03	3,522.40	91,582.40	46.01	3,680.80	95,700.80	47.62	3,809.60	99,049.60
	STEP 4	45.76	3,660.80	95,180.80	47.82	3,825.60	99,465.60	49.49	3,959.20	102,939.20
	STEP 5	47.63	3,810.40	99,070.40	49.77	3,981.60	103,521.60	51.51	4,120.80	107,140.80
WATER SUPERVISOR*	STEP 3	38.21	3,056.80	79,476.80	39.93	3,194.40	83,054.40	41.33	3,306.40	85,966.40
	STEP 4	39.74	3,179.20	82,659.20	41.53	3,322.40	86,382.40	42.98	3,438.40	89,398.40
	STEP 5	41.32	3,305.60	85,945.60	43.18	3,454.40	89,814.40	44.69	3,575.20	92,955.20

*Title Change from Foreman to Supervisor

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

9. REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: for the emergency repair of air handler unit 2 at the Jack E. Kirksey Recreation Center, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, requested approval for emergency repair as the control unit is twenty-three years old, and provided additional quotes for the replacement of all control units.

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

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

9.

Parks and Recreation February 4, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO AUTHORIZE APPROPRIATION AND EXPENDITURE: for the emergency repair of air handler unit 2 at the Jack E. Kirksey Recreation Center, from budgeted funds.

BACKGROUND DETAILS

I am writing to notify City Council of an emergency repair required for Air Handler Unit (AHU) 2 at the Jack E. Kirksey Recreation Center. The controller for this unit has failed and must be replaced immediately to maintain safe and reliable building operations.

The controller is the primary component that regulates temperature, airflow, humidity, and system safeties. Without a functioning controller, AHU 2 cannot operate properly or communicate with the building management system, resulting in unreliable environmental control.

This repair must be completed as soon as possible due to the operational risks associated with continued failure. Delaying replacement increases the likelihood of system shutdown, loss of heating or cooling, and potential secondary damage to mechanical components. In colder conditions, there is also a risk of coil freeze damage, which could significantly increase repair costs and downtime.

Failure to address this issue promptly could lead to occupant discomfort, temporary closure of affected areas, and further deterioration of City-owned equipment. Proceeding with the controller replacement now is the most cost-effective and responsible approach to protect the facility and ensure continuity of operations.

This repair qualifies as an emergency due to the immediate operational risk and potential for additional damage if action is delayed. Staff will proceed in accordance with City emergency repair and purchasing procedures.

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

In accordance with Section 3.04.140.E.1 of the Livonia Code of Ordinances, as amended, we hereby notify you of this emergency. We are requesting the following payments be made:

1. \$23,500.00 to Metro Controls, Inc., 22660 15 Mile Rd., Clinton Township, MI 48035 for materials and labor necessary to perform emergency repairs.

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)

\$23,500

DETAILED WORK BEING PERFORMED

Replacement of air handler unit 2

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

\$23,500 from account 208-755-818-020

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): Emergency Repair

ATTACHMENTS

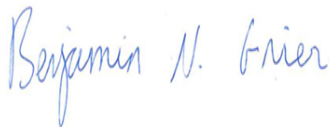
1. 2026 Air Handler Emergency Repair

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: February 04, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 10, 2026



Date: February 12, 2026

Maureen Miller Brosnan, Mayor



QUOTATION

ATTENTION: **Billy Keppen** QUOTE NO: **MJ26-008**
COMPANY NAME: **Livonia P & R** QUOTE DATE: **1/29/2026**
ADDRESS: _____ CITY: **Livonia** ST: **MI** ZIP: _____
PROJECT NAME: **Honeywell CARE system replacement**

Metro Controls, Inc. is pleased to submit this proposal for your approval:

SCOPE OF WORK:

Honeywell CARE System Upgrade to Distech Controls**

Metro Controls proposes the following two options to address the aging Honeywell CARE control system and provide a path toward future migration to modern, open-protocol controls.

OPTION 1 – Partial Upgrade: AHU-2 Controller Replacement & BACnet Router Integration

Total Price: \$23,500.00

Scope of Work

- Replace the failing Honeywell CARE controller on **AHU-2** with a new **Distech ECB-600**
- Replace related sensors required for proper operation
- Install a new **BACnet router** for integration and future migration
- Integrate the new controller into the existing **Honeywell JACE-8000**
- Update JACE licensing and software as required
- Extend the **SMA** to maintain system compatibility

Deliverables

- New Distech ECB-600 installed & programmed
- Updated BACnet communications path for future system upgrades
- Revised graphics and point integration into the JACE
- Updated licensing + extended SMA

Benefits

- Immediate replacement of failing AHU-2 controller
- Lowest-cost upgrade path
- Creates the infrastructure for future CARE controller replacements
- Minimal disruption to current operations

OPTION 2 – Full System Upgrade: Complete CARE Controller Network Replacement

Total Price: \$110,000.00

Scope of Work

Includes everything in **Option 1** plus full replacement of the entire CARE system site controls:

- Replace controllers for **all six AHUs** with new Distech controllers
- Replace sensors and actuators as needed
- Replace the boiler and chiller plant controllers
- Provide new engineering and sequences for hydronic systems (current sequences unavailable)
- Replace all **zone controllers** with new Distech terminal unit controllers
- Install required new sensors throughout
- Full graphics, trends, alarms, and integration within the JACE-8000
- JACE licensing updates and SMA extension (if not already completed in Option 1)

Deliverables

- Entire CARE network replaced with modern Distech controls
- Complete engineering for boiler/chiller sequences
- Updated graphics and operator interface

Metro Controls, Inc.

- Fully modernized, standardized building automation system

Benefits

- Eliminates aging CARE system entirely
- Modern, serviceable, BACnet-based architecture
- Reduces long-term maintenance issues
- Ensures full compatibility with Niagara moving forward

Option 3 – Zone Reheat Coil Temperature Sensor Installation

Add Discharge-Air Temperature Probe Sensors to All Zone Reheat Coils

Total Price: \$145,000.00

Scope of Work

This option enhances system visibility and improves zone-level control by adding discharge-air temperature sensor probes to all designated zone reheat coils.

Work includes:

- Furnish and install new temperature probe sensors at each reheat coil
- Pull new low-voltage wiring to each individual reheat coil to support the sensor installation
- Run wire in conduit/loom as required, including ceiling access
- Terminate, label, and test all new sensor circuits
- Integrate all sensor points into the JACE 8000 for monitoring, trending, and alarming
- Update CARE programming where supported
- Commission and verify accurate sensor readings

Deliverables

- Fully installed and tested temperature sensors on all reheat coils
- Updated JACE graphics and trend logs
- Full sensor documentation package
- Improved diagnostic visibility across zones

Benefits

- Implements the correct method of controlling zone reheat by measuring actual discharge temperature
- Allows operators to clearly see when a zone's reheat is not functioning properly (stuck valves, actuator failures, airflow issues, etc.)
- Improves comfort control and reduces troubleshooting time
- Adds long-term infrastructure value without replacing existing controllers
- Supports future upgrade paths outlined in Options 1 and 2

Side-by-Side Comparison

Option	Description	Price	Ideal For
1 – Partial Upgrade	Replace AHU 2, add BACnet router, update JACE	\$23,500.00	Low-cost immediate fix; phased migration approach
2 – Full Upgrade	Replace all AHUs, boiler, chiller, and all zone controls	\$110,000.00	Complete modernization; removes CARE system entirely
3 – Reheat Sensor Probe Installation	Install discharge temp probes & wiring for all zones	\$145,000.00	Improves diagnostics and proper zone control without full system replacement

We propose to furnish material and labor in accordance with the specifications herein for the sum of:

Option 1: 23,500.00
\$ Option 2: 110,000.00
Option 3: 145,000.00

EXCLUSIONS/CLARIFICATIONS:

Metro Controls, Inc.

Tel 586.790.2500

22660 15 Mile Road
Clinton Township, MI 48035

www.metrocontrols.com



- All work to be performed during normal business hours – (7:00am – 3:00pm / Monday – Friday).
- Additional work beyond scope above will be quoted separately.
- Overtime unless otherwise noted.

Work to be performed under Metro Controls, Inc. General Terms and Conditions. Pricing is valid for [30] days and subject to mutually agreeable terms and conditions. All work to be performed during normal business hours – (7:00am – 3:00pm/M – F) unless stated otherwise.

THANK YOU FOR THIS OPPORTUNITY!

Sincerely,

Michael Janette

Mike Janette- DDC Sales Manager

586-227-7693

Mjanette@metrocontrols.com

ACCEPTANCE:

SIGNATURE

PRINT NAME

PO#

DATE

GENERAL TERMS & CONDITIONS

1. Planned and/or routine maintenance services provided under this Agreement will be performed during normal working hours (M-F / 7:00am-3:00pm).
2. Only Metro Controls, Inc.'s personnel or agent are authorized to perform the work included in the scope of this Agreement. Metro Controls, Inc. (MCI) may, at its option, cancel or waive its obligations under this Agreement should non-authorized individuals perform, alter, repair, or adjust work. This Agreement and all rights hereunder shall not be assignable unless approved by MCI.
3. The Agreement does not include responsibility for system design deficiencies, such as, but not limited to poor air distribution, water flow imbalances, etc. It does not include responsibility for system, equipment and component obsolescence, electrical failures, unserviceable equipment, and operating the system(s).
4. In the unlikely event of failure to perform its obligations, MCI liability is limited to \$150.00 per day. Under no circumstances will MCI be responsible for loss of use, loss of profits, increased operation or maintenance expense of project / All Labor Agreement's tenants or clients, or any special, indirect, or consequential damages.
5. This proposal assumes that all pieces of equipment are in proper operating condition. MCI shall inspect and report to the customer any malfunctions and defects within thirty (30) days after commencement of the contract. If the equipment cannot be operated within the thirty (30) day period due to seasonal conditions or other factors beyond our control, the period for initial inspection will be extended for a mutually agreed upon period. Upon completion of the inspection, it shall be the responsibility of MCI to make recommendations.
6. MCI will assist customers in restoring the equipment to proper operating condition. However, the customer shall bear all the restoration costs unless otherwise stated in this proposal. Any piece of covered equipment will be excluded from liability if the reported recommendations from the inspection are not accepted, and repair work performed.
7. All labor maintenance agreement will provide and permit reasonable access to all covered equipment. MCI will be allowed to start and stop equipment as necessary to perform its services and be permitted use of existing facilities and building services.
8. MCI will not be liable for delays/failure to obligate due to fire, flood, strike, lockout, freezing, unavailability of material, riots, acts of God, or any cause beyond our control.
9. Any repairs or services resulting from power failures, freezing, roof leaks through curbs or equipment, or airside corrosion will be paid for by the customer in accordance with MCI's currently established rates.
10. Quote does not include system debugging and/or commissioning.
11. Unforeseen issues will be identified and quoted; tasks will be performed on a T&M basis if MCI deems cost prohibited to stop work. Except as stated, work scope changes will not be performed without prior written authorization and/or approval.
12. "Temporary" heating, cooling, ventilation and/or filtration can be provided at additional cost.
13. The guarantees and services provided under the scope of this Agreement are conditioned upon project site / All Labor Agreement operating and maintaining systems/equipment. Project site / All Labor Agreement will do so in accordance with industry accepted practices and in consideration of our recommendations.

EXCLUSIONS

1. It is agreed that the repair, replacement, and emergency service provisions apply only to the functional internal components and parts of equipment listed in the work scope. Repair and replacement of unserviceable portions, such as duct work, furnace heat exchangers, shell and tube heat exchangers, all diffusers, cabinetry, inter-connecting piping, main power service and electrical distribution system, valve bodies, coils, pipe insulation, glycol, storage tanks, piping systems, structural supports, etc., are excluded. A bid for the replacement or repair for these items will be submitted for approval, stating the breakdown of labor and material cost. Time and material rates would apply as stated under special prices and services. Repair or replacement of hardware/parts related to refrigeration systems such as walk-in boxes, reach-in boxes, etc., are not included in this agreement.
2. This Agreement does not cover any services arising from improper operation, negligence, vandalism, alterations, modifications, abuse, misuse, repairs to equipment, damage resulting from improper/inadequate water treatment or filter service not performed by MCI.
3. Materials and supplies for painting or refurbishing of equipment are excluded.
4. We are not responsible for damage to hidden utilities or IT lines in concrete and floors or ceilings when saw-cutting or coring.
5. All design/engineering, stamped drawings, plumbing loads, commissioning, or E & O insurance.
6. Municipal changes, fire/gas/water meter fees & assessments, mechanical systems.
7. Allowances, or alternates unless listed herein, dumpsters, seismic bracing, temp. heating/cooling.
8. Existing systems repairs, heat trace, removal of owners stored items/cages, winter conditions.
9. Flushing/filling/cleaning of existing pipe systems. No duct cleaning, duct leak/sound/vibration testing.

Metro Controls, Inc.

Tel 586.790.2500

22660 15 Mile Road
Clinton Township, MI 48035

www.metrocontrols.com



10. MCI does not provide cleaning service to combat airborne viruses. Any cleaning processes used removes dirt and debris build up on air distribution surfaces to reduce the potential for microbial build-up on existing uncleaned surfaces.
11. This Agreement does not include the cleaning of any air passages, grilles, or air balancing of systems.
12. MCI is not responsible for the removal and/or the disposal of hazardous materials, or cost associated with these materials. Any charges incurred for their proper disposal will be borne by the customer as additional charges to the contract price. In the event either party must commence legal action to enforce any right under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting and defending the claim.
13. MCI shall not be required to furnish any items of equipment, labor, or make special tests recommended or required by insurance companies, Government agencies, or other authorities except as otherwise included in this Agreement.
14. In the event of additional freight, labor, or material costs resulting from project / All Labor Agreement's request to avoid delays with respect to equipment warranties, or expedited delivery of parts and supplies, the customer agrees to pay these additional costs at MCI's currently established rates.
15. MCI shall not be liable for the operation of the equipment nor for injuries to persons or damage to property, except those directly due to the negligent acts or omissions of its employees and in no event shall it be liable for consequential or speculative damages. It shall not be liable for expense incurred in removing, replacing, or refinishing any part of the building structure necessary to the execution of this Agreement. It shall not be held liable for any loss by reason of strikes or labor troubles affecting its employees who perform the service called for herein. Delays in transportation, delays caused by priority or preference rating, or orders, or regulations established by any government authority or by unusual delays in procuring supplies, or for any other cause beyond its reasonable control.
16. MCI's scope of work shall not include the identification, detection, abatement, encapsulation or removal of asbestos or products or materials containing asbestos or similar hazardous substances. In the event MCI encounters such material in performing its work, MCI will have the right to discontinue work and remove its employees until the hazard is corrected or it is determined no hazard exists.
17. This Agreement contains the entire Contract, and the parties hereby agree that this Agreement has been agreed to and the entire Agreement is then accepted and approved by an authorized person for both parties. No statement remarks agreement or, understanding, oral or written, not contained herein, will be recognized, or enforced.
18. **This Agreement shall remain in effect until terminated by thirty (30) day notice given in writing by either of the parties hereto. The contract may be terminated at any time due to lack of payment for the services performed.**

Metro Controls, Inc.

Tel 586.790.2500

22660 15 Mile Road
Clinton Township, MI 48035

www.metrocontrols.com



**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

10. REQUEST TO APPROVE SPONSORSHIP FOR LIVONIA JUNIOR ATHLETIC LEAGUE: to offset officials' costs, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, asked for Council approval for continued sponsorship for the Livonia Junior Athletic League as it offsets fees and provides field/court space.

Motion was made by Vice President Brockway to put the matter on the Consent portion of the next Regular Agenda.

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

10.

Parks and Recreation February 5, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

REQUEST TO APPROVE SPONSORSHIP FOR LIVONIA JUNIOR ATHLETIC LEAGUE: to offset officials' cost, from budgeted funds.

BACKGROUND DETAILS

At its February 4, 2026, meeting, the Parks and Recreation Commission passed a resolution providing Livonia Junior Athletic League (LJAL) sponsorship for youth recreational baseball/softball and basketball.

Upon a motion made by Mrs. Kevra seconded by Mr. Ladwig, it was

#4063-26 **RESOLVED** that the Commission approve sponsorship for the Livonia Junior Athletic League 2026 baseball, softball, and basketball seasons as follows:

1. Baseball & Softball:

a. We will offer up to 2600 hours of field time for up to four weeks of pre-season practice and six to seven weeks of season games.

b. We will reimburse for some officials and equipment costs; we cap the total spending at \$13,000.00.

c. All fields are based upon availability, and any additional time can be reserved for a fee.

2. Basketball:

1. We will reimburse for some official costs; we cap total spending at \$11,000.00.

2. All gym time is based upon availability, and any additional time, if available, can be reserved for a fee.

Youth group presidents are responsible for compliance with the conditions of sponsorship. As a condition of sponsorship, the Youth Organization shall:

1. Request sponsorship to the Parks and Recreation Commission 90 days before the season.
2. Have the Department of Parks and Recreation approve all flyers 90 days before the start of

the season.

3. Provide a copy of an appropriate insurance certificate.
4. If the bylaws change every year, provide a copy and assurance that the league will enforce them.
5. Update the officer's contact list every year.
6. Provide a copy of their annual and year-end budgets to Livonia Parks and Recreation.
7. Submit a copy of an annual report to the State of Michigan yearly.
8. Submit the tax I.D. number, complete the W-9 form, and submitted to our department.
9. Provide rosters of all teams and coaches for all programs (house, travel, etc.) with the following information before any season starts:
 1. Names, addresses, ages, and school attendance.
10. Abides by Livonia Parks and Recreation Community LJAL Partner Standards.
11. The Parks and Recreation logo will be included on uniforms, and the organization will list it as a partner on its website.

A roll call vote was taken on the foregoing resolution with the following results:

AYES: Summers, Jolly, Kevra, Johnson and Ladwig

The Chairperson declared the resolution **adopted**.

As the youth sports provider for Livonia, the Parks and Recreation Department has sponsored LJAL for years. This used to include securing sites, scheduling, and staffing for all baseball/softball and basketball games. Over the years, this sponsorship has changed and evolved to the current agreement, which began in the early 2000s

Your consideration of this request is appreciated.

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

We request that the City Council concur with the Parks and Recreation Commission and approve sponsorship of LJAL to offset officials' costs, totaling \$24,000, as outlined in the Parks and Recreation Commission resolution.

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

N/A

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

N/A

DETAILED WORK BEING PERFORMED

N/A

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

\$24,000 from budgeted funds in account 101-759-818-000.

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

N/A

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

ATTACHMENTS

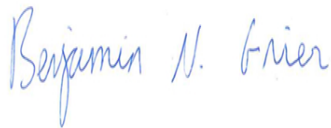
1. S022326 LTC Sponsorship for LJAL

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: February 05, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 10, 2026



Carter Fisher, City Attorney

Date: February 11, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

11. AWARD OF BID: for installation of carpet tiles and carpet at the Alexander Blue House at Greenmead Historical Park, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, requested approval for the low bid from Luxe Interiors for the installation of carpet at the Alexander Blue House.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

11.

Parks and Recreation February 12, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: for installation of carpet tiles and carpet at the Alexander Blue House at Greenmead Historical Park, from budgeted funds.

BACKGROUND DETAILS

On behalf of Greenmead Historical Park, we respectfully request the acceptance of a proposal from Michigan Building Cleaning and Maintenance- Luxe Interiors, for installation of carpet tiles and broadloom carpet at the Alexander Blue House.

Bids were solicited through MITN, with five companies submitting proposals:

Michigan Building Cleaning and Maintenance-

Luxe Interiors	\$24,274.25
KB. Co Services LLC	\$31,313.20
Northgate Construction	\$34,113.75
BMS Cat, LLC	\$43,768.13
AxNow!	\$49,246.00

One additional quote was received after the solicitation closing from SCI Flooring for \$24,438.38.

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

Authorize payment in the amount not to exceed \$24,274.25 to Michigan Building Cleaning and Maintenance, Luxe Interiors, 2141 S. State St., Ann Arbor, MI 48108

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)

\$24,274.25

DETAILED WORK BEING PERFORMED

Removal of old carpet and installation of new carpet tiles and broadloom carpet.

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

\$24,274.25 from account 101-821-931-220

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

This was the lowest bid received.

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

ATTACHMENTS

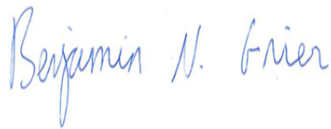
1. 2026 Installation of Carpet Tiles and Carpet at Greenmead (1)

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: February 12, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 17, 2026



Carter Fisher, City Attorney

Date: February 18, 2026



Maureen Miller Brosnan, Mayor

Date: February 18, 2026

Installation of Carpet Tiles and Carpet at Greenmead's Alexander Blue House

Project Location

Greenmead's Alexander Blue House
20501 Newburgh Road
Livonia, MI 48152

Notice to Bidders

The City of Livonia will officially distribute bid documents through the Michigan Intergovernmental Trade Network (MITN). Copies of bid documents obtain from any other source are not considered official copies. The City of Livonia cannot guarantee the accuracy of any information not obtained from the MITN website and is not responsible for any errors contained by any information received from alternate sources. Only those vendors who obtain bid documents from the MITN system are guaranteed access to receive addendum information, if such information is issued. If you obtained this document from a source other than the source indicated, it is recommended that you register on the MITN site, www.mitn.info to obtain an official copy. This bid is issued by the City of Livonia Department of Parks and Recreation.

Important Dates

Project must be completed by May 1, 2026

Mandatory Site Visit: Please call to schedule week of Jan. 26, 2026

Questions contact Emily Tchorz-Fielder (248) 477-7375 or etchorz@livonia.gov

Response Due Date: Tuesday, Feb. 3, at 2 p.m.

Bid Submittals

Bids must be submitted on the MITN website to be considered.

Responsive Bids

All pages and the information requested herein shall be furnished completely in compliance with instructions. The manner and format of submission is essential to permit prompt evaluation of all bids on a fair and uniform basis. Accordingly, the City reserves the right to declare as non-responsive and reject an incomplete bid if material information requested is not furnished, or where indirect or incomplete answers or

information is not provided. Any exceptions on the specification must be noted on the bid form.

Instructions to Bidders

Please provide at least three (3) references, with contact name and phone number, of similar projects that you have done in the last five years.

Project Scope

1. Bid submission must include materials and total work time needed to complete project, including any prep time.
2. All required permits, licenses, inspections, approvals and fees for installation and demolition work shall be secured, submitted, and paid for by the contractor, to any and all agencies. All work shall conform to all applicable codes, rules, and regulations.
3. Each contractor is responsible for taking their own measurements.
4. Contractor must provide all equipment and personnel necessary to perform the required services.
5. Contractor must haul away all refuse and clean site after completion of project.
6. All quotes must be submitted on bidnetdirect.com
7. Contractor must schedule installation around programs and rentals.

Installation of carpet tiles and carpet shall include but not limited to:

1. Removal and disposal of carpet in the dining room, parlor, and front staircase.
2. Repair all issues with subfloor. Provide cost per square foot to repair/replace.

Any subfloor repair or replacement beyond minor patching shall require written authorization from the City prior to execution. Unit pricing shall be provided for evaluation purposes only.

3. Provide new carpet tiles to replace old carpet in the dining room and parlor. Interface Past Forward Collection "Arley" Color: 108222 Azure

4. Provide new broadloom carpet in a color/pattern complimentary to carpet tiles on front stairwell. Edges shall be folded over.

*Contractor shall submit color samples for City approval prior to installation.
Broadloom carpet shall meet commercial-grade standards suitable for public facilities.*

5. Use of appropriate adhesive to ensure proper adhesion to subfloor.
6. Transition carpet to tile floor.
7. Greenmead staff will move all furniture for installation process.
8. Contractor will provide 20 additional tiles for future replacement needs.
9. Contractor shall provide timeline for project with quote submission.

Building Codes:

Building codes vary widely in the USA. It is the contractor's responsibility to check with code officials to see that the structure conforms.

Bonding and Insurance:

Company awarded the bid will provide the City of Livonia with the following:

- a. City of Livonia Certificate of Insurance Form 1304A
- b. Evidence of contractor's public liability and property damage insurance
- c. Evidence of contractor's motor vehicle insurance
- d. Evidence of worker's compensation insurance
- e. Evidence of Owner's/Contractor's Protective Insurance (OCP)

If subcontractors are used, the prime contractor shall provide a labor and material payment bond covering all subcontracted work.

Quote Submission Form - Alexander Blue House Carpet

1. Total Quote Amount

Total Price (All-Inclusive): \$ 24,274.25

2. Cost Breakdown

Category	Unit Cost (if applicable)	Total Cost	Notes
Labor (installation)	\$ _____ / sq. ft.	\$ <u>3,941.20</u>	
Carpet Tiles	\$ _____ / sq. ft.	\$ <u>17,116.47</u>	
Subfloor	\$ _____ / sq. ft.	\$ <u>380.00</u>	
Estimated Subfloor Replacement	<u>\$3.95</u> / sq. ft.		
Disposal of Old Carpet	\$ _____ / sq. ft. or lump sum	\$ <u>2,504.70</u>	Includes take up of old carpet
Additional Materials (adhesives, trims, etc.)	\$ _____ / sq. ft. or lump sum \$ _____ / sq. ft. or lump sum	\$ <u>320.00</u>	
Other (please specify): <u>Stairs</u>	\$ _____ / sq. ft. or lump sum	\$ <u>1011.88</u>	

Square footage of carpet tiles 2421 Square footage of broadloom carpet 108

3. Timeline

Estimated Time to Complete Project: 2-3 Days

4. Warranty & Guarantees

Labor Warranty: 1 Year

Product Warranty: 15 Years

5. Additional Notes or Clarifications

References:

1. Charter of Canton Township, Tom Gaffka, 734-891-3258
2. Multicultural Academy, Khalil Samaha, 734-971-4444
3. Literati Bookstore, Tom Wholan, 734-585-5567

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

12. REQUEST TO APPROVE ALLIANCE OF ROUGE COMMUNITIES (ARC) ANNUAL ASSESSMENT FOR 2026: to fund the services for the communities provided by the ARC, from budgeted funds.

Doug Moore, Assistant Director of Public Works, informed Council of the various benefits brought forth through ARC such as the grant opportunities, access to permits, reduced staff workload, and inspections.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

12.

DPW

February 2, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

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

AGENDA ITEM

REQUEST TO APPROVE ALLIANCE OF ROUGE COMMUNITIES (ARC) ANNUAL ASSESSMENT FOR 2026: to fund the services for the communities provided by the ARC, from budgeted funds.

BACKGROUND DETAILS

The City of Livonia has actively participated in the Alliance of Rouge Communities (ARC) since its inception in 2004. Each year, the City has paid an annual assessment for the City's share based on population and land area to fund the services for the communities provided by the ARC. The significant services completed by the ARC on behalf of Livonia include MS4 permit requirements, stream water quality sampling and testing, joint projects in watershed management public education, and providing representation and advocacy for communities in discussions and negotiations with the Michigan Department of Environmental, Great Lakes & Energy (EGLE) (formerly MDEQ) on storm water permits. The ARC has and will continue to solicit grants for storm water initiatives for communities both individually and collectively.

Community assessments total 50% of the total annual income for the activities of the ARC. A Federal Clean Water Fund grant again supports the other 50% of the budget.

1. Continued MS4 permit requirements for the State of Michigan include:
 - a. Increased wet and dry weather Illicit Discharge Elimination Program (IDEP) inspections of outfalls in the City's jurisdiction. Included in this program is training staff to identify issues, complete paperwork and submit reporting requirements to the State.
 - b. Increased needs for Public Education Program (PEP). Seminars, classes and meetings to help educate residents of the watershed on proper (and improper) maintenance and tactics.
 - c. Increased requirements regarding Total Maximum Daily Load (TMDL) Implementation Plan. Included in this is Best Management Practices (BMP) regarding sampling of water, collections, sending to laboratories for analysis, and reporting results to the State.
2. ARC staff will aid the City in implementing these programs; conduct inspections and testing; handle follow-up reporting to the State on the City's behalf, and act as the go-between between EGLE and the City. This highly reduces the amount of City staff time needed to manage the increased requirements of the new permit.

At the same time, continued discussions with ARC staff about ways to limit future dues increases by sharing costs or supplying City staff to perform permit requirement functions. The ARC is open to cost-sharing and the discussion centers on developing ways to cut those jobs to reduce dues. ARC staff would continue to do the information collection and reporting on our behalf, our staff would do the leg work. Livonia's participation in the ARC is recommended again this year for the following reasons:

- Continued guidance/assistance in the required MS4 Storm water permit process that began in April 2016 and continues until EGLE finalizes the permit. The acceptance process continued, but we are bound to processes in this permit.
- Broad participation of the Rouge communities eliminates redundancies and provides cost savings resulting from use of common storm water management practices by multiple communities.
- Communication and cooperation between the staff of Rouge communities on storm water and related issues has been advanced.
- ARC provides a unified voice when working with EGLE on permit compliance issues.
- Participation in a watershed-wide group of communities and counties improves the opportunity of the City to receive future storm water grant awards.

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

It is requested the Council approve payment to the Alliance of Rouge Communities, a non-profit organization, in the amount of \$40,660.00 for the annual assessment to Livonia for 2026. No appropriation is required since this amount was included in Account No. 592-559-923-030 of the 2025-2026 approved City budget.

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

Payment to: Alliance of Rouge Communities, 46036 Michigan Ave., Suite 126, Canton, MI 48188 in the amount of \$40,660.00 from budgeted funds in account number 592-59-923-030.

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

N/A

DETAILED WORK BEING PERFORMED

N/A

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

\$40,660

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

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with Section 3.04.140.E.3 of the Livonia Code of Ordinances, as amended since no advantage to the City would result from competitive bidding.

ATTACHMENTS

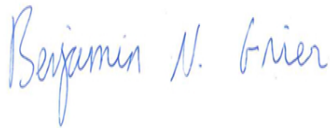
1. 2026 ARC Dues Invoice

APPROVED BY



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

Date: February 02, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 10, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026



Alliance of Rouge Communities

46036 Michigan Ave., Suite 126

Canton, MI 48188

Phone: 734-768-2180

Email: info@allianceofrougecommunities.com

Invoice

Date	Invoice #
1/30/2026	202652

City of Livonia
Doug Moore
12973 Farmington Rd.
Livonia, MI 48150

Terms
4/30/26

Description	Amount
ARC dues for calendar year 2026	40,660.00
Please remit to above address.	
Total	\$40,660.00

Questions Regarding this Invoice?
Contact Chris O'Meara at comeara@allianceofrougecommunities.com or 734-768-2180

John O'Meara, P.E.
Executive Director



Auburn Hills
Beverly Hills
Bingham Farms
Birmingham
Bloomfield Hills
Bloomfield Twp.
Canton Twp.
Commerce Twp.
Dearborn Heights
Farmington
Farmington Hills
Franklin
Garden City
Henry Ford College
Inkster
Lathrup Village
Livonia
Melvindale
Northville
Northville Twp.
Novi
Oak Park
Oakland County
Orchard Lake
Plymouth
Plymouth Twp.
Redford Twp.
Rochester Hills
Romulus
Schoolcraft College
Southfield
Troy
University of
Michigan-Dearborn
Van Buren Twp.
Walled Lake
Washtenaw County
Wayne
Wayne County
Wayne County Airport
Authority
West Bloomfield Twp.
Westland
Wixom

February 2, 2026

Mr. Doug Moore
Superintendent of Public Services
Livonia
12973 Farmington Road
Livonia, MI 48150

Dear Mr. Moore:

I would like to thank you for your support and participation in the Alliance of Rouge Communities (ARC). In addition to restoring important beneficial uses, ARC activities assist you in meeting water quality requirements mandated by the state's stormwater permit.

I have enclosed your community's invoice for 2026 participation in the ARC. The 2026 assessment for each community/associate is based upon the budget approved at the Full ARC meeting in December and includes an increase in dues to all members to allow the ARC to continue to meet stormwater permit requirements.

Due dates for the invoices are 30 days after receipt of the invoice or 30 days after the start of your fiscal year, whichever is later and is similar to previous years. Checks should be made payable, as indicated on the invoice, to the Alliance of Rouge Communities. Your prompt payment is appreciated.

Again, thank you for participating in the ARC and the vote of confidence you have given us as your elected officers. If you have any questions or concerns, please contact me at (248) 735-5694, Doug Moore, ARC Chair at (734) 466-2617 or Charles Markus, ARC Vice-Chair, at (248) 530-1700.

Sincerely,

ALLIANCE OF ROUGE COMMUNITIES

Rebecca Runkel, Treasurer

Cooperating Partners:

Cranbrook Institute of Science
Friends of the Rouge
Great Lakes Water Authority
Rouge River Advisory Council
SEMCOG
Southeastern Oakland
County Water Authority

*www.allianceofrougecommunities.com -- A 501(c)(3) Organization -- info@allianceofrougecommunities.com
46036 Michigan Ave., Suite 126, Canton, MI 48188 -- Ph: 734-768-2180*

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

13. AWARD OF CONTRACT: for generator preventative maintenance for a period of two years, from budgeted funds.

Doug Moore, Assistant Director of Public Works, reported preventative maintenance includes oil, fuel, air, cooling, and exhaust system inspections.

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

DIRECTION:	APPROVING	CONSENT
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LETTER TO THE LIVONIA CITY COUNCIL

13.

DPW

February 4, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

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

AGENDA ITEM

AWARD OF CONTRACT: for generator preventative maintenance for a period of two years, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works has taken bids for a generator preventative maintenance package for eight (8) generators located at City Hall, Fire Department Headquarters, Fire #4, Fire #5, Recreation Center, Court, and two (2) Department of Public Works buildings. Generators at three (3) other buildings (Fire #3, Fire #6, DPW Building Maintenance) are still covered under existing warranties. The maintenance package includes the following:

- All Minor operational issues shall be corrected during the maintenance visit and are included in the scope of work.
- Major operational issues shall be quoted and repaired during the maintenance visit.
- Each maintenance visit shall include the following points of inspection:
 - Engine – Lubrication, Fuel, Air, Cooling, Exhaust, and Electrical systems.
 - Generator – Mechanical, Electrical, Controls, and Switchgear.

The Department of Public Works accepted bids for the subject project. A site visit was scheduled on December 11, 2025, and bids were taken on December 16, 2025. In response to the advertisement on Michigan Inter-Governmental Trade Network (MITN), seven (7) bids were submitted ranging from \$24,000.00 to \$135,048.00. The three lowest bids are listed below:

<u>NAME OF BIDDER</u>	<u>AMOUNT OF BID</u>
Browning Power Systems, LLC	\$ 24,000.00
American Generator Sales & Service	\$ 30,550.00
Preventative Maintenance Technologies	\$ 35,435.80

In order to proceed with this project, we respectfully recommend that the Council take the following actions:

- Award a contract in the amount of \$24,000.00 to Browning Power Systems, LLC, 10255 Gratiot Road, Suite B, Saginaw, Michigan 48609.

- Authorize an expenditure from budgeted funds of \$24,000.00 from Account No. 101-523-818-020 (Contracted Services – Maintenance).

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

In order to proceed with this project, we respectfully recommend that the Council take the following actions:

- Award a contract in the amount of \$24,000.00 to Browning Power Systems, LLC, 10255 Gratiot Road, Suite B, Saginaw, Michigan 48609.
- Authorize an expenditure from budgeted funds of \$24,000.00 from Account No. 101-523-818-020 (Contracted Services – Maintenance).

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)

\$24,000.00

DETAILED WORK BEING PERFORMED

Generator preventative maintenance.

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

\$24,000.00 from Account No. 101-523-818-020 (Contracted Services – Maintenance).

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

Lowest bidder accepted.

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

ATTACHMENTS

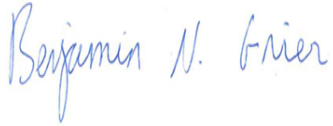
1. GENERATOR MAINTENANCE BID SUMMARY SHEET
2. GENERATOR MAINTENANCE BID_Browning Power Systems

APPROVED BY



Date: February 05, 2026

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



Date: February 10, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: February 12, 2026

Maureen Miller Brosnan, Mayor

BID OPENING

GENERATOR MAINTENANCE SUMMARY BID SHEET

BID DUE DATE 12/16/2025

VENDOR NAME	AMERICAN GENERATOR SALES & SERVICE	ANCONA CONTROLS
CITY/STATE	6158 DELFIELD DR STE C, WATERFORD, MI 48329	28021 GRAND OAKS COURT, WIXOM, MI 48393
GRAND TOTAL	\$30,550	\$35,700

VENDOR NAME	BROWNING POWER SYSTEMS, LLC	DECIMA LLC
CITY/STATE	10255 GRATIOT RD, SUITE B, SAGINAW, MI 48609	16870 SCHAEFER HWY, DETROIT, MI 48235
GRAND TOTAL	\$24,000	\$135,048.00

VENDOR NAME	MICHIGAN CAT	PREVENTATIVE MAINTENANCE TECHNOLOGIES
CITY/STATE	25000 NOVI RD, NOVI, MI 48375	28393 BECK ROAD, WIXOM, MI 48393
GRAND TOTAL	\$48,366	\$35,435.80

VENDOR NAME	WOLVERINE POWER SYSTEMS	
CITY/STATE	3229 80 TH AVENUE, ZEELAND, MI 49464	
GRAND TOTAL	\$36,000	

VENDOR NAME		
CITY/STATE		
GRAND TOTAL		

CITY REPRESENTATIVES: AARON LINDENMUTH, OFFICE OF THE CITY CLERK; GUS KANDAH, PURCHASING MANAGER

Vendor Name: **Browning Power Systems, LLC**

Address/City/State/Zip: **10255 Gratiot Rd, Suite B/Saginaw/MI/48609**

Contact Name: **Brent Browning**

Contact Phone # **989-702-2071**

Fill in **BLUE** highlighted cells (tab between cells)

CITY OF LIVONIA
GENERATOR MAINTENANCE - 2 YEAR CONTRACT (2026-2027)

Fit in BLUE highlighted cells (tab between cells)								2026 (Year 1)		2027 (Year 2)		2028 (Year 3)			
Site	Address	Make	Model	Serial #	Fuel	KVA	KW	Preventative Maintenance (Annual)	2 Hr. Load Test	Preventative Maintenance (Annual)	2 Hr. Load Test	Preventative Maintenance (Annual)	2 Hr. Load Test		
City Hall	33000 Civic Center	48154	Stamford	HCI434F1L	MO4J065557-1	Natural Gas	406	325	\$ 800.00	\$ 400.00	\$ 800.00	\$ 400.00	\$ 800.00	\$ 400.00	
Fire #1 HQ	14910 Farmington	48154	Kohler	125REZGC	SGM328KPL	Natural Gas	160	128	\$ 600.00	\$ 400.00	\$ 600.00	\$ 400.00	\$ 600.00	\$ 400.00	
Fire #3	NEW GENERATOR; Covered under existing warranty through end of 2028									\$ 600.00	\$ 400.00	\$ 600.00	\$ 400.00		
Fire #4	12300 Middlebelt	48150	Kohler	50RZ	667896	Natural Gas	69	55	\$ 450.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 450.00	\$ 300.00	
Fire #5	18910 Middlebelt	48152	Honeywell	RXSK200A3		Natural Gas	47	38	\$ 450.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 450.00	\$ 300.00	
Fire #6	NEW GENERATOR; Covered under existing warranty through end of 2028									\$ 450.00	\$ 300.00	\$ 450.00	\$ 300.00		
Rec Center	15100 Hubbard	48154	Caterpillar	3412	AGE00606	Natural Gas	583	460	\$ 1,000.00	\$ 400.00	\$ 1,000.00	\$ 400.00	\$ 1,000.00	\$ 400.00	
Court	32765 Five Mile	48154	Generac	10898890100	2102552	Natural Gas	240	200	\$ 700.00	\$ 400.00	\$ 700.00	\$ 400.00	\$ 700.00	\$ 400.00	
DPW Bldg #12	12973 Farmington	48150	Kohler	30R0ZJ81	368610	Diesel	44	35	\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00	
DPW-Equip. Maint.	12973 Farmington	48150	Magnum	MMG120	1102441	Diesel	116	93	\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00	
DPW Building Maint.	NEW GENERATOR; Covered under existing warranty through end of 2028									\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00		
								TOTAL BID:	\$ 5,200.00	\$ 2,800.00	\$ 5,200.00	\$ 2,800.00	\$ 5,200.00	\$ 2,800.00	
								\$	8,000.00	\$	8,000.00	\$	8,000.00	\$	8,000.00

Service Call (including travel time and round trip mileage) - Normal business hours: \$ 125.00 /hr

Service Call (including travel time and round trip mileage) - After hours/weekend: \$ 175.00 /hr

Service Call (including travel time and round trip mileage) - Holiday: \$ 195.00 /hr

After Hours Emergency Response Time: 3 hours

Material Mark Up % 25% %

\$ 24,000.00

Grand Total

Preventative Maintenance	See attached Specification Sheet for details/required work
2 Hr. Load Test:	Includes, but not limited to, 2-Hour Load Bank Testing (for burning of exhaust slobber build-up, ability to provide the required horsepower over time, frequency stability and the alternator's ability to provide required voltage stability and output)



Date: November 14, 2025
From: Gus Kandah, Purchasing Manager
To: Prospective Bidders
Subject: Addendum No. 2 – Optional Site Visit, Generator Bid, **12/11/2025 at 10:00am**

Addendum No. 1 is being issued to clarify optional site visit.

THE DUE DATE REMAINS THE SAME. All other provisions of the solicitation remain the same. Firms should acknowledge receipt of this addendum with their proposal response.

ADDENDUM NO. 2 – Optional Site Visit, Generator Bid, 12/11/2025 10:00am

An optional site visit of elevators has been scheduled for **December 11, 2025, at 10:00am**. Please meet Arnold Pollis, apollis@livonia.gov, at City Hall atrium. The address for City Hall is 33000 Civic Center Drive, Livonia, MI 48154.

Addendum accepted and acknowledged by:

Vendor Name: Browning Power Systems, LLC,

Vendor Rep: Brent Browning

Date: 12/11/2025

**FORM OF PROPOSAL
for
GENERATOR MAINTENANCE**

Bid of Browning Power Systems, LLC hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as LLC *.

* Insert as applicable: "a corporation", "a partnership" or "an individual"

TO THE CITY OF LIVONIA, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Notice to Bidders, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Proposal, Bond, Specifications and Drawings, as prepared by the City of Livonia, and understands all of the same; that the Bidder or its representative has made personal investigation at the site and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.

Addendum Date

1
2

11/14/25
12/11/25

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

The Bidder agrees to complete attached Fee Proposal. **BIDDER SHALL USE FORMS PROVIDED BY THE CITY OF LIVONIA TO PROVIDE PRICING WITH NO EXCEPTIONS.**

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 12/11/2025

BY: Browning Power Systems, LLC
Brent Browning
Name of Bidder*

Date*

10255 Gratiot Rd, suite B
Street*

Brent R. Browning
Signature

Saginaw, MI. 48609
City, State, ZIP*

Brent Browning - Owner
Name and Title of Signatory*

989-702-2071
Telephone Number*

989-301-0144
Facsimile Number*

*Typed or printed in ink.

RETURN THE FOLLOWING DOCUMENTS AS A PDF FILE WITH YOUR BID RESPONSE:

- Form of Proposal (FP-1 – FP-6 pages)
- Pricing Information in Excel Spreadsheet provided
- Company Overview (1 page)

Please provide the documents in the order listed above. Please use forms provided by the City to provide information requested.

**STATEMENT OF QUALIFICATIONS
GENERATOR MAINTENANCE**

Respondents must answer all questions. If more space is needed to complete a question, attach a separate sheet.

Company Name: Browning Power Systems, LLC

Address 10255 Gratiot Rd, Suite B - Saginaw, MI. 48609

Contact Person: Brent Browning Title Owner

Phone No. 989-702-2071 Email brent@browningpower.com

1. Number of years operating under you present name: 16
2. Number of years present owners have owned the company: 16
3. Number of years of experience the current owner has in providing generator maintenance to municipalities: 34
4. List municipalities who the bidder has serviced in the past five (5) years to present:

Name of Municipality	Term of Service
City of Midland, MI	Annual Load Bank Testing - 28 units
City of Caro, MI.	Annual Generator Maint. - 21 units
Brighton Twp, MI.	Annual + Semi Maintenance - 7 units
Village of Reese, MI.	Annual Maintenance - 6 units
City of Mt. Pleasant, MI.	Annual Maintenance + Load Bank Testing - 10 units

5. General nature of work performed by your company:

Generator Sales, Service, & install.

COMPANY NAME: Browning Power Systems, LLC

6. Have you performed work for the City of Livonia in the last ten (10) years? If so, please specify: NO

Year of Service	Department Served	Description of Services Provided

7. List the members of the team who will oversee the contract and the roles they will perform.

Name	Title	Role	Years of Experience
Brent Browning	Owner	Management	34
Cassandra Rogers	Office Manager	Dispatch	5
Manuel Gomez	Technician	Technician	6
Logan Griffore	Technician	Technician	3

8. What challenges do you foresee?

None

9. What is included in your base price for services? What services will incur additional fees:
General maintenance + Load bank testing included. Additional fees would be for repairs or recommended services outside of scope.

10. Provide Phone Numbers for Customer contact during normal business hours. Provide phone number for 24-hour contact by City of Livonia personnel.

Company Phone No.: 989-702-2071

24-Hour Phone No.: 989-714-4951

11. Hours of Operation

DAYS	BUSINESS HOURS
Monday – Friday	8A-4:30P
Saturday	on call
Sunday	on call
Holidays	on call

COMPANY NAME: Browning Power Systems, LLC

REFERENCES

GENERATOR MAINTENANCE

COMPANY NAME: Browning Power System, LLC

Reference Company Name: <u>City of Midland</u>	
City/State: <u>Midland, MI</u>	
Summary of Work Performed: <u>Annual Load Bank testing of 28 Generators</u>	
Dates of Work: <u>2023, 2025</u>	
Company Contact Person: <u>Ryan Ives</u>	Title: <u>Maintenance Supervisor</u>
Phone Number: <u>989-837-3507</u>	Email: <u>rives@midland-mi.org</u>

Reference Company Name: <u>Village of Reese</u>	
City/State: <u>Reese, MI</u>	
Summary of Work Performed: <u>Annual Generator maintenance of 6 Generators</u>	
Dates of Work: <u>2023 - 2025</u>	
Company Contact Person: <u>Gene Ellison</u>	Title: <u>Grew Leader</u>
Phone Number: <u>989-325-2905</u>	Email: <u>reesedpw@airadv.net</u>

Reference Company Name: <u>Village of Birch Run</u>	
City/State: <u>Birch Run, MI</u>	
Summary of Work Performed: <u>Installed 60KW Generator with 400 Amp transfer switch. Annual Generator maintenance and Load Bank testing on 4 Generators.</u>	
Dates of Work: <u>2015 - 2025</u>	
Company Contact Person: <u>Marty Hauck</u>	Title: <u>DPW Foreman</u>
Phone Number: <u>989-624-5711</u>	Email: <u>mhauck@villageofbirchrun.com</u>

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

14. REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE PURCHASE OF CLOUD-BASED SOFTWARE FROM SOLE SOURCE PROVIDER:
to be used for sewer inspections, from budgeted funds.

Zach Haapala, Assistant Director of Public Works, requested purchase of software for a camera truck in the sewer division as the current supplier is no longer under contract.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

14.

DPW

February 12, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Zach Haapala, MPA, Assistant Director of Public Works

AGENDA ITEM

REQUEST TO WAIVE THE FORMAL BIDDING PROCESS AND AUTHORIZE PURCHASE OF CLOUD-BASED SOFTWARE FROM SOLE SOURCE PROVIDER: to be used for sewer inspections, from budgeted funds.

BACKGROUND DETAILS

GraniteNet is a proprietary Esri cloud-based software for camera van #300 that will be used for sewer inspections, analysis, and asset management. Originally the camera van was equipped with WinCan software when the vehicle was purchased in 2020. As of this past year, that contract for the software has now expired. Since expiration, the Sewer Division has diligently reviewed different software that is compatible with the equipment the DPW currently owns. After careful consideration, it was determined that GraniteNet fits our needs best after analyzing other options in the industry. The quote is based on CoPro+ pricing, a government co-operative purchasing agreement.

It is via a government co-operative purchasing agreement "CoPro+" allowing us to bypass the competitive bidding process as it was already done with the State. The contract will be between the City of Livonia and M-Tech, a Livonia based company, who are the sole source provider of the GraniteNet software. Each line item is critical to complying with NASSCO pipe rating assessments, as well as being compatible with our current GIS and CMMS software.

The quote represents a three-year contract, with the first year including implementation and training costs: Year 1: \$75,710.00; Year 2: \$22,856.00; Year 3: \$23,565.00

Funds are budgeted for in the W/S Computer Software account 592-559-851-020.

Attached is the sole source letter, the quote, and the FAQs that support the cooperative contract statement.

It is the recommendation of the Public Service Division that Council proceed as follows:

1. Authorize the purchase of GraniteNet software and approve a three-year contract with M-Tech, 11701 Belden Ct. Livonia MI 48150, who are the sole source provider of the GraniteNet software as follows:

- Year 1: \$75,710.00
- Year 2: \$22,856.00
- Year 3: \$23,565.00

2. Waive the formal bidding process in accordance with the provisions set forth in Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended, since the contract will be between the City of Livonia and M-Tech, who is the sole source provider of the GraniteNet software, and the pricing has previously been competitively bid through the CoPro+ government co-operative.

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 Public Service Division that Council proceed as follows:

1. Authorize the purchase of GraniteNet software and approve a three-year contract with M-Tech, 11701 Belden Ct. Livonia MI 48150, who are the sole source provider of the GraniteNet software as follows:

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2. Waive the formal bidding process in accordance with the provisions set forth in Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended, since the contract will be between the City of Livonia and M-Tech, who is the sole source provider of the GraniteNet software, and the pricing has previously been competitively bid through the CoPro+ government co-operative.

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

GraniteNet software, three-year contract with M-Tech who are the sole source provider of the GraniteNet software.

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

- Year 1: \$75,710.00
- Year 2: \$22,856.00
- Year 3: \$23,565.00

DETAILED WORK BEING PERFORMED

N/A

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

Year 1: \$75,710.00; Year 2: \$22,856.00; Year 3: \$23,565.00
Funds are budgeted for in the W/S Computer Software account 592-559-851-020.

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

N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process in accordance with the provisions set forth in Section 3.04.140.D.4 of the Livonia Code of Ordinances, as amended, since the contract will be between the City of Livonia and M-Tech, who is the sole source provider of the GraniteNet software, and the pricing has previously been competitively bid through the CoPro+ government co-operative.

ATTACHMENTS

1. S022326 LTC Software for sewer inspections
2. GraniteNet SaaS Solution CoPro+ Quote, Livonia (MI) - 3 Year Proposal

APPROVED BY

Zach Haapala

Zach Haapala, MPA, Assistant Director of Public Works

Date: February 12, 2026

Douglas L. Moore

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

Date: February 12, 2026

Benjamin N. Grier

Benjamin N. Grier, JD, CPA, Finance Director

Date: February 12, 2026

Carter Fisher

Carter Fisher, City Attorney

Date: February 12, 2026

Maureen Miller Brosnan

Date: February 12, 2026

Maureen Miller Brosnan, Mayor



January 27th, 2026

City of Livonia DPW
12973 Farmington Road
Livonia, MI 48150
Office: (734) 466-2655

Dear Livonia DPW Team:

CUES is the sole source provider for GraniteNet software and the source code is closed. CUES manufactures, sells and supports GraniteNet and no other entity is authorized or licensed to do same.

MTech is the sole authorized Cues dealer in the state of Michigan.

If you have any other questions, please do not hesitate to contact me.

Best regards,

Cameron Keefe
CUES Software Division
CKeefe@cuesinc.com
(800) 327-7791 x497



Corporate site: <http://www.cuesinc.com>
Support site: <http://support.gnet.us.com>
Support by phone: (800) 327-7791



CoPro+ Contract #: 2023-JC-060-M

Hardware

PART #	GraniteNet Software & Services	Asset Id	PRICE	QTY	Subtotal	Actual
GXTRAIN	FIELD TRAINING FOR ID SYSTEM PER DAY		\$1,750.00	3	\$5,250.00	\$5,250.00
Hardware TOTAL:						\$5,250.00

Software

PART #	GraniteNet Software & Services	Asset Id	CoPro+ PRICE*	QTY	Subtotal	Actual
GN922	GraniteNet Inspection Basic PACP Kit		\$13,412.00	1	\$13,412.00	\$13,412.00
GN521	GraniteNet ESRI Interface Module		\$7,895.00	1	\$7,895.00	\$7,895.00
GN552	GraniteNet Cityworks Interface Module		\$5,400.00	1	\$5,400.00	\$5,400.00
GN600	GraniteNet WebSync Module		\$1,500.00	1	\$1,500.00	\$1,500.00
GN537	GraniteNet Inspection Basic Annual Support Plan		\$1,277.00	1	\$1,277.00	\$1,277.00
GY111	GraniteNet Cloud SaaS WebOffice (Unpublished)		\$20,600.00	1	\$20,600.00	\$20,600.00
GN615	WebOffice Edit User Activation (Unpublished)		\$1,040.00	1	\$1,040.00	\$1,040.00
GY107	GraniteNet WebOffice Edit User Annual Subscription (Unpublished)		\$500.00	1	\$500.00	\$500.00
GN518	GraniteNet Media Linking Module		\$1,075.00	1	\$1,075.00	\$1,075.00
GN523	GraniteNet ESRI Import Module		\$2,166.00	1	\$2,166.00	\$2,166.00
GN527	GraniteNet Report Designer Module		\$1,030.00	1	\$1,030.00	\$1,030.00
GN576	GraniteNet ESRI Implementation		\$4,995.00	1	\$4,995.00	\$4,995.00
GN577	GraniteNet Cityworks Implementation		\$4,995.00	1	\$4,995.00	\$4,995.00
GN579	GraniteNet Web Server Implementation (Unpublished)		\$4,575.00	1	\$4,575.00	\$4,575.00
Software TOTAL:						\$70,460.00

*Unpublished options included

TOTAL (Year 1): \$75,710.00	
Estimated Annual Recurring Costs (Year 2): \$22,856/yr (Unpublished) Estimated Annual Recurring Costs (Year 3): \$23,565/yr (Unpublished) Includes: • GY111 GraniteNet Cloud SaaS WebOffice (\$21,218) • GY107 GraniteNet WebOffice Edit User Annual Subscription (\$515) • GN536 GraniteNet Inspection Premium Annual Support Plan (\$2,225)	
During any Subscription Term, CUES shall have the right, in its sole discretion, to increase the Subscription Fees by up to three percent (3%) for any Renewal Subscription Term by providing the City of Livonia with at least thirty [30] days' notice before the end of the then-current Subscription Term.	
This quote includes a total of 5TB on the Cloud. Additional storage needed can be added at any time for \$650/yr per TB.	



10 FAQs ABOUT COPRO+

What is CoPro+?

- + CoPro+ is Collaborative Procurement plus. It is a shared services solution program created in response to addressing concerns about procurement needs at the local government level. CoPro+ is a statewide cooperative that also offers procurement support at every phase of the procurement process.

How much does it cost to become a CoPro+ member?

- + Nothing. There's no charge to be a member. Unlike other cooperatives, CoPro+ does not charge a membership fee.

Who bids out the contracts?

- + An independent host organization (a political subdivision such as a state, county, city, township, school district or public higher education institution) approves of the solicitation, evaluates and awards a contract through their approved government purchasing policies and processes.

Are all CoPro+ cooperative contracts publicly bid?

- + Yes. All contracts are competitively bid. CoPro+ analyzes local market rates and also reviews the Producer Price Index (PPI) to ensure we have competitive rates. CoPro+ will also use negotiations as a way to obtain the best price for your organization.

Are all CoPro+ cooperative contracts competitively priced?

- + Yes. Contracts are competitively bid and negotiated where rates are higher than industry market rates. CoPro+ analyzes market rates and also reviews the Producer Price Index (PPI) to ensure we have competitive rates based on the volume of business.

How is CoPro+ different than other cooperatives or consortiums?

- + CoPro+ offers support at every phase of the procurement process. Also, CoPro+ is the only cooperative/consortium in the country that shares in revenue collected from contractor administrative fees with their members.

How do I register to become a member of CoPro+?

- + Visit **coproplus.org** to fill out the registration form and then CoPro+ will assign a unique participating member number.

Do I need a code to access CoPro+?

- + Yes. The member number will be your code to access the CoPro+ website. The website will have contract information and details regarding each procurement. Also, the member number allows us to track your spending with contractors so that you may receive a dividend based on your transactions with CoPro+ suppliers.

Are bid documents and summaries available for participating entities looking to piggyback?

- + Yes. Bid documents and evaluation summaries and recommendation memos are available for review by participating entities.

Can CoPro+ provide an assessment of our government's purchasing process, policies and procedures?

- + Yes. CoPro+ will offer a strategic procurement assessment. The assessment will be both a qualitative and quantitative assessment. **THE ASSESSMENT IS FREE.**

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

15. REQUEST TO AMEND THE ENGINEERING CONTRACT THROUGH QUALIFICATION BASED SELECTION (QBS) WITH HUBBELL, ROTH & CLARK, INC. (HRC): for design engineering services for the 2027 Amrhein Road Reconstruction (Newburgh Road to Richfield Court), in the amount of \$110,000.00, from budgeted funds.

Todd Zilincik, City Engineer, stated funding was granted through a federal aid program and requests approval to start the process in order to secure the funding.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

15.

Engineering
February 9, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO AMEND THE ENGINEERING CONTRACT THROUGH QUALIFICATION BASED SELECTION (QBS) WITH HUBBELL, ROTH & CLARK, INC. (HRC): for design engineering services for the 2027 Amrhein Road Reconstruction (Newburgh Road to Richfield Court), in the amount of \$110,000.00, from budgeted funds.

BACKGROUND DETAILS

The City Council approved Qualification Based Selection (QBS) firms pursuant to Council Resolution No. 336-21, adopted November 22, 2021, to perform all professional engineering services on various federal, state and locally funded projects through fiscal year 2026. Under this procedure, we are recommending that Hubell, Roth & Clark, Inc. (HRC) provide Design Engineering services for the 2027 Amrhein Road Reconstruction from Newburgh Road to Richfield Court. See the attached letter from HRC dated February 9, 2026.

The City was approved in the amount of \$917,743.00 in Federal Aid Committee (FAC) for the reconstruction of Amrhein Road from Newburgh Road to Richfield Court for FY 2027. This street segment was submitted in 2023 (not approved for FY 2026) and again in 2024 for consideration in FY 2027 under the Call for Surface Transportation Program, Urban (STP-U) Funding for road segments that are federal aid eligible and approved. The plans must be prepared meeting the (MDOT) Local Agency Program (LAP) and designs costs are the responsibility of the municipality for obtaining 81.85% in construction costs. The remaining 18.15% of construction costs are the responsibility of the City along with construction engineering (CE) costs. Design is scheduled to begin in March of 2026, with the final plan submittal to MDOT LAP in November 2026. Construction is anticipated to start in the Spring of 2027 and be completed by the Fall of 2027.

Amrhein Road is an existing concrete pavement that was originally constructed in 1966 and the portion scheduled for reconstruction was modified into a composite pavement. In 2002, the existing concrete surface for the 9-inch thick pavement had approximately 3-inches or more cold milled off and hot mix asphalt (HMA) placed with a crown at the centerline. The existing width of the road is 34 feet wide and consists of 2 lanes (one lane in each direction) that tapers into 3 lanes (center turn lane) on either end of the proposed project limits. There are approximately 18 residential drives on the south side and 7 commercial drives on the north side in the project limits, including Richfield Court. The project involves the reconstruction of existing composite pavement and providing a new 9-inch concrete pavement.

HRC was involved to provide the design plans back in 2016 to reconstruct Amrhein from west of

Richfield Court to Eckles Road, around 3,500 lineal feet. This segment of road was reconstructed in 2017. The cost estimate for this proposed reconstruction project is just over \$1.3 million dollars for approximately 1,600 lineal feet. HRC has provided a design proposal dated February 9, 2026, in the amount of \$110,000.00 (\$104,000 for design and \$6,000 for soil boring and geotechnical information).

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with HRC, 555 Hulet Drive, Bloomfield Hills, Michigan 48302 in the amount of \$110,000.00 for design engineering for the 2027 Amrhein Road Reconstruction from Newburgh Road to Richfield Court.
- Authorize an appropriation and expenditure in the amount of \$110,000.00 from funds in Account Number 204-447-818-102 (Contractual Services - Engineering Consultant).
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with HRC, 555 Hulet Drive, Bloomfield Hills, Michigan 48302 in the amount of \$110,000.00 for design engineering for the 2027 Amrhein Road Reconstruction from Newburgh Road to Richfield Court.
- Authorize an appropriation and expenditure in the amount of \$110,000.00 from funds in Account Number 204-447-818-102 (Contractual Services - Engineering Consultant).
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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)

\$110,000.00

DETAILED WORK BEING PERFORMED

Design Engineering Services for the 2027 Amrhein Road Reconstruction (Newburgh Road to Richfield Court).

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

\$110,000.00 from Account No. 204-447-818-102 (Contractual Services - Engineering Consultant).

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

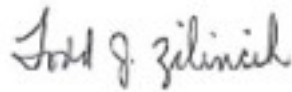
N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Qualification Based Selection Firm.

ATTACHMENTS

1. S022326 LTC Amend contract DE svcs Amrhein reconst
2. Amrhein Road (West of Newburgh to Richland), November 2025 FAC Meeting for FY 2027, \$917,743
3. HRC Proposal Dated 2.9.26 for Amrhein (Richfield to Newburgh Road)

APPROVED BY



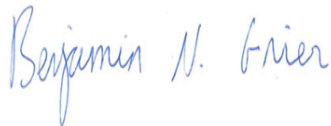
Todd Zilincik, P.E., City Engineer

Date: February 09, 2026



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

Date: February 10, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 10, 2026



Carter Fisher, City Attorney

Date: February 11, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026



February 9, 2026

City of Livonia
Engineering Department
12973 Farmington Road
Livonia, Michigan 48150

Attn: Mr. Todd Zilincik, P.E.
City Engineer

Re: QBS Engineering Services
Amrhein Road Reconstruction
Richfield Court to Newburgh Road

HRC Job No. 20260064

As requested, Hubbell, Roth & Clark, Inc. (HRC) is pleased to offer our engineering services for the subject project in accordance with our Quality Based Selection (QBS) Professional Services Contract with the City. Our scope of work is based on discussions with your staff and our experience with similar roadway improvement projects. In summary, HRC would provide engineering services for the design of the reconstruction of Amrhein Road from 915' west of Richfield Ct to 390' west of Newburgh Rd (approximately 1,600 linear feet). The proposed project would consist of the complete removal of the existing composite pavement for the existing 2 lane roadway, salvaging a minimum of 50% of the existing subbase, and the construction of a new 9-inch concrete pavement.

PROJECT UNDERSTANDING

Amrhein Road, within the project limits, is assumed to be a composite roadway consisting of both concrete and HMA. The existing concrete and HMA thicknesses are not known at this time. Additionally, it is also unknown if the existing concrete is reinforced. As such, the suitability of the roadway base for the proposed construction is unknown at this time. Pavement cores and soil borings are proposed to help assess the unknown existing conditions of the pavement section within the project limits.

The proposed project was programmed as a cold milling and HMA resurface 3R. However, based on our site visit, review of the programming information and available funding, it is recommended that the existing composite pavement be completely removed. Pending the results of the pavement cores and borings, the existing base material is assumed suitable for construction and will be utilized as appropriate. In the event it is found that the existing base is not suitable, or that more than 50% of the base would have to be removed to accomplish the reconstruction, an alternate construction method will be reviewed and discussed with the City.

SCOPE OF SERVICES (DESIGN)

This project will be completed in accordance with MDOT's Local Agency Programs (LAP) guidelines and will be let through MDOT. The scheduled letting date will be in February 2027, with obligation no later than November 2026.

HRC has prepared the following scope of work required in order to survey Amrhein Road within the project limits, provide design engineering services for the preparation of the drawings, specifications and estimates required to bid the project for 2027 construction.

HRC has split the anticipated tasks as detailed herein and the costs and man-hours for these tasks are shown in the attached spreadsheet. HRC will work closely with City staff to prepare a thorough set of bid documents for this project while keeping the overall project costs within budget.

Topographic Survey & Property Lines: HRC will complete the topographic survey required for the reconstruction of Amrhein Road from 915' west of Richfield Ct to 390' west of Newburgh Rd. The survey will include the right-of-way (ROW) within the project limits including 100' beyond the POB and POE to tie in existing grading. Driveways and side streets will be surveyed up to 10' beyond the ROW in areas where the grading may extend beyond the ROW. HRC will survey existing water, sanitary and storm sewer structures in the ROW. GIS data will only be used for reference, and the structures will be surveyed. HRC will notify the City of any structures shown in the GIS system that cannot be field verified through the survey. Depth information will be collected for storm sewer catch basins and manholes but not for water main and sanitary sewers. HRC will prepare the existing ROW and property lines for the project utilizing recorded plats and information available on-line through Wayne County. Property ownership will be based on Wayne County Tax Records.

Geotechnical Exploration: HRC will utilize G2 Consulting Group to take 4 soil borings within the roadway to determine existing soil and pavement conditions, thicknesses, etc.

Scope and Budget Evaluation: HRC will prepare a detailed summary of the desired scope, their potential costs and other related impacts. HRC will closely review the potential costs to help utilize the available federal aid without exceeding the City's budget. This critical step will begin shortly after the survey is complete and the soil boring report has been provided in order to maximize the scope of work while balancing the City's goals for improvements. This work will include, at a minimum, the following:

- Proposed road design: As more information becomes available during design, HRC will review the impacts of the existing conditions, including existing pavement and roadway base, to determine if roadway reconstruction is feasible or if a mill and overlay/inlay is required to not exceed available budgets.

NEPA/SHPO Submittal, Program Application and Crash Analysis: HRC will prepare the required National Environmental Policy Act (NEPA) and State Historic Preservation Office (SHPO) submittals as well as the Program Application and Crash Analysis for the Amrhein Road Project. For the Crash Analysis, HRC has not included traffic data collection (counts) in this scope of work and has assumed this information is readily available through the City.

Permits: HRC will prepare applications and provide drawings as necessary to assist the City in obtaining required permits from the Wayne County Department of Public Services (WCDPS).

Utility Coordination / Relocation Design: HRC will request utility data from the companies, including municipal utilities, in the project area and add the necessary line work in plan and profile to the plans. HRC will schedule and attend one utility meeting to help inform and coordinate overhead facilities, underground gas and fiber/telephone as well as municipal facilities. HRC has assumed that no utilities will require relocation and has not included design and permitting of these facilities in this scope of work.

Prepare Preliminary, Final and Bid Documents: HRC will prepare the drawings, special provisions and engineer's estimates for the project. This will include the title sheet, notes, typical sections, details, plan and profile sheets, SESC, and signing plans required. The bulk of the design work will occur during these tasks and project specific details will be prepared for an MDOT letting.

Stormwater Drainage Design: HRC will design the required improvements to the existing drainage system along Amrhein Road. It is assumed that the existing outlets are viable and that improvements will be limited to the collection systems including catch basins and laterals. Road crossings may be replaced or rehabilitated as required to ensure the longevity of the roadway improvements and to avoid future impacts to the newly improved roadway. Subgrade underdrain will be included on both sides of the road, inside the limits of the curb and gutter. It is recommended that the City televisé the existing sewer to determine the extent of the improvements required.

Pavement Marking and Sign Plans: HRC will prepare these plans and sign details in accordance with the MMUTCD and City preferences.

Maintenance of Traffic (MOT) Plans: HRC will prepare the MOT concepts, plans and specifications based on the City's goals during construction. In order to minimize the construction costs and durations, HRC has assumed that a partial closure and detour with allowable one-way traffic will be the most reasonable method and that temporary paving will not be required. HRC will also include accommodations for local traffic, special events and any locations that require special conditions during construction.

QA/QC and Constructability Review: HRC will utilize an enhanced QA/QC process that includes:

- A peer review for the plan preparation and road design. This will be performed by one of HRC's road design engineers with recent experience working for Livonia in order to address any concerns specific to the City based on prior projects.
- Additional HRC design staff (project manager) to review details, special provisions and estimates. This staff will be part of HRC's project design team to provide and independent evaluation and review
- Robert DeFrain, P.E., HRC's lead construction engineer will also review the plans for quality, consistency, and constructability.

HRC has accounted for one public meeting to be held for this project and includes the preparation of typical materials (overall display, plans, detour plan) which will be prepared by HRC.

Work Not Included: The following scope of work is not included in this proposal.

- Public/Private utility relocations
- Coordination of stakeholder construction activities
- Hazardous Material Abatement Plans
- Preparation of easement documents or property acquisition, if required
- Construction Engineering services

Schedule:

- City Approval: March 2026
- Topographic Survey: March/April 2026
- NEPA/SHPO: March 2026
- Submit GI: September 2026
- GI Meeting: October 2026
- Final Plans: November 2026*
- Letting: February 2027*

*Note that NEPA clearances could delay the obligation/letting beyond February 2027.

Based on our review of recent bid tabulations, considerations of the project area, and experience bidding road reconstruction projects in Southeast Michigan during the current bidding climate, our estimated construction cost for this project is estimated at \$1,300,000. In compliance with our City of Livonia professional services contract and consistent with our experience designing similar projects, our estimated design fees for this road reconstruction project would be eight (8) percent of the construction cost which is \$104,000. In addition, we would request an allowance of \$6,000 to collect soil borings in the project area. Therefore, we propose a total fee of \$110,000. A breakdown of the work within each task of the project along with our estimated hours and associated fees is provided on the attached Table 1. See Exhibit A, Project Specific Scope of Services Project Schedule, Payments to Consultants for execution to allow project to proceed forward with the HRC Team.

Daniel Mitchell, P.E., President will be the Principal In-Charge and Jack Nagle, P.E. will be the Project Manager. Other key members include Andy Malczewski, Manager and Travis Pietila, Graduate Engineer II. Charles Hart, P.E., Vice-President will provide QA/AC. All members are familiar with this project and have extensive experience with road reconstruction in the area. We believe you are familiar with all the individuals but can provide detailed resumes upon request.

It is noted that this proposal does not include construction engineering services. However, we welcome the opportunity to provide these services and could provide a proposal as the project gets closer to the letting date.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Jack Nagle, P.E.
Manager



Daniel W. Mitchell, P.E.
President

pc: HRC; A. Malczewski, C. Hart, File

**CITY OF LIVONIA
AMRHEIN ROAD RECONSTRUCTION
RICHFIELD COURT TO NEWBURGH ROAD**

**TABLE 1
ESTIMATED HOURS AND FEES**

February 9, 2026

HRC Job No. 20260064

Task Description	Manager	Project Engineer	Graduate Engineer II	CADD Designer	Construction Engineer	Survey Office	Field Survey	Total Hours
1 Topographic Survey and Property Lines	8					24	50	82
2 Scope and Budget Evaluation	10	16						26
3 NEPA/SHPO Submittal, Program Application and Crash Analysis	10	24	52					86
4 Permits	12	6	24					42
5 Utility Coordination and Relocation Design	12	12	30	52				106
6 Prepare Preliminary, Final and Bid Documents	40	40		315				395
7 Stormwater Drainage Design	22			35				57
8 Pavement Marking and Sign Plans				24				24
9 Maintenance of Traffic (MOT) Plans				24				24
10 QA/QC and Constructability Review					16			16
PROJECT TOTALS	114	98	106	450	16	24	50	858

ESTIMATED FEE SUMMARY

PERSONNEL	HOURS	RATE		TOTAL
Manager	114	\$	145.00	\$ 16,530.00
Project Engineer	98	\$	135.00	\$ 13,230.00
Graduate Engineer II	106	\$	125.00	\$ 13,250.00
CADD Designer	450	\$	110.00	\$ 49,500.00
Construction Engineer	16	\$	125.00	\$ 2,000.00
Survey Office	24	\$	135.00	\$ 3,240.00
Field Survey	50	\$	125.00	\$ 6,250.00

TOTAL ESTIMATED HRC LABOR COST \$ 104,000.00

TOTAL SUBCONSULTANT FEES \$ 6,000.00

TOTAL LUMP SUM NOT-TO-EXCEED \$ 110,000.00

EXHIBIT A
PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS
TO CONSULTANT

The information contained in this Exhibit applies only to the following project:

Project Title: **Proposal for Construction administration for the Amrhein Road Reconstruction (Richfield Court to Newburgh Road)**

This is an exhibit to the contract dated November 22, 2021 and extended for 5 years per Council Resolution No. 336-21, between the City of Livonia, and Hubbell, Roth & Clark, Inc. (HRC), whose address is 555 Hulet Drive, Bloomfield Hills, Michigan, 48303-0360.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the contract, as provided in Article 8.01 of the contract.

A. SCOPE OF SERVICES, INCLUDING MATERIAL QUALITY CONTROL PROGRAM

CONSULTANT is requested to provide Construction administration in accordance with attached Proposal, dated February 9, 2026.

B. PROJECT SCHEDULE:

Design to begin in March of 2026 with final plan submittal to Michigan Department of Transportation (MDOT) Local Agency Program (LAP) in November of 2026. Construction is anticipated to begin in the Spring 2027 and completed by the Fall of 2027.

C. PAYMENTS TO CONSULTANTS

CONSULTANT shall be paid on an hourly basis with the not-to-exceed amount of twenty-one thousand dollars (\$110,000.00) in accordance with the tasks and payment terms. No additional work outside the proposal scope will be paid without prior authorization from the City of Livonia as stated in the proposal dated February 9, 2026.

In Witness Whereof, the City and Consultant, by an through their duly authorized officers and representatives, have executed this Contract.

In the Presence of:

CITY OF LIVONIA, a Michigan
Municipal Corporation

By: _____
Maureen Miller Brosnan, Mayor

By: _____
Susan M. Nash, City Clerk

In the Presence of:



John Nagle, P.E.

Hubbell, Roth & Clark, Inc.

By: 

Daniel W. Mitchell, P.E.

Manager _____

Its: _____ President _____

Approved:

Douglas L. Moore, MSA
Interim Director of Public Works

Approved:

Todd J. Zilincik, P.E.
City Engineer

Pursuant to Council Resolution:

Approved:

No.: _____

Benjamin N. Grier, JD, CPA
Director of Finance

Adopted on: _____

Approved as to form:

Department of Law

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

16. AWARD OF CONTRACT: for the 2026 Concrete Road Program (Contract 26-C), from budgeted funds.

Todd Zilincik, City Engineer, requested approval to the low bidder as the contractor had already done a great job previously around the city.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

16.

Engineering
February 11, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

AWARD OF CONTRACT: for the 2026 Concrete Road Program (Contract 26-C), from budgeted funds.

BACKGROUND DETAILS

Based upon the recommendation for scheduled maintenance in the Pavement Management Study, the Department of Public Works established a Concrete Road Program for 2026.

Our consultant, Anderson, Eckstein and Westrick, Inc. (AEW) finalized plans and specifications. A mandatory pre-bid meeting was held on February 3, 2026, and bids for the subject project were taken on February 10, 2026. In response to the advertisement on Michigan Inter-Governmental Trade Network (MITN), two (2) bids were submitted. These bids may be summarized as follows:

NAME OF BIDDER

AMOUNT OF BID

Hard Rock Concrete
Westland, MI

\$5,004,759.25
(250 Inspector Days) at \$225,000

Florence Cement
Romulus, MI

\$6,766,559.00
(250 Inspector Days) at \$225,000

Note: The summarized bids do not include the inspector day costs. The consultant has included this cost as part of their construction engineering (CE) costs that is based on a \$5,004,759.25 construction budget. The contractor was required to provide the number of days to complete the project. This bid is good until June 10, 2026.

AEW has checked the references of Hard Rock Concrete, Inc. and is familiar with their prior work. Hard Rock Concrete, Inc. was the contractor for our 2011, 2013 thru 2025 Concrete Pavement Reconstruction Programs. AEW is recommending awarding the contract to this contractor (see attached letter dated February 11, 2026).

The 2026 Concrete Road Program consists of seventeen (17) street segments. The main reconstruction locations include Laurel (Bridge Avenue to End), Bobrich (Merriman to west of Sunset), Golfview (Curtis to Clarita), N. and S. Sherwood Courts off Newburgh Road, Parkdale Avenue (Wayne Road to Yale Avenue), Brentwood (Grandon Avenue to Dover Avenue), Pinetree (Angeline Circle to East of Angeline Circle), Oakview (Henry Ruff Road to Doris Avenue) and Blue

Skies (Lancaster to Stonehouse Circle) for road repair over Bell Branch Creek will be included as part of the reconstruction program with maintenance quantities to selected adjacent streets since contractor will be in area.

The bid proposal consisted of 73 tree removals necessary to perform these repairs and consist of the following number and sizes: 3 tree removals from 6 to 18-inches; 60 tree removals from 19 to 36-inches; and 10 tree removals from 37-inch and larger. The major streets that will be impacted from the tree removals are Golfview with 30, (including Clarita with 3), Brentwood with 18, N & S Sherwood Courts with 12, Laurel Avenue with 8 and Bobrich Avenue with 4.

We are recommending that AEW provide the Construction Engineering Services (CE) for this project that includes testing, inspection and assistance in contract administration. AEW will be submitting that recommendation to Council for your review and approval in a separate letter.

In order to proceed with this project, we recommend that the Council take the following actions:

- Award a contract in the amount of \$5,004,759.25 to Hard Rock Concrete, 38146 Abruzzi Drive, Westland, MI 48185. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon the quantities of work actually completed.
- Authorize an expenditure in the amount of \$4,555,000 for the 2026 Concrete Road Repair Program, Contract 26-C from budgeted funds in the Roads Account No. 204-463-818-110 (Reconstruction).
- Authorize an expenditure in the amount of \$449,759.25 for the 2026 Concrete Road Repair Program, Contract 26-C from budgeted funds in the Roads Account No. 204-463-818-114 (Maintenance)
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

In order to proceed with this project, we recommend that the Council take the following actions:

- Award a contract in the amount of \$5,004,759.25 to Hard Rock Concrete, 38146 Abruzzi Drive, Westland, MI 48185. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon the quantities of work actually completed.
- Authorize an expenditure in the amount of \$4,555,000 for the 2026 Concrete Road Repair Program, Contract 26-C from budgeted funds in the Roads Account No. 204-463-818-110 (Reconstruction).
- Authorize an expenditure in the amount of \$449,759.25 for the 2026 Concrete Road Repair Program, Contract 26-C from budgeted funds in the Roads Account No. 204-463-818-114 (Maintenance)

- Authorize the City Engineer to approve minor adjustments in the work, as required.

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)

\$5,004,759.25

DETAILED WORK BEING PERFORMED

2026 Concrete Road Paving Program (Contract 26-C).

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

\$4,555,000 from Account No. 204-463-818-110 (Reconstruction).

\$449,759.25 Account No. 204-463-818-114 (Maintenance).

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

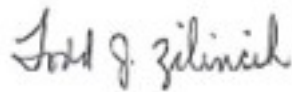
In response to the advertisement on Michigan Inter-Governmental Trade Network (MITN), two (2) bids were submitted. Hard Rock Concrete, 38146 Abruzzi Drive, Westland, MI 48185, was the lowest bidder.

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

ATTACHMENTS

1. AEW Recommendation Letter for 26-C Contractor
2. Bid Tab 26C
3. Hard Rock Concrete Bid

APPROVED BY



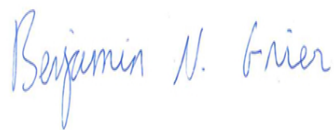
Todd Zilincik, P.E., City Engineer

Date: February 12, 2026



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

Date: February 12, 2026



Date: February 17, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: February 18, 2026

Carter Fisher, City Attorney



Date: February 18, 2026

Maureen Miller Brosnan, Mayor



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

February 11, 2026

Todd Zilincik, PE, City Engineer
City of Livonia
12973 Farmington Road
Livonia, Michigan 48150

Reference: 2026 Concrete Road Repair Program – Reconstruction

Livonia Contract No. 26-C

AEW Project No. 0263-0046

Dear Mr. Zilincik:

On Tuesday, February 10, 2026, two (2) bids were received for the above referenced project. We have tabulated the bids and have included a summary herewith for your use.

The lowest qualified bidder is Hard Rock Concrete, Inc. of Westland with a total bid amount of \$5,229,759.25 which includes 250 inspector days at \$225,000. The inspector day costs will be included in the overall construction engineering (CE) proposal based on the awarded contract price amount of \$5,004,759.25.

We have worked with Hard Rock Concrete, Inc. on the City of Livonia Concrete Road Repair Program for the past several years and we are satisfied with their performance.

Based upon our past experience and the lowest bid submitted, we recommend the contract for the 2026 Concrete Road Repair Program, Contract 26-C be awarded to Hard Rock Concrete, Inc., 31846 Abruzzi Drive, Westland, Michigan, 48185 in the amount of \$5,004,759.25.

If you have any questions, please advise.

Sincerely,

ANDERSON, ECKSTEIN AND WESTRICK, INC.

Scott Lockwood, PE

cc: Doug Moore, Director of Public Services

Enclosure: Bid Tab

M:\0263\0263-0046\Project Mgmt\Correspondence\Drafts\0263-0046_recaward.docx

**City of Livonia Engineering Division
Concrete Reconstruction Program 26-C
Bid Tabulation
February 10, 2026**

**Hard Rock Concrete
6460 Williams Lake Road
Waterford, MI. 48329
(248) 623-5043
Contact: Tony Grimaldi**

**Florence Cement
6334 N. Beverly Plaza
Romulus, MI. 48174
(734) 729-9440
Contact: Doreen Lanni**

ITEM	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
GENERAL:							
1	Audio Visual Record of Construction Area	1	LS	\$5,400.00	\$5,400.00	\$5,000.00	\$5,000.00
2	Reimbursed Permit Fees	1500	Dlr	\$1.00	\$1,500.00	\$1.00	\$1,500.00
3	Mobilization, Max \$135,000	1	LS	\$80,000.00	\$80,000.00	\$135,000.00	\$135,000.00
4	Surface Root Removal and Regrading	20	Ea	\$800.00	\$16,000.00	\$700.00	\$14,000.00
5	Joint Contaction, Crg	30	Ft	\$22.00	\$660.00	\$18.00	\$540.00
6	Pavt Gapping	50	Ft	\$20.00	\$1,000.00	\$26.00	\$1,300.00
7	Conc Pavt with Integral Curb, Nonreinf, 8 inch	50	Syd	\$58.00	\$2,900.00	\$97.00	\$4,850.00
8	Conc Pavt with Integral Curb, Nonreinf, 9 inch	50	Syd	\$62.00	\$3,100.00	\$110.00	\$5,500.00
9	Gate Well Cover	3	Ea	\$575.00	\$1,725.00	\$660.00	\$1,980.00
10	Pavt Repr, Nonreinf Conc, 8 Inch	50	Syd	\$58.00	\$2,900.00	\$97.00	\$4,850.00
11	Pavt Repr, Nonreinf Conc, 9 Inch	50	Syd	\$62.00	\$3,100.00	\$110.00	\$5,500.00
12	Pavt Joint and Cracks, Resealing	50	Ft	\$4.50	\$225.00	\$1.00	\$50.00
13	Sidewalk, Conc, 4 Inch	50	Sft	\$6.00	\$300.00	\$10.00	\$500.00
14	Tree, Root, Grind	20	Ea	\$325.00	\$6,500.00	\$500.00	\$10,000.00
15	Tree, Rem, 19 inch to 36 inch, Modified	60	Ea	\$1,200.00	\$72,000.00	\$1,500.00	\$90,000.00
16	Tree, Rem, 37 inch or Larger, Modified	10	Ea	\$2,100.00	\$21,000.00	\$2,600.00	\$26,000.00
17	Tree, Rem, 6 inch to 18 inch, Modified	3	Ea	\$450.00	\$1,350.00	\$450.00	\$1,350.00
18	Sewer, Rem, Less than 24 inch	25	Ft	\$12.50	\$312.50	\$32.00	\$800.00
19	Geogrid	500	Syd	\$4.50	\$2,250.00	\$5.00	\$2,500.00
20	Sewer, CI IV, 12 inch, Tr Det B	25	Ft	\$110.00	\$2,750.00	\$170.00	\$4,250.00
21	Dr Structure, 24 inch dia	1	Ea	\$3,500.00	\$3,500.00	\$2,300.00	\$2,300.00
22	Dr Structure, 48 inch dia	1	Ea	\$4,200.00	\$4,200.00	\$3,100.00	\$3,100.00
23	HMA Surface, Rem	50	Syd	\$10.00	\$500.00	\$19.00	\$950.00
24	HMA, 13A	25	Ton	\$320.00	\$8,000.00	\$500.00	\$12,500.00
25	Gapping, Tree Root Protection	250	Ft	\$45.00	\$11,250.00	\$26.00	\$6,500.00
26	Non-Chloride Accelerator	5	Gal	\$50.00	\$250.00	\$15.00	\$75.00
27	Post, Mailbox	20	Ea	\$150.00	\$3,000.00	\$220.00	\$4,400.00
28	Brick Mailbox, Rem	6	Ea	\$500.00	\$3,000.00	\$220.00	\$1,320.00
29	Gang of Mailboxes	4	Ea	\$700.00	\$2,800.00	\$700.00	\$2,800.00
30	Sign, Type B, Temp, Prismatic, Furn	100	Sft	\$8.00	\$800.00	\$6.00	\$600.00
31	Sign, Type B, Temp, Prismatic, Oper	100	Sft	\$0.01	\$1.00	\$1.00	\$100.00
32	Sign Type B, Temp, Prismatic, Special, Furn, Modified	100	Sft	\$12.00	\$1,200.00	\$15.00	\$1,500.00
33	Sign Type B, Temp, Prismatic, Special, Oper, Modified	100	Sft	\$0.01	\$1.00	\$1.00	\$100.00
34	Surface Restoration, Hydroseeding	250	Syd	\$8.50	\$2,125.00	\$27.00	\$6,750.00
35	Surface Restoration, Sodding	250	Syd	\$10.50	\$2,625.00	\$33.00	\$8,250.00
36	Momument Preservation	1	Ea	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00

**City of Livonia Engineering Division
Concrete Reconstruction Program 26-C
Bid Tabulation
February 10, 2026**

Hard Rock Concrete
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(248) 623-5043
Contact: Tony Grimaldi

Florence Cement
6334 N. Beverly Plaza
Romulus, MI. 48174
(734) 729-9440
Contact: Doreen Lanni

ITEM	DESCRIPTION	EST. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
MAINTENANCE:							
37	Sidewalk, Rem	16	Syd	\$9.00	\$144.00	\$55.00	\$880.00
38	Driveway, Rem	440	Syd	\$9.00	\$3,960.00	\$37.00	\$16,280.00
39	Subgrade Undercutting, Type II, Modified	150	Cyd	\$40.00	\$6,000.00	\$74.00	\$11,100.00
40	Subgrade Undercutting, Type II, Special	75	Cyd	\$42.00	\$3,150.00	\$72.00	\$5,400.00
41	Erosion Control, Inlet Protection, Siltsack	9	Ea	\$125.00	\$1,125.00	\$93.00	\$837.00
42	Aggregate Base, 6 inch, Special	2,194	Syd	\$18.00	\$39,492.00	\$15.00	\$32,910.00
43	Dr Structure Cover, Adj, Case 2	10	Ea	\$400.00	\$4,000.00	\$320.00	\$3,200.00
44	Dr Structure, Adj, Add Depth	8	Ft	\$240.00	\$1,920.00	\$200.00	\$1,600.00
45	Dr Structure, Tap, 6 inch	17	Ea	\$300.00	\$5,100.00	\$225.00	\$3,825.00
46	Dr Structure Cover, Catch Basin	9	Ea	\$450.00	\$4,050.00	\$650.00	\$5,850.00
47	Dr Structure Cover, Sanitary Manhole	4	Ea	\$475.00	\$1,900.00	\$780.00	\$3,120.00
48	Dr Structure Cover, Storm Manhole	4	Ea	\$475.00	\$1,900.00	\$660.00	\$2,640.00
49	External Structure Wrap, 18 inch	4	Ea	\$750.00	\$3,000.00	\$530.00	\$2,120.00
50	Underdrain, Subgrade, 6 inch, Modified	1,519	Ft	\$15.50	\$23,544.50	\$19.00	\$28,861.00
51	HMA Surface, Rem	83	Syd	\$10.00	\$830.00	\$23.00	\$1,909.00
52	Joint, Expansion, E2	87	Ft	\$22.00	\$1,914.00	\$22.00	\$1,914.00
53	Joint, Expansion, E3	60	Ft	\$22.00	\$1,320.00	\$6.00	\$360.00
54	Joint, Expansion, Erg, Modified	4	Ft	\$22.00	\$88.00	\$21.00	\$84.00
55	Lane Tie, Epoxy Anchored	1,696	Ea	\$5.75	\$9,752.00	\$9.00	\$15,264.00
56	Pavt Repr, Nonreinf Conc, 7 inch	4,105	Syd	\$55.00	\$225,775.00	\$60.00	\$246,300.00
57	Pavt Repr, Rem	4,105	Syd	\$9.00	\$36,945.00	\$20.00	\$82,100.00
58	Driveway, Nonreinf Conc, 6 inch, Modified	440	Syd	\$52.00	\$22,880.00	\$62.00	\$27,280.00
59	Curb Ramp, Conc, 4 inch	4	Sft	\$6.50	\$26.00	\$16.00	\$64.00
60	Curb Ramp, Conc, 6 inch	118	Sft	\$7.50	\$885.00	\$17.00	\$2,006.00
61	Detectable Warning Surface, Modified	13	Ft	\$50.00	\$650.00	\$70.00	\$910.00
62	Traffic Control, Minor Street	4	Ea	\$1,750.00	\$7,000.00	\$3,000.00	\$12,000.00
63	Water, Sodding/Seeding	14	Unit	\$85.00	\$1,190.00	\$85.00	\$1,190.00
64	Surface Restoration, Seeding	902	Syd	\$9.00	\$8,118.00	\$19.00	\$17,138.00
65	Irrigation Pipe	598	Ft	\$7.50	\$4,485.00	\$5.00	\$2,990.00
66	Sprinkler Head	65	Ea	\$25.00	\$1,625.00	\$70.00	\$4,550.00
67	Sprinkler Head, Adj	26	Ea	\$15.00	\$390.00	\$40.00	\$1,040.00
RECONSTRUCTION:							
68	Pavt, Rem	40,799	Syd	\$9.00	\$367,191.00	\$8.00	\$326,392.00
69	Sidewalk, Rem	668	Syd	\$9.00	\$6,012.00	\$18.00	\$12,024.00
70	Driveway, Rem	3,976	Syd	\$9.00	\$35,784.00	\$15.00	\$59,640.00
71	Station Grading	114	Sta	\$1,000.00	\$114,000.00	\$6,000.00	\$684,000.00

**City of Livonia Engineering Division
Concrete Reconstruction Program 26-C
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Contact: Tony Grimaldi**

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Contact: Doreen Lanni**

ITEM	DESCRIPTION	EST. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
72	Subgrade Undercutting, Type II, Modified	1,521	Cyd	\$40.00	\$60,840.00	\$76.00	\$115,596.00
73	Subgrade Undercutting, Type II, Special	761	Cyd	\$42.00	\$31,962.00	\$75.00	\$57,075.00
74	Erosion Control, Inlet Protection, Siltsack	70	Ea	\$125.00	\$8,750.00	\$94.00	\$6,580.00
75	Aggregate Base, 6 inch, Special	164	Syd	\$25.00	\$4,100.00	\$16.00	\$2,624.00
76	Aggregate Base, 8 inch, Modified	43,377	Syd	\$13.50	\$585,589.50	\$12.00	\$520,524.00
77	Maintenance Gravel	937	Ton	\$25.00	\$23,425.00	\$46.00	\$43,102.00
78	Dr Structure Cover, Adj, Case 2	86	Ea	\$400.00	\$34,400.00	\$330.00	\$28,380.00
79	Dr Structure, Adj, Add Depth	46	Ft	\$240.00	\$11,040.00	\$370.00	\$17,020.00
80	Dr Structure, Tap, 6 inch	119	Ea	\$300.00	\$35,700.00	\$160.00	\$19,040.00
81	Dr Structure Cover, Catch Basin	63	Ea	\$450.00	\$28,350.00	\$650.00	\$40,950.00
82	Dr Structure Cover, Sanitary Manhole	17	Ea	\$475.00	\$8,075.00	\$780.00	\$13,260.00
83	Dr Structure Cover, Storm Manhole	23	Ea	\$475.00	\$10,925.00	\$660.00	\$15,180.00
84	External Structure Wrap, 18 inch	17	Ea	\$750.00	\$12,750.00	\$620.00	\$10,540.00
85	Underdrain, Subgrade, 6 inch, Modified	24,296	Ft	\$15.50	\$376,588.00	\$16.00	\$388,736.00
86	Conc Pavt with Integral Curb, Nonreinf, 7 inch	40,802	Syd	\$50.50	\$2,060,501.00	\$66.00	\$2,692,932.00
87	Joint, Expansion, E2	1,433	Ft	\$22.00	\$31,526.00	\$23.00	\$32,959.00
88	Joint, Expansion, E3	319	Ft	\$22.00	\$7,018.00	\$10.00	\$3,190.00
89	Joint, Expansion, Erq, Modified	44	Ft	\$22.00	\$968.00	\$17.00	\$748.00
90	Pavt Repr, Nonreinf Conc, 7 inch	357	Syd	\$55.00	\$19,635.00	\$60.00	\$21,420.00
91	Pavt Repr, Rem	357	Syd	\$9.00	\$3,213.00	\$20.00	\$7,140.00
92	Lane Tie, Epoxy Anchored	659	Ea	\$5.75	\$3,789.25	\$11.00	\$7,249.00
93	_Driveway, Nonreinf Conc, 6 inch, Modified	4,228	Syd	\$52.00	\$219,856.00	\$83.00	\$350,924.00
94	Curb Ramp, Conc, 4 inch	2,823	Sft	\$6.50	\$18,349.50	\$11.00	\$31,053.00
95	Curb Ramp, Conc, 6 inch	2392	Sft	\$7.50	\$17,940.00	\$12.00	\$28,704.00
96	_Detectable Warning Surface, Modified	239	Ft	\$50.00	\$11,950.00	\$60.00	\$14,340.00
97	_Traffic Control, Minor Street	15	Ea	\$1,750.00	\$26,250.00	\$3,000.00	\$45,000.00
98	Water, Sodding/Seeding	96	Unit	\$85.00	\$8,160.00	\$85.00	\$8,160.00
99	_Surface Restoration, Seeding	10,056	Syd	\$9.00	\$90,504.00	\$20.00	\$201,120.00
100	_Irrigation Pipe	2,900	Ft	\$7.50	\$21,750.00	\$5.00	\$14,500.00
101	_Sprinkler Head	458	Ea	\$25.00	\$11,450.00	\$70.00	\$32,060.00
102	_Sprinkler Head, Adj	269	Ea	\$15.00	\$4,035.00	\$40.00	\$10,760.00
	Crew Days (250 Minimum)	900	Day	250.00	\$225,000.00	250.00	\$225,000.00

Calculated Bid

\$5,229,759.25

\$6,991,559.00

**City of Livonia Engineering Division
Concrete Reconstruction Program 26-C
Bid Tabulation
February 10, 2026**

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Contact: Tony Grimaldi**

**Florence Cement
6334 N. Beverly Plaza
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(734) 729-9440
Contact: Doreen Lanni**

ITEM	DESCRIPTION	EST. QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	Calculated Bid (No Crew Days)			\$5,004,759.25		\$6,766,559.00

Others Submitting Bid:

none

Total Price

Bids Advertised:

MITN, January 23, 2026

Bid Opening Date: February 10, 2026

BID FORM

2026 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 26-C

RECONSTRUCTION

CITY OF LIVONIA

AEW PROJECT NO. 0263-0046

BID SUBMITTED BY: Hard Rock Concrete

Company Name

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ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

The City of Livonia via

www.MITN.info

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 120 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
<u>1</u>	<u>2-3-26</u>
<u>2</u>	<u>2-6-26</u>

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site, if any, and all drawings of physical conditions relating to existing surface or subsurface structures at the Site, if any, that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information,

- observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.
- K. Bidder is aware that the Owner's decision to proceed with the Project is subject to Owner's determination that all legal, financial and grant approvals, conditions and requirements have been received or met and the funding necessary to complete the project is in hand, and that if all of the foregoing has not been received, the Owner may elect not to proceed with the project in which case no bidder shall have a claim of any kind in contract, tort, equity or otherwise, against the Owner.
- L. Bidders acknowledge that Owner retains the unrestricted right not to proceed with the project and to reject all Bids received. In either case, Owner shall not be liable to any Bidder under any theory including contract, tort, equity or otherwise.
- M. Bidder acknowledges that the unexpected presence and location of existing underground utilities and resulting conflicts with such utilities are ordinarily encountered and generally recognized as inherent in subsurface sewer and appurtenant work in areas that have been previously developed.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
- 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):



Addendum Description

Addendum No. 1 - Feb 3, 2026, Pre-Bid Sign-in Sheet

Notice Modifications

Notice Information	From Value	To Value
English Description	CITY OF LIVONIA, MICHIGAN 2026 CONCRETE ROAD REPAIR PROGRAM - RECONSTRUCTION CONTRACT 26-C AEW PROJECT NO. 0263-0046 RECEIPT OF BIDS Proposals for the 2026 CONCRETE ROAD REPAIR PROGRAM - RECONSTRUCTION: Contract 26-C, will be received via MITN website (www.mitn.info) until 2:00 PM, Local Time, on Tuesday, February 10, 2026 at which time the said proposals will be opened and publicly read virtually. A mandatory pre-bid meeting will be held in the Conference Room at the Department of Public Works Building, 12973 Farmington Road, Livonia, Michigan (734)-466-2655 from 11:00 am to 12:00 pm on Tuesday, February 03, 2026. Bids will not be accepted from those bidders who do not attend. Bidders that arrive more than 15 minutes past the scheduled start time will not be considered eligible to bid. Bids shall be in accordance with the requirements of this notice in order to be deemed "responsive". Bids are to be submitted to the MITN website on or before the time and date given above. Physical bid submission will not be accepted. Late bids will not be considered. All bids must be submitted electronically in Adobe Acrobat format. BID OPENING Bid opening results will be conducted via Zoom and posted to the MITN website. Vendors may attend the bid opening virtually by using the following credentials: Bid Opening Access Website: https://us02web.zoom.us/j/82294127641 Phone #: (312) 626-6799 Meeting I.D.: 822 9412 7641 DESCRIPTION OF WORK The City of Livonia seeks bids for the following: The reconstruction of designated concrete streets. Work includes removal of trees, stumps and roots, including disposal and restoration, removal of existing concrete pavement, subgrade corrections, placing new aggregate base and underdrain, construction of concrete pavement, minor drainage improvements, driveway restoration, sidewalk repairs, sidewalk ramp improvements, surface restoration, sprinkler repairs and traffic maintenance. The approximate quantities for some of the major items of work for this project are as	CITY OF LIVONIA, MICHIGAN 2026 CONCRETE ROAD REPAIR PROGRAM - RECONSTRUCTION CONTRACT 26-C AEW PROJECT NO. 0263-0046 RECEIPT OF BIDS Proposals for the 2026 CONCRETE ROAD REPAIR PROGRAM - RECONSTRUCTION: Contract 26-C, will be received via MITN website (www.mitn.info) until 2:00 PM, Local Time, on Tuesday, February 10, 2026 at which time the said proposals will be opened and publicly read virtually. A mandatory pre-bid meeting will be held in the Conference Room at the Department of Public Works Building, 12973 Farmington Road, Livonia, Michigan (734)-466-2655 from 11:00 am to 12:00 pm on Tuesday, February 03, 2026. Bids will not be accepted from those bidders who do not attend. Bidders that arrive more than 15 minutes past the scheduled start time will not be considered eligible to bid. Bids shall be in accordance with the requirements of this notice in order to be deemed "responsive". Bids are to be submitted to the MITN website on or before the time and date given above. Physical bid submission will not be accepted. Late bids will not be considered. All bids must be submitted electronically in Adobe Acrobat format. BID OPENING Bid opening results will be conducted via Zoom and posted to the MITN website. Vendors may attend the bid opening virtually by using the following credentials: Bid Opening Access Website: https://us02web.zoom.us/j/82294127641 Phone #: (312) 626-6799 Meeting I.D.: 822 9412 7641 DESCRIPTION OF WORK The City of Livonia seeks bids for the following: The reconstruction of designated concrete streets. Work includes removal of trees, stumps and roots, including disposal and restoration, removal of existing concrete pavement, subgrade corrections, placing new aggregate base and underdrain, construction of concrete pavement, minor drainage improvements, driveway restoration, sidewalk repairs, sidewalk ramp improvements, surface restoration, sprinkler repairs and traffic maintenance. The approximate quantities for some of the major items of work for this project are as

Notice Information	From Value	To Value
	follows: Pavt, Rem40,799 Syd Pavt Repr, Rem4,462 Syd Station Grading114 Sta Aggregate Base, 8 inch, Modified43,377 Syd Aggregate Base, 6 inch, Special2,358 Syd Underdrain, Subgrade, 6 inch, Modified28,815 Ft Conc Pavt with Integral Curb, Nonreinf, 7 inch40,802 Syd Pavt Repr, Nonreinf Conc, 7 inch4,462 Syd Driveway, Nonreinf Conc, 6 inch4,668 Syd Tree, Rem, 6 inch to 18 inch, Modified3 Ea Tree, Rem, 19 inch to 36 inch, Modified60 Ea Tree, Rem, 37 inch or Larger, Modified10 Ea SPECIFICATIONS Instructions to bidders and specifications may be obtained by registering with the Michigan Inter-Governmental Trade Network (MITN) at www.mitn.info. Documents will be available on January 27, 2026. Bids may be rejected unless made on the forms included with the bidding documents. All addendums will be posted on the MITN website. Any information not obtained from the MITN website should not be relied upon. QUESTIONS Bidders may submit questions in writing to the attention of Gus Kandah, Purchasing Manager at gkandah@livonia.gov. No phone calls will be accepted. The last day for questions is February 5, 2026, at 12:00 PM. BID SECURITY Each bid shall be accompanied by a bid bond in the amount of five percent (5%) of the bid, payable to the City of Livonia, as security for the acceptance of the contract. The bid bond must be on the Michigan Standard Form, issued by an approved Surety Company. QUALIFICATIONS The Prime Contractor shall demonstrate that they have successfully completed five (5) projects in the last five (5) years of equal scope (i.e. residential concrete street paving) in the State of Michigan and each totaled more than \$4,500,000 minimum per year during the past 5 years (2021 thru 2025) in construction work. Failure to provide documentation supporting this requirement constitutes an invalid bid submittal. WITHDRAWAL OF BIDS No bidder may withdraw his proposal within one hundred twenty (120) calendar days after the date set for opening thereof. AWARD OF CONTRACT The right to accept any bid, to reject any or all proposals and to waive irregularities in bidding is reserved by the City of Livonia. Portions of this Contract may be deleted due to unforeseen circumstances without compensation. Acceptance of any bid does not constitute a binding agreement until a written Contract is signed by both parties. Todd J. Zilincik, PE Maureen Miller Brosnan City Engineer Mayor	follows: Pavt, Rem40,799 Syd Pavt Repr, Rem4,462 Syd Station Grading114 Sta Aggregate Base, 8 inch, Modified43,377 Syd Aggregate Base, 6 inch, Special2,358 Syd Underdrain, Subgrade, 6 inch, Modified28,815 Ft Conc Pavt with Integral Curb, Nonreinf, 7 inch40,802 Syd Pavt Repr, Nonreinf Conc, 7 inch4,462 Syd Driveway, Nonreinf Conc, 6 inch4,668 Syd Tree, Rem, 6 inch to 18 inch, Modified3 Ea Tree, Rem, 19 inch to 36 inch, Modified60 Ea Tree, Rem, 37 inch or Larger, Modified10 Ea SPECIFICATIONS Instructions to bidders and specifications may be obtained by registering with the Michigan Inter-Governmental Trade Network (MITN) at www.mitn.info. Documents will be available on January 27, 2026. Bids may be rejected unless made on the forms included with the bidding documents. All addendums will be posted on the MITN website. Any information not obtained from the MITN website should not be relied upon. QUESTIONS Bidders may submit questions in writing to the attention of Gus Kandah, Purchasing Manager at gkandah@livonia.gov. No phone calls will be accepted. The last day for questions is February 5, 2026, at 12:00 PM. BID SECURITY Each bid shall be accompanied by a bid bond in the amount of five percent (5%) of the bid, payable to the City of Livonia, as security for the acceptance of the contract. The bid bond must be on the Michigan Standard Form, issued by an approved Surety Company. QUALIFICATIONS The Prime Contractor shall demonstrate that they have successfully completed five (5) projects in the last five (5) years of equal scope (i.e. residential concrete street paving) in the State of Michigan and each totaled more than \$4,500,000 minimum per year during the past 5 years (2021 thru 2025) in construction work. Failure to provide documentation supporting this requirement constitutes an invalid bid submittal. WITHDRAWAL OF BIDS No bidder may withdraw his proposal within one hundred twenty (120) calendar days after the date set for opening thereof. AWARD OF CONTRACT The right to accept any bid, to reject any or all proposals and to waive irregularities in bidding is reserved by the City of Livonia. Portions of this Contract may be deleted due to unforeseen circumstances without compensation. Acceptance of any bid does not constitute a binding agreement until a written Contract is signed by both parties. Todd J. Zilincik, PE Maureen Miller Brosnan City Engineer Mayor

Category Modifications

Added Categories
No Categories Added

Removed Categories
No Categories Removed

Added Documents[A]

Document	Size	Uploaded Date	Language
26-C Sign In Sheet.pdf [pdf]	303 Kb	02/03/2026 01:40 PM EST	English

2026 Concrete Road Repair Program – Reconstruction, Contract 26-C

Sign-In Sheet

Livonia DPW Conference Room
February 3, 2026 @ 11:00 am

NAME	ADDRESS	PHONE	E-MAIL (Optional)
1. <u>Trigga Cement</u>	<u>22500 Regan Pollock Rd</u>	<u>586-7545400</u>	<u>Trigga.Cement@aol.com</u>
2. <u>TONY LECATON</u>	<u>4810 OLD PEANKE HURON, MT 586 698-8942</u>		
3. <u>Tony Grimaldi</u>	<u>38146 Abbuzzi dr westland</u>	<u>48185</u>	<u>734 564 3366</u>
4. <u>Gino Santa</u>	<u>2300 Edinburgh Wokford MI</u>	<u>248-384-5098</u>	
5. <u>Fred Smith</u>		<u>(586) 899-8445</u>	
6. <u>VIVEK KARANJA</u>	<u>26200 Sheppard</u>	<u>734-896-0315</u>	<u>vkaranja@infocore.com</u>
7. <u>Nash Rio</u>	<u>28960 Wexom Rd</u>	<u>517-781-7771</u>	<u>nrio@toebe.com</u>
8.			
9.			
10.			
11.			

**Addendum Description**

Addendum No. 2 - Responses to Questions from bidders

Notice Modifications

Notice Information	From Value	To Value
No entries		

Category Modifications

Added Categories
No Categories Added

Removed Categories
No Categories Removed

Added Documents[A]

Document	Size	Uploaded Date	Language
Addendum 02 Livonia 26-C 0263-0046.pdf [pdf]	1 Mb	02/06/2026 10:45 AM EST	English

ADDENDUM NO. 2

DATE ISSUED: February 6, 2026

PROJECT NUMBER: AEW Project No.: 0263-0046

PROJECT: Livonia Road Program: 26-C Reconstruction

OWNER: City of Livonia
12973 Farmington Road
Livonia, Michigan, 48150

ENGINEER: Anderson, Eckstein and Westrick, Inc.
51301 Schoenherr Road
Shelby Township, Michigan 48315

The following changes to and/or clarifications of the Contract Documents will be incorporated in said Contract Documents and such changes shall be allowed for in the price bid by the Contractor, such that the price indicated in the Bid Form shall represent the conditions as set forth in the original Contract Documents as modified by this Addendum.

Acknowledgement of receipt of this Addendum and the Bidder's Acceptance of these revised conditions prior to submittal of bid shall be indicated by adding the Addendum number and Date on Page 1 of the Bid Form.

CONTENTS OF ADDENDUM NO. 02:

1. Meeting Minutes from the Mandatory Pre-Bid Meeting
2. Responses to vendor questions
3. Sample Progress Schedule from previous road repair project attached.
The contractor must submit a Construction Schedule for this year's project in a similar format.

The following changes have been made to the Contract Documents

1. Supplementary Instructions to Bidders:
 - A. Contractor required to submit a Construction Schedule with bid documents.
2. Special Provisions: Progress Clause:
 - A. Contractor is required to submit a Construction Schedule with bid documents.

3. Special Provision: Liquidated Damages:
 - A. Penalty of \$100 / hour imposed if silt sacks are not maintained.
 - B. Contractor will have three working days to remove tree and stump debris. Holidays and weekends are not included.
4. Special Provision: Reimbursed Permit Fees:
 - A. Added Special Provision for Reimbursed Permit Fees.
5. Special Provisions: Tree Removal:
 - A. Oak Tree removal date restriction.
6. Special Provisions: Concrete Scaling:
 - A. Added Special Provision for defective work due to concrete scaling.
 - B. Contractor responsible for correcting or replacing concrete if scaling occurs.

**ANDERSON, ECKSTEIN & WESTRICK, INC.**

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

MANDATORY PRE-BID MEETING

2026 Livonia Concrete Road Repair Program – Reconstruction

Contract 26-C

AEW Project No. 0263-0046

Tuesday, February 3, 2026, 11:00 A.M.

1. Introduction

- a. Gus Kandah – City Purchasing Manager
- b. City Engineering and DPW – Project Overview
- c. AEW- Contract Documents, Construction Engineering
- d. Attendees must sign in to be considered an eligible bidder
- e. Questions will be taken at end of meeting and responses provided in writing.

2. Project Summary

- a. Project includes full reconstruction streets and maintenance patches throughout the city.
- b. Removal and replacements limits will be marked in the field. Plans in spec book are provided for bidding purposes only.
- c. Trees shown on the plans for removal are for bidding purposes only. Trees will be marked for removal in the field.

3. General

- a. If the work has been completed satisfactorily, the city may accept extension of contract unit prices through 2028.
- b. Bids shall be submitted via the MITN website.
 - i. Deadline for submitting bids is Tuesday, February 10, 2026, at 2:00 P.M.
- c. Any questions prior to the bid opening shall be directed to Gus Kandah (gkandah@livonia.gov). The deadline for questions is February 5, 2026, at 12:00 P.M. (noon)
- d. The bid opening will be conducted virtually via Zoom. Bidders wishing to attend the bid opening shall use the following information:
 - i. Website: <https://us02web.zoom.us/j/82294127641>
 - ii. Phone #: (312) 626-6799
 - iii. Meeting I.D.: 822 9412 7641
- e. Bids must be submitted with a proposed construction schedule. The schedule must include start and end dates of each street segment in the program being completed prior to the final completion date.
 - i. See example attached.
- f. Contractor must provide list of five (5) successfully completed projects in the last five (5) years equal in scope (i.e. road reconstruction project) and each totaling more than \$4,500,000 minimum per year for bid to be considered.
- g. Submissions will be evaluated for unbalanced unit prices. If it is determined that a submission is considered an unbalanced bid, it may be disqualified from acceptance or negotiated prior to award.

**4. Progress Clause**

- a. Open to traffic by October 30, 2026.
- b. Entirely complete by November 13, 2026.
 - i. 50% restoration pay will be withheld until restoration is acceptable. If not acceptable by November 13, 2026, funds withheld will be forfeited by contractor.
- c. Construction operation between 7:00 am and 7:00 pm excluding holidays. No work permitted on Sunday.
- d. Progress Limitations and Liquidated Damages:
 - i. Reconstruction streets shall be open to traffic within 45 calendar days from the time work begins on that street.
 - 1. Subject to liquidated damages of \$1,000/day
 - ii. Concrete on Maintenance streets shall be paved within 48 hours of removal.
 - 1. Subject to liquidated damages of \$1,000/day.
 - iii. Inactivity of controlling items shall not exceed 7 calendar days.
 - 1. Subject to liquidated damages of \$1,500/day.
 - iv. Trees not designated for removal shall not be damaged by construction operations or material storage.
 - 1. Subject to liquidated damages of \$3,000/ incident
 - v. Once tree stumps are grinded, stump grindings and tree removal debris shall be cleaned up and removed from the site within 72 hours (3 working days).
 - 1. Subject to liquidated damages of \$500/day.
 - vi. All restoration shall be completed within 14 days after concrete is complete.
 - 1. Subject to liquidated damages of \$1,000/day.
 - vii. Once restoration is complete, the construction influence area shall be clean and free of traffic control devices within 7 days.
 - 1. Subject to liquidated damages of \$500/day.

5. Special Provisions

- a. Concrete Paving
 - i. Fixed-form riding paving shall be required for all reconstruction streets. Slip form paving will not be allowed.
- b. Aggregate Base
 - i. Both Special and Modified, include crushed concrete and a geotextile separator (not a separate pay item).
 - ii. Special, includes all necessary earth excavation, grading, and embankment required to prepare the subgrade to place aggregate base. For use on the designated maintenance areas
- c. Station grading
 - i. Will be paid for on reconstruction streets where Aggregate Base, Modified is called for.
 - ii. Not paid for maintenance streets.
 - iii. Additional payment will not be made for eyebrows with or without islands, or islands at the end of cul-de-sacs.



d. Traffic Control:

- i. Part width construction methods shall be used. Work shall only be performed on one half of the road at a time unless otherwise approved by the City.
- ii. Limit maintenance locations and reconstruction streets to one-way traffic unless otherwise approved by the engineer.
- iii. All signs, channeling devices, and barricades shown on the typical MOT plans shall be included in the cost of traffic control.
- iv. If additional signage not shown on the typical MOT plans is requested by the Engineer, the additional signs will be paid for using the Sign, Type B pay items.
- v. Maintenance and sidewalk activities shall be performed simultaneously.
- vi. Limit construction traffic on the streets outside of the designated repair areas to the greatest extent possible. Contractor shall provide a trucking route plan to the City at the preconstruction meeting.
- vii. Provide quality barricades, signs and barrels for acceptance in order to receive payment on maintenance of traffic (MOT) items.

e. Tree and Stump Removals and Protection (pages 16 – 23 Special Provisions):

- i. Stump removal, root grinding, backfill and regrading operations within the stump area (3 ft from the stump) are included in the tree removal pay item.
- ii. Where specified on the plans or in the field during the construction the contractor will be required to halt form riding paver operations in favor of handwork paving to eliminate any excavation behind the curb to protect the roots of designated trees (similar to gapping).
- iii. Provide an even grade between the top of curb and face of sidewalk in the Right-of-Way (ROW).
- iv. Surface roots, overburden, or higher grades outside of the limits of the stump area will be paid for separately as Surface Root Removal.
 1. This pay item only applies where an unsightly, uneven grade is left after removal of a tree at the discretion of the Engineer.
- v. Tree roots within the proposed road cross section and alignment shall be trimmed and paid for as Tree Root, Grind. These are not to be removed or destroyed by heavy equipment such as dozers, loaders or excavators etc.
- vi. Dispose of all removed tree and stump material daily. Overnight stockpiling of logs and/or wood chips will not be permitted in/or near the work area.
- vii. Contractors will need to find their own disposal site for any tree roots removed. Mid-Michigan Recycling has historically accepted trunks and branches but not roots due to the soil mixed in.
- viii. Measurement and payment for tree removal, stump removal, and grinding will be made once tree grindings are removed from the site.
- ix. Oak trees marked for removal shall be removed before April 15, 2026, or after August 1, 2026.

f. Soil Erosion and Sedimentation Control:

- i. Must be in place prior to any saw cutting operation.
- ii. Must use specified silt sack.
- iii. Replace regularly, as directed by the engineer and within 24 hours of rainfall.
 1. Failure to address will result in \$100/hour assessment.



- g. ADA Ramps:
 - i. Curbed ramps expected in most locations.
 - ii. Any landscaping materials such as wood timbers, block, stones, wooden fence shall be 2 feet offset from right-of-way line.
- h. Driveways:
 - i. Provide curb drops at all driveways, regardless of existing curb profile
- i. Underdrain:
 - i. Type "S" underdrain only (N-12 by ADS). Flexible rolls of underdrain are not acceptable.
 - ii. In maintenance areas, install underdrain within patches containing catch basins. Place underdrain along the full length of the patch containing the catch basin unless otherwise approved by the engineer.
- j. Irrigation and restoration:
 - i. Contractor shall repair any irrigation system damaged by operations.
 - ii. In many cases, coordination will be required with homeowners.
 - iii. Repairs must be completed prior to restoration
- k. Mailboxes:
 - i. Some streets within the program have mailboxes along the curb. The contractor will be required to provide temporary mailboxes to maintain postal service during construction.
 - ii. Existing mailboxes shall be protected during construction to the extent possible.

6. Additional Information:

- a. If concrete scaling occurs within the maintenance and guarantee period, the contractor shall be responsible for replacing the affected concrete or implementing a corrective measure approved by the engineer.
 - i. Unit prices and mix design should account for this.
- b. Salvaged frames and covers that are being replaced with new ones shall be delivered to the DPW storage yard at 32205 Glendale, Livonia, MI 48150
- c. Standard MDOT pay items shall be constructed in accordance with current MDOT standard plans and special details.
- d. Deficient pavement thickness will be subject to penalties (page 46 Special Provisions)
- e. Crew days calculation, especially if over 8 hours in a day (page GR-4, General Requirements). If the multiple concurrent construction operations requiring additional AEW inspectors will count towards additional crew days.
- f. It is possible there will be streets removed from the project based on available budgeted funds. If so, bid amounts for general items particularly "Mobilization, Max \$135,000", "Audio Visual Record of Construction Area" and "Crew Days" will be reduced in the same proportion prior to project award.
- g. G2 to provide testing for project.
- h. Wayne County Permit is required before any work commences.
- i. Leaves become an issue late in the season. The contractor may need to blow leaves off the street into the greenbelt on or after October 15th at their own cost. The



engineering department will coordinate leaf pickup prior to construction if warranted.

- j. Minimum 5-day breaks required. No early breaks.

7. Questions Received at Pre-Bid Meeting

- a. Do detours need to be provided for reconstruction streets?
 - i. Historically detours have not been necessary but if detours are determined to be needed the contractor will be compensated for the additional signs using the established unit prices for signs.
- b. Does "Gapping, Tree Root Protection" include the removal of roots within the roads cross section?
 - i. Additional payment will be made for all roots of trees designated to stay that fall within the proposed cross section. For all tree roots of trees designated to stay, tree roots that fall within the proposed cross section of the road are to be removed and paid in accordance with "Tree Root, Grind".
- c. Are pedestrian detours required?
 - i. Pedestrian detours are not typically needed. If a pedestrian detour is needed the contractor will be paid for the additional signs using the established unit prices for signs.
- d. Is trash removal and pickup included in the contract?
 - i. Trash and recycling collection must be maintained during construction. The contractor is responsible for coordinating trash and recycling pickup with the collection services at no additional cost to the city. Typically trash and recycling can be moved to the opposite side of the street. This includes wheeled and non-wheeled trash and recycling cans, trash bags next to cans, yard waste bags, and all other rubbish permitted for pickup by the collection services.
- e. If multiple crews are working at different locations throughout the city are multiple construction observers needed?
 - i. Yes, there typically needs to be a construction observer with every crew. The contractor can anticipate a minimum of two (2) observers on the project due to segments being worked on in multiple stages and testing. See article two of the General Requirements for more information.
- f. If two construction observers are needed, does this count as one or two crew days?
 - i. Every construction observer on the project for the day counts as one crew day. If two observers are on the project for the day, then this counts as two crew days. Typically, this project requires two observers be on site every day. See article two of the General Requirements for more information.
- g. If the contract comes in over what the city has budgeted for the project how will the lump sum items be prorated?
 - i. There will be conversations with the contractor if this is necessary but in summary by whatever percentage the contract is over what the city has budgeted the lump sum items will be reduced by the same amount.
- h. Are crew days included when reviewing bids for the lowest bidder?
 - i. Crew days are not considered when reviewing bid for the lowest bidder.



- i. Are all driveway approaches on reconstruction streets removed and replaced from back of curb to the sidewalk?
 - i. Driveways that fall within the limits of pavement removal are typically removed from the back of curb to the sidewalk on reconstruction streets. There are special cases where the entire driveway approach may not be removed.
- j. Are driveways on maintenance streets removed and replaced from back of curb to sidewalk?
 - i. Half of the driveway may only be removed on maintenance streets. From back of the curb to halfway up the driveway approach may only be removed.
- k. Will the city come by and trim tree branches before construction begins?
 - i. There is no tree trimming anticipated prior to work commencing. If a tree branch is broken during construction, the contractor will be responsible for cutting the branch at their own expense so that there is a clean cut.

8. Questions Received After Pre-Bid Meeting

- a. Will the engineer reconsider the option for the contractor to use a slipform paver to complete the paving?
 - i. Fixed-form paving is required. Slip-form paving is not permitted. See Concrete Paving Special Provision.

M:\0263\0263-0046\Project Mgmt\Meetings\Pre Bid Meeting\0263-0046 Pre-Bid Meeting Agenda.docx

SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

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SUPPLEMENTARY INSTRUCTIONS TO BIDDERS1

ARTICLE 3 – QUALIFICATION OF BIDDERS.....1

ARTICLE 15 – SUBMITTAL OF BID1

SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

These Supplementary Instructions to Bidders amend or supplement the Instructions to Bidders (No. C-200, 2013 Edition) as indicated below. All provisions which are not so amended or supplemented remain in full force and effect.

The terms used in these Supplementary Instructions to Bidders have the meanings stated in the General Conditions.

ARTICLE 3 – QUALIFICATIONS OF BIDDERS

I-3.01 Add the following new paragraph after I-3.01E:

F. A list of five (5) successfully completed projects from the last five (5) years of equal scope (i.e. residential concrete street paving) in the State of Michigan and each totaling more than \$4,500,000.00 minimum per year.

ARTICLE 15 – SUBMITTAL OF BID

I-15.01 Delete paragraph 15.01 and insert the following:

☛ The Bid Form is to be completed and submitted with the Bid security and the following data to the MITN website:

- A. Subcontractor list; ✓
- B. Supplier List; ✓
- C. Project References, and ✓
- D. List of successfully completed projects ✓
- E. Progress Schedule ✓

I-15.02 Delete paragraph 15.02 and insert the following:

A Bid shall be received no later than the date and time prescribed and at the place indicated in the Advertisement or Invitation to Bid and shall be submitted to the MITN website accompanied by the Bid Security and other required documents.

CITY OF LIVONIA
SPECIAL PROVISION
FOR
PROGRESS CLAUSE

AEW / rtw

1 of 2

0263-0046

Work shall not start until after the preconstruction meeting and without the permission of the Engineer. In no case shall any work be commenced prior to receipt of formal notice of award by the City of Livonia. The start date for construction on this project is anticipated to be April 6, 2026.

Work Restrictions:

Allowable work hours will be controlled by Local Ordinances, which currently allow for work to be performed between the hours of 7:00 am and 7:00 pm. No work shall be performed on Sundays and Holidays, unless special permission is granted by the City of Livonia.

City Holidays are observed on the following days:

Memorial Day	May 25, 2026
Fourth of July	July 3, 2026
Labor Day	September 7, 2026
Veterans Day	November 11, 2026
Thanksgiving Day	November 26 & 27, 2026

The city offices will be closed on the days referenced above. The Contractor shall not be permitted to perform any work during the actual holiday.

The Contractor shall **not** perform maintenance and reconstruction work within the same subdivision at the same time, unless otherwise permitted in these special provisions or granted permission by the City Engineer.

Completion Dates:

The Project shall be opened to unobstructed traffic (substantially completed) on or before October 30, 2026. The Project shall be completed in its entirety including final site clean-up on or before November 13, 2026. If necessary, supplemental turf establishment is required, it shall be performed between November 2 and November 13, 2026.

Refer to the Special Provision for Liquidated Damages.

The contractor shall provide a Progress Schedule submitted in conjunction with the other required bidding documents. Included in the Progress Schedule, at a minimum, the start date and completion date for each street segment. The final project completion date shall also be included in the Project Schedule. If the bidding documents specify other controlling dates, these shall also be included in the Progress Schedule. Failure on the part of the Contractor to carry out the provisions of the Progress Schedule, as established, may be considered sufficient cause to prevent the Owner from awarding the Contractor future projects.

Preconstruction Meeting

The scheduled date for the preconstruction meeting will be set after a low Bidder has been

AEW / rtw

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0263-0046

determined.

The named subcontractor(s), as listed in the Bid Form, is recommended to be at the preconstruction meeting if such items materially affect the work schedule. The Project Engineer and the City of Livonia will arrange the time and place for the preconstruction meeting.

CITY OF LIVONIA
SPECIAL PROVISION
FOR
LIQUIDATED DAMAGES

AEW / rtw

1 of 2

0263-0046

Contractor and Owner recognize that time is of the essence and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified herein, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner \$1,500.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) for Substantial Completion until the Work is substantially complete.
2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner \$1,500.00 for each day that expires after such time until the Work is completed and ready for final payment.
3. Liquidated damages for failing to timely attain Substantial Completion and Final Completion are not additive and will not be imposed concurrently.

Additionally, the Owner and Contractor agree that as liquidated damages:

Progress Limitations & Partial Liquidated Damages

During the residential reconstruction activities, the Contractor shall not work on more than two (2) streets located in the same subdivision at any one time, unless granted permission by the Engineer. All residential reconstruction streets shall be open to traffic within 45 calendar days (including holidays) from the time that work begins on that street. Failure to have the street open to traffic within 45 calendar days will be subject to an assessment of liquidated damages in the amount of \$1,000 / day for each location. "Open to traffic" shall be defined as all concrete pavements, driveways and sidewalks open for use. Contractor inactivity on controlling items of work on any one street shall be limited to seven (7) calendar days (including holidays), with the exception of concrete cure time, at the discretion of the Engineer. Contractor inactivity on controlling work items exceeding seven (7) calendar days will be subject to an assessment of liquidated damages in the amount of \$1,500 / day until progress on controlling work items has been re-established.

During the maintenance activities, the Contractor shall have a forty-eight (48) hour limit (including Holidays) from the time that pavement is removed until the time that concrete has been placed to complete the pavement repair (weather permitting). Each day after the forty-eight (48) hour limit has elapsed will result in an assessment of liquidated damages in the amount of \$1,000 / day per location. Contractor inactivity on controlling work items exceeding seven (7) calendar days (including Holidays) will be subject to an assessment of liquidated damages in the amount of \$1,500 / day until progress on controlling work items has been re-established.

AEW / rtw

2 of 2

0263-0046

Restoration

After all concrete work has been completed on both sides of the street (pavement, driveways and sidewalks) and approved by the City / Engineer, the Contractor will have fourteen (14) calendar days (including Holidays) to fully complete the restoration, per location. Failure to have the restoration completed after fourteen (14) calendar days from the date of concrete approval will be subject to an assessment of liquidated damages in the amount of \$1,000 / day, per location, until the restoration work is completed.

Cleanup

After the concrete and restoration items are completed, the Contractor will have seven (7) calendar days, per location, (including Holidays) to clean up the construction influence area and remove all traffic control devices. Failure to clean up the construction influence area and remove all traffic control devices within seven (7) calendar days of restoration completion will be subject to an assessment of liquidated damages in the amount of \$500 / day, per location, for each day until the work is completed.

Tree Protection

Trees which are not designated for removal shall not be damaged by construction operations. Material and equipment are prohibited from being stored within 20 ft of an established tree trunk. Extreme caution is to be taken when operating equipment near trees which are not designated for removal. If a tree designated to remain is damaged due to contractor operations, the Contractor will be assessed liquidated damages in the amount of \$3,000 per incident.

Tree and Stump Debris Removal

The Contractor shall have a seventy-two (72) hour limit (three working days) from the time that the tree stump has been ground until the time that the stump grindings and other tree removal debris are cleaned up and removed from the site per location. Each day after the seventy-two (72) hour limit has elapsed will result in an assessment of liquidated damages in the amount of \$500 / day per location until the work is completed.

Cleaning Silt Sacks

The contractor shall maintain silt sacks within 24 hours of rainfall and when directed by the Engineer. Each hour after the 24-hour limit has elapsed will result in an assessment of liquidated damages in the amount of \$100 / hour per location.

MICHIGAN
DEPARTMENT OF TRANSPORTATIONSPECIAL PROVISION
FOR
REIMBURSED PERMIT FEES

COS:MRB

1 of 1

APPR:RJC:DMG:02-22-21

a. Description. This special provision describes the way the reimbursement, for permit fees as stated in section 107 of the Standard Specifications for Construction, will be paid.

b. Materials. None specified.

c. Construction. None specified.

d. Measurement and Payment. All permit fees, as described in section 107 of the Standard Specifications for Construction, will be paid for using the following pay item:

Pay Item**Pay Unit**

Reimbursed Permit Fees Dollar

Reimbursed Permit Fees includes the reimbursement for the eligible permit fees with supporting receipts or other proof of payment documentation from the Contractor.

CITY OF LIVONIA
SPECIAL PROVISION
FOR
TREE REMOVALS

AEW / rtw

1 of 1

0263-0046

a. Description. This item of work consists of removing trees in accordance with Section 202 of the MDOT 2020 Standard Specifications for Construction. This item has been modified to include removal of all debris left behind from the tree and stump removal operations on the same day as stump grinding.

b. Materials. None

c. Construction. All work shall be performed in accordance with Section 202 of the MDOT 2020 Standard Specifications for Construction, the City of Livonia Specification for Tree and Stump Removal (Special Provision Page S-1 – S-4), and as modified herein.

Dispose of all removed tree and stump material daily. The City will not provide storage facilities for temporary stockpiling of wood or chip material. Overnight stockpiling of logs and/or wood chips will not be permitted in/or near work areas.

Oak trees designated for removal shall only be taken down prior to April 25, 2026, or after August 1, 2026.

d. Measurement and Payment. The completed work, as described, will be measured and paid for at the contract unit price using the following pay item(s):

Pay Item	Pay Unit
Tree, Rem, 6 inch to 18 inch, Modified	Each
Tree, Rem, 19 inch to 36 inch, Modified	Each
Tree, Rem, 37 inch or Larger, Modified	Each

Measurement and payment for this item of work will be made once tree root grindings are picked up and removed from the site.

CITY OF LIVONIA
SPECIAL PROVISION
FOR
CONCRETE SCALING

AEW / sds

1 of 1

0263-0046

a. Description. This special provision establishes the requirements for evaluating and accepting concrete surfaces affected by scaling. Defective work includes, but is not limited to, concrete scaling as defined herein. In accordance with Article 14 of the General Conditions, the Engineer has full authority to determine whether Work is defective, and to reject defective work.

b. Construction. Unsightly appearance of the concrete surface causing concern to homeowners or business reported within the maintenance and guarantee period shall be evaluated by the Engineer for scaling.

Scaling is defined as local flaking or peeling away of the near surface portion of hardened concrete or mortar. This includes entire, cohesive scaled areas or localized, clustered scaling where numerous small areas of the surface have scaled but may not be connected.

The contractor acknowledges scaling covering 25% or more of any road, driveway, or sidewalk slab, evaluated between construction joints shall be considered defective due to scaling.

The Engineer retains sole authority to reject defective concrete without considering corrective measures. Rejected work shall be removed and replaced. The contractor shall correct, or remove and replace defective work unless otherwise approved in accordance with these specifications.

c. Measurement and Payment. All costs associated with correcting, or removing and replacing defective work shall be borne entirely by the Contractor at no cost to the Owner.

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Hard Rock Concrete, Inc.

38146 Abruzzi Drive

Westland, MI 48185

SURETY:

(Name, legal status and principal place
of business)

Atlantic Specialty Insurance Company

605 Highway 169 North, Suite 800

Plymouth, MN 55441

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

City of Livonia

33000 Civic Center Drive

Livonia, MI 48154

BOND AMOUNT: Five Percent of Accompanying Bid ----- (5%)

PROJECT:

(Name, location or address, and Project number, if any)

2026 Concrete Road Repair Program - Reconstruction - Contract 26-C AEW Project No. 0263-0046

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner 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. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this **10th** day of **February, 2026**


(Witness)

Hard Rock Concrete, Inc.

(Principal)

(Seal)

(Title)

Atlantic Specialty Insurance Company

(Surety)

(Seal)


(Witness)

(Title) **Susan L Small, Attorney-in-Fact**

Init.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Ian J. Donald, John L. Budde, Patrick E. Williams, Steven K. Brandon, Susan L. Small, T. J. Griffin, Terence J. Griffin**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

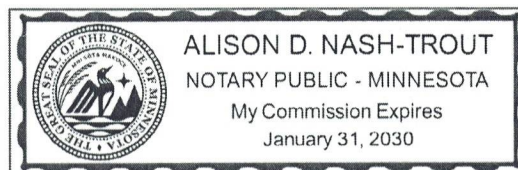
STATE OF MINNESOTA
HENNEPIN COUNTY



By


Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





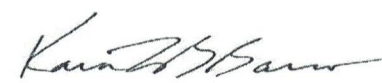
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 10th day of February, 2026.

This Power of Attorney expires
January 31, 2030





Kara L.B. Barrow, Secretary

2026 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 26-C

RECONSTRUCTION

CITY OF LIVONIA

AEW PROJECT NO. 0263-0046

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
GENERAL					
1.	_ Audio Visual Record of Construction Area	1	LS	5400.00	5400.00
2.	_ Reimbursed Permit Fees	1,500	Dlr	1.00	1,500.00
3.	Mobilization, Max \$135,000	1	LS	80,000.00	80,000.00
4.	_ Surface Root Removal and Regrading	20	Ea	800.00	16,000.00
5.	_ Joint Contraction, Crg	30	Ft	22.00	660.00
6.	Pavt Gapping	50	Ft	20.00	1,000.00
7.	Conc Pavt with Integral Curb, Nonreinf, 8 inch	50	Syd	58.00	2,900.00
8.	Conc Pavt with Integral Curb, Nonreinf, 9 inch	50	Syd	62.00	3,100.00
9.	_ Gate Well Cover	3	Ea	575.00	1,725.00
10.	Pavt Repr, Nonreinf Conc, 8 inch	50	Syd	58.00	2,900.00
11.	Pavt Repr, Nonreinf Conc, Nonreinf, 9 inch	50	Syd	62.00	3,100.00
12.	Pavt Joints and Cracks, Resealing	50	Ft	4.50	225.00
13.	Sidewalk, Conc, 4 inch	50	Sft	6.00	300.00
14.	_ Tree Root, Grind	20	Ea	325.00	6,500.00
15.	_ Tree, Rem, 19 inch to 36 inch, Modified	60	Ea	1,200.00	72,000.00
16.	_ Tree, Rem, 37 inch or Larger, Modified	10	Ea	2,100.00	21,000.00
17.	_ Tree, Rem, 6 inch to 18 inch, Modified	3	Ea	450.00	1,350.00
18.	Sewer, Rem, Less than 24 inch	25	Ft	12.50	312.50
19.	_ Geogrid	500	Syd	4.50	2,250.00
20.	Sewer, CI IV, 12 inch, Tr Det B	25	Ft	110.00	2,750.00
21.	Dr Structure, 24 inch dia	1	Ea	3,500.00	3,500.00
22.	Dr Structure, 48 inch dia	1	Ea	4,200.00	4,200.00
23.	HMA Surface, Rem	50	Syd	10.00	500.00

2026 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 26-C
RECONSTRUCTION
CITY OF LIVONIA
AEW PROJECT NO. 0263-0046

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
24.	HMA, 13A	25	Ton	320.00	8000.00
25.	_ Gapping, Tree Root Protection	250	Ft	45.00	11250.00
26.	Non-Chloride Accelerator	5	Gal	50.00	250.00
27.	Post, Mailbox	20	Ea	150.00	3000.00
28.	_ Brick Mailbox, Rem	6	Ea	500.00	3000.00
29.	_ Gang of Mailboxes	4	Ea	700.00	2800.00
30.	Sign, Type B, Temp, Prismatic, Furn	100	Sft	8.00	800.00
31.	Sign, Type B, Temp, Prismatic, Oper	100	Sft	.01	1.00
32.	_ Sign, Type B, Temp, Prismatic, Special, Fun, Modified	100	Sft	12.00	1200.00
33.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	100	Sft	.01	1.00
34.	_ Surface Restoration, Hydroseeding	250	Syd	8.50	2125.00
35.	_ Surface Restoration, Sodding	250	Syd	10.50	2625.00
36.	Monument Preservation	1	Ea	1000.00	1000.00
MAINTENANCE					
37.	Sidewalk, Rem	16	Syd	9.00	144.00
38.	_ Driveway, Rem	440	Syd	9.00	3960.00
39.	_ Subgrade Undercutting, Type II, Modified	150	Cyd	40.00	6000.00
40.	_ Subgrade Undercutting, Type II, Special	75	Cyd	42.00	3150.00
41.	_ Erosion Control, Inlet Protection, Siltsack	9	Ea	125.00	1125.00
42.	_ Aggregate Base, 6 inch, Special	2,194	Syd	18.00	39492.00
43.	Dr Structure Cover, Adj, Case 2	10	Ea	400.00	4000.00
44.	Dr Structure, Adj, Add Depth	8	Ft	240.00	1920.00
45.	Dr Structure, Tap, 6 inch	17	Ea	300.00	5100.00
46.	_ Dr Structure Cover, Catch Basin	9	Ea	450.00	4050.00
47.	_ Dr Structure Cover, Sanitary Manhole	4	Ea	475.00	1900.00
48.	_ Dr Structure Cover, Storm Manhole	4	Ea	475.00	1900.00

2026 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 26-C
RECONSTRUCTION
CITY OF LIVONIA
AEW PROJECT NO. 0263-0046

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
49.	_ External Structure Wrap, 18 inch	4	Ea	<u>750.00</u>	<u>3000.00</u>
50.	_ Underdrain, Subgrade, 6 inch, Modified	1,519	Ft	<u>15.50</u>	<u>23,544.50</u>
51.	HMA Surface, Rem	83	Syd	<u>10.00</u>	<u>830.00</u>
52.	Joint, Expansion, E2	87	Ft	<u>22.00</u>	<u>1914.00</u>
53.	Joint, Expansion, E3	60	Ft	<u>22.00</u>	<u>1320.00</u>
54.	_ Joint, Expansion, Erg, Modified	4	Ft	<u>22.00</u>	<u>88.00</u>
55.	Lane Tie, Epoxy Anchored	1,696	Ea	<u>5.75</u>	<u>9752.00</u>
56.	Pavt Repr, Nonreinf Conc, 7 inch	4,105	Syd	<u>55.00</u>	<u>225,775.00</u>
57.	Pavt Repr, Rem	4,105	Syd	<u>9.00</u>	<u>36,945.00</u>
58.	Driveway, Nonreinf Conc, 6 inch, Modified	440	Syd	<u>52.00</u>	<u>22,880.00</u>
59.	Curb Ramp, Conc, 4 inch	4	Sft	<u>6.50</u>	<u>26.00</u>
60.	Curb Ramp, Conc, 6 inch	118	Sft	<u>7.50</u>	<u>885.00</u>
61.	_ Detectable Warning Surface, Modified	13	Ft	<u>50.00</u>	<u>650.00</u>
62.	_ Traffic Control, Minor Street	4	Ea	<u>1750.00</u>	<u>7000.00</u>
63.	Water, Sodding/Seeding	14	Unit	<u>85.00</u>	<u>1190.00</u>
64.	_ Surface Restoration, Seeding	902	Syd	<u>9.00</u>	<u>8118.00</u>
65.	_ Irrigation Pipe	598	Ft	<u>7.50</u>	<u>4485.00</u>
66.	_ Sprinkler Head	65	Ea	<u>25.00</u>	<u>1625.00</u>
67.	_ Sprinkler Head, Adj	26	Ea	<u>15.00</u>	<u>390.00</u>
RECONSTRUCTION					
68.	Pavt, Rem	40,799	Syd	<u>9.00</u>	<u>367,191.00</u>
69.	Sidewalk, Rem	668	Syd	<u>9.00</u>	<u>6012.00</u>
70.	_ Driveway, Rem	3,976	Syd	<u>9.00</u>	<u>35,784.00</u>
71.	_ Station Grading	114	Sta	<u>1000.00</u>	<u>114,000.00</u>
72.	_ Subgrade Undercutting, Type II, Modified	1,521	Cyd	<u>40.00</u>	<u>60,840.00</u>
73.	_ Subgrade Undercutting, Type II, Special	761	Cyd	<u>42.00</u>	<u>31,962.00</u>

2026 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 26-C
RECONSTRUCTION
CITY OF LIVONIA
AEW PROJECT NO. 0263-0046

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
74.	_ Erosion Control, Inlet Protection, Siltsack	70	Ea	125.00	8750.00
75.	_ Aggregate Base, 6 inch. Special	164	Syd	25.00	4100.00
76.	_ Aggregate Base, 8 inch, Modified	43,377	Syd	13.50	585589.00
77.	Maintenance Gravel	937	Ton	25.00	23425.00
78.	Dr Structure Cover, Adj, Case 2	86	Ea	400.00	34,400.00
79.	Dr Structure, Adj, Add Depth	46	Ft	240.00	11040.00
80.	Dr Structure, Tap, 6 inch	119	Ea	300.00	35700.00
81.	_ Dr Structure Cover, Catch Basin	63	Ea	450.00	28350.00
82.	_ Dr Structure Cover, Sanitary Manhole	17	Ea	475.00	8075.00
83.	_ Dr Structure Cover, Storm Manhole	23	Ea	475.00	10925.00
84.	_ External Structure Wrap, 18 inch	17	Ea	750.00	12750.00
85.	_ Underdrain, Subgrade, 6 inch, Modified	24,296	Ft	15.50	376588.00
86.	Conc Pavt with Integral Curb, Nonreinf, 7 inch	40,802	Syd	50.50	20602501.00
87.	Joint, Expansion, E2	1,433	Ft	22.00	31526.00
88.	Joint, Expansion, E3	319	Ft	22.00	7018.00
89.	_ Joint, Expansion, Erg, Modified	44	Ft	22.00	968.00
90.	Pavt Repr, Nonreinf Conc, 7 inch	357	Syd	55.00	19635.00
91.	Payt Repr, Rem	357	Syd	9.00	3213.00
92.	Lane Tie, Epoxy Anchored	659	Ea	5.75	3789.25
93.	_ Driveway, Nonreinf Conc, 6 inch, Modified	4,228	Syd	52.00	219856.00
94.	Curb Ramp, Conc, 4 inch	2,823	Sft	6.50	18349.50
95.	Curb Ramp, Conc, 6 inch	2,392	Sft	7.50	17940.00
96.	_ Detectable Warning Surface, Modified	239	Ft	50.00	11,950.00
97.	_ Traffic Control, Minor Street	15	Ea	1750.00	26250.00
98.	Water, Sodding/Seeding	96	Unit	85.00	8160.00

**2026 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 26-C
RECONSTRUCTION
CITY OF LIVONIA
AEW PROJECT NO. 0263-0046**

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
99.	_ Surface Restoration, Seeding	10,056	Syd	<u>9.00</u>	<u>90504.00</u>
100.	_ Irrigation Pipe	2,900	Ft	<u>7.50</u>	<u>21750.00</u>
101.	_ Sprinkler Head	458	Ea	<u>25.00</u>	<u>11450.00</u>
102.	_ Sprinkler Head, Adj	269	Ea	<u>15.00</u>	<u>4035.00</u>
TOTAL OF ALL BID PRICES					\$ <u>5004,759.25</u>
	Crew Days (250 Min.)	<u>250</u>	Days	\$ 900.00	\$ <u>225,000.00</u>
TOTAL OF ALL BID PRICES, INCLUDING CREW DAYS					\$ <u>5,229,759.25</u>

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

The City Council may authorize a two (2) year extension of this contract for years 2027 and 2028 based on satisfactory performance and will be based on unit prices for 26-C, including negotiated mobilization costs and inspector days. Contractor to provide letter to Engineering Department in January 2027 for acceptance of extension to be brought before City Council's for review and approval.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete on or before October 30, 2026, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General conditions on or before November 13, 2026.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
- A. Subcontractor List;
 - B. Supplier List;
 - C. Project References, and
 - D. List of Successfully Completed Projects

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Hard Rock Concrete

By: *[Signature]*

[Printed name] Tony Grimaldi

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Title:

President

Attest: *[Signature]*

[Printed name]

Gina Sullivan

Submittal Date:

2-10-20

Address for giving notices:

38146 Abruzzi Dr
Westland MI 48185

Telephone Number:

734-641-3333

Fax Number:

734-641-7270

Contact Name and e-mail address:

Tony Grimaldi

Office@hardrockconcrete.mi.com

Bidder's License No.:

21021008410

(where applicable)

STATEMENT OF QUALIFICATIONS

Bidder must answer all questions. If more space is needed to complete a question, attach a separate sheet. Bidder may submit any additional information.

Name: Hard Rock Concrete

Address: 38146 Abruzzi Dr Phone: 734-641-3333
Westland MI 48185

Number of years operating under your present name: 36 years

Bonding Capacity: 20,000,000.00

Bonding Company: Atlantic Specialty Insurance Company Phone: 248-471-9920

General nature of work performed by your company: Concrete road reconstruction

KEY PERSONNEL: - See attached

<i>Name</i>	<i>Position</i>	<i>Years Experience</i>	<i>Years with Company</i>

MAJOR EQUIPMENT: See attached

<i>Equipment</i>	<i>Manufacturer</i>	<i>Model No.</i>	<i>No.</i>

CURRENT PROJECTS UNDER CONTRACT:

<i>Project Name</i>	<i>Location</i>	<i>Contract Amt</i>	<i>Completion Date</i>

Additional information that may be pertinent to demonstrate your ability to complete this project.

Hard Rock has been working with the City of Livonia and its residents for many years.

Has your company defaulted on a contract?

NO

If yes, where and why?

I hereby certify that the above answers are correct and true.

By:

Signature

Tony Grimaldi

Name

President

Title

Number of additional sheets attached 22

SUBCONTRACTOR LISTING

See attached

Bidder agrees to use the following Subcontractors for the performance of the work of their respective trades unless otherwise approved in writing by the Owner prior to signing of the Contract. Bidder is aware of the Subcontract Provisions.

PORTION OF WORK	NAME, ADDRESS & PHONE NO. OF CONTRACTOR	APPROXIMATE DOLLAR VALUE OF SUBCONTRACT
_____	Name: _____ Address: _____ _____ Phone: _____	_____
_____	Name: _____ Address: _____ _____ Phone: _____	_____
_____	Name: _____ Address: _____ _____ Phone: _____	_____
_____	Name: _____ Address: _____ _____ Phone: _____	_____
_____	Name: _____ Address: _____ _____ Phone: _____	_____
_____	Name: _____ Address: _____ _____ Phone: _____	_____
_____	Name: _____ Address: _____ _____ Phone: _____	_____
_____	Name: _____ Address: _____ _____ Phone: _____	_____

PROJECT REFERENCES

See attached

Bidder has completed the following projects in the past 5 years of similar size and scope to this project.

Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____
Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____
Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____

PROJECT REFERENCES

See attached

Bidder has completed the following projects in the past 5 years of similar size and scope to this project.

Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____
Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____
Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____

Employee List

Employee Name	Employee title	License #	Years Exp.	Full/P-Time	on-call availability	Qualif.	Experience
Tony Grimaldi	President	2101097783	38	Full	yes	yes	yes
Justin Ringle	Paver Operator		22	Full	yes	yes	yes
Piero DeLuca	Operator		36	Full	yes	yes	yes
Camila Ruiz	Operator		38	Full	yes	yes	yes
Josh McCann	Operator		12	Full	yes	yes	yes
Josh DeLuca	Operator		10	Full	yes	yes	yes
Aurelio Bravo	Labor/Finisher		26	Full	yes	yes	yes
Jose Bravo	Labor/Finisher		24	Full	yes	yes	yes
Anthony Grimaldi	Labor/Finisher		5	Full	yes	yes	yes
Nicholas Grimaldi	Labor		2	Full	yes	yes	yes
Armando Perez Jr.	Labor/Saw Cut		25	Full	yes	yes	yes
Jonathan Precopio	Labor/Finisher		15	Full	yes	yes	yes
John Smith	Dirver		22	Full	yes	yes	yes
Jose Sanchez	Driver		12	Full	yes	yes	yes
Daniel Regits	Mechanic	M159134	15	Full	yes	yes	yes
Gina Sullivan	Office Manager		30	Full	yes	yes	yes

Statement of Experience Bidder

City of Allen Park		1	2022 Road Replacement (Park, Rosedale, Philomene Ave	\$1,288,465.00
15915 Southfield, MI 48101		2	2023 REECK ROAD PAVEMENT	\$5,283,117.50
Contact: jJoe Jreissati		3	2023 Road Reconstruction (Rosedale)	\$3,142,860.25
Phone: 734-285-7510		4	2024 Road Reconstruction (Reeck)	\$5,283,117.50

City of Birmingham		1	2010 Sidewalk and Concrete Repair Program, Contract #5-10	\$85,425.00
151 Martin				
Birmingham, MI 48102				
Contact: Paul Omeara				
Phone: (248) 530-1840				

Charter Township of Canton		1	Copper Creek Condos Site Improvements, Proj# PP52710	\$278,470.00
1150 S. Canton Center Road		2	2009 Sidewalk Repair Program	\$355,690.00
Canton, MI 48188		3	2011 Sidewalk Repair Program	\$245,862.50
Contact: Erika Hidalgo		4	2012 Sidewalk Repair Program	\$253,662.50
Phone: (734) 394-5158		5	2012 Miscellaneous Concrete Paving	\$124,244.30
		6	2013 Sidewalk Repair Program	\$139,511.73

City of Dearborn		1	2005/2006 Street Paving, Curb & CB Repair, Cont.# 05-11-090	\$1,502,897.90
4500 Maple - 3rd Floor				
Dearborn, MI 48126-3588				
Contact: Ed Sajewski				
Phone: (313) 943-2453				

City of Dearborn Heights		1	2012 Street Repair Program	\$1,142,081.25
6045 Fenton		2	2013 Street Repair Program	\$1,271,605.00
Dearborn Heights, MI 48127		3	2014 Street	\$1,685,105.00

Contact:	Walter Prusiewics	4	2015 Street	\$2,264,928.50
Phone:	(313) 791-3430	5	2016 Concrete Street Repair Program	\$1,425,879.00
		6	2017 Street Repair Program	\$2,500,000.00
		7	2018 Street Repair Program	\$1,879,500.00
		8	2019 Street Repair Program	\$1,985,280.00
		9	2020 Street Repair Program	\$2,125,875.00
		10	2021 Street Repair Program	\$1,807,675.00
		11	2022 Street Repair Program	\$595,039.33

City of Farmington		1	2012 Farmington Road & Concrete Patching & Sidewalk Impr	\$179,107.50
23600 Liberty St.		2	2023 Farmington Hills Freeway Industrial Park	\$3,977,338.61
Farmington, MI 48335		3	2024 Farmington Hills Phase III	\$3,055,717.00
Contact: Kevin Gushmand		4	2025 Farmington Hills Sinacola Ct.	\$965,402.71
Phone: (248) 474-5500		5	2025 Farmington Hills Farm Meadows & Camelot Ct. Sub.	\$3,516,829.80

City Of FlatRock		1	2015 Aspen Boulevard & Huron Woods Road Reconstruction	\$838,920.00
Charles E. Raines Company				
17700 Fort Street				
Riverview, MI 48193				
Contact: Kevin Cook				
Phone: 734-285-7510				

City of Garden City		1	2008 Concrete Repair Project	\$395,000.00
31800 Beechwood		2	2009 Concrete Repair Project, PO# 09-0121	\$366,210.90
Garden City, MI 48135		3	2016 Hubbard Ave Project, 47019	\$730,394.00
Contact: Doug Morton - DPW		4	2019 Sectioning Program	\$1,102,948.04
Phone: (734) 793-1807		5	2019 Concrete Reconstruction	\$1,231,018.65
Mobile: (734) 634-4222		6	2020 Sectioning Program	\$782,609.92
		7	2020 Concrete Reconstruction	\$1,671,123.33
		8	2021 Concrete Sectioning Program	\$1,242,861.60
		9	2022 Concrete Sectioning Program	\$215,844.00
		10	2023 Concrete Reconstruction	\$2,525,425.00
		11	2024 Concrete Reconstruction	\$1,985,235.00

			12	2025 Concrete Reconstruction	\$2,820,010.25
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City of Grosse Pointe Woods		1	2009 Concrete Pavement Repair Program in Dist# 5, Project#	\$450,711.50
20025 Mack Plaza				
Grosse Pointe Woods, MI 48236				
Contact: Frank Varicalli (AEW)				
Phone: (586) 726-1234				

City of Lincoln Park		1	2010 Riverbank Road Improvements Project	\$206,400.00
1355 Southfield Road		2	2011 Concrete Pavement Restoration	\$355,172.50
Lincoln Park, MI 48146		3	2013 CDBG-Progress Ave Reconstruction	\$220,456.00
Contact: Bob Bartok		4	2017 Riverbank reconstruction	\$559,875.00
Phone: (313) 215-0854		5	2018 Gohl & Montie	\$777,451.00

City of Livonia		1	2003 Pavement & Catch Basin Repair Prog., Contract# 03-D	\$336,400.00
33000 Civic Center Drive		2	2007 Concrete Paving Program Div 2A, Contract# 07-L	\$1,031,857.50
Livonia, MI 48154		3	2011 Road Repair Program - Concrete, Contract No. 11-C	\$1,689,983.00
Contact: Todd Zilincik		4	2013 Road Repair program - Concrete, Contract No. 13-C	\$625,784.50
Phone: (734) 466-2561		5	2014 Road Repair Program-Concrete, Contract No. 14-c	\$1,739,913.00
		6	2015 Road Repair Program-Concrete, Contract No. 15-C	\$1,679,913.00
		7	2016 Road Repair Program-Concrete, contract No 16-C	\$ 2,918,000.00
		8	2017 Road Repair Progra-Concrete, Contract No 17-C	\$2,100,000.00
		9	2017 Newburgh and Amrhein Rd	\$699,146.11
		10	2018 Road Repair Program-Concrete 18-c	\$3,452,500.00
		11	2019 Road Repair Program	\$3,500,000.00
		12	2020 Road Repair Program	\$4,400,000.00
		13	2021 Road Repair Program	\$4,899,938.27
		14	2022 Road Repair Program	\$4,997,997.21
		15	2023 Road Repair Program	\$3,064,454.27
		16	2024 Road Repair Program	\$4,450,541.00
		17	2025 Road Repair Program	\$4,538,170.86

City of Novi		1	2006 Neighborhood Road Program, Project# G06319A	\$1,006,509.87
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45175 West Ten Mile Road	2	2007 Neighborhood Road Program, Contract 1	\$960,475.00
Novi, MI 48375	3	2007 Neighborhood Road Program, Contract 2	\$906,329.00
Contact: Aaron Staup	4	2008 Neighborhood Road Program	\$1,349,733.05
Phone: (248) 347-0454	5	2009 Neighborhood Road Program	\$984,262.41
	6	2011 Neighborhood Road Program	\$426,900.00
	7	2012 Neighborhood Road Program	\$1,053,863.00
	8	2013 Capital Preventive Maintenance Program	\$130,600.00
	9	2017 Neighborhood Road Program	\$932,000.00

Charter Township of Plymouth	1	2011 Fire Station #3 Parking Lot Reconstruction Project	\$165,046.43
9955 N. Haggerty Road	2	2012 Barrier-Free Sidewalk Ramp Improvements	\$94,337.50
Plymouth, MI 48170	3	2012 Sidewalk Repair Program	\$97,072.50
Contact: Richard Reaume			
Phone: (734) 354-3201			

City of Rochester Hills	1	2010 Concrete Road Slab Replacement Program, File#E10-00	\$375,225.00
1000 Rochester Hills Drive			
Rochester Hills, MI 48309			
Contact: Paul Shumejko			
Phone: (248) 841-2489			

ROSEVILLE	1	2015 KAUFMAN AVENUE RECONSTRUCTION PROJECT	\$392,447.04
CITY OF ROSEVILLE	2	2016 Belanger Reconstruction Project	\$443,000.00
ANDERSON, ECKSTEIN AND WELLS	3	2016 Arlington Reconstruction Project	\$489,000.00
51301 SCHOENHERR RD			
SHELBY TOWNSHIP, MI 48315			

City of Royal Oak	1	2011 Concrete Pavement Replacement, Contract# SA-1103	\$193,447.50
211 S. Williams Street	2	2011 Concrete Pavement Replacement & Pre-paid Sidewalk,	\$150,743.00
Royal Oak, MI 48067	3	2012 Concrete Pavement Replacement, Contract# SW-1201	\$188,222.50
Contact: Bryan Warju	4	2013 Concrete Pavement & Special Assessment, Parts A & B	\$449,710.00
Phone: (248) 885-1771	5	2016 Road Reconstruction Improvements CAP 1535	\$5,104,808.00
	6	2018 Road Reconstruction	\$1,498,525.00

City of Sterling Heights		1	2012 Concrete Pavement Replacement Program, #12-228	\$791,635.00
40555 Utica Road		2	2014 Concrete Sectional Replacement Program, #13-247 &14	\$2,909,841.25
Sterling Heights, MI 48313		3	2015 Concrete Sectional Replacement Program,	\$2,312,005.00
Contact:	Scott Charron			
Phone:	(586) 446-2720			
City of Southgate		1	2017 Reeck Road Reconstruction	\$1,043,040.00
14400 dix-toledo rd				
Southgate, MI 48195				
Contact:	Troy Nuccio			
Phone:	734-759-1600			

SYSCO DETROIT		1	2015-CONCRETE TRUCK PAVING	\$978,140.00
41600 VANBORN RD				
CANTON, MI 48188				
CONTACT: KEN Deangelosanto				
PHONE: 734-397-7724				

Taylor, MI 48180				
734-552-3301				

City of Troy		1	2006 Local and Major Roads Program, PO# 20600337	\$1,500,000.00
500 Big Beaver Road		2	2007 Local and Major Roads Program, PO# 20601047	\$1,500,000.00
Troy, MI 48084		3	2008 Local and Major Roads Program, PO# 2009-000000001	\$1,500,000.00
Contact:	Marina Basta-Farouli	4	2009 Local and Major Roads Program, PO# 2010-00000189	\$2,600,000.00
Phone:	(248) 524-3300	5	2010 Local and Major Roads Program, PO# 2011-000000010	\$2,000,000.00

Westland				
36300 Warren Rd		1	2018-2019 Concrete Road Program	\$904,331.00
Westland MI 48185		2	2020 Concrete Road Program	\$960,800.50

HARD ROCK CONCRETE INC.
38146 ABRUZZI DR.
WESTLAND MI 48185

			3	2021 Concrete Road Program	\$612,804.50
			4	2022 Concrete Road Program	\$928,601.00

City of Woodhaven			1	2004 Street Improvements Program	\$686,497.00
21869 West Road			2	2005 Street Improvements Program	\$829,809.90
Woodhaven, MI 48183			3	2006 Street Improvements Program	\$690,962.63
Contact: Ahmad Ali			4	2007 Street Improvements Program	\$841,365.00
Phone: (734) 759-1600			5	2008 Street Improvements Program	\$479,816.70
			6	2008 Concrete Sectioning, Project# 63032	\$263,026.25
			7	2008 Allen Road Service Drive Concrete Improve., #63032-A	\$104,657.51
			8	2009 Street Improvements Program, Area 1, Project# 63037	\$991,237.50
			9	2009 Street Improvements Program, Area 3, Project# 63039	\$1,161,601.61
			10	2010 Crosswinds Commercial Project Completion	\$257,264.72
			11	2012 Pedestrian Access Enhancement Program	\$156,045.45
			12	2013 Local and Major Road Street Sectioning, Proj#'s 63050 & 63051	\$385,177.00
			13	2013 Local Street Improvements	\$732,084.03
			14	2014 Local street and Major Road Street sectioning, Proj#s63052 & 63053	\$742,652.50
			15	2015 Local street and Major Road Street Sectioning,	\$664,258.00
			16	2016 Local Street and Major Road	\$478,816.94
			17	2017 Local Street and Major Road	\$742,345.37
			18	2018 Local Street and Major Rd	\$921,922.45
			19	2019 Local Street and Major Rd	\$1,373,961.98
			20	2020 Local Street and Major Rd	\$802,820.51
			21	2021 Local/Major Street and Rd	\$1,242,354.09
			22	2022 Local/Major Street and Rd	\$264,833.00

MDOT			1	2013 MDOT 82122-119057-I 96 Service drive	\$471,302.25
Michigan Department of Transp.					
Anderson, Eckstein&Westrick					
51301 Schoenherr Rd					
Shelby Township, MI 48315					
Contact: Scott Lockwood					
Phone: 586-726-1234					

2026 EQUIPMENT LIST					
2024	CAT		259D3	CW9361075	STOLEN 5/5
2020	cat skid steer		259D3	0CW907592	
2022	cat skid steer		259D3	0CW920654	
	cat skid steer		259D	FTL09179	sold 2/3/25
	cat skid steer		259D	FTL01882	sold
2020	cat skidsteer		259D3	CW903286	ANTHONY'S
2014	CAT DOZER		D3K2 LGP	0KLL00454	
2015	CAT DOZER		D4K2 LGP	0KRR00656	
1997	Komatsu dozer		D41P	B205854964	
2007	CAT DOZER		D3G LP	00D3GTBYR01614	
2000	cat compactor		CS 433C	3TM01376	
2001	cat compactor		CS 433C	3TM01442	
2017	cat compactor		CS 44	0M4C00620	
2007	cat compactor		CS 423E	AAST00560	
2005	CAT ROLLER		CS 423E	AST00115/PROD #AST00415	
2025	CAT 255			FL703584	
	arrow		drophammer1350		6447
2003	arrow		drophammer1350		6718
2003	arrow		drophammer1350		6423
2005	arrow		drophammer1350		6913
2003	CAT		backhoe 420D	7BJ76005	
2000	CAT		TH63 M handler	5WWM04248	
2006	cat		904B loader	CB4L00380	
2020	cat		920c loader	SL400235	
2022	cat		920 RQ	0SL400576	
2023	CAT		920	SK401035	
2020	cat		920c loader	SL400338	
2020	cat		918 M loader	H2600746	
2017	cat		926m loader	KLTE02442	
2024	CAT		920 3RQ	SL401006	
2024	cat excavator		317c	ZCF30069	

2018	cat excavator	M318F	F8B00780	
2006	cat excavator	M316C	BDX02189	
2020	cat excavator	M318F	FB801399	
2008	cat excavator	M316D	W6A00586	
2016	CAT	316EL	DZW1931	
2018	cat excavator	316FL	YDL20367	
2022	cat excavator	308	PGG805441	
2016	cat excavator	308ER	0FJX06532	
2020	cat 308 e	308e		802149
2017	skidsteer	289D	TAW10343	
	cat dozer (GAVE BACK NO NEED TO INS. D1LGP		xxl00648	new 2024
2023	HURRICANE		drophammer attachmei chment hd3700	24000959
2023	HURRICANE		drophammer attachment hd 3700	24501010
	WANCO	arrow board	5F11S1014C1004367	
	ALLMAND	arrow board		81g
	DIETZ	arrow board		w
	WANCO	arrow board		y
	allmand	arrowboard	0163AB01	
	kaeser	Air compressor	WKA0N0760E5081852	CHECKED
2011	SULLAIR	AIR compressor	185DUQJD	201102160071
	INGERSOIL RANDAL	AIR compressor	CBV447769	
		AIR compressor	CPS185KDTFT4	HOP027321
		PAVERS	7 total pavers	
1994	#1	PAV-SAVER	060194-FHF918	CHECKED
	#4	curbmaster fp2000		9410189
	#3	curbmaster FP2000		9510190
		pav saver	FROM HMC	CHECKED

	paver	curbmaster 3200	9110150	CHECKED
	#5	curbmaster pmfp	899167	
1997 ADDED		PAV-SAVER	2292232 FHF287	CHECKED
		TAILDRAGS (4)		
2019		HEM	013119-1	CHECKED
		HEM	13119	CHECKED
	COREDRILS			
	weka	Dk12	416851	
	weka	Dk12	416850	
		LINE LOCATORS		
	ridgid reciver	sr20	reciver 21329764	transmitter
	ridgid reciver	sr20	reciver 21322287	transmitter
	rigid reciver	sr20	reciver	transmitter
	CONCRETE SAW			
	Husqvarna	fs7000d	1366732001	
	core cut	cc6560 xls	1305724	CHECKED
	core cut	cc6560 xls	137538	
	target	pro 65 111	276016	CHECKED
	magnum x	bf31101fl	626991	
	core cut	cc6560 xls	138850	dosen't work
	Husqvarna	soft cut 2000		
	Husqvarna	soft cut 2000		
		Dowel pin drills		
	minnich	A-2c	104-3964-20	
	minnich	no visible serial #		
	amida	power buggy	0006-65617	CHECKED

amida	power buggy	60303	
	GENERATOR		
generac	gp3600	170501433	
tsurumi	tpg4-7000hdx	70200	
firman	pos5701	5123000542	
honda		ea7-3038879	
cat	rp5500		
	WATER PUMPS	on saw trucks	
honda	gx120	gccjt-1143083	
honda	gx160		
	handheld concrete vibrators		
honda	gx35	gcast-2143255	
honda	gx35	gcast-2066199	
honda	gx35	gcast-1347022	
honda	gx35	gcast-1217145	
honda	gx35	gcast-1296166	
honda	gx35	gcast1330603	
	plate compactors		
mbw	gp2000		
wacker neuson		5100018325	
bomag		101870500694	
Husqvarna	lf80lat		
Husqvarna	lf80	20196000190	

VEHICLE/TRAILERS
UPDATED 12/5/25

TRUCK#	YEAR/MAKE	PLATE:	VIN#	EXPIRES:
	INTRANSIT REP			3/31/2025
	INTRANSIT REP			3/31/2025
BENNY	2022 GMC 2500 HD		1GT49REY2NF165806	11/4/2026
DANNY	2020 GMC SIERRA K	DC86131	1GT49PEY0LF161190	2/28/2026
EDUARDO	2015 GMC	DD19044	1GD321CG7FZ539544	2/28/2026
JUSTIN	2020 GMC SIERRA K	DE12642	1GT49REY0LF282314	2/28/2026
TONY	2024 GMC DENALI	ETS0015	1GT49XEY5RF255137	8/13/2026
VAN	2019 CHEVROLET	DD31550	1GCWGAFP7K1362730	2/28/2026
JOSH	2021 GMC	DF32915	1GT59NE73MF165543	2/28/2026
JORGE 30	2016 GMC	DD59564	1GD22REG4GZ330125	2/28/2026
28	2024 FORD 650	BD74345	1FDNF6DC7RDF03411	2/28/2026
PLOW 29	2012 FORD	DC22941	1FTBF3BT2CEB52885	2/28/2026
21	2005 FORD	BB96320	3FRWF75F65V141123	1/8/2026
#22 not runnir	2004 CHEVROLET	BD28243	1GBP7C1384F521124	12/15/2024
23	2001 GMC	BB96338	1GDJ7H1C31J501396	1/8/2026
2 YARD 24	2009 CHEVROLET	BB49660	1GBJK74K49E111979	2/28/2026
25	2011 FORD	BB62867	1FDUF5GT0BEA80785	1/8/2026
40	2021 PETERBILT	BC45663	1NPCL40X6MD733802	2/28/2027
35	2024 INTERNATIONAL	BD28245	3HSPCAPT5RN666388	1/8/2026
46	2006 FORD	BA67153	3FRNF65F66V228771	1/8/2026
47	2005 GMC	BB62862	1GDE5C1295F511070	2/28/2027
48	2009 GMC	BC45662	1GDE5C19X9F400496	1/8/2026
49	2005 FORD	BC45814	3FRNF65E85V122358	1/8/2026
51	1996 FORD	AB81715	1FDYL90E7TVA17164	1/8/2026
52	2014 PETERBILT	BD74335	2NP2HJ7X7EM235167	1/8/2026
53	1998 FORD	BB62869	1FDYF80E0WVA20123	1/8/2026
SOLD 4/12/25	2013 CATERPILLAR	BA76411	1HSJGTKT3DJ155142	1/8/2026
55	2003 CHEVROLET	BD74334	1GBJ6J1CX3F501081	1/8/2026
56	2008 FREIGHTLINER	BB96542	1FVHCYDJ18HAA3856	1/8/2026
57	2018 PETERBILT	BB62870	1XPCD40XXJD481180	1/8/2026
58	2011 FREIGHTLINER	BB62868	1FVACYBS9BDZ0387	1/8/2026
73	2019 PETERBILT	BB62871	2NP2HM6X5KM265153	1/8/2026
75	2016 PETERBILT	BA76403	1XPCD40X8GD323218	1/1/2026
95	2018 PETERBILT	BB62863	1XPCD40X1JD467555	1/8/2026
SOLD4/8/25	2017 PETERBILT	BB05375	1XPCD40X2HD413224	SELLING TO ALS
97	2017 PETERBILT	BB05376	1XPCD40X5HD413234	1/8/2026

VEHICLE/TRAILERS
UPDATED 12/5/25

	98 2016 PETERBILT	BA67154	1XPCD40X1GD323223	1/1/2026
	96 2026 PETERBILT	BE22055	1XPCD40X7TD780001	1/4/2026
	99 2017 KENWORTH	BD98112	1XKZD40XXHJ148084	2/28/2027
	44 2022 international	BD00189	3HSOCAOT2NN315528	1/8/2026
	68 2002 CHEV C7500	BD00190	1GBJ7H1C32J501893	1/8/2026
	2003 PETERBILT	NO PLATE	1XPADD0X03N589932	JIMMY HAS TITLE
	2009 GMC		1GDJ6C1G09F405457	USING FOR PARTS
PURC 8/16/24	2017 CAT TANK		3HTJGTKR4HN693299	SOLD 11/21/24
	TRAILERS			
	2003 EAGER BEAVER	E208609	112HAX35X3L061152	
	2018 ROLLSRITE	D827108	1R9FD4521JM356074	
6	2014 LOAD TRAIL	E630493	4ZECH2024E1055759	
1	2000 REDI HAUL	D194716	47SS091T3Y1016577	
3	2003 CARRY ON	D194718	4YMUL101X3G044474	
2	2004 MILLENNIUM	D194715	5MTBF182X4A000431	
98	2019 CORAS	D934928	4C9C5D842KS072265	
57	2019 CORAS	E034800	4C9C5D843KS071321	
SOLD 7/11/25	2019 CORAS	D827107	4C9C5D849KS072182	REMOVED INS 7/15
44P	2020 CORAS	E175977	4C9C2D050LS071047	
44L	2020 CORAS	E175976	4C9C5D439LS071046	
97L	2020 CORAS	E356127	4C9C5D430LS071095	
95P	2020 CORAS	E356128	4C9C5D05XLS071077	
95L	2020 CORAS	E356129	4C9C5D437LS071076	
40	2021 CORAS	E356126	4C9C5D057MS071085	
97P	2020 CORAS	E356130	4C9C5D053LS071096	
	2025 CORAS	F017493	4C9CD849SS071016	
	2025 CORAS	S071018	4C9C5D842SS071018	
	2004 BIG TEX	B583258	16VCX162242E05382	
96	2025 CORAS	F228007	4C9C5D847SS071127	
NO REG	1997 TALBERT	A309085	40FW04836V1015682	
5	2001 GREAT LAKES	D194719	00DJV1212DV8089	NO TITLE
4	1995 REBELLIOUS	D194717	UT05010RDT01510	NO TITLE
7	2012 GREAT LAKES	C547578	44DJV94512DV0824 ?	NO TITLE
FOR 2024	YELLOW IS SOLD			
	GREEN IS PURCHASED			
	NOT SURE			

List of Proposed Subcontractors and Suppliers:

- 1 MESSINA CONCRETE CONCRETE
PO BOX 1173
MONROE , MI 48161
734-241-8390
- 2 AL'S ASPHALT PAVING
25500 BREST RD
TAYLOR, MI 48180
734-946-1800
- 3 SOD SOLUTIONS
14382 SUNBURY
LIVONIA, MI 48154
- 4 D'ANGELOS-BROTHERS SEWER
30750 W 8 MILE RD
FARMINGTON HILLS, MI 48336
248-476-6897
- 5 P.K. CONTRACTING STRIPING
1965 BARRETT
TROY MI 48084
(248) 362-2130
- 6 POCO, INC. SIGNS
4850 S. SHELDON ROAD
CANTON MI 48188
(734) 397-1677
- 7 EAST JORDAN FRAMES & GRATES
13000 NORTHEAST AVE
OAK PARK, MI 48237
(800) 231-3549
- 8 HD SUPPLY AND WASTE EDGE DRAIN
4901 DEWITT RD FRAMES & GRATES
CANTON, MI 48188
(734) 398-5950
- 9 T.H. Maged Service LLC.
P.O. Box 701421
Plymouth, MI 48174

734-417-5000

- 10** FINISHING TOOUCH PHOTO & VIDEO
25095 25 MILE RD
CHESTERFIELD, MI 48051
586-749-3340
- 11** MICHIGAN JOINT SEALING INC
28830 W. 8 MILE RD
FARMINGTON HILLS, MI 48336
- 12** True Cut Tree Care
P.O. BOX 993
FARMINGTON, MI 48332
248-798-5909
- 13** PROGRESSIVE SWEEPING
5202 ENTERPRISE BLVD STE B
TOLEDO, OH 43612
- 14** Hanes Geo Components
38190 Amrhein Rd.
Livonia, MI 48150
734-779-4990

MASTER CONSTRUCTION SCHEDULE

Project Start: April 6, 2026

Tree Removal

✓ Task	Start	Finish
✓ Oak Tree Removal	Apr 6, 2026	Apr 15, 2026
✓ Remaining Tree Removal	Apr 16, 2026	May 15, 2026

Bridge Ave to 19304 Gary Ln

Task	Start	Finish
Phase 1 – Prep & pour	Apr 20, 2026	Apr 24, 2026
Phase 1 – Approaches	Apr 27, 2026	Apr 27, 2026
Phase 2 – Removal	May 1, 2026	May 6, 2026
Phase 2 – Pour Approaches	May 7, 2026	May 7, 2026

Laurel Ave (Bridge Ave-Laurel Ave)

Task	Start	Finish
Phase 1 – Removal	Apr 27, 2026	Apr 27, 2026
Phase 1 – Prep & pour	Apr 30, 2026	Apr 30, 2026
Phase 1 – Approaches	May 1, 2026	May 1, 2026
Phase 2 – Removal & Prep	May 7, 2026	May 13, 2026
Phase 2 – Pour & Approaches	May 13, 2026	May 13, 2026

Golfview (Curtis RD-36264 Clarita Ave)

Task	Start	Finish
Phase 1 – Removal & Prep	May 14, 2026	May 18, 2026
Phase 1 – Prep & pour	May 20, 2026	May 26, 2026
Phase 2 – Remove & replace	Jun 3, 2026	Jun 3, 2026
Phase 2 – Pour Approaches	Jun 4, 2026	Jun 4, 2026

Bobrich Ave (Merriman Rd-30690 Bobrich Ave)

Task	Start	Finish
Phase 1 – Removal	May 20, 2026	May 26, 2026
Phase 1 – Prep & pour	May 27, 2026	May 27, 2026

Parklane St (17461 Parklane St – 17718 Parklane St)

Task	Start	Finish
Phase 1 – Remove & replace	Jun 3, 2026	Jun 8, 2026
Phase 1 – Approaches	Jun 9, 2026	Jun 9, 2026
Phase 2 – Remove & replace	Jun 15, 2026	Jun 19, 2026
Phase 2 – Approaches	Jun 22, 2026	Jun 22, 2026

Dardanella Ave (Levan Rd – 36393 Dardanella Ave)

Task	Start	Finish
Phase 1 – Remove & replace	Jun 9, 2026	Jun 12, 2026
Phase 2 – Remove & replace	Jun 22, 2026	Jun 25, 2026
Phase 2 – Approaches	Jun 26, 2026	Jun 26, 2026

North Sherwood Ct (South Sherwood Ct – Newburgh Rd)

Task	Start	Finish
Phase 1 – Remove & replace	Jun 29, 2026	Jul 1, 2026
Phase 1 – Approaches	Jul 2, 2026	Jul 2, 2026
Phase 2 – Remove & replace	Jul 8, 2026	Jul 13, 2026
Phase 2 – Approaches	Jul 14, 2026	Jul 14, 2026

South Sherwood Ct (North Sherwood Ct – Newburgh Rd)

Task	Start	Finish
Phase 1 – Remove & replace	Jul 3, 2026	Jul 7, 2026
Phase 1 – Approaches	Jul 7, 2026	Jul 7, 2026
Phase 2 – Remove & replace	Jul 14, 2026	Jul 17, 2026
Phase 2 – Approaches	Jul 20, 2026	Jul 20, 2026

Oakview ave (Henry Ruff Rd – Doris Ave)

Task	Start	Finish
Phase 1 – Remove & replace	Jul 10, 2026	Jul 24, 2026
Phase 1 – Approaches	Jul 27, 2026	Jul 27, 2026
Phase 2 – Remove & replace	Jul 31, 2026	Aug 5, 2026
Phase 2 – Approaches	Aug 6, 2026	Aug 6, 2026

Pinetree St (Angeline Cir – East of Angeline Cir)

Task	Start	Finish
Phase 1 – Remove & replace	Jul 27, 2026	Jul 30, 2026
Phase 1 – Approaches	Jul 31, 2026	Jul 31, 2026
Phase 2 – Remove & replace	Aug 7, 2026	Aug 12, 2026
Phase 2 – Approaches	Aug 13, 2026	Aug 13, 2026

Angeline Cir (36694 Angeline Cir – 36646 Angeline Cir)

Task	Start	Finish
Phase 1 – Remove & replace	Aug 13, 2026	Aug 19, 2026
Phase 1 – Approaches	Aug 20, 2026	Aug 20, 2026
Phase 2 – Remove & replace	Aug 27, 2026	Sep 2, 2026
Phase 2 – Approaches	Sep 3, 2026	Sep 3, 2026

Parkdale Ave (Wayne Rd – Yale Ave)

Task	Start	Finish
Phase 1 – Remove & replace	Aug 20, 2026	Aug 26, 2026
Phase 1 – Approaches	Aug 27, 2026	Aug 27, 2026
Phase 2 – Remove & replace	Sep 3, 2026	Sep 9, 2026
Phase 2 – Approaches	Sep 10, 2026	Sep 10, 2026

Fremont Ave (Grandon Ave – End of Concrete)

Task	Start	Finish
Phase 1 – Remove & replace	Sep 10, 2026	Sep 15, 2026

Task	Start	Finish
Phase 1 – Approaches	Sep 17, 2026	Sep 17, 2026
Phase 2 – Remove & replace	Sep 29, 2026	Oct 5, 2026
Phase 2 – Approaches	Oct 6, 2026	Oct 6, 2026

Brentwood Ave (Grandon Ave – Dover Ave)

Task	Start	Finish
Phase 1 – Remove & replace	Sep 17, 2026	Sep 23, 2026
Phase 1 – Approaches	Sep 24, 2026	Sep 24, 2026
Phase 2 – Remove & replace	Oct 6, 2026	Oct 9, 2026
Phase 2 – Approaches	Oct 12, 2026	Oct 12, 2026

MAINTENANCE

Blue Skies (Lancaster St – Stonehouse Cir)

Task	Start	Finish
Phase 1 – Remove & replace	Oct 12, 2026	Oct 15, 2026
Phase 2 – Remove & replace	Oct 21, 2026	Oct 23, 2026

Sunbury Ave (Dover St – Grandon Ave)

Task	Start	Finish
Phase 1 – Remove & replace	Oct 16, 2026	Oct 20, 2026
Phase 2 – Remove & replace	Oct 26, 2026	Oct 28, 2026

Richland St (Angeline Cir – East of Angeline Cir)

Task	Start	Finish
Phase 1 – Remove & replace	Oct 29, 2026	Nov 3, 2026
Phase 2 – Remove & replace	Nov 9, 2026	Nov 12, 2026

Dardanella Ave (36393 Dardenella – Parklane St)

Task	Start	Finish
Phase 1 – Remove & replace	Nov 4, 2026	Nov 6, 2026
Phase 2 – Remove & replace	Nov 13, 2026	Nov 17, 2026

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

17. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC.: for construction engineering services for the 2026 Concrete Road Program (Contract 26-C), from budgeted funds. (CR 336-21)

Todd Zilincik, City Engineer, requested approval as AEW has been doing the program since 2008.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

17.

Engineering
February 11, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC.: for construction engineering services for the 2026 Concrete Road Program (Contract 26-C), from budgeted funds. (CR 336-21)

BACKGROUND DETAILS

The City Council approved Qualification Based Selection (QBS) firms pursuant to Council Resolution No. 336-21, adopted November 22, 2021 to perform all professional engineering services on various federal, state and locally funded projects through fiscal year 2026. Under this procedure, we are recommending that Anderson, Eckstein & Westrick, Inc. (AEW) continue as our consultant for the 2026 Concrete Road Program. See the attached letter dated February 11, 2026 from AEW for the construction engineering services.

The estimated construction costs in the amount of \$5,004,759.25 for the concrete program, which forms the basis for the Engineering contract, is shown on the attached sheet.

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with Anderson, Eckstein & Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 in the amount of \$600,571.00 for Construction Engineering (CE) for the 2026 Concrete Road Program. These amounts are based on construction cost estimates and may be adjusted based on final quantities constructed.
- Authorize an expenditure in the amount of \$600,571.00 from budgeted funds in the Road, Sidewalk and Tree Fund, Account No. 204-447-818-102.
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with Anderson, Eckstein & Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 in the amount of \$600,571.00 for Construction Engineering (CE) for the 2026 Concrete Road Program. These amounts are based on construction cost estimates and may be adjusted based on final quantities constructed.
- Authorize an expenditure in the amount of \$600,571.00 from budgeted funds in the Road, Sidewalk and Tree Fund, Account No. 204-447-818-102.
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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)

\$600,571.00

DETAILED WORK BEING PERFORMED

N/A

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

\$600,571 from Account No. 204-447-818-102.

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

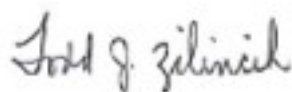
N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Qualification Based Selection (QBS) Firm

ATTACHMENTS

1. AEW CE Proposal for Contract 26-C, 2.11.26

APPROVED BY



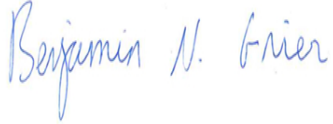
Todd Zilincik, P.E., City Engineer

Date: February 12, 2026



Date: February 12, 2026

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



Date: February 17, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: February 18, 2026

Carter Fisher, City Attorney



Date: February 18, 2026

Maureen Miller Brosnan, Mayor



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

February 11, 2026

Todd Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, Michigan 48150

Reference: Proposal for Professional Services – Construction Engineering

2026 Concrete Road Repair Program: 26-C Reconstruction
City of Livonia

Dear Mr. Zilincik:

Thank you for considering our firm to provide engineering services on the project referenced above. The enclosed Exhibit A, "Project Specific Scope of Services, Project Schedule, Payments to Consultant," has been prepared for this project in accordance with the Professional Services Contract between the City of Livonia and Anderson, Eckstein and Westrick, Inc. Please let us know if you have any questions regarding the enclosed exhibit.

Thank you for considering our firm for continued participation of this very successful road program. It is our honor to be part of the team.

Sincerely,

Anderson, Eckstein and Westrick, Inc.



Scott Lockwood, Exec. Vice President

EXHIBIT A

PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS TO CONSULTANT

The information contained in this Exhibit applies only to the following project:

Project Title: **2026 Concrete Road Repair Program, Construction
Engineering Services for Contract 26-C**

This is an exhibit to the contract dated November 22, 2021 pursuant to Council Resolution No. 336-21 between the City of Livonia, and Anderson, Eckstein, and Westrick, Inc. (AEW), whose address is 51301 Schoenherr, Shelby Twp., Michigan 48315.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the contract, as provided in Article 8.01 of the contract.

A. SCOPE OF SERVICES, INCLUDING MATERIAL QUALITY CONTROL PROGRAM

The CONSULTANT is requested to provide construction engineering services for the 2026 Concrete Road Repair Program, Contract 26-C. The road sections to be included in this project are as follows:

Reconstruction:

Street	From	To
*Bridge Avenue	#19304 Gary Lane	Laurel Avenue
*Laurel Avenue	Bridge Avenue	End
*Golfview Drive	Curtis Road	#36264 Clarita Avenue
*Bobrich Ave	Merriman Road	#30690 Bobrich Avenue
*Parkdale Avenue	Wayne Road	Yale Avenue
Park Lane Drive	#17461 Park Lane Drive	#17718 Park Lane Drive
Dardanella Avenue	Levan Road	#36393 Dardanella Avenue
North Sherwood Court	South Sherwood Court	Newburgh Road
South Sherwood Court	North Sherwood Court	Newburgh Road
Oakview Avenue	Henry Ruff Road	Doris Avenue
Pinetree Street	Angeline Cir	East of Angeline Cir
Angeline Circle	#36694 Angeline Cir	#36646 Angeline Cir
Richland Drive	Angeline Cir	Angeline Cir
Sunbury Avenue	Dover Street	Grandon Avenue
Fremont Avenue	Grandon Avenue	End of Concrete
Brentwood Avenue	Grandon Avenue	Dover Avenue

*Deferred from 2025

NOTE: Richland Drive (Angeline Circle to Angeline Circle), Sunbury (Dover to Grandon), Dardanella Avenue (Levan Road to 36393 Dardanella), and Blue Skies (Lancaster to Stonehouse Circle) for road repair over Bell Branch Creek will be included as part of the reconstruction program with maintenance quantities since contractor will be in area.

SCOPE OF CONSTRUCTION ENGINEERING SERVICES:

The Construction Engineering Services to be provided for this project shall include the following:

1. **Contract Administration Services** includes the preparation of monthly progress pay estimates, to be submitted to the CITY in accordance with an agreed upon pay estimate schedule. Pay estimates will be prepared by the CONSULTANT, based on the CONSULTANT's estimated and measured field quantities as recorded in the Construction Observer's Daily Reports. This service will also include assisting the CITY to resolve contractor project claims for extra compensation and contract document interpretation. The CONSULTANT will also review the Contractor's proposed project schedule, to monitor compliance with the approved contract documents. The CONSULTANT will prepare the final pay estimate and balancing change order and submit to the contractor along with a request for closeout documents as outlined in the Contract Documents. The CONSULTANT will review the partially executed final pay estimate and balancing change order as well as all final closeout documents prior to forwarding to the CITY for execution. Complaint resolution services are included as part of this task and will include the preparation of a complaint log with the issue followed to disposition in the best interest of the CITY.
2. **Construction Staking Services** provided during the construction phase shall consist of the required staking for line and elevation of specific contract items such as pavement replacement for long areas (over 400 feet) or total reconstruction, and curb and gutter replacement when over 400 feet in length or the entire pavement section on reconstruction projects. The existing pavement will be surveyed prior to total removal so that the high points and low points can be re-established and necessary corrections made to specific problem areas that were not properly draining. Staking will be at a minimum of 50-foot intervals and includes the top of curb grade only. Offsets will be discussed with the contractor.
3. **Construction Observation Services** shall consist of documenting the Contractor's work and progress. Construction Observer's Daily Reports will be prepared documenting pay item quantities and the general work progress of the day. The Construction Observer will also perform Quality Assurance checks of line and grade for compliance with the survey stakes. The on-site Construction Observer will compel the contractor to resolve citizen complaints on a daily basis, which may arise during the course of construction. The Construction Observer will also interact with the Contractor's on-site supervisory personnel. The CONSULTANT's Construction Observer will notify the Contractor and document when work is in non-compliance.
4. **Project Oversight** shall consist of supervision by the CONSULTANT's Project Manager or Construction Observation personnel. This service will include processing the review of shop drawings as required in the contract documents, and providing assistance for the resolution of construction issues, which may arise during the project construction phase of the project. These services also include providing recommendations to the CITY regarding construction claims for extra compensation from the Contractor. The CONSULTANT will negotiate and prepare

change orders as required. The CONSULTANT will encourage the Contractor to provide prompt citizen complaint resolution, review project progress for compliance with approved schedule and provide recommendations to the CITY for penalties and/or changes to the Contract.

The CONSULTANT will coordinate the efforts of the material testing sub-consultant and review materials testing reports to assure compliance with the contract documents and will provide appropriate recommendations to the CITY. The CONSULTANT will lead the preconstruction meeting and progress meetings. The CONSULTANT will review and draft resident notices to be hand delivered by the Contractor. The CONSULTANT will participate in other CITY initiated resident communication.

The CONSULTANT will attend up to four Public Informational Meetings with CITY Staff, to meet with residents to review the approved construction program and the approved traffic control program, and discuss the anticipated impacts.

B. PROJECT SCHEDULE:

Construction is anticipated to begin in mid-April and be completed by November 2026.

C. PAYMENTS TO CONSULTANTS

The CONSULTANT will be paid at the attached hourly rates with a not-to-exceed amount based on Attachment A, Engineering Fees by Construction Value and Type of Project. Fees are based on a construction amount of \$5,004,759.25. Fees shall not exceed \$600,571.00 without prior approval from City Council for Construction Engineering (CE).

In Witness Whereof, the City and Consultant, by and through their duly authorized officers and representatives, have executed this Contract.

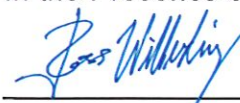
In the Presence of:

CITY OF LIVONIA, a Michigan
Municipal Corporation

By: _____
Maureen Miller Brosnan, Mayor

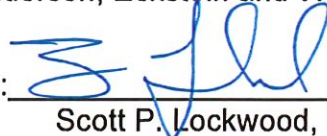
By: _____
Lori L. Miller, City Clerk

In the Presence of:



Digitally signed by Ross Wilberding
DN: C=US,
E=wilberding@aeewinc.com,
O="Anderson, Eckstein &
Westrick, Inc.", CN=Ross
Wilberding
Date: 2026.02.11 13:47:20-05'00'

Anderson, Eckstein and Westrick, Inc.

By: 

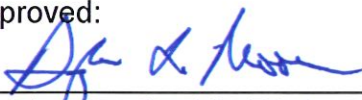
2026.02.11 13:18:06-05'00'

Scott P. Lockwood, P.E.

Ross Wilberding

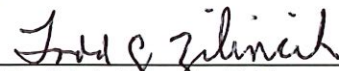
Its: Executive Vice President

Approved:



Director of Public Works

Approved:



Todd J. Zilnick, P.E.
City Engineer

Pursuant to Council Resolution:

Approved:

No.: _____

Benjamin N. Grier, JD, CPA
Director of Finance

Adopted on: _____

Approved as to form:

Carter Fisher
Department of Law

CITY OF LIVONIA 2026 CONCRETE PROGRAM

HOURLY CHARGE RATES

<u>EMPLOYEE CLASSIFICATION</u>	<u>HOURLY CHARGE RATE</u>
PRINCIPAL ENGINEER / SURVEYOR / ARCHITECT	\$ 196.90
SENIOR PROJECT ENGINEER / SURVEYOR / ARCHITECT	180.60
LICENSED ENGINEER / SURVEYOR / ARCHITECT	163.50
GRADUATE ENGINEER / SURVEYOR / ARCHITECT	135.00
TEAM LEADER	135.00
ENGINEERING AIDE III	111.80
ENGINEERING AIDE II	105.00
ENGINEERING AIDE I	97.90
ENGINEERING AIDE TRAINEE	83.90
SECRETARIAL (Special Projects)	53.10
SURVEY FIELD (3 PERSON CREW)	272.70
SURVEY FIELD (2 PERSON CREW)	237.80
SURVEY FIELD (1 PERSON CREW)	181.80
CONFINED SPACE ENTRY CREW (2 PERSON)	293.60
DATA COLLECTOR (SURVEY CREW)	36.40
GPS SURVEY EQUIPMENT	89.50

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

18. AWARD OF CONTRACT: for the 2026 Concrete Road Maintenance/Selective Slab Program (Contract 26-J), from budgeted funds.

Todd Zilincik, City Engineer, recommended Hard Rock Concrete for the project as they have previously done numerous projects around Livonia.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

18.

Engineering
February 11, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

AWARD OF CONTRACT: for the 2026 Concrete Road Maintenance/Selective Slab Program (Contract 26-J), from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works has established a road maintenance program, that consists of concentrated road repair as well as the replacement of isolated sections of damaged concrete roadway. This year the program consists of 5 street segments along with up to 25 miscellaneous locations throughout the City.

The Engineering Division coordinated with Anderson, Eckstein & Westrick, Inc. (AEW) to finalize the plans and specifications for this project. There was a mandatory pre-bid meeting held on February 3, 2026 and bids for the subject project were taken on February 10, 2026. In response to the advertisement on Michigan Inter-Governmental Trade Network (MITN), five (5) bids were submitted. These bids may be summarized as follows:

<u>NAME OF BIDDER</u>	<u>AMOUNT OF BID</u>
Hard Rock Concrete, Inc. Westland, MI	\$1,491,827.00 (60 inspector days) at \$54,000
Florence Cement Shelby Township, MI	\$1,605,731.10 (60 inspector days) at \$54,000
Great Lakes Contracting Solutions Waterford, MI	\$1,668,229.70 (60 inspector days) at \$54,000
Mark Anthony Contracting, Inc. Milford, MI	\$1,669,495.37 (60 inspector days) at \$54,000
Zuniga Warren, MI	\$1,781,191.00 (65 inspector days) at \$58,500

Note: The summarized bids do not include the inspector day costs. The consultant has included this cost as part of their construction engineering (CE) costs that is based on a \$1,491,827.00 construction budget. The contractor was required to provide the number of days to complete the

project. This bid is good until June 10, 2026.

Hard Rock Concrete, Inc. was the contractor for our 25-C Contract (Concrete Road Program) for several years and are familiar with our standard specifications along with expectations. We have been satisfied with their past performance. Anderson, Eckstein, & Westrick, Inc. (AEW) is familiar with their prior work and recommending award of the contract to Hard Rock Concrete, Inc. for the 2026 Concrete Road Maintenance / Selective Slab Program. See attached letter dated February 11, 2026.

We are recommending that AEW provide the Construction Engineering Services (CE) for this project that includes testing, inspection and assistance in contract administration. AEW will be submitting that recommendation to Council for your review and approval in a separate letter.

The bid proposal consisted of 25 tree removals necessary to perform these repairs and consist of the following number and sizes: 1 tree removal from 6 to 18-inches; 6 tree removals from 19 to 36-inches; and 18 tree removals from 37-inch and larger.

In order to proceed with this project, we respectfully recommend that the Council take the following actions:

- Award a contract in the amount of \$1,491,827.00 to Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, MI 48185. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon the quantities of work actually completed.
- Authorize an expenditure from budgeted funds of \$1,491,827.00 from Account No. 204-463-818-119 (Contractual Services - Paving and Catch Repair).
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

In order to proceed with this project, we respectfully recommend that the Council take the following actions:

- Award a contract in the amount of \$1,491,827.00 to Hard Rock Concrete, Inc., 38146 Abruzzi Drive, Westland, MI 48185. The award should be on the basis of the bid unit prices, said amount to be adjusted based upon the quantities of work actually completed.
- Authorize an expenditure from budgeted funds of \$1,491,827.00 from Account No. 204-463-818-119 (Contractual Services - Paving and Catch Repair).
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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)

\$1,491,827.00

DETAILED WORK BEING PERFORMED

N/A

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

\$1,491,827.00 from Account No. 204-463-818-119 (Contractual Services - Paving and Catch Repair).

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

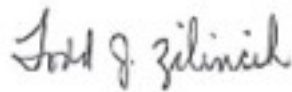
In response to the advertisement on Michigan Inter-Governmental Trade Network (MITN), five (5) bids were submitted. Hard Rock Concrete, 38146 Abruzzi Drive, Westland, MI 48185, was the lowest bidder.

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

ATTACHMENTS

1. S022326 LTC 2026 Concrete Road Maint/Selective Slab
2. Bid Tab 26-J Revised
3. AEW Recommendation Letter for 26-J Contractor
4. Hard Rock Concrete Bid 26-J

APPROVED BY



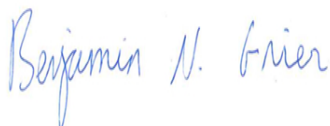
Todd Zilincik, P.E., City Engineer

Date: February 11, 2026



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

Date: February 12, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: February 12, 2026



Carter Fisher, City Attorney

Date: February 12, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026

**City of Livonia Engineering Division
Concrete Maintenance Program 26-J
Bid Tabulation
February 10, 2026**

Hard Rock Concrete
38146 Abbruzzi Dr
Westland, MI 48185
(734) 564-3366
Contact: Tony Grimaldi

Florence Cement
51510 Connison
Shelby Twp, MI. 48315
(586) 997-2666
Contact: Frank A. Pranu

Great Lakes Contracting Solutions
2300 Edinburgh
Waterford, MI. 48328
(313) 962-0400
Contact: Tom Wall

ITEM	DESCRIPTION	EST. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
GENERAL:									
1	Audio Visual Record of Construction Area	1	LS	\$5,500.00	\$5,500.00	\$4,800.00	\$4,800.00	\$4,850.00	\$4,850.00
2	Reimbursed Permit Fees	1500	Dlr	\$1.00	\$1,500.00	\$1.00	\$1,500.00	\$1.00	\$1,500.00
3	Mobilization, Max \$45,000	1	LS	\$10,000.00	\$10,000.00	\$40,000.00	\$40,000.00	\$20,000.00	\$20,000.00
4	Surface Root Removal and Regrading	5	Ea	\$850.00	\$4,250.00	\$680.00	\$3,400.00	\$750.00	\$3,750.00
5	Tree, Root, Grind	5	Ea	\$325.00	\$1,625.00	\$717.00	\$3,585.00	\$385.00	\$1,925.00
6	Tree, Rem, 19 inch to 36 inch, Modified	18	Ea	\$1,700.00	\$30,600.00	\$1,700.00	\$30,600.00	\$2,540.00	\$45,720.00
7	Tree, Rem, 37 inch or Larger, Modified	6	Ea	\$3,300.00	\$19,800.00	\$2,800.00	\$16,800.00	\$4,570.00	\$27,420.00
8	Tree, Rem, 6 inch to 18 inch, Modified	1	Ea	\$400.00	\$400.00	\$450.00	\$450.00	\$1,320.00	\$1,320.00
9	Maintenance Gravel	50	Ton	\$20.00	\$1,000.00	\$42.00	\$2,100.00	\$32.75	\$1,637.50
10	Geogrid	50	Syd	\$10.00	\$500.00	\$4.10	\$205.00	\$6.75	\$337.50
11	HMA Surface, Rem	30	Syd	\$10.00	\$300.00	\$12.50	\$375.00	\$11.50	\$345.00
12	HMA, 13A	10	Ton	\$320.00	\$3,200.00	\$448.00	\$4,480.00	\$325.00	\$3,250.00
13	Pavt, Gapping	20	Ft	\$20.00	\$400.00	\$126.00	\$2,520.00	\$25.00	\$500.00
14	Non-Chloride Accelerator	25	Gal	\$50.00	\$1,250.00	\$2.50	\$62.50	\$15.00	\$375.00
15	Pavt Repr, Nonreinf Conc, 8 inch	50	Syd	\$65.00	\$3,250.00	\$64.00	\$3,200.00	\$80.50	\$4,025.00
16	_Pavt Joints and Cracks, Resealing	30	Ft	\$4.50	\$135.00	\$3.00	\$90.00	\$2.05	\$61.50
17	Driveway, Nonreinf Conc, 8 inch	100	Syd	\$65.00	\$6,500.00	\$61.00	\$6,100.00	\$80.50	\$8,050.00
18	Sidewalk, Conc, 4 Inch	100	Sft	\$6.00	\$600.00	\$10.00	\$1,000.00	\$7.50	\$750.00
19	Post, Mailbox	5	Ea	\$150.00	\$750.00	\$60.00	\$300.00	\$485.00	\$2,425.00
20	Sign, Type B, Temp, Prismatic, Furn	100	Sft	\$8.00	\$800.00	\$5.50	\$550.00	\$5.10	\$510.00
21	Sign, Type B, Temp, Prismatic, Oper	100	Sft	\$0.01	\$1.00	\$0.01	\$1.00	\$0.01	\$1.00
22	_Sign Type B, Temp, Prismatic, Special, Furn, Modified	100	Sft	\$12.00	\$1,200.00	\$10.50	\$1,050.00	\$10.20	\$1,020.00
23	_Sign Type B, Temp, Prismatic, Special, Oper, Modified	100	Sft	\$0.01	\$1.00	\$0.01	\$1.00	\$0.01	\$1.00
24	_Surface Restoration, Hydroseeding	100	Syd	\$8.50	\$850.00	\$19.00	\$1,900.00	\$15.00	\$1,500.00
25	_Surface Restoration, Sodding	100	Syd	\$10.50	\$1,050.00	\$30.00	\$3,000.00	\$25.00	\$2,500.00
MAINTENANCE:									
26	Momument Preservation	1	Ea	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00
27	Sidewalk, Rem	160	Syd	\$9.00	\$1,440.00	\$12.00	\$1,920.00	\$10.50	\$1,680.00
28	_Driveway, Rem	220	Syd	\$9.00	\$1,980.00	\$16.00	\$3,520.00	\$10.50	\$2,310.00
29	_Subgrade Undercutting, Type II, Modified	432	Cyd	\$40.00	\$17,280.00	\$54.00	\$23,328.00	\$60.00	\$25,920.00
30	_Subgrade Undercutting, Type II, Special	216	Cyd	\$42.00	\$9,072.00	\$57.00	\$12,312.00	\$65.00	\$14,040.00
31	_Erosion Control, Inlet Protection, Siltsack	157	Ea	\$125.00	\$19,625.00	\$102.00	\$16,014.00	\$100.00	\$15,700.00
32	Aggregate Base, 6 inch, Special	4,109	Syd	\$22.50	\$92,452.50	\$21.00	\$86,289.00	\$18.75	\$77,043.75
33	Dr Structure Cover, Adj, Case 2	27	Ea	\$460.00	\$12,420.00	\$349.00	\$9,423.00	\$425.00	\$11,475.00
34	Dr Structure, Adj, Add Depth	17	Ft	\$240.00	\$4,080.00	\$256.00	\$4,352.00	\$185.00	\$3,145.00
35	Dr Structure, Tap, 6 inch	46	Ea	\$325.00	\$14,950.00	\$159.00	\$7,314.00	\$175.00	\$8,050.00
36	_Dr Structure Cover, Catch Basin	22	Ea	\$450.00	\$9,900.00	\$750.00	\$16,500.00	\$625.00	\$13,750.00
37	_Dr Structure Cover, Sanitary Manhole	5	Ea	\$475.00	\$2,375.00	\$734.00	\$3,670.00	\$675.00	\$3,375.00
38	_Dr Structure Cover, Storm Manhole	5	Ea	\$475.00	\$2,375.00	\$734.00	\$3,670.00	\$650.00	\$3,250.00
39	_External Structure Wrap, 18 inch	5	Ea	\$750.00	\$3,750.00	\$529.00	\$2,645.00	\$625.00	\$3,125.00
40	_Gate Well Cover	5	Ea	\$575.00	\$2,875.00	\$662.00	\$3,310.00	\$650.00	\$3,250.00
41	_Underdrain, Subgrade, 6 inch, Modified	2,402	Ft	\$15.50	\$37,231.00	\$23.50	\$56,447.00	\$19.50	\$46,839.00
42	Joint, Contraction, Cp	463	Ft	\$20.00	\$9,260.00	\$16.00	\$7,408.00	\$14.30	\$6,620.90
43	Joint, Expansion, E2	203	Ft	\$22.00	\$4,466.00	\$27.50	\$5,582.50	\$25.00	\$5,075.00

**City of Livonia Engineering Division
Concrete Maintenance Program 26-J
Bid Tabulation
February 10, 2026**

Hard Rock Concrete
38146 Abbruzzi Dr
Westland, MI 48185
(734) 564-3366
Contact: Tony Grimaldi

Florence Cement
51510 Connison
Shelby Twp, MI. 48315
(586) 997-2666
Contact: Frank A. Pranu

Great Lakes Contracting Solutions
2300 Edinburgh
Waterford, MI. 48328
(313) 962-0400
Contact: Tom Wall

ITEM	DESCRIPTION	EST. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
44	Joint, Expansion, E3	227	Ft	\$22.00	\$4,994.00	\$10.00	\$2,270.00	\$8.50	\$1,929.50
45	_Joint, Expansion, Erg, Modified	53	Ft	\$22.00	\$1,166.00	\$20.00	\$1,060.00	\$17.00	\$901.00
46	Joint, Contraction, Crg	200	Ft	\$22.00	\$4,400.00	\$18.00	\$3,600.00	\$13.80	\$2,760.00
47	Lane Tie, Epoxy Anchored	2,154	Ea	\$5.75	\$12,385.50	\$8.50	\$18,309.00	\$7.00	\$15,078.00
48	Pavt Repr, Nonreinf Conc, 7 inch	10,905	Syd	\$56.00	\$610,680.00	\$48.00	\$523,440.00	\$63.75	\$695,193.75
49	Pavt Repr, Nonreinf Conc, 9 inch	990	Syd	\$65.00	\$64,350.00	\$61.00	\$60,390.00	\$72.65	\$71,923.50
50	Pavt Repr, Rem	11,895	Syd	\$12.50	\$148,687.50	\$17.00	\$202,215.00	\$10.50	\$124,897.50
51	Driveway, Nonreinf Conc, 6 inch, Modified	241	Syd	\$52.00	\$12,532.00	\$63.00	\$15,183.00	\$60.70	\$14,628.70
52	Driveway, Nonreinf Conc, 8 inch, Modified	50	Syd	\$58.00	\$2,900.00	\$66.00	\$3,300.00	\$70.00	\$3,500.00
53	Curb Ramp, Conc, 4 inch	606	Sft	\$6.50	\$3,939.00	\$8.50	\$5,151.00	\$7.00	\$4,242.00
54	Curb Ramp, Conc, 6 inch	945	Sft	\$7.50	\$7,087.50	\$10.00	\$9,450.00	\$8.20	\$7,749.00
55	_Detectable Warning Surface, Modified	89	Ft	\$50.00	\$4,450.00	\$55.00	\$4,895.00	\$50.00	\$4,450.00
56	_Traffic Control, Major Street	1	Ea	\$2,500.00	\$2,500.00	\$9,600.00	\$9,600.00	\$3,800.00	\$3,800.00
57	_Traffic Control, Minor Street	4	Ea	\$1,750.00	\$7,000.00	\$2,800.00	\$11,200.00	\$2,800.00	\$11,200.00
58	Water, Sodding/Seeding	42	Unit	\$85.00	\$3,570.00	\$85.00	\$3,570.00	\$85.00	\$3,570.00
59	_Surface Restoration, Seeding	2,065	Syd	\$9.00	\$18,585.00	\$19.00	\$39,235.00	\$12.50	\$25,812.50
60	_Irrigation Pipe	753	Ft	\$7.50	\$5,647.50	\$4.40	\$3,313.20	\$8.50	\$6,400.50
61	_Sprinkler Head	182	Ea	\$25.00	\$4,550.00	\$68.00	\$12,376.00	\$85.00	\$15,470.00
62	_Sprinkler Head, Adj	54	Ea	\$15.00	\$810.00	\$39.00	\$2,106.00	\$65.00	\$3,510.00
MISCELLANEOUS:									
63	Sidewalk, Rem	41	Syd	\$10.00	\$410.00	\$12.00	\$492.00	\$10.50	\$430.50
64	_Driveway, Rem	160	Syd	\$10.00	\$1,600.00	\$16.00	\$2,560.00	\$10.50	\$1,680.00
65	_Subgrade Undercutting, Type II, Modified	78	Cyd	\$50.00	\$3,900.00	\$54.00	\$4,212.00	\$60.00	\$4,680.00
66	_Subgrade Undercutting, Type II, Special	39	Cyd	\$52.00	\$2,028.00	\$57.00	\$2,223.00	\$65.00	\$2,535.00
67	_Erosion Control, Inlet Protection, Siltsack	15	Ea	\$125.00	\$1,875.00	\$107.00	\$1,605.00	\$100.00	\$1,500.00
68	_Aggregate Base, 6 inch, Special	608	Syd	\$25.00	\$15,200.00	\$21.00	\$12,768.00	\$18.70	\$11,369.60
69	Dr Structure Cover, Adj, Case 2	11	Ea	\$460.00	\$5,060.00	\$349.00	\$3,839.00	\$425.00	\$4,675.00
70	Dr Structure, Adj, Add Depth	8	Ft	\$240.00	\$1,920.00	\$256.00	\$2,048.00	\$185.00	\$1,480.00
71	Dr Structure, Tap, 6 inch	16	Ea	\$325.00	\$5,200.00	\$159.00	\$2,544.00	\$175.00	\$2,800.00
72	_Dr Structure Cover, Catch Basin	9	Ea	\$450.00	\$4,050.00	\$750.00	\$6,750.00	\$625.00	\$5,625.00
73	_Dr Structure Cover, Sanitary Manhole	1	Ea	\$475.00	\$475.00	\$734.00	\$734.00	\$675.00	\$675.00
74	_Dr Structure Cover, Storm Manhole	1	Ea	\$475.00	\$475.00	\$734.00	\$734.00	\$650.00	\$650.00
75	_External Structure Wrap, 18 inch	1	Ea	\$750.00	\$750.00	\$383.00	\$383.00	\$625.00	\$625.00
76	_Gate Well Cover	1	Ea	\$575.00	\$575.00	\$662.00	\$662.00	\$650.00	\$650.00
77	_Underdrain, Subgrade, 6 inch, Modified	463	Ft	\$15.50	\$7,176.50	\$23.50	\$10,880.50	\$19.50	\$9,028.50
78	Joint, Expansion, E2	30	Ft	\$22.00	\$660.00	\$27.00	\$810.00	\$25.00	\$750.00
79	Joint, Expansion, E3	30	Ft	\$22.00	\$660.00	\$9.50	\$285.00	\$8.50	\$255.00
80	_Joint, Expansion, Erg, Modified	30	Ft	\$22.00	\$660.00	\$18.50	\$555.00	\$17.00	\$510.00
81	Lane Tie, Epoxy Anchored	1,174	Ea	\$5.75	\$6,750.50	\$8.50	\$9,979.00	\$7.00	\$8,218.00
82	Pavt Repr, Nonreinf Conc, 7 inch	2,348	Syd	\$52.50	\$123,270.00	\$48.00	\$112,704.00	\$63.75	\$149,685.00
83	Pavt Repr, Rem	2,348	Syd	\$8.25	\$19,371.00	\$17.00	\$39,916.00	\$10.50	\$24,654.00
84	Driveway, Nonreinf Conc, 6 inch, Modified	160	Syd	\$52.00	\$8,320.00	\$61.00	\$9,760.00	\$61.00	\$9,760.00
85	Sidewalk Conc, 4 Inch	375	Sft	\$8.00	\$3,000.00	\$8.00	\$3,000.00	\$7.00	\$2,625.00
86	Curb Ramp, Conc, 4 inch	25	Sft	\$8.50	\$212.50	\$8.50	\$212.50	\$7.00	\$175.00
87	Curb Ramp, Conc, 6 inch	50	Sft	\$9.00	\$450.00	\$9.50	\$475.00	\$8.20	\$410.00

**City of Livonia Engineering Division
Concrete Maintenance Program 26-J
Bid Tabulation
February 10, 2026**

Hard Rock Concrete
38146 Abbruzzi Dr
Westland, MI 48185
(734) 564-3366
Contact: Tony Grimaldi

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Great Lakes Contracting Solutions
2300 Edinburgh
Waterford, MI. 48328
(313) 962-0400
Contact: Tom Wall

ITEM	DESCRIPTION	EST. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
88	_Detectable Warning Surface, Modified	5	Ft	\$55.00	\$275.00	\$55.00	\$275.00	\$50.00	\$250.00
89	_Traffic Control, Miscellaneous Locations	17	Ea	\$500.00	\$8,500.00	\$2,500.00	\$42,500.00	\$800.00	\$13,600.00
90	Water, Sodding/Seeding	8	Unit	\$85.00	\$680.00	\$96.00	\$768.00	\$85.00	\$680.00
91	_Surface Restoration, Seeding	379	Syd	\$9.00	\$3,411.00	\$11.50	\$4,358.50	\$15.00	\$5,685.00
92	_Irrigation Pipe	136	Ft	\$7.50	\$1,020.00	\$4.40	\$598.40	\$8.50	\$1,156.00
93	_Sprinkler Head	34	Ea	\$45.00	\$1,530.00	\$68.00	\$2,312.00	\$85.00	\$2,890.00
94	_Sprinkler Head, Adj	9	Ea	\$15.00	\$135.00	\$39.00	\$351.00	\$65.00	\$585.00
	Crew Days (60 Minimum)	900	Day	60.00	\$54,000.00	60.00	\$54,000.00	60.00	\$54,000.00

Calculated Bid

\$1,545,827.00

\$1,659,731.10

\$1,722,229.70

Calculated Bid (No Crew Days)

\$1,491,827.00

\$1,605,731.10

\$1,668,229.70

Others Submitting Bid:

Total Price

Mark Anthony
Zuniga

\$1,723,495.37
\$1,839,691.00

Bids Advertised:

MITN, January 23, 2026

Bid Opening Date: February 10, 2026



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

February 11, 2026

Todd Zilincik, PE, City Engineer
City of Livonia
12973 Farmington Road
Livonia, Michigan 48150

Reference: 2026 Concrete Road Repair Program – Maintenance
Livonia Contract No. 26-J
AEW Project No. 0263-0045

Dear Mr. Zilincik:

On Tuesday, February 10, 2026, five (5) bids were received for the above referenced project. We have tabulated the bids and have included a summary herewith for your use.

The lowest qualified bidder is Hard Rock Concrete, Inc. of Westland with a total bid amount of \$1,545,827.00, which includes 60 inspector days at \$54,000.00. The inspector day costs will be included in the overall construction engineering (CE) proposal based on the awarded contract price amount of \$1,491,827.00.

We have worked with Hard Rock Concrete, Inc. on the City of Livonia Concrete Road Repair Program for the past several years and we are satisfied with their performance.

Based upon our past experience and the lowest bid submitted, we recommend the contract for the 2026 Concrete Road Repair Program, Contract 26-J be awarded to Hard Rock Concrete, Inc., 31846 Abruzzi Drive, Westland, Michigan, 48185 in the amount of \$1,491,827.00

If you have any questions, please advise.

Sincerely,

ANDERSON, ECKSTEIN AND WESTRICK, INC.

Scott Lockwood, PE

cc: Doug Moore, Director of Public Services

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BID FORM
CITY OF LIVONIA
2026 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 26-J
MAINTENANCE
AEW Project No. 0263-0045

BID SUBMITTED BY: Hard Rock Concrete Inc.
Company Name

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Article 9 – Bid Submittal.....	9

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

The City of Livonia

www.MITN.info

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 120 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
<u>1</u>	<u>2-3-2026</u>
<u>2</u>	<u>2-6-2026</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site, if any, and all drawings of physical conditions relating to existing surface or subsurface structures at the Site, if any, that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.
- K. Bidder is aware that the Owner's decision to proceed with the Project is subject to Owner's determination that all legal, financial and grant approvals, conditions and requirements have been received or met and the funding necessary to complete the project is in hand, and that if all of the foregoing has not been received, the Owner may elect not to proceed with the project in which case no bidder shall have a claim of any kind in contract, tort, equity or otherwise, against the Owner.
- L. Bidders acknowledge that Owner retains the unrestricted right not to proceed with the project and to reject all Bids received. In either case, Owner shall not be liable to any Bidder under any theory including contract, tort, equity or otherwise.
- M. Bidder acknowledges that the unexpected presence and location of existing underground utilities and resulting conflicts with such utilities are ordinarily encountered and generally recognized as inherent in subsurface sewer and appurtenant work in areas that have been previously developed.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;

- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

2026 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 26-J

MAINTENANCE

CITY OF LIVONIA

AEW PROJECT NO. 0263-0045

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
GENERAL					
1.	_ Audio Visual Record of Construction Area	1	LS	\$ 5500.00	\$ 5500.00
2.	_ Reimbursed Permit Fees	1,500	Dlr	1.00	1,500.00
3.	Mobilization, Max \$45,000	1	LS	10,000.00	10,000.00
4.	_ Surface Root Removal and Regrading	5	Ea	850.00	4250.00
5.	_ Tree Root, Grind	5	Ea	325.00	1625.00
6.	_ Tree, Rem, 19 inch to 36 inch, Modified	18	Ea	1700.00	30600.00
7.	_ Tree, Rem, 37 inch or Larger, Modified	6	Ea	3300.00	19800.00
8.	_ Tree, Rem, 6 inch to 18 inch, Modified	1	Ea	400.00	400.00
9.	Maintenance Gravel	50	Ton	20.00	1000.00
10.	_ Geogrid	50	Syd	10.00	500.00
11.	HMA Surface, Rem	30	Syd	10.00	300.00
12.	HMA, 13A	10	Ton	320.00	3200.00
13.	Pavt Gapping	20	Ft	20.00	400.00
14.	Non-Chloride Accelerator	25	Gal	50.00	1250.00
15.	Pavt Repr, Nonreinf Conc, 8 inch	50	Syd	65.00	3250.00
16.	_ Pavt Joints and Cracks, Resealing	30	Ft	4.50	135.00
17.	Driveway, Nonreinf Conc, 8 inch	100	Syd	65.00	6500.00
18.	Sidewalk, Conc, 4 inch	100	Sft	6.00	600.00
19.	Post, Mailbox	5	Ea	150.00	750.00
20.	Sign, Type B, Temp, Prismatic, Furn	100	Sft	8.00	800.00
21.	Sign, Type B, Temp, Prismatic, Oper	100	Sft	.01	1.00
22.	_ Sign, Type B, Temp, Prismatic, Special, Fun, Modified	100	Sft	12.00	1200.00
23.	_ Sign, Type B, Temp, Prismatic, Special, Oper, Modified	100	Sft	.01	1.00
24.	_ Surface Restoration, Hydroseeding	100	Syd	8.50	850.00

2026 CONCRETE ROAD REPAIR PROGRAM
CONTRACT 26-J
MAINTENANCE
CITY OF LIVONIA
AEW PROJECT NO. 0263-0045

<u>Item No.</u>	<u>Description</u>	<u>Estimated Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
25.	_ Surface Restoration, Sodding	100	Syd	10.50	1,050.00
26.	Monument Preservation	1	Ea	1,000.00	1,000.00
MAINTENANCE					
27.	Sidewalk, Rem	160	Syd	9.00	1,440.00
28.	_ Driveway, Rem	220	Syd	9.00	1,980.00
29.	_ Subgrade Undercutting, Type II, Modified	432	Cyd	40.00	17,280.00
30.	_ Subgrade Undercutting, Type II, Special	216	Cyd	42.00	9,072.00
31.	_ Erosion Control, Inlet Protection, Siltsack	157	Ea	125.00	19,625.00
32.	_ Aggregate Base, 6 inch, Special	4,109	Syd	22.50	92,452.50
33.	Dr Structure Cover, Adj, Case 2	27	Ea	460.00	12,420.00
34.	Dr Structure, Adj, Add Depth	17	Ft	240.00	4,080.00
35.	Dr Structure, Tap, 6 inch	46	Ea	325.00	14,950.00
36.	_ Dr Structure Cover, Catch Basin	22	Ea	450.00	9,900.00
37.	_ Dr Structure Cover, Sanitary Manhole	5	Ea	475.00	2,375.00
38.	_ Dr Structure Cover, Storm Manhole	5	Ea	475.00	2,375.00
39.	_ External Structure Wrap, 18 inch	5	Ea	750.00	3,750.00
40.	_ Gate Well Cover	5	Ea	575.00	2,875.00
41.	_ Underdrain, Subgrade, 6 inch, Modified	2,402	Ft	15.50	37,231.00
42.	Joint, Contraction, Cp	463	Ft	20.00	9,260.00
43.	Joint, Expansion, E2	203	Ft	22.00	4,466.00
44.	Joint, Expansion, E3	227	Ft	22.00	4,994.00
45.	_ Joint, Expansion, Erg, Modified	53	Ft	22.00	1,166.00
46.	Joint, Contraction, Crg	200	Ft	22.00	4,400.00
47.	Lane Tie, Epoxy Anchored	2,154	Ea	5.75	12,385.50
48.	Pavt Repr, Nonreinf Conc, 7 inch	10,905	Syd	56.00	610,680.00

2026 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 26-J

MAINTENANCE

CITY OF LIVONIA

AEW PROJECT NO. 0263-0045

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
49.	Pavt Repr, Nonreinf Conc, 9 inch	990	Syd	65.00	64,350.00
50.	Pavt Repr, Rem	11,895	Syd	12.50	148,687.50
51.	_ Driveway, Nonreinf Conc, 6 inch, Modified	241	Syd	52.00	12,532.00
52.	_ Driveway, Nonreinf Conc, 8 inch, Modified	50	Syd	58.00	2,900.00
53.	Curb Ramp, Conc, 4 inch	606	Sft	6.50	3,939.00
54.	Curb Ramp, Conc, 6 inch	945	Sft	7.50	7,087.50
55.	_ Detectable Warning Surface, Modified	89	Ft	50.00	4,450.00
56.	_ Traffic Control, Major Street	1	Ea	2,500.00	2,500.00
57.	_ Traffic Control, Minor Street	4	Ea	1,750.00	7,000.00
58.	Water, Sodding/Seeding	42	Unit	85.00	3,570.00
59.	_ Surface Restoration, Seeding	2,065	Syd	9.00	18,585.00
60.	_ Irrigation Pipe	753	Ft	7.50	5,647.50
61.	_ Sprinkler Head	182	Ea	25.00	4,550.00
62.	_ Sprinkler Head, Adj	54	Ea	15.00	810.00

MISCELLANEOUS

63.	Sidewalk, Rem	41	Syd	10.00	410.00
64.	_ Driveway, Rem	160	Syd	10.00	1,600.00
65.	_ Subgrade Undercutting, Type II, Modified	78	Cyd	50.00	3,900.00
66.	_ Subgrade Undercutting, Type II, Special	39	Cyd	52.00	2,028.00
67.	_ Erosion Control, Inlet Protection, Siltsack	15	Ea	125.00	1,875.00
68.	_ Aggregate Base, 6 inch, Special	608	Syd	25.00	15,200.00
69.	Dr Structure Cover, Adj, Case 2	11	Ea	460.00	5,060.00
70.	Dr Structure, Adj, Add Depth	8	Ft	240.00	1,920.00
71.	Dr Structure, Tap, 6 inch	16	Ea	325.00	5,200.00
72.	_ Dr Structure Cover, Catch Basin	9	Ea	450.00	4,050.00

2026 CONCRETE ROAD REPAIR PROGRAM

CONTRACT 26-J

MAINTENANCE

CITY OF LIVONIA

AEW PROJECT NO. 0263-0045

Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price
73.	_ Dr Structure Cover, Sanitary Manhole	1	Ea	475.00	475.00
74.	_ Dr Structure Cover, Storm Manhole	1	Ea	475.00	475.00
75.	_ External Structure Wrap, 18 inch	1	Ea	750.00	750.00
76.	_ Gate Well Cover	1	Ea	575.00	575.00
77.	_ Underdrain, Subgrade, 6 inch, Modified	463	Ft	15.50	7176.50
78.	Joint, Expansion, E2	30	Ft	22.00	660.00
79.	Joint, Expansion, E3	30	Ft	22.00	660.00
80.	_ Joint, Expansion, Erg, Modified	30	Ft	22.00	660.00
81.	Lane Tie, Epoxy Anchored	1,174	Ea	5.75	6750.50
82.	Pavt Repr, Nonreinf Conc, 7 inch	2,348	Syd	52.50	123270.00
83.	Pavt Repr, Rem	2,348	Syd	8.25	19371.00
84.	_ Driveway, Nonreinf Conc, 6 inch, Modified	160	Syd	52.00	8320.00
85.	Sidewalk, Conc, 4 inch	375	Sft	8.00	3000.00
86.	Curb Ramp, Conc, 4 inch	25	Sft	8.50	212.50
87.	Curb Ramp, Conc, 6 inch	50	Sft	9.00	450.00
88.	_ Detectable Warning Surface, Modified	5	Ft	55.00	275.00
89.	_ Traffic Control, Miscellaneous Location	17	Ea	500.00	8500.00
90.	Water, Sodding/Seeding	8	Unit	85.00	680.00
91.	_ Surface Restoration, Seeding	379	Syd	9.00	3411.00
92.	_ Irrigation Pipe	136	Ft	7.50	1020.00
93.	_ Sprinkler Head	34	Ea	45.00	1530.00
94.	_ Sprinkler Head, Adj	9	Ea	15.00	135.00
TOTAL OF ALL BID PRICES				\$	1491,827.00
Crew Days (60 Days Min.)		60	Days	\$ 900.00	\$ 54000.00
TOTAL OF ALL BID PRICES, INCLUDING CREW DAYS				\$	1,545,827.00

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and Final Payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

The City Council may authorize a two (2) year extension of this contract for years 2027 and 2028 based on satisfactory performance and will be based on unit prices for 26-J, including negotiated mobilization costs and inspector days. Contractor to provide letter to Engineering Department in January 2027 for acceptance of extension to be brought before City Council's for review and approval.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete on or before August 31, 2026 and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General conditions on or before September 14, 2026.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
- A. Subcontractor List; ✓
 - B. Supplier List; ✓
 - C. Project References, and ✓
 - D. List of Successfully Completed Projects ✓

ARTICLE 8 – DEFINED TERMS

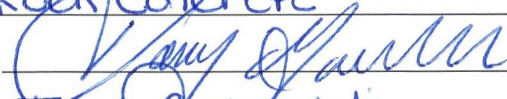
- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Hard Rock Concrete

By: *[Signature]*



[Printed name]

Tony Grimaldi

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Title:

President

Attest: *[Signature]*



[Printed name]

Gina Sullivan

Submittal Date:

2-10-26

Address for giving notices:

38146 Abruzzi Dr.
Westland, MI 48185

Telephone Number:

734-641-3333

Fax Number:

734-641-7270

Contact Name and e-mail address:

Tony Grimaldi

Office@hardrockconcrete.mi.com

Bidder's License No.:

2102100846

(where applicable)

STATEMENT OF QUALIFICATIONS

Bidder must answer all questions. If more space is needed to complete a question, attach a separate sheet. Bidder may submit any additional information.

Name: Hard Rock Concrete

Address: 38146 Abruzzi Dr Phone: 734-641-3333
Westland, MI 48185

Number of years operating under your present name: 36 years

Bonding Capacity: 20,000,000.00

Bonding Company: Atlantic Specialty Insurance Company Phone: 248-471-9920

General nature of work performed by your company Concrete road reconstruction

KEY PERSONNEL: - See attached list

Name	Position	Years Experience	Years with Company

MAJOR EQUIPMENT: - See attached list

Equipment	Manufacturer	Model No.	No.

CURRENT PROJECTS UNDER CONTRACT:

<i>Project Name</i>	<i>Location</i>	<i>Contract Amt</i>	<i>Completion Date</i>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Additional information that may be pertinent to demonstrate your ability to complete this project.

Hard Rock Concrete has been working with the City of Livonia and its residents for many years.

Has your company defaulted on a contract?

NO

If yes, where and why?

I hereby certify that the above answers are correct and true.

By: _____

Signature

Tony Grimaldi

Name

President

Title

Number of additional sheets attached 16

SUBCONTRACTOR LISTING

See attached

Bidder agrees to use the following Subcontractors for the performance of the work of their respective trades unless otherwise approved in writing by the Owner prior to signing of the Contract. Bidder is aware of the Subcontract Provisions.

PORTION OF WORK	NAME, ADDRESS & PHONE NO. OF CONTRACTOR	APPROXIMATE DOLLAR VALUE OF SUBCONTRACT
	Name: _____	
	Address: _____	
	Phone: _____	
	Name: _____	
	Address: _____	
	Phone: _____	
	Name: _____	
	Address: _____	
	Phone: _____	
	Name: _____	
	Address: _____	
	Phone: _____	
	Name: _____	
	Address: _____	
	Phone: _____	
	Name: _____	
	Address: _____	
	Phone: _____	

PROJECT REFERENCES

See attached

Bidder has completed the following projects in the past 5 years of similar size and scope to this project.

Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____
Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____
Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____

PROJECT REFERENCES

See attached

Bidder has completed the following projects in the past 5 years of similar size and scope to this project.

Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____
Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____
Project: _____	Project: _____
Owner: _____	Owner: _____
Contact Person: _____	Contact Person: _____
Phone: _____	Phone: _____
Contract Amount: _____	Contract Amount: _____
Date Completed: _____	Date Completed: _____

Employee List

Employee Name	Employee title	License #	Years Exp.	Full/P-Time	on-call availability	Qualif.	Experience
Tony Grimaldi	President	2101097783	38	Full	yes	yes	yes
Justin Ringle	Paver Operator		22	Full	yes	yes	yes
Piero DeLuca	Operator		36	Full	yes	yes	yes
Camila Ruiz	Operator		38	Full	yes	yes	yes
Josh McCann	Operator		12	Full	yes	yes	yes
Josh DeLuca	Operator		10	Full	yes	yes	yes
Aurelio Bravo	Labor/Finisher		26	Full	yes	yes	yes
Jose Bravo	Labor/Finisher		24	Full	yes	yes	yes
Anthony Grimaldi	Labor/Finisher		5	Full	yes	yes	yes
Nicholas Grimaldi	Labor		2	Full	yes	yes	yes
Armando Perez Jr.	Labor/Saw Cut		25	Full	yes	yes	yes
Jonathan Precopio	Labor/Finisher		15	Full	yes	yes	yes
John Smith	Dirver		22	Full	yes	yes	yes
Jose Sanchez	Driver		12	Full	yes	yes	yes
Daniel Regits	Mechanic	M159134	15	Full	yes	yes	yes
Gina Sullivan	Office Manager		30	Full	yes	yes	yes

Statement of Experience Bidder

City of Allen Park		1	2022 Road Replacement (Park, Rosedale, Philomene Ave	\$1,288,465.00
15915 Southfield, MI 48101		2	2023 REECK ROAD PAVEMENT	\$5,283,117.50
Contact: jabe Ireissati		3	2023 Road Reconstruction (Rosedale)	\$3,142,860.25
Phone: 734-285-7510		4	2024 Road Reconstruction (Reeck)	\$5,283,117.50

City of Birmingham		1	2010 Sidewalk and Concrete Repair Program, Contract #5-10	\$85,425.00
151 Martin				
Birmingham, MI 48102				
Contact: Paul Omeara				
Phone: (248) 530-1840				

Charter Township of Canton		1	Copper Creek Condos Site Improvements, Proj# PP52710	\$278,470.00
1150 S. Canton Center Road		2	2009 Sidewalk Repair Program	\$355,690.00
Canton, MI 48188		3	2011 Sidewalk Repair Program	\$245,862.50
Contact: Erika Hidalgo		4	2012 Sidewalk Repair Program	\$253,662.50
Phone: (734) 394-5158		5	2012 Miscellaneous Concrete Paving	\$124,244.30
		6	2013 Sidewalk Repair Program	\$139,511.73

City of Dearborn		1	2005/2006 Street Paving, Curb & CB Repair, Cont.# 05-11-090	\$1,502,897.90
4500 Maple - 3rd Floor				
Dearborn, MI 48126-3588				
Contact: Ed Sajewski				
Phone: (313) 943-2453				

City of Dearborn Heights		1	2012 Street Repair Program	\$1,142,081.25
6045 Fenton		2	2013 Street Repair Program	\$1,271,605.00
Dearborn Heights, MI 48127		3	2014 Street	\$1,685,105.00

Contact:	Walter Prusiewics	4	2015 Street	\$2,264,928.50
Phone:	(313) 791-3430	5	2016 Concrete Street Repair Program	\$1,425,879.00
		6	2017 Street Repair Program	\$2,500,000.00
		7	2018 Street Repair Program	\$1,879,500.00
		8	2019 Street Repair Program	\$1,985,280.00
		9	2020 Street Repair Program	\$2,125,875.00
		10	2021 Street Repair Program	\$1,807,675.00
		11	2022 Street Repair Program	\$595,039.33

City of Farmington		1	2012 Farmington Road & Concrete Patching & Sidewalk Impr	\$179,107.50
23600 Liberty St.		2	2023 Farmington Hills Freeway Industrial Park	\$3,977,338.61
Farmington, MI 48335		3	2024 Farmington Hills Phase III	\$3,055,717.00
Contact: Kevin Gushmand		4	2025 Farmington Hills Sinacola Ct.	\$965,402.71
Phone: (248) 474-5500		5	2025 Farmington Hills Farm Meadows & Camelot Ct. Sub.	\$3,516,829.80

City Of FlatRock		1	2015 Aspen Boulevard & Huron Woods Road Reconstruction	\$838,920.00
Charles E. Raines Company				
17700 Fort Street				
Riverview, MI 48193				
Contact: Kevin Cook				
Phone: 734-285-7510				

City of Garden City		1	2008 Concrete Repair Project	\$395,000.00
31800 Beechwood		2	2009 Concrete Repair Project, PO# 09-0121	\$366,210.90
Garden City, MI 48135		3	2016 Hubbard Ave Project, 47019	\$730,394.00
Contact: Doug Morton - DPW		4	2019 Sectioning Program	\$1,102,948.04
Phone: (734) 793-1807		5	2019 Concrete Reconstruction	\$1,231,018.65
Mobile: (734) 634-4222		6	2020 Sectioning Program	\$782,609.92
		7	2020 Concrete Reconstruction	\$1,671,123.33
		8	2021 Concrete Sectioning Program	\$1,242,861.60
		9	2022 Concrete Sectioning Program	\$215,844.00
		10	2023 Concrete Reconstruction	\$2,525,425.00
		11	2024 Concrete Reconstruction	\$1,985,235.00

			12	2025 Concrete Reconstruction		\$2,820,010.25
City of Grosse Pointe Woods			1	2009 Concrete Pavement Repair Program in Dist# 5, Project#		\$450,711.50
20025 Mack Plaza						
Grosse Pointe Woods, MI 48236						
Contact:	Frank Varicalli (AEW)					
Phone:	(586) 726-1234					
City of Lincoln Park			1	2010 Riverbank Road Improvements Project		\$206,400.00
1355 Southfield Road			2	2011 Concrete Pavement Restoration		\$355,172.50
Lincoln Park, MI 48146			3	2013 CDBG-Progress Ave Reconstruction		\$220,456.00
Contact:	Bob Bartok			4	2017 Riverbank reconstruction	\$559,875.00
Phone:	(313) 215-0854			5	2018 Gohl & Montie	\$777,451.00
City of Livonia			1	2003 Pavement & Catch Basin Repair Prog., Contract# 03-D		\$336,400.00
33000 Civic Center Drive			2	2007 Concrete Paving Program Div 2A, Contract# 07-L		\$1,031,857.50
Livonia, MI 48154			3	2011 Road Repair Program - Concrete, Contract No. 11-C		\$1,689,983.00
Contact:	Todd Zilincik			4	2013 Road Repair program - Concrete, Contract No. 13-C	\$625,784.50
Phone:	(734) 466-2561			5	2014 Road Repair Program-Concrete, Contract No. 14-c	\$1,739,913.00
			6	2015 Road Repair Program-Concrete, Contract No. 15-C		\$1,679,913.00
			7	2016 Road Repair Program-Concreted, contract No 16-C	\$	2,918,00.00
			8	2017 Road Repair Progra-Concrete, Contract No 17-C		\$2,100,000.00
			9	2017 Newburgh and Amrhein Rd		\$699,146.11
			10	2018 Road Repair Program-Concrete 18-c		\$3,452,500.00
			11	2019 Road Repair Program		\$3,500,000.00
			12	2020 Road Repair Program		\$4,400,000.00
			13	2021 Road Repair Program		\$4,899,938.27
			14	2022 Road Repair Program		\$4,997,997.21
			15	2023 Road Repair Program		\$3,064,454.27
			16	2024 Road Repair Program		\$4,450,541.00
			17	2025 Road Repair Program		\$4,538,170.86
City of Novi			1	2006 Neighborhood Road Program, Project# G06319A		\$1,006,509.87

45175 West Ten Mile Road	2	2007 Neighborhood Road Program, Contract 1	\$960,475.00
Novi, MI 48375	3	2007 Neighborhood Road Program, Contract 2	\$906,329.00
Contact: Aaron Staup	4	2008 Neighborhood Road Program	\$1,349,733.05
Phone: (248) 347-0454	5	2009 Neighborhood Road Program	\$984,262.41
	6	2011 Neighborhood Road Program	\$426,900.00
	7	2012 Neighborhood Road Program	\$1,053,863.00
	8	2013 Capital Preventive Maintenance Program	\$130,600.00
	9	2017 Neighborhood Road Program	\$932,000.00

Charter Township of Plymouth	1	2011 Fire Station #3 Parking Lot Reconstruction Project	\$165,046.43
9955 N. Haggerty Road	2	2012 Barrier-Free Sidewalk Ramp Improvements	\$94,337.50
Plymouth, MI 48170	3	2012 Sidewalk Repair Program	\$97,072.50
Contact: Richard Reaume			
Phone: (734) 354-3201			

City of Rochester Hills	1	2010 Concrete Road Slab Replacement Program, File#E10-00	\$375,225.00
1000 Rochester Hills Drive			
Rochester Hills, MI 48309			
Contact: Paul Shumejko			
Phone: (248) 841-2489			

ROSEVILLE	1	2015 KAUFMAN AVENUE RECONSTRUCTION PROJECT	\$392,447.04
CITY OF ROSEVILLE	2	2016 Belanger Reconstruction Project	\$443,000.00
ANDERSON, ECKSTEIN AND WILSON	3	2016 Arlington Reconstruction Project	\$489,000.00
51301 SCHOENHERR RD			
SHELBY TOWNSHIP, MI 48315			

City of Royal Oak	1	2011 Concrete Pavement Replacement, Contract# SA-1103	\$193,447.50
211 S. Williams Street	2	2011 Concrete Pavement Replacement & Pre-paid Sidewalk,	\$150,743.00
Royal Oak, MI 48067	3	2012 Concrete Pavement Replacement, Contract# SW-1201	\$188,222.50
Contact: Bryan Warju	4	2013 Concrete Pavement & Special Assessment, Parts A & B	\$449,710.00
Phone: (248) 885-1771	5	2016 Road Reconstruction Improvements CAP 1535	\$5,104,808.00
	6	2018 Road Reconstruction	\$1,498,525.00

City of Sterling Heights	1	2012 Concrete Pavement Replacement Program, #12-228	\$791,635.00
40555 Utica Road	2	2014 Concrete Sectional Replacement Program, #13-247 & 14	\$2,909,841.25
Sterling Heights, MI 48313	3	2015 Concrete Sectional Replacement Program,	\$2,312,005.00
Contact: Scott Charron			
Phone: (586) 446-2720			
City of Southgate	1	2017 Reeck Road Reconstruction	\$1,043,040.00
14400 dix-toledo rd			
Southgate, MI 48195			
Contact: Troy Nuccio			
Phone: 734-759-1600			

SYSO DETROIT	1	2015-CONCRETE TRUCK PAVING	\$978,140.00
41600 VANBORN RD			
CANTON, MI 48188			
CONTACT: KEN Deangelosanto			
PHONE: 734-397-7724			

Taylor, MI 48180			
734-552-3301			

City of Troy	1	2006 Local and Major Roads Program, PO# 20600337	\$1,500,000.00
500 Big Beaver Road	2	2007 Local and Major Roads Program, PO# 20601047	\$1,500,000.00
Troy, MI 48084	3	2008 Local and Major Roads Program, PO# 2009-000000001	\$1,500,000.00
Contact: Marina Basta-Farouk	4	2009 Local and Major Roads Program, PO# 2010-000000189	\$2,600,000.00
Phone: (248) 524-3300	5	2010 Local and Major Roads Program, PO# 2011-000000010	\$2,000,000.00

Westland			
36300 Warren Rd	1	2018-2019 Concrete Road Program	\$904,331.00
Westland MI 48185	2	2020 Concrete Road Program	\$960,800.50

HARD ROCK CONCRETE INC.
38146 ABRUZZI DR.
WESTLAND MI 48185

		3	2021 Concrete Road Program	\$612,804.50
		4	2022 Concrete Road Program	\$928,601.00

City of Woodhaven		1	2004 Street Improvements Program	\$686,497.00
21869 West Road		2	2005 Street Improvements Program	\$829,809.90
Woodhaven, MI 48183		3	2006 Street Improvements Program	\$690,962.63
Contact: Ahmad Ali		4	2007 Street Improvements Program	\$841,365.00
Phone: (734) 759-1600		5	2008 Street Improvements Program	\$479,816.70
		6	2008 Concrete Sectioning, Project# 63032	\$263,026.25
		7	2008 Allen Road Service Drive Concrete Improve., #63032-A	\$104,657.51
		8	2009 Street Improvements Program, Area 1, Project# 63037	\$991,237.50
		9	2009 Street Improvements Program, Area 3, Project# 63039	\$1,161,601.61
		10	2010 Crosswinds Commercial Project Completion	\$257,264.72
		11	2012 Pedestrian Access Enhancement Program	\$156,045.45
		12	2013 Local and Major Road Street Sectioning, Proj#'s 63050 &	\$385,177.00
		13	2013 Local Stree Improvements	\$732,084.03
		14	2014 Local street and Major Road Street sectioning, Proj#s63	\$742,652.50
		15	2015 Local street and Major Road Street Sectioning,	\$664,258.00
		16	2016 Local Street and Major Road	\$478,816.94
		17	2017 Local Street and Major Road	\$742,345.37
		18	2018 Local Street and Major Rd	\$921,922.45
		19	2019 Local Street and Major Rd	\$1,373,961.98
		20	2020 Local Street and Major Rd	\$802,820.51
		21	2021 Local/Major Street and Rd	\$1,242,354.09
		22	2022 Local/Major Street and Rd	\$264,833.00

MDOT		1	2013 MDOT 82122-119057-I 96 Service drive	\$471,302.25
Michigan Department of Transp.				
Anderson, Eckstein&Westrick				
51301 Schoenherr Rd				
Shelby Township, MI 48315				
Contact: Scott Lockwood				
Phone: 586-726-1234				

2026 EQUIPMENT LIST

2024	CAT	259D3	CW9361075	STOLEN 5/5
2020	cat skid steer	259D3	OCW907592	
2022	cat skid steer	259D3	OCW920654	
	cat skid steer	259D	FTL09179	sold 2/3/25
	cat skid steer	259D	FTL01882	sold
2020	cat skidsteer	259D3	CW903286	ANTHONY
2014	CAT DOZER	D3K2 LGP	0KLL00454	
2015	CAT DOZER	D4K2 LGP	0KRR00656	
1997	Komatsu dozer	D41P	B205854964	
2007	CAT DOZER	D3G LP	00D3GTBYR01614	
2000	cat compactor	CS 433C	3TM01376	
2001	cat compactor	CS 433C	3TM01442	
2017	cat compactor	CS 44	0M4C00620	
2007	cat compactor	CS 423E	AAST00560	
2005	CAT ROLLER	CS 423E	AST00115/PROD #AST00415	
2025	CAT 255		FL703584	
	arrow	drophammer1350		6447
2003	arrow	drophammer1350		6718
2003	arrow	drophammer1350		6423
2005	arrow	drophammer1350		6913
2003	CAT	backhoe 420D	7BJ76005	
2000	CAT	TH63 M handler	5WM04248	
2006	cat	904B loader	CB4L00380	
2020	cat	920c loader	SL400235	
2022	cat	920 RQ	0SL400576	
2023	CAT	920	SK401035	
2020	cat	920c loader	SL400338	
2020	cat	918 M loader	H2600746	
2017	cat	926m loader	KLTE02442	
2024	CAT	920 3RQ	SL401006	
2024	cat excavator	317c	ZCF30069	

2018 cat excavator	M318F	F8B00780	
2006 cat excavator	M316C	BDX02189	
2020 cat excavator	M318F	FB801399	
2008 cat excavator	M316D	W6A00586	
2016 CAT	316EL	DZW1931	
2018 cat excavator	316FL	YDL20367	
2022 cat excavator	308	PGG805441	
2016 cat excavator	308ER	0FJX06532	802149
2020 cat 308 e	308e		
2017 skidsteer	289D	TAW10343	

new 2024

xl00648

cat dozer (GAVE BACK NO NEED TO INS. D1LGP

2023 HURRICANE	drophammer attachment hd3700	24000959
2023 HURRICANE	drophammer attachment hd 3700	24501010

81g

w

y

5F11S1014C1004367

arrow board

arrow board

arrow board

arrow board

arrowboard

0163AB01

kaeser

Air compressor

WKA0N0760E5081852

CHECKED

2011 SULLAIR

AIR compressor

185DUQJD

201102160071

INGERSOIL RANDAL

AIR compressor

CBV447769

HOP027321

CPS185KDTFT4

PAVERS

7 total pavers

1994 #1

PAV-SAVER

060194-FHF918

CHECKED

#4

curbmaster fp2000

9410189

#3

curbmaster FP2000

9510190

CHECKED

pav saver

FROM HMC

CHECKED

paver
#5

1997 ADDED

curbmaster 3200 9110150 CHECKED
curbmaster pmfp 899167
PAV-SAVER 2292232 FHF287 CHECKED

TAILDRAGS (4)

HEM 013119-1 CHECKED
HEM 13119 CHECKED

2019

COREDRLS

weka
weka

Dk12 416851
Dk12 416850

LINE LOCATORS

ridgid reciver
ridgid reciver
rigid reciver

reciver 21329764 transmitter
reciver 21322287 transmitter
reciver transmitter

CONCRETE SAW

Husqvarna

core cut
core cut
target
magnum x
core cut
Husqvarna
Husqvarna

fs7000d 1366732001
cc6560 xls 1305724 CHECKED
cc6560 xls 137538
pro 65 111 276016 CHECKED
bf31101fl 626991
cc6560 xls 138850 dosen't work
soft cut 2000
soft cut 2000

Dowel pin drills

104-3964-20

minnich
minnich

no visible serial #

amida

power buggy 0006-65617 CHECKED

amida	power buggy	60303
generac	GENERATOR	
tsurumi	gp3600	170501433
firman	tpg4-7000hdx	70200
honda	pos5701	5123000542
cat	rp5500	ea7-3038879
	WATER PUMPS	
honda	gx120	on saw trucks
honda	gx160	gccjt-1143083
	handheld concrete vibrators	
honda	gx35	gcast-2143255
honda	gx35	gcast-2066199
honda	gx35	gcast-1347022
honda	gx35	gcast-1217145
honda	gx35	gcast-1296166
honda	gx35	gcast1330603
mbw	plate compactors	
wacker neuson	gp2000	5100018325
bomag		101870500694
Husqvarna	If80lat	
Husqvarna	If80	20196000190

VEHICLE/TRAILERS
UPDATED 12/5/25

TRUCK#	YEAR/MAKE	PLATE:	VIN#	EXPIRES:
	INTRANSIT REP			3/31/2025
	INTRANSIT REP			3/31/2025
BENNY	2022 GMC 2500 HD		1GT49REY2NF165806	11/4/2026
DANNY	2020 GMC SIERRA K	DC86131	1GT49PEYOLF161190	2/28/2026
EDUARDO	2015 GMC	DD19044	1GD321CG7FZ539544	2/28/2026
JUSTIN	2020 GMC SIERRA K	DE12642	1GT49REYOLF282314	2/28/2026
TONY	2024 GMC DENALI	ETS0015	1GT49XEY5RF255137	8/13/2026
VAN	2019 CHEVROLET	DD31550	1GCWGAFP7K1362730	2/28/2026
JOSH	2021 GMC	DF32915	1GT59NE73MF165543	2/28/2026
JORGE 30	2016 GMC	DD59564	1GD22REG4GZ330125	2/28/2026
28	2024 FORD 650	BD74345	1FDNF6DC7RDF03411	2/28/2026
PLOW 29	2012 FORD	DC22941	1FTBF3BT2CEB52885	2/28/2026
21	2005 FORD	BB96320	3FRWF75F65V141123	1/8/2026
#22 not runnir	2004 CHEVROLET	BD28243	1GBP7C1384F521124	12/15/2024
23	2001 GMC	BB96338	1GDJ7H1C31J501396	1/8/2026
2 YARD 24	2009 CHEVROLET	BB49660	1GBJK74K49E111979	2/28/2026
25	2011 FORD	BB62867	1FDUF5GT0BEA80785	1/8/2026
40	2021 PETERBILT	BC45663	1NPCL40X6MD733802	2/28/2027
35	2024 INTERNATIONAL	BD28245	3HSPCAPT5RN666388	1/8/2026
46	2006 FORD	BA67153	3FRNF65F66V228771	1/8/2026
47	2005 GMC	BB62862	1GDE5C1295F511070	2/28/2027
48	2009 GMC	BC45662	1GDE5C19X9F400496	1/8/2026
49	2005 FORD	BC45814	3FRNF65E85V122358	1/8/2026
51	1996 FORD	AB81715	1FDYL90E7TVA17164	1/8/2026
52	2014 PETERBILT	BD74335	2NP2HJ7X7EM235167	1/8/2026
53	1998 FORD	BB62869	1FDYF80E0WVA20123	1/8/2026
SOLD 4/12/25	2013 CATERPILLAR	BA76411	1HSJGKT3DJ155142	1/8/2026
55	2003 CHEVROLET	BD74334	1GBJ6J1CX3F501081	1/8/2026
56	2008 FREIGHTLINER	BB96542	1FVHCYDJ18HAA3856	1/8/2026
57	2018 PETERBILT	BB62870	1XPCD40XXJD481180	1/8/2026
58	2011 FREIGHTLINER	BB62868	1FVACYBS9BDZ0387	1/8/2026
73	2019 PETERBILT	BB62871	2NP2HM6X5KM265153	1/8/2026
75	2016 PETERBILT	BA76403	1XPCD40X8GD323218	1/1/2026
95	2018 PETERBILT	BB62863	1XPCD40X1JD467555	1/8/2026
SOLD 4/8/25	2017 PETERBILT	BB05375	1XPCD40X2HD413224	SELLING TO ALS
97	2017 PETERBILT	BB05376	1XPCD40X5HD413234	1/8/2026

VEHICLE/TRAILERS

UPDATED 12/5/25

	98 2016 PETERBILT	BA67154	1XPCD40X1GD323223	1/1/2026
	96 2026 PETERBILT	BE22055	1XPCD40X7TD780001	1/4/2026
	99 2017 KENWORTH	BD98112	1XKZD40XXHJ148084	2/28/2027
	44 2022 international	BD00189	3HSOCAOT2NN315528	1/8/2026
	68 2002 CHEV C7500	BD00190	1GBJ7H1C32J501893	1/8/2026
	2003 PETERBILT	NO PLATE	1XPADD0X03N589932	JIMMY HAS TITLE
	2009 GMC		1GDJ6C1G09F405457	USING FOR PARTS
PURC 8/16/24	2017 CAT TANK		3HTJGTRK4HN693299	SOLD 11/21/24
	TRAILERS			
	2003 EAGER BEAVER	E208609	112HAX35X3L061152	
	2018 ROLLSRITE	D827108	1R9FD4521JM356074	
	6 2014 LOAD TRAIL	E630493	4ZECH2024E1055759	
	1 2000 REDI HAUL	D194716	47SS091T3Y1016577	
	3 2003 CARRY ON	D194718	4YMUL101X3G044474	
	2 2004 MILLENNIUM	D194715	5MTBF182X4A000431	
	98 2019 CORAS	D934928	4C9C5D842KS072265	
	57 2019 CORAS	E034800	4C9C5D843KS071321	
SOLD 7/11/25	2019 CORAS	D827107	4C9C5D849KS072182	REMOVED INS 7/15
	44P 2020 CORAS	E175977	4C9C2D050LS071047	
	44L 2020 CORAS	E175976	4C9C5D439LS071046	
	97L 2020 CORAS	E356127	4C9C5D430LS071095	
	95P 2020 CORAS	E356128	4C9C5D05XLS071077	
	95L 2020 CORAS	E356129	4C9C5D437LS071076	
	40 2021 CORAS	E356126	4C9C5D057MS071085	
	97P 2020 CORAS	E356130	4C9C5D053LS071096	
	2025 CORAS	F017493	4C9CD849SS071016	
	2025 CORAS	S071018	4C9C5D842SS071018	
	2004 BIG TEX	B583258	16VCX162242E05382	
	96 2025 CORAS	F228007	4C9C5D847SS071127	
NO REG	1997 TALBERT	A309085	40FW04836V1015682	
	5 2001 GREAT LAKES	D194719	00DJV1212DV8089	NO TITLE
	4 1995 REBELLIOUS	D194717	UT05010RDT01510	NO TITLE
	7 2012 GREAT LAKES	C547578	44DJV94512DV0824 ?	NO TITLE
FOR 2024	YELLOW IS SOLD			
	GREEN IS PURCHASED			
	NOT SURE			

VEHICLE/TRAILERS
UPDATED 12/5/25

12/1/2025	lay-up for season			
1/7/2026	Renewed			

List of Proposed Subcontractors and Suppliers:

- 1 MESSINA CONCRETE CONCRETE
PO BOX 1173
MONROE , MI 48161
734-241-8390
- 2 AL'S ASPHALT PAVING
25500 BREST RD
TAYLOR, MI 48180
734-946-1800
- 3 SOD SOLUTIONS
14382 SUNBURY
LIVONIA, MI 48154
- 4 D'ANGELOS-BROTHERS SEWER
30750 W 8 MILE RD
FARMINGTON HILLS, MI 48336
248-476-6897
- 5 P.K. CONTRACTING STRIPING
1965 BARRETT
TROY MI 48084
(248) 362-2130
- 6 POCO, INC. SIGNS
4850 S. SHELDON ROAD
CANTON MI 48188
(734) 397-1677
- 7 EAST JORDAN FRAMES & GRATES
13000 NORTHEAST AVE
OAK PARK, MI 48237
(800) 231-3549
- 8 HD SUPPLY AND WASTE EDGE DRAIN
4901 DEWITT RD FRAMES & GRATES
CANTON, MI 48188
(734) 398-5950
- 9 Diponio Contraction LLC
51173 Simone Industrial

Charter Township, MI 48316
586-997-4150

10 T.H. Maged Service LLC.

P.O. Box 701421
Plymouth, MI 48174
734-417-5000

11 CI Contracting Inc

7135 Dan McGuire Dr. Suite B
Brighton, MI 48116
(248)446-9601

12 Paragon Ready Mix Inc

48000 Hixson Ave.
Utica, MI 48317
(586)731-8000

13 DAVIS OUTDOOR SERVICES

3795 CHILDS LAKE RD SUITE B
MILFORD, MI 48381

14 FINISHING TOOUCHE PHOTO & VIDEO

25095 25 MILE RD
CHESTERFIELD, MI 48051
586-749-3340

15 MICHIGAN JOINT SEALING INC

28830 W. 8 MILE RD
FARMINGTON HILLS, MI 48336

16 Those other Guy's

3460 Buno Rd
Milford, MI 48380

AIA[®] Document A310[™] – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Hard Rock Concrete, Inc.
38146 Abruzzi Drive
Westland, MI 48185

SURETY:

(Name, legal status and principal place of business)

Atlantic Specialty Insurance Company
605 Highway 169 North, Suite 800
Plymouth, MN 55441

OWNER:

(Name, legal status and address)

City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

BOND AMOUNT: Five Percent of Accompanying Bid ----- (5%)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT:

(Name, location or address, and Project number, if any)

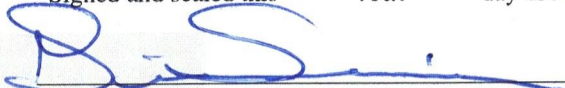
2026 Concrete Road Repair Program - Maintenance Contract 26-J AEW Project No. 0263-0045

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner 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. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this **10th** day of **February, 2026**


(Witness)

Hard Rock Concrete, Inc.

(Principal)

(Seal)

(Title)

Atlantic Specialty Insurance Company

(Surety)

(Seal)


(Witness)

(Title) **Susan L Small, Attorney-in-Fact**

Init.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Ian J. Donald, John L. Budde, Patrick E. Williams, Steven K. Brandon, Susan L. Small, T. J. Griffin, Terence J. Griffin**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

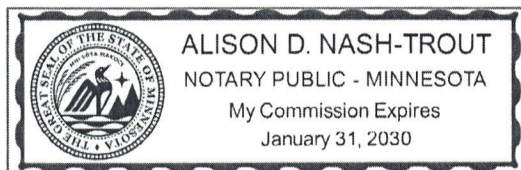
STATE OF MINNESOTA
HENNEPIN COUNTY



By


Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



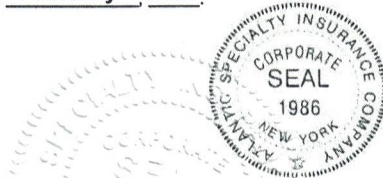


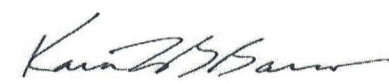
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 10th day of February, 2026.

This Power of Attorney expires
January 31, 2030





Kara L.B. Barrow, Secretary

2026 Concrete Road Repair Program – Maintenance, Contract 26-J

Sign-In Sheet

Livonia DPW Conference Room

February 3, 2026 @ 9:30 am

NAME	ADDRESS	PHONE	E-MAIL (Optional)
1. Ross Wilberding (AEW)	51301 Schweinhart Rd		
2. Kyle Therrian	4855 S Hill Rd Milford MI	248-308-6900	
Golefski Construction			
3. Tony Certola MA	4810 Oak Park Way Farmington (SEA) MI	818-8942	
4. Gino Santia	2300 Edinburg Waterford MI	248-308-384-5048	
GILES			
5. LEO SAKALINOW			
Greenshades	2300 Edinburg Way 1st	586-9150417	
FRED SQA. + Z	51515 Corridor, Shelby Twp	48315	
FLORENCE Cement Company		586-9616052	
HARD ROCK Concrete		734-641-3333	
38146 ABRUZZI DR.			
8. Hartwell Cement (William O'Malley)		248-648-5868	bill@hartwellcementco.com
21650 Fern Ave Oak Park	48237		
9. SEAN MORRISSEY			
GRIM & SONS, INC	46900 West Rd. Novi	248-798-8648	sean@grimsandsons.com
10. Fortifying Europa Cement	22500 Ryan Rd Farmington MI	586-2545900	zariqa.courtney@foe.com
11.			

ADDENDUM NO. 2

DATE ISSUED: February 6, 2026

PROJECT NUMBER: AEW Project No.: 0263-0045

PROJECT: Livonia Road Program: 26-J Maintenance

OWNER: City of Livonia
12973 Farmington Road
Livonia, Michigan, 48150

ENGINEER: Anderson, Eckstein and Westrick, Inc.
51301 Schoenherr Road
Shelby Township, Michigan 48315

The following changes to and/or clarifications of the Contract Documents will be incorporated in said Contract Documents and such changes shall be allowed for in the price bid by the Contractor, such that the price indicated in the Bid Form shall represent the conditions as set forth in the original Contract Documents as modified by this Addendum.

Acknowledgement of receipt of this Addendum and the Bidder's Acceptance of these revised conditions prior to submittal of bid shall be indicated by adding the Addendum number and Date on Page 1 of the Bid Form.

CONTENTS OF ADDENDUM NO. 02:

1. Meeting Minutes from the Mandatory Pre-Bid Meeting
2. Response to Vendor questions

The following changes have been made to the Contract Documents

1. Special Provision: Liquidated Damages
 - A. Penalty of \$100 / hour imposed if silt sacks are not maintained.
 - B. Contractor will have three working days to remove tree and stump debris. Holidays and weekends are not included.
2. Special Provision: Tree Removal:
 - A. Oak Tree removal date restrictions.
3. Special Provision: Concrete Scaling:
 - A. Added Special Provision for defective work due to concrete scaling.
 - B. Contractor responsible for correcting or replacing concrete if scaling occurs.

Clarifications

1. Trash and recycling collection must be maintained during construction. The contractor is responsible for coordinating trash and recycling pickup with the collection services at no additional cost to the city. Typically trash and recycling can be moved to the opposite side of the street. This includes wheeled and non-wheeled trash and recycling cans, trash bags next to cans, yard waste bags, and all other rubbish permitted for pickup by the collection services.
2. Leaves become an issue late in the season. The contractor may need to blow leaves off the street into the greenbelt on or after October 15th at their own cost. The engineering department will coordinate leaf pickup prior to construction if warranted.
3. The city will not come by at cut tree canopies prior to work commencing. If a tree branch is broken during construction, the contractor will be responsible for cutting the branch at their own expense so that there is a clean cut.

**ANDERSON, ECKSTEIN & WESTRICK, INC.**

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

MANDATORY PRE-BID MEETING AGENDA

2026 Livonia Concrete Road Repair Program – Maintenance

Contract 26-J

AEW Project No. 0263-0045

Tuesday, February 3, 2026, 9:30 A.M.

1. Introduction

- a. Gus Kandah – City Purchasing Manager
- b. City Engineering and DPW – Project Overview
- c. AEW- Contract Documents, Construction Engineering
- d. Attendees must sign in to be considered an eligible bidder
- e. Questions will be taken at end of meeting and responses provided in writing.

2. Project Summary

- a. Project includes 22 Miscellaneous locations throughout the city.
- b. Maintenance patches on WB Schoolcraft.
- c. Maintenance streets throughout the city.
- d. All miscellaneous and maintenance patches will be marked with paint in the field. Patches shown on plans are for bidding purposes only.
- e. Trees shown on the plans for removal are for bidding purposes only and will be marked in the field.

3. General

- a. If the work has been completed satisfactorily, the city may accept extension of contract unit prices through 2028 program.
- b. Bids shall be submitted via the MITN website.
- c. Any questions prior to the bid opening shall be directed to Gus Kandah (gkandah@livonia.gov). The last day for questions is February 5, 2026, at 12:00 P.M.
- d. The bid opening will be conducted virtually via Zoom. Bidders wishing to attend the * bid opening shall use the following information:
 - i. Website: <https://us02web.zoom.us/j/82294127641>
 - ii. Phone #: (312) 626-6799
 - iii. Meeting I.D.: 822 9412 7641
- e. Contractor must provide list of five (5) successfully completed projects in the last five (5) years equal in scope (i.e. road project) and each totaling more than \$1,500,000.00 minimum per year for bid to be considered.
- f. Submissions will be evaluated for unbalanced unit prices. If it is determined that a submission is considered an unbalanced bid, it may be disqualified from acceptance or negotiated prior to award.

4. Progress Clause

- a. Open to traffic by August 31, 2026.



- b. Entirely complete by September 14, 2026.
 - i. 50% restoration pay will be withheld until restoration is acceptable. If not acceptable by October 1, 2026, funds withheld will be forfeited by contractor.
- c. Construction operation between 7:00 am and 7:00 pm excluding holidays. No work permitted on Sunday.
- d. Progress Limitations and Liquidated Damages:
 - i. Concrete on Maintenance streets shall be paved within 48 hours of removal.
 - 1. Subject to liquidated damages of \$1,000/day.
 - ii. Inactivity of controlling items shall not exceed 7 calendar days.
 - 1. Subject to liquidated damages of \$1,500/day.
 - iii. Trees not designated for removal shall not be damaged by construction operations.
 - 1. Subject to liquidated damages of \$3,000/ incident
 - iv. Once tree stumps are grinded, stump grindings and tree removal debris shall be cleaned up and removed from the site within 72 hours (3 working days).
 - 1. Subject to liquidated damages of \$500/day.
 - v. All restoration shall be completed within 14 days after concrete is complete.
 - 1. Subject to liquidated damages of \$1,000/day.
 - vi. Once restoration is complete, the construction influence area shall be clean and free of traffic control devices within 7 days.
 - 1. Subject to liquidated damages of \$500/day.

5. Special Provisions

- a. Aggregate Base, Special:
 - i. Includes crushed concrete and a geotextile separator (not a separate pay item).
 - ii. Includes all necessary earth excavation, grading, and embankment required to prepare the subgrade for aggregate base.
- b. Traffic Control:
 - i. Part width construction methods shall be used. Work shall only be performed on one half of the road at a time unless otherwise approved by the City.
 - ii. Limit maintenance segments to one-way traffic unless otherwise approved by the engineer.
 - iii. Miscellaneous locations which may be near or within the construction influence area of one another will be paid for as one each to cover both or all affected locations.
 - iv. All signs, channeling devices, and barricades shown on the typical MOT plans shall be included in the cost of traffic control.
 - v. If additional signage not shown on the typical MOT plans is requested by the Engineer, the additional signs will be paid for using the Sign, Type B pay items.
 - vi. Maintenance and sidewalk activities shall be performed simultaneously.
 - vii. Limit construction traffic on the streets outside of the designated repair areas to the greatest extent possible. Contractor shall provide a trucking route plan to the City at the preconstruction meeting.
 - viii. Provide quality barricades, signs and barrels for acceptance in order to receive payment on maintenance of traffic (MOT) items.



- c. Tree and Stump Removals (pages 18 – 24 Special Provisions):
 - i. Stump removal, root grinding, backfill and regrading operations within the stump area (3 ft from the stump) are included in the tree removal pay item.
 - ii. Provide an even grade between the top of curb and face of walk in the Right-of-Way (ROW).
 - iii. Surface roots, overburden, or higher grades outside of the limits of the stump area will be paid for separately as Surface Root Removal.
 - 1. This pay item only applies where an unsightly, uneven grade is left after removal of a tree at the discretion of the Engineer.
 - iv. Tree roots within the proposed road cross section and alignment shall be trimmed and paid for as Tree Root, Grind. These are not to be removed or destroyed by heavy equipment such as dozers, loaders or excavators etc.
 - v. Dispose of all removed tree and stump material daily. Overnight stockpiling of logs and/or wood chips will not be permitted in/or near the work area.
 - vi. Contractors will need to find their own disposal site for any tree roots removed. Mid-Michigan Recycling has historically accepted trunks and branches but not roots due to the soil mixed in.
 - vii. Measurement and payment for tree removal, stump removal, and grinding will be made once tree grindings are removed from the site and a level grade has been established.
 - viii. Oak trees marked for removal shall be removed before April 15, 2026, or after August 1, 2026.
- d. Soil Erosion and Sedimentation Control:
 - i. Must be in place prior to any saw cutting operation.
 - ii. Must use specified silt sack.
 - iii. Replace regularly, as directed by the engineer and within 24 hours of rainfall.
 - 1. Failure to address will result in \$100/hour assessment.
- e. ADA Ramps:
 - i. Curbed ramps expected in most locations.
 - ii. Any landscaping materials such as wood timbers, block, stones, wooden fence shall be 2 feet offset from right-of-way line.
- f. Driveways:
 - i. Provide curb drops at all driveways, regardless of existing curb profile
- g. Underdrain (page 37 Special Provisions):
 - i. Type "S" underdrain only (N-12 by ADS). Flexible rolls of underdrain are not acceptable.
 - ii. Install underdrain in patches containing catch basins. Place underdrain along the full length of the patch containing the catch basin unless otherwise approved by the engineer.
- h. Irrigation and restoration:
 - i. Contractor shall repair any irrigation system damaged by operations.
 - ii. In many cases, coordination will be required with homeowners.
 - iii. Repairs must be completed prior to restoration

**6. Additional Information:**

- a. If concrete scaling occurs within the maintenance and guarantee period, the contractor shall be responsible for replacing the affected concrete or implementing a corrective measure approved by the engineer.
- b. Salvaged frames and covers that are being replaced with new ones shall be delivered to the DPW storage yard at 32205 Glendale, Livonia, MI 48150
- c. Standard MDOT pay items shall be constructed in accordance with current MDOT standard plans and special details.
- d. Deficient pavement thickness will be subject to penalties (page 41 Special Provisions)
- e. Crew days calculation, especially if over 8 hours in a day (page GR-4, General Requirements). If the multiple concurrent construction operations requiring additional AEW inspectors will count towards additional crew days.
- f. It is possible there will be streets removed from the project based on available budgeted funds. If so, bid amounts for general items particularly "Mobilization, Max \$45,000", "Audio Visual Record of Construction Area" and "Crew Days" will be reduced in the same proportion prior to project award.
- g. G2 to provide testing for project.
- h. Wayne County Permit is required before any work commences.

7. Questions

- a. How many inches do tree stumps need to be grinded?
 - i. When within the stump area roots need to be grinded 18 inches. Overburden roots outside of the stump area need to be grinded 8" from the grade line between the face of the sidewalk and back of curb. The goal is to ensure restoration can be completed outside of the stump area and a new tree can be planted within the sump area.
- b. Will sidewalks adjacent to trees called for removal be replaced?
 - i. Sidewalk adjacent to a tree being removed typically is not replaced. If sidewalk does need to be replaced due to tree removal operations, aggregate base is not necessary under the sidewalk.
- c. Can anti-scaling additives be added to the concrete?
 - i. The contractor will be required to submit a mix design for review and approval. The contractor may submit a mix design which include anti-scaling additives at their own expense.
- d. Will the exit ramp on WB Schoolcraft just east of Levan be closed during construction on Schoolcraft?
 - i. The ramp will remain open during construction.
- e. Are there any specs requiring minimum unit prices for certain pay items?
 - i. There are no minimum unit prices, but all bids will be evaluated and unbalanced bids may be modified or rejected.
- f. Are quantities on the bid form for items like structures covers exact?
 - i. Patches shown on the project log are for bidding purposes only and repair areas will be marked in the field. The quantities for items like structure covers therefore are not exact and will likely change.



- g. Can MDOT prequalification be included with the bid documents?
 - i. Additional documents can be submitted with the required documents. MDOT prequalification cannot be used to replace required documents or qualification requirements.

CITY OF LIVONIA
SPECIAL PROVISION
FOR
LIQUIDATED DAMAGES

AEW / rtw

1 of 1

0263-0045

Contractor and Owner recognize that time is of the essence and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified herein, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner \$1,500.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) for Substantial Completion until the Work is substantially complete.
2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner \$1,500.00 for each day that expires after such time until the Work is completed and ready for final payment.
3. Liquidated damages for failing to timely attain Substantial Completion and Final Completion are not additive and will not be imposed concurrently.

Additionally, the Owner and Contractor agree that as liquidated damages:

Progress Limitations & Partial Liquidated Damages

During the maintenance activities, the Contractor shall have a forty-eight (48) hour limit (including Holidays) from the time that pavement is removed until the time that concrete has been placed to complete the pavement repair (weather permitting). Each day after the forty-eight (48) hour limit has elapsed will result in an assessment of liquidated damages in the amount of \$1,000 / day per location. Contractor inactivity on controlling work items exceeding seven (7) calendar days (including Holidays) will be subject to an assessment of liquidated damages in the amount of \$1,500 / day until progress on controlling work items has been re-established.

Restoration

After all concrete work has been completed on both sides of the street (pavement, driveways and sidewalks) and approved by the City / Engineer, the Contractor will have fourteen (14) calendar days (including Holidays) to fully complete the restoration, per location. Failure to have the restoration completed after fourteen (14) calendar days from the date of concrete approval will be subject to an assessment of liquidated damages in the amount of \$1,000 / day, per location, until the restoration work is completed.

Cleanup

After the concrete and restoration items are completed, the Contractor will have seven (7) calendar days, per location, (including Holidays) to clean up the construction influence area and remove all traffic control devices. Failure to clean up the construction influence area and remove

AEW / rtw

2 of 2

0263-0045

all traffic control devices within seven (7) calendar days of restoration completion will be subject to an assessment of liquidated damages in the amount of \$500 / day, per location, for each day until the work is completed.

Tree Protection

Trees which are not designated for removal shall not be damaged by construction operations. Material and equipment are prohibited from being stored within 20 ft of an established tree trunk. Extreme caution is to be taken when operating equipment near trees which are not designated for removal. If a tree designated to remain is damaged due to contractor operations, the Contractor will be assessed liquidated damages in the amount of \$3,000 per incident.

Tree and Stump Debris Removal

The Contractor shall have a seventy-two (72) hour limit (three working days) from the time that the tree stump has been ground until the time that the stump grindings and other tree removal debris are cleaned up and removed from the site per location. Each day after the seventy-two (72) hour limit has elapsed will result in an assessment of liquidated damages in the amount of \$500 / day per location until the work is completed.

Cleaning Silt Sacks

The contractor shall maintain silt sacks within 24 hours of rainfall and when directed by the Engineer. Each hour after the 24-hour limits has elapsed will result in an assessment of liquidated damages in the amount of \$100 / hour per location.

CITY OF LIVONIA
SPECIAL PROVISION
FOR
TREE REMOVALS

AEW / rtw

1 of 1

0263-0045

a. Description. This item of work consists of removing trees in accordance with Section 202 of the MDOT 2020 Standard Specifications for Construction. This item has been modified to include removal of all debris left behind from the tree and stump removal operations on the same day as stump grinding.

b. Materials. None

c. Construction. All work shall be performed in accordance with Section 202 of the MDOT 2020 Standard Specifications for Construction, the City of Livonia Specification for Tree and Stump Removal (Special Provision Page S-1 – S-4), and as modified herein.

Dispose of all removed tree and stump material daily. [SS1]The City will not provide storage facilities for temporary stockpiling of wood or chip material. Overnight stockpiling of logs and/or wood chips will not be permitted in/or near work areas.

Oak trees designated for removal shall only be taken down prior to April 25, 2026, or after August 1, 2026.

d. Measurement and Payment. The completed work, as described, will be measured and paid for at the contract unit price using the following pay item(s):

Pay Item	Pay Unit
Tree, Rem, 6 inch to 18 inch, Modified	Each
Tree, Rem, 19 inch to 36 inch, Modified	Each
Tree, Rem, 37 inch or Larger, Modified	Each

Measurement and payment for this item of work will be made once tree root grindings are picked up and removed from the site.

CITY OF LIVONIA
SPECIAL PROVISION
FOR
CONCRETE SCALING

AEW / sds

1 of 1

0263-0045

a. Description. This special provision establishes the requirements for evaluating and accepting concrete surfaces affected by scaling. Defective work includes, but is not limited to, concrete scaling as defined herein. In accordance with Article 14 of the General Conditions, the Engineer has full authority to determine whether Work is defective, and to reject defective work.

b. Construction. Unsightly appearance of the concrete surface causing concern to homeowners or business reported within the maintenance and guarantee period shall be evaluated by the Engineer for scaling.

Scaling is defined as local flaking or peeling away of the near surface portion of hardened concrete or mortar. This includes entire, cohesive scaled areas or localized, clustered scaling where numerous small areas of the surface have scaled but may not be connected.

The contractor acknowledges scaling covering 25% or more of any road, driveway, or sidewalk slab, evaluated between construction joints shall be considered defective due to scaling.

The Engineer retains sole authority to reject defective concrete without considering corrective measures. Rejected work shall be removed and replaced. The contractor shall correct, or remove and replace defective work unless otherwise approved in accordance with these specifications.

c. Measurement and Payment. All costs associated with correcting, or removing and replacing defective work shall be borne entirely by the Contractor at no cost to the Owner.

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

19. REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC.: for construction engineering services for the 2026 Concrete Road Maintenance/Selective Slab Program (Contract 26-J). (CR 336-21)

Todd Zilincik, City Engineer, asked for approval to amend the contract with AEW as they have been working with the City since 2008 and ensure standards are upheld to keep the residents and the City safe from any problems that may occur on-site.

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

DIRECTION:

APPROVING

CONSENT



LETTER TO THE LIVONIA CITY COUNCIL

19.

Engineering
February 11, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO AMEND THE CONTRACT WITH ANDERSON, ECKSTEIN & WESTRICK, INC.: for construction engineering services for the 2026 Concrete Road Maintenance/Selective Slab Program (Contract 26-J). (CR 336-21)

BACKGROUND DETAILS

The City Council approved Qualification Based Selection (QBS) firms pursuant to Council Resolution No. 336-21, adopted November 22, 2021, to perform all professional engineering services on various federal, state and locally funded projects through fiscal year 2026. Under this procedure, we are recommending that Anderson, Eckstein & Westrick, Inc. (AEW) continue as our consultant for the 2026 Concrete Road Maintenance/Selective Slab Program. See the attached letter dated February 11, 2026, from AEW for the construction engineering services.

The estimated construction costs in the amount of \$1,491,827.00 for the 2026 Concrete Road Maintenance/Selective Slab Program, which forms the basis for the Engineering contract, is shown on the attached sheet.

In order to proceed with these projects, it is respectfully recommended that the Council take the following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with Anderson, Eckstein & Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 in the amount of \$186,478.00 for Construction Engineering for the 2026 Concrete Road Maintenance/Selective Slab Program. These amounts are based on construction cost estimates and may be adjusted based on final quantities constructed.
- Authorize an expenditure in the amount of \$186,478.00 from budgeted funds in the Road, Sidewalk and Tree Fund, Account Number 204-447-818-102.
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

In order to proceed with these projects, it is respectfully recommended that the Council take the

following actions:

- Authorize the Mayor and the City Clerk to execute an amendment to the Engineering contract with Anderson, Eckstein & Westrick, Inc., 51301 Schoenherr Road, Shelby Township, Michigan 48315 in the amount of \$186,478.00 for Construction Engineering for the 2026 Concrete Road Maintenance/Selective Slab Program. These amounts are based on construction cost estimates and may be adjusted based on final quantities constructed.
- Authorize an expenditure in the amount of \$186,478.00 from budgeted funds in the Road, Sidewalk and Tree Fund, Account Number 204-447-818-102.
- Authorize the City Engineer to approve minor adjustments in the work, as required.

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)

\$186,478.00

DETAILED WORK BEING PERFORMED

N/A

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

\$186,478.00 from Account No. 204-447-818-102.

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

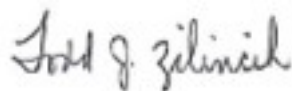
N/A

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Qualification Based Selection (QBS) Firm

ATTACHMENTS

1. AEW CE Proposal for Contract 26-J, 2.11.26

APPROVED BY



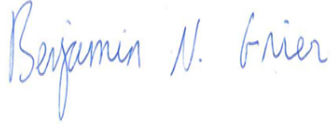
Todd Zilincik, P.E., City Engineer

Date: February 12, 2026



Date: February 12, 2026

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



Date: February 17, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: February 18, 2026

Carter Fisher, City Attorney



Date: February 18, 2026

Maureen Miller Brosnan, Mayor



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

February 11, 2026

Todd Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, Michigan 48150

Reference: Proposal for Professional Services – Construction Engineering
2026 Concrete Road Repair Program: 26-J Maintenance
City of Livonia

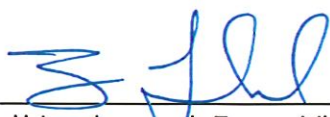
Dear Mr. Zilincik:

Thank you for considering our firm to provide engineering services on the project referenced above. The enclosed Exhibit A, "Project Specific Scope of Services, Project Schedule, Payments to Consultant," has been prepared for this project in accordance with the Professional Services Contract between the City of Livonia and Anderson, Eckstein and Westrick, Inc. Please let us know if you have any questions regarding the enclosed exhibit.

Thank you for considering our firm for continued participation of this very successful Road Program.

Sincerely,

Anderson, Eckstein and Westrick, Inc.



Scott Lockwood, Exec. Vice President

EXHIBIT A

PROJECT SPECIFIC SCOPE OF SERVICES, PROJECT SCHEDULE, PAYMENTS TO CONSULTANT

The information contained in this Exhibit applies only to the following project:

Project Title: **2026 Concrete Road Repair Program, Construction
Engineering Services for Contract 26-J**

This is an exhibit to the contract dated November 22, 2021 pursuant to Council Resolution No. 336-21 between the City of Livonia, and Anderson, Eckstein, and Westrick, Inc. (AEW), whose address is 51301 Schoenherr, Shelby Twp., Michigan 48315.

This Exhibit acts as a duly executed written instrument that amends, supplements, modifies, or cancels certain portions of the contract, as provided in Article 8.01 of the contract.

A. SCOPE OF SERVICES, INCLUDING MATERIAL QUALITY CONTROL PROGRAM

The CONSULTANT is requested to provide construction engineering services for the 2026 Concrete Road Repair Program for maintenance and selective slab work. The roads to be included in the program are as follows:

Planned Preventative Maintenance:

Street	From	To
Glen Eagles Drive	Turnburry Drive	Muirfield Drive
Muirfield Drive	Augusta Drive	Glen Eagles Drive
WB Schoolcraft Road	Levan Road	WB 1-96 Off Ramp
Westfield Street	Merriman Road	Middlebelt Road
Cavell Avenue	Dover Avenue	Grandon Avenue
25 Miscellaneous Locations	DPW Roads Selected Locations	

SCOPE OF CONSTRUCTION ENGINEERING SERVICES:

The Construction Engineering Services to be provided for this project shall include the following:

1. **Contract Administration Services** includes the preparation of monthly progress pay estimates, to be submitted to the CITY in accordance with an agreed upon pay estimate schedule. Pay estimates will be prepared by the CONSULTANT, based on the CONSULTANT's estimated and measured field quantities as recorded in the Construction Observer's Daily Reports. This service will also include assisting the CITY to resolve contractor project claims for extra compensation and contract document interpretation. The CONSULTANT will also review the Contractor's proposed project schedule, to monitor compliance with the approved contract documents. The CONSULTANT will prepare the final pay estimate and balancing change order and submit to the contractor along with a request closeout documents as outlined in the Contract Documents. The CONSULTANT will review the partially

executed final pay estimate and balancing change order as well as all final closeout documents prior to forwarding to the CITY for execution. Complaint resolution services are included as part of this task, and will include the preparation of a complaint log with the issue followed to disposition in the best interest of the CITY.

2. **Construction Staking Services** provided during the construction phase shall consist of the required staking for line and elevation of specific contract items such as pavement replacement for long areas (over 400 feet) or total reconstruction, and curb and gutter replacement when over 400 feet in length or the entire pavement section on reconstruction projects. The existing pavement will be surveyed prior to total removal so that the high points and low points can be re-established and necessary corrections made to specific problem areas that were not properly draining. Staking will be at a minimum of 50-foot intervals and includes the top of curb grade only. Offsets will be discussed with the contractor.
3. **Construction Observation Services** shall consist of documenting the Contractor's work and progress. Construction Observer's Daily Reports will be prepared documenting pay item quantities and the general work progress of the day. The Construction Observer will also perform Quality Assurance checks of line and grade for compliance with the survey stakes. The on-site Construction Observer will compel the contractor to resolve citizen complaints on a daily basis, which may arise during the course of construction. The Construction Observer will also interact with the Contractor's on-site supervisory personnel. The CONSULTANT's Construction Observer will notify the Contractor and document when work is in non-compliance.
4. **Project Oversight** shall consist of supervision by the CONSULTANT's Project Manager or Construction Observation personnel. This service will include processing the review of shop drawings as required in the contract documents, and providing assistance for the resolution of construction issues, which may arise during the project construction phase of the project. These services also include providing recommendations to the CITY regarding construction claims for extra compensation from the Contractor. The CONSULTANT will negotiate and prepare change orders as required. The CONSULTANT will encourage the Contractor to provide prompt citizen complaint resolution, review of project progress for compliance with approved schedule and provide recommendations to the CITY for penalties and/or changes to the Contract.

The CONSULTANT will coordinate the efforts of the material testing sub-consultant and review materials testing reports to assure compliance with the contract documents and will provide appropriate recommendations to the CITY. The CONSULTANT will lead the preconstruction meeting and progress meetings. The CONSULTANT will review and draft resident notices to be hand delivered by the Contractor. The CONSULTANT will participate in other CITY initiated resident communication.

The CONSULTANT will attend up to four Public Informational Meetings with CITY Staff, to meet with residents to review the approved construction program and the approved traffic control program, and discuss the anticipated impacts.

B. PROJECT SCHEDULE:

Construction is anticipated to begin in mid-April and be completed by September 2026.

C. PAYMENTS TO CONSULTANTS

The CONSULTANT will be paid at the attached hourly rates with a not to exceed amount based on Attachment A, Engineering Fees by Construction Value and Type of Project. Fees are based on a construction amount of \$1,491,827.00. Fees shall not exceed \$186,478.00 without prior approval from City Council for Construction Engineering (CE).

In Witness Whereof, the City and Consultant, by and through their duly authorized officers and representatives, have executed this Contract.

In the Presence of:

CITY OF LIVONIA, a Michigan
Municipal Corporation

By: _____
Maureen Miller Brosnan, Mayor

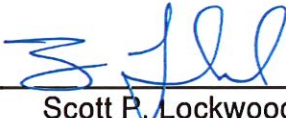
By: _____
Lori L. Miller, City Clerk

In the Presence of:



Digitally signed by Ross
Wilberding
DN: C=US,
E=rwilberding@aewinc.com,
O="Anderson, Eckstein &
Westrick, Inc.", CN=Ross
Wilberding
Date: 2026.02.11 13:17:46-05'00'

Anderson, Eckstein and Westrick, Inc.

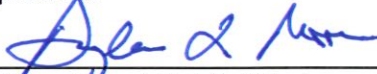
By:  2026.02.11 13:06:31-05'00'

Scott P. Lockwood, P.E.

Ross T. Wilberding _____

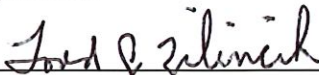
Its: _____ Executive Vice President

Approved:



Director of Public Works

Approved:



Todd J. Zilincik, P.E.
City Engineer

Pursuant to Council Resolution:

Approved:

No.: _____

Benjamin N. Grier, JD, CPA
Director of Finance

Adopted on: _____

Approved as to form:

Carter Fisher
Department of Law

CITY OF LIVONIA 2026 CONCRETE PROGRAM

HOURLY CHARGE RATES

<u>EMPLOYEE CLASSIFICATION</u>	<u>HOURLY CHARGE RATE</u>
PRINCIPAL ENGINEER / SURVEYOR / ARCHITECT	\$ 196.90
SENIOR PROJECT ENGINEER / SURVEYOR / ARCHITECT	180.60
LICENSED ENGINEER / SURVEYOR / ARCHITECT	163.50
GRADUATE ENGINEER / SURVEYOR / ARCHITECT	135.00
TEAM LEADER	135.00
ENGINEERING AIDE III	111.80
ENGINEERING AIDE II	105.00
ENGINEERING AIDE I	97.90
ENGINEERING AIDE TRAINEE	83.90
SECRETARIAL (Special Projects)	53.10
SURVEY FIELD (3 PERSON CREW)	272.70
SURVEY FIELD (2 PERSON CREW)	237.80
SURVEY FIELD (1 PERSON CREW)	181.80
CONFINED SPACE ENTRY CREW (2 PERSON)	293.60
DATA COLLECTOR (SURVEY CREW)	36.40
GPS SURVEY EQUIPMENT	89.50

**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING
AND TECHNOLOGY COMMITTEE MEETING
FEBRUARY 25, 2026
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on February 25, 2026, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Carrie Budzinski, Chair
Patrick Brockway, Vice Chair
Eileen McDonnell, Member

Committee Members Absent: None

City Officials Present: Kayleigh Reid, Council President
Brandon McCullough, Councilmember
Carter Fisher, City Attorney
Eric Goldstein, Assistant City Attorney
Sydnee Rogers, Assistant City Attorney
Mark Taormina, Planning and Economic Dev. Director
Aarica Smith, Director of Government Affairs
Jerome Hanna, Inspection Director

Additional attendees: See the attached list.

- | |
|---|
| 1. The subject matter of blighted and vacant businesses on Plymouth Road. (CR 90-25). |
|---|

The Committee meeting commenced at 7 PM and discussion was led by Carrie Budzinski, Committee Chair.

This item was originally discussed in committee in May 2025. A motion was put forth to have the Administration offer a report and recommendation to update the fee schedule to be more aggressive and provide for a compounded annual rate. Within the Home Rule Cities Act, an ordinance can be passed that would allow the city to prevent a property owner from moving forward in a development project at one site if another is considered vacant/blighted.

City Attorney Carter Fisher provided an update on the Administration's work on this issue and recommends expanding the ordinance department's ability to issue civil infractions allowing for ticket issuance and actionable enforcement options outside of court. There is a possibility of using nuisance laws for serious offenders and the legal options related to Home Rule is being worked on. Presently fines are limited to \$500 per issue, per the Charter, Council may choose to re-evaluate that.

Director of Inspection, Jerome Hanna, provided additional background information. All businesses in Livonia are inspected each year. Vacant properties are registered, their exteriors inspected/cited as needed but interior inspections are not done until the building is set to be reoccupied.

Council discussed options for inspecting the interior of vacant properties on a regular basis regardless of occupancy – including the possibility of using a third-party company (Safe Built) to avoid burdening the department or putting staff at undue safety risk.

Council also discussed the possibility of expanding the ordinance request from Law related to 911 abuse calls requesting help from LFD by local senior facilities to include calls to LPD related to blighted businesses (notably trespassing).

Councilmembers discussed having a more detailed discussion on notable commercial buildings that are vacant and blighted in a different committee at a later date.

Residents shared their thoughts on blight and offered recommended action.

The Committee recommends:

- Motion put forward by Council Vice President Patrick Brockway requesting the Law Department draft an ordinance on expanding the ability of the inspection department to issue civil infractions for vacancy and blight

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**

2. The subject matter of data centers and attendant zoning related issues. (CR 02-26)

It was noted that topic was put into committee instead of a direct motion to allow time for research and for the city to be proactive and not reactive. Currently there are no pending proposals for a data center in Livonia.

Schoolcraft College student Naz Cimsit gave a presentation on research on this topic. Items of note:

- In 2024, 4% of energy was used by data center; In 2025 it has increased to 12%
- Data Centers use the amount of electricity of 2,000 households daily and have shown to cause water contamination and drought. Noise pollution is also a threat that can be disruptive and result in hearing loss.
- Cimsit spoke with Dr. Patrick Brody at the University of Dublin and in Ireland there have been increased energy costs for citizens and even blackouts
- German Energy Efficiency Act is a notable model for Livonia and calls for all data centers to have closed loop heat and water systems, frequent energy audits and public reporting on energy use.
- Cimsit noted that smaller size data centers are increasingly being proposed and due to Michigan's state-wide incentives there is an increase possibility that these centers would look to locate in Livonia.
- It was noted that carbon-offsetting is often done outside of the community of development and Livonia should avoid allowing investors to do that.

Planning Director Mark Taormina noted that data centers are currently a permitted-use in the industrial district.

Residents spoke on their concerns about data centers, offered suggestions for action and noted that some businesses have internal use only data centers that should not be impacted by a new ordinance.

The Committee recommends:

- Motion put forward by Council Vice President Patrick Brockway requesting the Law Department draft a one-year moratorium on data centers to allow time to update zoning ordinances to reflect best practices for building standards using the German Energy Efficiency Act as a model.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**

3. The subject matter of limiting the number of gas stations and car washes in the city. (CR 04-26)
--

This item was put in committee by Vice President Patrick Brockway and he introduced note surrounding communities that have placed moratoriums on car washes and gas stations.

City Attorney Carter Fisher noted that moratoriums require motivation based on fact finding that can be centered on public health, the environment and commercial saturation. He cautioned that too many active moratoriums weaken the credibility of all of them and at this time Livonia has pending proposals for moratoriums on car washes and data centers.

Councilmembers discussed the merits and unintended consequences of moratoriums – noting that there is less investment in the NE section of Livonia and residents in that area may prefer a car wash to a vacant property. It was also noted that gas stations and car washes require a use waiver and Council has broad discretion on whether or not to approve those requests. It was decided that at this time it is best to take no new action and leave the item in committee.

The Committee meeting adjourned at 9 PM.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of March 9, 2026**



Carrie Budzinski, Committee Chair

ECONOMIC DEVELOPMENT, STRATEGIC PLANNING AND TECHNOLOGY
COMMITTEE MEETING
FEBRUARY 25, 2026 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS*

*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Hunter Anderson Youth Commission

Barbara Glover resident

Jerry Karasinski

Julian Partida resident

Sydney Rogers law Dep.

Christina Urso Resident

Donna Willbanks Resident

Annie Wilk Resident

Selma Ba Resident

Jerome Hanna Inspection

Amanda Smith Gen Affairs

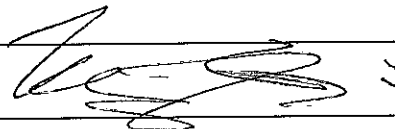
Frankie resident

Laura McEl

Laura Shoemaker Resident

Patti Riggs

Naz Ernst





LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
February 4, 2026

MEETING DATE

EDSPT022526/R030926

PRESENTED BY

Carrie Budzinski Chair
Patrick Brockway Vice Chair
Eileen McDonnell Member

AGENDA ITEM

The subject matter of blighted and vacant businesses on Plymouth Road. (CR 90-25)

BACKGROUND DETAILS

An Economic Development, Strategic Planning and Technology Committee meeting took place on May 12, 2025 and was reported at the Regular Meeting of May 19, 2025.

At the Regular Meeting of March 31, 2025:

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

#90-25 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Rob Donovic, at the Regular Meeting held March 31, 2025, the Council does hereby refer the subject matter of blighted and vacant businesses on Plymouth Road to the Economic Development, Strategic Planning 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 presented.

ATTACHMENTS

1. EDSPT022526 LTC blighted/vacant biz on Plymouth Rd
2. R051925 Updated fee schedule and compounded annual penalty to ADMIN CR 162-25
3. EDSPT051225 Final Minutes
4. EDSP051225 LTC blighted/vacant biz on Plymouth Rd
5. R033125 Subject matter of blighted and vacant businesses on Plymouth Rd to EDSP CR 90-25

APPROVED BY

Regular Meeting Minutes of May 19, 2025

Councilmember Budzinski reported on the subject matter of blighted and vacant businesses on Plymouth Road, as discussed at the Economic Development, Strategic Planning, and Technology Committee Meeting of May 12, 2025, and indicated the matter will remain in committee. (CR 90-25)

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

#162-25 RESOLVED, that upon the motion by Councilmember Lynda Scheel, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held May 19, 2025, and having considered the report and recommendation of the Economic Development, Strategic Planning and Technology Committee, dated May 12, 2025, submitted pursuant to Council Resolution 90-25, regarding blighted and vacant businesses on Plymouth Road, the Council does hereby refer the subject matter of an updated fee schedule and compounded annual penalty for blighted/vacant properties to the administration for its review, report and recommendation.

<i>REGULAR AGENDA ITEM 7a. (Regular Meeting of May 19, 2025)</i>
--

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

**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING
AND TECHNOLOGY COMMITTEE MEETING
MONDAY, MAY 12, 2025
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on Monday, May 12, 2025, at Livonia City Hall in the City Council Chambers on the 2nd floor.

Committee Members Present: Carrie Budzinski, Chair
Scott Morgan, Vice Chair
Lynda L. Scheel, Member

Committee Members Absent: None

City Officials Present: Martha Ptashnik, Council Vice President
Rob Gjonaj Donovic, Councilmember
Laura M. Toy, Councilmember
Carter Fisher, City Attorney
Mark Taormina, Planning and Economic Dev. Director
Jerome Hanna, Inspection Director
Robb Drezwicki, Director of Government Affairs
Jacob Uhazie, Assistant Planning Director

Additional attendees: See the attached list.

1. The subject matter blighted and vacant businesses on Plymouth Road. (CR 90-25).
--

The Committee meeting commenced at 7:01 PM.

The topic was introduced by Committee Chair Budzinski as a high priority for residents and a unique area in Livonia due to the special assessment on businesses and its inclusion as a targeted development area in Livonia Vision 21.

Councilwoman Toy and Councilman Donovic gave remarks on the subject.

Inspection Director Jerome Hanna discussed the city's vacancy ordinance and shared that there are 6 registered (paying a monthly fee) and 6 unregistered vacant buildings along the Plymouth Road corridor. He explained how his department oversees and enforces blight/vacancy. They are moving more cases to court following the 2023 City Council meeting and putting an emphasis on enforcement for tall grass and weeds - vacant property owners are billed if the City cuts the grass for them. A couple cases are currently in court, including Dobby's Tuxedo. Director Hanna indicated his goal is to get all the vacant buildings registered so they can be tracked.

It was noted that a challenge is that if property owners maintain the property and/or keep up with taxes/fines they cannot be compelled to sell.

City Attorney, Carter Fisher, explained vacancy fees and how the system works for the fee schedule.

Councilwoman Scheel put forward a to have the administration offer a report and recommendation to update the fee schedule to be more aggressive and provide for a compounded annual rate. Within the Home Rule Cities Act, an ordinance can be passed that would allow the city to prevent a property owner from moving forward in a development project at one site if another is considered vacant/blighted. This will also be explored.

Concerns were raised by Councilmember Morgan regarding the House of Denmark property being vacant for nearly 20 years. Business owners of the Town Peddler also expressed concern over the long vacant House of Denmark and encouraged Council to implement stricter penalties. Explanations were given about what the city can do regarding fees and how they cannot force them to sell.

The role of the Plymouth Road Development Authority was explained by Planning Director Mark Taormina. The special assessment is for businesses along Plymouth Road and in the Industrial area. Currently it brings in revenue of approximately \$700k-800k each year. The funds are used for irrigation, streetlights electricity, hardscape maintenance and proposed improvements at Shelden Park. There was also discussion about improved marketing resources for the PRDA.

Committee Chair Budzinski suggested creating marketing materials and updating the PRDA webpage to promote businesses along Plymouth Road.

Director Taormina also went over tax abatement programs including Brownfield Redevelopment Authority and Commercial Rehabilitation Exemptions that are available to investors and when they contact the city, the Planning Department walks through their project proposals to review for opportunities.

Committee Chair Budzinski asked about Bike/Walkability along Plymouth Road but Director Taormina noted that it is a complicated issue due to the fact Plymouth Road is a state highway and Wayne County oversees drainage, and the State of Michigan controls the right of way. Assistant Planning Director Jacob Uhazie noted that the city continues to pursue areas for improvement with bike/walkability and the bike rack at the remodeled Wendy's was cited as an example.

This topic remains in committee.

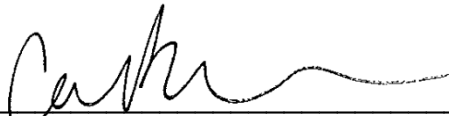
The Committee recommends:

- For the Administration to provide an updated fee schedule.
- For the Administration to look at a compounded, annual penalty for blighted/vacant properties.

The Committee meeting adjourned at 8:23 PM.

Note: This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of May 19, 2025**



Carrie Budzinski, Chair



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
April 15, 2025

MEETING DATE

EDSP051225/R051925

PRESENTED BY

AGENDA ITEM

The subject matter of blighted and vacant businesses on Plymouth Road. (CR 90-25)

BACKGROUND DETAILS

At the Regular Meeting of March 31, 2025:

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

#90-25 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Rob Donovic, at the Regular Meeting held March 31, 2025, the Council does hereby refer the subject matter of blighted and vacant businesses on Plymouth Road to the Economic Development, Strategic Planning 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 presented.

ATTACHMENTS

1. R033125 Subject matter of blighted and vacant businesses on Plymouth Rd to EDSP CR 90-25

APPROVED BY

On a motion by Councilmember Budzinski, supported by Councilmember Donovan, and unanimously adopted, it was:

#90-25 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Rob Donovan, at the Regular Meeting held March 31, 2025, the Council does hereby refer the subject matter of blighted and vacant businesses on Plymouth Road to the Economic Development, Strategic Planning Committee for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCIL (Regular Meeting of March 31, 2025)</i>
--

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



LETTER TO THE LIVONIA CITY COUNCIL

2.

Council Office
February 4, 2026

MEETING DATE

EDSPT022526/R030926

PRESENTED BY

Carrie Budzinski Chair
Patrick Brockway Vice Chair
Eileen McDonnell Member

AGENDA ITEM

The subject matter of data centers and attendant zoning related issues. (CR 02-26)

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026:

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

#02-26 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Martha Ptashnik, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of data centers and attendant zoning related issues to the Economic Development, Strategic Planning and Technology 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. EDSPT022526 LTC Data Centers
2. R011426 Subject matter of data centers to SCFE CR 02-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

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

#02-26 RESOLVED, that upon the motion by Councilmember Carrie Budzinski, seconded by Councilmember Martha Ptashnik, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of data centers and attendant zoning related issues to the Economic Development, Strategic Planning and Technology Committee for its report and recommendation.

<i>RESOLUTION REQUESTED BY COUNCILMEMBER CARRIE BUDZINSKI</i> <i>(Regular Meeting of January 14, 2026)</i>

Motion: Budzinski
Second: Ptashnik
Ayes: Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid
Nays: None
Absent: None



LETTER TO THE LIVONIA CITY COUNCIL

3.

Council Office
February 4, 2026

MEETING DATE

EDSPT022526/R030926

PRESENTED BY

Carrie Budzinski Chair
Patrick Brockway Vice Chair
Eileen McDonnell Member

AGENDA ITEM

The subject matter of limiting the number of gas stations and car washes within the city. (CR 04-26)

BACKGROUND DETAILS

At the Regular Meeting of January 14, 2026:

On a motion by Vice President Brockway, supported by Councilmember Budzinski, and unanimously adopted, it was:

#04-26 RESOLVED, that upon the motion by Council Vice President Patrick Brockway, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of limiting the number of new gas stations and car washes within the City to the Economic Development, Strategic Planning & Technology Committee to study and consider potential limitations on new gas stations and car washes.

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. EDSPT022526 LTC limit # of gas stations and carwashes
2. R011426 Subject matter of number of new gas stations and car washes to EDSPT CR 04-26

APPROVED BY

Regular Meeting Minutes of January 14, 2026

On a motion by Vice President Brockway, supported by Councilmember Budzinski, and unanimously adopted, it was:

#04-26 RESOLVED, that upon the motion by Council Vice President Patrick Brockway, seconded by Councilmember Carrie Budzinski, at the Regular Meeting held January 14, 2026, the Council does hereby refer the subject matter of limiting the number of new gas stations and car washes within the City to the Economic Development, Strategic Planning & Technology Committee to study and consider potential limitations on new gas stations and car washes.

<i>RESOLUTION REQUESTED BY VICE PRESIDENT PATRICK BROCKWAY (Regular Meeting of January 14, 2026)</i>

Motion: Brockway
Second: Budzinski
Ayes: Brockway, McCullough, McDonnell, Budzinski, Persiconi, Ptashnik, Reid
Nays: None
Absent: None

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

1. REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Rev. Dr. Rodrigue Constantin, Saint Rafka Maronite Catholic Church, in order to hold a cultural festival with music played by a DJ and live bands at Saint Rafka Maronite Catholic Church located at 32765 Lyndon Street on Friday, August 7, 2026, from 5:00 p.m. to 12:00 a.m., Saturday, August 8, 2025, from 1:00 p.m. to 12:00 a.m. and Sunday, August 9, 2025, from 1:00 p.m. to 9:00 p.m.

Dr. Rodrigue Constantin stated the event will take place in the parking lot and everything should be nearly identical to the previous year.

Councilmember McCullough imposed the following condition: that decibel monitoring systems be put in place to monitor sound and to ensure that same sound limits are being maintained as are maintained at the annual St. Mary's festival.

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

DIRECTION:

APPROVING

REGULAR

2-23-26

Petition to deny noise ordinance waiver for St. Rafka Church festival

We urge the Livonia City Council to deny the noise ordinance waiver requested by St Rafka Church for their cultural festival until midnight on Friday and Saturday, scheduled from August 7-9. The potential impact of approving this waiver on the community's well-being cannot be overstated. Noise pollution from live bands, amplified by powerful speakers, is not only a disturbance but a nuisance to the quality of life for residents of all age levels.

Noise pollution affects everyone, but it is especially detrimental to those in close proximity to the source. Residents living within a mile of the church are subjected to extremely loud noise levels during the festival. This ongoing disturbance causes a lack of sleep and significantly impacts their ability to start their days refreshed. For many, this disruption has prevented them from attending their own Sunday morning services due to sleep deprivation.

While cultural events are important, they should not come at the expense of resident peace of mind. We propose alternative solutions such as reducing the festival's noise levels by enforcing strict sound limits, or relocating live performances to indoor venues where sound can be contained.

By denying this noise ordinance waiver, the Livonia City Council would uphold its duty to protect its residents' quality of life and peace. Join us in demanding priority for community welfare over temporary entertainment. PLEASE sign this petition to ensure a quieter, healthier environment for all. Your support is crucial.

PETITION TO DENY NOISE ORDINANCE FOR ST. RAFAEL FESTIVAL
2-7-26 to 2-9-26

PRINT NAME SIGNATURE ADDRESS DATE

- ① William Todd William Todd 32421 Lyndon Street, 2-16-26
- ② Cheryl Todd Cheryl Todd 32421 Lyndon Street 2-16-26
- 3 Glen & Blank Glen Blank 32406 Lyndon 2-16-26
- 4 Diane Blank ^{Diane} ~~Blank~~ 32406 Lyndon 2-16-26
- 5 Darlene McBrown 32626 Lyndon 2-16-26
- 6 Jim McBrown ~~Jim McBrown~~ 32626 Lyndon 2/16/26
- 7 Ken McBrown ~~Ken McBrown~~ 32826 Lyndon 2/16/26
- 8 Keisi Charlier ~~Ken~~ 32626 Perm St. 2/16/26
- 9 Katie Brown Katie Brown 14345 Automobile St 2/16/26
- 10 Holly Wollam Holly Wollam 32611 Lyndon St 2/16/26
- 11 Christine Johnson Christine Johnson 32209 JAMISON CT 2/16/26
- 12 Vicki Johnson Vicki Johnson 32209 JAMISON CT 2-20-26
- 13 STEVEN JOHNSON ~~Steven~~ 18240 SUNSET ST. 2-20-26
- 14 CHRISTOPHER MARTIN 11037 HUBBARD LIV. 2-20-2026
- 15
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LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
February 12, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

AGENDA ITEM

REQUEST TO WAIVE THE CITY'S NOISE ORDINANCE: Rev. Dr. Rodrigue Constantin, Saint Rafka Maronite Catholic Church, in order to hold a cultural festival with music played by a DJ and live bands at Saint Rafka Maronite Catholic Church located at 32765 Lyndon Street on Friday, August 7, 2026, from 5:00 p.m. to 12:00 a.m., Saturday, August 8, 2026, from 1:00 p.m. to 12:00 a.m. and Sunday, August 9, 2026, from 1:00 p.m. to 9:00 p.m.

BACKGROUND DETAILS

Request from Rev. Dr. Rodrigue Constantin to waive the city noise ordinance for the dates of Friday, August 7, 2026, from 5:00 pm - 12:00 am, Saturday, August 8, 2026, from 1:00 pm – 12:00 am and Sunday, August 9, 2026, from 1:00 pm – 9:00 pm.

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

Approve as submitted.

ATTACHMENTS

1. S022326 LTC Noise Waiver St. Rafka
2. S022326 Noise Ordinance Waiver St. Rafka

APPROVED BY

Saint Rafka Maronite Church

32765 Lyndon St., Livonia, MI 48154
One Faith. One Family. One Future.



St.RafkaChurch@gmail.com
SaintRafkaMichigan.com
(734) 525-2828

February 11, 2026

Attn: Mrs. Lori Miller, City Clerk
33000 Civic Center Dr.
Livonia, MI 48154

Dear Livonia City Council Members,

I am writing this letter to request a waiving of the city noise ordinance for the dates of Friday, August 7, 2026 from 5:00 pm - 12:00 Midnight, Saturday, August 8, 2026, from 1:00 pm – 12:00 Midnight and Sunday, August 9, 2026, from 1:00 pm – 9:00 pm.

The reason for this request is our church; St. Rafka Maronite Catholic Church, located at 32765 Lyndon St., Livonia, MI, will be hosting our annual cultural festival on these days and we are planning to have music, both by a DJ and live bands. The bands or music by a DJ will play between the hours of 5:00 pm - 12:00 midnight on Friday, 1:00 pm – 12:00 Midnight on Saturday, and 1:00 pm – 9:00 pm on Sunday.

The festival is open to the entire Livonia community and beyond. We welcome all of you, along with your families, to come and enjoy delicious food, great music, and safe family fun. The festival is an integral part of our parish life. It allows our members to work hand in hand towards a common goal in which we showcase our heritage, through our hospitality, food, and festivities, and who we are to the greater Livonia community. We also use this event to welcome the greater Livonia community to come and share with us in a safe and inviting atmosphere, all while helping to raise essential funds to sustain our church in continuing its mission.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Rodrigue".

Rev. Dr. Rodrigue Constantin
Pastor, St. Rafka Church

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

5. SITE PLAN PETITION: Petition 2025-12-08-09, submitted by Schoolcraft Lodge Inc., requesting site plan approval to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast $\frac{1}{4}$ of Section 27.

Mark Taormina, Planning and Economic Development Director, stated the site plan was originally approved in 2023, it has since expired after no action was taken, and the layout of the hotel has not changed after previous approval.

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

DIRECTION:

APPROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

5.

Planning
January 14, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

SITE PLAN PETITION: Petition 2025-12-08-09, submitted by Schoolcraft Lodge Inc., requesting site plan approval to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast $\frac{1}{4}$ of Section 27.

BACKGROUND DETAILS

January 14, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2025-12-08-09 – Staybridge Hotel

Dear Council Members:

At the 1,240th Meeting held by the Livonia City Planning Commission on January 13, 2026, the following resolution was adopted:

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

#01-02-2026 RESOLVED, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-12-08-09 submitted by Schoolcraft Lodge Inc. requesting approval under Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended, to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast $\frac{1}{4}$ of Section 27, be approved subject to the following conditions:

1. That the Site Plan marked Sheet C1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
2. That the Dimension Plan marked Sheet C2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
3. That the Grading Plan marked Sheet C3 dated December 12, 2025, 2026, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;

4. That the Utility Plan and Details marked Sheets C4 and C5 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
5. That the Photometric Plan marked Sheet 1 of 1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
6. That the Floorplans marked Sheets A1.01 and A2.02 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
7. That the Exterior Elevations marked Sheet A2.2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
8. That the Landscape Plan marked Sheet LS-1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
9. That the site's landscaping shall be updated to amend the landscaping on the north side of the Merriman Drive to a species that better accommodate the neighboring parcel's addition to the satisfaction of the Planning Director and thereafter permanently maintained in a healthy condition;
10. That all landscaped and sodded areas shall be permanently maintained in a healthy condition;
11. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
12. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
13. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;
15. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

ATTACHMENTS

1. 2025-12-08-09_E-COUNCIL Pkt

APPROVED BY



Mark Taormina, Planning and Economic Development Director

Date: January 20, 2026



Maureen Miller Brosnan, Mayor

Date: January 30, 2026

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

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

For filing fee see computation below

Date Filed: 12/11/25 Petition Site Plan 2025-12-08-09
Site Address: 31501 Schoolcraft Rd Sidwell 105-990-029-003
Requesting Approval to Construct Hotel
Applicant Robert Nofar Business/Company: Schoolcraft Lodge Inc
Applicant's Address: 27451 Schoolcraft City: Livonia State: MI Zip Code: 48150
Applicant's Phone # (248) 787-6511 Applicant's Email robertnofar@msn.com
Contact Person: Brian Biskner Business/Company: Umlor Group
Contact's Address: 49287 West Road City: Wixom State: MI Zip Code: 48393
Contact's Phone # (248) 773-7656 x124 Contact's Email bbiskner@umlorgroup.com

Please provide the following information:

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

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

FEE COMPUTATION	<u>18,737</u> sq. ft. of new construction x \$20.00 per 1,000 sq. ft.	\$600.00
	(NOTE: Round off to nearest 1,000) + <u>375.00</u>	
	Total Amount Due \$	<u>975.00</u>

Owner of Property: Same as Applicant
Owner's Address: _____ City: _____ State: _____ Zip Code: _____
Owner's Phone # (____) _____ Owner's Email _____
Signature of Owner: [Signature] Print Name Robert Nofar

CITY OF LIVONIA
PLANNING DEPARTMENT

DEC 15 2025

RECEIVED

**MINUTES OF THE 1,240th PUBLIC HEARINGS AND REGULAR MEETING
HELD BY THE CITY PLANNING COMMISSION
OF THE CITY OF LIVONIA**

On Tuesday, January 13, 2026, the City Planning Commission of the City of Livonia held its 1,240th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present:	Wafa Dinaro	Patrick Droze	David Bongero
	Sam Caramagno	Glen Long	Peter Ventura
	Ian Wilshaw		

Members absent: None

Mr. Jacob Uhazie, Assistant Planning Director, and Stephanie Reece, Program Supervisor, were also present.

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

ITEM #1 PETITION 2025-12-08-09

Staybridge

Mr. Caramagno, Secretary, announced the first item on the agenda, Petition 2025-12-08-09 submitted by Schoolcraft Lodge Inc. requesting approval under Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended, to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27.

Mr. Uhazie: Thank you, Mr. Chairman. This is a request to construct a four-story hotel that was previously approved in 2023. The location of the flag-shaped parcel is next to our last petitioner, on the corner of Schoolcraft and Merriman Road. The parcel contains frontage along both Schoolcraft and Merriman Roads. It has about 397, feet of frontage along Schoolcraft and 66 feet along Merriman Road. This site was previously zoned C-3 (Highway services), and was rezoned to C-4 in 2023. Hotels up to four stories are permitted in the C-4 district. As I mentioned, the site plan was approved in April 2023 but after one year of no permits, it relapsed and has to go through site plan approval again. The surrounding neighborhood includes to the east, a gas station zoned C-2, that we've discussed here earlier. To the south and west are industrial uses zoned M-1, and across the highway are commercial uses along west bound Schoolcraft. The site contains a vacant 7,748 square foot building, originally built as Mountain Jack's restaurant that was converted to a beauty school. Three driveways provide access to the site, including two along Schoolcraft and one along Merriman. The building and other site improvements would be removed as part of this petition. The proposal is for a new hotel to be positioned near the middle of the property, with parking on all four sides. The main entrance would face Schoolcraft Road. The building's overall length would be about 243 feet each floor. Each floor plate measures about 17,730 square feet, and the general floor area of the building would be about 70,920, square feet. The first floor would contain 10 guest suites and a great room, a shared living room, a pantry, lobby area, offices, a fitness center and indoor pool, as well as guest in hotel laundry rooms. Layouts for the second, third and fourth floor would all be similar. Each floor would contain 28 guest suites. Altogether, there would be 94 suites in the hotel. The proposed hotel would be setback approximately 80 feet from Schoolcraft Road and be 90 feet from the west property line and 60 feet from the eastern property line and 25 feet from the south property line. The proposed hotel complies with all the city's required side yard setbacks. Parking for hotels is based on one space for each guest room, plus one per employee. This would require 98 spaces. The site plan shows a total of up to 99 spaces. As mentioned at the study, 15 of these spaces were land baked. Last time we saw this petition, those spaces were along the southern end the excess along the excess road to Merriman. The dumpster would be located in the southwest corner with an opening facing north. The walls would be eight feet high and consist of an enclosure material to match the building. Access gates would be wood on a steel frame. The enclosure must be constructed from masonry materials, and the swing gate must be either solid metal or composite. Access to the site would rely on

the same number of curb cuts. Two on Schoolcraft and one on Merriman. The only change is that the westerly drive on Schoolcraft would be shifted further west. All three approaches are designed to accommodate two-way traffic. For stormwater, the site would be detained underground and the landscaping plan shows nine full size trees, four ornamental and 69 shrubs along Schoolcraft. Landscaping is also provided around the site's perimeter, within the parking lot islands and along the foundation of the building. All this landscaping would remain the same as it was under the 2023 petition. The building's exterior consists primarily of E.I.F.S. Portions of the first floor include stone veneer and either tile metal or composite panels. Buildings would have a flat roof with an overall height of about 54 feet and five inches. The colors appeared to be a mix of brown beige and either dark blue or black. The structural design is of a wood frame. A column supported canopy is provided at the building's main entry. The submitted photometric plans, information on site lighting, including the light fixtures, type, height, locations and illumination levels, all appear to comply with the zoning ordinance. The height of the poles is 20 feet. Hotels would be allowed one wall sign at 235 square feet. The development would also be allowed one ground sign at 30 square feet. With that, Mr. Chairman, I can read out the departmental correspondence.

Mr. Wilshaw: Yes, please.

Mr. Uhazie: Mr. Uhazie: The first item is from the Engineering Division, dated December 22, 2025, which reads as follows: *"In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed project at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #31501 Schoolcraft Road. Should additional addresses be needed, the owner will need to contact this Department once approval has been obtained. 2. The existing parcel is currently serviced by public sanitary sewer and water main and storm sewer. The submitted drawings indicate revised utility leads for the property, including storm water detention. Proposed utilities and calculations will be reviewed when plans are submitted for permitting. 3. Any disturbances within the Merriman Road right-of-way, including replacement of the drive approach or sidewalk will require permitting through the Wayne County Department of Public Service."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated January 2, 2026, which reads as follows: *"This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the*

above referenced address. No objections to this proposal with the stipulations: Subject building(s) are to be provided with an automatic sprinkler system, and on-site hydrants shall be located between 50 feet and 100 feet from the Fire Department connection. Sprinkler permit and plans are a required submission to the building department. 3rd party review may be required. Fire protection detection and monitoring shall be installed and reporting. Fire alarm permits and plans are a required submission to the building department. Knox Box (Knox Locks on gated entries) must be installed for Fire Department access. Any site-specific issues will be addressed during the Life Safety inspection. A further detailed plan review will take place when this division receives an official plan set." The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated April 7, 2025, which reads as follows: *"I have reviewed the plans in connection with the petition. I have concerns with the lack of parking provided in this proposal. It is not unreasonable to require a minimum one parking spot per room and employee for this proposal. It is inevitable that the proposed establishment will reach full occupancy at some point during its operation and there would be no parking provided for all patrons. Furthermore, there is no legal public parking in the vicinity to supplement this deficiency, creating potential issues with neighboring businesses."* The letter is signed by Paul Walters, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated January 6, 2026, which reads as follows: *"Pursuant to your request, the above-referenced Petition has been reviewed. This Department has no objections to this Petition."* The letter is signed by Jerome Hanna, Director of Inspection. That is the extent of the correspondence.

Mr. Wilshaw: All right. Thank you. Mr. Uhazie. Any questions for our planning staff?

Mr. Bongero: Jake, do we have a parking issue?

Mr. Uhazie: I don't believe so. The plans that went out, he did not see the discussions that we've had previously about the land baked parking. So it would be sufficient if we required that right away, but we do have that option with the land baking that was all ironed out in 2023.

Mr. Bongero: Okay, so we're comfortable with this. Okay, thank you.

Mr. Long: Same question.

Mr. Ventura: Same question.

Mr. Wilshaw: Very good. And I, as I recall, the conversation back a few years ago was that the petitioner stated that there's a certain percentage of their customer base that does come by Uber or other forms, so they don't necessarily have a vehicle with them, which is why we, I think, went the route we did with the land banking back then. Just for a reminder. Is there anything else for our planning staff? If not, our petitioner is in the audience, feel free to come forward to our podium. Good evening, sir.

Brian Biskner, Umlor Group. The only thing that I'll add to the discussion is we have six EV out front of the building and the landscaping, we feel that with whatever happens to the to the previous applicant, we can, we can remove those and put some low Arbor values or something there, but our landscape plan hasn't changed, so I'm here for all your questions.

Mr. Wilshaw: Thank you. Let's see if there's any questions for our petitioner. Any questions for our Petitioner this evening? I think we have taken care of all questions...Mr. Caramagno.

Mr. Caramagno: Just a basic question. So, this came before us a little over a year ago, and what if anything has changed between then and now, other than reapplying for the expiration of time?

Mr. Biskner: Just finances. They felt that construction materials were too much and interest rates, and so they kind of hemmed and hawed and let it go by.

Mr. Caramagno: Okay. And another question that I had at the study session...just reaffirm this. So, the fellows that are building this site and have another hotel a couple miles down at Inkster Road. Business here is good, and there's still demand for something like this in our area?

Mr. Biskner: Yeah, they wouldn't be doing it if it didn't, if it wasn't going to be profitable.

Mr. Caramagno: Okay? And the last question, how long will something like this take to build?

Mr. Biskner: About a year.

Mr. Caramagno: So a year from permit you'll be open?

Mr. Biskner: Yeah, this is an extended stay. You don't have many extended stays. And it accommodates a business traveler, in, like that. So, it's a unique property.

Mr. Caramagno: Yeah, they answered that question last week at our study session, what extended stay is, you know, is that two weeks, 10 weeks, four years, apartment living. What does it turn into? And I understand what they told me, business travelers, and it varies, but the intent is hotel living for a period of time.

Mr. Biskner: Yep.

Mr. Caramagno: Okay. Thank you.

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

Ms. Dinero: Can you give us some clarity on when you expect work? Since this is, you know, it's been almost two years since you originally came in front of us. When do you guys expect to break ground and actually start building this?

Mr. Biskner: Break ground? Pretty much as soon as possible, which would be Spring and so it'll be a Spring, Summer grand opening. Next year grand opening.

Mr. Wilshaw: I think your partner is behind you there too. Some additional answers there. Good evening.

Robert Nofar, Nofar Hotel Group. As you said, soon as we get permitting all approved and everything is ready to go, we anticipate maybe late spring, somewhere in that time frame, okay, if there's no, you know, delays in any, any other areas.

Mr. Wilshaw: Thank you, sir. . Any other questions?

Ms. Dinero: No. Thank you.

Mr. Wilshaw: All right. Any other questions for our petitioner?

Mr. Ventura: I recall that when you were here a year or year and a half ago, one of the requests we made of you was that the amount of E.I.F.S on the exterior this building be reduced and more alternative materials that are not E.I.F.S being used on the exterior. And since there's only one elevation in our package, and we can only see the front and a little bit of the one side of the

building. Can you tell us what's going on with the other two sides of the building in terms of building materials?

Mr. Nofar: Well, the first floor is mainly all brick. Then you got, I think, those the middle part where the entrance is, it's all...

Mr. Ventura: Where the darker colors are.

Mr. Nofar: The darker color, I think the brown, well, the dark blue would be E.I.F.S., and the middle part would be metal paneling, and the remaining would be E.I.F.S. So, you have three different types of materials.

Mr. Ventura: What about the south side of the building?

Mr. Nofar: You got brick and E.I.F.S. I'd have to look at the plans to be honest with you. They should be in the plan as far as what the details?

Mr. Ventura: Right. I guess I'd simply make the same request. Is that...take a look at this building, and as you move through the process here, you add some masonry to the building and reduce the amount of E.I.F.S.

Mr. Nofar: I'm sorry say that again the last what you said.

Mr. Ventura: Some more exterior materials that are not E.I.F.S.

Mr. Nofar: Well, you know what the prototypical type recalls for exactly what we need. And to be honest with you, this project is so expensive, and we're trying to keep the cost low, just so we can make this thing work. And the design is meant to be the way it's supposed to be. That's the prototypical type. We like to stick with that, because any deviation, you know, if you need anything else different, it would really hinder the cost of the project, and it's very difficult today to try to get these projects up as we'd like. So any little deviations...

Mr. Ventura: Anything you can do would be appreciated.

Mr. Wilshaw: Thank you. Sure. No problem.

Mr. Ventura: Thank you, Mr. Chair.

Mr. Wilshaw: Thank you. Mr. Ventura. Any other questions? Comments? Mr. Nofar, what are you...I don't know if you have a feel for what the

pricing of this hotel is going to be. Do you have a frame of mind as to what this is going to rent for?

Mr. Nofar: I'm still putting it together. That's what I'm saying. I'm trying to get the best way to do this project is I have to really put a lot of time, and I've been doing this for over 30 years, so I, you know, there's a certain point that you know, either, if you go over and you know, it's not feasible anymore. So, we're putting the numbers together. I estimate between 12 to 14 million.

Mr. Wilshaw: Okay, that's helpful. I was also looking more at what the room rates would be. Do you have a feeling for what you're going to charge?

Mr. Nofar: The extended stay brands you normally, because you get long term commitment from a lot of these corporate guests that come in, because you're not worried about just regular people walking in. So we try to go by rough par, which is, you know, how much rooms you're selling in the rest compared to how many rooms you have in the hotel and how many guests are staying. You get the number of that. So we're looking at about a rough par of about 110 to 120 and just talking minimum.

Mr. Wilshaw: Okay, and how would this property compare, for example, to your property a mile to the east, the Holiday Inn property? Is this going to be a higher rent property or a similar room rate?

Mr. Nofar: The room rates are going to be more the ADR is going to be about 160 to 200. When I say rough par, I mean, if all the rooms are sold, right, the rough par would be about that much. But as far as the difference in pricing, that property at the Holiday Inn Express, it's more of a limited service. This is an extended stay. So you have bigger rooms. You got sweets in there, you got kitchenettes, you got big refrigerators. It's a lot more involved. It's a lot more amenities. So, we'd be getting a lot better rate at this location.

Mr. Wilshaw: Okay, so you're expecting the average daily rate to be much higher.

Mr. Nofar: Yes.

Mr. Wilshaw: Okay, that's good. Thank you. Any other questions? If not, anyone else in the audience wishing to speak on this item? We do have someone that's going to come down and speak. Mr. Nofar, if you want to just take a seat for a moment. Thank you.

Rick Deering 31763 Scone, Livonia, MI. Good evening, ladies and gentlemen, thank you for allowing me to be here to speak. My concerns were, I know we have another hotel east of where this project's going, and you know, there has, even though it has made, you know, money for the city, you know, which I'm happy for. They've had some with their share of problems with traffic and things like that. And I'm just wondering if a good possibility this project here can kind of do the same. It's already pretty much heavily trafficked area. Anyways, I've seen my share of accidents there because of the congestion. Even congestion is going over the bridges and that, you know, to connect to the neighborhood. So that's just one of my concerns.

Mr. Wilshaw: I'm not going to be able to give you an answer to your questions, necessarily, but I do understand that you're raising a concern about increased traffic in the area as part of this. We'll see if there's any additional comments that the petitioner will have when he comes back up. But we do understand that concern. Is there anything else that you'd like to say about this petition?

Mr. Deering: No, just that was my major concerns right there, the traffic, just the safety of the even traveling on school crap, because of, right now, a lot of the accidents and have been due to speed and, you know, with more traffic, that could just add to the equation, if I may be allowed to say.

Mr. Wilshaw: Sure, sure. That's a valid concern, and it's actually one that you heard at our last petition, which was, of course, the neighboring property the gas station. One of the concerns that we had was being able to potentially limit traffic coming out of those driveways, because, as Mr. Droze noted, there is a high volume of crashes at that intersection, so we are definitely aware of that, and it's a concern of ours as well.

Mr. Deering: All right. Well, I want to thank everybody for letting me have the chance to speak. And obviously whatever decision you make is your decision to make. So thank you again. I appreciate it.

Mr. Wilshaw: Thank you, Mr. Deering, for coming forward and speaking to us. All right, thank you for having me. I appreciate. Thank you. Thank you. There's one other gentleman I think that's going to come up here. Good evening, sir.

Gafencu Doru, 31670 Schoolcraft Road, Livonia, MI. Okay, so I'm on the other side the highway, just a little bit off. My concern is the magnitude of the project being four stories high. Everything's one to two stories currently, and this would be and even the police, as they

mentioned, it's a little extravagant for the plot. So, can that be limited to two stories, three stories, four stories, and having the light pollution and the traffic, like it was mentioned, it's a concern for me being pretty much across the street.

Mr. Wilshaw: We understand your concerns.

Mr. Doru: So I'm opposed to it.

Mr. Wilshaw: Okay. Thank you for coming and letting us know that. Thank you so much. Anyone else wishing to speak on this item, if not? Mr. Nofar, did you want to come up and add any additional comments before we close or address some of the concerns that were raised as far as traffic?

Mr. Nofar: As far as the traffic, I don't want any accidents, of course not. All right? Um, but you know, I don't know. I can't control the traffic. I mean, that's all I can say.

Mr. Wilshaw: Alright, and I know that you specifically designed this property to have that exit to the east so that you are giving it opportunities for some of your patrons to not only exit on Schoolcraft, but also directly on Merriman so they don't have to all be coming in and out of one location. Is that correct?

Mr. Nofar: That's correct.

Mr. Wilshaw: Okay, alright. Is there anything else you'd like to say before we make our decision? Always like to give you the last word.

Mr. Nofar: I've been, you know, we've been trying really hard to get this thing up and going. So hopefully things, you know, work out and we get started on it.

Mr. Wilshaw: Okay, all right. Well, thank you for your comments, and I'm going to go to my colleagues if there's no other questions or comments, and see if there is someone wishing to offer a motion.

On a motion by Droze, seconded by Bongero, and unanimously adopted, it was

#01-02-2026 **RESOLVED**, That the City Planning Commission does hereby recommend to the City Council that Petition 2025-12-08-09 submitted by Schoolcraft Lodge Inc. requesting approval under Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended, to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between

Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27, be approved subject to the following conditions:

1. That the Site Plan marked Sheet C1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
2. That the Dimension Plan marked Sheet C2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
3. That the Grading Plan marked Sheet C3 dated December 12, 2025, 2026, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
4. That the Utility Plan and Details marked Sheets C4 and C5 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
5. That the Photometric Plan marked Sheet 1 of 1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
6. That the Floorplans marked Sheets A1.01 and A2.02 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
7. That the Exterior Elevations marked Sheet A2.2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
8. That the Landscape Plan marked Sheet LS-1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
9. That the site's landscaping shall be updated to amend the landscaping on the north side of the Merriman Drive to a species that better accommodate the neighboring parcel's addition to the satisfaction of the Planning Director and thereafter permanently maintained in a healthy condition;
10. That all landscaped and sodded areas shall be permanently maintained in a healthy condition;
11. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a

compatible character, material and color to other exterior materials on the building;

12. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;

13. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;

14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;

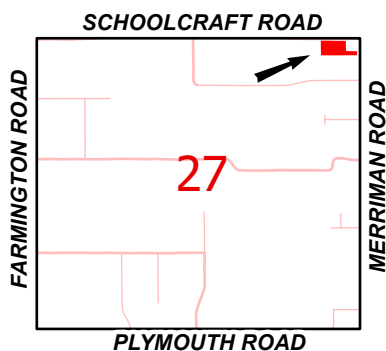
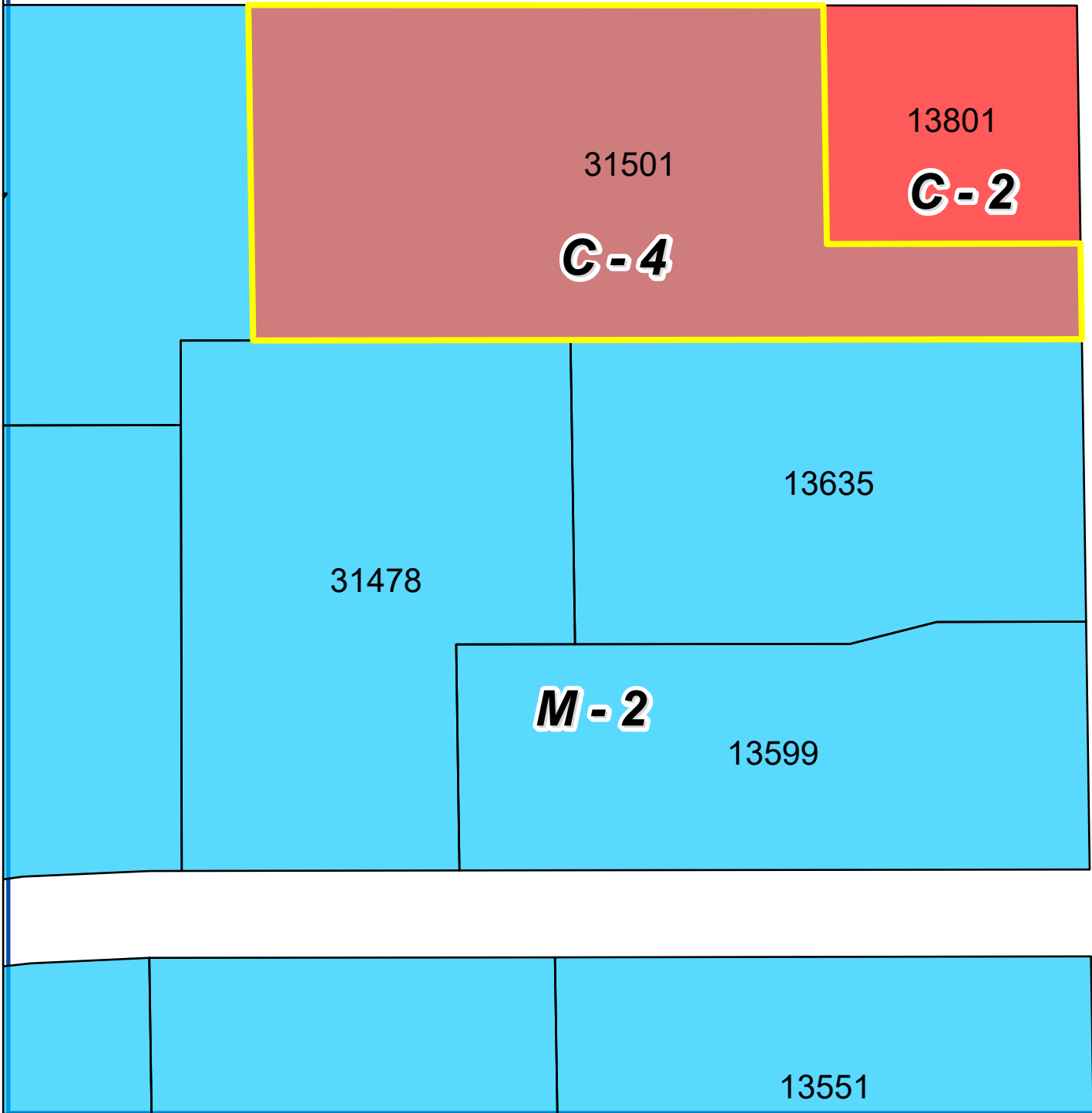
15. Pursuant to Section 13.13 of the Livonia Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Mr. Wilshaw: Is there any discussion?

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

SCHOOLCRAFT ROAD

MERRIMAN ROAD



Address & Zoning Map

Petition 2025-11-08-09
Nofar Staybridge
31501 Schoolcraft Road



Not to Scale



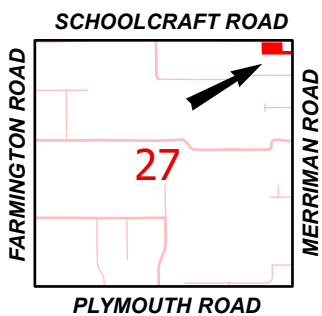
City of Livonia
Planning Department



I-96 FREEWAY

SCHOOLCRAFT ROAD

MERRIMAN ROAD



Aerial Map

Petition 2025-11-08-09
Nofar Staybridge
31501 Schoolcraft Road



Not to Scale



City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

MISCELLANEOUS

ITEM 2

Petition 2025-12-08-09 submitted by Schoolcraft Lodge Inc. requesting approval under Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended, to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue in the Northeast ¼ of Section 27.

January 6, 2026: Study Meeting:

This petition involves a request to construct a new, four-story hotel on the south side of Schoolcraft Road, just west of Merriman Road. The flag-shaped parcel contains frontage on both Schoolcraft and Merriman Roads. The frontage length along Schoolcraft Road is about 397 feet, and along Merriman Road, it measures approximately sixty-six feet (66'). A gas station sits at the southwest corner of Merriman and Schoolcraft Roads, immediately adjacent to the site of the proposed hotel. The property is 103,280 square feet in overall size or about 2.37 acres.

The subject site is currently zoned to C-4 (High Rise Commercial). Hotels up to four (4) stories in height are permitted in the C-4 zoning district. The zoning of the gas station at the corner of Merriman and Schoolcraft Roads is C-2 (General Business). To the south and west are industrial uses zoned M-2 (General Manufacturing). And to the north, across the highways, are commercial uses along westbound Schoolcraft Road.

The site presently contains a vacant 7,346-square-foot commercial building with parking lots on three (3) sides. Three (3) driveways currently provide access to the property, including two (2) along Schoolcraft Road and one (1) on Merriman Road. The existing building would be removed to accommodate the four-story hotel, and the entire site would be redeveloped, including utilities, stormwater management, parking and driveways, and site lighting.

The new hotel would be positioned near the middle of the property, with parking on all four sides and the main entrance facing Schoolcraft Road. The building's overall length would be approximately 243.7 feet. The first floor would contain ten (10) guest suites, a great room, a shared living room, a pantry, a lobby area, offices, a fitness center, an indoor pool, and guest and hotel laundry rooms. The layout of the second, third, and fourth floors would be similar, with each floor containing twenty-eight (28) guest suites. Altogether, there would be ninety-four (94) guest suites.

For a four-story building in a C-4 zoning district, the minimum required front yard setback is forty feet (40'). The site plan shows that the proposed hotel, at its closest point, would be set back approximately eighty-five feet (85') from the right-of-way of Schoolcraft Road. Where the property abuts M-2 zoning along the west and south and C-2 zoning to the east, the Ordinance allows for a zero-setback subject to applicable building and fire codes. The proposed hotel is approximately ninety-three feet (93') from the west property line, sixty-seven feet (67') from the east property line, and twenty-four feet (24') from the south (rear) property line. The proposed hotel complies with all of the City's required yard setbacks.

Off-street parking for hotels is computed based on one (1) space for each guest room plus one (1) additional space for each employee. Based on the number of guest rooms and employees (94 rooms + 4 employees), this hotel would require ninety-eight (98) parking spaces. The site plan shows that there would be a total of ninety-nine (99) parking spaces available. All parking spaces would have to conform to the Zoning Ordinance, which requires a minimum of ten feet (10') in width by twenty feet (20') in length. Six (6) parking spaces will be EV (electric vehicle) equipped.

A single trash enclosure is shown in the site's southwest corner, with the enclosure gates facing north. The walls of the enclosure would be eight feet (8') in height and consist of an *"encloser material to match the building."* The access gates would be wood on a steel frame. The enclosure walls must be constructed from masonry material, and the swing gates must be either solid metal or composite (i.e., cement fiber).

Access to the site would rely on the same number of curb cuts, including two (2) on Schoolcraft Road and one (1) drive on Merriman Road. The only change is the westerly drive on Schoolcraft Road, which would be shifted further to the west. All three (3) approaches are designed to accommodate two-way traffic, including ingress and egress from the main thoroughfares.

The site's stormwater would be detained underground. Stormwater drainage, treatment, and detention details must be submitted to the Engineering Department before obtaining permits for the proposed redevelopment.

For landscaping, Section 10.03 requires nine (9) full-size trees, four (4) ornamental trees, and sixty-eight (68) shrubs along Schoolcraft Road. The plan shows nine (9) full-size trees, four (4) ornamental trees, and sixty-nine (69) shrubs and is thus in compliance. The ordinance also requires interior landscaping in parking lots containing forty (40) or more stalls. Landscaping is provided around the site's perimeter, within the parking lot islands, and along the foundation of the building, including seventeen (17) Blackgum trees lining the Merriman Road entrance. This portion of the submitted landscape plan may need to be revised to account for the neighboring property to the east, which is constructing an addition near the shared property line.

A photometric plan provides information on site lighting, including the fixtures' type, height, location, and illumination levels. The height of the light poles is consistent with the guidelines of the City of Livonia Outdoor Lighting Policy for the installation of exterior lighting in all non-residential zoning districts, which specifies that pole-mounted lights do not exceed a height of twenty feet (20') above grade.

According to the provisions outlined in Section 11.08 of the sign regulations, this hotel would be allowed to have one (1) wall sign not to exceed 243.7 square feet (1 square foot for each lineal foot of the building frontage) on the front of the hotel. The development would also be allowed one (1) ground sign, not to exceed thirty (30) square feet in area, six feet (6') in height, and must be setback at least ten feet (10') from any right-of-way lines. For buildings not exceeding two (2) stories in height, one (1) wall sign per unit located on the front of the building. In the case of an end-cap unit or a single business occupying a single building, a second wall sign shall be allowed on the side of the building occupied by the business. For buildings greater than two (2) stories in height, a total of three (3) wall signs shall be allowed on the upper floor of the building, provided, that a maximum of two (2) wall signs shall be allowed on any single façade or elevation of the building. Any signage over what is permitted by the sign ordinance would require a variance from the Zoning Board of Appeals.

January 13, 2026: Study Meeting:

Approving Resolution: That the request , to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue is hereby approved, subject to City Council approval and the following conditions:

1. That the **Site Plan** marked Sheet C1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
2. That the **Dimension Plan** marked Sheet C2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
3. That the **Grading Plan** marked Sheet C3 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
4. That the **Utility Plan** and **Details** marked Sheets C4 and C5 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;

MISCELLANEOUS

ITEM 2 Petition 2025-12-08-09 – Nofar Staybridge

Page 4

5. That the **Photometric Plan** marked Sheet 1 of 1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
6. That the **Floorplans** marked Sheets A1.01 and A2.02 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
7. That the **Exterior Elevations** marked Sheet A2.2 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
8. That the **Landscape Plan** marked Sheet LS-1 dated December 12, 2025, as revised, prepared by Umlor Group, is hereby approved and shall be adhered to;
9. That the site's landscaping shall be restored to the satisfaction of the Planning Director and thereafter permanently maintained in a healthy condition;
10. That all landscaped and sodded areas shall be permanently maintained in a healthy condition;
11. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character, material and color to other exterior materials on the building;
12. That all light fixtures shall not exceed twenty feet (20') in height and shall be aimed and shielded so as to minimize stray light trespassing across property lines and glaring into adjacent roadways;
13. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals;
14. That the specific plans referenced in this approving resolution shall be submitted to the Inspection Department at the time the building permits are applied for;
15. Pursuant to Section 13.13 of the Livonia Vision 21 Zoning Ordinance, as amended, this approval is valid for a period of one year only from the date of approval by City Council, and unless a building permit is obtained, this approval shall be null and void at the expiration of said period.

Denying Resolution: That the request , to construct a four-story hotel at 31501 Schoolcraft Road, located on the south side of Schoolcraft Road between Merriman Road and Hubbard Avenue is hereby denied, due the following reasons:

1. The petitioner has failed to affirmatively show that the proposed use complies with all of the special and general waiver use standards and requirements outlined in Sections 3.13, 6.30, and 13.13 of the Livonia Zoning Ordinance, as amended.
2. That too many issues still need to be solved, including increased traffic concerns, building architecture, signage, site layout, and compatibility with the surrounding retail and industrial uses.
3. The site lacks the capacity to handle the intensity associated with a ninety-four (94) guest suites hotel. It would therefore be detrimental to and not in harmony with the character of the surrounding neighborhood.
4. The hotel would significantly impact adjoining parcels, public services, and community planning efforts.
5. That the proposal conflicts with the spirit and intent of the Zoning Ordinance to promote and encourage a balanced and appropriate mix of uses; and
6. The petitioner has failed to comply with all the necessary concerns for the safety and welfare of the City and its residents.

A SITE PLAN FOR STAYBRIDGE LIVONIA

CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN

LEGAL DESCRIPTION

PARCEL ID# 105-99-0029-003

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 508.14 FEET ALONG THE EAST LINE OF SAID SECTION 27, SAID LINE ALSO BEING THE CENTERLINE OF MERRIMAN ROAD (120 FEET WIDE); THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERRIMAN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 572.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 231.53 FEET PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCHOOLCRAFT ROAD (WIDTH VARIES); THENCE SOUTH 89 DEGREES 14 MINUTES 28 SECONDS EAST 397.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 164.64 FEET PARALLEL WITH THE SAID EAST SECTION LINE AND CENTERLINE; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 175.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERRIMAN ROAD; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 66.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE BEING PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 2.37 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

LEGEND

FOUND MONUMENTATION	●
SET MONUMENTATION	○
CORNER	○
RECORD MEAS.	○
FIELD MEAS.	○
PRORATED DIST.	○
CALCULATED DIST.	○
PROPERTY LINE	---
SECTION LINE	---
SETBACK LINE	---
PARCEL LINE	---
PLATTED LINE	---
FENCE LINE	---
STORM SEWER	---
SANITARY SEWER	---
WATER LINE/MAIN	---
GAS LINE/MAIN	---
OVERHANG LINE	---
BURIED CABLE	---
BURIED ELEC.	---
GAS METER	○
GAS SHUT OFF	○
GAS MARKER/FLAG	○
WATER MANHOLE	○
HYDRANT	○
WATER SHUT OFF	○
WATER METER	○
WATER WELL	○
WATER MARKER/FLAG	○
STORM MANHOLE	○
STORM BASIN	○
STORM BEEHIVE BASIN	○
STORM OUTLET	○
SAN. MANHOLE	○
SAN. CLEANOUT	○
SAN. MARKER/FLAG	○
COMM. MANHOLE	○
COMM. PEDESTAL	○
COMM. MARKER	○
LIGHT POLE	○
UTILITY POLE	○
POWER TRANSFORMER	○
ELEC. MARKER/FLAG	○
ELEC. METER	○
GRND. WTR. MON. WELL	○
SIGN	○
AIR CONDITIONING UNIT	○
FOUND IRON ROD	○
FOUND CAPPED PIPE	○
SET CAPPED IRON	○
BACK OF CURB	○
TOP OF CURB	○
CURB GUTTER	○
HIGH POINT	○
LOW POINT	○
FINISHED GRADE	○
FINISHED FLOOR	○
MATCH EX. GRADE	○
AS-BUILT MEAS.	○
POINT OF CURVE	○
POINT OF REV. CURVE	○
POINT OF COMP. CURVE	○
RIGHT OF WAY	○
POINT OF BEGIN	○
POINT OF COMMENCE	○
EX. SPOT ELEVATION	○
PROPOSED ELEVATION	○
DECIDUOUS TREE	○
EVERGREEN TREE	○

PLANNING COMMISSION NOTES:

- The three walls of the trash dumpster area shall be constructed from materials that complement the building. The enclosure gates shall be of solid panel steel construction or a durable, long-lasting solid panel material.
- All light fixtures shall not exceed twenty feet (20') in height and shall be shielded to minimize glare trespassing on adjacent properties and roadways.
- No LED light band or exposed neon shall be permitted on this site, including the building or around the windows.

DEVELOPER:

SCHOOLCRAFT LODGE INC.
MR. ROBERT NOFAR
27451 SCHOOLCRAFT ROAD
LIVONIA, MI 48150
248-787-6511

SURVEYOR:

NOWRY & HALE
192 N. MAIN STREET, SUITE D
PLYMOUTH, MI 48170
734-446-5501

ARCHITECT:

MR. WILLIAM JARRATT
JARRATT ARCHITECTURE
248-568-5200

LANDSCAPE ARCHITECT:

MR. JAMES GRAY
VERT VERDE
PLYMOUTH, MI
james@vertverde.com
734-249-3568

ENGINEER:

UMLOR GROUP
49287 WEST ROAD
WIXOM, MI 48393
FAX: (866) 690-4307
WEB: www.umlorgroup.com

MR. WES LEE UMLOR, P.E., P.S.
PHONE: (248) 773-7656
EMAIL: wumlor@umlorgroup.com

GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM AND COMPLY TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY, WAYNE COUNTY AND ANY OTHER GOVERNING AGENCY.
- LOADING/UNLOADING TO BE FROM A PARKING SPACE WITH A SMALL TRUCK - NO ADDITIONAL LOADING AND UNLOADING NEEDED FOR THE PROPOSED USE.
- WASTE WATER DISPOSAL TO BE DISCHARGED TO EXISTING CITY SEWER.
- WATER SUPPLY TO BE CONNECTED TO EXISTING PUBLIC WATER SUPPLY.
- A PERMIT FROM THE COUNTY ROAD COMMISSION IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC R/W.
- A SOIL EROSION AND SEDIMENTATION PERMIT WILL BE REQUIRED.
- EXTERIOR LIGHTING TO BE PER CITY REQUIREMENTS.
- SIGN DETAILS ARE TO BE PROVIDED TO THE CITY AND APPROVAL GRANTED PRIOR TO THE PLACEMENT OF ANY SIGNS. SIGN PLAN TO BE SUBMITTED AT A LATER DATE.
- SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPING (PROVIDED WITH SITE PLAN).
- ANY EXISTING ASPHALT DRIVES TO BE MAINTAINED FOR PROVIDE ACCESS FOR FIRE DEPARTMENT DURING CONSTRUCTION.
- SITE SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS.
- STORM SEWER DETENTION TO BE PROVIDED ON SITE IN DETENTION SYSTEM. ALL STORM WATER MUST BE APPROVED BY THE CITY.
- ALL REQUIREMENTS BY THE FIRE DEPARTMENT PER THE INTERNATIONAL FIRE CODE WILL BE MET.
- OWNER TO COORDINATE TRASH PICKUP FROM THE DUMPSTER AND BUILDING DELIVERIES AT NON-PEAK HOURS.

ZONING REQUIREMENTS

C-4 GENERAL BUSINESS

LOT - MIN. AREA: 4,000 FT.²

- MIN. WIDTH: N/A

COVERAGE - MAX. BLD.: N/A

SETBACKS - FRONT YARD: 40 FT.

- REAR YARD: 40 FT.

- SIDE YARD: 40 FT.

- SIDE TOTAL: 80 FT.

EXISTING CONDITIONS

LOT - AREA: 103,280 FT.²

- WIDTH: 66 FT.

COVERAGE - BLD.: 7,346 FT.² 7.1%

NOTE:

ALL CATCH BASINS ON PROPERTY WERE UNDER WATER ALL SIZES ARE BASED UPON A SITE PLAN FROM 1985

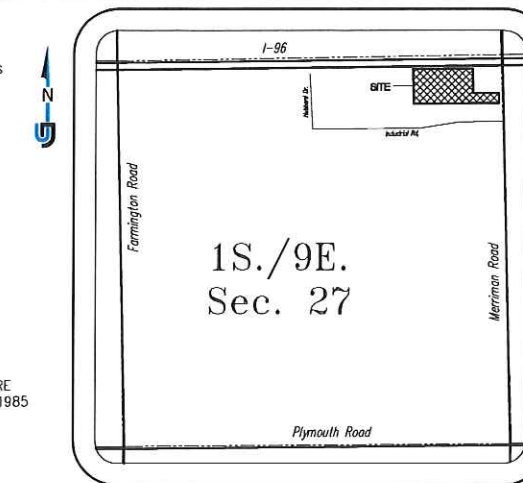
BENCHMARK:

1) THE NORTH RIM OF A STORM MANHOLE LOCATED 38.5 FEET EAST AND 125.6 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER.

ELEVATION = 637.61 NAVD88

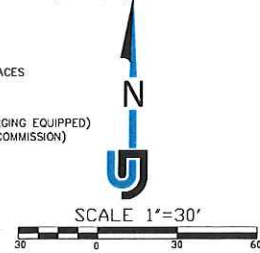
2) THE NORTH RIM OF A SANITARY MANHOLE LOCATED 197.2 FEET EAST AND 1.2 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER.

ELEVATION = 639.83 NAVD88



SITE LOCATION MAP

(NO SCALE)

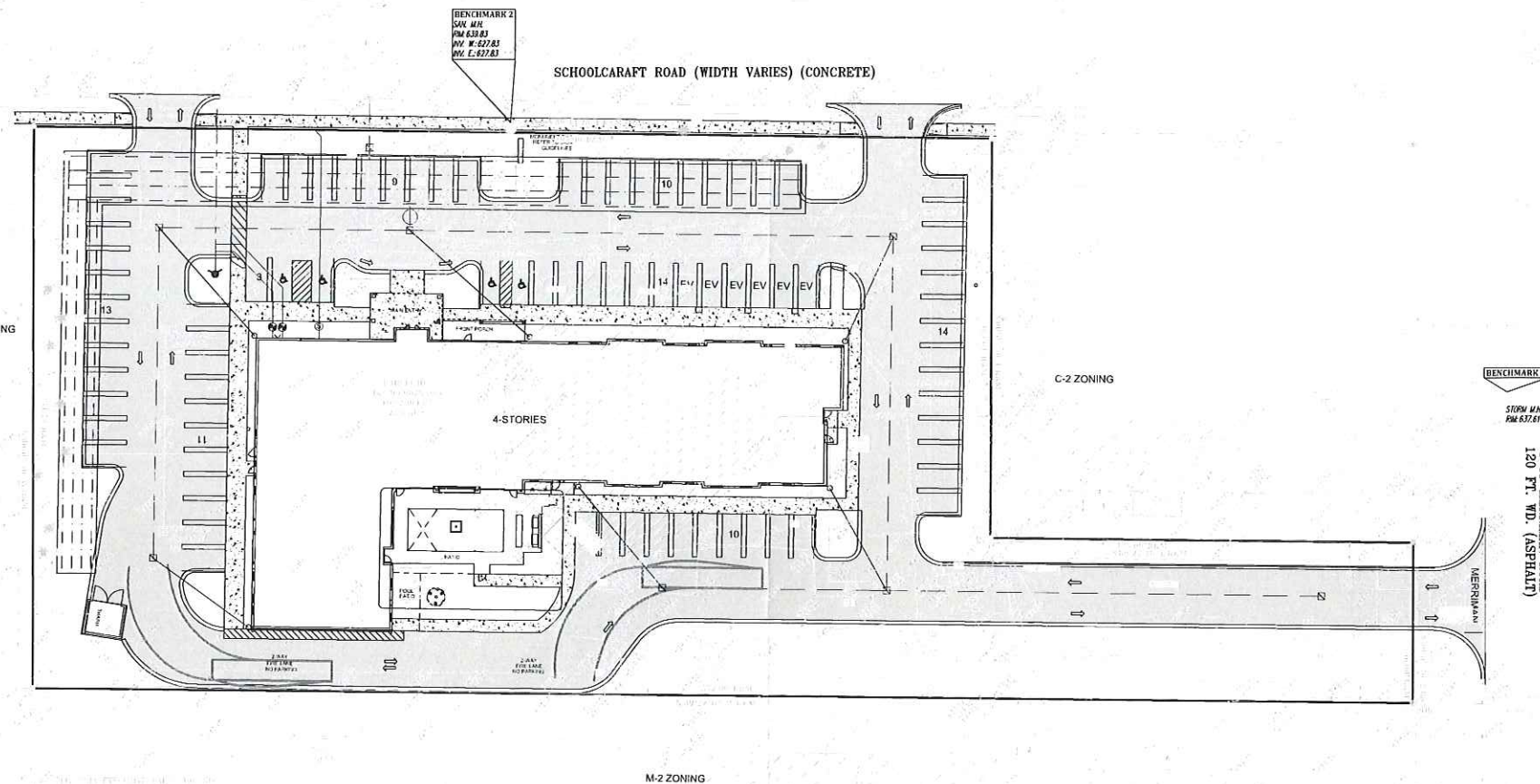


PARKING ANALYSIS:

HOTEL:
94 ROOMS * 1 spaces/room = 94
4 EMPLOYEES = 4
98 SPACES
98 SPACES REQUIRED
99 SPACES PREVIOUSLY PROPOSED
84 SPACES SUPPLIED (6 ARE EV CHARGING EQUIPPED)
(15 SPACES REMOVED PER PLANNING COMMISSION)

SHEET INDEX

- C1 SITE PLAN
- C2 DIMENSIONAL PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- C5 DETAILS
- 1 TOPO/BOUNDARY SURVEY
- 1 OF 1 PHOTOMETRIC PLAN
- 1S-1 LANDSCAPE PLAN
- A1.01 FIRST FLOOR PLAN
- A2.02 2-4 FLOOR PLANS
- A2.2 EXTERIOR ELEVATIONS



BENCHMARK 1
STORM MANHOLE
ELEV. 637.61
120 FT. W.D. (ASPHALT)

3' OF MERRIMAN ROAD
120 FT. W.D. (ASPHALT)

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO PROPERLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

These documents are instruments of service in respect of the Project and any results without written verification or adoption by the User Group (UG) for the specific purposes intended will be at User's sole risk and without liability or legal exposure to UG and User shall indemnify and hold harmless UG from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such verification or adoption will entitle UG to further compensation at rates to be agreed upon by User and UG.

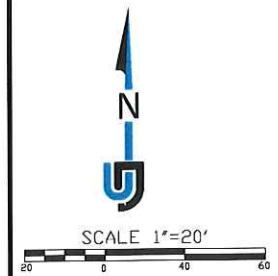
UMLOR GROUP
49287 WEST ROAD, WIXOM, MI 48393
TEL: 248.773.7656 - FAX: 248.773.7657

SECTION 27
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MI

DATE: 12/12/25
REVISIONS:

STAYBRIDGE LIVONIA
SCHOOLCRAFT LODGE INC.
31501 SCHOOLCRAFT RD
LIVONIA, MI 48150
SITE PLAN

CLIENT:
DRAWN BY: AO
CHECKED BY: WJ
DATE: 12/12/25
SCALE: 1" = 30 FEET
JOB NO: 251202
SHEET NO: C1
SHEET 1 OF 5

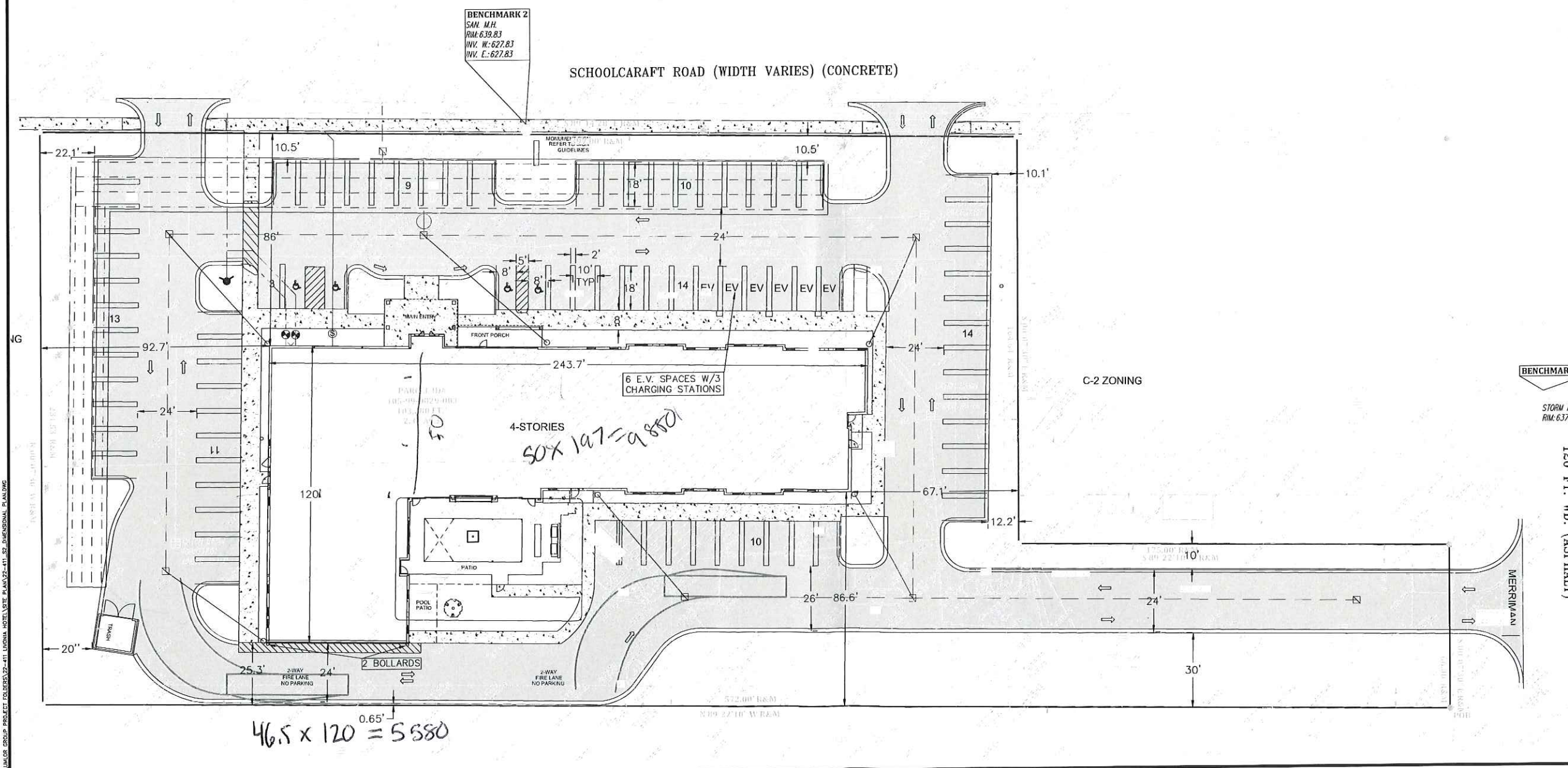


- LEGEND**

 - EXISTING PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - EXISTING OFFSITE PROPERTY BOUNDARY
 - EXISTING EDGE OF PAVEMENT
 - EXISTING WATERMAIN, HYDRANT AND GV
 - EXISTING STORM SEWER, CATCH BASIN, MANHOLE
 - EXISTING SANITARY, SANITARY MANHOLE
 - EXISTING OFFSITE BUILDING
 - PROPOSED BUILDING
 - PROPOSED CONTOUR
 - PROPOSED UTILITY EASEMENT
 - PROPOSED CURB WITH REVERSE GUTTER
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EDGE OF CONCRETE WALK
 - PROPOSED SANITARY SEWER, SANITARY MANHOLE
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 - PROPOSED CONCRETE WALK/PAVEMENT
 - PROPOSED CONCRETE WALK V/THICKENED EDGE
 - PROPOSED ASPHALT PAVING
 - FLOW ARROW
 - PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - HVAC UNIT
 - SPACE FOR GENERATOR
- LEGEND**

 - FOUND MONUMENTATION
 - SET MONUMENTATION
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 - RECORD MEAS.
 - FIELD MEAS.
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 - CALCULATED DIST.
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 - STORM BASIN
 - STORM BEEHIVE BASIN
 - STORM OUTLET
 - SAN. MANHOLE
- LEGEND**

 - SAN. CLEANOUT
 - SAN. MARKER/FLAG
 - COMM. MANHOLE
 - COMM. PEDESTAL
 - COMM. MARKER
 - LIGHT POLE
 - UTILITY POLE
 - POWER TRANSFORMER
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 - ELEC. METER
 - GRND. WTR. MON. WELL
 - SIGN
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 - FOUND IRON ROD
 - FOUND CAPPED PIPE
 - SET CAPPED IRON
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 - TOP OF CURB
 - CURB GUTTER
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 - FINISHED GRADE
 - FINISHED FLOOR
 - MATCH EX. GRADE
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 - EVERGREEN TREE



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UMLOR GROUP
1000 WEST ROAD WINDOM, MI 48093
TEL: 248.773.7656 - FAX: 248.696.1507

SECTION 27
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MI

DATE: 12/11/25
REVISIONS

STAYBRIDGE LIVONIA
CLIENT: SCHOLCRAFT LODGE INC.
3101 SCHOOLCRAFT RD
LIVONIA, MI 48150

DIMENSIONAL PLAN

DR BY: AO
CHK BY: WU
P.L. DB

SCALE: 0 10 20
1" = 20 FEET

JOB NO: 251202
SHEET NO: C2

SHEET 2 OF 5

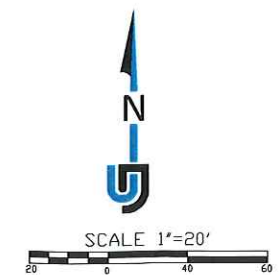
3 = 20/2 = 10
1 = 6.6
6.1/2
40
6
96 1/2

STORM WATER CALCULATIONS				
DETERMINATION OF 'C' FACTOR				
TOTAL AREA GOING INTO POND (GROSS & NET)	=	2.37 ACRES		
PAVING AREA (WALKS, DRIVES, ROAD)	=	1.14 ACRES @ 0.95	=	1.08
BUILDING AREA	=	0.45 ACRES @ 0.95	=	0.43
LAWN AREA	=	0.78 ACRES @ 0.30	=	0.23
TOTAL AREA	=	2.37 ACRES		1.745
Cavg. = TOTAL C / TOTAL ACRES =	1.74 / 2.37			0.74
TIME OF CONCENTRATION IN PIPE				
v =	3 ft/sec average	(manning)		
pipe length (ft) =	550			
Tt = L/60v =	3.055556 min			
Tc =	3.06			
100-YEAR INTENSITY CALCULATION				
I100 =	101		10.17	in/hr
	(Tc + 12.33) ^ 0.84			
100 YEAR PEAK INFLOW CALCULATION:				
Q1 = C x I100 x A =	17.73	cfs		
100 YEAR ALLOWABLE AGRICULTURAL RUNOFF ULTIMATE OUTLET PIPE				
Q(allow) = 0.15 cfs/acre =	0.36	cfs		
VARIABLE RELEASE RATE CALCULATION:				
Qallow = 1.1055 - 0.206 x LN(A) =	0.93	cfs/acre		
Qo = Qallow x A =	2.20	cfs		
100 YEAR STORAGE REQUIRED:				
Vs = Vrx [0.206 - 0.15 x LN (Qallow/Q1)] =	17194			

ONSITE STORAGE PROVIDED			
Pipe Capacity	Lineal Footage	Pipe Capacity	Storage Volume
36" Perforated storm =	1616	7.069	11423
Total storage in pipe = 11423 cu. ft.			
Capacity in Stone Voids	Lineal Footage	Stone Area	Storage Volume
16 sq. ft. trench (assume 40% voids) =	1646	8.93	5880
(16sq. ft. x 7.07 sf) 0.4			
Provided onsite storage =	17302	cfs	
Required onsite storage =	17194	cfs	
Total storage in stone = 5880 cu. ft.			

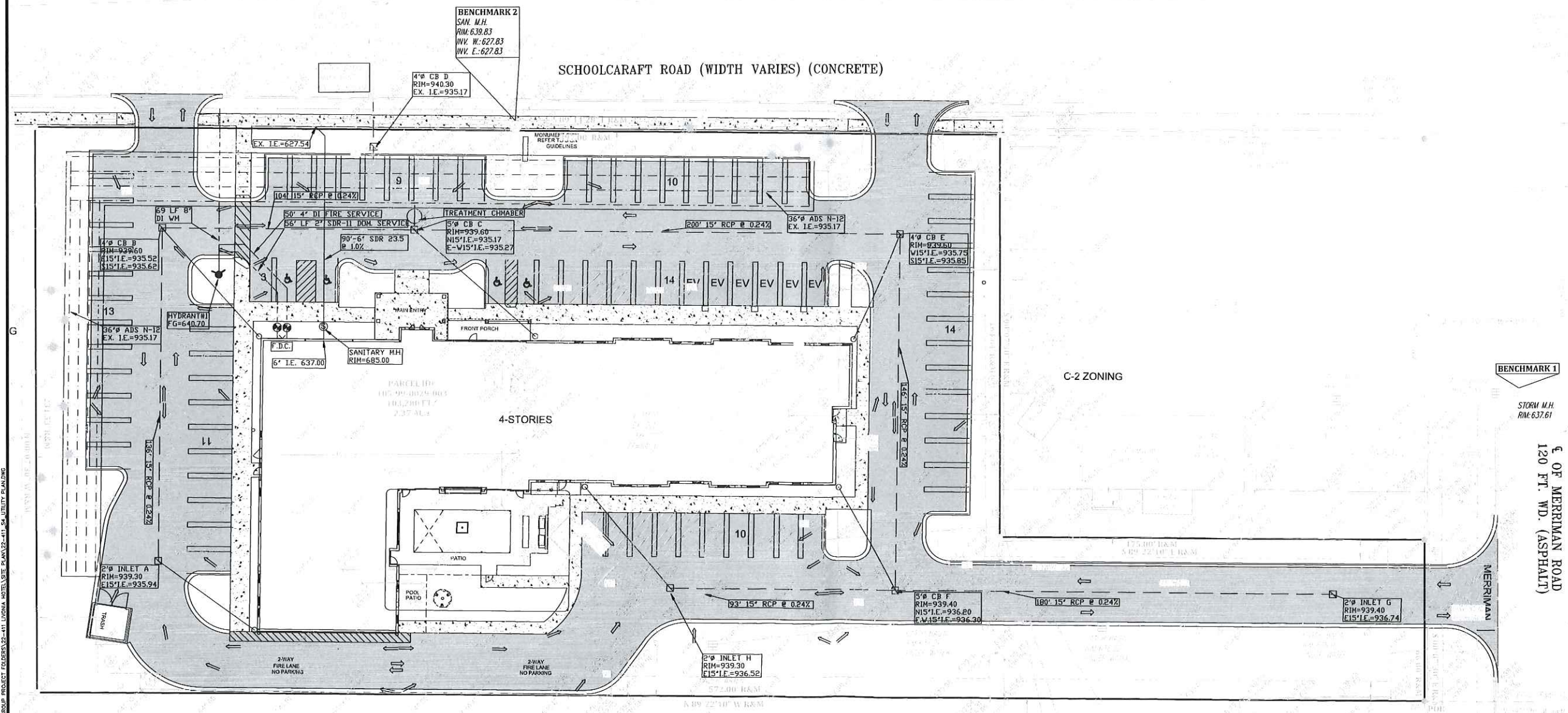
DRAINAGE NARRATIVE
 THE EXISTING SALON BUILDING AND SITE PROVIDED A 10 YEAR STORAGE VOLUME IN THE PIPES AND RESTRICTED THE OUTLET TO THE SCHOOLCRAFT R/W STORM SYSTEM WITH A 4" DIAMETER PIPE.

WE PROPOSE TO STORE A 100YR STORM IN THE 36" DIA ADS N-12 PERF PIPE IN STONE BED AND OUT LET TO A SCHOOLCRAFT RD STORM STRUCTURE VIA RESTRICTED OUTLET.



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CONTRACTOR TO BE RESPONSIBLE FOR ALL RIGHTS RESERVED.

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UMLOR
G R O U P
19287 WEST ROAD WINOM, MI 48303
TEL 248.771.7650 - FAX 866.660.1007

SECTION 27
TOWN 1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MI

DATE: 12/11/25
REVISIONS

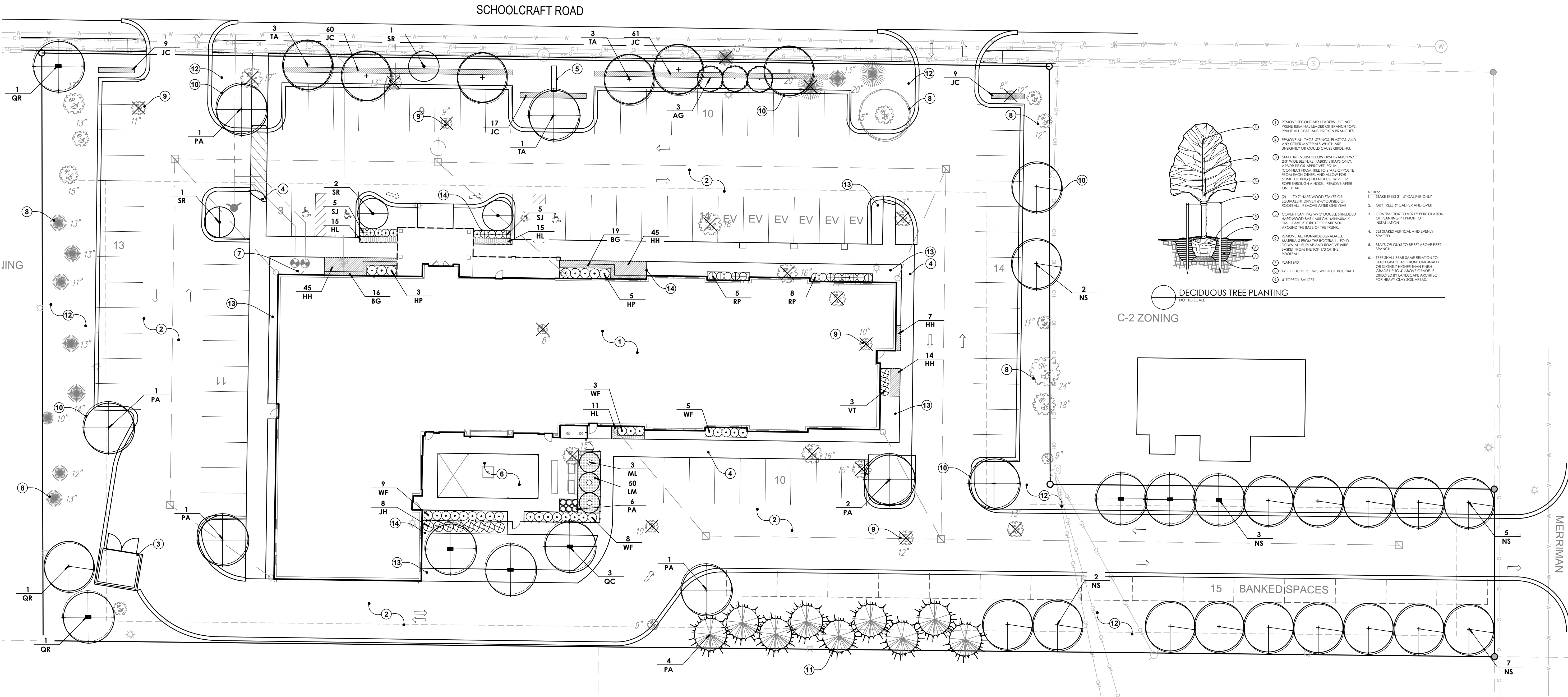
CLIENT: STAYBRIDGE LIVONIA
SCHOOLCRAFT LODGE INC.
31501 SCHOOLCRAFT RD
LIVONIA, MI 48150

DATE: 12/11/25
BY: AO
CK BY: MU
PWL: BB
SCALE: 0 10 20
1" = 20 FEET
JOB NO: 251202
SHEET NO: C4
SHEET 4 OF 5

**NOT FOR
CONSTRUCTION**



Drawn: JG
Checked: JG
Date: 03.2023
Scale: 1" = 20'-0"



INSTALLATION & MAINTENANCE NOTES

ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY W/ ZONING ORDINANCE.

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAN STANDARDS. USE NO.1 GRADE PLANT MATERIAL.

ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS WITH ONE CULTIVATION FOR WEED CONTROL PER MONTH DURING JUNE, JULY AND AUGUST. THIS ESTABLISHMENT PERIOD SHALL BE ONE (1) YEAR FROM THE DATE OF APPROVAL OF PLANTINGS BY THE TOWNSHIP. FAILING PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR.

ALL TREE WRAP, STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE WINTER SEASON.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

PLANT SCHEDULE

TREES							
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
3	AG	<i>Amelanchier x g. 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	6'-7' ht.	as shown	B&B	Minimum 5 stems
5	PA	<i>Platanus x. acerifolia 'Bloodgood'</i>	Bloodgood London Plane Tree	2.5' cal.	as shown	B&B	Single straight trunk
19	NS	<i>Nyssa sylvatica</i>	Blackgum	2' cal.	as shown	B&B	Single straight trunk
3	ML	<i>Malus Lollipop</i>	Lollipop Crabapple	2' cal.	as shown	B&B	Single straight trunk
3	QC	<i>Quercus coccinea</i>	Scalet Oak	2.5' cal.	as shown	B&B	Single straight trunk
3	QR	<i>Quercus rubra</i>	Red Oak	2.5' cal.	as shown	B&B	Single straight trunk
4	SR	<i>Syringa r. 'Ivory Silk'</i>	Japanese Tree Lilac	2' cal.	as shown	B&B	Single straight trunk
7	TA	<i>Tilia americana 'Redmond'</i>	Redmond American Basswood	2.5' cal.	as shown	B&B	Single straight trunk
SHRUBS							
35	BG	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	24" ht.	24" o.c.	cont.	Well rooted
8	HP	<i>Hydrangea p. 'Little Lime'</i>	Little Lime Hydrangea	36" ht.	as shown	cont.	Well rooted
156	JC	<i>Juniperus c. 'Sea Green'</i>	Sea Green Juniper	24" sprd.	30" o.c.	cont.	Well rooted
8	JH	<i>Juniperus c. 'Hetz Columnar'</i>	Hetz Columnar Juniper	48" ht.	as shown	B&B	Single straight trunk
10	SJ	<i>Spirea japonica 'Neon Flash'</i>	Neon Flash Spirea	24" ht.	as shown	cont.	Well rooted
25	WF	<i>Weigela f. 'Wine & Roses'</i>	Wine & Roses Weigela	30" ht.	as shown	cont.	Well rooted
13	RP	<i>Rhododendron 'P.J.M.'</i>	PJM Rhododendron	30" ht.	as shown	cont.	Well rooted
3	VT	<i>Viburnum trilobum 'Bailey's Compact'</i>	Bailey's Compact Cranberry Bush	36" ht.	as shown	B&B	Single straight trunk
PERENNIALS							
111	HH	<i>Hosta 'Halcyon'</i>	Halcyon Hosta	#1	as shown	cont.	Well rooted
41	HL	<i>Hemerocallis 'Little Grapette'</i>	Little Grapette Daylily	#1	as shown	cont.	Well rooted
50	LM	<i>Liriope muscari 'Big Blue'</i>	Big Blue Lilyturf	#1	as shown	cont.	Well rooted
6	PA	<i>Pennisetum a. 'Red Head'</i>	Red Head Dwarf Fountain Grass	#1	as shown	cont.	Well rooted

SITE LANDSCAPE CALCULATIONS

FRONTAGE LANDSCAPE:

1 Tree and 8 shrubs / 40 lf.
1 Ornamental tree / 100 lf.
Total Road Frontage: 345 lf. (Excludes driveway and sidewalk openings)

Trees Required: 9 (345 / 40)
Trees Provided: 9 (3 existing to remain)

Ornamental Trees Required: 4 (345 / 100)
Ornamental Trees Provided: 4

Total Shrubs Required: 69 (345 / 40)*8
Total Shrubs Provided: 69

INTERIOR PARKING LOT LANDSCAPE:

Minimum 5% of all paved areas
Total Paved Area: 43,121 sf

Landscape Area Required: 2,156 sf
Landscape Area Provided: 3,291 sf.

1 Tree / 300 SF of landscape area required

Trees Required: 8 (2,156 / 300)
Trees Provided: 8 (1 existing to remain)

GENERAL LANDSCAPE:

Minimum of 1 Tree / 3,000 sf. of unpaved area
Total SF of unpaved area: 23,261 sf

Total Trees Required: 8 (23,261 / 3,000 sf)
Total Trees Provided: 8

GREENBELT LANDSCAPE:

East Property Line (Type A)
Minimum of 1 Tree per 30 lf. of abutting property line
Abutting Property Line Length: 465.9 lf.

Trees Required: 12 (339 / 30)
Trees Provided: 12 (5 existing to remain)

West Property Line (Type B)
Abutting Property Line Length: 231 lf.

Trees Required: 12 (231 / 20)
Trees Provided: 12 (11 existing to remain)

South Property Line (Type B)
Minimum of 1 Tree per 20 lf. of abutting property line (minimum 50% must be evergreen)
Abutting Property Line Length: 353 lf.

Trees Required: 18 (353 / 20)
Trees Provided: 18 (9 evergreen provided)

NOTE KEY:

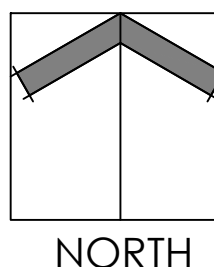
- 1 PROPOSED BUILDING
- 2 ASPHALT PARKING LOT, SEE CIVIL ENGINEERING DRAWINGS
- 3 PROPOSED DUMPSTER ENCLOSURE
- 4 PROPOSED CONCRETE SIDEWALK, TYPICAL
- 5 PROPOSED MONUMENT SIGN
- 6 PROPOSED POOL, SEE ARCHITECTURE
- 7 FIRE DEPARTMENT CONNECTION, SEE ARCHITECTURE
- 8 EXISTING TREES TO REMAIN, PROTECT AS REQUIRED
- 9 EXISTING TREES TO BE REMOVED, SEE CIVIL ENGINEERING DRAWINGS FOR TREE LIST
- 10 DECIDUOUS CANOPY TREE, SEE PLANT SCHEDULE AND TYPICAL DETAIL
- 11 EVERGREEN TREE, SEE PLANT SCHEDULE AND TYPICAL DETAIL
- 12 SEEDED LAWN OVER MINIMUM 4" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE
- 13 SODDED LAWN OVER MINIMUM 4" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE
- 14 SHOVEL CUT EDGE BETWEEN LAWN AND LANDSCAPE BED, TYPICAL ALL PLANTING AREAS

SURVEY PROVIDED BY:

POWELL ENGINEERING, LLC
4700 Commerce Drive
White Lake, MI 48383
248.714.9895

POWELL JOB NUMBER: 18-475
Dated: 10.01.2018

SCALE: 1" = 20'-0"





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19287 WEST ROAD WINOM, MI 48193
TEL. 248.773.7656 • FAX 866.690.1307

SECTION 27
1 SOUTH, RANGE 9 EAST
CITY OF LIVONIA
WAYNE COUNTY, MI

DATE: 12/11/25

REVISIONS

STAYBRIDGE LIVONIA

SCHOOLCRAFT LODGE INC.
31501 SCHOOLCRAFT RD
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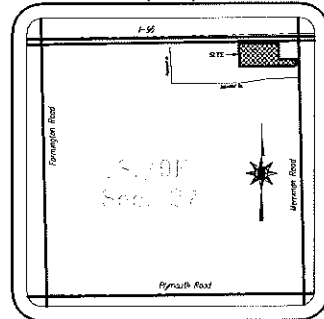
DETAILS

R BY: AO
 CK BY: WJ
 AL: BB
 SCALE: 0 ---

 NO SCALE
 IN NO. 251202
 IJECT NO.
C5
 SHEET 5 OF 5

SITE LOCATION MAP

(NO SCALE)



BOUNDARY & TOPOGRAPHIC SURVEY 31501 Schoolcraft Road

LEGAL DESCRIPTION

PARCEL ID# 105-99-0029-003

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 308.14 FEET ALONG THE EAST LINE OF SAID SECTION 27, SAID LINE ALSO BEING THE CENTERLINE OF MERWAIN ROAD (120 FEET WIDE); THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 60.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERWAIN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 572.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST 231.53 FEET PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SCHOOLCRAFT ROAD (WIDTH VARIES); THENCE SOUTH 89 DEGREES 14 MINUTES 28 SECONDS EAST 397.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 64.64 FEET PARALLEL WITH THE SAID EAST SECTION LINE AND CENTERLINE; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 175.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MERWAIN ROAD; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 66.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE BEING PARALLEL WITH SAID EAST SECTION LINE AND CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 2.37 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

ZONING REQUIREMENTS

C-2 GENERAL BUSINESS

LOT - MIN. AREA 4,000 FT²

- MIN. WIDTH: N/A

COVERAGE - MAX. BLD. N/A

SETBACKS - FRONT YARD: 15 FT

- REAR YARD: 8 FT

- SIDE YARD: 8 FT

- SIDE TOTAL: 16 FT

HEIGHT - MAX. BLD.: 35 FT./2 STY.

EXISTING CONDITIONS

107 - AREA: 103,240 FT²

- WIDTH: 66 FT

COVERAGE - BLD.: 7,346 FT² 12%

BENCHMARK:

1) THE NORTH RM. OF A STORM MANHOLE LOCATED 38.5 FEET EAST AND 125.6 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER.

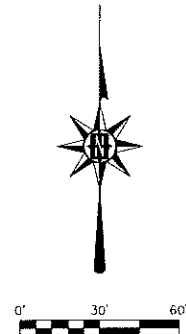
ELEVATION = 637.61 NAVD83

2) THE NORTH RM. OF A SANITARY MANHOLE LOCATED 197.2 FEET EAST AND 1.2 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER.

ELEVATION = 639.83 NAVD83

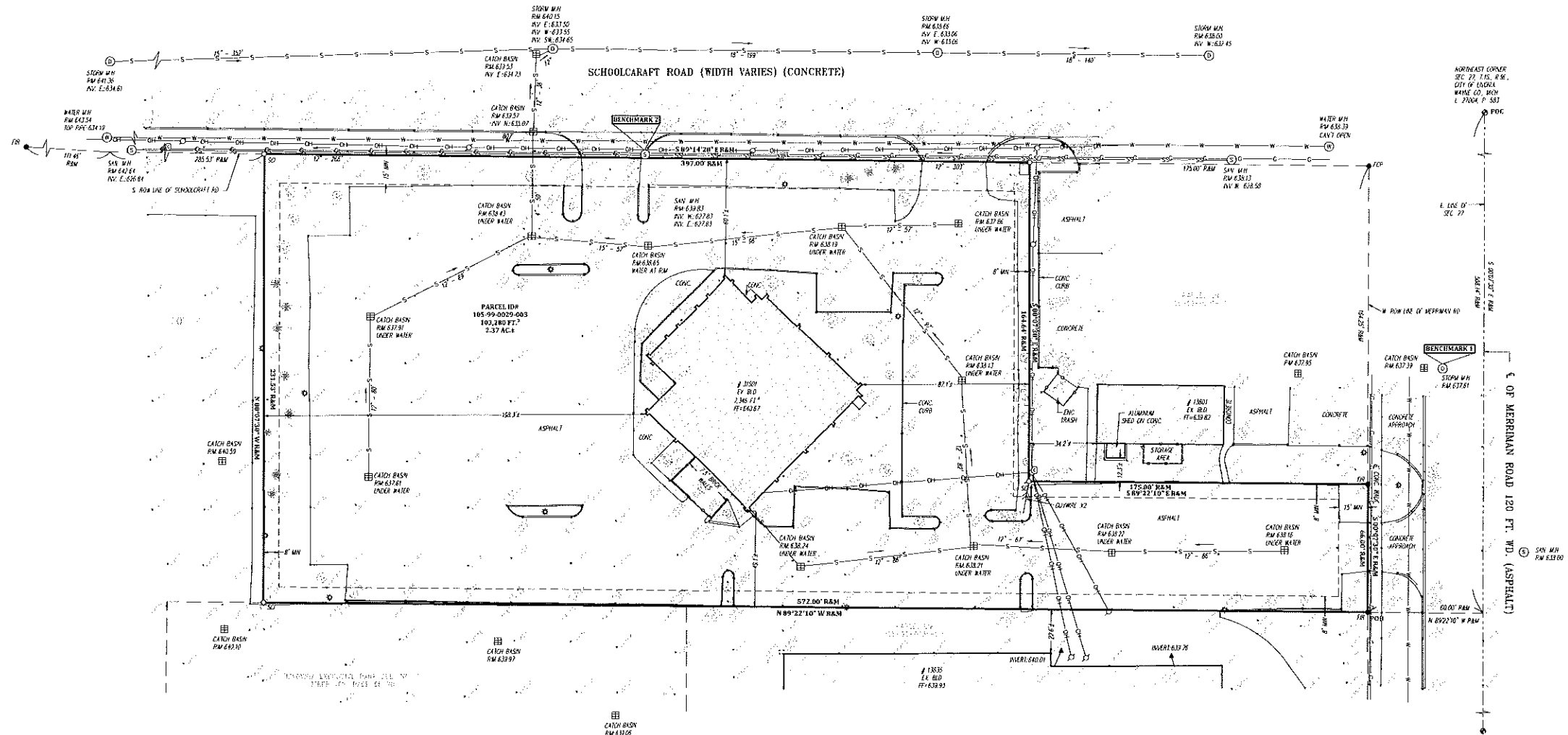
NOTE:

ALL CATCH BASINS ON PROPERTY WERE UNDER WATER ALL SITES ARE BASED UPON A SITE PLAN FROM 1985.



LEGEND

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- STORM BASIN
- STORM RESERVE BASIN
- STORM OUTLET
- SAN. MANHOLE
- SAN. CLEANOUT
- SAN. MARKER/FLAG
- CONN. MANHOLE
- CONN. PEDESTAL
- CONN. MARKER
- LIGHT POLE
- UTILITY POLE
- POWER TRANSFORMER
- ELEC. MARKER/FLAG
- ELEC. METER
- GRID WTR MON. WELL
- SIGN
- AIR CONDITIONING UNIT
- FOUND IRON ROD
- FOUND CAPPED PIPE
- SET CAPPED IRON
- SOI
- BACK OF CURB
- TOP OF CURB
- CURB CUTTER
- HIGH POINT
- LOW POINT
- FINISHED GRADE
- FINISHED FLOOR
- MATCH L.A. GRADE
- AS-BUILT MEAS
- POINT OF CURVE
- POINT OF REV. CURVE
- POINT OF COMP. CURVE
- RIGHT OF WAY
- ROW
- POINT OF BEGIN
- POB
- POINT OF COMMENCE
- POC
- ELEVATION
- PROPOSED ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE



Boundary & Topographic Survey

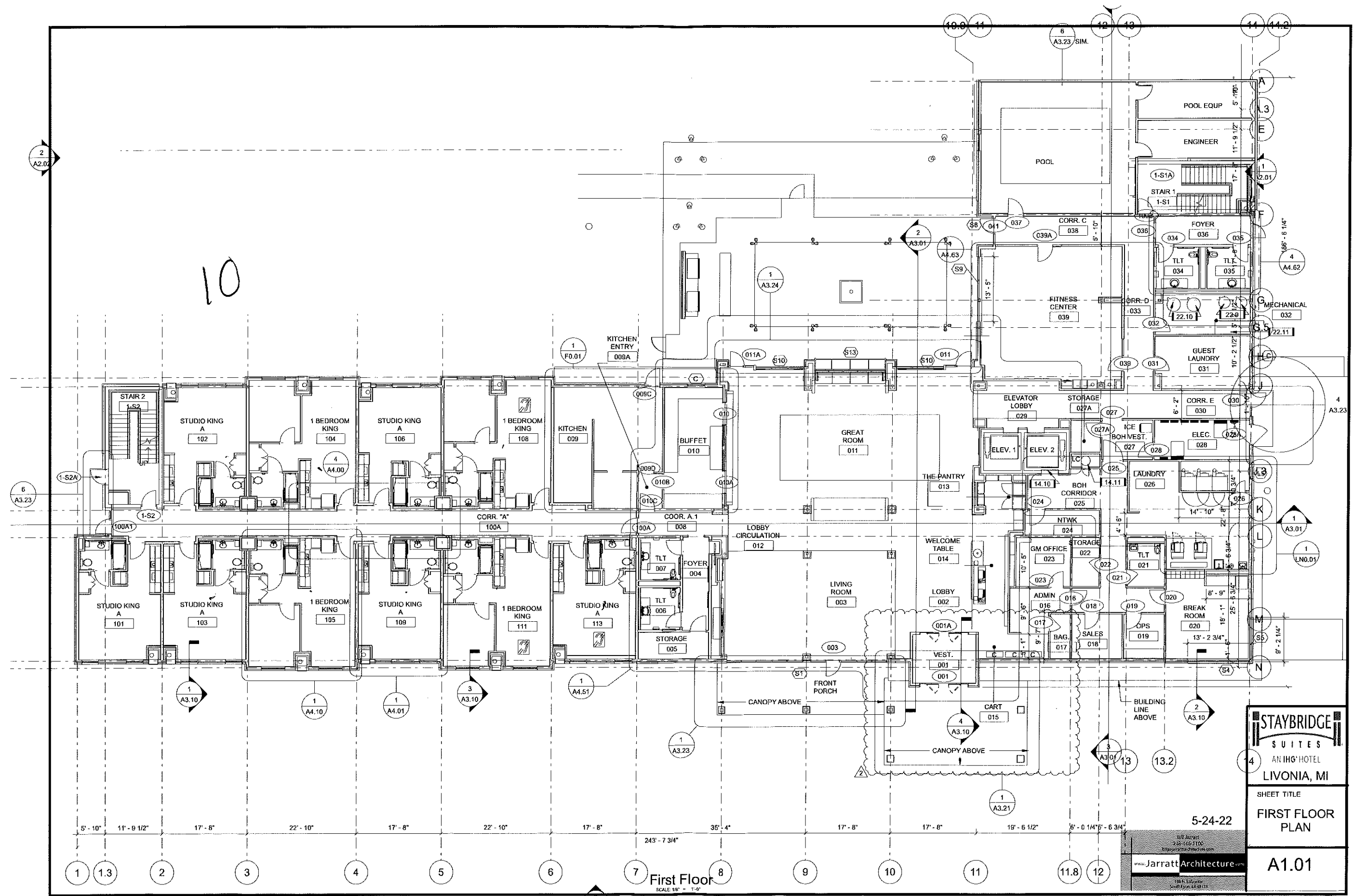
A PARCEL OF LAND BEING PART OF THE N.E. 1/4 OF SEC. 27, T.1S., R.9E., CITY OF LIVONIA, WAYNE CO., MICH.



SECTION: N.E. 1/4 Sec. 27 DATE: 03/29/22 CLIENT: Schoolcraft Lodge Inc. - Robert Neta
IN. ACRES: 15.78 PROJ. # 0221-027
CITY/TWP: Livonia DMC BY: VP/JCP
COUNTY: Wayne 1 BACH - 30 FEET
PAGE 1 OF 1

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and delineated herein has been surveyed under my supervision, that the first herein is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have duly complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472



First Floor
SCALE 1/8" = 1'-0"



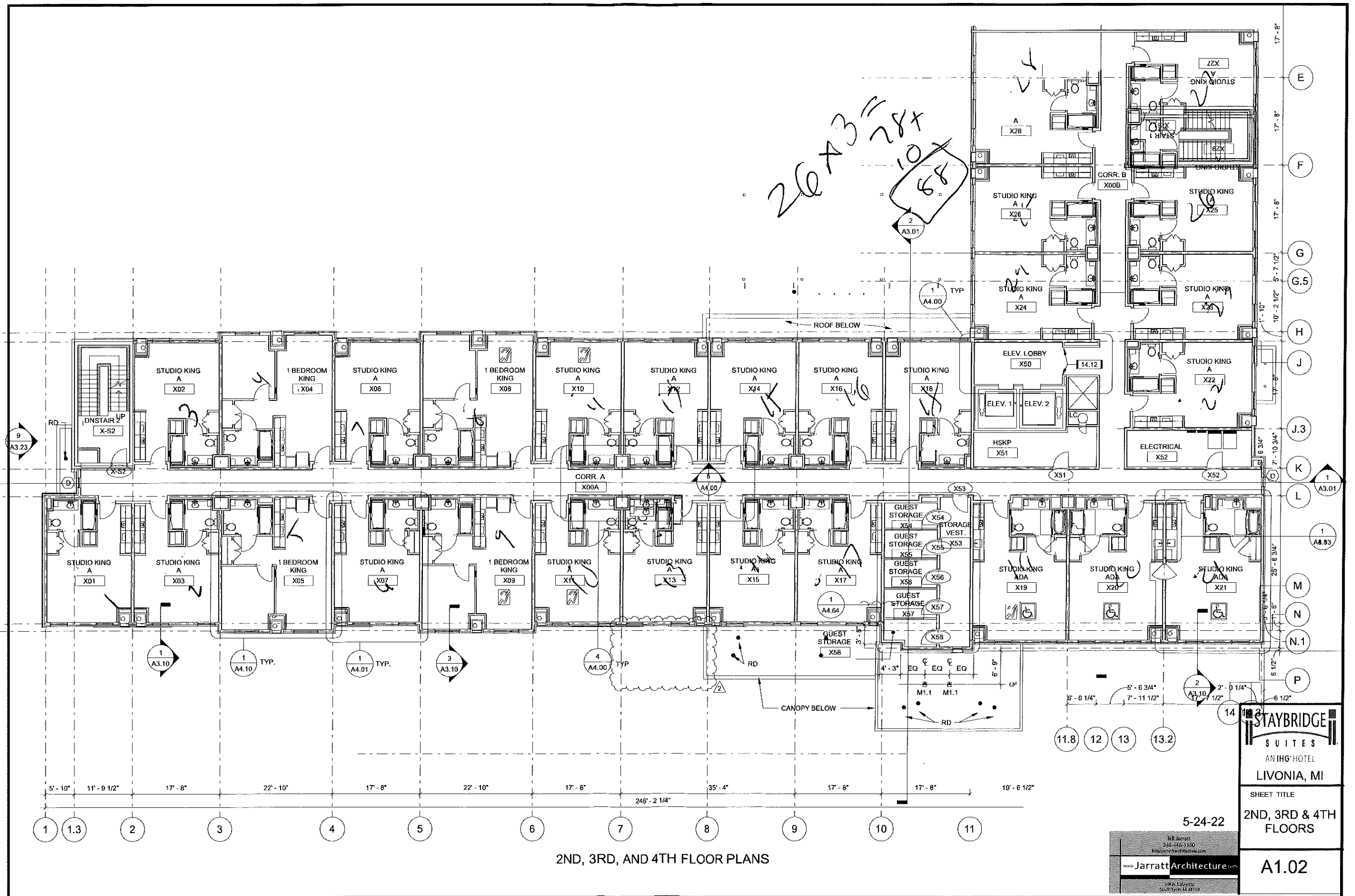
STAYBRIDGE
SUITES
AN IHG HOTEL
LIVONIA, MI

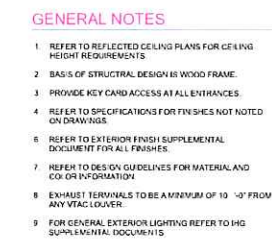
SHEET TITLE
FIRST FLOOR PLAN

A1.01

5-24-22

Bill Jarratt
248-445-1100
www.jarrattarchitecture.com
100 N. Lincoln
Livonia, MI 48150





BUILDING FLOOR DATA:

FLOOR 1 - 17,730 sf
10 GUESTROOMS

FLOOR 2 - 17,730 sf
28 GUESTROOMS

FLOOR 3 - 17,730 sf
28 GUESTROOMS

FLOOR 4 - 17,730 sf
28 GUESTROOMS



- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"



STAYBRIDGE
SUITES
AN IHG HOTEL
LIVONIA, MI

SHEET TITLE

EXTERIOR ELEVATIONS

A2.1

12-11-25

Bill Jarratt
248-446-1100
billj@jarratt2architecture.com

www.JarrattArchitecture.com

105 N. LaSalle
Southaven, MS 38870

EXTERIOR FINISHES

May 1, 2019

Exterior Materials:



A Premium Panelized Material

Material: Porcelain Tile
Manufacturer: Porcelanosa
Product: Oxford 9" x 36"
Color/Finish: Castano
Grout: Mapei, Keracolor S, Magnolia



B1 Color 1 - Monolithic Appearing Material

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 7037 Balanced Beige



B2 Color 2 - Monolithic Appearing Material

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 6140 Moderate White



B3 Color 3 - Monolithic Appearing Material

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 7504 Keystone Gray



C Panelized Material or a Monolithic Material with a Distinct Reveal Pattern

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 6251 Outerspace



D Premium Panelized Material with a Panel Scale that Differs from the Scale of the Portal Material

Material: Metal Wall Panels
Manufacturer: MBCI
Product: Lokseam Snap-together Standing Seam Metal Panels, 1 3/4" Tall Vertical rib, 12" Coverage Width
Color/Finish: Medium Bronze (Manufacturer's standard paint finish to match all other products)



D1 Panelized Material or a Monolithic Material with a Distinct Reveal Pattern

Material: EIFS
Manufacturer: BASF Corporation (Must meet NFPA 285)
Color/Finish: SW 7039 Virtual Taupe



E Stone

Material: Cultured Stone (Dry Stack)
Manufacturer: Boral
Product: Southern LedgeStone
Color/Finish: Wolf Creek
Trim: Matching Wainscot Still at Stone Termination

Exterior Window Finishes:

Medium Bronze (Paint finish to match all other products)
Basis of Design: Win Vent Architectural Windows - Series 500 Architectural Windows

Automatic Sliding Door Finish:

Medium Bronze (Paint finish to match all other products)
Basis of Design: Dorma - esa300 Bi-Parting Sliding Door with Center Emergency Break Away Doors with Exterior Insulated Clear Glass

Exterior/Interior Storefront Finish:

Medium Bronze (Paint finish to match all other products)
Basis of Design: Kawneer Trifab™ VersaGlaze™ 451/451T Framing System

PTAC Grill / Louver Finish:

Medium Bronze (Paint finish to match all other products)

Coping Finish:

Custom to Match Adjacent Finish

Exterior Hollow Metal Door Finish:

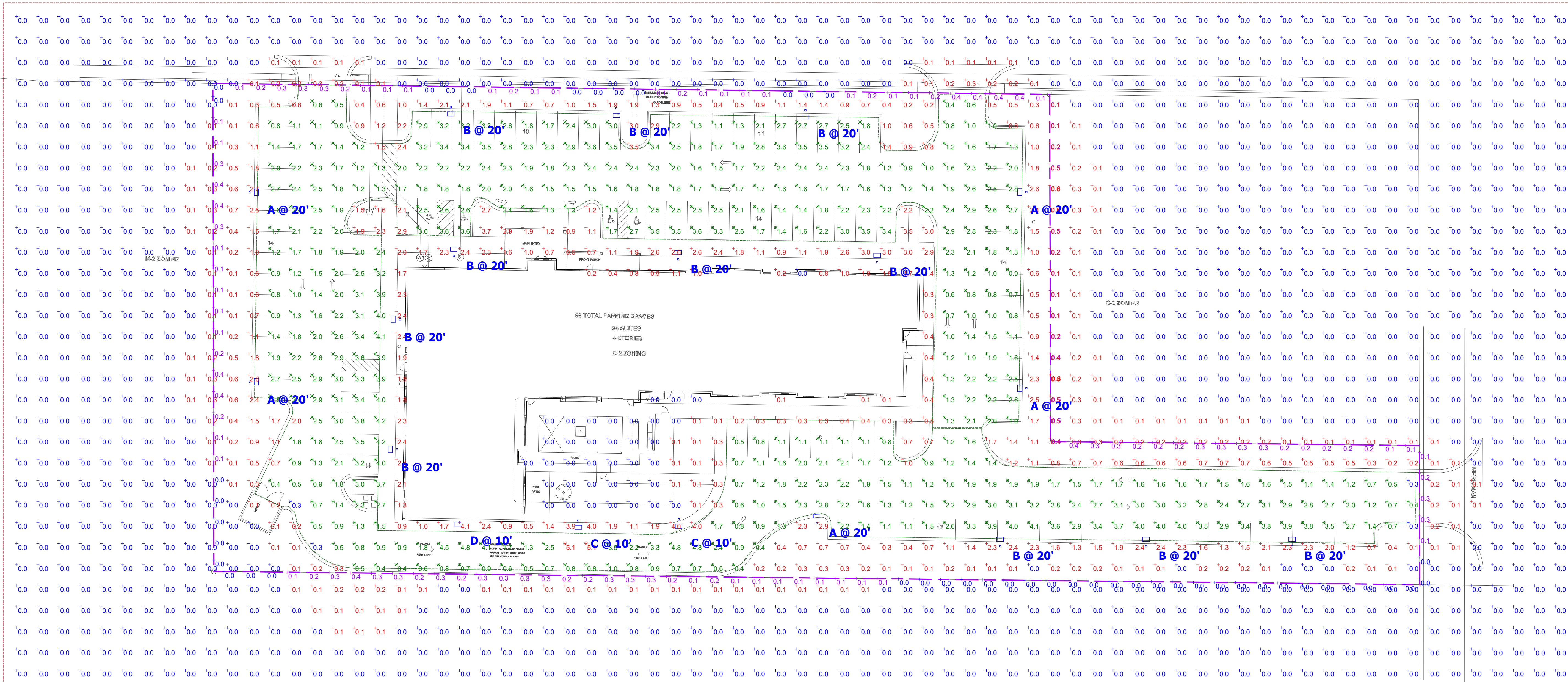
Medium Bronze (Paint finish to match all other products)

Pool/Patio Fence Finish:

Medium Bronze (Paint finish to match all other products)

Pool Deck:

Keystone Kool Deck Adobe Buff

Plan View
Scale - 1" = 25ft**General Note**

1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Light Loss Factor
	A	5	Lithonia Lighting	DSX0 LED 40K MVOLT	LED	0.9
	B	11	Lithonia Lighting	DSX0 LED 40K MVOLT	LED	0.9
	C	2	Lithonia Lighting	DSX0 LED 40K MVOLT	LED	0.9
	D	1	Lithonia Lighting	DSX0 LED 40K MVOLT	LED	0.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade @ 0'		0.6 fc	5.1 fc	0.0 fc	N/A	N/A	0.1:1
Parking Lot		2.0 fc	5.1 fc	0.3 fc	17.0:1	6.7:1	0.4:1
Property Line		0.2 fc	0.6 fc	0.0 fc	N/A	N/A	0.3:1



D-Series Size 0 LED Area Luminaire



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d^{series}

Specifications

EPA: 0.44 ft²
(0.04 m²)

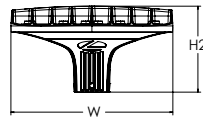
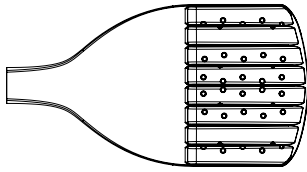
Length: 26.18"
(66.5 cm)

Width: 14.06"
(35.7 cm)

Height H1: 2.26"
(5.7 cm)

Height H2: 7.46"
(18.9 cm)

Weight: 23 lbs
(10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Mounting
DSX0 LED	Forward optics	(this section 70CRI only)		AFR	Automotive front row	Shipped included SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹ RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ⁹ SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket ¹⁰
	P1 P5	30K 3000K	70CRI	T1S	Type I short	
	P2 P6	40K 4000K	70CRI	T2M	Type II medium	
	P3 P7	50K 5000K	70CRI	T3M	Type III medium	
	P4	(this section 80CRI only, extended lead times apply)		T3LG	Type III low glare ³	
	Rotated optics			T4M	Type IV medium	
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4LG	Type IV low glare ³	
	P11 ¹ P13 ¹	30K 3000K	80CRI	TFTM	Forward throw medium	
		35K 3500K	80CRI			
		40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options		Other options		Finish <i>(required)</i>			
Shipped installed		Shipped installed		Shipped separately			
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11, 12, 18, 19}	PER7	Seven-pin receptacle only (controls ordered separate) ^{14, 19}	HS	Houseside shield (black finish standard) ²⁰	DDBXD	Dark Bronze
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 18, 19}	FAO	Field adjustable output ^{15, 19}	L90	Left rotated optics ¹	DBLXD	Black
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹⁴	BL30	Bi-level switched dimming, 30% ^{16, 19}	R90	Right rotated optics ¹	DNAXD	Natural Aluminum
PER5	Five-pin receptacle only (controls ordered separate) ^{14, 19}	BL50	Bi-level switched dimming, 50% ^{16, 19}	CCE	Coastal Construction ²¹	DWHXD	White
		DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷			DDBTXD	Textured dark bronze
				EGS	External Glare Shield (reversible, field install required, matches housing finish)	DBLBXD	Textured black
				BS	Bird Spikes (field install required)	DNATXD	Textured natural aluminum
						DWHGXD	Textured white



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.

DSX0-LED
Rev. 11/10/22
Page 1 of 9

Ordering Information

Accessories

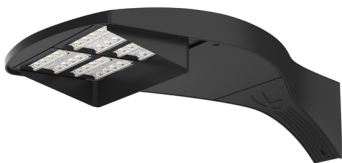
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK	Shorting cap ²²
DSX0HS 20C	House-side shield for P1, P2, P3 and P4 ²⁰
DSX0HS 30C	House-side shield for P10, P11, P12 and P13 ²⁰
DSX0HS 40C	House-side shield for P5, P6 and P7 ²⁰
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGS (FINISH)	External glare shield

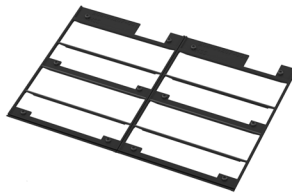
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10.
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGS. Contact Technical Support for availability.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



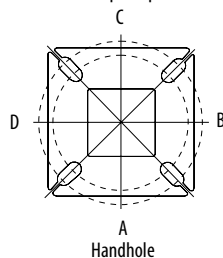
External Glare Shield (EGS)



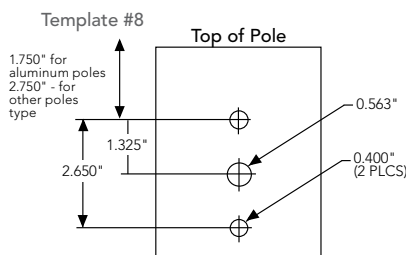
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Handhole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93





DESIGN GUIDELINE DRAWINGS NEXT GENERATION V7.0

May 1, 2019

Revision 1 - July 19, 2019

Revision 2 - October 31, 2019



THREE RAVINIA DRIVE
SUITE 100
ATLANTA, GA 30346

PROTOTYPE SET
NOT FOR CONSTRUCTION

PROTOTYPE V7.0



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DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
CITY ENGINEER

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



MAUREEN MILLER BROSNAN
MAYOR

DONALD R ROHRAFF
DIRECTOR OF PUBLIC WORKS

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

December 22, 2025

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2025-12-08-09 – 31501 Schoolcraft Road (Staybridge Hotel)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#31501 Schoolcraft Road**. Should additional addresses be needed, the owner will need to contact this Department once approval has been obtained.
2. The existing parcel is currently serviced by public sanitary sewer and water main and storm sewer. The submitted drawings indicate revised utility leads for the property, including storm water detention. Proposed utilities and calculations will be reviewed when plans are submitted for permitting.
3. Any disturbances within the Merriman Road right-of-way, including replacement of the drive approach or sidewalk will require permitting through the Wayne County Department of Public Service.

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

Sincerely,

A blue ink signature of David W. Lear, P.E. is written over a horizontal line.

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

Cc: 2025 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF



MAUREEN MILLER BROSNAN
MAYOR

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

DATE: January 2, 2026
TO: Kristoffer Canty, Planner IV
FROM: Livonia Fire Prevention Division
SUBJECT: **Petition 2025-12-08-09 at 31501 Schoolcraft Rd. 4 story hotel.**

This office has reviewed the site plan submitted in connection with the new construction and use of the property located at the above referenced address.

No objections to this proposal with the stipulations:

Subject building(s) are to be provided with an automatic sprinkler system, and on-site hydrants shall be located between 50 feet and 100 feet from the Fire Department connection. Sprinkler permit and plans are a required submission to the building department. 3rd party review may be required.

Fire protection detection and monitoring shall be installed and reporting. Fire alarm permits and plans are a required submission to the building department.

Knox Box (Knox Locks on gated entries) must be installed for Fire Department access.

Any site-specific issues will be addressed during the Life Safety inspection.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE



MAUREEN MILLER BROSNAN
MAYOR

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

January 5th 2026

Mr. Kristoffer Canty
City of Livonia Planning Dept
33000 Civic Center Drive
Livonia, MI 48154

Re: Petition 2025-12-08-09 – 31501 Schoolcraft Road

Mr. Canty,

I have reviewed the plans in connection with the petition. I have concerns with the lack of parking provided in this proposal. It is not unreasonable to require a minimum one parking spot per room and employee for this proposal. It is inevitable that the proposed establishment will reach full occupancy at some point during its operation and there would be no parking provided for all patrons. Furthermore, there is no legal public parking in the vicinity to supplement this deficiency, creating potential issues with neighboring businesses.

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

Sincerely,

FOR THE CHIEF OF POLICE,


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

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT



MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: January 6, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2025-12-08-09 - 31501 Schoolcraft Road

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

This Department has no objections to this Petition.

I trust this provides the requested information.

Jerome Hanna

Jerome Hanna
Director of Inspection

**CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD FEBRUARY 23, 2026**

Meeting was called to order at 8:00 p.m. by President Reid. Present: Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: Eileen McDonnell.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer; Mark Taormina, Planning and Economic Development Director.

6. REQUEST TO APPROVE CITY OF LIVONIA EARLY VOTING PLAN: as adopted by the Election Commission, to establish the location, days, and hours of operation for Livonia's Early Voting Site as required by Public Act 81 of 2023, to be filed with the Wayne County Clerk. (CR 323-23)

Lori Miller, City Clerk, explained that the location of the early voting site is a matter of fairness, security, and dignity. Michigan law requires early voting sites be in a publicly owned facility unless it is unfeasible. Election security is a non-negotiable that City Hall provides, along with numerous cost-saving factors.

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

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

DIRECTION:	APPROVING & DENYING	REGULAR
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LETTER TO THE LIVONIA CITY COUNCIL

6.

Clerk
February 10, 2026

MEETING DATE

S022326/R030926

PRESENTED BY

Lori Miller, MiPMC Level 2, CMC, City Clerk

AGENDA ITEM

REQUEST TO APPROVE CITY OF LIVONIA EARLY VOTING PLAN: as adopted by the Election Commission, to establish the location, days, and hours of operation for Livonia's Early Voting Site as required by Public Act 81 of 2023, to be filed with the Wayne County Clerk. (CR 323-23)

BACKGROUND DETAILS

As required by MCL 168.720e and MCL 168.720g as amended by Public Act 81 of 2023, following the adoption of Proposal 2022-2 and the amendment to the Michigan Constitution, the City of Livonia is required to have at least one Early Voting site for all statewide and federal elections to accommodate early voting. Further, the law requires that all early voting dates and times must be posted forty-five (45) days prior to every election and an early voting plan must be filed with the Wayne County Clerk no later than April 6, 2026 for this year.

On February 3, 2026, the Election Commission held its Regular Meeting, with minutes to be approved at a future date, and adopted the following resolution regarding Livonia's Early Voting plan:

RESOLVED that the Livonia Election Commission hereby establishes an Early Voting plan for all statewide and federal elections conducted in the City of Livonia to be located at Livonia City Hall, located at 33000 Civic Center Drive, Livonia, Michigan 48154; **FURTHER**, Livonia's Early Voting site will be open from the second Saturday through Sunday immediately prior to every state and federal election (including on the weekends) and hours of voting will take place between 9:30 a.m. and 5:30 p.m. for each of the nine (9) consecutive days.

The Clerk's Office is seeking Council's approval of Livonia's Early Voting plan as adopted by the Election Commission.

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

The undersigned, Lori L. Miller, City Clerk of the City of Livonia, does hereby certify that at a Regular Meeting of the Council of the City of Livonia held March 9, 2026 in the Auditorium of the City Hall, 33000 Civic Center Drive, Livonia, at which time and place the following members of the Council were present: (insert attendees) Absent: (insert absent members). The following resolution was made and adopted:

#__ -26 **WHEREAS**, Michigan electors adopted Proposal 2022-2 to amend the Michigan Constitution on November 8, 2022, which in part requires each municipality to have at least one early voting site for statewide and federal elections to accommodate early voting; and

WHEREAS, early voting consists of nine consecutive days of in-person voting starting the second Saturday before the election, the Sunday prior to the election, with a minimum of eight hours of in-person voting each day; and

WHEREAS, Public Act 81 of 2023 grants authority to the legislative body of a local municipality to establish an early voting site; and

WHEREAS, Public Act 81 of 2023 also requires that all early voting dates and times be posted forty-five (45) days prior to every election; and

WHEREAS, an early voting plan must include all of the items listed in MCL 168.720g as amended by PA 81 of 2023 and be filed with Wayne County by the City Clerk by April 6, 2026; and now,

NOW THEREFORE BE IT RESOLVED that the Livonia City Council concurs with the recommendation of the Livonia Election Commission and hereby establishes the early voting site for all statewide and federal elections conducted in the City of Livonia to be Livonia City Hall, 33000 Civic Center Drive, Livonia, MI 48154.

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

AYES:

NAYS:

The President declared the resolution adopted.

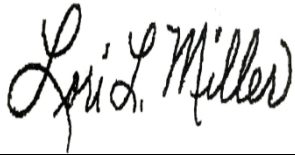
IN WITNESS WHEREOF, the undersigned has hereunto affixed her signature on this __ day of March, 2026.

Lori L. Miller, City Clerk
City of Livonia, Wayne County, Michigan

ATTACHMENTS

1. CR# 323-23 Certified Resolution
2. 2026-02-03 Minutes
3. Security Risk Assessment, Early Voting Site 2026
4. Liv Early Voting Plan, 2026

APPROVED BY



Lori Miller, MiPMC Level 2, CMC, City Clerk

Date: February 11, 2026



Carter Fisher, City Attorney

Date: February 11, 2026



Maureen Miller Brosnan, Mayor

Date: February 12, 2026

OFFICE OF THE CITY CLERK
CITY OF LIVONIA

The undersigned, Susan M. Nash, City Clerk of the City of Livonia, does hereby certify that at a Regular Meeting of the Council of the City of Livonia held October 16, 2023 in the Auditorium of City Hall, 33000 Civic Center Drive, Livonia, at which time and place the following members of the Council were present: Rob Donovic, Scott Morgan, Brandon McCullough, Kathleen McIntyre, Laura Toy, Scott Bahr, and Jim Jolly. Absent: None. The following resolution was made and adopted:

#323-23 WHEREAS, Michigan electors adopted Proposal 2022-2 to amend the Michigan Constitution on November 8, 2022, which in part requires each municipality to have at least one early voting site for statewide and federal elections to accommodate early voting; and

WHEREAS, early voting consists of nine consecutive days of in-person voting starting the second Saturday before the election, the Sunday prior to the election, with a minimum of eight hours of in-person voting each day; and

WHEREAS, Public Act 81 of 2023 grants authority to the legislative body of a local municipality to establish an early voting site; and

WHEREAS, Public Act 81 of 2023 also requires that all early voting dates and times be posted forty-five (45) days prior to every election; and

WHEREAS, an early voting plan must include all of the items listed in MCL 168.720g as amended by PA 81 of 2023 and be filed with Wayne County by the City Clerk by October 30, 2023; and now,

NOW THEREFORE BE IT RESOLVED that the Livonia City Council concurs with the recommendation of the Livonia Election Commission and hereby establishes the early voting site for all statewide and federal elections conducted in the City of Livonia to be Livonia Housing Commission, 10800 Farmington Rd., Livonia, MI 48150.

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

AYES: Donovic, Morgan, McCullough, McIntyre, Toy, Bahr, and Jolly

NAYS: None

The President declared the resolution adopted.

IN WITNESS WHEREOF, the undersigned has hereunto affixed her signature on this 17th day of October, 2023.

Susan M. Nash, City Clerk
City of Livonia, Wayne County, Michigan

MINUTES OF THE ELECTION COMMISSION OF THE CITY OF LIVONIA, MICHIGAN

A meeting of the Election Commission of the City of Livonia, Michigan, was held on Tuesday, February 3, 2026, at the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan at 2:30 p.m., at which time and place the following members of said Commission were present:

Present: Carter Fisher, City Attorney
Lori L. Miller, City Clerk
Maureen Miller Brosnan, Mayor

Also Present: Doris E. DeMarco, Deputy Clerk

Lori Miller assumed the duties as Chairperson of the Election Commission.

Upon a motion by Commissioner Brosnan, supported by Commissioner Fisher, and unanimously adopted, it was:

RESOLVED that the minutes of the Election Commission meeting held on Thursday, October 9, 2025, are hereby approved.

Chairperson Miller indicated the purpose of today's meeting was to discuss the Early Voting plan for 2026, when the state requirement is to hold nine (9) days of Early Voting. Following discussion by the Commission members, it was decided that the Clerk's Office should hold Early Voting this year at City Hall.

Upon a motion by Commissioner Fisher, supported by Commissioner Brosnan, and unanimously adopted, it was:

RESOLVED that the Livonia Election Commission hereby establishes Early Voting to occur in the City of Livonia and for the site to be located at the Livonia City Hall at 33000 Civic Center Drive, Livonia, Michigan 48154.

Upon a motion by Commissioner Brosnan, supported by Commissioner Fisher, and unanimously adopted, it was:

RESOLVED that the Livonia Election Commission hereby establishes the Early Voting site will be open Saturday, July 25, 2026, through Sunday, August 2, 2026,

from 9:00 a.m. to 5:00 p.m. for the State Primary, if this election is necessary, and Saturday, October 24, 2026, through Sunday, November 1, 2026, for the State General election.

Upon a motion by Commissioner Fisher, supported by Commissioner Brosnan, and unanimously adopted, it was:

RESOLVED that the Livonia Election Commission hereby establishes an Early Voting plan for all statewide and federal elections conducted in the City of Livonia to be located at Livonia City Hall, located at 33000 Civic Center Drive, Livonia, Michigan 48154; **FURTHER**, Livonia's Early Voting site will be open from the second Saturday through Sunday immediately prior to every state and federal election (including on the weekends) and hours of voting will take place between 9:30 a.m. and 5:30 p.m. for each of the nine (9) consecutive days.

Upon a motion by Commissioner Fisher, supported by Commissioner Brosnan, and unanimously adopted, this meeting of the Election Commission of the City of Livonia was adjourned at 3:20 p.m. on February 3, 2026.



Lori L. Miller

Livonia City Clerk

xc: Members (3), File

Security and Operational Risk & Vulnerability Assessment

Livonia Early Voting Location Assessment

Created by:

Brian Kahn

Director, Livonia Emergency Preparedness & Homeland Security

For:

Lori Miller

Clerk, City of Livonia

Election Dates and Hours

PRIMARY ELECTION

Saturday, July 25 – Sunday, August 2 (all nine consecutive days)

Hours: 9:30 a.m. to 5:30 p.m.

GENERAL ELECTION

Saturday, October 24 – Sunday, November 1 (all nine consecutive days)

Hours: 9:30 a.m. to 5:30 p.m.

Purpose

This report evaluates and recommends the most appropriate location for early voting operations in the City of Livonia. The analysis provides a security-, operational-, and continuity-based justification for determining the location of the City of Livonia's early voting site. Current election security threat conditions and applicable federal guidance from FEMA, DHS, and CISA regarding election infrastructure protection were utilized in this assessment.

Election security has changed over the past several election cycles due to contentious issues faced at the city, state, and national levels. As a result, election security and operations have taken on increased importance, requiring a more focused approach to site location, security posture, and compliance with applicable laws and ordinances.

Early voting significantly expands the operational footprint of elections, increasing exposure to voter intimidation, disruptive behavior, protest activity, targeted threats, and unauthorized access to election materials. Facilities selected for early voting should support controlled access, visible security presence, rapid emergency response, and continuity of operations.

Five facilities were considered for early voting operations based on prior use, required operational guidelines, and security profile:

1. Livonia City Hall
2. Livonia Housing Commission Offices
3. Civic Center Library
4. Senior Wellness Center
5. Kirksey Recreation Center

Following a comparative assessment of security posture, access control, law enforcement integration, crowd management capability, emergency response readiness, and operational resilience, Livonia City Hall presents the lowest overall risk profile.

The alternative facilities—Livonia Housing Commission South Offices, Civic Center Library, Senior Wellness Center, and Kirksey Recreation Center—present materially higher unmanaged risks that cannot be adequately mitigated without significant operational disruption or acceptance of elevated residual risk.

This recommendation prioritizes voter and election worker safety, election integrity, continuity of government operations, and alignment with federal election security guidance.

Risk Assessment Methodology

This assessment evaluates each facility using a threat–vulnerability–consequence framework consistent with DHS and CISA election security guidance. Facilities were assessed across the following domains: - Access control and surveillance - Law enforcement presence and response time - Crowd management and protest mitigation - Protection of election workers, voters, and materials - Continuity of operations during disruptive incidents

Election Security Trends and Reasoning

Election facilities are designated as critical infrastructure. In the context of elections, critical infrastructure includes the physical and cyber systems essential to the election process, such as voter registration databases, voting machines, polling places, and storage facilities. The U.S. Department of Homeland Security (DHS) designated election infrastructure as critical to protect it from threats that could disrupt the democratic process.

Importance of Designation

The DHS designation enhances security and resilience against threats, particularly following cyberattacks on election systems. This designation allows for improved coordination and support among federal, state, and local election officials and aims to ensure the integrity and security of the electoral process.

Early Voting

Early voting periods extend the operational footprint of elections and increase exposure to:

- Voter intimidation or harassment
- Disruptive or hostile behavior
- Protest activity
- Targeted violence or threats
- Unauthorized access to election materials

Federal and State of Michigan election guidance emphasizes that early voting locations must support:

- Controlled and observable public access
- Consistent law enforcement presence
- Rapid emergency response
- Protection of election workers, voters, and materials
- Continuity of operations during disruptive incidents

Facilities not designed for these conditions inherently assume elevated risk and vulnerability.

Comparing City of Livonia Election Security Sites

Livonia City Hall – First Floor (**Recommended**)

Security and Operational Advantages

- Single, clearly defined public entrance during operating hours (south public entrance)
- Not specifically designed for election operations but maintains the strongest existing security infrastructure based on current use
- Existing uniformed Livonia Police Reserve Officer presence
- FOB-controlled access to stairwells, elevators, and staff-only areas
- Installed and monitored camera systems
- Physical separation between public areas and administrative offices
- Immediate access to police, fire, and emergency management leadership due to location within the Civic Center
- Facility designated as municipal critical infrastructure
- Existing emergency plans, drills, and incident command familiarity among employees and election staff

Operational Advantages

- Designed for public throughput, queuing, and crowd management

- Ability to segregate early voting operations to the first floor without exposing upper floors or critical departments
- Emergency plans, drills, and protocols aligned with City Hall operations
- Centralized City Hall location reinforces public confidence, legitimacy, and transparency
- Proximity to the City Clerk's Office allows for improved compliance with election operations and requirements
- Physical layout allows improved control of issue advocacy groups, political advocates, and third-party advocates

Profile of Vulnerability and Risk

While City Hall's architecture presents known vulnerabilities, these risks are documented, understood, and actively mitigated through layered security controls. No other facility offers comparable baseline protections without substantial modification.

Livonia Housing Commission South Offices (10800 Farmington Road) (Not Recommended)

Security Limitations

- Not designed for high-volume public or election-related activity
- Limited access control and surveillance infrastructure
- No permanent on-site law enforcement presence
- Increased exposure of residents to election-related threats
- Reduced ability to establish controlled access zones
- Not located within the Civic Center footprint
- Limited parking and exterior security controls
- Increased risk of co-mingling voters and potential protestors
- Limited surveillance coverage and staffing
- Reduced law enforcement response capability compared to City Hall

Operational Concerns

- Elevated risk of intimidation to staff due to location and physical security
- Limited ability to manage crowd surges or protests
- Co-mingled with private businesses
- Emergency evacuation and sheltering challenges
- Limited capacity to restrict movement without disrupting core services
- Limited ability to compartmentalize issue advocacy, political advocates, and third-party advocates

This former fire station is located in a less controlled area and is not designed for secure, open public operations. Parking constraints may increase walking distance for voters,

increasing exposure to intimidation or agitators. Use of this facility would require acceptance of disproportionate risk to voters and staff.

Civic Center Library (32777 Five Mile Road) (**Not Recommended**)

Security Limitations

- High daily public traffic unrelated to voting operations
- Reduced capability to secure election materials and equipment
- Limited or no permanent uniformed security presence
- Potential co-mingling of library patrons and voting operations
- Open-access design conflicts with modern election security needs
- Multiple uncontrolled ingress and egress points
- Limited ability to restrict movement without disrupting library services

Operational Concerns

- Significant disruption to library programming
- Difficulty sustaining a visible law enforcement presence
- Pedestrian flow conflicts in areas away from library operations
- Shared parking between voters and library patrons
- Limited ability to compartmentalize issue advocacy, political advocates, and third-party advocates
- Increased vulnerability in parking areas due to high traffic
- Frequent presence of unassociated patrons complicates threat identification, behavioral screening, crowd control, and incident isolation

Libraries are intentionally designed for openness and accessibility, which is incompatible with modern election security requirements. Although located within the Civic Center footprint, use of this facility would create operational and security challenges.

Livonia Senior Wellness Center (32001 Five Mile Road) (**Not Recommended**)

Security Limitations

- Not designed for election operations
- Limited or no permanent uniformed security presence
- High volume of unrelated daily public traffic
- Reduced ability to establish controlled access zones
- Not located within the Civic Center footprint
- Connected to the Kirksey Recreation Center, creating additional access points
- Limited parking and exterior security controls

- Increased risk of co-mingling voters, patrons, and potential protestors
- Limited surveillance and staffing

Operational Concerns

- Elevated risk of intimidation to staff
- Limited ability to manage crowd surges or protests
- Limited ability to compartmentalize issue advocacy, political advocates, and third-party advocates
- Emergency evacuation and sheltering challenges
- Significant disruption to Senior Wellness Center programming
- Frequent presence of unassociated patrons increases security challenges

Use of this facility would require acceptance of disproportionate risk to residents, staff, and patrons.

Kirksey Recreation Center (Not Recommended)

Security Limitations

- Multiple public access points and open interior circulation
- High volume of unrelated users, including youth and athletic programming
- Limited capacity for controlled screening or observation
- Architectural layout complicates threat containment and lockdown
- Not designed for election operations
- Limited or no permanent uniformed security presence
- Not located within the Civic Center footprint
- Connected to the Senior Wellness Center
- Limited parking and exterior security controls
- Limited ability to compartmentalize issue advocacy, political advocates, and third-party advocates

Operational Concerns

- Conflicts with recreational and youth programming
- Difficulty maintaining secure election zones
- Increased risk of crowd mixing and situational confusion
- Emergency evacuation challenges
- Designation as an emergency shelter creates operational conflicts
- Increased safety concerns for youth and families

Recreation centers are optimized for flexibility and throughput rather than controlled-access civic operations. Use of this facility would require acceptance of disproportionate risk.

Risk Considerations

Centralizing early voting at City Hall aligns with best practices by: - Concentrating law enforcement, monitoring, and response capability - Avoiding dilution of security resources across lower-security facilities - Leveraging proximity to Police and Fire Headquarters - Supporting unified command and rapid escalation - Utilizing existing infrastructure and trained personnel

Accepted Risks and Mitigation

City Hall does not currently employ formal visitor screening (e.g., magnetometers), representing an accepted risk consistent with similarly situated municipal facilities. This risk is mitigated by: - Controlled single-point public access - Uniformed law enforcement presence - Behavioral observation and camera monitoring - Restricted access beyond the first floor - Established emergency response procedures - Existing security protocols and technology

Alternative facilities lack these mitigation layers and would require acceptance of substantially higher residual risk.

Recommendation

Based on the Facilities Security Risk & Vulnerability Assessment, current election security conditions, and comparative analysis of all proposed facilities, it is recommended that **Livonia City Hall serve as the early voting site for the City of Livonia.**

This recommendation prioritizes: - Voter and election worker safety - Election integrity - Operational continuity - Risk reduction and legal defensibility - Alignment with FEMA, DHS, and CISA guidance

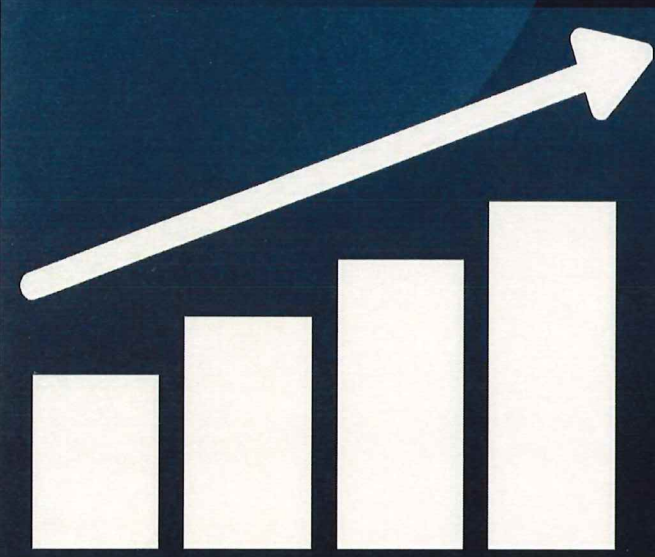
All alternative facilities present materially higher security and operational risks and are not recommended. Locating early voting at City Hall represents a risk-informed, defensible, and responsible decision that balances public accessibility with safety, resilience, and continuity of government under current threat conditions.

Accessibility,
Security, and
Efficiency for
Livonia Voters

2026
Early
Voting
Plan

VOTE
Livonia

Early Voting Stats & Trends



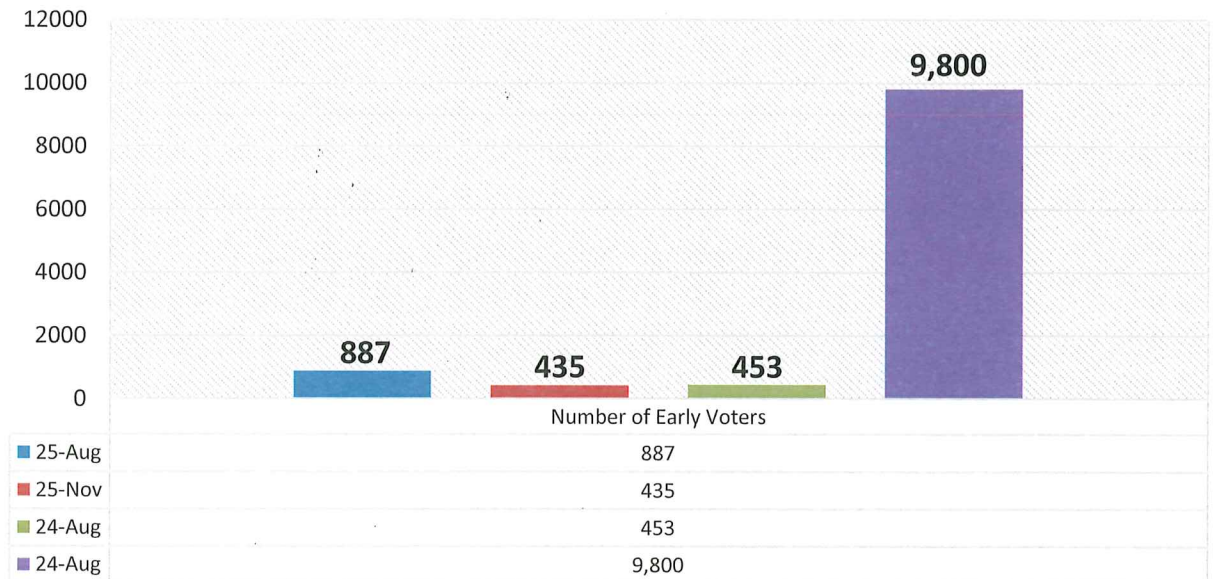
Early Voting: First Implemented in 2024

- An Early Voting site must be located in a publicly owned or publicly controlled facility, unless it is not possible or convenient.
- Even-year state and federal elections require a mandatory nine-day pre-election period.
- In the August 2024 election, 453 voters used Livonia's Early Voting site, which is an average of approximately 50 voters per day.
- In the November 2024 election, 9,800 voters used Livonia's Early Voting site, which is an average of approximately 1,088 voters per day.
- Voter trends are expected to show a significant increase in the number of voters who use Early Voting for state and federal elections starting in 2026 and into the future.

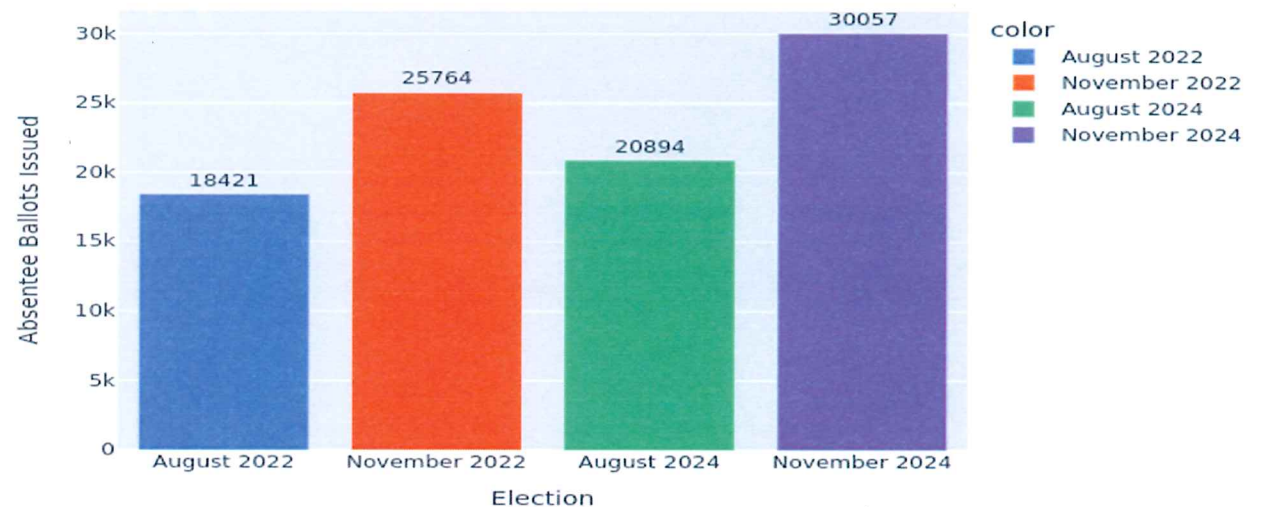
Overview of Election Data

EARLY VOTING & ABSENTEE BALLOT TRENDS

EARLY VOTING STATS



Absentee Ballots Issued (2022 vs 2024)



Voter Accessibility



CITY HALL

- ADA-compliant access ramps (1:12 slope/rise ratio)
- Wider circulation areas for voters using wheelchairs or assistive devices
- Can accommodate high-voter turn out
- Residents are familiar with location
- No infringement on outside entities or Departments (i.e., Housing, Transit, Library, or other)
- Sufficient space to add equipment during peak hours
- Adequate Handicap parking spaces
- Sufficient area to provide curbside voting, if needed

HOUSING COMMISSION

- Long & steep ramps, heavy doors, and narrow hallways
- Non-compliant restroom shared by voters and election inspectors (one restroom stall at front of building)
- Residents not familiar with location
- Limited parking which caused damage to the adjacent grass area of park
- No place to safely stage curbside voting, if requested
- Transit buses must be relocated to Civic Center campus
- Residents parked in commercial parking lot and crossed vehicle traffic to get in line causing safety hazards
- Lines of voters snaked through parking lot caused significant safety concerns and confusion for those arriving and leaving

Audit by ADA Organization



During the August 2025 election, the Early Voting site at City Hall was audited by Detroit Disability Power organization. Livonia received an actual score of **12** out of **14** points.

(Note: On the day of the audit, the front entrance door was propped open causing a perceived potential obstruction for voters to enter and Vote Here signs were placed too close to the entry. Both items will be corrected in future.)

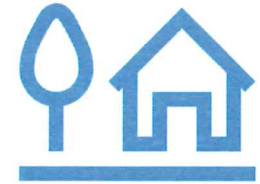
CITY HALL EARLY VOTING SITE (AUGUST 2025)

DESCRIPTION	Max Possible	Min Possible	Actual Score
M1. Fully Accessible Parking and Pathway?	3	0	2
M2. Fully accessible entrance?	4	0	3
M3. Fully accessible VAT?	5	0	5
M4. Fully accessible voting booth?	2	0	2
M5. Overall accessibility score	14	0	12

Voter Safety & Experience



City Hall: Large interior spaces, ample parking, indoor waiting areas, ease of flow for voters coming in and out, secure building with Police Reserve officer present, ability to lock equipment daily under camera surveillance, longer hallways for ease of processing voters and adding additional equipment if needed



Housing Commission: Long outdoor lines, limited parking, interior bottlenecks, election workers had to cross line of voters to use single bathroom, limited parking made it difficult for voters to leave parking lot once voting completed, voters parked across the street and crossed traffic to get in line

Space & Savings



- Our election staff and inspectors are the backbone of the voting process. City Hall will provide adequate space for proper break areas, clean facilities and enough room to handle high turnout without chaos.
- City Hall offers adequate space for additional teams to be implemented, if necessary, and space for poll watchers and media to ensure voter privacy.
- The City will save **\$7,800.00** each election to eliminate the rental of a large, lift-gate truck to deliver election equipment off-site. (A savings of **\$15,600 in 2026** for 2 elections & **\$23,400 in 2028** with 3 elections.
- The Clerk's Office will no longer need to drain other City resources DPW team members for the delivery and return of election equipment off-site and police officers for the police escort during the delivery and return of election equipment and election materials.

Election Security Trends

ELECTION SECURITY



Early Voting extends the operational length of elections and increases exposure to:

- Voter intimidation or harassment;
- Disruptive or hostile behavior;
- Protest activity;
- Targeted violence or threats;
- Unauthorized access to election materials

State and Federal election guidance emphasize Early Voting locations must provide the following:

- Controlled and observable public access;
- Consistent law enforcement presence;
- Rapid emergency response;
- Protection of election workers, voters and all election materials and equipment;
- Continuity of operations during disruptive incidents.

Facilities not designed for these conditions inherently assume elevated risk and vulnerability.

(Source: Security and Operational Risk & Vulnerability Assessment prepared by Director of Livonia Emergency Preparedness & Homeland Security)

Emergency Situations

- **City Hall:** Quick police response, emergency plan in place, backup generator and WiFi in place, IS Department on-site, ability to bring line of voters inside if severe weather, sufficient space for emergency situations, ample space to accommodate election inspectors, equipment, and all materials securely
- **Housing Commission:** Slower emergency response, no backup power, higher risk of disruptions, safety concerns for voters coming in and going out, community members trying to conduct housing business because building was open, insufficient interior space for emergency situations



Conclusion

City Hall is the only existing municipal building that can offer accessible, secure, and efficient measures for our voters. It represents a responsible decision that balances public accessibility with safety, resilience and continuity of government.

City Hall can provide ample parking, room for curbside voting if needed, can accommodate long lines for voters, has on-site camera surveillance, limited building entry access with secure, locked rooms for election equipment and ballots and is centrally located for all voters.

VOTE
Liv♥nia

From: [Davis, Ted](#)
To: [Kasprowicz, Sara](#)
Cc: [Mayor Staff](#); [Grier, Benjamin N.](#); [Fisher, Carter](#); [Miller, Lori](#)
Subject: 2/23 Regular Meeting
Date: Monday, February 23, 2026 9:57:41 AM
Attachments: [2026 acoustical panels to march 9 regular meeting.doc](#)
[2026 shelden site furnishings request to remove item 12.doc](#)

Good morning, Sara.

Please see the attached letters for the City Council agenda for tonight's meeting.

Ted Davis, CPRP

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

DEPARTMENT OF PARKS & RECREATION

**PARKS AND RECREATION
COMMISSION**

MARK JOHNSON
CHAIRPERSON

KATIE JOLLY
CATHY KEVRA
ERIC LADWIG
KEVIN SUMMERS

15100 HUBBARD
LIVONIA, MICHIGAN 48154-3586
(734) 466-2410 RECREATION DIVISION
FAX: (734) 466-2679

MAUREEN MILLER BROSNAN
MAYOR

EDWARD DAVIS
SUPERINTENDENT



February 23, 2026

Honorable Council
City of Livonia

Re: Request to Move Item 22 to the March 9, 2026 Regular Meeting

Honorable Members of Council:

The Department of Parks and Recreation respectfully requests that Item 22, listed under Unfinished Business on the February 23, 2026, Regular Meeting Agenda — Award of Bid for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center

As outlined in our original correspondence dated January 29, 2026, the department completed the bidding process. It recommended awarding TIPS Group, LLC for the two-inch-thick acoustical panels, not to exceed \$36,940.00.

However, we are requesting additional time to confirm the final product specifications and installation details to ensure the proposed panels fully meet the west gym's acoustic performance and durability requirements. Given the investment involved and the importance of improving sound quality in this heavily used space, we believe it is prudent to take the additional time to validate all performance criteria before proceeding.

We anticipate returning to Council with confirmation and any necessary clarifications at the March 9, 2026, Regular Meeting.

We appreciate your consideration of this request and respectfully ask that Item 22 be moved accordingly.

Respectfully submitted by:

AQUATICS, ATHLETICS, COMMUNITY CENTER, GOLF, PARKS, and SPECIAL EVENTS
CREATING COMMUNITY THROUGH PEOPLE, PARKS & PROGRAMS

Edward Davis
Superintendent

cc: Mayor
Director of Finance
City Clerk
Law Department

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD February 9, 2026

Meeting was called to order at 8:00 p.m. by President Reid. Present: Eileen McDonnell, Carrie Budzinski, Robin Persiconi, Martha Ptashnik, Vice President Brockway, Brandon McCullough, President Reid. Absent: None.

Elected and appointed officials present: Carter Fisher, City Attorney; Todd Zilincik, City Engineer.

Councilmember Budzinski led the meeting with the Pledge of Allegiance.

6. AWARD OF BID: for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center, from budgeted funds.

Ted Davis, Superintendent of Parks and Recreation, explained how poor the acoustics are in the west gym and requests approval for the purchase of panels for all four walls.

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

DIRECTION:

APPROVING

REGULAR



LETTER TO THE LIVONIA CITY COUNCIL

6.

Parks and Recreation January 29, 2026

MEETING DATE

020926/R022326

PRESENTED BY

Ted Davis, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: for the purchase of acoustical panels for the west gym at the Jack E. Kirksey Recreation Center, from budgeted funds.

BACKGROUND DETAILS

The Parks and Recreation Department, in coordination with the City's Purchasing Division, prepared specifications and advertised for bids for Acoustical Panels for the West Gym at the Jack E. Kirksey Recreation Center. An advertisement for bids was posted on the Michigan Intergovernmental Trade Network (MITN), and bids were publicly opened on January 27, 2026.

A total of five (5) bids were received from three (3) companies and reviewed for responsiveness and responsibility. Following a thorough review of the bid tabulation and submitted materials, we recommend the two (2) inch-thick panels submitted by TIPS Group, LLC, as providing the best value based on noise reduction and price.

Company	Panel Dimensions	Noise Coefficient	ReductionPrice
TIPS Group, LLC	48X72X1	0.80	\$31,730.00
TIPS Group, LLC	48X72X2	1.24	\$36,940.00
Simple Connect	48X96X1.125	0.90	\$62,454.96
Engineering Office	Station47X94	0.85	\$51,728.00
Enterprises, Inc. Office	Station47X70	0.85	\$41,848.00
Enterprises, Inc.			

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

It is recommended that the City Council authorize the Mayor and City Clerk to execute a purchase order for a not-to-exceed price of \$36,940.00 with TIPS Group, LLC., 625 Kenmoor Ave SE Ste 350, Grand Rapids, MI 49546.

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)

\$36,940.

DETAILED WORK BEING PERFORMED

Purchase and installation of acoustical panels

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

\$36,940 from account 208-755-974-000

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

This was the lowest bid received

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

ATTACHMENTS

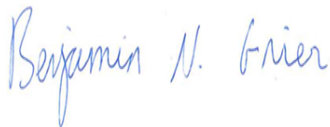
1. S020926 LTC Acoustic panels for west gym
2. 2026 Sound Reducing Acoustic Panels Data Sheets and Colors (1)
3. 2026 Sound Reducing Wall Panels Kirksey Rec Center West Gym (2)

APPROVED BY



Ted Davis, CPRP, Superintendent of Parks and Recreation

Date: January 29, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: January 29, 2026



Maureen Miller Brosnan, Mayor

Date: January 29, 2026

PRODUCT DESCRIPTION

Solve your echo and reverberation issues with an Acoustics America Acoustic Panel. These fabric-wrapped, sound absorbing panels are available in a wide array of colors, sizes and thicknesses, and give you the freedom to absorb excess ambient noise according to your design and aesthetic needs. Once you mount these panels on your walls, you can listen clearly to the sounds that matter.

PRODUCT FEATURES

Maximum performance: Our panels are available with two different core options: high-density (6 PCF) fiberglass and polyester. Both cores are wrapped in acoustically-transparent fabric to ensure optimal sound performance. The fiberglass core offers excellent absorption for your most demanding treatment applications. Polyester cores, on the other hand, provide a lightweight, durable, and impact-resistant alternative that is ideal for spaces requiring tackability and a soft aesthetic.

More colors: We offer our panels in a wide range of colors across 4 fabric lines:

- *Classic 700 Series – Timeless colors with a warm aesthetic*
- *Acoustics America – A vibrant spectrum of colors inspired by American landscapes.*
- *Guilford of Maine Anchorage – Features a unique crepe texture often favored by designers for its distinctive look.*
- *Guilford of Maine FR701 – Finely woven with a smooth texture, this designer-favorite fabric offers a refined look.*

More sizes: These panels are available in 20 sizes, from 12" x 12" (1' x 1') all the way up to 120" x 48" (10' x 4').

Multiple thicknesses: Our panels are available in two thicknesses for your unique treatment needs:

- 1" inch panels are an ideal for residential and light commercial applications.
- 2" thick acoustic panels are optimal for heavy commercial spaces such as large gathering areas, music venues, restaurants and open office perimeters.
- A 2 inch thickness will also help you achieve maximum absorption per square foot of space.

Multiple mounting options: We offer two different mounting options, tailored to your application.

- Impaling clips: Suitable for wall-mount applications. Easy to install and included with your order, by default.
- Rotofast™ Snap-On anchors: This mounting option is suited for both wall and ceiling direct-mount applications. This option also does not require adhesive.

Safety and peace of mind: These panels are Class A fire rated (the highest rating possible) for use in indoor applications.

Proudly made in the USA.





SOUND ABSORPTION AT VARIOUS FREQUENCIES

Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz
Fiberglass 1" (.85 NRC)	.14	.27	.80	1.11	1.14	1.14
Fiberglass 2" (1.15 NRC)	.22	.81	1.24	1.30	1.21	1.16
Polyester 1" (.75 NRC)	.06	.34	.68	.93	.98	.97

FIBERGLASS CORE: TECHNICAL INFORMATION AND SPECIFICATIONS

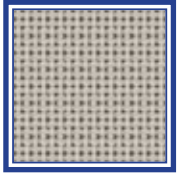
Core	Acoustically Rated Fiberglass
Core Density	6 pounds per cubic foot (6 PCF)
Design	Frameless
Flammability Rating	Class A
Manufacturing Tolerance	+/-1/4" from centerline
Architectural Product Reference	Sound Absorbing Wall Unit
Fabric Material	Polyester Blend

POLYESTER CORE: TECHNICAL INFORMATION AND SPECIFICATIONS

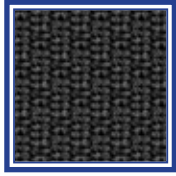
Core	Polyester
Core Density	5 pounds per cubic foot (5 PCF)
Design	Frameless
Flammability Rating	Class A
Manufacturing Tolerance	+/-1/4" from centerline
Architectural Product Reference	Sound Absorbing Wall Unit
Fabric Material	Polyester Blend



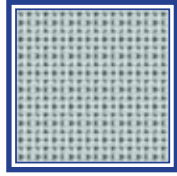
CLASSIC 700 SERIES FABRICS



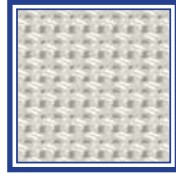
CLASSIC
TAN



CLASSIC
BLACK



CLASSIC
PATINA GREY

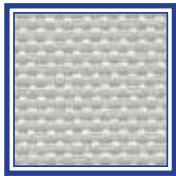


CLASSIC WHITE

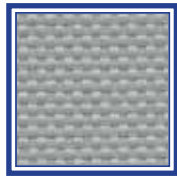
ACOUSTICS AMERICA FABRICS



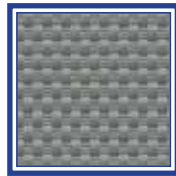
SEA FOAM
WHITE



FULL MOON
SILVER



INDUSTRIAL
STEEL GREY



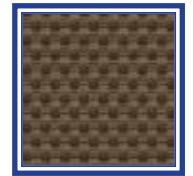
NATURAL
STONE GREY



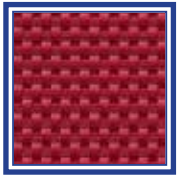
FREEDOM
GREY



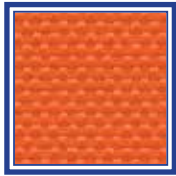
MIDNIGHT
BLACK



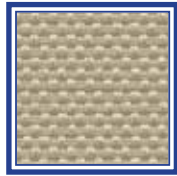
AMERICAN
WALNUT



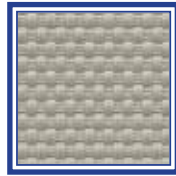
DELICIOUS
APPLE RED



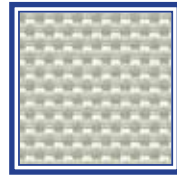
FALL HARVEST
ORANGE



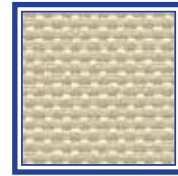
HEARTLAND
WHEAT



BARNWOOD
GREY



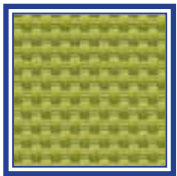
SAND SILVER



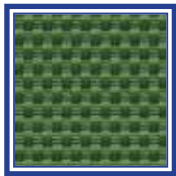
MOJAVE TAN



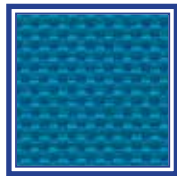
COUNTRY
CREAM



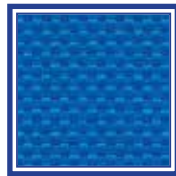
SAN JOAQUIN
OLIVE



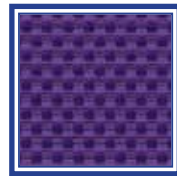
SILENT
EVERGREEN



GREAT LAKES
BLUE



WESTERN SKY
BLUE



WILD PLUM

PROPOSAL FORM

PURCHASE AND INSTALLATION OF SOUND REDUCING WALL PANELS

LOCATED AT

Jack E. Kirksey Recreation Center West Gym
15100 Hubbard Rd. Livonia, MI 48152

The undersigned, (name) Mark A. Thompson (company name) TIPS Group, LLC attests that he/she has visited the site and is familiar with all existing conditions of work hereinafter specified. He/She further agrees that he/she will enter a contract with the owner to furnish and pay for all labor, materials, supervision, insurance, and incidentals required to complete the work as specified. All work shall meet the current building code requirements, recognized by the City of Livonia, and shall conform to all codes and regulations of the local authorities. In addition, all work shall conform to specifications and other requirements provided in this "Proposal Form."

This proposal shall be irrevocable for a period of ninety (120) days from the date provided below. Furthermore, this proposal shall not become binding, and no contract award shall be made until this contract is approved by the City of Livonia.

	1" thick	2" thick
Labor Cost	\$ <u>9,600.00</u>	\$ <u>9,600.00</u>
Material Cost	\$ <u>22,130.00</u>	\$ <u>27,340.00</u>
Total Cost	\$ <u>31,730.00</u>	\$ <u>36,940.00</u>

2. This proposal shall be irrevocable for a period of ninety (120) days. This proposal shall not become binding, and no contract award shall be made until this contract is approved by the City of Livonia.
3. In submitting this bid, it is understood that the right is reserved by the Owner and City of Livonia to reject all bids. If written notice of the acceptance of this bid is mailed, telegraphed, or delivered to the undersigned within 60 days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form.
4. We agree to have work completed within 60 days of notice to proceed.
5. Attached hereto is an affidavit in proof that the undersigned has not entered any collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which his/her proposal is submitted.
7. Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

8. Contractor shall provide proof of insurance and license(s) to Owner.
9. Upon request by the Contractor, partial payment, not to exceed fifty percent (50%) of total project cost shall be made when fifty percent (50%) of the work is completed. The balance of project costs shall not be disbursed until the project is fully completed. And approved by the owner and the City of Livonia Inspection Department.

Mark A. Thompson / PRES. & CEO Dated: 1/27/26
SIGNATURE/TITLE MARK A. THOMPSON

TIPS Group, LLC
Company Name

(989) 615-3162
Phone Number

82-5269148
Employer Identification Number

YES NO X
Minority Business Enterprise

We will install 65 each nominal size 4 X 6' X 1" thick or 2" thick noise reducing panels on the 4 gymnasium walls.
The 65 panels will make up the 260 L/F of panels mentioned in the specification.
There will be approximately 16" of bare wall space between the panels.
This spacing will vary on wall length and obstructions like Doors, Signs, Electrical Boxes, and other openings or objects.
We will use the manufacturer's recommended fasteners. Rotofast fasteners.
We provided a price for each thickness 1" thick and 2" thick.
The 1" thick Panels will produce a Noise Reduction Coefficient of .80 at 500 Hertz
The 2" thick Panels will produce a Noise Reduction Coefficient of 1.24 at 500 Hertz
The panels will take 3 to 6 weeks to arrive.
We will install the panels in 8 to 10 working days.
Once the panels are delivered we request a nearby indoor storage location.

REFERENCES

Reference #1

Company Central Michigan University
Contact John Latoski
Telephone (989) 774-6540
Email Address john.r.latoski@cmich.edu
Project Name Theater sound insulation
Describe work Install additional sound insulation in theater

Reference #2

Company Dow Corning
Contact John Landis
Telephone (989) 496-5953
Email Address jlandis@dowcorning.com
Project Name Sound attenuation project
Describe work Install sound insulation on dividing wall

Reference #3

Company Central Michigan University
Contact Peter Gorton
Telephone (989) 774-6531
Email Address peter.gorton@cmich.edu
Project Name Sound insulation of mechanical room
Describe work Reduce noise from air handler

Equal Opportunity Clause
(EXECUTIVE ORDER 11246)

During the performance of this contract, the contractor agrees as follows:

- (a) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- (b) The contractor will, in all solicitations or advancements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.
- (c) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (d) The contractor will comply with all provisions of Executive Order No. 11246 of Sept. 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (e) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (f) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept. 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (g) The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States." [Sec. 202 amended by EO 11375 of Oct. 13, 1967, 32 FR 14303, 3 CFR, 1966-1970 Comp., p. 684, EO 12086 of Oct. 5, 1978, 43 FR 46501, 3 CFR, 1978 Comp., p. 230]

**NON-COLLUSIVE
AFFIDAVIT**

(Prime Bidder)

State of Michigan
County of Midland) ss.

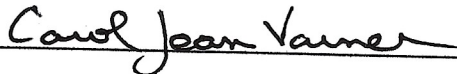
Mark A. Thompson, being duly sworn, deposes and says:

That (s)he is the President of TIPS Group, LLC
(a partner or officer of the firm of, etc.)
the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham;
that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or
person, to put in a sham bid or to refrain from bidding, has not in any manner, directly or indirectly, sought by
agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of
any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder,
or to secure any advantage against the Local Housing Commission, or any person interested in the proposed
contract; and that all statements in said proposal or bid are true.

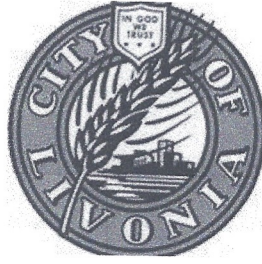
Signature 
Name Mark A. Thompson

Signature of:
Bidder, if the bidder is an individual:
Partner, if the bidder is a partnership:
Officer, if the bidder is a corporation.

Subscribed and sworn to before me
this 27th day of January 2026.

Notary Public 

My Commission expires October 28, 2028.



Date: From: To: Subject:

January 14, 2026

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Addendum No. 1 – Acoustic Panels Bid
Clarification,

Jack Kirksey Rec

Center

Addendum No. 1 is being issued in response to bid questions.

THE DUE DATE REMAINS THE SAME. All other provisions of the solicitation remain the same. Firms should acknowledge receipt of this addendum with their proposal response.

ADDENDUM NO. 1 – Acoustic Panels Bid Clarification

1. All bidders will need to provide a lift for installation of acoustic panels. Floor protection will also be needed when using the lift.

2. All bidders will need to include material lead time and installation timeline with bid submission.
3. Elevation of space will be included as a separate attachment to Addendum No. 1.

Addendum accepted and acknowledged by:

Vendor Name: TIPS Group, LLC

Vendor Rep: 
Mark A. Thompson

Date: January 27, 2026