Regular Meeting of the Council of the City of Livonia
Monday, July 13, 2026

7:00 p.m. – City Hall Auditorium
33000 Civic Center Drive
Livonia, Michigan

CALL TO ORDER

INVOCATION/PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION OF MINUTES

Regular Meeting Minutes of June 15, 2026

AUDIENCE COMMUNICATION

REPORTS FROM THE MAYOR AND OTHER CITY OFFICIALS

a. Communication from the Department of Finance dated June 5, 2026, forwarding the Departmental Purchases Report, for the month ending May 31, 2026.

CONSENT AGENDA

External Requests

1. BLOCK PARTY: Alex Quint, to be held Saturday, August 15, 2026, from 3:00 p.m. to 10:00 p.m., between 9912 and 10000 Fairfield Street, with a rain date of Saturday, August 22, 2026.

2. BLOCK PARTY: Erin King, to be held Saturday, August 22, 2026, from 3:00 p.m. to 10:00 p.m., on Hampshire Road between 33204 Hampshire Road and 16126 Woodring Court.

3. BLOCK PARTY: Jasmine Wieczorek, to be held Saturday, August 22, 2026, from 12:00 p.m. to 10:00 p.m., on Rayburn Street, between Williams Street and Levan Road, with a rain date of Saturday, September 5, 2026.

Department of Fire and Rescue

4. AWARD OF BID: for supplying uniforms and related uniform items for a period of three years, with a potential two-year extension, from budgeted funds.

Department of Parks and Recreation

5. AWARD OF BID: for an outdoor fitness area at Rotary Park from budgeted funds.

Department of Public Works

6. REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND PURCHASE TWO (2) 2027 FREIGHTLINER DUMP TRUCKS AND SUBSEQUENT UPFITTING USING THE ROCHESTER HILLS COOPERATIVE AWARD AGREEMENT: to be used by the Roads Department, from budgeted funds.

7. REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND PURCHASE ONE (1) 2027 FREIGHTLINER DUMP TRUCK AND SUBSEQUENT UPFITTING USING THE ROCHESTER HILLS COOPERATIVE AWARD AGREEMENT: to be used by the Roads Department, from budgeted funds.

8. AWARD OF BID: for the replacement of the mini-split AC system at Idyl Wyld golf Course, from budgeted funds.

City Council

9. APPOINTMENT OF MICHAEL A. TESTA TO THE ZONING BOARD OF APPEALS BY COUNCILMEMBER BRANDON MCCULLOUGH: in order to fill the unexpired term of Timothy J. Klisz, which will expire on July 12, 2028.

UNFINISHED BUSINESS - MEETINGS OF THE COMMITTEES

10. Finance & Budget Committee Meeting of June 8, 2026

a. The subject matter of Annual Audit Reports for the period December 1, 2024 to November 30, 2025. (CR 367-02)

UNFINISHED BUSINESS

External Requests

11. BLOCK PARTY: Allison Adams, to be held Saturday, July 18, 2026, from 2:00 p.m. to 10:00 p.m., on Flamingo Blvd. between Clarita Avenue and Pickford Street, with a rain date of Saturday, August 1, 2026.

12. REQUEST TO EXTEND WAIVER USE APPROVAL TO NEW OWNER: Haiyan Pi, in connection with Petition 2019-04-02-07, in order to operate a massage establishment located on the west side of Middle Belt Road between Puritan Avenue and Six Mile Road (16345 Middlebelt), in the Northeast 1/4 of Section 14. (CR 273-19)

13. PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Steven J. Rypma, Honigman, LLP, to amend Chapter 3.12, Senior Citizens Housing Tax Exemption.

Department of Public Works

14. REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND AWARD OF BID: for the replacement of the boiler system at Robert and Janet Bennett Civic Center Library, from budgeted funds.

Department of Law

15. ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, Petition 2026-03-03-01, submitted by Seven Mile/Farmington Venture LP, requesting to vacate the existing water main and scenic easements at 33500 Seven Mile Road.
    First reading given by Councilmember Carrie Budzinski on June 15, 2026.

NEW BUSINESS

Department of Law

16. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from A&R Packing Co., Inc., for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-109-03-0822-012).

17. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from A&R Packing Co., Inc., for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-110-99-0003-003).

18. ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from TechnoSports, LLC, for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-109-03-0822-009).

19. REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Shaun Day v City of Livonia, Wayne County Circuit Court Case No. 25-010729-NI.

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 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 FROM THE FINANCE DEPARTMENT

MEETING DATE	PRESENTED BY
R071326	

AGENDA ITEM

a. Communication from the Department of Finance dated June 5, 2026, forwarding the Departmental Purchases Report, for the month ending May 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 May 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 - May 2026

APPROVED BY

Benjamin N. Grier

Benjamin N. Grier, JD, CPA, Finance Director — Date: June 11, 2026

Maureen Miller Brosnan

Maureen Miller Brosnan, Mayor — Date: June 12, 2026

City of Livonia **For Month of :**

City Council - Receive and File Purchases

Pursuant to Ordinance Section 3.04.130, purchases between $15,000 and $19,999 need to be submitted to C

Item #	Date	Department	Vendor
1	5/5/2026	Information Systems	Insight Public Sector
2	5/11/2026	Parks and Recreation	OHM Advisors
3	5/19/2026	DPW	Mobility Plus -Plymouth
4	5/26/2026	Police	Instock Marketing
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May 2026

City Council as a receive and file item. Below are the purchases that meet this criteria.

Item	Cost
Trend Micro Vision One Anti-Virus Renewal	$18,874.88
Golf Course Building Improvements	$16,000.00
temporary ADA ramp for City Hall	$19,595.00
Backpacks	$18,150.00

Description
Trend Micro Vision One Anti-Virus and Endpoint Encryption Renewal - Sole Source
Design/Bid Phase
cost to install temporary ADA ramp along the City Hall Fountain
Jansport Super Break Plus Backpacks

LETTER TO THE LIVONIA CITY COUNCIL

2.

MEETING DATE	PRESENTED BY
S061526/R071326	

AGENDA ITEM

BLOCK PARTY: Alex Quint, to be held Saturday, August 15, 2026, from 3:00 p.m. to 10:00 p.m., between 9912 and 10000 Fairfield Street, with a rain date of Saturday, August 22, 2026.

BACKGROUND DETAILS

A block party request was received from Alex Quint, to be held Saturday, August 15, 2026, from 3:00 p.m. to 10:00 p.m., between 9912 and 10000 Fairfield Street, with a rain date of Saturday, August 22, 2026.

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

To approve the request as submitted.

ATTACHMENTS

1. S061526 Block Party Alex Quint

APPROVED BY

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

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

PLEASE PRINT

Date of Application: 5/30/2026 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Alex Quint

Address (please include zip code): 11401 Fairfield, Livonia, MI 48150

Telephone Number with area code: Home: 734-612-0519 Office: —

Email: aquint11@yahoo.com

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

8/15/2026	8/22/2026	3:00pm – 10:00pm
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading **End time is no later than 10:00 p.m.**

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

Fairfield St and Orangelawn, between addresses 1000 and 9912

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

How many barricades are you requesting (max. 10)? 4

Approximate Number Attending: 50

Date of Council Approval/Denial: _____

Council Resolution Number: _____

CITY CLERK'S OFFICE
2026 JUN -1 PM 4:32

City Council Office Document
Revised August 2021
A:Block Party Form

LETTER TO THE LIVONIA CITY COUNCIL

3.

MEETING DATE	PRESENTED BY
S061526/R071326	

AGENDA ITEM

BLOCK PARTY: Erin King, to be held Saturday, August 22, 2026, from 3:00 p.m. to 10:00 p.m., on Hampshire Road between 33204 Hampshire Road and 16126 Woodring Court.

BACKGROUND DETAILS

A block party request was received from Erin King, to be held Saturday, August 22, 2026, from 3:00 p.m. to 10:00 p.m., on Hampshire Road between 33204 Hampshire Road and 16126 Woodring Court.

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

To approve the request as submitted.

ATTACHMENTS

1. S061526 Block Party Erin King

APPROVED BY

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

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

PLEASE PRINT

Date of Application: 6/2/2026 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Erin King

Address (please include zip code): 15986 Shadyside Dr. Livonia MI 48154

Telephone Number with area code: Home (313) 445-7672 Office: _____

Email: ehossack@ymail.com

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

8/22/26		3-10 PM
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading **End time is no later than 10:00 p.m.**

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

corner of Hampshire Rd / Woodring Ct. AND
33204 Hampshire Rd (About a 6 house stretch)

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

How many barricades are you requesting (max. 10)? 4-6

Approximate Number Attending: 50-75

Date of Council Approval/Denial: _____

Council Resolution Number: _____

2026 JUN -2 PM 12:55

LETTER TO THE LIVONIA CITY COUNCIL

4.

MEETING DATE	PRESENTED BY
S061526/R071326	

AGENDA ITEM

BLOCK PARTY: Jasmine Wieczorek, to be held Saturday, August 22, 2026, from 12:00 p.m. to 10:00 p.m., on Rayburn Street, between Williams Street and Levan Road, with a rain date of Saturday, September 5, 2026.

BACKGROUND DETAILS

A block party request received from Jasmine Wieczorek, to be held Saturday, August 22, 2026, from 12:00 p.m. to 10:00 p.m., on Rayburn Street, between Williams Street and Levan Road, with a rain date of Saturday, September 5, 2026.

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

To approve the request as submitted.

ATTACHMENTS

None

APPROVED BY

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

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

PLEASE PRINT

Date of Application: 10/1/26 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Jasmine Wieczorek

Address (please include zip code): 36770 Raybarn

Telephone Number with area code: Home: 248-390-7384 Office: _____

Email: Zimm6999@yahoo.com

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

8/22/26	9/5/26	12pm - 10pm
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading **End time is no later than 10:00 p.m.**

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

We would like to block off Raybarn from Levan to Williams. So barricades @ Levan & Raybarn & Williams & Raybarn.

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) A block party with kid games, live music, corn hole & hotdogs.

How many barricades are you requesting (max. 10)? 4

Approximate Number Attending: 100

Date of Council Approval/Denial: _____

Council Resolution Number: _____

City Council Office Document
Revised August 2021
A:Block Party Form

LETTER TO THE LIVONIA CITY COUNCIL
FROM THE DEPARTMENT OF FIRE AND RESCUE

4.

MEETING DATE	PRESENTED BY
S061526/R071326	Robert Jennison, Fire Chief

AGENDA ITEM

AWARD OF BID: for supplying uniforms and related uniform items for a period of three years, with a potential two-year extension, from budgeted funds.

BACKGROUND DETAILS

It is respectfully requested that City Council accept the bid from Allie Brothers Uniform for supplying the Fire Department with uniforms and related uniform items for a period of three years, with one 2-year renewal options. Allie Brothers Uniform was the lowest bidder that met all the bid specifications.

Bid proposals were requested and posted on the MITN website, with two (2) vendors submitting proposals:
Allie Brothers Uniforms, Livonia, MI - $163,517.06
Pettit Enterprise LLC, Memphis, TN - $223,661.16

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

It is the recommendation of the Fire Department that Council proceed as follows:
Accept the MITN Uniform Bid from Allie Brothers Uniform for a period of three years and authorize purchase from funds already budgeted in account 101-338-768-000.

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

-

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

Period of three years with one 2-year renewal option.

DETAILED WORK BEING PERFORMED

-

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

Funding is budgeted for and available in Account No. 101-338-768-000.

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

Allie Brothers Uniform was the lowest bidder that met all the bid specifications.

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

ATTACHMENTS

1. S061526 LTC LFD uniforms
2. MITN Fire Uniforn Request for Bid Info
3. MITN Fire Uniform Bid Result
4. Allie Bros Uniform Bid, 2026

APPROVED BY

_____ Date:
Robert Jennison, Fire Chief

_____ Date:
Benjamin N. Grier, JD, CPA, Finance Director

_____ Date:
Eric Goldstein, City Attorney

_____ Date:
Maureen Miller Brosnan, Mayor

LETTER TO THE LIVONIA CITY COUNCIL
FROM THE DEPARTMENT OF FIRE AND RESCUE

7.

MEETING DATE	PRESENTED BY
S061526/R071326	Robert Jennison, Fire Chief

AGENDA ITEM

AWARD OF BID: for supplying uniforms and related uniform items for a period of three years, with a potential two-year extension, from budgeted funds.

BACKGROUND DETAILS

It is respectfully requested that City Council accept the bid from Allie Brothers Uniform for supplying the Fire Department with uniforms and related uniform items for a period of three years, with one 2-year renewal options. Allie Brothers Uniform was the lowest bidder that met all the bid specifications.

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Pettit Enterprise LLC, Memphis, TN - $223,661.16

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

It is the recommendation of the Fire Department that Council proceed as follows:
Accept the MITN Uniform Bid from Allie Brothers Uniform for a period of three years and authorize purchase from funds already budgeted in account 101-338-768-000.

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

-

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

Period of three years with one 2-year renewal option.

DETAILED WORK BEING PERFORMED

-

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

Funding is budgeted for and available in Account No. 101-338-768-000.

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

Allie Brothers Uniform was the lowest bidder that met all the bid specifications.

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

ATTACHMENTS

1. MITN Fire Uniform Request for Bid Info
2. MITN Fire Uniform Bid Result
3. Allie Bros Uniform Bid, 2026

APPROVED BY

Robert Jennison, Fire Chief — Date: May 26, 2026

Benjamin N. Grier, JD, CPA, Finance Director — Date: May 27, 2026

Eric Goldstein, City Attorney — Date: May 27, 2026

Maureen Miller Brosnan, Mayor — Date: June 04, 2026

Notice

Basic Information

Estimated Contract Value (USD)	$150,000.00 (Not shown to suppliers)
Reference Number	0000422179
Issuing Organization	City of Livonia
Owner Organization	FIRE DEPARTMENT
Solicitation Type	RFB - Request for Bid (Formal)
Solicitation Number	RFB-042726FIRE
Title	UNIFORMS - FIRE DEPARTMENT
Source ID	PU.AG.USA.1470.C17009176
Piggyback Solicitation	No

Details

Location	Wayne County, Michigan
Delivery Point	VARIOUS CITY OF LIVONIA LOCATIONS
Purchase Type	Duration:3 years
Description	**NOTICE TO BIDDERS**LIVONIA FIRE DEPARTMENT UNIFORMSCITY OF LIVONIA, MICHIGAN Sealed proposals will be received by the City of Livonia, Michigan, as owner, until 2:00 p.m. on MAY 19, 2026 VIA THE MITN WEBSITE ONLY (WWW.MITN.INFO), at which time said proposals will be opened and publicly read. The public bid opening will be held via Zoom. Bid Opening Access: By Computer: https://us02web.zoom.us/j/82294127641 By Phone: Phone (312) 626-6799 Webinar ID: 822 9412 7641 The City of Livonia seeks proposals for bidding the following: *LIVONIA FIRE DEPARTMENT UNIFORMS* No bidder may withdraw his proposal within sixty (60) days after the date set for the opening thereof. The City reserves the right to reject any or all bids based on past performance or other valid reason and to waive irregularities in bids. Instructions to bidders and specifications may be obtained by registering with the Michigan Inter-Governmental Trade Network (MITN) at www.mitn.info. All addendums will be posted on the MITN website. Any information not obtained from the MITN website should not be relied upon. Proposals must be submitted on the forms found on the MITN website with no exceptions.Acceptance of any bid does not constitute a binding agreement until a written Contract is signed by both parties. **QUESTION DEADLINE:** Vendor questions will be received in writing only by the City of Livonia until MAY 12, 2026. Phone calls will not be accepted. Firms shall submit question via email to Gus Kandah, Purchasing Manager at gkandah@livonia.gov. The City does not guarantee a response to questions received after the question deadline has passed.

Dates

Publication	04/27/2026 03:23 PM EDT
Question Acceptance Deadline	05/12/2026 02:00 PM EDT
Questions are submitted online	No
Closing Date	05/19/2026 02:00 PM EDT

Contact Information

Gus Kandah
734-466-2275
gkandah@livonia.gov

Bid Submission Process

Bid Submission Type	Electronic Bid Submission
Pricing	Lump sum
Pricing	Lump sum

Bid Documents List

Item Name	Description	Mandatory	Limited to 1 file
Bid Documents	Documents defining the proposal	No	No

Documents

Additional Pricing Information

ALL PRICING SHOULD BE COMPLETED ON CITY OF LIVONIA FORMS.

Documents

Document	Size	Uploaded Date	Language
LFD UNIFORMS 2026.pdf [pdf]	427 Kb	04/27/2026 03:22 PM EDT	English
FIRE-Uniform Form of Proposal, May 2026 (1).xlsx [xlsx]	24 Kb	04/27/2026 03:22 PM EDT	English

Categories

Selected Categories

NIGP Categories (7)	
200	**CLOTHING: ATHLETIC, CASUAL, DRESS, UNIFORM, WEATHER AND WORK RELATED**
20085	**Uniforms, Blended Fabric** Uniforms, Blended Fabric
20088	**Uniforms, Wool and Woolen Blends** Uniforms, Wool and Woolen Blends
20087	**Uniforms, Synthetic Fabric** Uniforms, Synthetic Fabric
201	**CLOTHING ACCESSORIES (SEE CLASS 800 FOR SHOES AND BOOTS)**
20139	**Gloves, Cloth Type (All Types)** Gloves, Cloth Type (All Types)
20137	**Emblems, Braids, Buttons, and Patches (For Caps and Uniforms) (Including Chevrons, Epaulettes and Shoulder Boards)** Emblems, Braids, Buttons, and Patches (For Caps and Uniforms) (Including Chevrons, Epaulettes and Shoulder Boards)
20130	**Caps, All Types (Except Disposable and Hospital Types)** Caps, All Types (Except Disposable and Hospital Types)
080	**BADGES, AWARDS, EMBLEMS, NAME TAGS AND PLATES, JEWELRY, ETC.**
08015	**Badges, Buttons, Emblems, and Patches, Metal: Cap, Game Wardens', Officers', Service Awards, Uniform, etc.** Badges, Buttons, Emblems, and Patches, Metal: Cap, Game Wardens', Officers', Service Awards, Uniform, etc.

This copy of the NIGP Code is the property of the National Institute of Governmental Purchasing, Inc. (NIGP), is displayed and used by BidNet under license from Periscope Holdings, Inc. (the authorized sub-licensor of NIGP), and is protected under the copyright laws of the United States. It may not be copied or used (in whole or part) by any party unless such party is authorized to do so under the terms of a written license agreement entered into with NIGP or its authorized sub-licensors expressly authorizing such party to use the NIGP Code. Unauthorized copying or use is prohibited. Dated: January 2016

Document Request List

Document Request List

Organization Name	Main Contact	Download Date	City	Province/State
Hooks and Halligans, LLC	James Plieth	05/13/2026 01:54 PM EDT	Harrison Twp	Michigan
ALLIE BROTHERS UNIFORMS	ROBERT ALLIE	05/12/2026 10:42 AM EDT	LIVONIA	Michigan
Phoenix Safety Outfitters	Beverly Reed	05/12/2026 10:37 AM EDT	Springfield	Ohio
Quantum Byte Global	Shahnawaz Khan	05/11/2026 04:32 PM EDT	TOMBALL	Texas
Timber Construction Co	Jake Timber	05/10/2026 07:17 AM EDT	Stockton	California
Paradise Estimating	John Wood	05/09/2026 06:51 AM EDT	Brooklyn	New York
Paradigm	Eileen McDonnell	05/08/2026 07:26 AM EDT	Chesterfield Township	Michigan
Solovino LLC dba: Sir Speedy Detroit, Signs, Print, and Marketing	Jennifer Leach	05/07/2026 02:24 PM EDT	Harper Woods	Michigan
Ed Rehmanns	Marc Rehmann	05/07/2026 09:39 AM EDT	Chesaning	Michigan
LMB Consulting	Lacey Bridges	05/07/2026 12:54 AM EDT	Rowlett	Texas
KJ Group LLC	Kandi Slominski	05/05/2026 06:53 PM EDT	Oshkosh	Wisconsin
XPRESS GOV SUPPLY	Dan Perez	05/05/2026 03:13 PM EDT	San Marcos	California
Ray O'Herron Co., Inc.	Hiliary Clapp	05/05/2026 09:46 AM EDT	Danville	Illinois
Pettit Enterprise LLC	Robert Pettit	05/01/2026 10:49 PM EDT	Memphis	Tennessee
Paradigm Removal LLC	Eileen McDonnell	04/30/2026 11:13 AM EDT	Chesterfield Twp	Michigan
Enterprise Uniform Company	Lynne Burgess	04/29/2026 03:11 PM EDT	Detroit	Michigan
hitech	hi tae	04/29/2026 12:02 PM EDT	montreal	Quebec
Allied Fire Sales	Douglas Frantsen	04/29/2026 11:21 AM EDT	Fruitport	Michigan
Public Sector Bids	RFP TEAM	04/29/2026 03:10 AM EDT	Example City	California
School Wholesale Supplies LLC	JP DAS	04/29/2026 02:51 AM EDT	Nashville	Tennessee
CivicBridges	Doug Anderson	04/28/2026 08:24 PM EDT	Twin Falls	Idaho
Zenith Management Consultant LLC	Sharon Anderson	04/28/2026 06:56 PM EDT	Eastchester	New York
AB Groups Inc.	Abdul Rahman Hanify	04/28/2026 12:06 PM EDT	Columbia	Maryland
EZ Corporate Clothing	Kevin Amendoeira	04/28/2026 09:45 AM EDT	WEST HEMPSTEAD	New York
The Sock Bag	Nikia Woods	04/28/2026 09:28 AM EDT	Shirley	New York
Hanover Uniform	Joe Mintz	04/28/2026 09:14 AM EDT	BALTIMORE	Maryland
MSC @ CVCC	Deanna Pope	04/28/2026 09:07 AM EDT	Conover	North Carolina
Bob Barker Company, Inc.	Irene Watson	04/28/2026 08:46 AM EDT	Fuquay Varina	North Carolina
Haix North America	Chelsea Allen	04/28/2026 08:41 AM EDT	Lexington	Kentucky
Main St Branded Merchandise	Steve Budd	04/28/2026 07:12 AM EDT	Bay City	Michigan
civic marketplace	gianluca frisina	04/28/2026 03:51 AM EDT	Austin	Texas
AMKOU CONSULTING LLC	Amanoua Kouame	04/27/2026 10:37 PM EDT	Dundee	Michigan

Organization Name	Main Contact	Download Date	City	Province/State
Game One	Tim McMurray	04/27/2026 10:34 PM EDT	Swanton	Ohio
4th Quarter Creations LLC	Tre Lewis	04/27/2026 08:59 PM EDT	Southfield	Michigan
BSN Sports/US Games	Chris Bloomfield	04/27/2026 07:56 PM EDT	Dallas	Texas
Fechheimer Brothers Company	Brad Wagner	04/27/2026 05:36 PM EDT	Cincinnati	Ohio
American Safety Associates LLC	Tamy Pineda	04/27/2026 05:15 PM EDT	Homestead	Florida
Blue Thunder Promotions	Adam Yager	04/27/2026 05:03 PM EDT	N Potomac	Maryland
Exhibit Arts LLC	Steve Tackett	04/27/2026 04:49 PM EDT	Wichita	Kansas
Botach Inc	Ackah Sarbah	04/27/2026 04:17 PM EDT	LAS VEGAS	Nevada
Coastal Firearms LLC	Guy Peifer	04/27/2026 04:14 PM EDT	HARBESON	Delaware
Ink Systems, LLC	Tori Johnson	04/27/2026 04:01 PM EDT	Washington	District of Columbia
The 10th Planet	Angela King	04/27/2026 03:58 PM EDT	Danville	Kentucky
Uhan's Department Store	Joanne Fowler	04/27/2026 03:56 PM EDT	Pontiac	Michigan
CMP Distibutors, Inc.	Catherine Parks	04/27/2026 03:56 PM EDT	Lansing	Michigan
Vizocom ICT LLC	George Attar	04/27/2026 03:55 PM EDT	El Cajon	California
Priority One Emergency	Sarah Morris	04/27/2026 03:54 PM EDT	Canton	Michigan
Tonix Corporation	Corrina Rodriguez	04/27/2026 03:54 PM EDT	Fremont	California
Paul Conway Fire	Stephen Florian	04/27/2026 03:53 PM EDT	New Berlin	Wisconsin
Libra Industries	Beth Yoxheimer	04/27/2026 03:52 PM EDT	Jackson	Michigan
Center Mass, Inc	Jeff Felts	04/27/2026 03:52 PM EDT	Livonia	Michigan
REJ MANAGEMENT NY LLC	Daniel Akinyemi	04/27/2026 03:26 PM EDT	Montclair	New York

Solicitations List

RFB-042726FIRE - UNIFORMS - FIRE DEPARTMENT (Closed)

Actions Notes

- 1 Preview
- 2 Addendums
- 3 Bid Results
- 4 Audit

Bid Results

Expand All Collapse All

Organization Name	Org. Number	Submission Type	Bid Amount	Exceptions	Bid Rank
ALLIE BROTHERS UNIFORMS	556744	Electronic	$163,517.06	No	1
Pettit Enterprise LLC	2980356	Electronic	$223,661.16	No	2

NOTICE TO BIDDERS

LIVONIA FIRE DEPARTMENT UNIFORMS

CITY OF LIVONIA, MICHIGAN

Sealed proposals will be received by the City of Livonia, Michigan, as owner, until 2:00 p.m. on MAY 19, 2026 VIA THE MITN WEBSITE ONLY (WWW.MITN.INFO), at which time said proposals will be opened and publicly read.

The public bid opening will be held via Zoom. Bid Opening Access:

By Computer: https://us02web.zoom.us/j/82294127641

By Phone: Phone (312) 626-6799

Webinar ID: 822 9412 7641

The City of Livonia seeks proposals for bidding the following:

LIVONIA FIRE DEPARTMENT UNIFORMS

No bidder may withdraw his proposal within sixty (60) days after the date set for the opening thereof. The City reserves the right to reject any or all bids based on past performance or other valid reason and to waive irregularities in bids.

1) Instructions to bidders and specifications may be obtained by registering with the Michigan Inter-Governmental Trade Network (MITN) at www.mitn.info.

   All addendums will be posted on the MITN website. Any information not obtained from the MITN website should not be relied upon.

   Proposals must be submitted on the forms found on the MITN website with no exceptions.

2) Acceptance of any bid does not constitute a binding agreement until a written Contract is signed by both parties.

QUESTION DEADLINE: Vendor questions will be received in writing only by the City of Livonia until MAY 12, 2026. Phone calls will not be accepted. Firms shall submit question via email to Gus Kandah, Purchasing Manager at gkandah@livonia.gov. The City does not guarantee a response to questions received after the question deadline has passed.

REMINDERS TO BIDDERS

1. EXAMINATION OF BID DOCUMENT-Before submitting a bid, bidders shall carefully examine the specifications and shall fully inform themselves as to all existing conditions and limitations. The bidder shall indicate in the bid the sum to cover the cost of all items included on the bid form.

2. PREPARATION OF BID-The bid shall be legibly prepared in ink or typed. If a unit price or extension already entered by the bidder on the Bid and Award form is to be altered, it shall be crossed out and the new unit price or extension entered above or below and initialed by the bidder with ink. The bid shall be legally signed and the complete address of the bidder given thereon.

3. EXPLANATION TO BIDDERS-Any explanation desired by a bidder regarding the meaning or interpretation of the Invitation for Bids (IFB) and attachments must be requested in writing, and with sufficient time allowed for a reply to reach all prospective bidders before. The submission of their bid. Any information given to a prospective bidder concerning the IFB will be furnished to all prospective bidders as an amendment or addendum to the IFB if such information would be prejudicial to uninformed bidders. Receipt of amendments or addenda by a bidder must be acknowledged in the bid by attachment, or by letter or telegram received before the time set for opening of bids. Oral explanation or instructions given prior to the opening will not be binding.

4. CASH DISCOUNTS-Discounts offered for payment within less than thirty (30) days will not be considered in evaluating bids for award. Offered discounts of less than thirty (30) days will be taken if payment is made within the discount period, even though not considered in evaluation of the bid.

5. WITHDRAWAL OF BIDS-Bids may be withdrawn in person by a bidder or authorized representative, provided their identity is made known and a receipt is signed for the bid, but only if the withdrawal is made prior to the exact time set for receipt of bid. No bid may be withdrawn for at least 120 days after bid opening.

6. ALTERNATE BIDS-Bidders are cautioned that any alternate bid, unless specifically requested or any changes, insertions or omissions to the terms and conditions, specifications or any other requirement of this IFB may be considered non-responsive.

7. LATE BIDS-Any bid received at the office designated herein after the exact time specified for receipt, will not be considered.

The owner may at any time, by written notice to the contractor, terminate this contract and the contractor's right to proceed with the work, for just cause, which shall include, but is not limited to the following:

A. Failure to provide insurance and bonds (when called for), in the exact amounts and within the time specified or any extension thereof.

B. Failure to make delivery of the supplies, or to perform the services within the time specified herein, or any extension thereof.

INSTRUCTIONS TO BIDDERS

LIVONIA FIRE DEPARTMENT UNIFORMS

1. Sealed bids will be received by the City of Livonia, Michigan, as owner, until 2:00 p.m. on MAY 19, 2026 VIA THE MITN WEBSITE ONLY. **No physical bids will be accepted**. At which time said proposals will be opened and publicly read via Zoom.

   The public bid opening will be held via Zoom. Bid Opening Access:
   By Computer: https://us02web.zoom.us/j/82294127641
   By Phone: Phone (312) 626-6799
   Webinar ID: 822 9412 7641

2. Bids shall be for items as specified on attached Specifications and Proposal Form.

3. Bids shall be uploaded to the MITN website (www.mitn.info) in Adobe Acrobat PDF format. No fax bids will be accepted. Late bids will not be accepted. Pricing shall be uploaded in the excel spreadsheet provided. All other forms shall be in Adobe Acrobat format.

5. All pricing must be entered into the attached excel spreadsheet and uploaded to the MITN website.

6. In comparing bids, the bid of any City-based firm may be deemed a better bid than the bid of any competing firm which is not City-based, whenever the bid of such competing firm shall be less than three percent lower than the bid of the City-based firm on any contract in an amount of $100,000 or less, and less than one percent lower on any amount bid in excess thereof. The firm making the lowest bid thus evaluated shall be deemed the lowest bidder. (Section 3.04.140.E.1. of the Livonia Code of Ordinances, as amended).

7. Term of contract shall be three (3) years with a two-year renewal option. The renewal options shall be exercised at the discretion of the Department of Public works subject to City Council approval.

1. EXPLANATION TO BIDDERS BY ADDENDA

   a. Neither the Owner nor the Director will give verbal answers to inquiries, regarding the meaning of the drawings or specifications, or give verbal instructions, previous to the award of the contract. Any verbal statements regarding same by any person, previous to the award, shall be unauthoritative.

   b. Addenda issued to bidders prior to date of receipt of bids shall become a part of the specifications, and all bids shall include the work described in the addenda.

   c. Failure to send, or the bidder to receive, any such interpretations shall not relieve the bidder from obligation under his bid as submitted.

5. NOTICE OF AWARD

   The contract shall be deemed as having been awarded when formal written notice of acceptance of the bid has been duly served upon the intended awardee by the City Clerk.

LIVONIA FIRE DEPARTMENT
UNIFORM SPECIFICATION
ADDITIONAL INFORMATION

1. The vendor, if outside the City of Livonia, will deliver all items to the Livonia Fire Department. All bid items shall include any applicable shipping charges. No additional surcharges, such as for fuel, will be allowed during the term of the agreement. Each item will be packaged and clearly marked with the name of the officer who ordered the item(s).

2. Specifications must be strictly adhered to in order to maintain compatibility with the present uniform.

3. All items are to be first quality, no seconds will be allowed. ***ALL PRODUCTS MUST BE NEW.***

4. Examples of present uniform articles will be made available at the Livonia Fire Department upon request.

5. The vendor will be available for measurements at the beginning of the agreement and at times during the year for new employees and for emergency sessions. These sessions will be held at the Livonia Fire Department and may require the vendor to appear during the daytime, afternoon and midnight hours.

6. Sizes of uniforms and equipment: various sizes to be fitted. Proper fit will be the responsibility of the vendor, who will bear all additional alteration and fitting costs

7. Any additional charge for oversize/extended sizing shall be specified in the bid. Bid shall note sizes which may incur additional costs.

8. Shoulder patches for the shirts and jackets will be supplied by the vendor to the fire department. The shoulder patches are to be sewn on by the vendor and the charge to sew them on (if any) shall be included in the bid price of the shirts and jackets. Two shoulder patches are required on each shirt and jacket, one being on each sleeve one inch below the shoulder seam.

9. Sleeves and epaulet buttons on the uniform jackets are to be silver in color; gold for Fire Chief, Deputy Chief, Battalion Chief and Fire Marshal.

10. The length of the contract with the successful bidder will be for a period of three years from the date of approval by the Livonia City Council. The City, may, at is discretion renew the contract for an additional 2-year period.

11. The vendor will provide workman-like tailoring which insures that the garments fit each employee properly.

12. All uniform items will be provided by the vendor within fourteen (14) working days from the date of order by the Fire Department employee.

13. Any substitutions/changes of uniform items/equipment made necessary during the term of the contract by production discontinuation or change by the manufacturer must be approved by the Uniform Officer of the Livonia Fire Department.

LIVONIA FIRE DEPARTMENT
UNIFORM SPECIFICATION
ADDITIONAL INFORMATION
(Continued)

14. The vendor will invoice the City of Livonia-Division of Fire monthly for all items delivered to the Fire Department during the previous month. The monthly invoice must delineate each employee's purchase and amount.

15. Terms of the agreement between the City of Livonia and the successful vendor not met by the vendor may be reason for cancellation of the agreement.

The company referenced below has read and can comply fully with the specification stated herein.

✓ Yes we will comply fully with the specifications without deviation

_____We have noted exceptions in the Statement of Qualifications form included with our bid submission for you consideration

Allie Brothers Uniforms

Name of Company submitting Bid

Adam Samaan

Name of person submitting Bid

FORM OF PROPOSAL
for
FIRE DEPARTMENT UNIFORMS

Bid of Allie Brothers Uniforms hereinafter called Bidder, organized and existing

under the laws of or a resident of the State of Michigan, doing business as Allie Brothers Uniforms Corporation *.

* 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

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 5/19/26 BY: Adam Samaan
Date* Name of Bidder*

20295 Middlebelt Rd.
Street Signature

Livonia, MI 48152
City, State, ZIP*

Adam Samaan General Manager
Name and Title of Signatory*

248-477-4434
Telephone Number*
248-477-1416
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
LIVONIA FIRE DEPARTMENT UNIFORMS

Respondents must answer all questions. If more space is needed to complete a question, attach a separate sheet.

Company Name:___Allie Brothers Uniform_____

Address_20295 Middlebelt Rd. Livonia, MI 48152_____

Contact Person:_Adam Samaan__ Title__General Manager_____

Phone No._248-477-4434_____ Email__adam@alliebros.com_____

1. Number of years operating under you present name:__55_____

2. Number of years present owners have owned the company:_____55_____

3. Number of years of experience the current owner has in providing uniforms to Fire Departments: ____55_____

4. List municipalities who the bidder has serviced in the past five (5) years to present:

Name of Municipality	Term of Service
Warren Fire Dept.	Over 20 years
Livonia Police Dept.	Over 20 years
Farmington Hills Fire	4 years
Romulus Police Dept.	5 years
Ann ArborTwp Fire	10 years

5. General nature of work performed by your company: ___Fire and Police uniforms_____
____
_____

6. Have you performed work for the City of Livonia in the last ten (10) years? If so, please specify:

Year of Service	Department Serviced	Description of Services Provided
2016-2026	Fire Department	Furnished Class A & duty uniforms
2016-2026	Police Department	Furnished Class A & B uniforms

7. List the members of the team who will oversee the contract and the roles they will perform.

Name	Title	Role	Years of Experience
Adam Samaan	General Mgr	Sales, Operations	20 years
Nicole Eddy	Accounts Mgr	Sales, Order Processing, Purchasing	15 years

8. What challenges to you foresee?__Outside economic factors, possible shipping problems_____

_____

9. What is included in your base price for services? What services will incur additional fees: Hemming pants, sewing on patches at no charge. Embroidering logo on polos $8.00_____

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.:__248-477-4434___

11. 24 hours contact 734-748-3720_____

12. Hours of Operation

DAYS	BUSINESS HOURS
Monday – Friday	9 am - 5:30 M, Tu, Wed, & Fri 9 am - 7 pm Thur
Saturday	Closed
Sunday	Closed
Holidays	Closed

COMPANY NAME:___Allie Brothers Uniforms_____

12. What value added services in addition to those specified can your company provide?

DESCRIPTION	FEE
Embroidered logo	$8.00

13. List any exceptions to the requirements that your company has. Exceptions may be grounds for bid rejection. The City will evaluate exceptions stated by the vendor and reserves the right to reject bids which deviate from the specifications.

_____

_____

_____

_____

COMPANYY NAME:_Allie Brothers Uniforms _____

REFERENCES

FIRE DEPARTMENT UNIFORMS

COMPANY NAME:___Allie Brothers Uniforms

Reference Company Name: Cty/Farmington Hills Fire Farmington Hills, MI			
Summary of Work Performed: Measure Firefighters for uniforms, provided custom tailoring, embroidery, and patches			
Dates of Work:	2023-Present		
Company Contact Person:	Brain Pankow	Title:	Lieutenant
Phone Number:	248-910-0340	Email:	

Ann Arbor Township Fire Reference Company Name: City/State: Ann Arbor Township, MI			
Summary of Work Performed: Measure Firefighters for uniforms, provided custom tailoring, embroidery, and patches			
Dates of Work:	2016- Present		
Company Contact Person:	Mark Nicholai	Title:	Fire Chief
Phone Number:	734-741-5900	Email:	firechief@aatwp.org

Warren Fire Department Reference Company Name: City/State: Warren, MI			
Summary of Work Performed: Measure Firefighters for uniforms, provided custom tailoring, embroidery, and patches			
Dates of Work:	2000-Present		
Company Contact Person:	Orrin Ferguson	Title:	Fire Chief
Phone Number:	586-756-2800 x3200	Email:	firechief@warrenfiredept.org

LIVONIA FIRE DEPARTMENT
UNIFORM SPECIFICATIONS

Complete Highlighted fields

No substitutions on any manufacturers, models, styles or specifications will be accepted (brand name only).

The quantities shown are only estimates of what would be purchased during the three year contract.
Please furnish the unit cost for the items and quantities listed.

ESTIMATED QUANTITY	ITEM	MAKE	UNIT COST	TOTAL COST
60	Uniform Shirts	Elbeco Textrop2 #310 (long sleeve dress) White 100% Poly	53.99	3,239.40
60	Uniform Shirts	Elbeco Textrop2 #3310 (short sleeve dress) White 100% Poly	50.99	3,059.40
100	Uniform Shirts	Elbeco Paragon Plus #P878 (long sleeve) Lt. Blue Poly Cotton	42.99	4,299.00
140	Uniform Shirts	Elbeco Paragon Plus #P868 (short sleeve) Lt. Blue Poly Cotton	39.99	5,598.60
25	Uniform Shirts	Elbeco Paragon Plus #P878 (short sleeve duty) White Poly Cotton	39.99	999.75
25	Uniform Shirts	Elbeco Paragon Plus #P877 (long sleeve duty) White Poly Cotton	42.99	1,074.75
50	Uniform Pants	Elbeco Textrop2 #E320RN Black f/Sr. Capt & above Navy Captain and below	61.99	3,099.50
30	Dress Blouse	Elbeco #13750 Navy Poly Wool Class A	219.99	6,599.70
30	Dress Pants	Elbeco E1360 Navy Poly Wool Class A	94.99	2,849.70
20	Admin Pant	Blauer #8666 Black Hidden Pocket Cargo	94.99	1,899.80
600	Uniform Pants	511 Stryke #74369 Navy, Khaki & Black	72.99	43,794.00
40	Uniform Ties	Sam Broome #455B03 Poly Wool, Blue & Black	8.99	359.60
60	Name Tag	Reeves #500	18.99	1,139.40

30	Dress Hat	Keystone #176	69.99	2,099.70
75	Fire Belt	Boston Leather Basket Weave Black-Silver Buckle 1 ¼"	36.49	2,736.75
20	Fire Belt	Pando #229 Basket Weave Black-Gold Buckle 1 ¼"	55.99	1,119.80
12	Breast Badge – Battalion Chief	Blackinton #B38 Center, Karatclad- #A2873- Three Bugle Karatclad Badge Black Lettering Safety Pin Catch	69.99	839.88
8	Breast Badge – Deputy Chief	Blackinton #B38 Center, Flowed Enamel over Karatclad- #A6969- Four Bugle-White Enamel Background Karatclad Badge Black Lettering Safety Pin Catch	69.99	559.92
8	Breast Badge – Chief	Blackinton #B38 Center, Flowed Enamel over Karatclad- #A6965- Five Gold Bugle--White Enamel Background Karatclad Badge Black Lettering Safety Pin Catch	69.99	559.92
8	Breast Badge – Training Officer	Blackinton #B38 Karetclad badge #A2873- Three Bugle Center, Flowed Blue Enamel background Black Lettering Safety Pin Catch	69.99	559.92
80	Breast Badge – Firefighter	Blackinton #B38 Center, Rhodium- #2886- Firefighter Scramble Rhodium Badge Black Lettering Safety Pin Catch	66.99	5,359.20
20	Breast Badge – Engineer	Blackinton #B38 Center, Rhodium- #A2940- Plain Rhodium Badge	66.99	1,339.80

		Black Lettering Safety Pin Catch		
20	Breast Badge – Lieutenant	Blackinton #B38 Center, Rhodium- #A2876 – One Bugle Rhodium Badge Black Lettering Safety Pin Catch	66.99	1,339.80
20	Breast Badge – Captain	Blackinton #B38 Center, Rhodium- #A2875 – Two Bugle Rhodium Badge Black Lettering Safety Pin Catch	66.99	1,339.80
10	Breast Badge – Sr. Captain	Blackinton #B38 Center, Karatclad- #A2875 – Two Bugle Rhodium Badge Black Lettering Safety Pin Catch	69.99	699.90
20	Hat Badge- Firefighter	Blackinton #B484 Center, Rhodium- #2885 – Firefighter Scramble Rhodium Badge Black Lettering Center Screw Post for Hat	62.99	1,259.80
10	Hat Badge- Lieutenant	Blackinton #B484 Center, Rhodium- #A2876 – One Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	62.99	629.90
10	Hat Badge- Captain	Blackinton #B484 Center, Rhodium- #A2875 – Two Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	62.99	629.90
10	Hat Badge- Sr. Captain	Blackinton #B484 Center, Karatclad- #A2875 – Two Bugle Rhodium Badge Black Lettering Center Screw Post for Hat	69.99	699.90

30	Collar Insignias- Lieutenant	Blackinton #A2876 1- Horn Rhodium	13.99	419.70
30	Collar Insignias- Captain	Blackinton #A2875 2- Horns Rhodium	13.99	419.70
10	Collar Insignias- Fire Chief	Blackinton #A2871 5- Horns Gold White Enamel Background	13.99	139.90
10	Collar Insignias- Deputy Fire Chief	Blackinton #A2872 4- Horns Gold White Enamel Background	13.99	139.90
20	Collar Insignias- Battalion Chief	Blackinton #A2873 3- Crossed Horns Gold	13.99	279.80
20	Collar Insignias- Senior Captain	Blackinton #A2875 2- Vertical Horns Gold	13.99	279.80
10	Collar Insignias- Engineer	Blackinton #A2940 Old Fashioned Fire Truck Rhodium	13.99	139.90
40	Collar Insignias- Firefighter	Blackinton #A2886 Fire Scramble Rhodium	13.99	559.60
10	Collar Insignias- Training Officer	Blackinton 3- Crossed Horns Gold Blue Enamel Background	13.99	139.90
10	Collar Insignias- Apparatus Sup	Blackinton #A7871 Fire Truck Plain	13.99	139.90
10	Collar Insignias- Mechanic	Blackinton #A7871 Fire Truck Plain	13.99	139.90
10	Collar Insignias- Fire Marshal	Blackinton #A6973 3- Crossed Horns Gold Red Enamel Background	13.99	139.90
10	Collar Insignias- Sr. Inspector	Blackinton #A6981 2- Vertical Horns Rhodium Red Enamel Background	13.99	139.90
20	Collar Insignias- Inspector	Blackinton #A6985 1- Vertical Horn Rhodium Red Enamel Background	13.99	279.80
45	Shoe	Thorogood # 831-6031 Clarino	74.99	3,374.55

10	Hat Badge- Battalion Chief	Blackinton #B484 Center, Karatclad- #A2873 – Three Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	69.99	699.90
8	Hat Badge- Deputy Chief	Blackinton #B484 Center, Flowed Enamel Over Karatclad- #A6969 – Four Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	69.99	559.92
8	Hat Badge- Chief	Blackinton #B484 Center, Flowed Enamel Over Karatclad- #A6965 – Five Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	69.99	559.92
8	Hat Badge- Training Officer	Blackinton #B484 Center,Blue Flowed Enamel Over Karatclad #A2873 – Three Bugle Karatclad Badge Black Lettering Center Screw Post for Hat	69.99	559.92
10	Admin 1/4 zip	Elbeco # 3770 Black job shirt	64.99	649.90
300	Duty Sweatshirt	8025-T Game Workwear Navy w/front left logo embroidered Livonia Fire & Rescue Maltese Cross Back logo silkscreened full back colors Right name/rank 1/4 zipper, right pocket Left & Right sleeve pen pocket Left & Right Shoulder mic-hold pocket	98.99	29,697.00
40	Dress Sweater	Blauer # 228- Black	139.99	5,599.60
8	Dress Blouse	Honor Guard Flying Cross Jacket 19-B9996 with custom hooks and braid	797.99	6,383.92
8	Dress Pants	Honor Guard Flying Cross Pants 28P8696 with custom braid	159.99	1,279.92
			42.99	4,299.00

100	Polo Shirt	Grey: 5.11 Tactical Polo #71049	42.99	4,299.00
50	Polo Shirt	White: 5.11 Tactical Polo #71049	42.99	2,149.50
8	Belt	Sam Brown Clarino Jay Pee 402AC Black	69.99	559.92
500	Labor	2 Row Name/Rank Embroidery Service	8.00	4,000.00
			Total Cost of all Items	**$ 163,517.06**

Are there exceptions to the required specifciations?

Yes ☐ **Attach separate sheet detailing exceptions**

No ✓

Allie Brothers Uniforms

Company Name

20295 Middlebelt Rd.

Company Street Address

Livonia, MI 48152

Company City, State and Zip Code

Adam Samaan General Manager

Name and Title of Authorized Company Representative

12. What value added services in addition to those specified can your company provide?

DESCRIPTION	FEE
Embroidered Logo	8.00

13. List any exceptions to the requirements that your company has. Exceptions may be grounds for bid rejection. The City will evaluate exceptions stated by the vendor and reserves the right to reject bids which deviate from the specifications.

COMPANYY NAME: Allie Brothers Uniforms

LETTER TO THE LIVONIA CITY COUNCIL FROM THE DEPARTMENT OF PARKS AND RECREATION

8.

MEETING DATE	PRESENTED BY
S061526/R071326	Michelle Koppin, CPRP, Superintendent of Parks and Recreation

AGENDA ITEM

AWARD OF BID: for an outdoor fitness area at Rotary Park from budgeted funds.

BACKGROUND DETAILS

The Department of Parks and Recreation received bids for an Outdoor Fitness Area at Rotary Park. The project will consist of adding a 3,300-square-foot area with 14 units serving up to 38 people at a time, along with safety surfacing. We anticipate the project to be completed by the end of November 2026.

The Department of Parks and Recreation prepared specifications, and an advertisement for bids was placed on the MITN website on Dec. 23, 2025. Four companies submitted proposals. The proposals were received and opened in the presence of the Bid Committee on January 27, 2026. Below is the bid tabulation for the Council's review.

COMPANY	BID AMOUNT
Snider Recreation, Inc.	$150,000
Midstates Recreation	$149,995
ParkVision	$149,441
Sinclair Recreation LLC	$148,600

A Selection Committee representing Parks and Recreation and DPW reviewed the proposals on February 12, 2026. As all bidders were informed of the maximum amount and instructed to provide the best design for the proposed budget, the bid amount was not a determining factor. Proposals were evaluated to select the best design and value for the community. Funding for this project comes from a Wayne County Park grant and Fund 208. The intergovernmental agreement with Wayne County for this project was approved by City Council resolution #179-25.

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

Request that the City Council authorize the Mayor and City Clerk to execute a contract in the amount of $150,000 with Snider Recreation, 10139 Royalton Rd Suite K, N. Royalton, OH 44133.

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)

$150,000

DETAILED WORK BEING PERFORMED

Adding a 3,300 square foot area with 14 units serving up to 38 people at a time, along with safety surfacing.

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

$150,000 from 208-756-974-000

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

Bidders were informed of the maximum amount of $150,000. This was the best design and value for the community

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

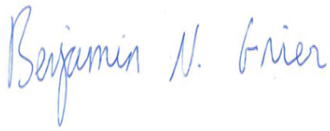
ATTACHMENTS

1. S061526 LTC Outdoor fitness area
2. 2A_PROPOSAL FORMS -OPTION #2_ GF
3. 2B_ROTARY PARK _OPTION #2_Q 012726-2 (1)
4. BID BOND_LIV ROTARY
5. Snider email to confirm pricing

APPROVED BY

Michelle Koppin, CPRP, Superintendent of Parks and Recreation

Date: June 04, 2026



Benjamin N. Grier, JD, CPA, Finance Director

Date: June 04, 2026

Date: June 05, 2026

Eric Goldstein, City Attorney

Date: June 05, 2026

Maureen Miller Brosnan, Mayor

FORM OF PROPOSAL

OUTDOOR FITNESS PROJECT – ROTARY PARK

SECHEDULE OF PRICING

Bid of SNIDER RECREATION, INC hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as

A CORPORATION *.

* 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, 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 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

OPTION #2 - GREENFIELDS OUTDOOR FITNESS

FEE SCHEDULE

OUTDOOR FITNESS PROJECT – ROTARY PARK		
DESIGN, FABRICATION, ENGINEERING COSTS	$	60,789.00
INSTALLATION COST	$	23,000.00
BONDS	$	2,211.00
Optional services outlined in Proposal	$	$64,000.00
Grand Total $		**150,000.00**

In submitting this sealed bid, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities and informalities therein. It is agreed that this bid may not be withdrawn for 120 days from the opening thereof.

Number of days it will take to complete the project upon being given notice to proceed

120 **DAYS**

The contractor and their sub-contractors agree that they will not discriminate against any employee or applicant for employment, to be employed in the performance of this contact with respect to their hire, tenure, terms, conditions or privileges of employment, or any mater directly or indirectly related to employment, because of their sex or age, except when based on a bona fide occupational qualification, or because of their race, color, religion, national origin or ancestry. (Act 453 P.A. 1976 As Amended) The contractor further agrees that they will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to age, sex, race, creed, color or national origin. Breach of this contract may be regarded as a material breach of contract.

Bidder will identify business entity as individual, or if doing business under assumed name, indicate assumed name, partnership, (naming partners), corporation, foreign or domestic (naming principal officers), and indicate official capacity of person executing proposal and bid.

Date 01/27/26 Firm Name SNIDER RECREATION, INC

(If corporation, partnership, or assumed name)

Address 10139 ROYALTON RD SUITE K N. ROYALTON, OH 44133 Signature Victoria Crawford AGENT FOR SNIDER RECREATION

(Person executing bid and official capacity)

Print Name VICTORIA CRAWFORD

City SOUTHFIELD State MI Zip Code 48075

Email VCRAWFORD@CVSNIDER.COM

Phone 248-431-2796 FAX 440-877-9159

JEFFERY SNIDER - PRESIDENT & JAMES SNIDER VICE PRESIDENT OWNERS

(Names of Principal Officers and designate

(If partnership or assumed name, indicate official capacity) names of owners)

CONTACT PERSON TO WHOM QUESTIONS REGARDING PROPOSAL RESPONSE SHOULD BE DIRECTED:

NAME: VICTORIA CRAWFORD **TITLE:** EAST MICHIGAN SALES

PHONE: 248-431-2796

EMAIL: VCRAWFORD@CVSNIDER.COM

To be considered for this project, the following forms must be uploaded to the MITN website (www.mitn.info) in a PDF format.

CONTRACT

THIS CONTRACT, entered on this 1st day of June, A.D. 20 26 ,
between the CITY OF LIVONIA, hereinafter referred to as the Owner, party of the first part, and

SNIDER RECREATION hereinafter referred to as the Contractor, party of the second part.

WITNESSETH, that the said Contractor, for the consideration mentioned in the various items set forth below, by these presents does agree that he will furnish all labor, materials, machinery, tools and equipment and do all things necessary for and incidental to the **Outdoor Fitness Project – Rotary Park.** together with appurtenances thereto, as set forth in certain Instructions to Bidders, Proposal, General Conditions, Specifications, Bonds, Plans, Drawings, and the following documents, all of which are attached hereto and made a part of this agreement:

Per Livonia City Council Resolution# _____

IN CONSIDERATION, WHEREOF, said Owner does agree to pay to said Contractor the sum of ~~ONE HUNDRED FIFTY THOUSAND~~ AND 00/100 Dollars ($ **150,000.00**), based upon the amounts and sum listed in the Proposal, which is subject, however, to adjustment by reason of any change in, addition to, or deduction from the work, as provided in the General Conditions.

For the faithful performance of all and singular terms and conditions contained in this agreement, said parties respectively bind themselves, their heir executors, administrators, successors and assigns.

IN WITNESS WHEREOF, said parties have this day hereunto set their hands and seals, in triplicate.

CITY OF LIVONIA, Owner

By

_____

Maureen Miller Brosnan, Mayor

_____

Lori L. Miller, City Clerk

Witness

_____ _____

Contractor

Approved:

_____

Superintendent of Parks and Recreations

_____

Director of Finance

Approved as to form:

_____

Department of Law

Pursuant to Resolution #_____

Adopted by City Counci

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

Date	Estimate #
1/27/2026	Q 012726-2

ROTARY PARK
OPTION #2

Name / Address	PROJECT - SHIP TO
City Clerk City of Livonia 33000 Civic Center Dr !st Floor Livonia, MI 48154-3097	**PROJECT**: ROTARY PARK FITNE! **SHIP TO**:

Terms	Rep	Customer Phone	Customer Email	x Exempt Nur	County
Due On Receipt	VC	TBD	TBD	TBD	WAYNE

Item	Description	Rate	Total
SGR021-11K	4-Person Lower Body Combo (formerly SGR2005-1-21)		
SGR026-11K	2-Person Cross-Country Ski (formerly SGR2005-1-26)		
SGR048AW-11	2 Person Accessible Chest Press (Formerly SGR2005-1-48A-W)		
SGR091-11KIG	IN GROUND Rowing Machine (formerly SGR2005-1-91)		
SGR104-11KIG	IN GROUND 4-Person Leg Press (Formerly SGR2005-1-104N)		
SGR042-11	2 Person Back & Arms Combo (Formerly SGR2005-1-42)		
SGR048C-11	2 Person Combo Lat Pull & Vertical Press (FormerlySGR2005-1-48C)		
SGR098-11	Leg Extension (Formerly SGR2005-1-98)		
SHP517-11K	Compact Functional Fitness Rig (formerly SHP2009-5-17)		
SGR105-11KIG	IN GROUND Customized Announcement Sign(formerly SGR2005-1-105)		
P00118-00	Inground Extension Large Plate 8 Holes		
P00122-00	Inground Rebar		
P00111-11	Inground Stopper		
P00119-00	Inground Extension Medium Plate 6 Holes	$75,416	$75,416
DISCOUNT	Program Discount	-$14,627	-$14,627
			$60,789
Freight	Shipping Charges (Included in above pricing)		
MBE/INSTALL	Labor to install ALL ITEMS LISTED	$23,000	$23,000
BONDS	PLM BONDS	$2,211	$2,211
PTURF	PLAYGROUND TURF MATERIALS	$35,000	$35,000
MBE/INSTALL	MATERIALS AND LABOR TO INSTALL CRUSHED	$29,000	$29,000
	STONE BASE AND TURF MATERIALS		**$89,211**
	EXCAVATED MATERIALS LEFT ON SITE SOMEWHERE		
	INCLUDES RAMP ACCESS FROM PARKING LOT		
	WE RECOMMEND A CONCRETE MOW STRIP/CURB SURROUNDING THE FITNESS AREA.		

TERMS

1/2 down with order, balance upon completion with approved credit.
If tax exempt certificate is not provided, appropriate sales tax will be charged. Quote is valid for 30 days. Acceptance of this quote assumes acceptance of current Snider Insurance.
Freight is subject to surcharge. Payment via credit card will incur an additional 3% Administrative fee.

Subtotal	150,000.00
Sales Tax (6.0	N/A
TOTAL	**150,000.00**

IMPORTANT NOTE

Quoting a price for installation/labor does not guarantee that we will be able to perform the work within the current season (April – November) . Our goal is to complete all projects in order and in a timely fashion, but labor, freight and supply chain issues continue to have a major impact on scheduling and completion. We apologize and ask that you factor this in when making a decision regarding labor/installation.We hope these important factors that greatly influence every aspect of our industry improve considerably in the near future.

VICKI CRAWFORD
SNIDER RECREATION, INC.
Victoria Crawford

ACCEPTED _____

DATE_____

Greenfields Outdoor Fitness®

PROPOSED FITNESS ZONE

Rotary Park

Livonia, MI

VERSION2 REV1 2026-01-16

Greenfields Outdoor Fitness®

Index

03-05	**Proposed Design**
06	**Unit Selection**
07	**Critical Fall Heights**
08-09	**Project Layout**
10-15	**Unit Details**
16-17	**Signage**
19-20	**Installation & Maintenance**
21	**Warranty**

INTRODUCING THE GREENFIELDS OUTDOOR FITNESS APP!

see page 18 for details

Why Greenfields Outdoor Fitness?

It's never been more important to get everyone in the community exercising! Since 2007, Greenfields Outdoor Fitness has led the way in creating fun, interactive exercise areas available to the public 24/7.

CUSTOMIZE IT!

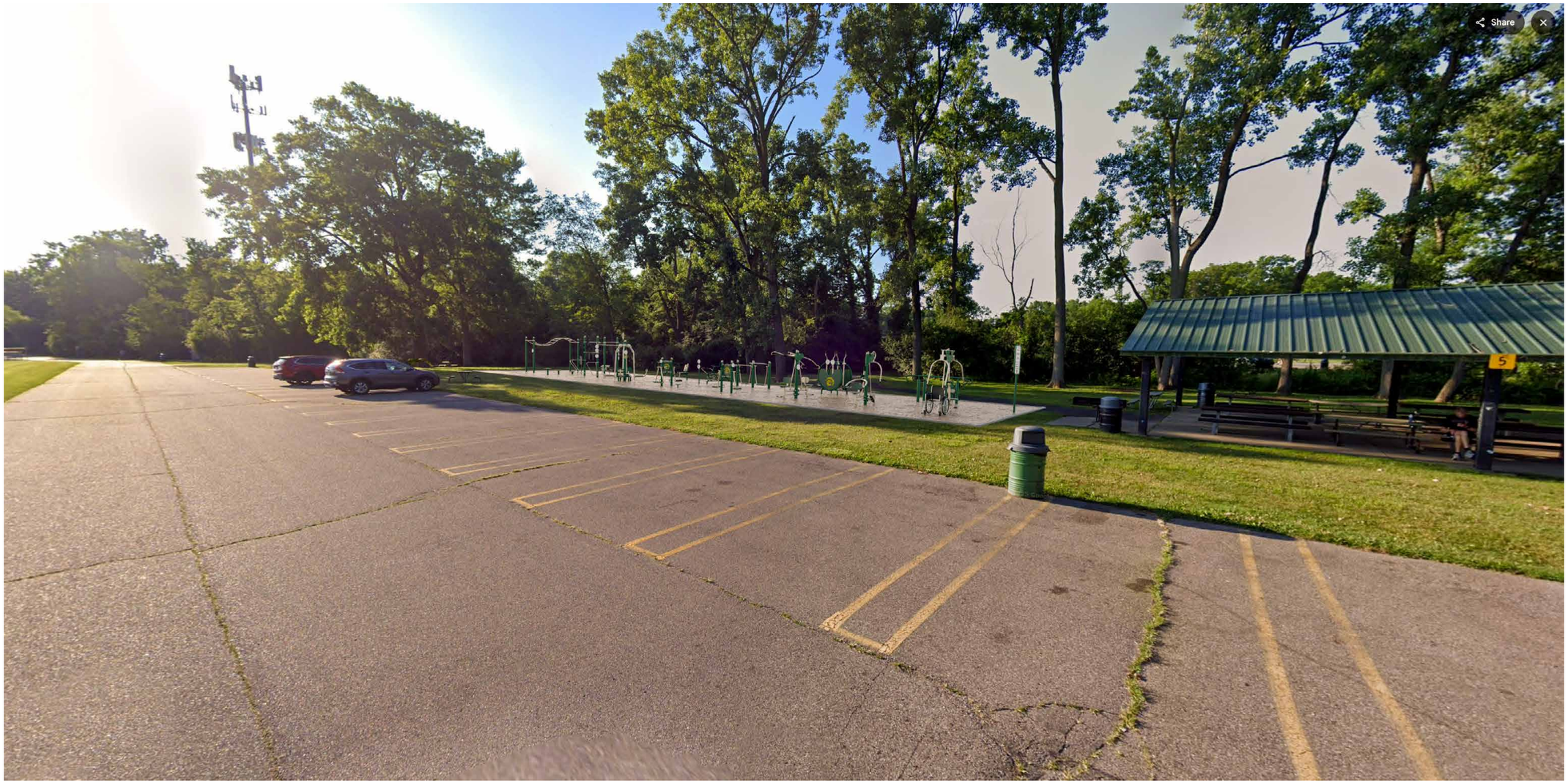
Need to modify one of our packages to your project's needs? Our design team is ready to help. Looking for custom colors? Just let us know what you need.

FITNESS FOR YOUR COMMUNITY

There's no one-size-fits-all approach to fitness! We specialize in making sure that everyone – from teens to adults to seniors, and even people in wheelchairs – can exercise on equipment that's suited to their needs. By helping people overcome the obstacles in their journey to becoming healthier, Greenfields is improving the quality of life for people across the world.

PEACE OF MIND

Our industry-leading warranty means you should expect no out-of-pocket maintenance costs for at least the first five years. Greenfields' equipment in installed across the U.S. from Alaska to Miami, and even overseas. In case of any issues, our expert support team is just a phone call away.



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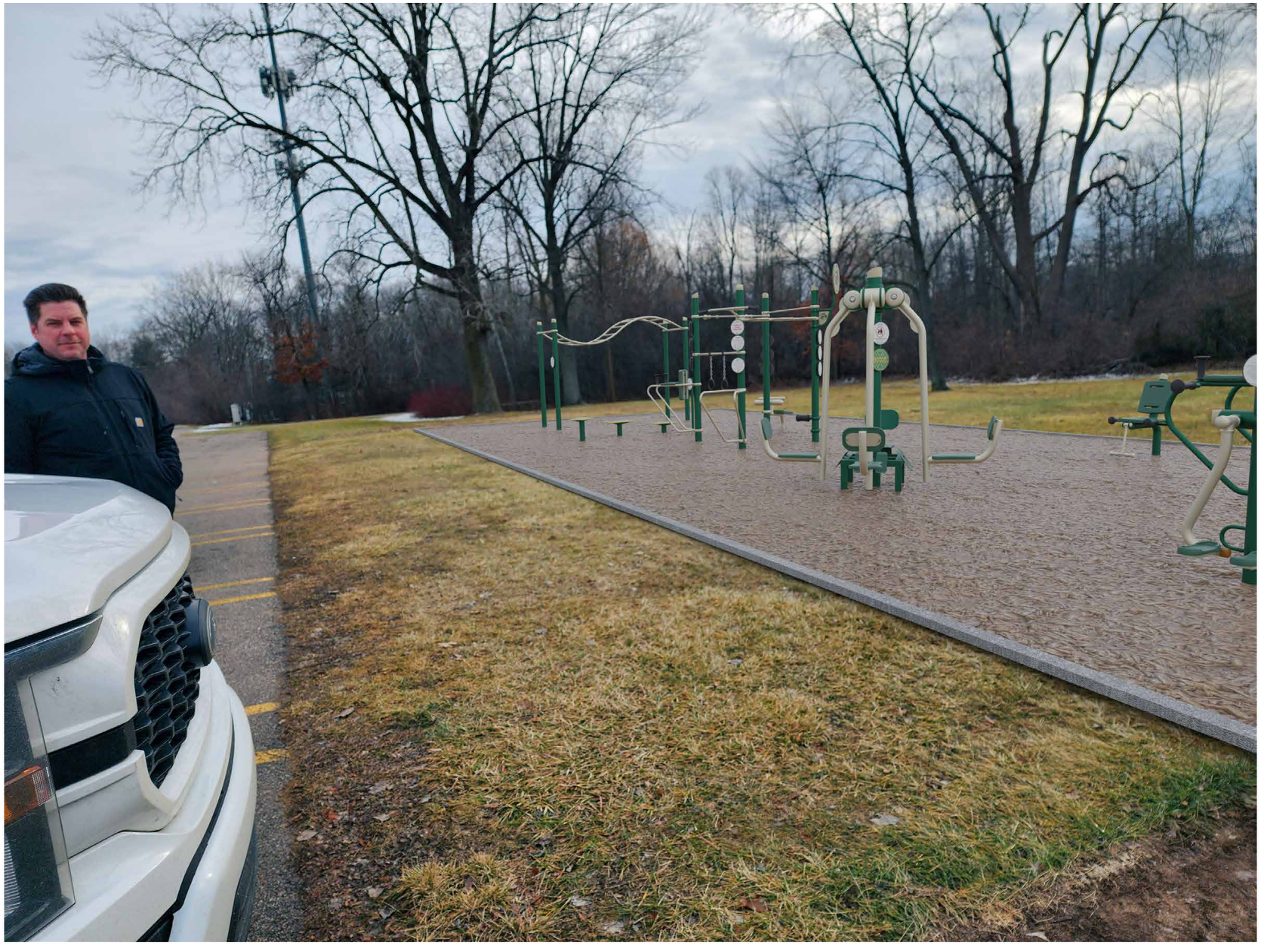

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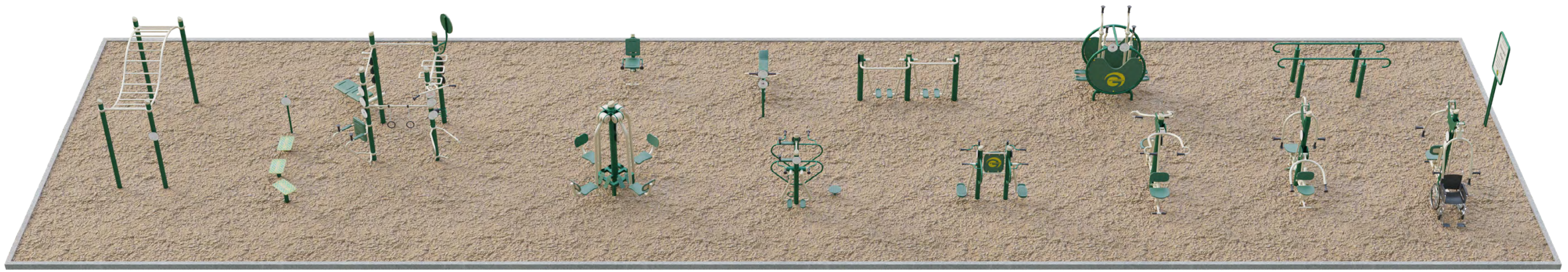

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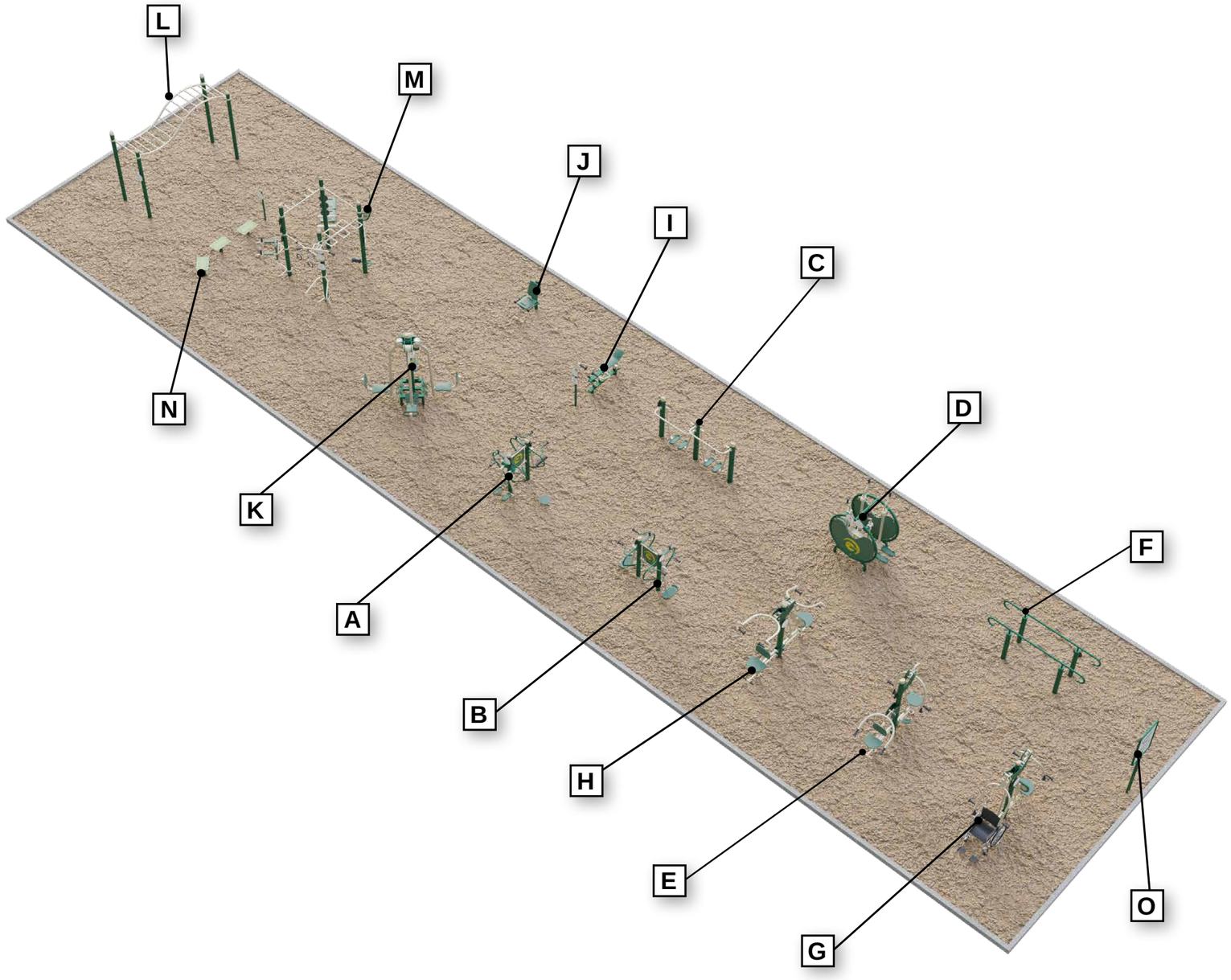
Michigan - Livonia - Rotary Park

VERSION2 REV1 - 2026-01-16

GREENFIELDS PROPOSED OUTDOOR FITNESS ZONE



UNITS

A	SGR021	4-Person Lower Body Combo
B	SGR022	4-Person Pendulum, Abs & Dip Station
C	SGR023	2-Person Air-Walker
D	SGR026	2-Person Cross-Country Ski
E	SGR042	2-Person Back & Arms Combo
F	SGR043	Parallel Bars
G	SGR048AW	2-Person Accessible Chest Press
H	SGR048C	2-Person Combo Lat Pull & Vertical Press
I	SGR091	Rowing Machine
J	SGR098	Leg Extension
K	SGR104	4-Person Leg Press
L	SHP509WV	Wave Ladder
M	SHP517	Compact Functional Fitness Rig
N	SHP724	Plyometric Steps (Set of 3)
O	SGR105	Customized Announcement Sign

These 14 units may serve up to 38 people at a time.

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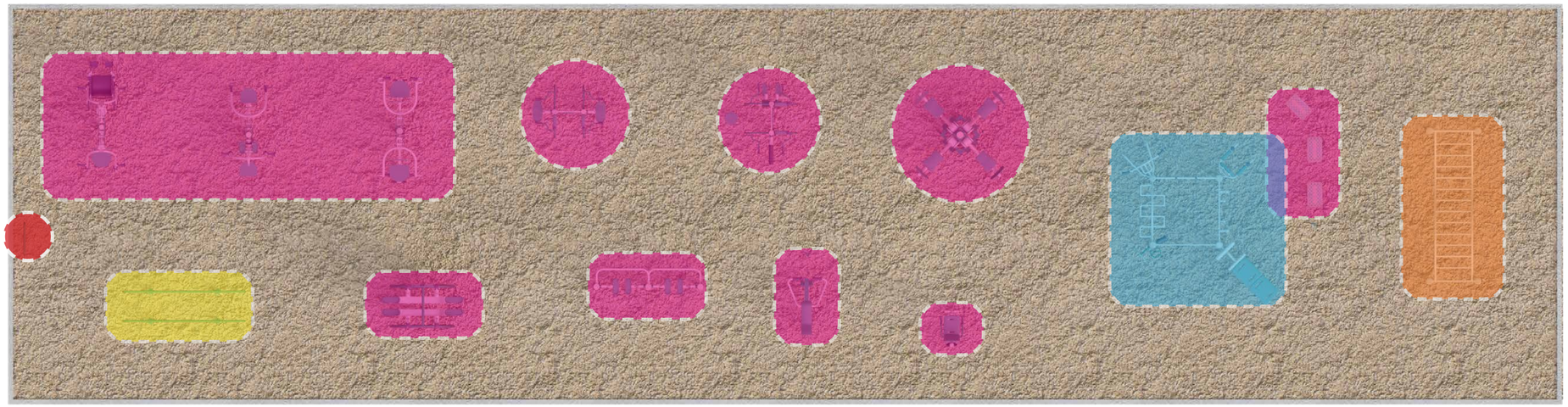

< 24” CFH

52” CFH

96” CFH

109” CFH

N/A

FALL ATTENUATING SURFACING

To meet the ASTM F3101-21A Standard requirement for safety surfacing, Greenfields specifies the CFH (Critical Fall Height) for all fitness units and components in each design layout.

Critical Fall height is specified as the distance from the designated use surface to the surface below, and follows the same rules applied to playgrounds. For example, in a seated position, the CFH will be from the seat to the floor below. In the case of a pull-up bar, it will be the distance from the top of the bar to the ground below. For the finish wall of the Ninja Course, it will be the top landing platform, etc.

The decision of which type of fall attenuating surface material to use is ultimately up to the owner. The options include but are not limited to synthetic turf, engineered wood fiber, rubber tiles, and poured-in-place EPDM, to name a few. The thickness of each material recommended for a given CFH will vary by the manufacturer of the surfacing.

Greenfields recognizes the owner may prefer one surfacing supplier over another. All we ask is that the material thickness meets the IPEMA requirement for the published CFH, and that the installer/supplier provides the owner with IPEMA Certification stating that the installed surfacing meets the required minimum CFH.

Maximum critical fall height (CFH) is defined as the distance between the designated use surface and the surface beneath it.

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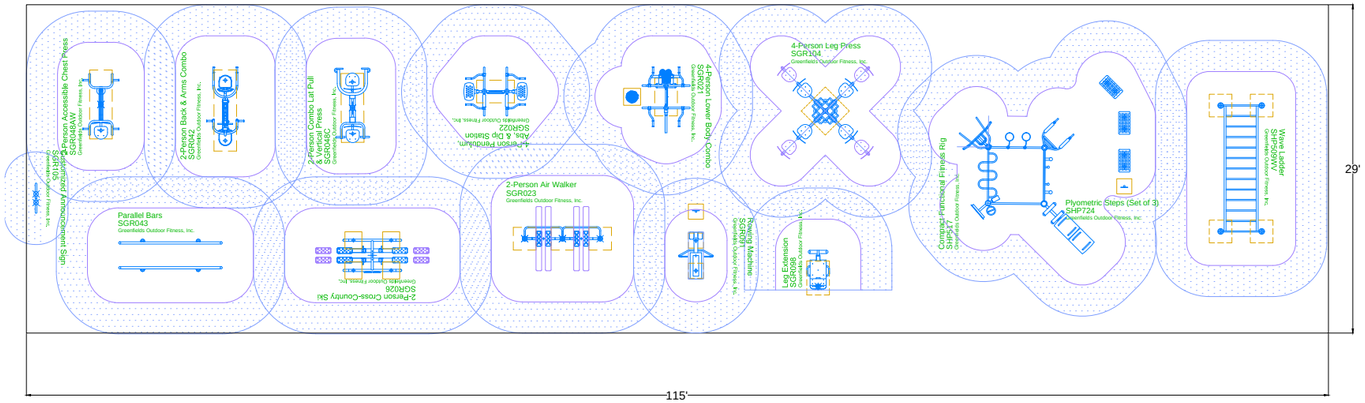
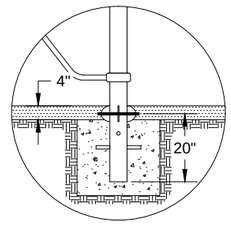
2D SITE PLAN



SCALE IN FEET:

0' 5' 10' 20'



THIS LAYOUT IS DESIGNED FOR IN-GROUND INSTALLATION

THIS OUTDOOR FITNESS EQUIPMENT IS DESIGNED FOR AGES 14 AND UP UNLESS OTHERWISE NOTED ON THE PLAN.

IT IS THE OPINION OF THE MANUFACTURER THAT THIS OUTDOOR FITNESS AREA CONFORMS TO A. D. A. ACCESSIBILITY STANDARDS, ASSUMING AN A. D. A. ACCESSIBLE COMPLIANT SURFACING IS USED.

THIS CONCEPTUAL PLAN WAS CREATED BASED ON THE INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, AND UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL THE DIMENSIONS OF THE OUTDOOR FITNESS EQUIPMENT AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING.

FOR THE NEED OF FALL-ATTENUATING SURFACING, PLEASE CONSULT YOUR PROJECT MANAGER.

TOTAL AREA IN SQUARE FEET OF SURFACING IS
3335 SQ FT

DESIGNED BY:
AR

COPYRIGHT: 01/15/26
GREENFIELDS OUTDOOR FITNESS, INC.
2617 W. WOODLAND DR.
ANAHEIM, CA 92801
PH: 888-315-9037 FAX: 866-308-9719

DATE	DRAWING #	INITIALS

	Rotary Park Livonia, MI	V. 2 - Rev. 1 IN-GROUND INSTALLATION

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2D SATELLITE SITE PLAN

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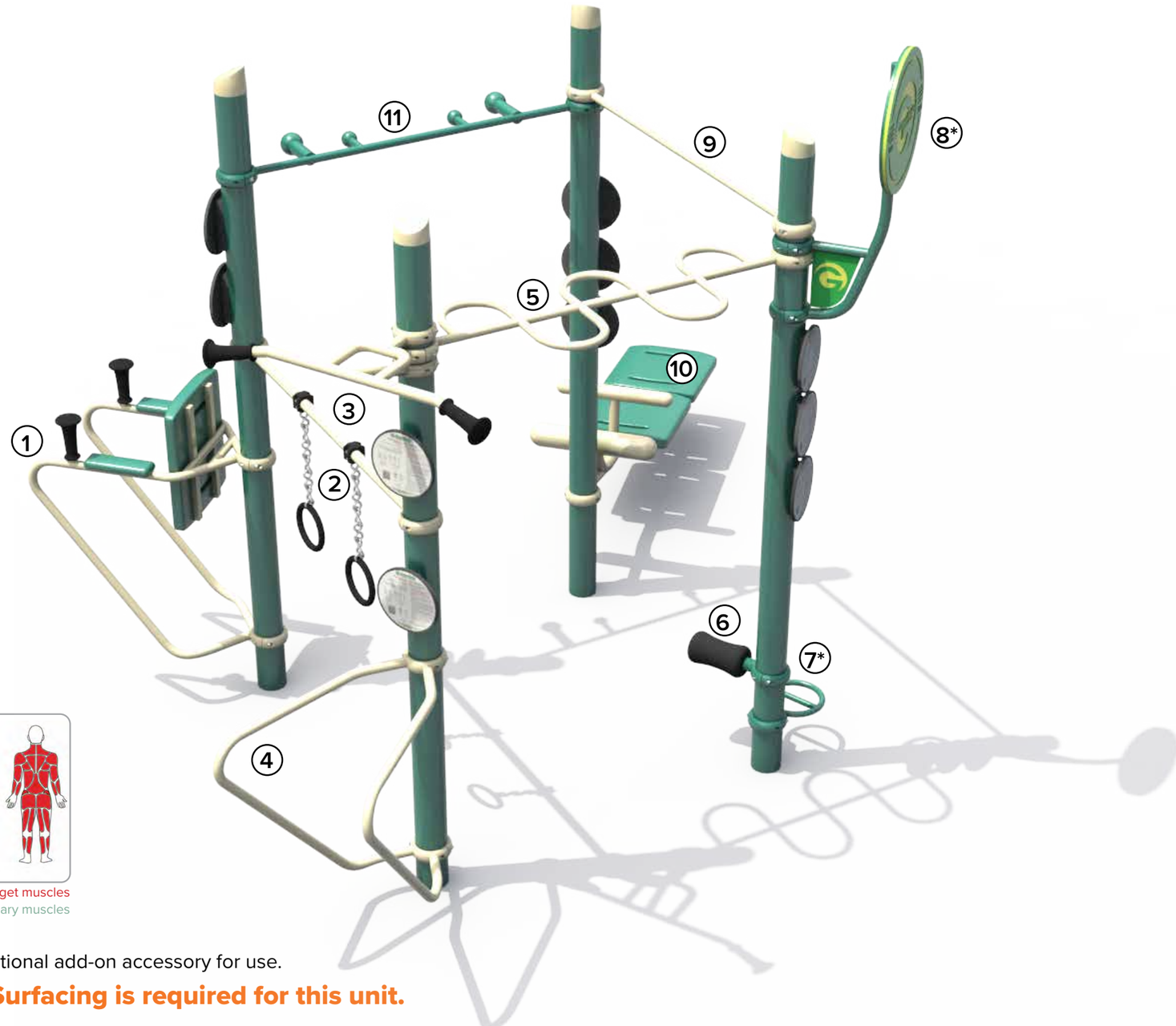
SHP517

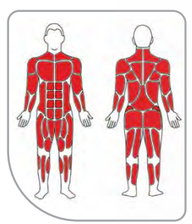
Compact Functional Fitness Rig



This rig includes the following multi-use components for up to 9 people at once:

1. Captain's Chair
2. Ring Rows
3. Lat Pull-Up Bar
4. Dip Station
5. S-Shape Pull-Up Bar
6. Split Squat Pad
7. Battle Rope Anchor Point*
8. Ball Target*
9. Pull-Up Bar
10. Incline Sit-Up Bench
11. Cannonball Pull-Up Bar

See the Video



Target muscles
Secondary muscles

*This feature requires an optional add-on accessory for use.

A Fall-Attenuating Surfacing is required for this unit.

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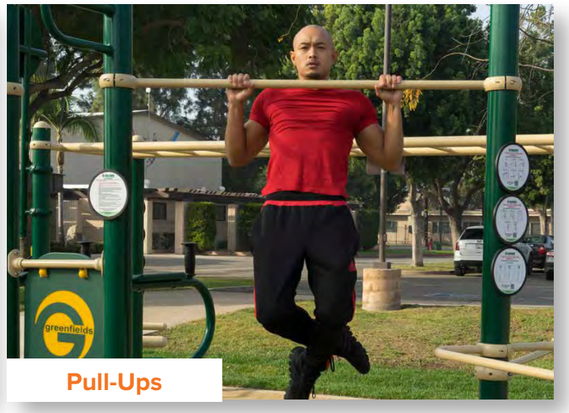
Michigan - Livonia - Rotary Park

VERSION2 REV1 - 2026-01-16

GREENFIELDS PROPOSED OUTDOOR FITNESS ZONE

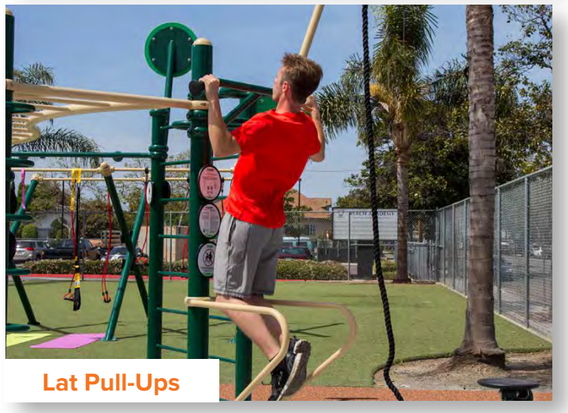
Split Squats

Sit-Ups



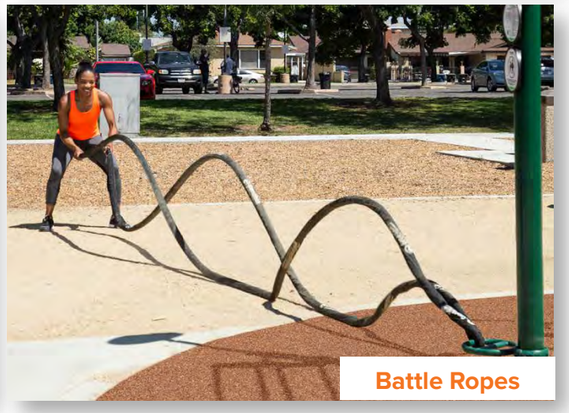
Pull-Ups

S-Shaped Pull-Ups



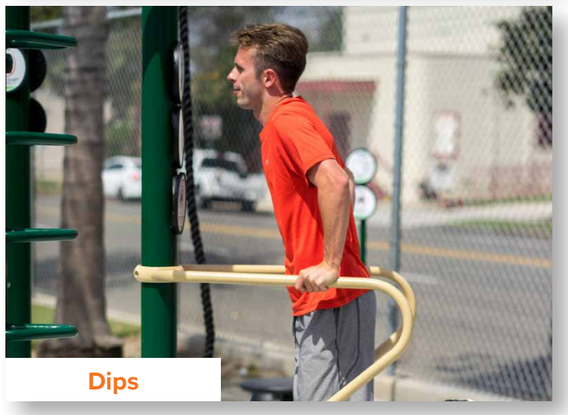
Lat Pull-Ups

Ball Target



Battle Ropes

Knee Raises



Dips

Assisted Squats

Ring Rows

Cannonball Pull-Ups

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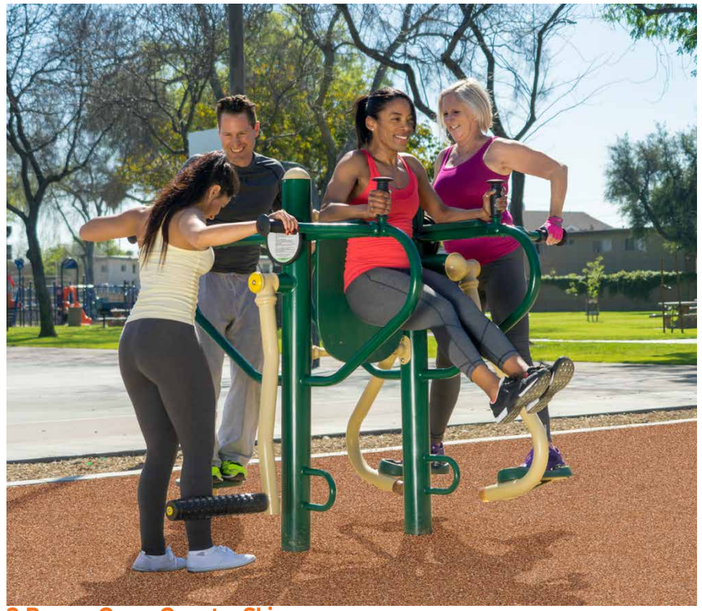
4-Person Lower Body Combo
SGR021



4-Person Pendulum, Abs & Dip Station
SGR022

2-Person Air-Walker
SGR023

2-Person Cross-Country Ski
SGR026

2-Person Back & Arms Combo
SGR042

Parallel Bars
SGR043

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2-Person Accessible Chest Press
SGR048AW

2-Person Combo Lat Pull & Vertical Press
SGR048C

Rowing Machine
SGR091

Leg Extension
SGR098

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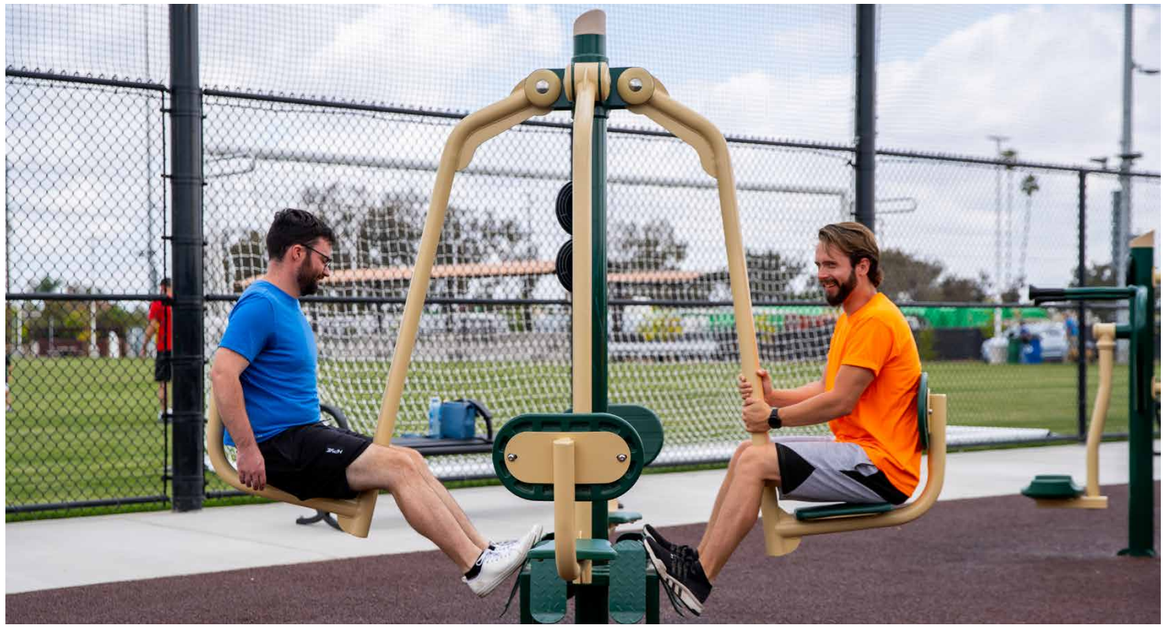
4-Person Leg Press
SGR104

Plyometric Steps (Set of 3)
SHP724



Wave Ladder
SHP509WV

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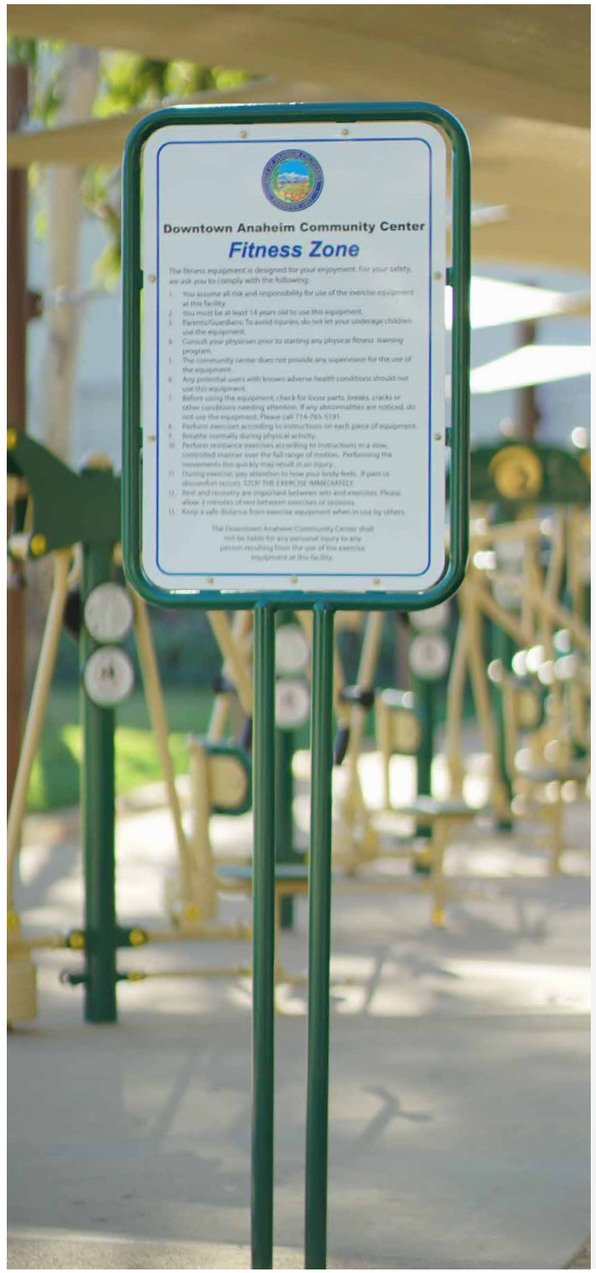


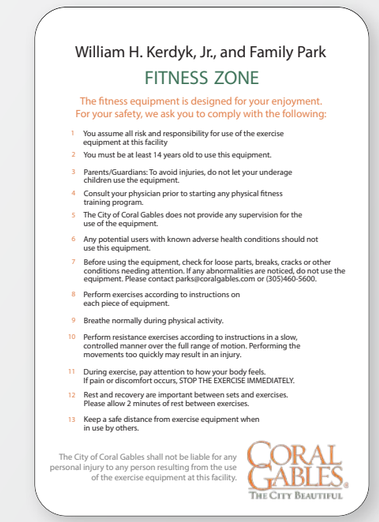
CUSTOMIZED ANNOUNCEMENT BOARD **SGR105**

This announcement board can be used to:

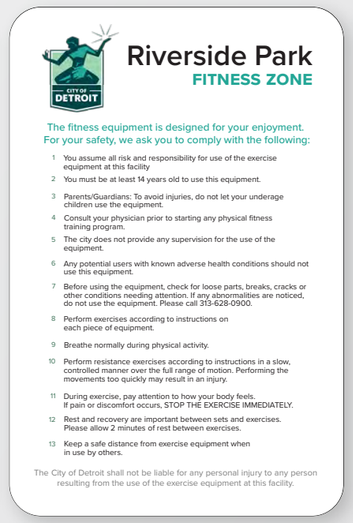
- State safety guidelines
- Acknowledge project donors/sponsors
- Encourage healthy lifestyle choices
- Provide sample workouts

Customization available at no charge (text, logos, etc.)

FRONT



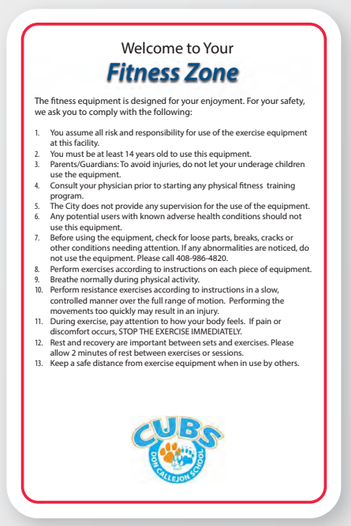
BACK



FRONT

BACK

FRONT



BACK

EXAMPLES OF COMPLETED SIGNS

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UNIT LABELS

Unit labels feature safety guidelines, exercise instructions and more!

ADA Label included on units from Greenfields' Signature Accessible™ line

Signature Accessible by Greenfields Outdoor Fitness

2-Person Accessible Chest Press
SGR048AW

FUNCTION:
Strengthens chest, shoulders, upper and mid abs, forearms, and triceps.

INSTRUCTIONS:
Position wheelchair with back toward but not touching unit. Grip handles with hands and push straight forward until arms are extended. Hold and slowly return to start position. Do not lock elbows.

ADA COMPLIANT
U.S. Patent 9,079,069 B1

Greenfields' units are designed to accommodate the majority of users age 14 and above; however, due to the nature of outdoor fitness equipment, units are "one size fits most."

VIDEO DEMO

Target muscles in red
Secondary muscles in green

User Guidelines
This fitness equipment is designed for your enjoyment. For your safety, we ask you to comply with the following:

1. **You must be at least 14 years old to use this apparatus.**
2. **Parents / Guardians: Do not let your underage children on this equipment.**
3. **User assumes all risk and responsibility for using this exercise equipment.**
4. Consult a physician prior to starting any physical fitness training program. Potential users with known adverse health conditions should not use this equipment. Before using the equipment, check for loose parts, breaks, cracks or other conditions needing attention.
5. Perform exercises according to instructions on each piece of the equipment.
6. Breathe normally during physical activity.
7. Perform resistance exercises according to instructions in a slow, controlled manner over the full range of motion. Performing the movements too quickly may result in an injury. Use the equipment only with your capabilities.
8. Pay attention to how your body feels. In the event that pain or discomfort occurs, STOP THE EXERCISE IMMEDIATELY and consult your physician.
9. Rest and recovery are important between sets and exercises. Allow 2 minutes of rest between sets of exercises or sessions.
10. Keep fingers, toes, and hair or other non-participant body parts away from equipment elements during exercise.
11. Keep a safe distance from exercise equipment when in use by others.

Greenfields Outdoor Fitness, Inc. shall not be liable for any personal injury to any person resulting from the use of this exercise equipment.

L00016

www.SignatureAccessible.com
888-315-9037

Signature Accessible by Greenfields Outdoor Fitness

U.S. Patents 9,079,069 and 11,130,039

L00005

www.SignatureAccessible.com
www.GreenfieldsFitness.com
888-315-9037

Greenfields Outdoor Fitness
Promoting Wellness & Fighting Obesity One Community at a Time.

NO CHILDREN UNDER AGE 14 ALLOWED WITHOUT ADULT SUPERVISION

PROHIBIDO NIÑOS MENORES DE 14 AÑOS SIN SUPERVISIÓN ADULTA

www.GreenfieldsFitness.com
888-315-9037

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THE GREENFIELDS OUTDOOR FITNESS APP

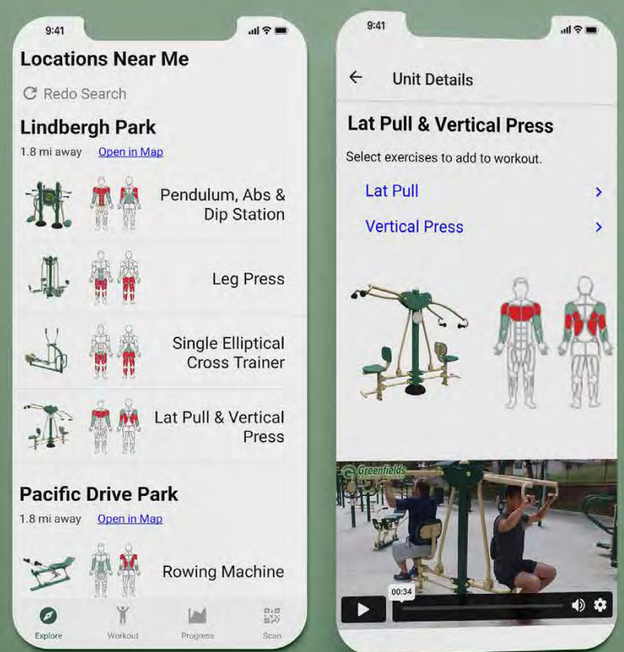
The Greenfields App is the perfect companion to our multigenerational outdoor gyms, giving users the ability to search for gyms near their location, explore exercises available on Greenfields units, create workouts, and log their progress.

Now available on iOS and Android.

greenfieldsfitness.com/app-download/

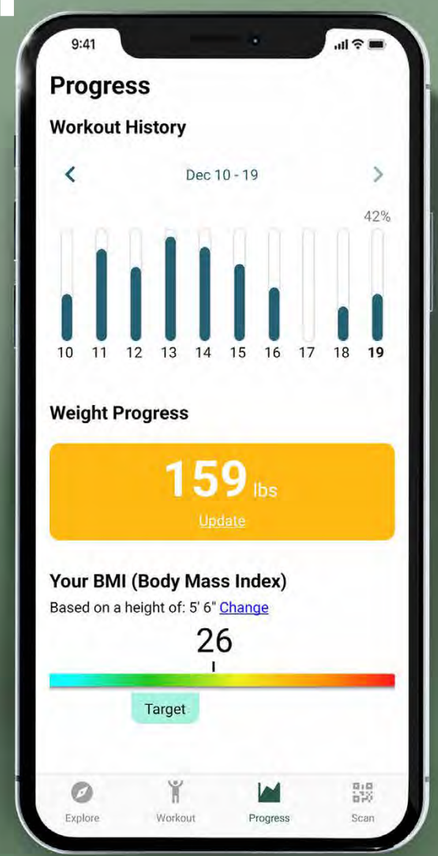
EXPLORE

Search for gyms near you.



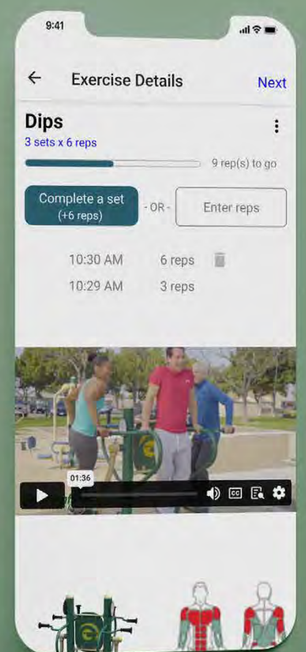
WORKOUT

Customize your routine.



SCAN

Quickly find videos & more.



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General Installation Instructions:
In-Ground Embedded Footings

Video Demo:
https://gfoutdoorfitness.com/in-ground-installation/

The following information for contractors, maintenance personnel and supervisory staff will help ensure an accurate, safe and problem-free installation.

SUGGESTED MATERIALS

Please be advised that the use of decomposed granite surfacing (DG) is known to accelerate normal wear & tear of footrests.

1. 2x4s: approximately four, 8' to 10' lengths per unit.
2. All-Thread: 3/8" to 1/2", cut in 1' lengths, two pieces per embedded pipe.
3. Nuts & Washers: to fit all-thread, four sets per embedded pipe.
4. Stakes: metal/wood, approximately six per unit.
5. Pavers/Cinder Blocks: 1 to 2 per unit.
6. Tie Wire/C-Clamps
7. Duplex Wood Nails/Dry Wall Screws
8. Concrete: 3250 psi or better. Aggregate ratio: 3/8" to 3/4" in 1:3
9. ratio. Concrete ratio: 1:3:2.5 of concrete, aggregate, and sand. Tools: cordless impact driver, skill saw, pliers, hammer, small sledge, magnetic level, tape measure, shovels, wheelbarrows,
10. etc.
    Plans/Drawings: schematic drawings and instructions for each model # to be installed.

SITE PREP - *Before equipment handling*

1. Area should be fenced—recommend 6' temporary fencing, entire perimeter.
2. Ground should be thoroughly graded and "finished grade" accurately established, using either laser or string-line methods.
3. Prior to digging, entire site should be "laid-out" with all footings clearly marked as per plans.
4. In the U.S. contact "Dig Alert" for clearance to dig, and follow all local construction regulations (fencing, dirt removal, etc.)
5. Dig footings, closely following given dimensions.
6. Remove dirt and debris from site, prior to placing units.

General Installation Instructions:
In-Ground Embedded Footings

BASIC INSTALLATION GUIDELINES

UNITS ARE HEAVY (up to 450 lbs.) When unloading and handling, please exercise extra care to prevent injury or damage to the equipment.

1. All units must be fully assembled before installation
2. All screws must be attached using LocTite
3. Do not drag units along the ground
4. If missing parts or damaged items are noticed during installation, or should any assistance be required, please contact Greenfields immediately at 888-315-9037 x105.
5. All units MUST be fully assembled, leveled, and braced in place in the footing hole before any concrete is poured.
6. A monolithic pour MUST be used for concrete. (All concrete must be poured at one time)
7. Concrete requirement: 3250 psi or better.
8. The top of the blue tape attached to the posts on the equipment is final top surface level.
9. Brace units at the designated locations using the 2x4s, secured by c-clamps, all-thread or tie-wire. Use padding to avoid scratching powder coating.
10. Suggested safety zone is about 48" - 60" perimeter around usage area (seats and moving parts). Clearance area may overlap with a nearby unit, as long as there is enough clearance to safely mount and dismount each unit.
11. Make sure all units are plumb and leveled
    Adhere to surfacing level (marked on units with blue tape)
12. Pour concrete
13. Clear concrete residue from post and other parts
14. Let concrete dry. It is recommended to wait a minimum of one week after concrete is poured before equipment is used.
15. Remove supports
16. Touch up units using attached guide
17. Wrap units in black tarps until open to public
18. At the end of installation, toolbox and all documentation should be submitted to the local maintenance staff.

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Inspection Checklist

General Guidelines for Outdoor Fitness Equipment

Questions? Please call 888-315-9037 x105

The following document is supplied as a general inspection document to be performed during regular park inspections. Our support team can be reached at (888) 315-9037 x105 or csc@greenfieldsfitness.com.

Inspection process

- ❑ Visual Inspection
- ❑ Internal Inspection
- ❑ Documentation
- ❑ Reporting

Visual Inspection

- ❑ Check all plastic footrests, backrests, seats, etc. for any cracks. If items are cracked in an unsafe manner, take photos and contact Greenfields to order new pieces.
- ❑ Check all rubber grips for any signs of wear, and make sure they are functioning correctly. If grips are torn or cut, exposing handlebars, take photos and report to Greenfields.
- ❑ Inspect welds for any signs of wear. If there is any damage, take photos and report to Greenfields.
- ❑ Check round safety labels for any signs of wear or vandalism, and send photos if there is.
- ❑ If unsafe for public use, please wrap portion of that unit with a caution-tape to prevent use while maintenance is in progress.

Internal Inspection

- ❑ Engage moving parts and ensure full, uninhibited functionality. If units are making noises when in use, do NOT lubricate the bearings. Check for any metal on metal contact and send photos to Greenfields for review.
- ❑ Inspect bolts and caps to ensure equipment is fully tightened. If screws are loose or missing, tighten or install new screws using a thread-locking compound. If new screws are needed, take photos of the location they are needed and contact Greenfields to order new screws.
- ❑ If unsafe for public use, please wrap portion of that unit with caution tape to prevent use while maintenance is in progress.

Documentation

- ❑ Greenfields takes great pride in providing amazing outdoor fitness gyms that are intended for use by the unsupervised masses in public settings. We do realize that left unattended, units may be subject to improper use or even abuse. We rely on the local maintenance staff to provide the necessary support in order to keep all units and parts in optimal operating condition for years to come.
- ❑ Please use the inspection log provided.

Reporting

- ❑ Greenfields Customer Support Center is available to help with all inquiries. **Please feel free to contact us at: csc@GreenfieldsFitness.com or 888-315-9037 x 105**
- ❑ Please be sure to include photos and name of the park, city, state, country and on-site contact person with whom to communicate.

In order to honor our commitment to quality and safety, Greenfields Outdoor Fitness reserves the right to make changes and revise the design specifications without notice.
© 2025 Greenfields Outdoor Fitness, Inc.

Safety and Upkeep Information

Greenfields Outdoor Fitness equipment is intended to be used by the unsupervised public in a variety of outdoor settings. Greenfields is extremely proud of the safe and durable design of its products, which are built to surpass their warranty under normal usage. Installations throughout the hemisphere prove this equipment's success in both hot and cold climates, as well as dry and humid conditions. While the units are designed to be, for the most part, maintenance free, Greenfields recognizes that heavy and constant usage will require a minimal level of maintenance.

Greenfields recommends periodic visual inspections of all outdoor fitness equipment to ensure that each unit is functioning normally and safely. In environments prone to vandalism, local maintenance teams should inspect more frequently. Periodic inspection is at the owners' discretion. Greenfields' Inspection Checklist is a suggestion only and is not intended to replace owners' own internal inspection system.

The following information is intended to provide some guidance for local maintenance teams:

Age Appropriate Use

This fitness equipment is classified as Adult Fitness Equipment and is designed to be used by individuals 14 years or older. Please take necessary precautionary steps to prevent use (and mis-use) by individuals younger than 14. Parental supervision should be enforced.

Normal Wear & Tear

As with any equipment, certain parts may wear more rapidly due to the type and frequency of usage. Most of Greenfields' replacement parts are designed to be installed easily—with specific instructions provided as needed. Every owners' manual contains a detailed replacement parts list for each unit purchased. [Please be advised that the use of decomposed granite (DG) is known to increase the normal wear of footrests and platforms. DG particles attach to the soles of shoes and, like sandpaper, grind these surfaces continually.]

Surface Touch-up

During handling and/or installation, the various surfaces of the equipment may become scratched or disfigured. Greenfields provides touch-up paint with each shipment, and a "Touch-up Guide" is included in this manual. Greenfields' support staff is always available to answer questions regarding the above.

Vandalism

Greenfields' equipment is installed in all types of environments. In some cases, these installations face the challenges of vandalism, graffiti, theft, etc. In some instances touch-up paint is a simple remedy; in other cases a replacement part may have to be purchased. While the warranty does not cover cases of vandalism, Greenfields' customer service team will strive to resolve issues quickly and fairly.

Improper Usage

Since Greenfields' equipment is used without supervision, it may be subject to improper use—that for which it was not designed. Over the years, through its R&D efforts, Greenfields has been able to modify the equipment design to minimize damages caused by improper use. Nevertheless, improper use may compromise a unit's integrity, leading to unnecessary repair expense and/or unsafe conditions. Signs of improper use can sometimes be detected through visual inspections.

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Warranty

- Limited 10-year warranty on main posts and metal structures
- Limited 5-year warranty on moving parts, bearings, seats, backrests, and HDPE panels
- Limited 3-year warranty on hydraulic pistons
- Limited 2-year warranty on footrests, armrests, rubber parts, chains, rings, other grips, and polyurethane components
- Limited 1-year warranty on battle ropes, climbing ropes, suspension trainers, and cargo nets

All warranties cover failure due to natural deterioration or manufacturing defects and do not include any cosmetic issues or wear and tear from normal use. This warranty does not cover cosmetic items such as scratches, dents, marring, fading, discoloring, weathering, wear and tear, or normal level of rusting. Warranty is valid only if the equipment is installed and maintained in conformity with Greenfields' installation and maintenance procedures furnished by Greenfields Outdoor Fitness. Equipment should not be exposed to any irrigation, especially with reclaimed water, as this will void the warranty. Equipment must be installed on a surface with proper drainage and or slope to prevent water buildup around the base of the equipment. Equipment should not be installed in basins or in low-lying areas which result in equipment being submerged. Equipment should be installed in a timely fashion after delivery; however, if the equipment must be stored for an extended period of time, crates should be stored in a dry, indoor environment.

OTHER PRODUCT INFORMATION

Greenfields will continue to develop its line of products and therefore reserves the right to change the design specifications without notice. The equipment is designed for use by individuals weighing up to 300 pounds. The equipment is NOT intended to be used by individuals younger than 14 years of age unless supervised by adults. Greenfields' units are designed to accommodate the majority of users age 14 and above; however, due to the nature of outdoor fitness equipment, units are regarded as "one size fits most, but not all."

CUSTOMER SUPPORT

Upon written notification (email or fax) to Greenfields of a product's failure to conform to any of the aforementioned warranties during the applicable warranty period, Greenfields shall correct such failure/nonconformity by repairing the defective part(s) or providing replacement part(s) within 60 calendar days of receipt of the notification. Greenfields shall ship the required replacement part(s) to the site free of charge, but will not be responsible for providing labor or the cost of labor for removing defective part(s) or installing replacement part(s). Greenfields will warranty the replacement part(s) for the remainder of the original warranty period. Furthermore, no representation, oral or written, of any individual may be substituted for this exclusive limited warranty. To the extent permitted by law, Greenfields shall not be liable for any direct, indirect, special, incidental or consequential damages, which are expressly excluded from the sale of its product. To make claims under the terms of this warranty, please contact Greenfields' Customer Support Center at CSC@GreenfieldsFitness.com. Please include photos or video.

INSTALLATION

Greenfields' equipment is constructed from heavy steel pipes and is subject to heavy forces and torques when in use as intended. Extra care must be taken to ensure that the equipment is securely installed so that it can be safely enjoyed for years to come. There are two methods of installation for the equipment:

- Surface mount installation with posts bolted to a reinforced concrete slab a minimum of 6"-8" thick (please refer to Installation Instructions & Video for detailed guidelines)
- Permanent in-ground installation in which the equipment post extensions are placed in concrete footings and use provided rebar pegs (please refer to Installation Instructions & Video for detailed guidelines)

Installers and project managers are encouraged to contact Greenfields' Customer Support Center with any questions before, during, and/or after installation. Detailed installation instructions are available for all products and are included in the crates for every order. Often the installation of Greenfields' products is assigned to the lowest bidding contractor. The contractor may not have been in contact with Greenfields prior to the project or seen the detailed Installation Instructions. It is the responsibility of the project manager to ensure installing contractor is provided with the most updated set of Greenfields' Installation Instructions & Installation Video to ensure the validity of the warranty. Should the project installer need a copy of the Installation Instructions, please contact Greenfields' Customer Support Center at 888-315-9037 x105 or by email at CSC@GreenfieldsFitness.com.

SAFETY STANDARDS

This adult outdoor fitness equipment is not intended for use by unsupervised individuals younger than 14 years of age. ASTM recently adopted ASTM F3101–21A Standard Specification for Unsupervised Public Use Outdoor Fitness Equipment. While playgrounds are subject to laws in various states requiring compliance with ASTM and/or Consumer Product Safety Commission (CPSC) guidelines, at time of this publication, and to the best knowledge of Greenfields Outdoor Fitness, there are no state laws requiring compliance with standards set forth by ASTM for outdoor fitness equipment (nor with CPSC guidelines, as none currently exist.) Play equipment can be certified to be in compliance with ASTM by the International Playground Equipment Manufacturers Association (IPEMA), and many agencies have a requirement that they only purchase equipment that is IPEMA certified. However, at this time, this is not possible with outdoor fitness equipment, as IPEMA does not currently certify compliance of outdoor fitness equipment. In addition, at this time there are no programs in place to train certified inspectors for outdoor fitness equipment. Without a state law that requires compliance, specifications are voluntary only. However, Greenfields Outdoor Fitness strives to comply with all of the voluntary specifications of ASTM F3101-21A. Greenfields recommends adding a customized sign to each project to limit liability.

SURFACING MATERIALS

To meet the ASTM F3101-21A Standard requirement for safety surfacing, Greenfields specifies the CFH (Critical Fall Height) for all fitness units and components in each design layout. Critical Fall height is specified as the distance from the designated use surface to the surface below, and follows the same rules applied to playgrounds. For example, in a seated position, the CFH will be from the seat to the floor below. In the case of a pull-up bar, it will be the distance from the top of the bar to the ground below. For the finish wall of the Ninja Course, it will be the top landing platform, etc. The decision of which type of fall attenuating surface material to use is ultimately up to the owner. The options include but are not limited to synthetic turf, engineered wood fiber, rubber tiles, and poured-in-place EPDM, to name a few. The thickness of each material recommended for a given CFH will vary by the manufacturer of the surfacing. Greenfields recognizes the owner may prefer one surfacing supplier over another. All we ask is that the material thickness meets the IPEMA requirement for the published CFH, and that the installer/supplier provides the owner with IPEMA Certification stating that the installed surfacing meets the required minimum CFH.

MAINTENANCE & EQUIPMENT UPKEEP

Greenfields Outdoor Fitness equipment is intended to be used by the unsupervised public in a variety of outdoor settings. Greenfields is extremely proud of the safe and durable design of its products, which are built to surpass their warranty under normal usage. Installations worldwide prove this equipment's success in both hot and cold climates, as well as dry and humid conditions. While the units are designed to require, for the most part, little to no maintenance, Greenfields recognizes that heavy and constant usage will require a minimal level of maintenance which will be scheduled based on the specific nature of each project. Installation on an ocean front, or with a direct line of sight to the ocean, will expose the units to salt and will require additional maintenance which is not required at inland sites or in dry climates. Such installations will require a regular freshwater rinse to remove the salt from the units (do not use reclaimed water - exposing the equipment to reclaimed water will void warranty). Greenfields recommends periodic inspection by a maintenance team to ensure each and every apparatus functions as intended. Please refer to the Periodic Inspection Checklist provided with the O&M Owner's Manuals. For project specific information, please contact a Greenfields project manager.

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PerfectPlay® Systems

Perfect Turf is a leader in providing playground surfacing that includes both synthetic turf and poured-in-placer rubber.

PlayGround Turf™ - The Most Advanced Synthetic Turf Safety Surfacing

Introducing our premium antistatic, antimicrobial turf, specifically made for playgrounds. The turf comes in a variety of colors and can be used side-by-side with the PerfectPlay® Poured Rubber Safety Surface System.

Both the Perfect Turf® PerfectPlay® Turf System and the Poured-in-Place Rubber System are IPEMA certified for public play surfacing.

PlayGround Turf 80™ PlayGround Turf 55™

PlayGround Turf™ comes in an 80 oz. and 55 oz. option to accommodate your playground surfacing needs. PlayGround Turf 80™ has a face weight and features that are unmatched within the industry, making it the premium playground-specific turf.

PlayGround Turf 55™ is a 55 oz. version of our premium playground surfacing system with uncompromised premium features and turf density, available with a lower price tag.

Poured-in-Place Rubber Surfacing

Perfect Turf also offers poured in place rubber surfacing to be used alongside turf or on its own. The endless design possibilities allow our PerfectPlay® System to be one of the most flexible systems on the market.

Note: To verify product certification, visit www.ipema.org

PerfectTurf.com | (888) SYN-TURF | (888) 796-8873
5540 Meadowbrook Court, Rolling Meadows, IL 60008

PlayGround Turf 55™

Description: PlayGround Turf 55™ was made specifically for playgrounds with advanced features including antistatic yarn, antimicrobial additives and CoolGrass technology. This product is available in an assortment of colors and has a lower pile height to maintain the density that helps keep the turf mat-resistant. PlayGround Turf 55 passes ASTM F1292 for ADA accessibility.

Applications: Community, school or daycare play areas

Face Weight: 55 oz.

Pile Height: Green: 1.0" – 1.2" | Colors: 1.2"

Roll Width: 15' (180") wide rolls

Yarn Color: Two-tone green with a green and tan thatch layer. Also available in yellow, orange, tan, white, navy blue and light blue.

Yarn Type: 8,000 denier, two-tone polyethylene blades with a 5,000 denier, texturized polyethylene thatch layer. PlayGround Turf 55™ yarn is manufactured to include antimicrobial additives, antistatic properties and CoolGrass technology.

Construction Details: Type: Tufted | Gauge: 3/8"

Primary Backing: 9.1 oz., stabilized, multi-layered, knitted polyethylene with 5 pic Action Back layer

Secondary Backing: 18 oz., polyurethane coating

Total Weight: 82.1 oz.

Perforations: 3" x 4" on center

Infill Requirements: 2 lbs/sf of TCool® or other acceptable infill, based on application

Warranty: 10-year commercial | 16-year residential

PERFECT TURF®

PlayGround Turf 55™

- Go green for a more realistic look or explore colorful design possibilities!
- Premium safety features include antimicrobial additives, antistatic yarn and CoolGrass technology
- Highly durable surfacing designed specifically for playgrounds

Oak Brook Park District
Oak Brook, Illinois

ASTM testing available upon request. Specifications are subject to a variance of +/- 5% for Face Weight and +/- 0.125" for Pile Height.

PerfectTurf.com | (888) SYN-TURF | (888) 796-8873
5540 Meadowbrook Court, Rolling Meadows, IL 60008

PlayGround Turf Colors™

Description: PlayGround Turf Colors™ takes playground surfacing to a new level. Designed specifically for playgrounds, PlayGround Turf™ is available in a variety of colors and includes premium safety features. Antistatic yarn is used to prevent children and adults from being shocked by playground equipment, while antimicrobial additives help kill bacteria. CoolGrass technology helps cool the surface temperature during hot summer months. Together, this results in a more sanitary, safe play surface for people of all ages to enjoy!

Applications: Community parks, school playgrounds, apartment building playgrounds and children's day care centers

Face Weight: 65 oz./sq. yard

Pile Height: 1.2"

Roll Width: 15' (180") wide rolls

Yarn Color: Available in tan, yellow, orange, red, white, navy blue, light blue and teal

Yarn Type: 9,153 denier, long polyethylene blades with a 3,960 denier, polyethylene thatch layer. PlayGround Turf Colors™ are manufactured to include antimicrobial additives and antistatic yarns.

Construction Details: Type: Tufted | Gauge: 3/8"

Primary Backing: 6 oz. double layer polybac primary backing

Secondary Backing: 24 oz. polyurethane coating

Total Weight: 95 oz.

Perforations: 3" x 4" on center

Infill Requirements: 2 lbs/sf of TCool® or other acceptable infill, based on application

Warranty: 10-year commercial | 16-year residential

PERFECT TURF®

PlayGround Turf Colors™

- Premium safety features include:
  - o Antimicrobial Additives
  - o Antistatic Yarn
  - o CoolGrass Technology
- Highly durable surfacing designed specifically for playgrounds
- Available in 8 colors including our newest color: teal.

Veteran's Memorial Park
Spring Hill, Florida

ASTM testing available upon request. Specifications are subject to a variance of +/- 5% for Face Weight and +/- 0.125" for Pile Height.

PerfectTurf.com | (888) SYN-TURF | (888) 796-8873
5540 Meadowbrook Court, Rolling Meadows, IL 60008

PERFECTPLAY®

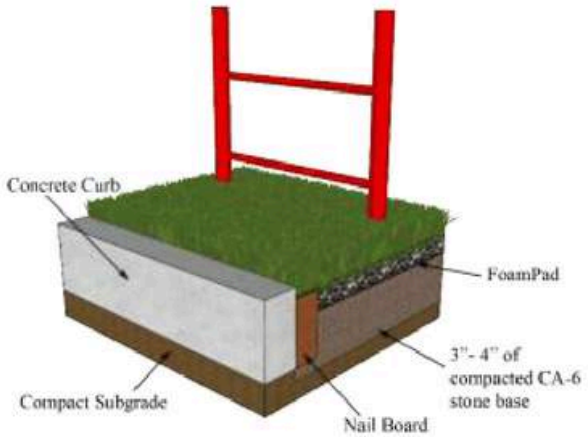
PerfectPlay® Turf Safety Surfacing System

Description: PerfectPlay® is the best synthetic turf option for playground safety surfacing. The system uses 100% recycled foam padding to help provide fall height protection up to 12'. The system layers industry-best PlayGround Turf™ over a closed-cell foam pad, which is then installed over a standard drainage layer. PerfectPlay is a freeze-thaw stable system that will not lose its fall height protection or soft texture due to cold temperatures.

Turf Styles: PlayGround Turf 80™ and PlayGround Turf 55™ are premium turf options that offer antistatic yarns and antimicrobial additives infused into the yarn keeping play surfaces cleaner and safer for children.

IPEMA Certified Fall Height Options:

- 25mm foam pad meets up to 5' fall height
- 35mm foam pad meets up to 6' fall height
- 45mm foam pad meets up to 7' fall height
- 55mm foam pad meets up to 8' fall height
- 55mm over 35mm foam pad meets up to 10' fall height
- 55mm over 55mm foam pad meets up to 12' fall height



PERFECT TURF®

Cardinal Drive Park
Rolling Meadows, Illinois

Dorothy Drennon Park
Oakbrook Terrace. Illinois

Carolshire Park
Carol Stream, Illinois

ASTM testing available upon request. Specifications are subject to a variance of +/- 5% for Face Weight and +/- 0.125" for Pile Height.

PerfectTurf.com | (888) SYN-TURF | (888) 796-8873
5540 Meadowbrook Court, Rolling Meadows, IL 60008

SHOREWEST
Surety Services, Inc.

Snider Recreation, Inc.
10139 Royalton Road, Suite K
North Royalton, OH 44133

RE: City of Livonia
Outdoor Fitness Project - Rotary Park

Bid Date: 1/27/2026

Dear Snider Recreation, Inc.

Enclosed please find the above captioned bid bond, executed per your request. The bid bond must be signed by an authorized representative of your company and sealed with the corporate seal.

We urge you to double-check all signatures, dates, amounts and job descriptions for accuracy. This will avoid the possibility of having a low bid rejected because of a clerical error. Please verify again that the bid bond form we executed is on the form required by the specification. In addition, please verify that anything unusual that has been requested by the Obligee is attached to the bid request.

The bid bond authorization is based upon your original estimate. **IF THE ACTUAL BID PRICE EXCEEDS THIS ESTIMATE BY 10% OR MORE, PLEASE CONTACT US FOR ADDITIONAL AUTHORITY!**

Please call our office if you should need any further assistance and good luck on your bid!

Sincerely,

Shorewest Surety Services, Inc.

Your bid results are very important; please fax this information back to (262) 835-9649 or email bonds@shorewestsurety.com within 5 days of the bid opening.

	Contractors Name	Contract Price
1.	_____	_____
2.	_____	_____
3.	_____	_____

IF YOUR BID IS NOT LISTED ABOVE - WHAT WAS YOUR BID PRICE? $_____

COMMENTS:_____

_____

PLEASE FAX TO (262) 835-9649
OR EMAIL TO BONDS@SHOREWESTSURETY.COM

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Snider Recreation, Inc.

10139 Royalton Road, Suite K
North Royalton, OH 44133

SURETY:
(Name, legal status and principal place of business)
Hudson Insurance Company
100 William Street, 5th Floor
New York, NY 10038

OWNER:
(Name, legal status and address)
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154
BOND AMOUNT: ***FIVE PERCENT OF AMOUNT BID***

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)
Outdoor Fitness Project - Rotary Park

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 **27th** day of **January** **2026**

	Snider Recreation, Inc.
	(Principal) *(Seal)*
(Witness)	James C. Snider - President
	(Title)
	Hudson Insurance Company
	(Surety) *(Seal)*
(Witness)	*(Title)* **Thomas O. Chambers, Attorney-in-Fact**

Hudson Insurance Company CORPORATE SEAL 1918 Delaware B826

Init.
/

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061010

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

Thomas O. Chambers, Todd Schaap

of the State of Wisconsin

its true and lawful Attorney(s)-in-Fact, at New York, New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **Twenty Five Million Dollars ($25,000,000.00).**

Such bonds and undertakings when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized, on this 1st day of November, 2025 at New York, New York.

(Corporate seal)

HUDSON INSURANCE COMPANY

Attest .....
Karen L. Colonna
Corporate Secretary

By .....
Andrew A. Dickson
Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK. SS.

On the 1st day of November, 20 25 before me personally came Andrew A. Dickson to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of **HUDSON INSURANCE COMPANY**, the corporation described herein and which executed the above instrument, that he knows the seal of said Corporation, that the seal affixed to said instrument is such corporate seal, that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

(Notarial Seal)

ANN M. MURPHY
NOTARY PUBLIC
STATE OF NEW YORK

.....
ANN M. MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2029

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

The undersigned Karen L. Colonna hereby certifies:

That the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertakings made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOVLED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, 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."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.

Witness the hand of the undersigned and the seal of said Corporation this 27th day of January, 2026.

(Corporate seal)

By .....
Karen L. Colonna, Corporate Secretary

Hudson Insurance Company
CORPORATE SEAL
1918
Delaware
B826

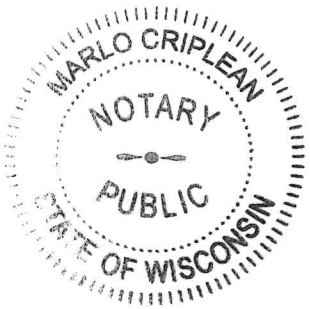
STATE OF WISCONSIN)

COUNTY OF **Racine**)

ON THIS **27th** day of **January**, **2026**, before me, a notary public, within and for said County and State, personally appeared **Thomas O. Chambers** to me personally known, who being duly sworn, upon oath did say that he is the Attorney-in-Fact of and for the **Hudson Insurance Company**, a corporation of **Delaware**, created, organized and existing under and by virtue of the laws of the State of **Delaware**; that the corporate seal affixed to the foregoing within instrument is the seal of the said Company; that the seal was affixed and the said instrument was executed by authority of its Board of Directors; and the said **Thomas O. Chambers** did acknowledge that he/she executed the said instrument as the free act and deed of said Company.

Marlo C

Marlo Criplean
Notary Public, **Racine** County, Wisconsin
My Commission Expires **6/13/2028**



Koppin, Michelle

From: Vicki Crawford <vcrawford@cvsnider.com>
Sent: Wednesday, June 3, 2026 8:27 AM
To: Koppin, Michelle
Subject: RE: Rotary Park Fitness Bid

Good Morning Michelle,

I am happy to hear that things are moving along. Yes, the pricing on my bid is still effective. Let me know what the schedule looks like. As I am sure you know, we are now in full swing, and things are busy….. Thanks so much!

SNIDER RECREATION
School & Park Recreation Equipment
Ohio • Indiana • Michigan • Pennsylvania
10139 Royalton Road, Suite K
North Royalton, Ohio 44133
800-888-2889
www.cvsnider.com

VICKI CRAWFORD
248-431-2796
EAST MICHIGAN

From: Koppin, Michelle <mkoppin@livonia.gov>
Sent: Tuesday, June 2, 2026 5:12 PM
To: Vicki Crawford <vcrawford@cvsnider.com>
Subject: Rotary Park Fitness Bid

You don't often get email from mkoppin@livonia.gov. Learn why this is important

Hello Victoria,

We spoke a few months ago about the Rotary Park Fitness Project and the recommended concrete mow curb surrounding it. We have been able to secure a company to get the concrete curb in for the project.

I wanted to make sure the bid would still be honored as we are bringing it to our City Council later than originally planned. We want to proceed with option 2, the Greenfields product.

Please let me know, so I can submit it for approval as soon as possible.

Thank you,

Michelle Koppin, CPRP
Interim Superintendent
City of Livonia | Parks and Recreation Department
(734) 466-2918
mkoppin@livonia.gov
www.livoniaparks.org

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LETTER TO THE LIVONIA CITY COUNCIL FROM THE DEPARTMENT OF PUBLIC WORKS

9.

MEETING DATE	PRESENTED BY
S061526/R071326	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND PURCHASE TWO (2) 2027 FREIGHTLINER DUMP TRUCKS AND SUBSEQUENT UPFITTING USING THE ROCHESTER HILLS COOPERATIVE AWARD AGREEMENT: to be used by the Roads Department, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works requests approval to purchase two (2) 2027 Freightliner Single Axle Conventional UTS Dump Trucks, Model 108SD (Veh #31 and #32) for use by the Roads department to be frontline snow and ice plow trucks during snow events.

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

Authorize the purchase of two (2) 2027 Freightliner Single Axle Conventional UTS Dump Trucks, Model 108SD at a cost of $239,500.00 from Wolverine Freightliner, 107 S. Groesbeck, Mt. Clemens, MI 48043. Authorize the upfitting of said vehicles by Truck & Trailer Speciaities, 900 Grand Oaks Dr., Howell MI 48843, including two leaf boxes for a total cost for both units of $349,684.00. Further approve an 8% contingency amount of $27,974.72 ($13,987.36 per truck) to cover unforeseen cost escalations due to material cost or tariffs for a total mount not to exceed $617,158.72.

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

Two (2) Freightliner Single Axle Conventional UTS Dump Trucks

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

$617,158.72

DETAILED WORK BEING PERFORMED

Purchase and upfitting of two (2) UTS dump trucks for Roads department

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

Item	Cost
Trucks 2 @ $19,750.00 ea.	$239,500.00
Truck & Trailer 2 @ $156,832.00 ea.	$313,664.00
Leaf Boxes 2 @ $18,010.00 ea.	$ 36,020.00
8% Contingency 2 @ $13,987.36	$ 27,974.72
GRAND TOTAL	**$617,158.72**

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

n/a

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

Waive the formal bidding process in accordance with Section 3.04.140.E.4 of the Livonia Code of Ordinances, as ammended since no advantage to the City would result from competitive bidding. Vehicle purchase and upfitting: Rochester Hills Co-Op award agreement, reference number RFP-RH 20-023

ATTACHMENTS

1. 2027 Freightliner Single Axle Dump 108SD

APPROVED BY

Zach Haapala

Zach Haapala, MPA, Assistant Director of Public Works — Date: June 03, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works — Date: June 03, 2026

Benjamin N. Grier, JD, CPA, Finance Director

Date: June 04, 2026

Maureen Miller Brosnan, Mayor

Date: June 05, 2026

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER

JAMES (BUZZ) KIRBY
FLEET MANAGER

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

May 15, 2026

Purchase of Two 2027 Freightliner Single Axle Conventional UTS Dump Trucks Model 108SD. The City Identification numbers will be #31 and #32.

It is my recommendation that we purchase two single axle, conventional bodied UTS dump trucks to be used as frontline snow and ice plow trucks during snow events.
These trucks will be purchased from Wolverine Freightliner, 107 S. Groesbeck, Mt. Clemens, Michigan 48043.Through the Rochester Hills CO-OP Award Agreement reference number RFP-RH 20-023.

The use of this CO-OP meets our required bidding process and allows us to get the group buying discounts. The cost per cab and chassis will be $119,750.00 and the total for both units will be $239,500.00.

I also recommend that we use Truck & Trailer Specialties, 900 Grand Oaks Drive. Howell Michigan, 48843 as our upfitter to build these trucks. Their pricing is through the City of Rochester Hills CO-OP agreement RFP-RH-20-023 which meets our financial purchasing requirements. The cost for the upfitting per truck will be $156,832.00 and the total cost of upfitting for both units will be $313,664.00.

Truck and Trailer quoted leaf boxes for us as an additional option. They quoted $18,010.00 each and a total of $36,020.00.

I am also requesting a contingency amount of eight percent per truck, which is $13,987.36 to cover any unforeseen cost escalations. The total contingency amount for both trucks will be $27,974.72.

The completed cost for these two trucks will be $617,158.72. These funds will come from approved budgeted funds in account 401-000-985-010.

If this purchase is approved, it will not increase the size of our fleet. These trucks will be replacing two trucks that have exceeded their reliable life expectancy. The replaced trucks will be disposed of through means of public auction.

If you have any questions or require additional information, you can reach me on ext. 2641.

Gary T. Garrison
Fleet Manager

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

May 2, 2026

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 564-6592 & Buzz Kirby, ph: (734) 564-6594
HQO005038

Equipment Quotation

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

Chassis: Single Axle, Wolverine Freightliner/Steve Sexton
Truck: #31-#32 with Anti-Ice capability

Install **Crysteel 10' Select Dump Body including the following:**
120" body length, 96" outside width, 84" inside width
50" front height, 26" side height, 36" rear height (5.6 cu yd capacity)
7-gauge 201 stainless steel front, sides and rear pillars
Single panel, pressed-in horizontal side braces
Construction of the sides include a boxed top rail
Full-depth rear pillar posts constructed of 7-gauge 201 stainless steel
6-panel tailgate design constructed of 7-gauge 201 stainless steel
Air-operated tailgate with Velvac air controller
8" I-beam type Western understructure, crossmemberless
¼" AR450 steel floor with 8" floor-to-side radius
10-gauge x 24" cabshield 201 stainless steel
Install body prop kit on each side of the frame
Install 10" hardwood side boards (7.8 cu yd capacity with sideboards)
Install 4-hole light wedge boxes on rear pillars for lighting
Install Cougar model 3200 DC box vibrator
Install two (2) weld-on grab handles at base of tailgate (10" wide, 2-3" standoff)
Install Livonia-style branch deflector on cabshield, passenger-side, constructed of stainless steel
Install turnbuckles in tailgate
Install license plate brackets in upper-left corner of tailgate
Install side-mounted step, front corner of body, driver-side and grab handle above on cabshield
Install two (2) shovel holders front of dump body, curbside
Install mudflaps in front of and behind drive tires

Install **Mailhot model G490-4.25-3 DA Telescopic Hoist including the following:**
Greaseable rear hinge and replaceable rear stainless steel pin
Hoist is double-acting and trunnion-mounted
Install remote lube grease line kit for Mailhot hoists

Install **Roll-Rite Electric Tarp System including the following:**
Aluminum tarp and tension arms with offset elbows
TarpMaster aluminum tarp housing model 63000
Direct-drive motor
Mesh-type tarp cover

Install **Central Hydraulic System including the following:**
Rexroth A10VO85 front-mounted load-sensing piston pump
Spicer driveline with companion flange for easy removal

12-volt auto shutdown block
Low-oil shutdown valve and override circuit switch in-cab

Install Monroe Combo Hydraulic Oil/Valve Enclosure including the following:
7-gauge type 201 stainless steel construction (mos. 00141843 & 15570)
Valve enclosure will be installed on the driver's side of the combo tank with a lockable "T" handle latch (measuring 18" wide and behind cab)
40-gallon oil capacity, filled with 35-gallon AW32 hydraulic oil
5 PSI pressurized tank cap on hydraulic tank
3" supply port on hydraulic tank with 3" x 2" suction strainer
2" ball valve shut-off for supply line to the hydraulic pump & ¾" case drain shut-off
Tank-mounted return line oil filter
Ball valve shut-offs on both fuel supply and return lines
Low-oil sensor mounted in the top of the tank
Install stainless steel step mounted on the end of the tank mounting bracket assembly

Install Rexroth 7m4-12 closed-center air control hydraulic valve with the following sections:
Dump Hoist up/down with 500 PSI A port load-sense relief
Scraper up/down with 500 PSI A port load-sense relief
Scraper left/right
Front Plow up/down
12-volt EPC valve for Auger
12-volt EPC valve for Spinner
12-volt EPC valve 4-way asymmetrical section for Pre-wet/Anti-ice
Above valves within above frame-mounted stainless steel combo tank enclosure
Apsco air-type single-axis levers for a total of 4 levers in position (L-R) from driver:
#1 Scraper up/down
#2 Scraper left/right
#3 Front Plow up/down
#4 Dump Hoist up/down with safety detent
Stainless steel piping to rear for spreader circuit
All necessary hoses and fittings
Stainless steel hydraulic couplers for Spreader & Anti-ice circuits with dust caps and plugs
Additional set of stainless steel couplers for backup (4 couplers per truck)

Install Rexroth CS660 Electric Spreader Controller including the following:
Touch screen
Closed-loop operation for spreader, spinner, pre-wet and anti-ice operations
Programmable blast and pause
Data download and programming is with a thumb drive and WiFi and GPS capable
Training is included

Install Monroe 29" Husting Truck-Portion Hitch including the following:
12" C-channel front bumper with tapered ends
3" DA lift cylinder with Socatri rod
Bumper cut-outs with installed front tow hooks on frame rails
All necessary supports and braces
Roller Assembly Kit plates, hitch-portion

Install Monroe 10' model MP36MR10-ISCT Front Plow including the following:
36" height x 10' length
10-gauge roll-formed moldboard
Six, ½" x 4" tapered one-piece ribs
2" x 3" x 3/8" top moldboard angle, 4" x 4" x ¾" bottom moldboard angle
3-½" x 3-½" x ½" semi-circle
Manual-reversing (no cylinders)

29" Husting hitch plow-portion style pushframe with 6 attachment points
Rubber snow deflector
Pair of plastic 36" plow markers
Carbide curbguards, both ends of moldboard
Snow-Wheels System running gear with adjustable crank (part #6509)
Roller Assembly Kit wheels, plow-portion

Install **Monroe 10' model MS4510 Underbody Scraper including the following:**
1" thick x 20" high moldboard
½" thick hanger board with grease manifold brackets installed
2-1/2" O.D. hinge shaft
Two heavy-duty shock absorbers
Bolt-in trunnion caps for canisters; Outer arm remains bolt-on style
Two 3-½" x 10" actuating cylinders with Socatri 1000 rods
Cushion valve
1" solid circle with 5" centerpin
Centerpin is piloted into hanger board
Two 4" x 12" reversing cylinders with Socatri 1000 rods
Three hinge anchor points
Hydraulic pipes
20.5" x 7" poly hold-down blocks
Mounting hardware
Parts-installation manual
Hose kit and j-50 type relief valve
¾" solid hanger plates
Grease line kit with manifolds
Install Ray Stop moldboard protection kit
Install protective stainless steel guards on grease manifolds, both sides
Install serrated grating step on driver-side of scraper, include spacers behind for stand-off aiding cleaning
Install two (2) Bucyrus (mo. GB52103) flame-hardened cutting edges
Install two (2) Kennametal (mo. KCWB-0307A) carbide curbguards, one on each end of the moldboard

Install **Monroe model MS966-OW-GB Undertailgate Spreader including the following:**
Type 201 stainless steel construction, unpainted
5:1 gear box with direct-mounted motor
6" auger with one-way flighting and 4" flight spacing for left-discharge
Trough-hung self-leveling spinner with 18" poly spinner disc
Spinner motor shall include a seal-saver kit with grease zerk
Extended integral side plates on spreader
Auger spraybar kit
Jumper hoses with stainless steel hydraulic couplers
Application-rate sensor built into auger motor

Install **Monroe Closed-Loop Pre-Wet System including the following:**
One (1) 120-gallon poly pre-wet tank behind cab (measuring 36" long x 60" high x 14" wide)
Secured on the passenger side with stainless steel mounting brackets
Hydraulic driven motor/pump motor with application rate sensor installed inside a poly enclosure, and mounted alongside the frame
Stainless steel piping to the rear for pre-wet liquid
Nozzle bar mounted inside the auger trough
One-way check in the pre-wet hose with a Y-type strainer
Ball valve shut-off on pre-wet tank
All weather pack connectors for electrical disconnects
Bulk fill and flusher kit included (1-1/2" female bulk fill)

Install **Custom Lighting & Electrical including the following:**

Wired-Rite switch box with the following switches:

- Off/on switch labeled "front flashers"
- Off/on switch labeled "rear flashers" (this switch feeds power to the next switch)
- Off/on switch labeled "rear flashers 2" for green LED flashers
- Off/on switch labeled "air puffers"
- Off/on switch labeled "blade light"
- Off/on switch labeled "sander light"
- Off/on switch with guard labeled "tailgate open/close"
- Momentary on/off/momentary on switch labeled "tarp open/close"
- On/momentary off switch labeled "low oil override" (includes low oil shutdown)
- Off/momentary off switch labeled "box vibrator"

Standalone console long throw-switch for Pause & Blast

Heads-up Indicator lights for the following:

- low-oil, pump shut down, body-up light & tailgate open

Maxxima LED heated truck lights (mo. MHLE-07HILO-MH)
Grote heated LED plow lights (mo. GR-84661-4) with aluminum brackets
One (1) SoundOff Pinnacle (mo. EPL7PDPC) amber/green mini lightbar with guard on cabshield front
Four (4) SoundOff mPower (mo. EMPS20V38-P) amber/green LED flashers flush-mounted:

- Two (2) mounted in chassis grille (separate switch)
- Two (2) cabshield-mounted side-facing at bottom of cabshield

4-hole stainless steel light wedge boxes including:

- Two (2) SoundOff LED amber warning lights in top of light boxes
- Two (2) Maxxima (mo. M63348R-MH) heated LED STT lights in 2nd hole of light boxes
- Two (2) SoundOff LED backup lights in 3rd hole of light boxes
- Two (2) SoundOff LED green warning lights in bottom of light boxes
  - Note: green warning lights powered only when amber warning lights are in-use

Two (2) Maxxima LED scraper work lights mounted above scraper, one each side
One (1) Maxxima LED spreader work light rear of dump, driverside
LED body marker lights
Ground wire for lights will be routed to firewall and connect to a protected independent ground point
Proximity switch for dump body-up light
Proximity switch for scraper-down 12v type switch for 12v input in city GPS unit
Install PWM slave switch on auger section to supply 12v signal for spreader "ON" input into city GPS unit
Label and supply scraper and spreader inputs in cab console
Betts junction box mounted at the rear of the dump body
ECCO EC-SA901 smart backup alarm with variable decibel control

Install **Pro-Vision IA-TV-220 Camera Light System (without wash system) including the following:**

Infrared camera and 5" LCD screen
Install puffer lens cleaner for camera
Mounted in streetside rear pillar with cover above
Five (5) air puffers, two (2) each side rear on light wedges, one (1) on camera with switch in-cab

Install **Rear ¾" Steel Hitch Plate with side supports including the following:**

PH20 Pintle hook – 20-ton rated set at multiple heights from ground, 18" setting
D-rings for safety chains
Tow hooks mounted at the rear
Heated LED taillights recessed into hitch plate
Electronic brake controller
7-way round pin electrical connector
7-way RV plug mounted on curbside of hitch plate for Anti-Ice trailer
Trailer break-away cable I-bolt

Install **Shrader Valve under driver-side door, with ball-cock at tank**
Install **TigerTough Seat Covers for driver with armrests, passenger seat stationary without armrests** (mos. S0326005-IW-GRY & S0343004-IW-GRY)
Install **Minimizer Floor Mats for Freightliner 108 SD Plus** (mo. 10045112)
Install **Livonia Truck # welded onto all removable components: Tailgate, Tailgate Spreader & Plow**
Install **3-step egress serrated grating under driverside door, top step allowing fuel tank access, painted Black**
Install **3-step egress serrated grating under passenger-side door, painted Black**
Paint All body underfloor, frame attachments, hoist, front hitch and rear hitch assembly Black
All stainless steel material non-painted

Above installed, non-stainless painted pricing: $156,832.00 ea.

HQO004213
Option **Install Leaf Cap for Single Axle 10' Dump Body including the following:**
Steel construction, measuring 12'3" tall from ground to top of leaf cap (shortest Livonia bridge is 14')
Structural vertical frame to be 11-gauge 1-1/2" x 1-1/2" square tubing, (24' length tubing, (4) tubes) all on the outside of the box, 20" on-center for ribs
Structural horizontal frame to be 11-gauge 3" x 1-1/2" square tubing, (24' length tubing, (4) tubes) all on the outside of the box, 20" on-center for ribs
14-gauge galvanized sheet metal sides on inside of tubular frame (5' x 10', two sheets) to build 60" high sides above the dump side walls
Sheet metal sides secured with 3/16" rivets installed 6" on-center
14-gauge galvanized solid roof (5' x 8') with rear 1/2 of roof ¾ #9 standard expanded metal screen (5' x 8')
Cap to bolt on to dump body with two bolts at front through board pockets and at rear with tailgate pins
Three (3) D-rings at top for removal & installation, one center front of body, two on either side near rear
Three (3) ladder steps to be mounted on streetside of box, continuing up from existing dump box steps made of 1" 11-gauge tubing with 3" stand-off (10' stick)
Grab handle on top of box, can exceed finished height of 12'3", 1' long with 3" stand-off
14-gauge galvanized top-hinged leaf tailgate with 16" suction hole and gusset, no rivets on tailgate framework, rivets to be inboard of tailgate to prevent door seal interference (4' x 8', two sheets)
Exterior gusset frame base 1/4" x 3" cold-roll flatstock (10' stick)
Interior gusset frame 1/4" x 1-1/2" cold-roll flatstock (10' stick)
Roller guide at bottom of tailgate gusset, mounted 74" up from cradle of pintle hook
Mount City-supplied rubber gasket
Grab handles on angles at bottom corners of tailgate, 3/4" round stock
Exterior frame painted Gray, galvanized sheet metal left unpainted
Install **Livonia Truck # welded onto all removable components: Leaf Door, Leaf Box & Chute Opening**
Option add: $18,010.00 ea.

Chassis requirements to be confirmed at time of order:
CA: 106"
Highest ground clearance
Battery disconnect switch in floor, outboard of driver seat
Horizontal DPF mounted under the curbside door with a vertical tailpipe
6-gallon DEF tank mounted driverside 24-28" back of cab
Front of engine PTO provision
Air tanks mounted for maximum ground clearance
Trailer wiring to the rear for electric brake controller
2-way heavy-duty 150-amp receptacle wired hot (data code: 30K-015)

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

Front frame 24" extension
Delete OEM front bumper
Rectangular 50-gallon fuel tank under driver's door, raised mounting
Stationary grille
Plow light/headlight switch and related OEM wiring

Payment Terms: Net 30. Pricing effective for 30 days.
FOB: City of Livonia
Delivery: 18 months ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

FREIGHTLINER
WOLVERINE
FREIGHTLINER - EASTSIDE, INC.
107 S. Groesbeck • Mt. Clemens, MI 48043 • (586) 783-2444 FAX (586) 469-8054

5/29/2025

City of Livonia
RE: RH Co-Op Chassis Pricing

Attn: Mr. Gary Garrison

The following is 2027 Model Year, Speculative, Freightliner chassis pricing information per your request. Pricing and conditions are per the Rochester Hills Co-op RFP-RH-20-023 agreement.

Single Axle 41,000 GVW UTS #31 & #32
Chassis Model: 108SD PLUS

Base Chassis Price 2021 MY:	$84,993
2022 Model Year escalator.....	$ 900 add
2023 Model Year Increase	$ 1,000 Add
2023 Surcharges	$ 6,700 Add
2024 Pricing & Surcharges	$ 5,925
2025 Model & Surcharge	$ 5,500 Add
2026 Model & Surcharge.....	$ 3,750 Add
2027 **Speculative** Increase	$ 4,800 Add
Speculative Tariff Fee	$ 3,500 Add
Air Cleaner Pre-cleaner.....	$ 323 add
Block Heater.....	No Charge
18k front axle & suspension, w/ dual steering gear..	$ 1,166 add
Traction Control.....	$ 59 add
Locking Differential.....	$ 530 add
Spare tires & wheels (315) front, 11R rear	$ 1,382 add
Driver's seat 3 chamber upgrade	$ 134 add
Fender extenders	No Charge
Power Windows/doors	$ 219 add
Complete Set Filters.....	$ 420 add
Manuals, Paper or USB.....	$ 390 add
DAVCO 245 Fuel/Water Separator	$ 206 Add
Cooling System- Ext Warranty 5/100	$ 315 Add
Delete Hood Hatches.....	$ 361 Deduct
30k Rear Spring suspension.....	$ 1,259 Deduct
Right, under step exhaust.....	$ 842 Deduct
TOTAL:	**$ 119,750 each**

Steven Sexton
Municipal Sales Manager
Wolverine Truck Group

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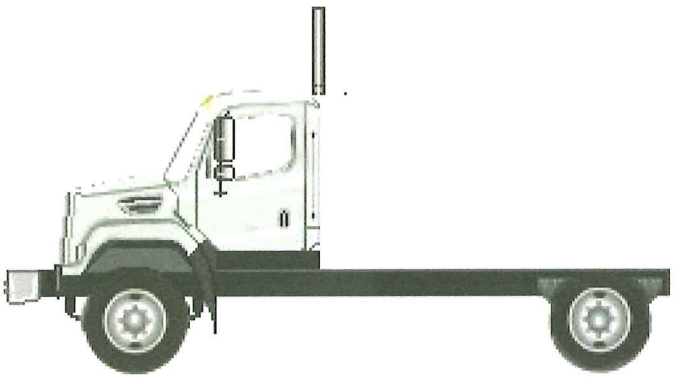
A proposal for
ROCH HILLS COOP
City of Livonia

Prepared by
WOLVERINE FREIGHTLINER EASTSIDE INC
Steven Sexton

May 29, 2025

Freightliner 108SD Plus



Components shown may not reflect all spec'd options and are not to scale

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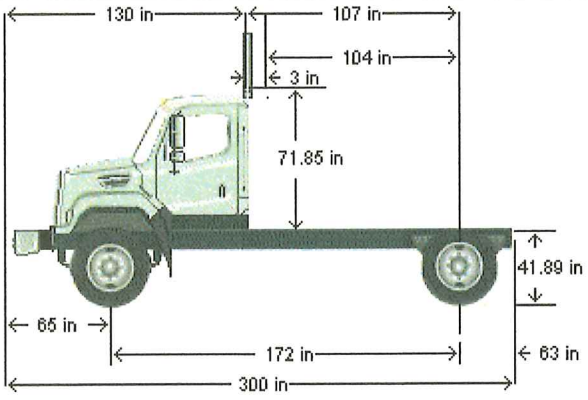
DIMENSIONS



VEHICLE SPECIFICATIONS SUMMARY - DIMENSIONS

Wheelbase (545) ..... 4375MM (172 INCH) WHEELBASE
Rear Frame Overhang (552) ..... 1600MM (63 INCH) REAR FRAME OVERHANG
Fifth Wheel (578) ..... NO FIFTH WHEEL
- Mounting Location (577) ..... NO FIFTH WHEEL LOCATION
- Maximum Forward Position (in) 0
- Maximum Rearward Position (in) 0
- Amount of Slide Travel (in) 0
- Slide Increment (in) 0
- Desired Slide Position (in) 0.0

Cab Size (829) ..... 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Sleeper (682) ..... NO SLEEPER BOX/SLEEPERCAB
Exhaust System (016) ..... RAISED RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE
Cab to Body Clearance (in) 3.0

TABLE SUMMARY - DIMENSIONS

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Dimensions	Inches
Bumper to Back of Cab (BBC)	130.1
Bumper to Centerline of Front Axle (BA)	64.6
Front Axle to Back of Cab (AC)	65.6
Min. Cab to Body Clearance (CB)	3.0
Back of Cab to Centerline of Rear Axle(s) (CA)	106.7
Effective Back of Cab to Centerline of Rear Axle(s) (Effective CA)	103.7
Back of Cab Protrusions (Exhaust/Intake) (CP)	2.0
Back of Cab Protrusions (Side Extenders/Trim Tab) (CP)	0.0
Back of Cab Protrusions (CNG Tank)	0.0
Back of Cab Clearance (CL)	3.0
Back of Cab to End of Frame	169.7
Cab Height (CH)	71.9
Wheelbase (WB)	172.2
Frame Overhang (OH)	63.0
Overall Frame Length	300.4
Overall Length (OAL)	299.8
Rear Axle Spacing	0.0
Unladen Frame Height at Centerline of Rear Axle	41.9

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.

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SPECIFICATION PROPOSAL

Data Code	Description
Price Level	
PRL-29D	SD PRL-29D (EFF:MY26 ORDERS)
Data Version	
DRL-042	SPECPRO21 DATA RELEASE VER 042
Vehicle Configuration	
001-176	108SD PLUS CONVENTIONAL CHASSIS
004-226	2027 MODEL YEAR SPECIFIED
002-004	SET BACK AXLE - TRUCK
019-008	TOWING PROVISION AT END OF FRAME WITH SAE J560, WITHOUT END OF FRAME AIR CONNECTIONS
003-001	LH PRIMARY STEERING LOCATION
General Service	
AA1-002	TRUCK CONFIGURATION
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)
99D-027	EPA CLEAN IDLE LABEL FOR INITIAL REGISTRATION IN EPA OR ACT STATES - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)
A85-010	UTILITY/REPAIR/MAINTENANCE SERVICE
A84-1GM	GOVERNMENT BUSINESS SEGMENT
AA4-010	DIRT/SAND/ROCK COMMODITY
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS
AB1-008	MAXIMUM 8% EXPECTED GRADE
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE
995-1A0	FREIGHTLINER SD VOCATIONAL WARRANTY
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs

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Data Code	Description
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 23000.0 lbs
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 41000.0 lbs
Truck Service	
AA3-073	BELLY PLOW BODY WITH HIGH GROUND CLEARANCE
AF3-2A8	TRUCK AND TRAILER SPECIALTIES INC.
Engine	
101-3BN	CUM L9 300 HP @ 2200 RPM; 2200 GOV RPM, 860 LB-FT @ 1200 RPM
Electronic Parameters	
79A-066	66 MPH ROAD SPEED LIMIT
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT
79K-007	PTO MODE ENGINE RPM LIMIT - 1100 RPM
79P-004	PTO RPM WITH CRUISE SET SWITCH - 900 RPM
79Q-003	PTO RPM WITH CRUISE RESUME SWITCH - 800 RPM
79U-007	PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND
80G-015	PTO MINIMUM RPM - 800
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH
80V-100	PTO MODE SPEED CONTROL ACTIVATION REQUEST FOR REMOTE ENGINE INTERFACE
Engine Equipment	
99C-024	EPA 2010/GHG 2024 CONFIGURATION
13E-001	STANDARD OIL PAN
105-001	ENGINE MOUNTED OIL CHECK AND FILL
014-109	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER WITH SAFETY ELEMENT, PASSIVE PRECLEANER AND INSIDE/OUTSIDE AIR WITH SNOW DOOR
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE
292-235	(2) DTNA GENUINE, FLOODED STARTING, MIN 2000CCA, 370RC, THREADED STUD BATTERIES
290-017	BATTERY BOX FRAME MOUNTED
281-001	STANDARD BATTERY JUMPERS

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Data Code	Description
282-003	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN
289-011	NON-POLISHED BATTERY BOX COVER WITH TETHER
293-058	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF
016-1E2	RAISED RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER
239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT
237-1F8	RH CURVED VERTICAL TAILPIPE B-PILLAR RAISED UNDER STEP MOUNTED AFTERTREATMENT SYSTEM
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL
23Y-002	DIESEL EXHAUST FLUID PUMP MOUNTED AFT OF DIESEL EXHAUST FLUID TANK
43X-003	LH FORWARD FACE OF DIESEL EXHAUST FLUID TANK 24 TO 28 INCHES BACK OF CAB
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP
242-001	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH

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Data Code	Description
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED
110-003	CUMMINS SPIN ON FUEL FILTER
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER
120-009	FLEETGUARD PLAIN COOLANT FILTER
266-104	1115 SQUARE INCH ALUMINUM RADIATOR
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES
270-016	RADIATOR DRAIN VALVE
360-016	1310 ADAPTER FLANGE FOR FRONT PTO PROVISION
138-011	PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR
132-004	ELECTRIC GRID AIR INTAKE WARMER
155-055	DELCO 12V 39MT HD/OCP STARTER WITH THERMAL PROTECTION AND INTEGRATED MAGNETIC SWITCH
Transmission	
342-584	ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
Transmission Equipment	
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE

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Data Code	Description
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84J-000	ENGINE BRAKE RANGE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY
84N-011	NEUTRAL AT STOP ENABLED
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES
353-075	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH CAP
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)

Front Axle and Equipment

400-1AB	MERITOR MFS-18-133A 18,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
403-002	NON-ASBESTOS FRONT BRAKE LINING
419-023	CONMET CAST IRON FRONT BRAKE DRUMS
427-001	FRONT BRAKE DUST SHIELDS
409-006	FRONT OIL SEALS

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Data Code	Description
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS
406-001	STANDARD KING PIN BUSHINGS
536-055	TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR
539-003	POWER STEERING PUMP
534-003	4 QUART POWER STEERING RESERVOIR
533-001	OIL/AIR POWER STEERING COOLER
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE
Front Suspension	
620-013	18,000# TAPERLEAF FRONT SUSPENSION
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION
410-001	FRONT SHOCK ABSORBERS
Rear Axle and Equipment	
420-051	MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE
421-563	5.63 REAR AXLE RATIO
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING
386-073	MXL 17T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES
452-001	DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE
878-018	(1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE
87B-024	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE AT SPEEDS 5 MPH OR LESS, DISENGAGE W/IGN OFF OR SPEEDS EXCEEDING 25 MPH
423-033	MERITOR 16.5X7 Q+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
433-002	NON-ASBESTOS REAR BRAKE LINING
434-011	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)
451-023	CONMET CAST IRON REAR BRAKE DRUMS

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	Data Code	Description
	425-002	REAR BRAKE DUST SHIELDS
	440-006	REAR OIL SEALS
	426-100	WABCO TRISTOP D LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS
	428-002	MERITOR AUTOMATIC REAR SLACK ADJUSTERS
	41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE
	42T-001	STANDARD REAR AXLE BREATHER(S)
Rear Suspension		
N	622-1DF	30,000# FLAT LEAF SPRING REAR SUSPENSION WITH HELPER AND RADIUS ROD
	621-001	SPRING SUSPENSION - NO AXLE SPACERS
	431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP
	623-005	FORE/AFT CONTROL RODS
Pusher / Tag Equipment		
	429-998	NO PUSHER/TAG BRAKE DUST SHIELDS
Brake System		
	490-1AU	WABCO 4S/4M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH
	871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES
	904-001	FIBER BRAID PARKING BRAKE HOSE
	412-001	STANDARD BRAKE SYSTEM VALVES
	46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM
	413-002	STD U.S. FRONT BRAKE VALVE
	432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE
	480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER
	479-004	AIR DRYER MOUNTED OUTBOARD ON LH RAIL AT BACK OF CAB
	460-1AE	STEEL AIR TANKS MOUNTED FOR MAX GROUND CLEARANCE, (BELLY PLOW - AA3-073)
	477-004	PULL CABLES ON ALL AIR RESERVOIR(S)
Trailer Connections		
	481-998	NO TRAILER AIR HOSE
	476-998	NO AIR HOSE HANGER

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Data Code	Description
296-027	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR COMBINATION STOP/TURN, CENTER PIN POWERED THROUGH IGNITION WITH STOP SIGNAL PREWIRE PACKAGE
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME
30K-025	2-WAY HEAVY DUTY 150 AMP RECEPTACLE WIRED HOT, MOUNTED WITH PRIMARY RECEPTACLE
310-998	NO TRAILER ELECTRICAL CABLE
Wheelbase & Frame	
545-437	4375MM (172 INCH) WHEELBASE
546-101	11/32X3-1/2X10-15/16 INCH STEEL FRAME (8.73MMX277.8MM/0.344X10.94 INCH) 120KSI
548-803	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT
552-030	1600MM (63 INCH) REAR FRAME OVERHANG
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH
549-002	24 INCH INTEGRAL FRONT FRAME EXTENSION
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 106.69 in
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 103.69 in
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 300.39 in
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 45.09 in
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 74.07 in
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in
553-001	SQUARE END OF FRAME
550-001	FRONT CLOSING CROSSMEMBER
559-003	LIGHTWEIGHT HEAVY DUTY ALUMINUM ENGINE CROSSMEMBER
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)
572-001	STANDARD REARMOST CROSSMEMBER
565-001	STANDARD SUSPENSION CROSSMEMBER
Chassis Equipment	
556-997	OMIT FRONT BUMPER, CUSTOMER INSTALLED SPECIAL BUMPER, DOES NOT COMPLY WITH FMCSR 393.203

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	Data Code	Description
	558-001	FRONT TOW HOOKS - FRAME MOUNTED
	585-998	NO MUDFLAP BRACKETS
	590-998	NO REAR MUDFLAPS
	551-002	HUCK-SPIN ROUND COLLAR CHASSIS FASTENERS
	44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE
Fifth Wheel		
	578-998	NO FIFTH WHEEL
Fuel Tanks		
	204-215	50 GALLON/189 LITER SHORT RECTANGULAR ALUMINUM FUEL TANK - LH
	218-005	RECTANGULAR FUEL TANK(S)
	215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS
	212-011	FUEL TANK(S) FORWARD - RAISED MOUNTING
	664-001	PLAIN STEP FINISH
	205-001	FUEL TANK CAP(S)
	122-1H7	DAVCO 245 FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR
	216-020	EQUIFLO INBOARD FUEL SYSTEM
	202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE
Tires		
	093-10C	CONTINENTAL INTELLIGENT HSC3 315/80R22.5 20 PLY RADIAL FRONT TIRES
	094-12V	CONTINENTAL HDR2+ 11R22.5 16 PLY RADIAL REAR TIRES
*	510-10C	CONTINENTAL INTELLIGENT HSC3 315/80R22.5 20 PLY RADIAL SPARE TIRE
*	508-12V	CONTINENTAL HDR2+ 11R22.5 16 PLY RADIALADDITIONAL SPARE TIRE
Hubs		
	418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS
	450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS
Wheels		

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	Data Code	Description
	502-579	MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS
	505-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS
*	511-579	MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5-HAND STEEL DISC SPARE WHEEL
*	51A-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC ADDITIONAL SPARE WHEEL
	496-011	FRONT WHEEL MOUNTING NUTS
	497-011	REAR WHEEL MOUNTING NUTS
Cab Exterior		
	829-1A5	108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
	650-008	AIR CAB MOUNTING
	648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE
	667-037	SHORT FENDER WITH MUDFLAP
	754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS
	678-001	LH AND RH GRAB HANDLES
	646-041	STATIONARY BLACK GRILLE
	65X-004	BLACK HOOD MOUNTED AIR INTAKE GRILLE
	644-004	FIBERGLASS HOOD
	690-998	NO NOISE SHIELD-ENG COMPARTMENT
	727-066	DUAL 26 INCH RECTANGULAR POLISHED ALUMINUM AIR HORNS ROOF MOUNTED
	726-001	SINGLE ELECTRIC HORN
	728-002	DUAL HORN SHIELDS
	575-001	REAR LICENSE PLATE MOUNT END OF FRAME
	312-068	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS
	302-074	SMALL LED AERODYNAMIC MARKER LIGHTS WITH OUTER (2) WIRED TO BATTERY DISCONNECT SWITCH
	314-824	WIRING AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LAMPS WITH DUAL CONNECTIONS AT BUMPER
	311-001	DAYTIME RUNNING LIGHTS
	294-1AY	INTEGRAL LED STOP/TAIL/BACKUP LIGHTS

Data Code	Description
300-015	STANDARD FRONT TURN SIGNAL LAMPS
744-1BC	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LH AND RH REMOTE
797-001	DOOR MOUNTED MIRRORS
796-001	102 INCH EQUIPMENT WIDTH
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS
729-001	STANDARD SIDE/REAR REFLECTORS
677-062	FIXED CAB MOUNTED STEPS LH AND RH FOR CAB ENTRY, BELLY PLOW BODY WITH HIGH GROUND CLEARANCE DOES NOT COMPLY FMCSR 399
768-043	63X14 INCH TINTED REAR WINDOW
661-004	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS
654-011	RH AND LH ELECTRIC POWERED WINDOWS
663-029	1-PIECE BONDED HEATED WIPER PARK SOLAR GREEN GLASS WINDSHIELD
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED
Cab Interior	
055-018	ELITE TRIM PACKAGE
707-106	MIST CLOTH & CARBON VINYL INTERIOR "ELITE"
70K-019	CARBON WITH PREMIUM WOOD ACCENT (ELITE)
706-013	MOLDED DOOR PANEL
708-013	MOLDED PLASTIC DOOR PANEL
772-006	BLACK MATS WITH SINGLE INSULATION
785-026	(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET
691-001	FORWARD ROOF MOUNTED CONSOLE
696-012	CENTER STORAGE CONSOLE MOUNTED ON BACKWALL
693-035	LH AND RH KICKPLATES
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY
742-007	(2) CUP HOLDERS LH AND RH DASH
680-029	M2/SD DASH
700-002	HEATER, DEFROSTER AND AIR CONDITIONER

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Data Code	Description
701-001	STANDARD HVAC DUCTING
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH
170-015	STANDARD HEATER PLUMBING
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR
702-002	BINARY CONTROL, R-134A
739-034	PREMIUM INSULATION
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM
324-1B3	STANDARD LED CAB LIGHTING
787-998	NO SECURITY DEVICE
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME
78G-004	KEY QUANTITY OF 4
655-005	LH AND RH ELECTRIC DOOR LOCKS
740-998	NO MATTRESS
722-002	TRIANGULAR REFLECTORS WITHOUT FLARES
756-339	PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK
760-335	BASIC ISRI HIGH BACK NON SUSPENSION PASSENGER SEAT
759-007	DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS
758-014	BLACK CORDURA PLUS CLOTH DRIVER SEAT COVER
761-014	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER
763-104	HIGH VISIBILITY ORANGE SEAT BELTS WITH DRIVER INDICATOR LIGHT AND AUDIBLE ALARM
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN
540-070	4-SPOKE 18 INCH (450MM) LEATHER WRAPPED STEERING WHEEL WITH CHROME SWITCH BEZELS
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS

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	Data Code	Description
Instruments & Controls		
*	4CH-006	6 EXTRA PROGRAMMABLE SWITCHES/INDICATORS
		$C1B0208ZZ,C1C0209ZZ,C1D0200ZZ,C1E0205ZZ,C1F0082ZZ,C1G0083ZZ
		Frnt Strb, Rear Strb, Scrpr Light, Sprdr Light, Opt 1, Opt 2
	106-002	ELECTRONIC ACCELERATOR CONTROL
	732-998	NO INSTRUMENT PANEL-DRIVER
	734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS
	87L-001	ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK
	870-002	BRIGHT ARGENT FINISH GAUGE BEZELS
	486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM
	840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE
	198-003	DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS
	149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES
	156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY
	811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY
	81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY
	160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH
	844-001	2 INCH ELECTRIC FUEL GAUGE
	148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS
	48H-001	QUICKFIT POWERTRAIN INTERFACE CONNECTOR LOCATED BETWEEN SEATS WITH CAPS
	48C-002	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) BETWEEN SEATS WITH BLUNTCUTS
	163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR
	856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE

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Data Code	Description
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE
736-998	NO OBSTACLE DETECTION SYSTEM
72J-998	NO DR ASSIST SYSTEM
49B-998	NO VEHICLE STABILITY ADVISOR OR CONTROL
73B-998	NO LANE DEPARTURE WARNING SYSTEM
679-998	NO OVERHEAD INSTRUMENT PANEL
35M-012	1 QUIKFIT PROGRAMABLE MODULE (QPMXMC) W/ (8) 20AMP FUSED RELAYS
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE
747-001	DASH MOUNTED RADIO
750-002	(2) RADIO SPEAKERS IN CAB
753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF
748-006	POWER AND GROUND WIRING PROVISION OVERHEAD
749-001	ROOF/OVERHEAD CONSOLE CB RADIO PROVISION
75W-998	NO MULTIBAND ANTENNA
78C-004	INTEROPERABLE SDAR ANTENNA, SHIP LOOSE
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER
817-001	STANDARD VEHICLE SPEED SENSOR
812-001	ELECTRONIC 3000 RPM TACHOMETER
813-1C8	DETROIT CONNECT PLATFORM HARDWARE
8D1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES

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Data Code	Description
6TS-005	TMC RP1226 ACCESSORY CONNECTOR LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN
883-998	NO TRAILER HAND CONTROL BRAKE VALVE
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS
882-009	ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY
87T-998	NO WRG/SW-OPTL #2,CHAS,AIR
Design	
065-000	PAINT: ONE SOLID COLOR
Color	
980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
96F-972	POWDER WHITE (N0006EA) SPARE WHEEL/RIM (PKWHT21, TKWHT21, W, TW)
963-003	STANDARD E COAT/UNDERCOATING
Certification / Compliance	
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS

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Data Code	Description
Secondary Factory Options	
999-063	DEALER ADVISED/ACCEPTS ESC ON END OF FRAME TOWING FOR TRACTOR FOR YARD HAUL USE
Extended Warranty	
WAI-47H	CUM 2017 L9: HD1 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM EXTENDED WARRANTY. FEX APPLIES
WAX-101	CUM 2017 L9: AT3 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM AFTERTREATMENT. FEX APPLIES
WAD-079	COOLING: MD MODERATE 5 YEAR/100,000 MIL3ES/161,000 KM EXTENDED COVERAGE
WAK-252	ALLISON 3500 RDS SERIES TRANSMISSION EXTEND WARRANTY, 5 YEARS/UNLIMITED MILES FEX
WAG-075	TOWING: 2 YEARS/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE $750 CAP FEX APPLIES

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

LETTER TO THE LIVONIA CITY COUNCIL FROM THE DEPARTMENT OF PUBLIC WORKS

10.

MEETING DATE	PRESENTED BY
S061526/R071326	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND PURCHASE ONE (1) 2027 FREIGHTLINER DUMP TRUCK AND SUBSEQUENT UPFITTING USING THE ROCHESTER HILLS COOPERATIVE AWARD AGREEMENT: to be used by the Roads Department, from budgeted funds.

BACKGROUND DETAILS

The Department of Public Works requests approval to purchase One (1)) 2027 Freightliner Tandem Axle Conventional UTS Dump Truck, Model 108SD (Veh #39) for use by the Roads department to be frontline snow and ice plow trucks during snow events.

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

Authorize the purchase of One (1) 2027 Freightliner Tandem Axle Conventional UTS Dump Truck, Model 108SD at a cost of $131,800.00 from Wolverine Freightliner, 107 S. Groesbeck, Mt. Clenens, MI 48043. Authorize the upfitting of said vehicles by Truck & Trailer Specialties, 900 Grand Oaks Dr., Howell MI 48843 in the amount of $161,846.00 along with a leaf box for $18,698.00. Further approve an 8% contingency amount of $14,443.52 to cover unforeseen cost escalations due to material cost or tariffs for a total mount not to exceed $326,787.52.

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

One (1) Feightliner Tandem Axle Conventional UTS Dump Truck

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

$326,787.52

DETAILED WORK BEING PERFORMED

Purchase and upfitting of One (1) UTS dump truck for Roads department

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

Item		Cost
Trucks		$131,800.00
Truck & Trailer		$161,846.00
Leaf Box		$ 18,698.00
8% Contingency		$ 14,443.52
	GRAND TOTAL	**$326,787.52**

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

n/a

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

Waive the formal bidding process in accordance with Section 3.04.140.E.4 of the Livonia Code of Ordinances, as ammended since no advantage to the City would result from competitive bidding. Vehicle purchase and upfitting: Rochester Hills Co-Op award agreement, reference number RFP-RH 20-023

ATTACHMENTS

1. 2027 Freightliner Single Axle Dump 108SD No39

APPROVED BY

Zach Haapala

Zach Haapala, MPA, Assistant Director of Public Works — Date: June 03, 2026

Douglas L. Moore, MSA, Assistant Director of Public Works — Date: June 03, 2026

Benjamin N. Grier

Benjamin N. Grier, JD, CPA, Finance Director — Date: June 04, 2026

Date: June 05, 2026

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS
PUBLIC SERVICE DIVISION
FLEET MAINTENANCE

GARY T. GARRISON
FLEET MANAGER

JAMES (BUZZ) KIRBY
FLEET MANAGER

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

May 15, 2026

Purchase of One 2027 Freightliner tandem axle Conventional UTS Dump Truck Model 108SD. The City Identification number will be #39.

It is my recommendation that we purchase a tandem axle, conventional bodied UTS dump truck to be used as frontline snow and ice plow truck during snow events.
This truck will be purchased from Wolverine Freightliner, 107 S. Groesbeck, Mt. Clemens, Michigan 48043 Utilizing the Rochester Hills CO-OP Award Agreement reference number RFP-RH 20-023. The use of this CO-OP meets our required bidding process and allows us to get group buying discounts. The cost of the cab and chassis will be $131,800.00

I also recommend that we use Truck & Trailer Specialties, 900 Grand Oaks Drive. Howell Michigan, 48843 as our upfitter to build this truck. Their pricing is also through the City of Rochester Hills CO-OP purchasing agreement. The cost of the upfitting for this truck will be $161,846.00

Truck and Trailer quoted a leaf box for us as an additional option. They quoted $18,698.00 for this leaf box.

I am also requesting a contingency amount of eight percent for this truck, which is $14,443.52 to cover any unforeseen cost escalations.

The completed cost for this truck will be $326,787.52. These funds will come from approved budgeted funds in account 401-000-985-010. If this purchase is approved, it will not increase the size of our fleet. This truck will be replacing one that has exceeded its reliable life expectancy. The replaced truck will be disposed of through means of public auction.

If you have any questions or require additional information, you can reach me on ext. 2641.

Gary T. Garrison
Fleet Manager

FREIGHTLINER
WOLVERINE
FREIGHTLINER - EASTSIDE, INC.
107 S. Groesbeck • Mt. Clemens, MI 48043 • (586) 783-2444 FAX (586) 469-8054

5/29/2025

City of Livonia
RE: RH Co-Op Chassis Pricing

Attn: Mr. Gary Garrison

The following is 2027 Model Year, Speculative, Freightliner chassis pricing information per your request. Pricing and conditions are per the Rochester Hills Co-op RFP-RH-20-023 agreement.

Tandem Axle 64,000 GVW UTS #39
Chassis Model: 108SD PLUS

Base Chassis Price 2021 MY:	$97,183
2022 Model Year escalator.....	$ 900 add
2023 Model Year Increase	$ 1,000 Add
2023 Surcharges	$ 6,700 Add
2024 Pricing & Surcharges	$ 5,925 Add
2025 Model & Surcharge	$ 5,500 Add
2026 Model & Surcharge.....	$ 3,750 Add
2027 **Speculative** Increase	$ 4,800 Add
Speculative Tariff Fee	$ 3,500 Add
Air Cleaner Pre-cleaner.....	$ 323 add
Block Heater.....	No Charge
18k front axle & suspension, w/ dual steering gear..	$ 1,166 add
Traction Control.....	$ 59 add
Spare tires & wheels (315) front, 11R rear	$ 1,382 add
Driver's seat 3 chamber upgrade	$ 134 add
Fender extenders	No Charge
Power Windows/doors	$ 219 add
Complete Set Filters.....	$ 420 add
Manuals, Paper or USB.....	$ 390 add
DAVCO 245 Fuel/Water Separator	$ 206 Add
Cooling System- Ext Warranty 5/100	$ 315 Add
Delete Hood Hatches.....	$ 361 Deduct
46K Tuff Trac Rear Spring suspension.....	$ 869 Deduct
Right, under step exhaust.....	$ 842 Deduct
TOTAL:	**$ 131,800 each**

Steven Sexton
Municipal Sales Manager
Wolverine Truck Group

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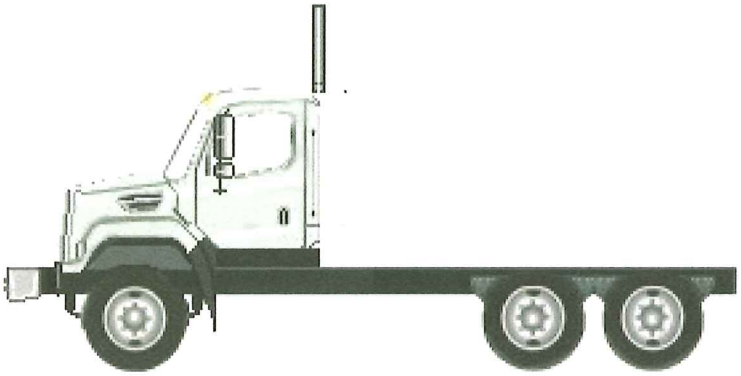
A proposal for
ROCH HILLS COOP
City of Livonia

Prepared by
WOLVERINE FREIGHTLINER EASTSIDE INC
Steven Sexton

May 29, 2025

Freightliner 108SD Plus



Components shown may not reflect all spec'd options and are not to scale

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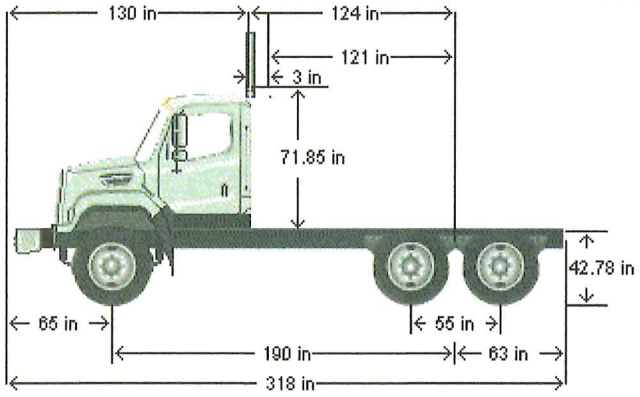
DIMENSIONS



VEHICLE SPECIFICATIONS SUMMARY - DIMENSIONS

Wheelbase (545) ..... 4825MM (190 INCH) WHEELBASE
Rear Frame Overhang (552) ..... 1600MM (63 INCH) REAR FRAME OVERHANG
Fifth Wheel (578) ..... NO FIFTH WHEEL
- Mounting Location (577) ..... NO FIFTH WHEEL LOCATION
- Maximum Forward Position (in) 0
- Maximum Rearward Position (in) 0
- Amount of Slide Travel (in) 0
- Slide Increment (in) 0
- Desired Slide Position (in) 0.0

Cab Size (829) ..... 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Sleeper (682) ..... NO SLEEPER BOX/SLEEPERCAB
Exhaust System (016) ..... RAISED RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE
Cab to Body Clearance (in) 3.0

TABLE SUMMARY - DIMENSIONS

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Dimensions	Inches
Bumper to Back of Cab (BBC)	130.1
Bumper to Centerline of Front Axle (BA)	64.6
Front Axle to Back of Cab (AC)	65.6
Min. Cab to Body Clearance (CB)	3.0
Back of Cab to Centerline of Rear Axle(s) (CA)	124.4
Effective Back of Cab to Centerline of Rear Axle(s) (Effective CA)	121.4
Back of Cab Protrusions (Exhaust/Intake) (CP)	2.0
Back of Cab Protrusions (Side Extenders/Trim Tab) (CP)	0.0
Back of Cab Protrusions (CNG Tank)	0.0
Back of Cab Clearance (CL)	3.0
Back of Cab to End of Frame	187.4
Cab Height (CH)	71.9
Wheelbase (WB)	190.0
Frame Overhang (OH)	63.0
Overall Frame Length	318.1
Overall Length (OAL)	317.5
Rear Axle Spacing	55.0
Unladen Frame Height at Centerline of Rear Axle	42.8

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.

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SPECIFICATION PROPOSAL

Data Code	Description
Price Level	
PRL-29D	SD PRL-29D (EFF:MY26 ORDERS)
Data Version	
DRL-042	SPECPRO21 DATA RELEASE VER 042
Vehicle Configuration	
001-176	108SD PLUS CONVENTIONAL CHASSIS
004-226	2027 MODEL YEAR SPECIFIED
002-004	SET BACK AXLE - TRUCK
019-008	TOWING PROVISION AT END OF FRAME WITH SAE J560, WITHOUT END OF FRAME AIR CONNECTIONS
003-001	LH PRIMARY STEERING LOCATION
General Service	
AA1-002	TRUCK CONFIGURATION
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)
99D-027	EPA CLEAN IDLE LABEL FOR INITIAL REGISTRATION IN EPA OR ACT STATES - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)
A85-010	UTILITY/REPAIR/MAINTENANCE SERVICE
A84-1GM	GOVERNMENT BUSINESS SEGMENT
AA4-010	DIRT/SAND/ROCK COMMODITY
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS
AB1-008	MAXIMUM 8% EXPECTED GRADE
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE
995-1A0	FREIGHTLINER SD VOCATIONAL WARRANTY
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs

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Data Code	Description
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 46000.0 lbs
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 64000.0 lbs
Truck Service	
AA3-073	BELLY PLOW BODY WITH HIGH GROUND CLEARANCE
AF3-2A8	TRUCK AND TRAILER SPECIALTIES INC.
Engine	
101-3BP	CUM L9 330 HP @ 2200 RPM; 2200 GOV RPM, 1000 LB-FT @ 1200 RPM
Electronic Parameters	
79A-066	66 MPH ROAD SPEED LIMIT
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT
79K-007	PTO MODE ENGINE RPM LIMIT - 1100 RPM
79P-004	PTO RPM WITH CRUISE SET SWITCH - 900 RPM
79Q-003	PTO RPM WITH CRUISE RESUME SWITCH - 800 RPM
79U-007	PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND
80G-015	PTO MINIMUM RPM - 800
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH
80V-100	PTO MODE SPEED CONTROL ACTIVATION REQUEST FOR REMOTE ENGINE INTERFACE
Engine Equipment	
99C-024	EPA 2010/GHG 2024 CONFIGURATION
13E-001	STANDARD OIL PAN
105-001	ENGINE MOUNTED OIL CHECK AND FILL
014-109	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER WITH SAFETY ELEMENT, PASSIVE PRECLEANER AND INSIDE/OUTSIDE AIR WITH SNOW DOOR
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE
292-235	(2) DTNA GENUINE, FLOODED STARTING, MIN 2000CCA, 370RC, THREADED STUD BATTERIES
290-017	BATTERY BOX FRAME MOUNTED
281-001	STANDARD BATTERY JUMPERS

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Data Code	Description
282-003	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN
289-011	NON-POLISHED BATTERY BOX COVER WITH TETHER
293-058	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF
016-1E2	RAISED RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER
239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT
237-1F8	RH CURVED VERTICAL TAILPIPE B-PILLAR RAISED UNDER STEP MOUNTED AFTERTREATMENT SYSTEM
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL
23Y-002	DIESEL EXHAUST FLUID PUMP MOUNTED AFT OF DIESEL EXHAUST FLUID TANK
43X-003	LH FORWARD FACE OF DIESEL EXHAUST FLUID TANK 24 TO 28 INCHES BACK OF CAB
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP
242-001	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH

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Data Code	Description
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED
110-003	CUMMINS SPIN ON FUEL FILTER
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER
120-009	FLEETGUARD PLAIN COOLANT FILTER
266-104	1115 SQUARE INCH ALUMINUM RADIATOR
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES
270-016	RADIATOR DRAIN VALVE
360-016	1310 ADAPTER FLANGE FOR FRONT PTO PROVISION
138-011	PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR
132-004	ELECTRIC GRID AIR INTAKE WARMER
155-055	DELCO 12V 39MT HD/OCP STARTER WITH THERMAL PROTECTION AND INTEGRATED MAGNETIC SWITCH
Transmission	
342-584	ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
Transmission Equipment	
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE

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Data Code	Description
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84J-000	ENGINE BRAKE RANGE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY
84N-011	NEUTRAL AT STOP ENABLED
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES
353-075	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH CAP
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)

Front Axle and Equipment

400-1AB	MERITOR MFS-18-133A 18,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
403-002	NON-ASBESTOS FRONT BRAKE LINING
419-023	CONMET CAST IRON FRONT BRAKE DRUMS
427-001	FRONT BRAKE DUST SHIELDS
409-006	FRONT OIL SEALS

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Data Code	Description
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS
406-001	STANDARD KING PIN BUSHINGS
536-055	TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR
539-003	POWER STEERING PUMP
534-003	4 QUART POWER STEERING RESERVOIR
533-001	OIL/AIR POWER STEERING COOLER
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE
Front Suspension	
620-013	18,000# TAPERLEAF FRONT SUSPENSION
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION
410-001	FRONT SHOCK ABSORBERS
Rear Axle and Equipment	
420-111	MERITOR RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP
421-563	5.63 REAR AXLE RATIO
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING
386-074	MXL 176T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES
388-073	MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES
878-022	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AXLE VALVE AND (1) REAR-REAR AXLE VALVE
87A-020	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH, DISENGAGE INTERAXLE LOCK WITH IGNITION OFF OR VEHICLE SPEED EXCEEDING 25MPH
87B-024	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE AT SPEEDS 5 MPH OR LESS, DISENGAGE W/IGN OFF OR SPEEDS EXCEEDING 25 MPH

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Data Code	Description
423-019	MERITOR 16.5X8.62 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
433-002	NON-ASBESTOS REAR BRAKE LINING
434-011	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)
451-023	CONMET CAST IRON REAR BRAKE DRUMS
425-002	REAR BRAKE DUST SHIELDS
440-006	REAR OIL SEALS
426-1B3	BENDIX EVERSURE LONGSTROKE 2-DRIVE AXLES SPRING PARKING CHAMBERS
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE
42T-001	STANDARD REAR AXLE BREATHER(S)
Rear Suspension	
622-298	TUFTRAC GEN2 46,000# REAR SPRING SUSPENSION
621-108	9.5 INCH NOMINAL RIDE HEIGHT (460MM GLOBAL REFERENCE HEIGHT)
431-003	AXLE CLAMPING GROUP
624-025	55 INCH AXLE SPACING
623-006	FORE/AFT AND TRANSVERSE CONTROL RODS
439-001	REAR SHOCK ABSORBERS - ONE AXLE
Pusher / Tag Equipment	
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS
Brake System	
490-1AU	WABCO 4S/4M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES
904-001	FIBER BRAID PARKING BRAKE HOSE
412-001	STANDARD BRAKE SYSTEM VALVES
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM
413-002	STD U.S. FRONT BRAKE VALVE
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER

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Data Code	Description
479-004	AIR DRYER MOUNTED OUTBOARD ON LH RAIL AT BACK OF CAB
460-1AE	STEEL AIR TANKS MOUNTED FOR MAX GROUND CLEARANCE, (BELLY PLOW - AA3-073)
477-004	PULL CABLES ON ALL AIR RESERVOIR(S)
Trailer Connections	
481-998	NO TRAILER AIR HOSE
476-998	NO AIR HOSE HANGER
296-027	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR COMBINATION STOP/TURN, CENTER PIN POWERED THROUGH IGNITION WITH STOP SIGNAL PREWIRE PACKAGE
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME
30K-025	2-WAY HEAVY DUTY 150 AMP RECEPTACLE WIRED HOT, MOUNTED WITH PRIMARY RECEPTACLE
310-998	NO TRAILER ELECTRICAL CABLE
Wheelbase & Frame	
545-482	4825MM (190 INCH) WHEELBASE
546-101	11/32X3-1/2X10-15/16 INCH STEEL FRAME (8.73MMX277.8MM/0.344X10.94 INCH) 120KSI
548-803	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT
552-030	1600MM (63 INCH) REAR FRAME OVERHANG
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH
549-002	24 INCH INTEGRAL FRONT FRAME EXTENSION
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 124.41 in
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 121.41 in
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 318.11 in
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 40.82 in
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 69.81 in
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in
553-001	SQUARE END OF FRAME
550-001	FRONT CLOSING CROSSMEMBER

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	Data Code	Description
	559-003	LIGHTWEIGHT HEAVY DUTY ALUMINUM ENGINE CROSSMEMBER
	562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)
	572-001	STANDARD REARMOST CROSSMEMBER
	565-002	HEAVY DUTY SUSPENSION CROSSMEMBER
Chassis Equipment		
	556-997	OMIT FRONT BUMPER, CUSTOMER INSTALLED SPECIAL BUMPER, DOES NOT COMPLY WITH FMCSR 393.203
	558-001	FRONT TOW HOOKS - FRAME MOUNTED
	585-998	NO MUDFLAP BRACKETS
	590-998	NO REAR MUDFLAPS
	551-002	HUCK-SPIN ROUND COLLAR CHASSIS FASTENERS
	44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE
Fifth Wheel		
	578-998	NO FIFTH WHEEL
Fuel Tanks		
	204-215	50 GALLON/189 LITER SHORT RECTANGULAR ALUMINUM FUEL TANK - LH
	218-005	RECTANGULAR FUEL TANK(S)
	215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS
	212-011	FUEL TANK(S) FORWARD - RAISED MOUNTING
	664-001	PLAIN STEP FINISH
	205-001	FUEL TANK CAP(S)
	122-1H7	DAVCO 245 FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR
	216-020	EQUIFLO INBOARD FUEL SYSTEM
	202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE
Tires		
	093-10C	CONTINENTAL INTELLIGENT HSC3 315/80R22.5 20 PLY RADIAL FRONT TIRES
	094-12V	CONTINENTAL HDR2+ 11R22.5 16 PLY RADIAL REAR TIRES
*	510-10C	CONTINENTAL INTELLIGENT HSC3 315/80R22.5 20 PLY RADIAL SPARE TIRE

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	Data Code	Description
*	508-12V	CONTINENTAL HDR2+ 11R22.5 16 PLY RADIALADDITIONAL SPARE TIRE
Hubs		
	418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS
	450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS
Wheels		
	502-579	MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS
	505-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS
*	511-579	MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5-HAND STEEL DISC SPARE WHEEL
*	51A-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC ADDITIONAL SPARE WHEEL
	496-011	FRONT WHEEL MOUNTING NUTS
	497-011	REAR WHEEL MOUNTING NUTS
Cab Exterior		
	829-1A5	108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
	650-008	AIR CAB MOUNTING
	648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE
	667-037	SHORT FENDER WITH MUDFLAP
	754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS
	678-001	LH AND RH GRAB HANDLES
	646-041	STATIONARY BLACK GRILLE
	65X-004	BLACK HOOD MOUNTED AIR INTAKE GRILLE
	644-004	FIBERGLASS HOOD
	690-998	NO NOISE SHIELD-ENG COMPARTMENT
	727-066	DUAL 26 INCH RECTANGULAR POLISHED ALUMINUM AIR HORNS ROOF MOUNTED
	726-001	SINGLE ELECTRIC HORN
	728-002	DUAL HORN SHIELDS
	575-001	REAR LICENSE PLATE MOUNT END OF FRAME

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Data Code	Description
312-068	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS
302-074	SMALL LED AERODYNAMIC MARKER LIGHTS WITH OUTER (2) WIRED TO BATTERY DISCONNECT SWITCH
314-824	WIRING AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LAMPS WITH DUAL CONNECTIONS AT BUMPER
311-001	DAYTIME RUNNING LIGHTS
294-1AY	INTEGRAL LED STOP/TAIL/BACKUP LIGHTS
300-015	STANDARD FRONT TURN SIGNAL LAMPS
744-1BC	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LH AND RH REMOTE
797-001	DOOR MOUNTED MIRRORS
796-001	102 INCH EQUIPMENT WIDTH
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS
729-001	STANDARD SIDE/REAR REFLECTORS
677-062	FIXED CAB MOUNTED STEPS LH AND RH FOR CAB ENTRY, BELLY PLOW BODY WITH HIGH GROUND CLEARANCE DOES NOT COMPLY FMCSR 399
768-043	63X14 INCH TINTED REAR WINDOW
661-004	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS
654-011	RH AND LH ELECTRIC POWERED WINDOWS
663-029	1-PIECE BONDED HEATED WIPER PARK SOLAR GREEN GLASS WINDSHIELD
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED

Cab Interior

055-018	ELITE TRIM PACKAGE
707-106	MIST CLOTH & CARBON VINYL INTERIOR "ELITE"
70K-019	CARBON WITH PREMIUM WOOD ACCENT (ELITE)
706-013	MOLDED DOOR PANEL
708-013	MOLDED PLASTIC DOOR PANEL
772-006	BLACK MATS WITH SINGLE INSULATION

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Data Code	Description
785-026	(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET
691-001	FORWARD ROOF MOUNTED CONSOLE
696-012	CENTER STORAGE CONSOLE MOUNTED ON BACKWALL
693-035	LH AND RH KICKPLATES
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY
742-007	(2) CUP HOLDERS LH AND RH DASH
680-029	M2/SD DASH
700-002	HEATER, DEFROSTER AND AIR CONDITIONER
701-001	STANDARD HVAC DUCTING
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH
170-015	STANDARD HEATER PLUMBING
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR
702-002	BINARY CONTROL, R-134A
739-034	PREMIUM INSULATION
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM
324-1B3	STANDARD LED CAB LIGHTING
787-998	NO SECURITY DEVICE
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME
78G-004	KEY QUANTITY OF 4
655-005	LH AND RH ELECTRIC DOOR LOCKS
740-998	NO MATTRESS
722-002	TRIANGULAR REFLECTORS WITHOUT FLARES
756-339	PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK
760-335	BASIC ISRI HIGH BACK NON SUSPENSION PASSENGER SEAT
759-007	DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS
758-014	BLACK CORDURA PLUS CLOTH DRIVER SEAT COVER

	Data Code	Description
	761-014	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER
	763-104	HIGH VISIBILITY ORANGE SEAT BELTS WITH DRIVER INDICATOR LIGHT AND AUDIBLE ALARM
	532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN
	540-070	4-SPOKE 18 INCH (450MM) LEATHER WRAPPED STEERING WHEEL WITH CHROME SWITCH BEZELS
	765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS

Instruments & Controls

*	4CH-006	6 EXTRA PROGRAMMABLE SWITCHES/INDICATORS $C1B0208ZZ,C1C0209ZZ,C1D0200ZZ,C1E0205ZZ, C1F0082ZZ,C1G0083ZZ Frnt Strb, Rear Strb, Scrpr Light, Sprdr Light, Opt 1, Opt 2
	106-002	ELECTRONIC ACCELERATOR CONTROL
	732-998	NO INSTRUMENT PANEL-DRIVER
	734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS
	87L-001	ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK
	870-002	BRIGHT ARGENT FINISH GAUGE BEZELS
	486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM
	840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE
	198-003	DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS
	149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES
	156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY
	811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY
	81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY

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Data Code	Description
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH
844-001	2 INCH ELECTRIC FUEL GAUGE
148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS
48H-001	QUICKFIT POWERTRAIN INTERFACE CONNECTOR LOCATED BETWEEN SEATS WITH CAPS
48C-002	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) BETWEEN SEATS WITH BLUNTCUTS
163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE
736-998	NO OBSTACLE DETECTION SYSTEM
72J-998	NO DR ASSIST SYSTEM
49B-998	NO VEHICLE STABILITY ADVISOR OR CONTROL
73B-998	NO LANE DEPARTURE WARNING SYSTEM
679-998	NO OVERHEAD INSTRUMENT PANEL
35M-012	1 QUIKFIT PROGRAMABLE MODULE (QPMXMC) W/ (8) 20AMP FUSED RELAYS
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE
747-001	DASH MOUNTED RADIO
750-002	(2) RADIO SPEAKERS IN CAB
753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF
748-006	POWER AND GROUND WIRING PROVISION OVERHEAD

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Data Code	Description
749-001	ROOF/OVERHEAD CONSOLE CB RADIO PROVISION
75W-998	NO MULTIBAND ANTENNA
78C-004	INTEROPERABLE SDAR ANTENNA, SHIP LOOSE
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER
817-001	STANDARD VEHICLE SPEED SENSOR
812-001	ELECTRONIC 3000 RPM TACHOMETER
813-1C8	DETROIT CONNECT PLATFORM HARDWARE
8D1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES
6TS-005	TMC RP1226 ACCESSORY CONNECTOR LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN
883-998	NO TRAILER HAND CONTROL BRAKE VALVE
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS
882-009	ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY
87T-998	NO WRG/SW-OPTL #2,CHAS,AIR
Design	
065-000	PAINT: ONE SOLID COLOR
Color	

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Data Code	Description
980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
96F-972	POWDER WHITE (N0006EA) SPARE WHEEL/RIM (PKWHT21, TKWHT21, W, TW)
963-003	STANDARD E COAT/UNDERCOATING

Certification / Compliance

996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS

Secondary Factory Options

999-063	DEALER ADVISED/ACCEPTS ESC ON END OF FRAME TOWING FOR TRACTOR FOR YARD HAUL USE

Extended Warranty

WAI-47H	CUM 2017 L9: HD1 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM EXTENDED WARRANTY. FEX APPLIES
WAX-101	CUM 2017 L9: AT3 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM AFTERTREATMENT. FEX APPLIES
WAD-079	COOLING: MD MODERATE 5 YEAR/100,000 MIL3ES/161,000 KM EXTENDED COVERAGE
WAK-252	ALLISON 3500 RDS SERIES TRANSMISSION EXTEND WARRANTY, 5 YEARS/UNLIMITED MILES FEX
WAG-075	TOWING: 2 YEARS/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE $750 CAP FEX APPLIES

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

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

May 2, 2026

City of Livonia
13405 Surrey Street, Livonia, MI 48150
Gary Garrison, ph: (734) 564-6592 & Buzz Kirby, ph: (734) 564-6594
HQO005040

Equipment Quotation

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

Chassis: Tandem Axle, Wolverine Freightliner/Steve Sexton
Truck: #39 with Anti-Ice capability

Install **Crysteel 13' Select Dump Body including the following:**
156" body length, 96" outside width, 84" inside width
62" front height, 30" side height, 36" rear height (8.5 cu yd capacity)
7-gauge 201 stainless steel front, sides and rear pillars
Single panel, pressed-in horizontal side braces
Construction of the sides include a boxed top rail
Full-depth rear pillar posts constructed of 7-gauge 201 stainless steel
9-panel tailgate design constructed of 7-gauge 201 stainless steel
Air-operated tailgate with Velvac air controller
8" I-beam type Western understructure, crossmemberless
¼" AR450 steel floor with 8" floor-to-side radius
10-gauge x 24" cabshield 201 stainless steel
Install body prop kit on each side of the frame
Install 10" hardwood side boards (10.1 cu yd capacity with sideboards)
Install 4-hole light wedge boxes on rear pillars for lighting
Install Cougar model 3200 DC box vibrator
Install two (2) weld-on grab handles at base of tailgate (10" wide, 2-3" standoff)
Install Livonia-style branch deflector on cabshield, passenger-side, constructed of stainless steel
Install turnbuckles in tailgate
Install license plate brackets in upper-left corner of tailgate
Install side-mounted step, front corner of body, driver-side and grab handle above on cabshield
Install two (2) shovel holders front of dump body, curbside
Install mudflaps in front of and behind drive tires

Install **Mailhot model G4120-5-3 DA Telescopic Hoist including the following:**
Greaseable rear hinge and replaceable rear stainless steel pin
Hoist is double-acting and trunnion-mounted
Install remote lube grease line kit for Mailhot hoists

Install **Roll-Rite Electric Tarp System including the following:**
Aluminum tarp and tension arms with offset elbows
TarpMaster aluminum tarp housing model 64000
Direct-drive motor
Mesh-type tarp cover

Install **Central Hydraulic System including the following:**
Rexroth A10VO85 front-mounted load-sensing piston pump
Spicer driveline with companion flange for easy removal

12-volt auto shutdown block
Low-oil shutdown valve and override circuit switch in-cab

Install **Monroe Combo Hydraulic Oil/Valve Enclosure including the following:**
7-gauge type 201 stainless steel construction (mos. 00141843 & 15570)
Valve enclosure will be installed on the driver's side of the combo tank with a lockable "T" handle latch (measuring 18" wide and behind cab)
40-gallon oil capacity, filled with 35-gallon AW32 hydraulic oil
5 PSI pressurized tank cap on hydraulic tank
3" supply port on hydraulic tank with 3" x 2" suction strainer
2" ball valve shut-off for supply line to the hydraulic pump & ¾" case drain shut-off
Tank-mounted return line oil filter
Ball valve shut-offs on both fuel supply and return lines
Low-oil sensor mounted in the top of the tank
Install stainless steel step mounted on the end of the tank mounting bracket assembly

Install **Rexroth 7m4-12 closed-center air control hydraulic valve with the following sections:**
Dump Hoist up/down with 500 PSI A port load-sense relief
Scraper up/down with 500 PSI A port load-sense relief
Scraper left/right
Front Plow up/down
12-volt EPC valve for Auger
12-volt EPC valve for Spinner
12-volt EPC valve 4-way asymmetrical section for Pre-wet/Anti-ice
Above valves within above frame-mounted stainless steel combo tank enclosure
Apsco air-type single-axis levers for a total of 4 levers in position (L-R) from driver:
#1 Scraper up/down
#2 Scraper left/right
#3 Front Plow up/down
#4 Dump Hoist up/down with safety detent
Stainless steel piping to rear for spreader circuit
All necessary hoses and fittings
Stainless steel hydraulic couplers for Spreader & Anti-ice circuits with dust caps and plugs
Additional set of stainless steel couplers for backup (4 couplers per truck)

Install **Rexroth CS660 Electric Spreader Controller including the following:**
Touch screen
Closed-loop operation for spreader, spinner, pre-wet and anti-ice operations
Programmable blast and pause
Data download and programming is with a thumb drive and WiFi and GPS capable
Training is included

Install **Monroe 29" Husting Truck-Portion Hitch including the following:**
12" C-channel front bumper with tapered ends
3" DA lift cylinder with Socatri rod
Bumper cut-outs with installed front tow hooks on frame rails
All necessary supports and braces
Roller Assembly Kit plates, hitch-portion

Install **Monroe 10' model MP36MR10-ISCT Front Plow including the following:**
36" height x 10' length
10-gauge roll-formed moldboard
Six, ½" x 4" tapered one-piece ribs
2" x 3" x 3/8" top moldboard angle, 4" x 4" x ¾" bottom moldboard angle
3-½" x 3-½" x ½" semi-circle
Manual-reversing (no cylinders)

29" Husting hitch plow-portion style pushframe with 6 attachment points
Rubber snow deflector
Pair of plastic 36" plow markers
Carbide curbguards, both ends of moldboard
Snow-Wheels System running gear with adjustable crank (part #6509)
Roller Assembly Kit wheels, plow-portion

Install **Monroe 10' model MS4510 Underbody Scraper including the following:**
1" thick x 20" high moldboard
½" thick hanger board with grease manifold brackets installed
2-1/2" O.D. hinge shaft
Two heavy-duty shock absorbers
Bolt-in trunnion caps for canisters; Outer arm remains bolt-on style
Two 3-½" x 10" actuating cylinders with Socatri 1000 rods
Cushion valve
1" solid circle with 5" centerpin
Centerpin is piloted into hanger board
Two 4" x 12" reversing cylinders with Socatri 1000 rods
Three hinge anchor points
Hydraulic pipes
20.5" x 7" poly hold-down blocks
Mounting hardware
Parts-installation manual
Hose kit and j-50 type relief valve
¾" solid hanger plates
Grease line kit with manifolds
Install Ray Stop moldboard protection kit
Install protective stainless steel guards on grease manifolds, both sides
Install serrated grating step on driver-side of scraper, include spacers behind for stand-off aiding cleaning
Install two (2) Bucyrus (mo. GB52103) flame-hardened cutting edges
Install two (2) Kennametal (mo. KCWB-0307A) carbide curbguards, one on each end of the moldboard

Install **Monroe model MS966-OW-GB Undertailgate Spreader including the following:**
Type 201 stainless steel construction, unpainted
5:1 gear box with direct-mounted motor
6" auger with one-way flighting and 4" flight spacing for left-discharge
Trough-hung self-leveling spinner with 18" poly spinner disc
Spinner motor shall include a seal-saver kit with grease zerk
Extended integral side plates on spreader
Auger spraybar kit
Jumper hoses with stainless steel hydraulic couplers
Application-rate sensor built into auger motor

Install **Monroe Closed-Loop Pre-Wet System including the following:**
One (1) 120-gallon poly pre-wet tank behind cab (measuring 36" long x 60" high x 14" wide)
Secured on the passenger side with stainless steel mounting brackets
Hydraulic driven motor/pump motor with application rate sensor installed inside a poly enclosure, and mounted alongside the frame
Stainless steel piping to the rear for pre-wet liquid
Nozzle bar mounted inside the auger trough
One-way check in the pre-wet hose with a Y-type strainer
Ball valve shut-off on pre-wet tank
All weather pack connectors for electrical disconnects
Bulk fill and flusher kit included (1-1/2" female bulk fill)

Install **Custom Lighting & Electrical including the following:**

Wired-Rite switch box with the following switches:

- Off/on switch labeled "front flashers"
- Off/on switch labeled "rear flashers" (this switch feeds power to the next switch)
- Off/on switch labeled "rear flashers 2" for green LED flashers
- Off/on switch labeled "air puffers"
- Off/on switch labeled "blade light"
- Off/on switch labeled "sander light"
- Off/on switch with guard labeled "tailgate open/close"
- Momentary on/off/momentary on switch labeled "tarp open/close"
- On/momentary off switch labeled "low oil override" (includes low oil shutdown)
- Off/momentary off switch labeled "box vibrator"

Standalone console long throw-switch for Pause & Blast

Heads-up Indicator lights for the following:

- low-oil, pump shut down, body-up light & tailgate open

Maxxima LED heated truck lights (mo. MHLE-07HILO-MH)

Grote heated LED plow lights (mo. GR-84661-4) with aluminum brackets

One (1) SoundOff Pinnacle (mo. EPL7PDPC) amber/green mini lightbar with guard on cabshield front

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

- Two (2) mounted in chassis grille (separate switch)
- Two (2) cabshield-mounted side-facing at bottom of cabshield

4-hole stainless steel light wedge boxes including:

- Two (2) SoundOff LED amber warning lights in top of light boxes
- Two (2) Maxxima (mo. M63348R-MH) heated LED STT lights in 2nd hole of light boxes
- Two (2) SoundOff LED backup lights in 3rd hole of light boxes
- Two (2) SoundOff LED green warning lights in bottom of light boxes
  - Note: green warning lights powered only when amber warning lights are in-use

Two (2) Maxxima LED scraper work lights mounted above scraper, one each side

One (1) Maxxima LED spreader work light rear of dump, driverside

LED body marker lights

Ground wire for lights will be routed to firewall and connect to a protected independent ground point

Proximity switch for dump body-up light

Proximity switch for scraper-down 12v type switch for 12v input in city GPS unit

Install PWM slave switch on auger section to supply 12v signal for spreader "ON" input into city GPS unit

Label and supply scraper and spreader inputs in cab console

Betts junction box mounted at the rear of the dump body

ECCO EC-SA901 smart backup alarm with variable decibel control

Install **Pro-Vision IA-TV-220 Camera Light System (without wash system) including the following:**

Infrared camera and 5" LCD screen

Install puffer lens cleaner for camera

Mounted in streetside rear pillar with cover above

Five (5) air puffers, two (2) each side rear on light wedges, one (1) on camera with switch in-cab

Install **Rear ¾" Steel Hitch Plate with side supports including the following:**

PH20 Pintle hook – 20-ton rated set at multiple heights from ground, 18" setting

D-rings for safety chains

Tow hooks mounted at the rear

Heated LED taillights recessed into hitch plate

Electronic brake controller

7-way round pin electrical connector

7-way RV plug mounted on curbside of hitch plate for Anti-Ice trailer

Trailer break-away cable I-bolt

Install **Shrader Valve under driver-side door, with ball-cock at tank**
Install **TigerTough Seat Covers for driver with armrests, passenger seat stationary without armrests** (mos. S0326005-IW-GRY & S0343004-IW-GRY)
Install **Minimizer Floor Mats for Freightliner 108 SD Plus** (mo. 10045112)
Install **Livonia Truck # welded onto all removable components: Tailgate, Tailgate Spreader & Plow**
Install **3-step egress serrated grating under driverside door, top step allowing fuel tank access, painted Black**
Install **3-step egress serrated grating under passenger-side door, painted Black**
Paint All body underfloor, frame attachments, hoist, front hitch and rear hitch assembly Black
All stainless steel material non-painted

Above installed, non-stainless painted pricing: $161,846.00 ea.

HQO005041
Option **Install Leaf Cap for Tandem Axle 13' Dump Body including the following:**
Steel construction, measuring 12'3" tall from ground to top of leaf cap (shortest Livonia bridge is 14')
Structural vertical frame to be 11-gauge 1-1/2" x 1-1/2" square tubing, (24' length tubing, (4) tubes) all on the outside of the box, 20" on-center for ribs
Structural horizontal frame to be 11-gauge 3" x 1-1/2" square tubing, (24' length tubing, (4) tubes) all on the outside of the box, 20" on-center for ribs
14-gauge galvanized sheet metal sides on inside of tubular frame (5' x 10', two sheets) to build 60" high sides above the dump side walls
Sheet metal sides secured with 3/16" rivets installed 6" on-center
14-gauge galvanized solid roof (5' x 8') with rear 1/2 of roof ¾ #9 standard expanded metal screen (5' x 8')
Cap to bolt on to dump body with two bolts at front through board pockets and at rear with tailgate pins
Three (3) D-rings at top for removal & installation, one center front of body, two on either side near rear
Three (3) ladder steps to be mounted on streetside of box, continuing up from existing dump box steps made of 1" 11-gauge tubing with 3" stand-off (10' stick)
Grab handle on top of box, can exceed finished height of 12'3", 1' long with 3" stand-off
14-gauge galvanized top-hinged leaf tailgate with 16" suction hole and gusset, no rivets on tailgate framework, rivets to be inboard of tailgate to prevent door seal interference (4' x 8', two sheets)
Exterior gusset frame base 1/4" x 3" cold-roll flatstock (10' stick)
Interior gusset frame 1/4" x 1-1/2" cold-roll flatstock (10' stick)
Roller guide at bottom of tailgate gusset, mounted 74" up from cradle of pintle hook
Mount City-supplied rubber gasket
Grab handles on angles at bottom corners of tailgate, 3/4" round stock
Exterior frame painted Gray, galvanized sheet metal left unpainted
Install **Livonia Truck # welded onto all removable components: Leaf Door, Leaf Box & Chute Opening**
Option add: $18,698.00 ea.

Chassis requirements to be confirmed at time of order:
CT: 124"
Highest ground clearance
Battery disconnect switch in floor, outboard of driver seat
Horizontal DPF mounted under the curbside door with a vertical tailpipe
6-gallon DEF tank mounted driverside 24-28" back of cab
Front of engine PTO provision
Air tanks mounted for maximum ground clearance
Trailer wiring to the rear for electric brake controller
2-way heavy-duty 150-amp receptacle wired hot (data code: 30K-015)

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

Front frame 24" extension
Delete OEM front bumper
Rectangular 50-gallon fuel tank under driver's door, raised mounting
Stationary grille
Plow light/headlight switch and related OEM wiring

Payment Terms: Net 30. Pricing effective for 30 days.
FOB: City of Livonia
Delivery: 18 months ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman

LETTER TO THE LIVONIA CITY COUNCIL FROM THE DEPARTMENT OF PUBLIC WORKS

12.

MEETING DATE	PRESENTED BY
S061526/R071326	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

AWARD OF BID: for the replacement of the mini-split AC system at Idyl Wyld golf Course, from budgeted funds.

BACKGROUND DETAILS

Remove the existing underperforming mini-split system and install a new higher-capacity multi-zone HVAC system in the pro shop, along with additional units in the restrooms and kitchen, to improve climate control, comfort, and overall system capacity.

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

The Department of Public Works requests Council approve awarding the Idyl Wyld mini-split AC system replacement to Guardian Environmental Services, 34400 Glendale, Livonia, MI 48150 for an amount not to exceed $23,220.00 from funds available Account No. 101-523-818-020.

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

Funds available 101-523-818-020 $23,220.00

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

N/A

DETAILED WORK BEING PERFORMED

1. Disconnect and dispose of the old Mini-split
2. Furnish and install one (1) new outdoor unit
3. Furnish new stand
4. Furnish and install two (2) new indoor cassette units for the Pro Shop
5. Furnish and install one (1) new ducted indoor unit for the kitchen
6. Furnish and install insulated ductwork to supply the kitchen and bathrooms with registers and a kitchen return
7. Run new line sets

8. Furnish and install new condensate pumps
9. Leak test with nitrogen
10. Vacuum the system
11. Start up the system
12. Check operation

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

N/A

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

Acceptance of Bid to Guardian Environmental Services, 34400 Glendale, Livonia, MI 48150, who was the lowest bidder (3 bids attached).

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

ATTACHMENTS

1. TSI Quote for Bid
2. Guardian Environmental Services Quote for Bid
3. De-Cal Service Group Quote for Bid
4. Guardian Environment Request for purchase signed
5. Idyl Wyld Proposal for Mini Split replacement_DPW Bldg Maint.

APPROVED BY

Douglas L. Moore, MSA, Assistant Director of Public Works — Date: June 04, 2026

Benjamin N. Grier, JD, CPA, Finance Director — Date: June 04, 2026

Eric Goldstein, City Attorney — Date: June 05, 2026

Date: June 05, 2026

Maureen Miller Brosnan, Mayor

TSI TEMPERATURE SERVICES, INC.
HEATING-AIR CONDITIONING-REFRIGERATION
37679 SCHOOLCRAFT, LIVONIA, MI 48150
Phone: (734)838-3200; Fax: (734)838-3205

Mr. Thomas McDonald
PSW II - HVAC
City of Livonia | DPW Building Maintenance

Date: May 19, 2026

RE: Idyl Wyld Golf Course Club House: Installation of Fujitsu Mini Split Heat Pump System

Mr. McDonald:

We are pleased to provide you with the following cost and scope of work for the above referenced project.

1. Remove and dispose of existing Fujitsu mini-split system. Recover refrigerant per EPA guidelines.
2. Provide and install (1) 4-ton Fujitsu Mini split heat pump system complete with (2) wall mounted evaporators and (1) above ceiling mounted air handler.
3. Provide and install refrigerant line sets.
4. Provide and install all necessary electrical to complete installation.
5. Provide and install duct and diffusers for air distribution from air handling unit.
6. Provide City mechanical and electrical permits.
7. Perform check, test and start-up.

Cost: $35,848.00

Note:

1. **Equipment lead time is 2-3 weeks.**

Submitted By:

Mark A. McKay

Guardian Environmental Services, Inc.

34400 GLENDALE AVENUE LIVONIA, MICHIGAN 48150-1302
PHONE: (734) 513-9500 FAX: (734) 513-9560

Arnold Pollis
734-466-2653
APollis@livonia.gov

May 21, 2026

Quote #46653

Service Location:
City of Livonia
Idyl Wyld Golf Course
35786 Five Mile Rd.
Livonia Mi. 48154

Subject:
Proposal for the replacement of the Multi head mini-split AC system. We will add two recessed cassettes in the ceiling for the Proshop and a ducted unit to supply the kitchen and bathrooms with a total of three heads.

Scope:

- Disconnect and dispose of the old Mini-split
- Furnish and install One (1) new outdoor unit
- Furnish new stand
- Furnish and install Two (2) new indoor Cassette units for the Pro Shop
- Furnish and install One (1) new Ducted indoor unit for the Kitchen
- Furnish and install insulated ductwork to supply the kitchen and bathrooms with registers and a kitchen return
- Run new line sets
- Furnish and install new condensate pumps
- Leak test with nitrogen
- Vacuum the system
- Start up the system
- Check operations

Total Cost.... Twenty-Three Thousand, Two Hundred, Twenty Dollars ($23,220.00)

Not Included:

- Any additional work will be brought to the customers attention to be quoted

Please note:
Due to the current volatility in product pricing, availability and delivery, the prices quoted above are good for seven (7) days from the date of this proposal. Approvals received beyond seven (7) days are subject to revisions in pricing which will be submitted in writing for further authorization before proceeding.

Hours of Work: All work to be performed during normal business hours, 8:00a.m. – 4:30p.m., Monday through Friday.

Terms: Due upon receipt of invoice

Thank you in advance,
Guardian Environmental Services, Inc.

Michael Wedzina
313-402-3695
mikewedzina@hvac-ges.com
Service Sales Manager

Accepted for:
City of Livonia, Idyl Wyld golf course

By: _____ Date: _____ Purchase Order No.: _____

DE-CAL Service Group

24659 Schoenherr Rd.
Warren, MI 48089
586.619.0281
586.754.4371 fax

PROPOSAL *Quote #P326125* ***Date 5/26/2026***

City of Livonia-Idyl Wyld Golf Course

35786 5 Mile Rd.
Livonia, MI 48154

Attention: Thomas McDonald, Gus Kandah, Arnold Pollis
Email: tmcdonald@livonia.gov, gkandah@livonia.gov, apollis@livonia.gov
Phone: (248) 840-1762
Project Name: Idyl Wyld Golf Course-Mini-Split Replacement

- Description of work -

- Provide all labor and material to
- Remove and properly dispose of the existing defective mini-split head and associated equipment located in the pro shop.
- Remove the existing wall-mounted unit located in the kitchen.
- Dispose of all removed materials and equipment in accordance with applicable local, state, and federal regulations.
- Furnish and install a new Fujuitsu high-capacity mini-split system upgraded to a triple-head configuration with a combined capacity of no less than 45,000 BTU.
- Furnish and install (2) 12,000 BTU & 24,000 BTU Hi-Wall head units to supply the pro shop area.
- Furnish and install (1) 12,000 BTU ducted above the ceiling unit. Run the supply ductwork from the unit to the kitchen/office area. Each room needs a supply duct and register.
- Furnish and install the return duct from the system to a filter rack located in the ceiling.
- The City authorizes the reuse of existing line sets, condensate drain lines, and electrical connections serving the outdoor condenser and designated indoor units where feasible.
- Contractor shall flush, pressure test, inspect, and certify that all reused infrastructure complies with the manufacturer's requirements and applicable engineering and code standards.
- Any existing infrastructure found to be deficient, damaged, or incompatible with the new system shall be immediately reported to the City for review and potential change order authorization prior to proceeding with installation.
- Provide all required mechanical and electrical permits from the applicable authority having jurisdiction prior to commencement of work.
- All work shall comply with all applicable local, state, and national mechanical, electrical, and building codes.
- Test and verify that all installed units are fully operational and functioning as intended.
- Balance and calibrate systems as necessary to ensure proper performance.
- Clean all work areas and remove all construction debris upon completion.
- Provide operational overview and basic training to designated City staff regarding system use and maintenance.

24659 Schoenherr Rd.
Warren, MI 48089
586.619.0281
586.754.4371 fax

PROPOSAL

Quote #P326125 **Date 5/26/2026**

Payment Terms: Net 30 days

Quotation: Valid for 15 days

- Exclusions - Overtime, additional parts other than listed above, site conditions that would cause delay to the above work & any other service work other than the listed above. Orders for products will be quoted at current applicable pricing, but De-Cal Inc. reserves the right to adjust the pricing on orders based on current pricing at the time of shipment to the extent De-Cal Inc. takes price action across its customer base. Such price adjustments may be due to delays, shortages, or cost increases related to materials, components, labor, freight, transportation, fuel, regulatory compliance or other events outside of De-Cal's control. Prices do not include government charges, including, without limitation, duties, tariffs, fees, or taxes (including surcharges arising therefrom), including value added, sales, and withholding taxes, which are levied or based upon the prices, charges, or this agreement.

The above work will be done in a safe and workmanlike manner for the sum of **$33,500.00**

Upon Approval, Please Sign and Return: Signature: _____

Date: _____

Respectfully submitted,

Mike Vigus

De-Cal, Inc.
Service Group
Mike Vigus-Account Manager/Estimator
(Office) 586-619-0281
(Cell) 248-709-5147
(E-Mail) mvigus@de-cal.com

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. *This proposal does not constitute an agreement. De-Cal Service Group is a Division of De-Cal, Inc.

REQUEST FOR PURCHASE

RECOMMENDED VENDOR

Name: Guardian Environmental Services

No. & Street: 34400 Glendale

City & State: Livonia, MI

REQUISITIONING SECTION

Section Name: Guild Maintenance

Account Number: 101-523-818-020

Preferred Delivery Date: ASAP

Quantity	Unit Measure	Description	Unit Cost	Total Cost
1		Remove and dispose of the old Mini Split. Install new Mini split with (2) Ceiling Cassette and (1) Slimduct unit that will supply the bathrooms and kitchen. A return duct will be installed with a filter rack located between the bathrooms. The electrical and the drain line will be reconfigure and brought up to Code. G.E.S will perform the start up and verify that the System is working within Manufactures Specification		
			TOTAL	13,220.00

5-29-26 Date — Signature — Approved 5-29-26 Date — General Supervisor

Distribution: White (Office) Yellow (Section Initiating Request)

Location

Idyl Wyld Golf Course

35786 5 Mile Rd

Livonia, MI, 48154

CITY OF LIVONIA DPW BUILDING MAINTENANCE

Proposal for Mini Split replacement

1. **Project Objective**

   Remove the existing underperforming mini-split system and install a new higher-capacity multi-zone HVAC system in the pro shop, along with additional units in the restrooms and kitchen, to improve climate control, comfort, and overall system capacity.

2. **Scope of Services**

   Demolition and Disposal

   - **Remove and properly dispose of the existing defective mini-split head and associated equipment located in the pro shop.**
   - **Remove the existing wall-mounted unit located in the kitchen.**
   - **Dispose of all removed materials and equipment in accordance with applicable local, state, and federal regulations.**

Installation

Pro Shop

- **Furnish and install a new high-capacity mini-split system upgraded to a dual-head configuration with a combined capacity of no less than 36,000 BTU, as proposed.**

- System should be designed to accommodate the higher occupancy and operational demands of the pro shop.

Restrooms, Office, Kitchen

- Furnish and install (1) 12,000 BTU ducted above the ceiling unit. Run the supply ductwork from the unit to the kitchen/office area. Each room needs a supply duct and register.

Hallway

- Furnish and install the return duct from the system to a filter rack located in the ceiling.

Infrastructure Reuse and Verification

- The City authorizes the reuse of existing line sets, condensate drain lines, and electrical connections serving the outdoor condenser and designated indoor units where feasible.
- Contractor shall flush, pressure test, inspect, and certify that all reused infrastructure complies with the manufacturer's requirements and applicable engineering and code standards.
- Any existing infrastructure found to be deficient, damaged, or incompatible with the new system shall be immediately reported to the City for review and potential change order authorization prior to proceeding with installation.

Permits and Code Compliance

- Contractor shall obtain all required mechanical and electrical permits from the applicable authority having jurisdiction prior to commencement of work.
- All work shall comply with all applicable local, state, and national mechanical, electrical, and building codes.

3. Project Closeout

- Test and verify that all installed units are fully operational and functioning as intended.
- Balance and calibrate systems as necessary to ensure proper performance.
- Clean all work areas and remove all construction debris upon completion.
- Provide operational overview and basic training to designated City staff regarding system use and maintenance.

LETTER TO THE LIVONIA CITY COUNCIL FROM THE CITY COUNCIL

9.

MEETING DATE	PRESENTED BY
S061526/R071326	Brandon McCullough

AGENDA ITEM

APPOINTMENT OF MICHAEL A. TESTA TO THE ZONING BOARD OF APPEALS BY COUNCILMEMBER BRANDON MCCULLOUGH: in order to fill the unexpired term of Timothy J. Klisz, which will expire on July 12, 2028.

BACKGROUND DETAILS

Honorable Members of the City Council
City of Livonia, Michigan

Subject:Appointment of Michael A. Testa to the Zoning Board of Appeals

Dear City Councilmembers,

I am herewith submitting the appointment of Michael A. Testa, to the Zoning Board of Appeals in order to fill the unexpired term of Timothy J. Klisz, which will expire on July 12, 2028.

Your favorable consideration will be greatly appreciated.

Sincerely,

Brandon McCullough, Councilmember

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

To approve the reappointment as presented.

ATTACHMENTS

1. S061526 LTC ZBA Appt John Grzebik
2. McCullough ZBA appt for John Grzebik- exp 2028
3. S061526 John Grzebik Resume

APPROVED BY

OFFICE OF THE COUNCIL

BRANDON MCCULLOUGH
Livonia City Councilmember
bmccullough@livonia.gov

33000 Civic Center Drive
Livonia, Michigan 48154-3097
(734) 466-2252

June 15, 2026

Honorable Members of the City Council
City of Livonia, Michigan

RE: APPOINTMENT OF MICHAEL A. TESTA TO THE ZONING BOARD OF APPEALS

Dear Honorable Members of the City Council:

I am submitting the appointment of Michael A. Testa, 36894 Sunnydale Street, Livonia, MI 48154, to the Zoning Board of Appeals for your consideration and approval to fill the unexpired term of Timothy J. Klisz, which expires July 12, 2028.

Your favorable consideration of this appointment would be greatly appreciated.

Sincerely,

Brandon McCullough, Councilmember

LETTER TO THE LIVONIA CITY COUNCIL FROM THE CITY COUNCIL

10.a.

MEETING DATE	PRESENTED BY
FB060826/R061526	

AGENDA ITEM

The subject matter of Annual Audit Reports for the period December 1, 2024 to November 30, 2025. (CR 367-02)

BACKGROUND DETAILS

The City of Livonia audit for the fiscal year ended November 30, 2025 has been completed by Plante & Moran. The City has received an unqualified opinion from Plante & Moran.

Attached are electronic copies of the audits for the General Purpose Financial Statements, Federal Financial Assistance Programs and 16th District Court. Also attached is a copy of the Management Letter.

These reports are the subject of the scheduled June 8, 2026 meeting of the Finance and Budget Committee.

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

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

ATTACHMENTS

1. FB060826 LTC Annual Audit
2. City of Livonia - End of Audit Communications 2025
3. City of Livonia Audit Report and Single Audit 2025
4. Livonia FY25 Graphs
5. FB060826 Minutes

APPROVED BY

LETTER TO THE LIVONIA CITY COUNCIL

1.

MEETING DATE	PRESENTED BY
FB060826/R061526	

AGENDA ITEM

The subject matter of Annual Audit Reports for the period December 1, 2024 to November 30, 2025. (CR 367-02)

BACKGROUND DETAILS

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

ATTACHMENTS

1. City of Livonia - End of Audit Communications 2025
2. City of Livonia Audit Report and Single Audit 2025
3. Livonia FY25 Graphs

APPROVED BY

Plante & Moran, PLLC
P.O. Box 307
3000 Town Center, Suite 100
Southfield, MI 48075
Tel: 248.352.2500
Fax: 248.352.0018
plantemoran.com

May 20, 2026

To the Honorable Mayor, Members of the City
Council, and Management
City of Livonia, Michigan

We have audited the financial statements of the City of Livonia, Michigan (the "City") as of and for the year ended November 30, 2025 and have issued our report thereon dated May 20, 2026. Professional standards require that we provide you with the following information related to our audit, which is divided into the following sections:

Section I - Required Communications with Those Charged with Governance

Section II - Other Recommendations and Related Information

Section III - Legislative and Informational Items

Section I includes information that we are required to communicate to those individuals charged with governance. We will report this information annually to the mayor and members of the City Council.

Section II presents recommendations related to internal control, procedures, and other matters noted during our current year audit. These comments are offered in the interest of helping the City in its efforts toward continuous improvement, not just in the areas of internal control and accounting procedures, but also in operational or administrative efficiency and effectiveness.

Section III contains updated legislative and informational items that we believe will be of interest to you.

We would like to take this opportunity to thank the City's staff for the cooperation and courtesy extended to us during our audit. Their assistance and professionalism are invaluable.

This report is intended solely for the use of the mayor, members of the City Council, and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

We welcome any questions you may have regarding the following communications, and we would be willing to discuss these or any other questions that you might have at your convenience.

Very truly yours,

Plante & Moran, PLLC

Keith Szymanski
Partner

Stephanie Atkinson
Manager

PRAXITY™
Empowering Business Globally

Section I - Required Communications with Those Charged with Governance

Our Responsibility Under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated January 5, 2026, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities. Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement.

As part of our audit, we considered the internal control of the City. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Our audit of the City's financial statements has also been conducted in accordance with *Government Auditing Standards*, issued by the Comptroller General of the United States. Under *Government Auditing Standards*, we are obligated to communicate certain matters that come to our attention related to our audit to those responsible for the governance of the City, including compliance with certain provisions of laws, regulations, contracts, and grant agreements; certain instances of error or fraud; illegal acts applicable to government agencies; and significant deficiencies in internal control that we identify during our audit. Toward this end, we issued a separate letter dated May 20, 2026 regarding our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our letter about planning matters dated March 9, 2026.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the City are described in Note 1 to the financial statements.

During the year, the City implemented GASB Statement No. 101, *Compensated Absences*; however, the new standard did not materially impact the City's financial statements.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus.

There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were the value of the alternative investments held by the City's retirement system and VEBA and the net pension and OPEB liabilities/assets.

Management has reported the alternative investments at amounts provided by the various funds. For a sample of alternative investments, we obtained audited financial statements for the investment funds as of December 31, 2024 and performed various procedures to evaluate the calculations and assumptions used by fund management for the unaudited quarterly reports and member equity statements received since the date of the audits. We also performed limited analytical procedures on the revenue and expenses reported by funds from January 1, 2025 to November 30, 2025. We performed these procedures on the data used by management to develop the estimate to determine that it is reasonable in relation to the financial statements taken as a whole.

The net OPEB asset recorded is based on an actuarial valuation that includes significant assumptions related to health care costs, projected salary increases, the length of time over which participants will receive benefits, and future rates of return on investments. The net pension liabilities are based on actuarial valuations performed that include significant assumptions related to life expectancies, projected salary increases, and future rates of return on investments. Based on our review of the actuarial studies performed in connection with these liabilities, we noted that the methods and assumptions used in the actuarial reports are reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in performing and completing our audit.

Disagreements with Management

For the purpose of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management.

We identified one uncorrected misstatement to reduce General Fund and governmental activities expenditures and record a prepaid asset for $317,108 related to the portion of an invoice paid in fiscal year 2025 for services to be received in fiscal year 2026. Management considers that item as well as the fact that capital expenditures below the capitalization threshold are not capitalized, even when related items are above the threshold in total, to be immaterial, both individually and in the aggregate, to the financial statements taken as a whole. However, uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future period financial statements to be materially misstated.

Significant Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the City, and business plans and strategies that may affect the risks of material misstatement, with management each year prior to our retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship, and our responses were not a condition of our retention.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 20, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a second opinion on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Section II - Other Recommendations and Related Information

During our audit, we noted areas where we believe there are opportunities for the City to further strengthen internal control or to increase operating efficiencies. Our observations on those areas are presented below for your consideration:

General Fund

For the year ended November 30, 2025, General Fund fund balance increased by approximately $2.1 million as revenue exceeded expenditures. Actual spending in the General Fund was approximately $3.0 million less than the amended budget with police being significantly under budget. At the same time, actual revenue in the General Fund was approximately $236,000 more than the amended budget. Overall results were approximately $3.2 million better than what was called for in the amended budget. We commend the City for continuing to maintain a sound financial position while keeping an eye toward legacy costs and future capital needs.

Legacy Costs - Pension

Legacy costs and the funded status of plans continue to be an area of focus for local governments. The City's defined benefit pension system is 97 percent funded as of November 30, 2025 based on the GASB Statement No. 68 actuarial valuation. The funded status is dependent on a number of assumptions (how long participants live, investment performance, etc.).

For many years, employer contributions to the pension system were not actuarially required. In fiscal years 2012 through 2025, the City was required to make contributions to the defined benefit pension plan after having gone without any required contributions since 2003. Total contributions between 2012 and 2023 were approximately $22.9 million. During fiscal year 2025, the City contributed the actuarially determined amount of approximately $3.2 million.

In addition to the existing pension system, the Police and Fire Revised Retirement Plan was reported for the first time in 2021. As of November 20, 2025, there were 207 participants in the plan and $18.3 million in the trust. Required contributions for 2025 were $2.7 million.

As noted above, because there are a variety of factors that impact the calculation and estimates made by the City's actuary, future contributions by the City should be considered for budget and long-term financial planning purposes.

Legacy Costs - Retiree Health Care

The City has been actuarially funding the liability associated with postemployment health care for many years and, as a result, has been able to accumulate approximately $151.9 million in net position for these costs as of November 30, 2025. Additionally, previous changes to benefits significantly reduced the total OPEB liability and the annual contributions. The plan is 102 percent funded as of November 30, 2025.

During fiscal year 2025, the actuarily determined contribution for the VEBA was approximately $1.3 million, and the City contributed $2.2 million. There were times when the actuarially determined contributions were in excess of $7 million per year, but the City's commitment to funding the obligation and the reduction in benefit costs due to plan changes have generated significant savings in the City's budget going forward.

Cable Television Fund

The Cable Television Fund has experienced a consistent decline in fund balance over the past several years, decreasing from approximately $861,000 in 2021 to $70,000 in 2025. This decline is driven by a combination of decreasing revenue and increasing expenditures. Revenue has fallen from $395,000 in 2021 to $312,000 in 2025, primarily due to a reduction in cable franchise fees. In contrast, expenditures have increased from $453,000 in 2021 to $509,000 over the same period.

During the 2026 budget process, it was acknowledged that revenue has continued to decline. While the City elected to maintain four full-time positions for 2026, a potential reduction in staffing was identified as a consideration for future periods. Given the ongoing structural imbalance, we encourage the City to evaluate cost containment measures, including the recommended staffing adjustments, as well as consider reviewing the fee structure to better align revenue with expenditures and support a balanced budget.

Adjudicated Forfeitures Fund

As of the end of fiscal year 2025, the Adjudicated Forfeitures Fund had $3.2 million of fund balance. While there are restrictions as to how these funds can be spend, we would like to remind the City these funds are available to supplement the existing police spending.

Manual Journal Entries

The City processes a substantial volume of manual journal entries each month, which inherently carries a higher risk of accounting errors. Due to the manual nature of these entries, designing effective and efficient review controls to ensure accuracy can be challenging.

While the City has established review mechanisms, there may be an opportunity to reevaluate existing controls and explore automation within the system to streamline transaction processing. Implementing automated solutions could enhance accuracy, reduce manual workload, and improve overall efficiency in financial reporting.

Section III - Legislative and Informational Items

Cybersecurity and Information Technology Controls

Cyberattacks are on the rise across the globe, and the cost of these attacks is ever increasing. Because of these attacks, municipalities stand to lose their reputation, the ability to operate efficiently, and proprietary information or assets. Communities potentially can also be subject to financial and legal liabilities. Managing this issue is especially challenging because even a municipality with a highly mature cybersecurity risk management program still has a residual risk that a material cybersecurity breach could occur and not be detected in a timely manner. We understand that the technology department continues to monitor and evaluate this risk, which are critical best practices. Additionally, periodic assessment of the system in order to verify that the control environment is working as intended is a key part of measuring associated business risk. We encourage administration and those charged with governance to work with the technology team on this very important topic. If we can be of assistance in the process, we would be happy to do so.

Road Funding

In October 2025, the State passed a new Transportation Funding Package that took effect in the State's fiscal year 2026 and will continue through fiscal year 2030 and beyond. The package includes the following four items that have an impact on local units:

- Amendment to the Motor Fuel Tax Act to increase the motor fuel tax rate from 31 cents per gallon to at least 51 cents per gallon beginning on January 1, 2026
- Amendment to Act 51 to create the Neighborhood Roads Fund (NRF) and the Infrastructure Projects Authority Fund and prescribe the distribution of money from each fund
- Creation of a new act to impose excise taxes on certain sales or transfers of marijuana tax revenue and deposit the revenue into the newly created NRF
- Amendment to the Income Tax Act to, among other things, repeal the $600 million in income tax revenue currently redirected to the Michigan Transportation Fund (MTF) and generate additional revenue from the corporate income tax to the NRF

MTF distribution payments will continue monthly and will be separate from the NRF distribution payments. Based on the Department of Treasury's frequently asked questions for the NRF, it is anticipated that the City will see a temporary decrease in monthly MTF distributions due to the repeal of the $600 million redirection of income tax revenue to the MTF, and this decrease is anticipated to be resolved as the NRF funding is distributed.

Further details of this Transportation Funding Package are available at https://www.michigan.gov/mdot/-/media/Project/Websites/MDOT/Business/Local-Government/Act-51/MTF-Reports/New-Revenue-Package/Letter-tolocals.pdf?rev=0be839cf7c2c4484ae49164504b1c090&hash=B6C20F0935AF51A9A517D7262.

Capitalization Thresholds

The April 2024 Uniform Grants Guidance 2024 Revision described above resulted in the equipment threshold increasing from $5,000 to $10,000. This threshold applies to the value of equipment that at the end of the grant period may be retained, sold, or otherwise disposed of with no further responsibility to the federal agency. In addition to considering this Uniform Guidance threshold related to federal grants compliance, it may be a good time for the City to reevaluate the capitalization thresholds. We are happy to assist you in thinking through considerations in evaluating these thresholds.

Upcoming Accounting Standards Requiring Preparation

We actively monitor new Governmental Accounting Standards Board (GASB) standards and due process documents and provide periodic updates to help you understand how the latest financial reporting developments will impact the City. In addition to the summaries below and to stay up to date, Plante & Moran, PLLC issues a biannual GASB accounting standard update. The most recent update and a link to previous fall and spring updates are available here.

GASB Statement No. 103 - Financial Reporting Model Improvements

This new accounting pronouncement will be effective for the City's fiscal year ending November 30, 2026. This statement establishes new accounting and financial reporting requirements, or modifies existing requirements, related to the following: management's discussion and analysis (MD&A); unusual or infrequent items; presentation of the proprietary fund statement of revenue, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. This statement requires that the MD&A be limited to the five topics noted in the standard and provides further guidance on how the MD&A should be written. For proprietary fund financial reporting, the statement defines nonoperating revenue and expense and introduces the concept of subsidies. It also requires new subtotals to present total noncapital subsidies and income or loss, including both operating activities and noncapital subsidies. The statement prescribes that the required budgetary comparison schedules be reported only in the required supplementary information section of the statements and dictates what variance information should be included. Next, the statement removes the option to present discretely presented component unit information as condensed information in the notes rather than in the statements. Lastly, the statement outlines how unusual or infrequent items should be presented separately on the financial statements.

GASB Statement No. 104 - Disclosure of Certain Capital Assets

This new accounting pronouncement, which will be effective for the City's fiscal year ending November 30, 2026, requires certain types of capital assets, such as lease assets, intangible right-of-use assets, subscription assets, and other intangible assets, to be disclosed separately by major class of underlying asset in the capital assets note. The statement also requires additional disclosures for capital assets held for sale.

GASB Statement No. 105 - Subsequent Events

This new standard defines subsequent events as transactions that occur after the date of the financial statements but before the financial statements are available to be issued. This statement clarifies the subsequent events that constitute recognized and unrecognized events and establishes specific note disclosure requirements for nonrecognized events. The provisions of this statement are effective for the City's fiscal year ending November 30, 2027.

Significant GASB Proposal Worth Watching

The Revenue and Expense Recognition project aims to develop a comprehensive accounting and financial reporting model for transactions that result in revenue and expenses. The GASB has issued a preliminary views document that proposes a new categorization framework that replaces the exchange/nonexchange transaction notion with a four-step categorization process for classifying a transaction. In addition to this new framework, the proposal also addresses recognition and measurement of revenue and expense transactions. The exposure draft for this project is expected in two phases - one in early 2027 and another in 2028.

Plante & Moran, PLLC has spent significant time digesting this new proposed standard and testified to the GASB about our feedback. We strongly encourage the City to monitor developments with this standard, as the potential impact is quite broad.

City of Livonia, Michigan

Financial Report
with Supplementary Information
November 30, 2025

City of Livonia, Michigan

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Independent Auditor's Report

To the City Council
City of Livonia, Michigan

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Livonia, Michigan (the "City") as of and for the year ended November 30, 2025 and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of November 30, 2025 and the respective changes in its financial position and, where applicable, its cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary information, as identified in the table of contents, is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements as a whole.

To the City Council
City of Livonia, Michigan

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 20, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Plante & Moran, PLLC

May 20, 2026

Overview of the Financial Statements

The City of Livonia, Michigan's (the "City") 2025 annual report consists of four parts: (1) management's discussion and analysis, (2) basic financial statements, (3) required supplementary information, and (4) supplementary information that presents combining statements for nonmajor governmental funds, proprietary funds, and fiduciary funds. The basic financial statements include two kinds of statements that present different views of the City. The first two statements are government-wide financial statements that are intended to provide longer-term information about the City's overall financial status. The remaining statements are fund financial statements that focus on individual parts of the City's government, reporting the City's operations in more detail than the government-wide financial statements.

Government-wide Statements

The government-wide financial statements report information about the City as a whole using accounting methods similar to those used by private sector companies. The statement of net position includes all of the City's assets, liabilities, deferred inflows, and deferred outflows. All of the current year's revenue and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the City's net position and how it has changed. Net position, the difference between the City's assets/deferred outflows and liabilities/deferred inflows, is one way to measure the City's financial health or position.

The government-wide financial statements of the City are divided into three categories:

- Governmental activities - Most of the City's basic services are included here, such as the police, fire, public works, parks departments, and general administration. Property taxes, state-shared revenue, and charges for services provide most of the funding for these activities.
- Business-type activities - The City charges fees to customers to cover the costs of certain services it provides. The City's water and sewer system, golf course operations, and nonfederal senior housing are treated as business-type activities.
- Component units - The City includes three other entities in its report, the Plymouth Road Development Authority, the Economic Development Corporation, and the Livonia Brownfield Redevelopment Authority. Although legally separate, these component units are important because the City is financially accountable for them, including debt, which is issued on behalf of the authorities by the City.

Fund Financial Statements

The fund financial statements provide more detailed information about the City's most significant funds, not the City as a whole. Funds are accounting tools that the City uses to keep track of specific sources of funding and spending for particular purposes. Some funds are required by state law and bond covenants. Other funds are established to control and manage money for particular purposes.

The City has three kinds of funds:

- Governmental funds - Most of the City's basic services are included in governmental funds, which focus on how cash and other financial assets that can be converted to cash flow in and out and the balance left at year end that is available for spending. The governmental fund statements provide a detailed short-term view that helps you determine if there are more or fewer financial resources available to spend in the near future to finance the City's programs.
- Proprietary funds - Services that are intended to be entirely self-supporting by customer fees are generally reported in proprietary funds. Proprietary fund statements, like government-wide statements, provide both short- and long-term financial information.

- Fiduciary funds - The City is responsible for ensuring that the assets in these funds are used for their intended purposes. We exclude these activities from the government-wide financial statements because the City cannot use these assets to finance its operations.

Government-wide Overall Financial Analysis

In a condensed format, the table below shows a comparison of the net position as of November 30, 2025 to the prior year:

The City's Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current and other assets	$ 113,923,395	$ 122,639,973	$ 52,908,029	$ 49,395,148	$ 166,831,424	$ 172,035,121
Capital assets	284,841,577	258,420,001	123,980,111	120,776,202	408,821,688	379,196,203
Total assets	398,764,972	381,059,974	176,888,140	170,171,350	575,653,112	551,231,324
Deferred Outflows of Resources	16,373,804	13,538,838	-	619,915	16,373,804	14,158,753
Liabilities	51,329,910	56,092,147	31,514,033	32,709,048	82,843,943	88,801,195
Deferred Inflows of Resources	21,337,437	22,967,587	1,385,991	2,136,396	22,723,428	25,103,983
Net Position						
Net investment in capital assets	267,966,740	241,743,133	100,104,425	96,365,790	368,071,165	338,108,923
Restricted	48,668,930	56,341,550	2,390,702	2,665,402	51,059,632	59,006,952
Unrestricted	25,835,759	17,454,395	41,492,989	36,914,629	67,328,748	54,369,024
Total net position	**$ 342,471,429**	**$ 315,539,078**	**$ 143,988,116**	**$ 135,945,821**	**$ 486,459,545**	**$ 451,484,899**

City of Livonia, Michigan - Net Position

The City's assets/deferred outflows exceed its liabilities/deferred inflows at the end of the fiscal year by $486.5 million (net position). However, a major portion (75.7 percent) of the City's net position represents its investments in capital assets (i.e., land, roads, infrastructure, buildings, and equipment) less any related debt used to acquire or construct these assets. The City uses these physical assets to provide services to its citizens. These assets are illiquid and not available for future spending.

Unrestricted net position of the City's governmental activities increased from $17.5 million at November 30, 2024 to $25.8 million at the end of this year. The amount represents the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements.

The following table shows the changes in net position during the current year and compared to the prior year:

The City's Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenue						
Program revenue:						
Charges for services	$ 20,033,523	$ 19,252,874	$ 54,642,966	$ 51,143,290	$ 74,676,489	$ 70,396,164
Operating grants and contributions	15,830,740	15,893,931	-	-	15,830,740	15,893,931
Capital grants and contributions	12,990,385	5,499,255	1,188,106	436,165	14,178,491	5,935,420
General revenue:						
Property taxes	70,705,155	66,249,322	-	-	70,705,155	66,249,322
State-shared revenue	17,489,867	16,770,909	-	-	17,489,867	16,770,909
Investment income	4,758,970	6,164,947	1,279,575	1,733,638	6,038,545	7,898,585
Other revenue	3,501,326	3,982,285	34,850	22,246	3,536,176	4,004,531
Total revenue	145,309,966	133,813,523	57,145,497	53,335,339	202,455,463	187,148,862
Expenses						
General government	14,665,596	15,314,578	-	-	14,665,596	15,314,578
Public safety	49,801,514	43,957,856	-	-	49,801,514	43,957,856
Public works	36,196,856	28,968,502	-	-	36,196,856	28,968,502
Community and economic development	1,469,503	1,361,627	-	-	1,469,503	1,361,627
Recreation and culture	16,084,248	16,514,012	-	-	16,084,248	16,514,012
Interest on long-term debt	309,898	554,841	-	-	309,898	554,841
Water and Sewer	-	-	44,668,788	42,864,475	44,668,788	42,864,475
Golf Course	-	-	2,484,169	2,337,729	2,484,169	2,337,729
Housing	-	-	1,800,245	1,613,524	1,800,245	1,613,524
Total expenses	118,527,615	106,671,416	48,953,202	46,815,728	167,480,817	153,487,144
Transfers	150,000	323,439	(150,000)	(323,439)	-	-
Change in Net Position	26,932,351	27,465,546	8,042,295	6,196,172	34,974,646	33,661,718
Net Position - Beginning of year	315,539,078	288,073,532	135,945,821	129,749,649	451,484,899	417,823,181
Net Position - End of year	**$ 342,471,429**	**$ 315,539,078**	**$ 143,988,116**	**$ 135,945,821**	**$ 486,459,545**	**$ 451,484,899**

Governmental Activities

In reviewing governmental activities in the above table, it can be noted that revenue increased by $11.5 million and expenses increased by $11.9 million. The most significant factors impacting revenue were the one-time grants from the U.S. Department of Housing and Urban Development and Wayne County totaling $12.3 million for the completion of the senior center, increases to property tax revenue due to increases in taxable value, increases in charges of services and state-shared revenue. These items more than offset decreased investment income and other income. The most significant factors increasing expenses were actuarial adjustments to pension and OPEB liabilities, a voluntary contribution to the VEBA trust, and increased costs for the public works and road maintenance.

Business-type Activities

The City has three business-type activities. These include the water and sewer system; the operating fund for the Fox Creek, Idyl Wyld, and Whispering Willows golf courses; and nonfederal senior housing at Silver Village, Newburgh Village, and Golden Oaks.

The following table shows the operating income (loss) before contributions, transfers, and interest for each of these activities in the current and prior year:

	Water and Sewer		Golf Course		Housing	
	2025	2024	2025	2024	2025	2024
Operating revenue	$ 50,351,889	$ 47,102,939	$ 2,669,781	$ 2,430,322	$ 1,506,225	$ 1,495,720
Operating expenses	(43,983,337)	(42,112,529)	(2,484,169)	(2,337,729)	(1,800,245)	(1,613,202)
Operating income (loss)	**$ 6,368,552**	**$ 4,990,410**	**$ 185,612**	**$ 92,593**	**$ (294,020)**	**$ (117,482)**

The operating income of the Housing Fund decreased between 2024 and 2025 primarily due to modest increases in rental revenue being more than offset by higher operating costs. Operating income for the Golf Course Fund increased as higher revenue more than offset increased labor costs. Net income for the Water and Sewer Fund increased year over year as fixed costs were lower than projected.

Financial Analysis of Individual Funds

The fund financial statements begin on page 13 and provide detailed information on the most significant governmental funds, not the City as a whole. Funds are created to help manage money for special purposes, as well as to show accountability for certain activities, such as special property tax millages. The City's major governmental funds for 2025 include the General Fund, Refuse Disposal System Fund, Roads and Sidewalks Fund, and Senior Center Construction Fund.

The City's governmental funds reported a combined fund balance of $76.5 million. This is a decrease of approximately $2.8 million for the year and is attributable budgeted reductions in fund balance by additional projects in the Refuse Disposal System and Roads and Sidewalks funds and other nonmajor funds exceeding a $2.0 million favorable variable in the General Fund.

General Fund Budgetary Highlights

Over the course of the year, the City's administration and City Council monitor and amend the budget, primarily to prevent expenditures in excess of budget, as required by the State of Michigan Budget Act. Budget amendments were done for this purpose to allocate additional funds for the completion of the senior center and to cover increased personnel costs in the fire department. A budget amendment was also used to contribute additional funds to the VEBA to provide additional funding for postretirement medical benefits. Overall, 2025 General Fund expenditures were lower than budget due to personnel vacancies, primarily in the police department.

Actual General Fund revenue was approximately $236,000 above the final budget in 2025. Actual General Fund expenditures were approximately $1.7 million below the original budget and approximately $3.0 million below the final budget. All departments held expenditures below the final budget.

Capital Assets and Debt Administration

At the end of fiscal year 2025, the City has $746.7 million, before depreciation, invested in a wide range of capital assets, including land, buildings, infrastructure, public safety equipment, computer equipment, and water and sewer lines. Detailed information of the City's capital assets can be found in Note 5.

Debt of $14.5 million related to the construction of the above-mentioned capital assets is reported as a liability in the governmental activities in the statement of net position.

Debt related to the water and sewer system totaling $24.0 million is recorded as a liability in the business-type activities in the statement of net position. This debt represents construction of and improvements to existing water and sewer lines. Detailed information on the City's long-term debt can be found in Note 7.

Significant additions to capital assets during fiscal year 2025 include $13.5 million invested in the construction of infrastructure and improvements to roads, $8.2 million invested in equipment and vehicles, and $13.4 million invested in water and sewer system infrastructure. Significant disposals of capital assets during fiscal year 2025 included the disposal of governmental activities vehicles and equipment with a total cost of $1.9 million. At year end, over $25.7 million of construction was in progress and not yet placed into service.

Economic Factors and Next Year's Budgets and Rates

The City continues to maintain positive fund balances in each of its funds. The City does face revenue and expense risk. The majority of the City's revenue base is constrained by factors outside the City's control. Property taxes, state-shared revenue, interest income, and other revenue make up 66.4 percent of the City's total governmental activities revenue. Revenue has been slowly increasing after many years of reductions. The City also faces risks with rising costs, particularly personnel and material costs.

In the coming years, the City plans a renewed focus on maintaining, updating, and replacing its aging infrastructure, including buildings and other fixed assets needed to deliver services. The focus on infrastructure will require appropriate budgeting and rate setting.

Requests for Further Information

The financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the director of finance at the City of Livonia, Michigan, 33000 Civic Center Drive, Livonia, MI 48154.

Statement of Net Position

November 30, 2025

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
Assets				
Cash and cash equivalents	$ 88,607,114	$ 32,159,663	$ 120,766,777	$ 2,049,287
Accounts receivable:				
Property taxes	132,481	-	132,481	105,354
Special assessments	255,973	59,669	315,642	-
Customers	-	16,524,622	16,524,622	-
Workers compensation	35,370	-	35,370	-
Due from other governmental units	8,822,531	-	8,822,531	-
Due from fiduciary funds	1,020,637	-	1,020,637	-
Other	6,088,920	188,194	6,277,114	-
Lease receivable	3,183,674	936,438	4,120,112	-
Inventory, prepaid expenses, and deposits	3,279,364	534,814	3,814,178	-
Restricted assets (Note 8)	-	2,504,629	2,504,629	-
Net pension asset (Note 11)	68,687	-	68,687	-
Net OPEB asset (Note 13)	2,428,644	-	2,428,644	-
Capital assets: (Note 5)				
Assets not subject to depreciation	59,137,091	6,988,118	66,125,209	795,191
Assets subject to depreciation - Net	225,704,486	116,991,993	342,696,479	86,511
Total assets	398,764,972	176,888,140	575,653,112	3,036,343
Deferred Outflows of Resources				
Deferred charges on bond refunding	225,176	-	225,176	-
Deferred pension costs (Note 11)	1,729,523	-	1,729,523	-
Deferred OPEB costs (Note 13)	14,419,105	-	14,419,105	-
Total deferred outflows of resources	16,373,804	-	16,373,804	-
Liabilities				
Accounts payable	10,990,945	3,383,045	14,373,990	221,350
Due to other governmental units	-	2,473,316	2,473,316	30,100
Accrued and other liabilities	3,371,807	303,394	3,675,201	-
Unearned revenue	682,829	2,071	684,900	-
Due to fiduciary funds	582,250	9,021	591,271	-
Bonds and deposits	1,704,082	377,897	2,081,979	-
Noncurrent liabilities: (Note 7)				
Due within one year:				
Compensated absences	957,609	59,233	1,016,842	-
Current portion of long-term debt	2,407,204	1,460,500	3,867,704	-
Due in more than one year:				
Compensated absences and insurance claims	11,013,824	481,844	11,495,668	-
Landfill closure and postclosure	754,587	-	754,587	-
Net pension liability (Note 11)	6,731,780	434,599	7,166,379	-
Long-term debt - Net of current portion	12,132,993	22,529,113	34,662,106	-
Total liabilities	51,329,910	31,514,033	82,843,943	251,450

See notes to financial statements.

Statement of Net Position (Continued)

November 30, 2025

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
Deferred Inflows of Resource				
Deferred pension cost reductions (Note 11)	$ 8,253,026	$ 473,903	$ 8,726,929	$ -
Deferred OPEB cost reductions (Note 13)	10,104,962	-	10,104,962	-
Leases	2,979,449	912,088	3,891,537	-
Total deferred inflows of resource	21,337,437	1,385,991	22,723,428	-
Net Position				
Net investment in capital assets	267,966,740	100,104,425	368,071,165	881,702
Restricted:				
Community recreation	4,630,350	-	4,630,350	-
Municipal refuse	4,092,404	-	4,092,404	-
Streets, roads, and sidewalks	6,766,892	-	6,766,892	-
Library	8,154,657	-	8,154,657	-
Public safety communication	3,559,822	-	3,559,822	-
Grants	462,011	-	462,011	-
Ordinance requirements	-	2,390,702	2,390,702	-
Street lighting	940,827	-	940,827	-
Adjudicated forfeitures	3,160,752	-	3,160,752	-
Community transit	1,082,210	-	1,082,210	-
Capital improvements	10,437,038	-	10,437,038	-
Pension and other postemployment benefits	2,497,331	-	2,497,331	-
Parks capital projects	106,461	-	106,461	-
Designated purpose	611,823	-	611,823	-
Health care	2,166,352	-	2,166,352	-
Unrestricted	25,835,759	41,492,989	67,328,748	1,903,191
Total net position	**$ 342,471,429**	**$ 143,988,116**	**$ 486,459,545**	**$ 2,784,893**

See notes to financial statements.

Functions/Programs	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 14,665,596	$ 2,831,575	$ -	$ -
Public safety	49,801,514	9,561,395	1,084,498	-
Public works	36,196,856	1,718,866	13,737,743	1,698,525
Community and economic development	1,469,503	620,963	779,207	-
Recreation and culture	16,084,248	5,300,724	229,292	11,291,860
Interest on long-term debt	309,898	-	-	-
Total governmental activities	118,527,615	20,033,523	15,830,740	12,990,385
Business-type activities:				
Water and Sewer	44,668,788	50,351,889	-	1,188,106
Housing	1,800,245	1,506,225	-	-
Golf Course	2,484,169	2,784,852	-	-
Total business-type activities	48,953,202	54,642,966	-	1,188,106
Total primary government	**$ 167,480,817**	**$ 74,676,489**	**$ 15,830,740**	**$ 14,178,491**
Component units:				
Economic Development Corporation	$ -	$ -	$ -	$ -
Plymouth Road Development Authority	1,322,247	-	-	-
Brownfield Redevelopment Authority	1,250,121	-	-	-
Total component units	**$ 2,572,368**	**$ -**	**$ -**	**$ -**
General revenue:				
Property taxes				
State-shared revenue				
Investment income				
Cable franchise fees				
Gain on sale of fixed assets				
Other miscellaneous income				
Total general revenue				
Transfers				
Change in Net Position				
Net Position - Beginning of year				
Net Position - End of year				

Statement of Activities

Year Ended November 30, 2025

Net (Expense) Revenue and Changes in Net Position			
Primary Government			
Governmental Activities	Business-type Activities	Total	Component Units
$ (11,834,021)	$ -	$ (11,834,021)	$ -
(39,155,621)	-	(39,155,621)	-
(19,041,722)	-	(19,041,722)	-
(69,333)	-	(69,333)	-
737,628	-	737,628	-
(309,898)	-	(309,898)	-
(69,672,967)	-	(69,672,967)	-
-	6,871,207	6,871,207	-
-	(294,020)	(294,020)	-
-	300,683	300,683	-
-	6,877,870	6,877,870	-
(69,672,967)	6,877,870	(62,795,097)	-
-	-	-	-
-	-	-	(1,322,247)
-	-	-	(1,250,121)
-	-	-	(2,572,368)
70,705,155	-	70,705,155	2,316,386
17,489,867	-	17,489,867	-
4,758,970	1,279,575	6,038,545	33,872
1,376,669	-	1,376,669	-
-	34,850	34,850	-
2,124,657	-	2,124,657	2,344
96,455,318	1,314,425	97,769,743	2,352,602
150,000	(150,000)	-	-
26,932,351	8,042,295	34,974,646	(219,766)
315,539,078	135,945,821	451,484,899	3,004,659
$ 342,471,429	**$ 143,988,116**	**$ 486,459,545**	**$ 2,784,893**

City of Livonia, Michigan

Governmental Funds
Balance Sheet

November 30, 2025

	General Fund	Major Special Revenue Funds: Refuse Disposal System Fund	Major Special Revenue Funds: Roads and Sidewalks Fund	Major Capital Projects Fund: Senior Center Construction Fund	Nonmajor Funds	Total Governmental Funds
Assets						
Cash and investments	$ 22,035,375	$ 6,869,976	$ 2,270,183	$ 3,531,368	$ 50,722,831	$ 85,429,733
Accounts receivable:						
Property taxes	79,219	23,819	8,776	-	20,667	132,481
Special assessments	-	-	-	-	255,973	255,973
Workers compensation	35,370	-	-	-	-	35,370
Due from other governmental units	4,566,111	558,631	190,990	869,469	2,637,330	8,822,531
Due from fiduciary funds	1,020,637	-	-	-	-	1,020,637
Other	3,784,130	28,153	20,400	-	1,968,941	5,801,624
Due from other funds (Note 6)	35,422	-	-	-	-	35,422
Lease receivable	3,147,732	-	-	-	35,942	3,183,674
Inventory, prepaid expenses, and deposits	247,746	-	-	-	1,260	249,006
Total assets	**$ 34,951,742**	**$ 7,480,579**	**$ 2,490,349**	**$ 4,400,837**	**$ 55,642,944**	**$ 104,966,451**
Liabilities						
Accounts payable	$ 2,329,728	$ 2,596,434	$ 722,361	$ 4,090,602	$ 1,251,820	$ 10,990,945
Due to other funds (Note 6)	-	-	-	-	35,422	35,422
Accrued and other liabilities	2,584,179	37,154	-	-	698,240	3,319,573
Unearned revenue	13,205	-	-	-	669,624	682,829
Due to fiduciary funds	574,733	-	-	-	7,517	582,250
Bonds and deposits	1,704,082	-	-	-	-	1,704,082
Total liabilities	7,205,927	2,633,588	722,361	4,090,602	2,662,623	17,315,101
Deferred Inflows of Resources						
Unavailable revenue	4,594,303	540,337	199,147	310,135	2,560,494	8,204,416
Leases	2,949,847	-	-	-	29,602	2,979,449
Total deferred inflows of resources	7,544,150	540,337	199,147	310,135	2,590,096	11,183,865

See notes to financial statements.

Governmental Funds
Balance Sheet (Continued)

November 30, 2025

	General Fund	Major Special Revenue Funds: Refuse Disposal System Fund	Major Special Revenue Funds: Roads and Sidewalks Fund	Major Capital Projects Fund: Senior Center Construction Fund	Nonmajor Funds	Total Governmental Funds
Fund Balances						
Nonspendable - Inventory and prepaid assets	$ 247,746	$ -	$ -	$ -	$ 1,260	$ 249,006
Restricted:						
Streets, roads, and sidewalks	-	-	1,568,841	-	4,998,904	6,567,745
Adjudicated forfeitures	-	-	-	-	3,160,752	3,160,752
Parks capital projects	-	-	-	-	106,461	106,461
Grants	-	-	-	-	294,688	294,688
Capital improvements	-	-	-	-	10,211,809	10,211,809
Community recreation	-	-	-	-	4,354,019	4,354,019
Municipal refuse	-	4,306,654	-	-	-	4,306,654
Street lighting	-	-	-	-	940,827	940,827
Library	-	-	-	-	7,973,550	7,973,550
Public safety communication	-	-	-	-	3,375,758	3,375,758
Community transit	-	-	-	-	914,529	914,529
Designated purpose	-	-	-	-	611,823	611,823
Health care	-	-	-	-	806,333	806,333
Committed:						
Cable access television	-	-	-	-	70,218	70,218
Arts Commission	-	-	-	-	76,399	76,399
Historical Commission	-	-	-	-	580,937	580,937
Assigned:						
Golf course capital improvements	-	-	-	-	858,846	858,846
Building improvements	-	-	-	-	10,730,171	10,730,171
Court building improvements	-	-	-	-	322,941	322,941
Senior center construction	-	-	-	100	-	100
Unassigned	19,953,919	-	-	-	-	19,953,919
Total fund balances	20,201,665	4,306,654	1,568,841	100	50,390,225	76,467,485
Total liabilities, deferred inflows of resources, and fund balances	**$ 34,951,742**	**$ 7,480,579**	**$ 2,490,349**	**$ 4,400,837**	**$ 55,642,944**	**$ 104,966,451**

See notes to financial statements.

Governmental Funds
Reconciliation of the Balance Sheet to the Statement of Net Position

November 30, 2025

Fund Balances Reported in Governmental Funds	$	76,467,485
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and are not reported in the funds		284,841,577
Certain receivables are expected to be collected over several years and are not reported in the funds		287,296
Receivables that are not collected soon after year end are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds		8,204,416
Landfill closure and postclosure liability is not due and payable in the current period and is not reported in the funds		(754,587)
Long-term liabilities are not due and payable in the current period and are not reported in the funds		(14,540,197)
Deferred charges on bond refunding are reported as deferred outflows of resources in the statement of net position but are not reported in the funds		225,176
Accrued interest is not due and payable in the current period and is not reported in the funds		(52,234)
Some employee fringe benefits are payable over a long period of years and do not represent a claim on current financial resources; therefore, they are not reported as fund liabilities:		
Employee compensated absences		(9,831,999)
Pension benefits		(13,186,596)
Retiree health care benefits		6,742,787
The Internal Service Fund (self-insurance) is included as part of governmental activities		4,068,305
Net Position of Governmental Activities	**$**	**342,471,429**

See notes to financial statements.

Governmental Funds
Statement of Revenue, Expenditures, and Changes in Fund Balances

Year Ended November 30, 2025

	General Fund	Major Special Revenue Funds: Refuse Disposal System Fund	Major Special Revenue Funds: Roads and Sidewalks Fund	Major Capital Projects Fund: Senior Center Construction Fund	Nonmajor Funds	Total Governmental Funds
Revenue						
Property taxes	$ 42,354,489	$ 12,632,657	$ 4,657,350	$ -	$ 10,969,879	$ 70,614,375
Special assessments	-	-	-	-	1,395,231	1,395,231
Intergovernmental:						
Federal revenue	-	-	-	6,469,612	1,137,645	7,607,257
State and local revenue	14,588,530	1,489,993	546,195	8,000,000	15,552,532	40,177,250
Charges for services	5,952,843	116,499	-	-	5,526,123	11,595,465
Fines and forfeitures	3,589,553	-	-	-	577,565	4,167,118
Licenses and permits	3,522,694	-	-	-	-	3,522,694
Investment income	1,875,846	452,702	214,951	20,444	2,366,127	4,930,070
Other revenue:						
Local donations	-	-	-	-	105,500	105,500
Miscellaneous revenue	2,826,781	-	-	-	1,070,066	3,896,847
Lease revenue	492,632	-	-	-	59,399	552,031
Total revenue	75,203,368	14,691,851	5,418,496	14,490,056	38,760,067	148,563,838
Expenditures						
Current services:						
General government	11,526,205	-	-	-	-	11,526,205
Employee benefits, insurance, and other	3,907,374	-	-	-	-	3,907,374
Public safety	47,531,076	-	-	-	1,523,716	49,054,792
Public works	4,529,067	17,647,210	13,472,454	-	6,570,079	42,218,810
Community and economic development	631,443	-	-	-	838,060	1,469,503
Recreation and culture	2,174,045	-	-	-	13,547,610	15,721,655
Capital outlay	-	-	-	16,782,446	8,242,944	25,025,390
Debt service:						
Principal retirement	-	-	-	-	2,110,000	2,110,000
Interest and other	-	-	-	-	609,636	609,636
Total expenditures	$ 70,299,210	$ 17,647,210	$ 13,472,454	$ 16,782,446	$ 33,442,045	$ 151,643,365

See notes to financial statements.

Governmental Funds
Statement of Revenue, Expenditures, and Changes in Fund Balances (Continued)

Year Ended November 30, 2025

	General Fund	Major Special Revenue Funds: Refuse Disposal System Fund	Major Special Revenue Funds: Roads and Sidewalks Fund	Major Capital Projects Fund: Senior Center Construction Fund	Nonmajor Funds	Total Governmental Funds
Excess of Revenue Over (Under) Expenditures	$ 4,904,158	$ (2,955,359)	$ (8,053,958)	$ (2,292,390)	$ 5,318,022	$ (3,079,527)
Other Financing Sources (Uses)						
Transfers in (Note 6)	-	-	7,500,000	2,000,000	12,919,787	22,419,787
Transfers out (Note 6)	(2,850,151)	-	-	-	(19,419,636)	(22,269,787)
Leases entered into	-	-	-	-	121,740	121,740
Total other financing (uses) sources	(2,850,151)	-	7,500,000	2,000,000	(6,378,109)	271,740
Net Change in Fund Balances	2,054,007	(2,955,359)	(553,958)	(292,390)	(1,060,087)	(2,807,787)
Fund Balances - Beginning of year, as previously reported	18,147,658	7,262,013	2,122,799	-	51,742,802	79,275,272
Change within Financial Reporting Entity (Note 1)	-	-	-	292,490	(292,490)	-
Fund Balances - Beginning of year, as adjusted	18,147,658	7,262,013	2,122,799	292,490	51,450,312	79,275,272
Fund Balances - End of year	**$ 20,201,665**	**$ 4,306,654**	**$ 1,568,841**	**$ 100**	**$ 50,390,225**	**$ 76,467,485**

See notes to financial statements.

Governmental Funds
Reconciliation of the Statement of Revenue, Expenditures, and Changes in Fund Balances to the Statement of Activities

Year Ended November 30, 2025

Net Change in Fund Balances Reported in Governmental Funds	$	(2,807,787)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as depreciation:		
Capital outlay		39,776,879
Depreciation expense		(13,008,637)
Net book value of assets disposed of		(346,666)
Revenue in the statement of activities that does not provide current financial resources is not reported as revenue in the funds until it is available		(3,147,623)
Payments on installment purchases and leases are expenditure in the governmental funds but not in the statement of activities (where they reduce the long-term liabilities)		200,718
Issuing debt and entering into leases provide current financial resources to governmental funds, but increase long-term liabilities in the statement of net position		(121,740)
Repayment of bond principal is an expenditure in the governmental funds but not in the statement of activities (where it reduces long-term debt)		2,110,000
Interest expense is recognized in the government-wide statements as it accrues		180,049
Change in net pension liability and related deferred inflows and outflows reported in the statement of activities do not require the use of current resources and, therefore, are not reported in the fund statements until they come due for payment		4,163,463
Change in net OPEB liability and related deferred inflows and outflows reported in the statement of activities do not require the use of current resources and, therefore, are not reported in the fund statements until they come due for payment		(902,146)
Net change in accumulated employee sick and vacation pay is recorded when incurred in the statement of activities		1,269,723
Increase in landfill liability is recorded when incurred in the statement of activities		(17,096)
Internal service funds are included as part of governmental activities		(416,786)
Change in Net Position of Governmental Activities	**$**	**26,932,351**

Proprietary Funds
Statement of Net Position

November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Assets					
Current assets:					
Cash and investments	$ 26,435,862	$ 3,452,370	$ 2,271,431	$ 32,159,663	$ 3,177,381
Accounts receivable:					
Customers	16,524,622	-	-	16,524,622	-
Other	177,689	-	10,505	188,194	-
Lease receivable	-	-	110,301	110,301	-
Inventory, prepaid expenses, and deposits	534,814	-	-	534,814	3,030,358
Total current assets	43,672,987	3,452,370	2,392,237	49,517,594	6,207,739
Noncurrent assets:					
Restricted assets (Note 8)	2,504,629	-	-	2,504,629	-
Special assessment receivables	59,669	-	-	59,669	-
Lease receivable	-	-	826,137	826,137	-
Capital assets: (Note 5)					
Assets not subject to depreciation	1,823,682	1,581,948	3,582,488	6,988,118	-
Assets subject to depreciation - Net	112,903,156	3,646,074	442,763	116,991,993	-
Total noncurrent assets	117,291,136	5,228,022	4,851,388	127,370,546	-
Total assets	160,964,123	8,680,392	7,243,625	176,888,140	6,207,739
Liabilities					
Current liabilities:					
Accounts payable	3,133,113	128,612	121,320	3,383,045	-
Due to other governmental units	2,473,316	-	-	2,473,316	-
Accrued and other liabilities	277,411	20,032	5,951	303,394	-
Unearned revenue	2,071	-	-	2,071	-
Due to fiduciary funds	9,021	-	-	9,021	-
Bonds and deposits	191,790	186,107	-	377,897	-
Compensated absences (Note 7)	48,634	7,120	3,479	59,233	-
Current portion of long-term debt (Note 7)	1,460,500	-	-	1,460,500	-
Total current liabilities	7,595,856	341,871	130,750	8,068,477	-
Noncurrent liabilities:					
Compensated absences and insurance claims (Note 7)	395,627	57,913	28,304	481,844	2,139,434
Net pension liability (Note 11)	420,359	-	14,240	434,599	-
Long-term debt - Net of current portion (Note 7)	22,529,113	-	-	22,529,113	-
Total noncurrent liabilities	23,345,099	57,913	42,544	23,445,556	2,139,434
Total liabilities	30,940,955	399,784	173,294	31,514,033	2,139,434

See notes to financial statements.

Proprietary Funds
Statement of Net Position (Continued)

November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Deferred Inflows of Resources					
Deferred pension cost reductions (Note 11)	$ 458,376	$ -	$ 15,527	$ 473,903	$ -
Leases	-	-	912,088	912,088	-
Total deferred inflows of resources	458,376	-	927,615	1,385,991	-
Net Position					
Net investment in capital assets	90,851,152	5,228,022	4,025,251	100,104,425	-
Restricted - Ordinance requirements	2,390,702	-	-	2,390,702	-
Unrestricted	36,322,938	3,052,586	2,117,465	41,492,989	4,068,305
Total net position	**$ 129,564,792**	**$ 8,280,608**	**$ 6,142,716**	**$ 143,988,116**	**$ 4,068,305**

See notes to financial statements.

Proprietary Funds
Statement of Revenue, Expenses, and Changes in Net Position

Year Ended November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Operating Revenue					
Customer billings	$ 48,025,953	$ -	$ -	$ 48,025,953	$ -
Fines and forfeitures	2,200,384	-	-	2,200,384	-
Service connections	66,349	-	-	66,349	-
Greens fees	-	-	2,444,180	2,444,180	-
Golf cart fees	-	-	118,000	118,000	-
City contributions	-	-	-	-	14,619,875
Rental income	-	1,504,025	-	1,504,025	-
Other revenue	59,203	2,200	107,601	169,004	-
Total operating revenue	50,351,889	1,506,225	2,669,781	54,527,895	14,619,875
Operating Expenses					
Cost of water	13,851,688	-	-	13,851,688	-
Cost of sewage disposal	14,969,932	-	-	14,969,932	-
System maintenance and operation	9,716,179	-	-	9,716,179	-
General and administration	1,328,916	1,740	-	1,330,656	-
Reinsurance charges and claims	-	-	-	-	15,239,250
Salaries and wages	-	534,919	162,378	697,297	-
Supplies	-	11,648	292,261	303,909	-
Other services and charges	-	984,183	2,000,700	2,984,883	-
Depreciation	4,116,622	267,755	28,830	4,413,207	-
Total operating expenses	43,983,337	1,800,245	2,484,169	48,267,751	15,239,250
Operating Income (Loss)	6,368,552	(294,020)	185,612	6,260,144	(619,375)
Nonoperating Revenue (Expense)					
Investment income	1,054,381	138,469	86,725	1,279,575	202,589
Interest expense	(685,451)	-	-	(685,451)	-
Gain on sale of assets	34,850	-	-	34,850	-
Lease revenue	-	-	115,071	115,071	-
Total nonoperating revenue	403,780	138,469	201,796	744,045	202,589
Income (Loss) - Before contributions and transfers	6,772,332	(155,551)	387,408	7,004,189	(416,786)
Capital Contributions - Lines donated by developers	1,188,106	-	-	1,188,106	-
Transfers Out	-	-	(150,000)	(150,000)	-
Change in Net Position	7,960,438	(155,551)	237,408	8,042,295	(416,786)
Net Position - Beginning of year	121,604,354	8,436,159	5,905,308	135,945,821	4,485,091
Net Position - End of year	**$ 129,564,792**	**$ 8,280,608**	**$ 6,142,716**	**$ 143,988,116**	**$ 4,068,305**

See notes to financial statements.

Proprietary Funds
Statement of Cash Flows

Year Ended November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Cash Flows from Operating Activities					
Receipts from customers	$ 49,665,500	$ 1,506,225	$ 2,664,849	$ 53,836,574	$ 14,619,875
Payments to suppliers	(33,317,844)	(1,038,545)	(2,309,088)	(36,665,477)	(15,858,874)
Payments to employees	(5,329,547)	(557,143)	(167,900)	(6,054,590)	-
Net cash and cash equivalents provided by (used in) operating activities	11,018,109	(89,463)	187,861	11,116,507	(1,238,999)
Cash Flows Used in Noncapital Financing Activities - Transfers out	-	-	(150,000)	(150,000)	-
Cash Flows from Capital and Related Financing Activities					
Special assessment collections	12,921	-	-	12,921	-
Proceeds from sale of capital assets	44,692	-	-	44,692	-
Net purchases of capital assets	(6,438,852)	-	-	(6,438,852)	-
Principal and interest paid on long-term debt	(2,111,927)	-	-	(2,111,927)	-
Lease receipts	-	-	110,813	110,813	-
Net cash and cash equivalents (used in) provided by capital and related financing activities	(8,493,166)	-	110,813	(8,382,353)	-
Cash Flows from Investing Activities					
Interest received on investments	1,054,381	138,470	86,725	1,279,576	202,589
Purchases of investment securities	(1,747,484)	(24,504)	(117,699)	(1,889,687)	-
Proceeds from sale and maturities of investment securities	-	-	-	-	518,205
Net cash and cash equivalents (used in) provided by investing activities	(693,103)	113,966	(30,974)	(610,111)	720,794
Net Increase (Decrease) in Cash and Cash Equivalents	1,831,840	24,503	117,700	1,974,043	(518,205)
Cash and Cash Equivalents - Beginning of year	13,834,006	1,701,782	1,018,016	16,553,804	2,106,896
Cash and Cash Equivalents - End of year	**$ 15,665,846**	**$ 1,726,285**	**$ 1,135,716**	**$ 18,527,847**	**$ 1,588,691**
Classification of Cash and Cash Equivalents					
Cash and investments	$ 26,435,862	$ 3,452,370	$ 2,271,431	$ 32,159,663	$ 3,177,381
Restricted cash (Note 8)	2,504,629	-	-	2,504,629	-
Less investments	(13,274,645)	(1,726,085)	(1,135,715)	(16,136,445)	(1,588,690)
Total cash and cash equivalents	**$ 15,665,846**	**$ 1,726,285**	**$ 1,135,716**	**$ 18,527,847**	**$ 1,588,691**

See notes to financial statements.

Proprietary Funds
Statement of Cash Flows (Continued)

Year Ended November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Reconciliation of Operating Income (Loss) to Net Cash and Cash Equivalents from Operating Activities					
Operating income (loss)	$ 6,368,552	$ (294,020)	$ 185,612	$ 6,260,144	$ (619,375)
Adjustments to reconcile operating income (loss) to net cash and cash equivalents from operating activities:					
Depreciation	4,116,622	267,755	28,830	4,413,207	-
Changes in assets and liabilities:					
Receivables	(686,389)	-	(4,932)	(691,321)	-
Inventories	560,345	-	-	560,345	-
Prepaid and other assets	(1,876)	-	-	(1,876)	(187,108)
Net pension and OPEB liabilities	152,613	168	5,455	158,236	-
Accounts payable	551,431	(40,974)	(16,127)	494,330	-
Estimated claims liability	-	-	-	-	(432,516)
Accrued and other liabilities	(43,189)	(22,392)	(10,977)	(76,558)	-
Net cash and cash equivalents provided by (used in) operating activities	**$ 11,018,109**	**$ (89,463)**	**$ 187,861**	**$ 11,116,507**	**$ (1,238,999)**

Noncash Transactions - During the year ended November 30, 2025, the City received $1,188,106 of donated lines reported as capital assets in the Water and Sewer Fund.

Fiduciary Funds
Statement of Fiduciary Net Position

November 30, 2025

	Pension and Other Employee Benefits	Custodial Funds	Total Fiduciary Funds
Assets			
Cash and cash equivalents (Note 3)	$ 1,266,115	$ 8,298,501	$ 9,564,616
Investments: (Note 3)			
U.S. government securities	24,461,024	-	24,461,024
Collateralized mortgage obligations	2,396,110	-	2,396,110
Common stocks	182,496,346	-	182,496,346
Corporate bonds	14,303,453	-	14,303,453
Real estate investment trust	1,496,540	-	1,496,540
Foreign bonds	1,382,698	-	1,382,698
Mutual funds	159,257,937	-	159,257,937
Accounts receivable	97,164	-	97,164
Due from primary government	591,271	-	591,271
Total assets	387,748,658	8,298,501	396,047,159
Liabilities			
Accounts payable	332,907	96,994	429,901
Due to other governmental units	32,566	7,080,749	7,113,315
Due to primary government	1,020,637	-	1,020,637
Bonds and other deposits	-	591,706	591,706
Total liabilities	1,386,110	7,769,449	9,155,559
Net Position			
Restricted:			
Pension	234,487,960	-	234,487,960
Postemployment benefits other than pension	151,874,588	-	151,874,588
Individuals, organizations, and other governments	-	529,052	529,052
Total net position	**$ 386,362,548**	**$ 529,052**	**$ 386,891,600**

See notes to financial statements.

Fiduciary Funds
Statement of Changes in Fiduciary Net Position

Year Ended November 30, 2025

	Pension and Other Employee Benefits	Custodial Funds	Total Fiduciary Funds
Additions			
Investment income (loss):			
Interest and dividends	$ 7,338,457	$ 177,802	$ 7,516,259
Net increase in fair value of investments	22,168,989	-	22,168,989
Investment costs	(1,203,099)	-	(1,203,099)
Net investment income	28,304,347	177,802	28,482,149
Contributions:			
Employer	8,088,138	-	8,088,138
Employee	1,508,863	-	1,508,863
Total contributions	9,597,001	-	9,597,001
Collections for other governments	-	173,947,347	173,947,347
Fines and fees	-	1,451,764	1,451,764
Bond receipts	-	1,002,590	1,002,590
Restitutions, judgments, and other	-	70,937	70,937
Total additions	37,901,348	176,650,440	214,551,788
Deductions			
Pension benefit payments	20,503,074	-	20,503,074
Medical benefit payments	9,385,873	-	9,385,873
Disability benefit payments	215,259	-	215,259
Refunds of contributions	423,288	-	423,288
Administrative expenses	342,177	-	342,177
Disbursements to other governments	-	175,217,884	175,217,884
Bond disbursements	-	1,002,590	1,002,590
Restitutions, judgments, and other refunds	-	171,379	171,379
Volunteer work program and civil drug fund	-	268,832	268,832
Total deductions	30,869,671	176,660,685	207,530,356
Net Increase (Decrease) in Net Position	7,031,677	(10,245)	7,021,432
Net Position - Beginning of year	379,330,871	539,297	379,870,168
Net Position - End of year	**$ 386,362,548**	**$ 529,052**	**$ 386,891,600**

See notes to financial statements.

Component Units
Statement of Net Position

November 30, 2025

	Economic Development Corporation	Plymouth Road Development Authority	Brownfield Redevelopment Authority	Total
Assets				
Cash and cash equivalents	$ 28,481	$ 1,137,661	$ 883,145	$ 2,049,287
Accounts receivable	-	105,354	-	105,354
Capital assets: (Note 5)				
Assets not subject to depreciation	-	795,191	-	795,191
Assets subject to depreciation - Net	-	86,511	-	86,511
Total assets	28,481	2,124,717	883,145	3,036,343
Liabilities				
Accounts payable	-	221,350	-	221,350
Due to other governmental units	-	-	30,100	30,100
Total liabilities	-	221,350	30,100	251,450
Net Position				
Net investment in capital assets	-	881,702	-	881,702
Unrestricted	28,481	1,021,665	853,045	1,903,191
Total net position	**$ 28,481**	**$ 1,903,367**	**$ 853,045**	**$ 2,784,893**

See notes to financial statements.

	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions
Functions/Programs				
Economic Development Corporation	$ -	$ -	$ -	$ -
Plymouth Road Development Authority	1,322,247	-	-	-
Brownfield Redevelopment Authority	1,250,121	-	-	-
Total component units	**$ 2,572,368**	**$ -**	**$ -**	**$ -**
General revenue:				
Property taxes				
Investment income				
Other miscellaneous income				
Total general revenue				
Change in Net Position				
Net Position - Beginning of year				
Net Position - End of year				

See notes to financial statements.

Component Units
Statement of Activities

Year Ended November 30, 2025

Net (Expense) Revenue and Changes in Net Position			
Economic Development Corporation	Plymouth Road Development Authority	Brownfield Redevelopment Authority	Total
$ -	$ -	$ -	$ -
-	(1,322,247)	-	(1,322,247)
-	-	(1,250,121)	(1,250,121)
-	(1,322,247)	(1,250,121)	(2,572,368)
-	903,281	1,413,105	2,316,386
1,139	3,482	29,251	33,872
-	2,344	-	2,344
1,139	909,107	1,442,356	2,352,602
1,139	(413,140)	192,235	(219,766)
27,342	2,316,507	660,810	3,004,659
$ 28,481	**$ 1,903,367**	**$ 853,045**	**$ 2,784,893**

Note 1 - Significant Accounting Policies

The following is a summary of the significant accounting policies used by the City of Livonia, Michigan:

Reporting Entity

The City of Livonia, Michigan (the "City") is governed by an elected seven-member council. The City's administration operates under the overall direction of an elected mayor. The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units are, in substance, part of the City's operations, even though they are separate legal entities. Thus, blended component units are appropriately presented as funds of the City. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City.

Blended Component Units

The Municipal Building Authority of Livonia is governed by a board that is appointed by the City's mayor. Although it is legally separate from the City, it is reported as if it were part of the primary government because its primary purpose is to finance and construct the City's public buildings. The operations of the Municipal Building Authority are reported as a nonmajor debt service fund.

Fiduciary Component Units

The District Court Funds of District No. 16 (the "District Court") are reported within the custodial funds. Although it is legally separate from the City, it is reported as if it were part of the primary government because of the fiduciary relationship it has with the City.

The City of Livonia Employees' Retirement System, the City of Livonia Police and Fire Revised Retirement Plan, and the City of Livonia Retiree Health and Disability Benefits Plan are governed by a five-member pension board that includes three individuals chosen by the City Council and/or mayor. Although legally separate from the City, the systems are reported as if they were part of the primary government because of the fiduciary responsibility that the City retains relative to the operations of each system. The operations of the Employees' Retirement System, the Police and Fire Revised Retirement Plan, and the Retiree Health and Disability Benefits Plan are reported as pension and other employee benefits fiduciary funds.

Discretely Presented Component Units

The Economic Development Corporation (the "EDC") was created to provide means and methods for the encouragement and assistance of industrial and commercial enterprises in relocating, purchasing, constructing, improving, or expanding within the City so as to provide needed services and facilities of such enterprises to the residents of the City. The EDC's governing body, which consists of eight individuals, is selected by the mayor and approved by the City Council. Internally prepared financial statements for the EDC can be obtained from the City of Livonia Finance Department at 33000 Civic Center Drive, Livonia, MI 48154.

The Plymouth Road Development Authority was created to encourage additional economic activity and growth in the Plymouth Road business district. The Plymouth Road Development Authority's governing body, which consists of 12 individuals, is selected by the mayor and approved by the City Council. Internally prepared financial statements for the Plymouth Road Development Authority can be obtained from the City of Livonia Finance Department at 33000 Civic Center Drive, Livonia, MI 48154.

The Brownfield Redevelopment Authority was created, pursuant to Public Act (PA) 381 of 1996, to promote revitalization of environmentally distressed areas within the 36-square-mile boundary of the City. The Brownfield Redevelopment Authority is funded primarily by property tax revenue captures. The Brownfield Redevelopment Authority is governed by a nine-member board that is designated by the mayor and appointed by the City Council.

The City has excluded the Housing Commission from this report. Even though the City appoints the Housing Commission's directors, it does not have the ability to impose its will.

Note 1 - Significant Accounting Policies (Continued)

Accounting and Reporting Principles

The City follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board (GASB).

Report Presentation

Governmental accounting principles require that financial reports include two different perspectives - the government-wide perspective and the fund-based perspective. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. The government-wide financial statements are presented on the economic resources measurement focus and the full accrual basis of accounting. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. The statements also present a schedule reconciling these amounts to the modified accrual-based presentation found in the fund-based statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes: (1) charges to customers or applicants for goods, services, or privileges provided; (2) operating grants and contributions; and (3) capital grants and contributions, including special assessments. Taxes, unrestricted intergovernmental receipts, and other items not properly included among program revenue are reported instead as general revenue.

As a general rule, the effect of interfund activity has been removed from the government-wide financial statements. Exceptions to this general rule occur when there are charges between the City's water and sewer function and various other functions. Eliminations of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds, if any, are reported as separate columns in the fund financial statements.

Fund Accounting

The City accounts for its various activities in several different funds in order to demonstrate accountability for how it spends certain resources; separate funds allow the City to show the particular expenditures for which specific revenue is used. The various funds are aggregated into three broad fund types:

Governmental Funds

Governmental funds include all activities that provide general governmental services that are not business-type activities. Governmental funds can include the General Fund, special revenue funds, debt service funds, capital project funds, and permanent funds. The City reports the following funds as major governmental funds:

- The General Fund is the primary operating fund because it accounts for all financial resources used to provide government services other than those specifically assigned to another fund.
- The Refuse Disposal System Fund accounts for the operations of the refuse disposal activities of the City. Funding is provided primarily through a local dedicated property tax levy.

Note 1 - Significant Accounting Policies (Continued)

- The Roads and Sidewalks Fund accounts for the funding of road and sidewalk repairs and improvements. Funding is primarily through a local dedicated property tax levy.
- The Senior Center Construction Fund accounts for the funding and construction of the senior center. Funding is primarily through federal and state grants.

Proprietary Funds

Proprietary funds include enterprise funds (which provide goods or services to users in exchange for charges or fees) and internal service funds (which provide goods or services to other funds of the City). The City reports the following fund as a major enterprise fund:

- The Water and Sewer Fund accounts for the activities of the water and sewer distribution system and sewage collection system. Funding is provided primarily through user charges.

The City's Internal Service Fund is used to fund general, workers' compensation, and employee health care liability claims to purchase insurance that provides excess general liability coverage for city employees and property. The fund is financed primarily by charges to the various departments of the City.

Fiduciary Funds

Fiduciary funds include amounts held in a fiduciary capacity for others. These amounts are not used to operate the City's programs. Activities that are reported as fiduciary include the following:

- The Pension and Other Employee Benefits Trust Funds account for the activities of employee benefit plans that accumulate resources for pension and other postemployment benefit (OPEB) payments to qualified employees.
- Custodial funds account for assets held by the City in a trustee capacity.

Interfund Activity

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Furthermore, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

Basis of Accounting

The governmental funds use the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the City has spent its resources.

Note 1 - Significant Accounting Policies (Continued)

Expenditures are reported when the goods are received or the services are rendered. Capital outlays are reported as expenditures (rather than as capital assets) because they reduce the ability to spend resources in the future; conversely, employee benefit costs that will be funded in the future (such as pension and retiree health care-related costs or sick and vacation pay) are not counted until they come due for payment. In addition, debt service expenditures, claims, and judgments are recorded only when payment is due.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the City considers amounts collected within 60 days of year end to be available for recognition. The following major revenue sources meet the availability criterion: state-shared revenue, state gas and weight tax revenue, district court fines, and interest associated with the current fiscal period. Conversely, delinquent personal property taxes, certain state-shared revenue payments, 911 surcharges, special assessments, and other miscellaneous revenue will be collected after the period of availability; receivables have been recorded for these, along with a deferred inflow.

Proprietary funds and fiduciary funds use the economic resources measurement focus and the full accrual basis of accounting. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Specific Balances and Transactions

Cash and Investments

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired. Investments are stated at fair value. Pooled investment income is generally allocated to each fund using a weighted-average balance for the principal held for each fund on a daily basis.

Receivables and Payables

In general, outstanding balances between funds are reported as due to/from other funds. Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide statements as internal balances. All trade and property tax receivables are shown as net of allowance for uncollectible amounts.

Inventories and Prepaid Items

Inventories are valued at cost on a first-in, first-out basis. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in both government-wide and fund financial statements.

Restricted Assets

The revenue bonds of the enterprise funds require amounts to be set aside for bond reserve. Additionally, the unspent bond proceeds are required to be set aside for capital expenses. These amounts have been classified as restricted assets in the Water and Sewer Fund.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

Note 1 - Significant Accounting Policies (Continued)

Infrastructure, buildings, equipment, and vehicles are depreciated using the straight-line method over the following useful lives:

	Depreciable Life - Years
Infrastructure	33 to 40
Road rights	33
Buildings and improvements	25 to 50
Machinery, equipment, and vehicles	2 to 20
Water and sewer distribution systems	50

Long-term Obligations

In the government-wide financial statements and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund-type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bond using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the fund financial statements, governmental fund types recognize bond issuances and premiums as other financing sources and bond discounts as other financing uses. The General Fund and debt service funds are generally used to liquidate governmental long-term debt.

Unearned Revenue

Unearned revenue represents money received that does not yet meet the criteria for revenue recognition. Unearned amounts are reported as liabilities.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows related to bond refunding charges and the pension and OPEB plans, as detailed in Notes 11 and 13, respectively.

In addition to liabilities, the statement of net position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows related to three items. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue from various sources shown in Note 16. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also reports deferred inflows of resources related to lease revenue and the pension and OPEB plans, as detailed in Notes 11 and 13, respectively.

Net Position Flow Assumption

The City will sometimes fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied, except as noted below.

Note 1 - Significant Accounting Policies (Continued)

Fund Balance Flow Assumptions

The City will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. The exceptions to this are the Community Recreation Fund and Capital Improvement Fund, which apply unrestricted fund balance first. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last. This is true for all funds except the Community Recreation Fund and Capital Improvement Fund. As noted above, the policy for these funds is to use unrestricted funds first; therefore, the order of spending is unassigned, restricted, committed, and assigned.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council has, by resolution, authorized the finance director to assign fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally exist only temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Property Tax Revenue

Property taxes are levied on each July 1 and December 1 and become an enforceable lien at that time; the tax is based on the taxable valuation of property as of the preceding December 31. These taxes are due on September 14 and February 14, respectively. Taxes are considered delinquent on March 1 of the following year, at which time penalties and interest are assessed.

The City's 2024 property tax revenue was levied and collectible on December 31, 2024 and is recognized as revenue in the year ended November 30, 2025 when the proceeds of the levy are budgeted and available for the financing of operations.

Note 1 - Significant Accounting Policies (Continued)

The 2024 taxable valuation of the City totaled $5.35 billion. Properties in the Plymouth Road Development Authority (PRDA) are assessed a millage of 2.0000 on July 1. The 2025 taxable valuation of PRDA totaled $444 million. The millages levied by the City and the resulting revenue are as follows:

Purpose	Millage Rate	Approximate Revenue (in 000s)
Operating purposes	3.9673	$ 21,185
Police and fire	0.7931	4,235
Police and fire and snow	1.1900	6,355
Library	0.7931	4,235
Refuse and recycling	2.3662	12,633
Industrial development	0.0093	50
Roads, sidewalks, and trees	0.8721	4,657
Recreation	0.7703	4,114
Public safety	1.6673	8,903
Culture and senior services	0.2449	1,308
Transit and capital improvement	0.4902	2,618
Plymouth Road Development Authority	2.0000	893
Total		$ 71,186

These amounts are recognized in the respective General, special revenue, debt service, and Plymouth Road Development Authority funds financial statements as tax revenue.

The delinquent real property taxes of the City are purchased by Wayne County, Michigan (the "County"). The County sells tax notes, the proceeds of which are used to pay the City for these property taxes. Wayne County, Michigan remitted its purchased delinquent real property taxes in June 2025. Wayne County, Michigan's delinquent real property taxes have been recorded as revenue in the current year.

Pension

The City offers two defined benefit pension plans to certain employees. The City records a net pension liability for the difference between the total pension liabilities calculated by the actuary and the pension plans' fiduciary net position. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Livonia Employees' Retirement System and the City of Livonia Police and Fire Revised Retirement Plan and additions to/deductions from the pension plans' fiduciary net position have been determined on the same basis as they are reported by the pension plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability will be liquidated from the funds from which an individual employee’s salary is paid, primarily the General Fund.

Other Postemployment Benefit Costs

The City offers retiree health care benefits to certain retirees. The City records a net OPEB liability (asset) for the difference between the total OPEB liability calculated by the actuary and the OPEB plan’s fiduciary net position. For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City of Livonia Retiree Health and Disability Benefits Plan and additions to/deductions from the OPEB plan’s fiduciary net position have been determined on the same basis as they are reported by the OPEB plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net OPEB liability will be liquidated from the funds from which an individual employee’s salary is paid, primarily the General Fund.

Note 1 - Significant Accounting Policies (Continued)

Compensated Absences (Vacation and Sick Leave)

It is the City's policy to permit employees to accumulate earned but unused sick and vacation pay benefits, as well as comp time. The compensated absence liabilities are reported in the government-wide and proprietary fund financial statements. A leave liability is recognized due to the leave attributable to services already rendered, leave that accumulates, and leave that is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means.

Proprietary Funds Operating Classification

Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the Water and Sewer Fund, Housing Fund, Golf Course Fund, and Internal Service Fund is charges to customers for sales or services. The Water and Sewer Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for these funds include the cost of sales or services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Leases

The City is a lessee for a noncancelable lease of fiber-optic cable and infrastructure. The City recognizes a lease liability and an intangible right-of-use lease asset (lease asset) in the governmental activities column in the government-wide financial statements. The City recognizes lease assets and liabilities with an initial value of $25,000 or more for single lease contracts and $50,000 or more when the lease involves multiple similar underlying assets.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Note 1 - Significant Accounting Policies (Continued)

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

The City is a lessor for noncancelable leases of cell towers and buildings. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines the discount rate it uses to discount the expected lease receipts to present value, lease term, and lease receipts.

- The City uses the actual rate charged to lessees as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Upcoming Accounting Pronouncements

In April 2024, the Governmental Accounting Standards Board issued Statement No. 103, *Financial Reporting Model Improvements*, which establishes new accounting and financial reporting requirements or modifies existing requirements related to the following: management's discussion and analysis; unusual or infrequent items; presentation of the proprietary fund statement of revenue, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. The provisions of this statement are effective for the City's financial statements for the year ending November 30, 2026.

In September 2024, the Governmental Accounting Standards Board issued Statement No. 104, *Disclosure of Certain Capital Assets*, which requires certain types of capital assets, such as lease assets, intangible right-of-use assets, subscription assets, and other intangible assets, to be disclosed separately by major class of underlying asset in the capital assets note. This statement also requires additional disclosures for capital assets held for sale. The provisions of this statement are effective for the City's financial statements for the year ending November 30, 2026.

In December 2025, the GASB issued Statement No. 105, *Subsequent Events*, which defines subsequent events as transactions that occur after the date of the financial statements but before the financial statements are available to be issued. This statement clarifies the subsequent events that constitute recognized and unrecognized events and establishes specific note disclosure requirements for nonrecognized events. The provisions of this statement are effective for the City's financial statements for the year ending November 30, 2027.

Accounting Changes and Error Corrections

Changes to or within the Financial Reporting Entity

Change in Major Funds

The Senior Center Construction Fund was previously reported as a nonmajor fund but is now reported as a major fund for fiscal year 2025. The effects of this change in major funds are shown in the table below.

Note 1 - Significant Accounting Policies (Continued)

Adjustments to and Restatements of Beginning Balances

During fiscal year 2025, the changes noted above resulted in adjustments to and restatements of beginning fund balance as follows:

	November 30, 2024 As Previously Reported	Change to or within the Financial Reporting Entity	November 30, 2024 As Restated
Governmental funds:			
Major funds:			
General Fund	$ 18,147,658	$ -	$ 18,147,658
Refuse Disposal System Fund	7,262,013	-	7,262,013
Roads and Sidewalks Fund	2,122,799	-	2,122,799
Senior Center Construction Fund	-	292,490	292,490
Nonmajor funds	51,742,802	(292,490)	51,450,312
Total governmental funds	$ 79,275,272	$ -	$ 79,275,272

Note 2 - Stewardship, Compliance, and Accountability

Construction Code Fees

The City oversees building construction in accordance with the State's Construction Code Act, including inspection of building construction and renovation, to ensure compliance with the building codes. The City charges fees for these services. The law requires that collection of these fees be used only for construction code costs, including an allocation of estimated overhead costs. A summary of the current year activity and the cumulative surplus or shortfall generated since January 1, 2000 is as follows:

Cumulative shortfall at December 1, 2024		$ (5,658,664)
Current year building permit revenue		3,148,683
Related expenses:		
Direct costs	$ 2,630,266	
Estimated indirect costs	645,638	3,275,904
Current year net revenue		(127,221)
Cumulative shortfall at November 30, 2025		$ (5,785,885)

Note 3 - Deposits and Investments

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The law also allows investments outside the state of Michigan when fully insured. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications that matures no more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions that are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan.

Note 3 - Deposits and Investments (Continued)

The pension trust funds and retiree health care fund are also authorized by Michigan Public Act 314 of 1965, as amended, to invest in certain reverse repurchase agreements, stocks, diversified investment companies, annuity investment contracts, real estate leased to public entities, mortgages, real estate (if the trust fund's assets exceed $250 million), debt or equity of certain small businesses, certain state and local government obligations, and certain other specified investment vehicles.

The City has designated seven banks for the deposit of its funds. The investment policy adopted by the City Council in accordance with Public Act 196 of 1997 has authorized investment in bonds and securities of the United States government and bank accounts and CDs. The City's deposits and investments are in accordance with statutory authority.

Custodial Credit Risk of Bank Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a deposit policy for custodial credit risk. At year end, the City had bank deposits of $45,107,331 (certificates of deposit and checking and savings accounts) that were uninsured and uncollateralized. In addition, the District Court, a component unit, had bank deposits of $389,710 (checking and savings accounts) that were uninsured and uncollateralized. The City believes that, due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits.

Interest Rate Risk

Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The City's investment policy does not restrict investment maturities other than commercial paper, which can only be purchased with a 270-day maturity.

At year end, the City had the following investments and maturities:

Primary Government	Fair Value	0-5 Years	6-10 Years	More Than 10 Years
U.S. agency securities	$ 13,522,496	$ 13,522,496	$ -	$ -
Municipal bonds	1,076,565	1,076,565	-	-
U.S. Treasury securities	17,193,913	17,193,913	-	-
Bank investment pools	36,764,133	36,764,133	-	-
Total	$ 68,557,107	$ 68,557,107	$ -	$ -

City of Livonia Employees' Retirement System	Fair Value	0-5 Years	6-10 Years	More Than 10 Years
Corporate bonds	$ 9,366,584	$ 6,043,515	$ 2,021,299	$ 1,301,770
Foreign bonds	640,959	472,216	168,743	-
U.S. agency securities	4,332,688	118,841	65,488	4,148,359
U.S. Treasury securities	7,457,674	2,150,491	1,594,504	3,712,679
Collateralized mortgage obligations	1,217,436	130,682	-	1,086,754
Total	$ 23,015,341	$ 8,915,745	$ 3,850,034	$ 10,249,562

Note 3 - Deposits and Investments (Continued)

City of Livonia Retiree Health and Disability Benefits Plan	Fair Value	0-5 Years	6-10 Years	More Than 10 Years
Corporate bonds	$ 4,936,869	$ 3,071,221	$ 1,164,830	$ 700,818
Foreign bonds	741,739	572,026	169,713	-
U.S. agency securities	3,756,574	184,106	24,367	3,548,101
U.S. Treasury securities	8,914,088	5,006,464	737,939	3,169,685
Collateralized mortgage obligations	1,178,674	60,956	49,295	1,068,423
Total	$ 19,527,944	$ 8,894,773	$ 2,146,144	$ 8,487,027

Credit Risk

State law limits investments in commercial paper to the top two ratings issued by nationally recognized statistical rating organizations. The City has no investment policy that would further limit its investment choices. As of November 30, 2025, the credit quality ratings of debt securities (other than the U.S. government) are as follows:

Investment	Fair Value	Rating	Rating Organization
Primary Government			
Bank investment pools	$ 36,764,133	Baa1/P2	Moody's
Municipal bonds	1,076,565	AA	S&P
U.S. agency securities	13,522,496	AA+	S&P
Total	$ 51,363,194		

Investment	Fair Value	Rating	Rating Organization
Fiduciary Funds			
Corporate bond	$ 221,087	Aaa	Moody's
Corporate bond	28,028	Aa1	Moody's
Corporate bond	245,049	A1	Moody's
Corporate bond	148,157	A3	Moody's
Corporate bond	1,141,644	Baa1 and below	Moody's
Corporate bond	12,519,488	NR	N/A
Foreign bonds	41,320	Baa1 and below	Moody's
Foreign bonds	1,341,378	NR	N/A
U.S. agency securities	8,089,262	Aaa	Moody's
Collateralized mortgage obligations	533,554	Aaa	Moody's
Collateralized mortgage obligations	1,862,556	NR	N/A
Total	$ 26,171,523		

There are no limitations or restrictions on participant withdrawals for the $36,764,133 of bank investment pool investments that are recorded at amortized cost.

Concentration of Credit Risk

The City places no limit on the amount it may invest in any one issuer. Investments in the Employees' Retirement System Fund total $216,081,363 at November 30, 2025. Of this total, $16,852,998, or 7.80 percent, is invested in Loomis Senior Fund. Investments in the VEBA Fund total $152,993,015 at November 30, 2025. Of this total, $12,979,291, or 8.48 percent, is invested in Loomis Senior Fund.

Note 4 - Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the assets. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using net asset value (NAV) per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

The City has the following recurring fair value measurements as of November 30, 2025:

	Assets Measured at Fair Value on a Recurring Basis at November 30, 2025			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at November 30, 2025
Investments by Fair Value Level				
Debt securities:				
U.S. Treasury securities	$ 33,565,675	$ -	$ -	$ 33,565,675
Collateralized mortgage obligations	-	2,396,110	-	2,396,110
Corporate bonds	-	14,303,453	-	14,303,453
Foreign bonds and notes	-	1,382,698	-	1,382,698
Government agencies	-	21,611,758	-	21,611,758
Asset-backed securities	-	1,076,565	-	1,076,565
Total debt securities	33,565,675	40,770,584	-	74,336,259
Equity securities:				
Common stock	137,204,381	-	-	137,204,381
Foreign stock	6,144,589	-	-	6,144,589
Mutual funds	115,797,643	-	-	115,797,643
ADR	7,080,630	-	-	7,080,630
REIT	1,496,540	-	-	1,496,540
Short-term investments	-	3,592,666	-	3,592,666
Total equity securities	267,723,783	3,592,666	-	271,316,449
Total investments by fair value level	$ 301,289,458	$ 44,363,250	$ -	345,652,708
Investments measured at NAV:				
Real estate funds				28,474,080
CIF - Fixed income				30,182,007
CIF - Equity				13,278,287
Total investments measured at NAV				71,934,374
Total investments				$ 417,587,082

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities.

Note 4 - Fair Value Measurements (Continued)

The fair value of collateralized mortgage obligations, corporate bonds, foreign bonds and notes, government agency securities, municipal bonds, and short-term investments at November 30, 2025 was determined primarily based on Level 2 inputs. The City's foreign investments are not subject to foreign currency risk, as they are not denominated in foreign currencies. The City estimates the fair value of these investments using other inputs, such as interest rates and yield curves, that are observable at commonly quoted intervals.

The valuation method for investments measured at net asset value per share (or its equivalent) is presented in the following table.

Investments in Entities that Calculate Net Asset Value per Share

The City holds shares or interests in investment companies where the fair value of the investments is measured on a recurring basis using net asset value per share (or its equivalent) of the investment companies as a practical expedient.

As of November 30, 2025, the fair value, unfunded commitments, and redemption rules of those investments are as follows:

	Fair Value	Unfunded Commitments	Redemption Frequency, if Eligible	Redemption Notice Period
Real estate funds	$ 28,474,080	$ -	Unlimited	12 months
CIF - Fixed income	30,182,007	-	Unlimited	15 business days
CIF - Equity	13,278,287	-	Unlimited	None
Total investments measured at NAV	$ 71,934,374	$ -		

The real estate funds class includes the Alidade Capital Fund and the Valstone Opportunity Fund that invest primarily in U.S. commercial real estate. The fair values of the investments in this class have been estimated using net asset value of the City's ownership interest in partners' capital. Net income earned and amounts received from payoffs of investments will be distributed to the participants as cash is available until all funds are distributed.

The CIF - fixed income class includes the Loomis Sayles Senior Loan Fund, which invests primarily in bank loans. The fair values of the investments in this class have been estimated using net asset value of the City's ownership interest in the market value of the total fund.

The CIF - equity class includes the Harris Associates Oakmark International Fund, which invests primarily in foreign stock. The fair values of the investments in this class have been estimated using net asset value of the City's ownership interest in the market value of the total fund.

Note 5 - Capital Assets

Capital asset activity of the City's governmental and business-type activities was as follows:

Governmental Activities

	Balance December 1, 2024	Reclassifications	Additions	Disposals and Adjustments	Balance November 30, 2025
Capital assets not being depreciated:					
Land	$ 35,278,628	$ -	$ -	$ -	$ 35,278,628
Construction in progress	5,806,081	(1,875,500)	19,927,882	-	23,858,463
Subtotal	41,084,709	(1,875,500)	19,927,882	-	59,137,091
Capital assets being depreciated:					
Infrastructure	244,302,036	-	13,490,018	-	257,792,054
Buildings and improvements	121,723,412	1,875,500	317,267	-	123,916,179
Equipment and vehicles	59,049,766	-	6,041,712	(1,867,184)	63,224,294
Lease assets - Equipment and vehicles	672,502	-	-	-	672,502
Subtotal	425,747,716	1,875,500	19,848,997	(1,867,184)	445,605,029
Accumulated depreciation:					
Infrastructure	105,579,227	-	6,144,146	-	111,723,373
Buildings and improvements	67,287,608	-	2,588,170	-	69,875,778
Equipment and vehicles	35,439,110	-	4,209,071	(1,520,518)	38,127,663
Lease assets - Equipment and vehicles	106,479	-	67,250	-	173,729
Subtotal	208,412,424	-	13,008,637	(1,520,518)	219,900,543
Net capital assets being depreciated	217,335,292	1,875,500	6,840,360	(346,666)	225,704,486
Net governmental activities capital assets	$ 258,420,001	$ -	$ 26,768,242	$ (346,666)	$ 284,841,577

Note 5 - Capital Assets (Continued)

Business-type Activities

	Balance December 1, 2024	Reclassifications	Additions	Disposals and Adjustments	Balance November 30, 2025
Capital assets not being depreciated:					
Land	$ 5,164,436	$ -	$ -	$ -	$ 5,164,436
Construction in progress	9,706,484	(14,116,180)	6,233,378	-	1,823,682
Subtotal	14,870,920	(14,116,180)	6,233,378	-	6,988,118
Capital assets being depreciated:					
Water and sewer distribution	187,819,433	12,462,035	920,679	-	201,202,147
Buildings and building improvements	21,918,794	-	-	-	21,918,794
Machinery and equipment	2,168,633	1,654,145	128,560	(159,429)	3,791,909
Vehicles	4,685,343	-	344,341	(86,490)	4,943,194
Land improvements	3,069,555	-	-	-	3,069,555
Subtotal	219,661,758	14,116,180	1,393,580	(245,919)	234,925,599
Accumulated depreciation:					
Water and sewer distribution	98,433,393	-	3,426,116	-	101,859,509
Buildings and building improvements	7,665,634	-	481,410	-	8,147,044
Machinery and equipment	1,686,679	-	56,520	(143,942)	1,599,257
Vehicles	3,026,455	-	435,362	(92,135)	3,369,682
Land improvements	2,944,315	-	13,799	-	2,958,114
Subtotal	113,756,476	-	4,413,207	(236,077)	117,933,606
Net capital assets being depreciated	105,905,282	14,116,180	(3,019,627)	(9,842)	116,991,993
Net business-type activities capital assets	$ 120,776,202	$ -	$ 3,213,751	$ (9,842)	$ 123,980,111

Capital asset activity for the City's component unit for the year ended November 30, 2025 was as follows:

Component Unit - Plymouth Road Development Authority

	Balance December 1, 2024	Reclassifications	Additions	Disposals and Adjustments	Balance November 30, 2025
Capital assets not being depreciated - Land	$ 474,048	$ -	$ 321,143	$ -	$ 795,191
Capital assets being depreciated - Land improvements	12,195,788	-	-	-	12,195,788
Accumulated depreciation - Land improvements	12,078,553	-	30,724	-	12,109,277
Net capital assets being depreciated	117,235	-	(30,724)	-	86,511
Net capital assets	$ 591,283	$ -	$ 290,419	$ -	$ 881,702

Note 5 - Capital Assets (Continued)

Depreciation expense was charged to programs of the primary government as follows:

Governmental activities:	
General government	$ 653,828
Public safety	2,041,123
Public works	7,899,693
Recreation and culture	2,413,993
Total governmental activities	$ 13,008,637
Business-type activities:	
Water and Sewer	$ 4,116,622
Golf Course	28,830
Housing	267,755
Total business-type activities	$ 4,413,207

Construction Commitments

The City has active construction projects at year end. At year end, the City's commitments with contractors are as follows:

	Spent to Date	Remaining Commitment
Street and sidewalk projects	$ 16,976,643	$ 1,257,618
Water, drain, and sewer projects	16,104,704	981,087
Senior center	21,238,093	4,267,517
Fire station improvements	283,445	706,147
Total	$ 54,602,885	$ 7,212,369

Note 6 - Interfund Receivables, Payables, and Transfers

The composition of interfund balances is as follows:

Receivable Fund	Payable Fund	Amount
General Fund	VEBA	$ 1,020,637
	Nonmajor governmental funds	35,422
	Total General Fund	1,056,059
Employees' Retirement System	General Fund	267,290
	Nonmajor governmental funds	118
	Water and Sewer Fund	142
	Total Employees' Retirement System	267,550
VEBA	Water and Sewer Fund	8,879
	Nonmajor governmental funds	7,399
	Total VEBA	16,278
Police and Fire Revised Retirement Plan	General Fund	307,443
	Total	$ 1,647,330

Note 6 - Interfund Receivables, Payables, and Transfers (Continued)

These balances result from the time lag between the dates that goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made.

Interfund transfers reported in the fund financial statements are composed of the following:

Paying Fund (Transfer Out)	Receiving Fund (Transfer In)	Amount
General Fund	Nonmajor governmental funds	$ 2,850,151
Nonmajor governmental funds	Nonmajor governmental funds	9,919,636
	Roads and Sidewalks Fund	7,500,000
	Senior Center Construction Fund	2,000,000
	Total nonmajor governmental funds	19,419,636
Golf Course Fund	Nonmajor governmental funds	150,000
	Total	$ 22,419,787

The transfer from the General Fund to the nonmajor governmental funds is unrestricted resources to finance capital projects and general obligation debt service in accordance with budgetary authorizations.

The majority of transfers between the nonmajor governmental funds are for gas and weight tax revenue from the Major Streets Fund to the Local Streets Fund in accordance with Act 51. Most of the remaining transfers relate to debt service and capital projects.

The transfer from the nonmajor governmental funds to the Roads and Sidewalks Fund is for gas and weight tax revenue that has been passed through the Local Streets Fund from the Major Streets Fund in accordance with Act 51.

The transfer from the nonmajor governmental funds to the Senior Center Construction Fund was for capital improvements.

The transfer from the Golf Course Fund to nonmajor governmental funds were for capital improvements.

Note 7 - Long-term Debt

The City issues bonds to provide for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the City. County contractual agreements are also general obligations of the City. Revenue bonds involve a pledge of specific income derived from the acquired or constructed assets to pay debt service.

Note 7 - Long-term Debt (Continued)

Long-term debt activity for the year ended November 30, 2025 can be summarized as follows:

Governmental Activities

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds and contracts payable -							
Other debt - Building Authority Bonds:							
2015 MBA Refunding Bonds: Amount of issue - $2,050,000 Maturing through 2025	2.47%	$160,000 - $300,000	$ 175,000	$ -	$ (175,000)	$ -	$ -
2016 MBA Refunding Bonds: Amount of issue - $6,180,000 Maturing through 2033	4.00%	$305,000 - $540,000	4,140,000	-	(390,000)	3,750,000	405,000
2017 MBA Refunding Bonds: Amount of issue - $19,980,000 Maturing through 2030	3.00% - 5.00%	$1,250,000 - $1,945,000	10,375,000	-	(1,545,000)	8,830,000	1,600,000
Installment purchases			363,729	121,740	(139,080)	346,389	138,745
Unamortized bond premiums			1,338,229	-	(200,312)	1,137,917	200,310
Total bonds and contracts payable			16,391,958	121,740	(2,449,392)	14,064,306	2,344,055
Leases			537,529	-	(61,638)	475,891	63,149
General liability claims, workers' compensation, and health insurance claims (Note 9)			2,571,950	-	(432,516)	2,139,434	-
Compensated absences			11,101,722	-	(1,269,723)	9,831,999	957,609
Landfill closure and postclosure			737,491	17,096	-	754,587	-
Total governmental activities long-term debt			$ 31,340,650	$ 138,836	$ (4,213,269)	$ 27,266,217	$ 3,364,813

The claims liability will generally be liquidated through the City's self-insurance Internal Service Fund. That fund will finance the payment of those claims by charging the other funds based on management's assessment of the relative insurance risk that should be assumed by individual funds.

Note 7 - Long-term Debt (Continued)

Business-type Activities

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds and contracts payable - Direct borrowings and direct placements:							
2013 State of Michigan Clean Water Program State Revolving Loan: Amount of issue - $3,620,000 Maturing through 2034	2.00%	$125,000 - $220,000	$ 1,870,730	$ -	$ (170,000)	$ 1,700,730	$ 175,000
2014 State of Michigan Drinking Water Program Revolving Loan: Amount of issue - $3,552,013 Maturing through 2036	2.00%	$145,000 - $235,000	1,987,013	-	(180,000)	1,807,013	185,000
2015 State of Michigan Drinking Water Program Revolving Loan: Amount of issue - $7,104,415 Maturing through 2040	2.50%	$274,415 - $570,000	3,877,894	-	(280,000)	3,597,894	290,000
2020 State of Michigan Drinking Water Program Revolving Loan: Amount of issue - $9,160,000 Maturing through 2040	2.00%	$375,000 - $550,000	7,141,630	-	(380,500)	6,761,130	385,500
2021 State of Michigan Drinking Water Program Revolving Loan: Amount of issue - $5,337,668 Maturing through 2041	1.875%	$222,668 - $315,000	4,176,889	-	(210,000)	3,966,889	215,000
2023 Water Supply and Wastewater System Revenue Bonds: Amount of issue - $6,295,000 Maturing through 2043	5.00% - 5.25%	$200,000 - $480,000	6,095,000	-	(200,000)	5,895,000	210,000
Unamortized bond premiums			275,454	-	(14,497)	260,957	-
Total direct borrowings and direct placements principal outstanding			25,424,610	-	(1,434,997)	23,989,613	1,460,500
Compensated absences			636,702	-	(95,625)	541,077	59,233
Total business-type activities long-term debt			$ 26,061,312	$ -	$ (1,530,622)	$ 24,530,690	$ 1,519,733

The changes in the compensated absences liabilities presented in the tables above reflect the net additions and reductions during the reporting period.

Note 7 - Long-term Debt (Continued)

Revenue Bonds

The City has pledged substantially all of the Water and Sewer Fund, net of operating expenses, to repay the water and sewer revenue bonds listed below. Proceeds from the bonds provided financing for improvements to the water and sewer system. The bonds are payable solely from the net revenue of the water and sewer system. The remaining principal and interest to be paid on the bonds total approximately $29.7 million. During the current year, net revenue of the system was $12 million, compared to annual debt requirements of approximately $2.1 million.

Conduit Debt Obligations

The City has issued Industrial Development Revenue Bonds and Economic Development Corporation Bonds under state law, which authorizes municipalities under certain circumstances to acquire and lease industrial sites, buildings, and equipment and lease them to third parties. The revenue bonds issued are payable solely from the net revenue derived from the respective leases and are not a general obligation of the City. After these bonds are issued, all financial activity is taken over by the paying agent. The bonds and related lease contracts are not reflected in the City's financial statements. Information regarding the status of each bond issue, including possible default, must be obtained from the paying agent or other knowledgeable source. The aggregate original issue amount was $83,667,000.

Excluded from the City's financial statements are bonds issued by the Economic Development Corporation in October 2024. This debt is conduit debt under GASB 91, of which the issuer is not to record a liability and has limited commitment, which involves no responsibility for debt service beyond resources provided by the third-party obligor. The original issue amount of bonds was $17,000,000 and, as of November 30, 2025, approximately $15,790,000 remains outstanding.

Debt Service Requirements to Maturity

Annual debt service requirements to maturity for the above bonds and note obligations are as follows:

	Governmental Activities			Business-type Activities		
	Other Debt			Direct Borrowings and Direct Placements		
Years Ending November 30	Principal	Interest	Total	Principal	Interest	Total
2026	$ 2,143,745	$ 535,400	$ 2,679,145	$ 1,460,500	$ 669,239	$ 2,129,739
2027	2,243,020	459,743	2,702,763	1,490,500	631,510	2,122,010
2028	2,233,485	346,751	2,580,236	1,530,500	592,782	2,123,282
2029	2,336,139	235,788	2,571,927	1,560,500	552,897	2,113,397
2030	2,420,000	120,125	2,540,125	1,615,500	511,999	2,127,499
2031-2035	1,550,000	94,800	1,644,800	8,292,744	1,903,123	10,195,867
2036-2040	-	-	-	6,111,524	915,233	7,026,757
2041-2043	-	-	-	1,666,888	152,210	1,819,098
Total	$ 12,926,389	$ 1,792,607	$ 14,718,996	$ 23,728,656	$ 5,928,993	$ 29,657,649

Bond Refunding

In previous years, the City defeased certain bonds by completing an advance refunding. As of November 30, 2025, there is still $7,985,000 of bonds outstanding that are considered defeased.

Note 8 - Restricted Assets

Business-type Activities

In accordance with the provisions of the Water Supply and Wastewater System Revenue Bonds, the City is required to set aside moneys in a bond reserve account. At November 30, 2025, the City set aside $2,390,702 of cash and cash equivalents to comply with these requirements. Additionally, the Water and Sewer Fund held $113,927 of unspent bond proceeds as of November 30, 2025 that have also been classified as restricted assets.

Note 9 - Risk Management

The City is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The City has purchased commercial insurance for medical benefits and workers' compensation and participates in the Michigan Municipal Risk Management Authority (the "Authority").

The Michigan Municipal Risk Management Authority risk pool program operates as a claims servicing pool for amounts up to member retention limits and operates as a common risk-sharing management program for losses in excess of member retention amounts. Although premiums are paid annually to the Authority, which it uses to pay claims up to the retention limits, the ultimate liability for those claims remains with the City.

The City estimates the liability for general liability, workers' compensation, and medical claims that have been incurred through the end of the fiscal year, including claims that have been reported and those that have not yet been reported. These estimates are recorded in the Self-insurance Internal Service Fund. The estimated liability for property loss, general liability, workers' compensation, and medical claims is recorded within the governmental activities column in the statement of net position. Changes in the estimated liability for the past two fiscal years were as follows:

	General Liability		Workers' Compensation		Medical Claims	
	2025	2024	2025	2024	2025	2024
Estimated liability - Beginning of year	$ 794,869	$ 1,126,328	$ 1,012,703	$ 844,192	$ 764,378	$ 638,690
Estimated claims incurred, including changes in estimates	1,481,470	877,342	284,363	823,841	12,993,585	11,749,907
Claim payments	(1,391,752)	(1,208,801)	(532,342)	(655,330)	(13,267,840)	(11,624,219)
Estimated liability - End of year	$ 884,587	$ 794,869	$ 764,724	$ 1,012,703	$ 490,123	$ 764,378

The City is subject to various legal proceedings and claims that arise in the ordinary course of its business. The City believes that the amount, if any, of ultimate liability with respect to legal actions will be insignificant or will be covered by insurance.

Note 10 - Defined Contribution Pension Plan

The City of Livonia Employees' Retirement System Defined Contribution Plan is administered by the City of Livonia Employees' Retirement System and the City of Livonia, Michigan. The plan was established under Section 401(a) of the Internal Revenue Code for the following employees:

- General employee members - All members hired on or after March 17, 1997
- Police lieutenant and sergeant members - All members hired on or after December 8, 1997 who have elected not to participate in the City of Livonia Police and Fire Revised Retirement Plan
- Police officer members - All members hired on or after November 24, 1998 who have elected not to participate in the City of Livonia Police and Fire Revised Retirement Plan

Note 10 - Defined Contribution Pension Plan (Continued)

- Firefighter members - All members hired on or after July 1, 1998 who have elected not to participate in the City of Livonia Police and Fire Revised Retirement Plan

In addition, the plan covers all employees electing to transfer from the City's defined benefit pension plan (see Note 11).

In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. As established by the City through collective bargaining agreements, the City contributes a percentage of employees' earnings as follows:

	Employees Transferring from the Defined Benefit Pension Plan		New Employees Hired after the Effective Dates Noted Above	
	Employer Contribution	Employee Contribution	Employer Contribution	Employee Contribution
General*	14.00 %	4.50 %	11.00 %	4.50 %
Police lieutenants and sergeants	14.00	5.21	14.00	5.21
Police	14.00	5.00	14.00	5.00
Fire	14.00	4.50	14.00	4.50

*For general employees, the employee contribution can range from 4.00 to 4.50 percent for employees transferring from the defined benefit pension plan and 4.00 to 4.50 percent for new employees hired after March 17, 1997.

The employee contribution percentages noted above represent the minimum required contribution. Employees are permitted to contribute additional amounts up to the maximum allowed by law.

The City's contributions for each employee are fully vested after four years of service.

In accordance with the above requirements, the City contributed $3,371,349 during the current year, and employees contributed $1,310,026.

Note 11 - Pension Plans

Plan Description

City of Livonia Employees' Retirement System

The City of Livonia Employees' Retirement System administers the City of Livonia Employees' Retirement System (the "System"), a single-employer defined benefit pension plan that provides retirement, disability, and death benefits to the following employees of the City unless they elected to transfer to the City's 401(a) defined contribution pension plan (see Note 10):

- General employee members - All members hired prior to March 17, 1997 and their beneficiaries
- Police lieutenant and sergeant members - All members hired prior to December 8, 1997 and their beneficiaries
- Police officer members - All members hired prior to November 24, 1998 and their beneficiaries
- Firefighter members - All members hired prior to July 1, 1998 and their beneficiaries

The financial statements of the pension system are included in these financial statements as a pension and other employee benefits trust fund (a fiduciary fund).

Note 11 - Pension Plans (Continued)

Management of the plan is vested in the System's board of trustees, which consists of five members: the mayor or mayor's designated administrative representative, a member of the City Council to be selected by the Council, a member of the Civil Service Commission, a police or fire member to be elected by the police and fire members, and a member of any retirement plan established by city ordinance who is not a police or fire member to be elected by the members of any retirement plan established by city ordinance other than police and fire members.

City of Livonia Police and Fire Revised Retirement Plan

The City of Livonia Police and Fire Revised Retirement Plan administers the City of Livonia Police and Fire Revised Retirement Plan (PFRRP), a single-employer defined benefit pension plan established in 2021 that provides retirement, disability, and death benefits to all police and fire employees of the City who are not eligible for the City of Livonia Employees' Retirement System and elected to participate in the PFRRP instead of the City's 401(a) defined contribution pension plan (see Note 10). Members converting to the PFRRP from the defined contribution plan had a one-time option to purchase between one and three years of service credit in the PFRRP.

The financial statements of the pension system are included in these financial statements as a pension and other employee benefits trust fund (a fiduciary fund).

Management of the plan is vested in the same board of trustees as the System.

Benefits Provided

City of Livonia Employees' Retirement System

The System provides retirement, disability, and death benefits as follows:

- General Members - Eligible after 30 years of service regardless of age or age 55 with 10 years of service. Permanent part-time general members need only 10 calendar years of membership instead of 10 years of credited service. Pension amount is 2.5 percent of the member's average final compensation (AFC) times years of credited service (maximum is 75 percent of AFC).
- Police Officers, Sergeants, and Lieutenants - Eligible after 25 years of service regardless of age or age 52 with 10 years of service (age 50 with 10 years but less than 25 years of service - early retirement with reduced benefit of 0.5 percent per month below age 52). Pension amount is 2.8 percent of the member's average final compensation times the first 24 years of credited service, plus 7.8 percent of AFC for the 25th year of credited service (maximum is 75 percent of AFC).
- Police Command - Eligible after 25 years of service regardless of age or age 50 with 10 years of service (age 48 with 10 years but less than 25 years of service - early retirement with reduced benefit of 0.5 percent per month below age 50). Pension amount is 2.8 percent of the member's average final compensation times the years of credited service (maximum is 75 percent of AFC).
- Fire Members - Eligible after 25 years of service regardless of age or age 52 with 10 years of service (age 50 with 10 years but less than 25 years of service - early retirement with reduced benefit of 0.5 percent per month below age 52). Pension amount is 2.8 percent of the member's average final compensation times the years of credited service (maximum is 75 percent of AFC).

Average final compensation is the average of the highest annual compensation received during any 3 years of service contained within the 10 years of service immediately preceding retirement, including base salary, longevity, shift differential, paid time off, holiday pay, and payment of accumulated vacation time up to the limits established by the respective bargaining agreements. In addition, merit pay is included for police members, and paramedic/EMT or ALS bonuses are included for firefighters.

Note 11 - Pension Plans (Continued)

Benefit terms provide for annual cost of living adjustments to each member's retirement allowance subsequent to the member's retirement date. The monthly adjustments vary between $20 and $375 depending on year of retirement and amount of years past retirement.

Plan members are eligible for disability retirement upon termination of city employment by reason of total and permanent disability after completing at least 10 full years of credited service, except that in the event of a duty disability, the 10-year service requirement is waived. Special age and service requirements apply in the calculation of the disability benefit provided.

City of Livonia Police and Fire Revised Retirement Plan

The System provides retirement, disability, and death benefits as follows for all eligible participants: Eligible after 25 years of service regardless of age or age 52 with 15 years of service. Pension amount is 2.5 percent of the member's average final compensation times the years of credited service (maximum is 75 percent of AFC).

Average final compensation is the average of the highest annual compensation received during any 3 years of service contained within the 10 years of service immediately preceding retirement, including base salary or wages, worker’s compensation wage loss benefits with supplemental pay not to exceed regular base wages, and any other financial compensation from which pension contributions are withheld.

Plan members are eligible for disability retirement upon termination of city employment by reason of total and permanent disability after completing at least 10 full years of credited service, except that in the event of a duty disability, the 10-year service requirement is waived. Special age and service requirements apply in the calculation of the disability benefit provided.

Employees Covered by Benefit Terms

The following members were covered by the benefit terms:

	City of Livonia Employees' Retirement System	City of Livonia Police and Fire Revised Retirement Plan
Date of member count	November 30, 2025	November 30, 2025
Inactive plan members or beneficiaries currently receiving benefits	524	4
Inactive plan members entitled to but not yet receiving benefits	2	36
Active plan members	3	167
Total employees covered by the plan	529	207

Contributions

Article 9, Section 24 of the State of Michigan constitution requires that financial benefits arising on account of employee service rendered in each year be funded during that year. Accordingly, the System's board of trustees retains an independent actuary to determine the annual contribution. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. Contribution requirements of plan members are established and may be amended by the board of trustees in accordance with the city charter, union contracts, and plan provisions. For the year ended November 30, 2025, the average active member contribution rate ranged from 2.55 to 7.30 percent of annual pay for the Employees' Retirement System and 8.00 percent for the Police and Fire Revised Retirement Plan. The funding policy provides for periodic employer contributions at actuarially determined rates.

Note 11 - Pension Plans (Continued)

Net Pension Liability

The City chooses a date for each pension plan to measure its net pension liability. This is based on the measurement date of each pension plan, which may be based on a comprehensive valuation as of that date or based on an earlier valuation that has used procedures to roll the information forward to the measurement date.

	City of Livonia Employees' Retirement System	City of Livonia Police and Fire Revised Retirement Plan
Measurement date used for the City NPL	November 30, 2025	November 30, 2025
Based on a comprehensive actuarial valuation as of	November 30, 2025	November 30, 2025

Changes in the net pension liability (asset) during the measurement year were as follows:

City of Livonia Employees' Retirement System

	Increase (Decrease)		
Changes in Net Pension Liability	Total Pension Liability	Plan Net Position	Net Pension Liability
Balance at November 30, 2024	$ 228,455,535	$ 218,306,752	$ 10,148,783
Changes for the year:			
Service cost	88,468	-	88,468
Interest	15,275,937	-	15,275,937
Differences between expected and actual experience	209,434	-	209,434
Contributions - Employer	-	3,182,220	(3,182,220)
Contributions - Employee	-	32,439	(32,439)
Net investment income	-	15,586,106	(15,586,106)
Benefit payments, including refunds	(20,632,669)	(20,632,669)	-
Administrative expenses	-	(244,522)	244,522
Net changes	(5,058,830)	(2,076,426)	(2,982,404)
Balance at November 30, 2025	$ 223,396,705	$ 216,230,326	$ 7,166,379

The plan's fiduciary net position represents 96.79 percent of the total pension liability.

Note 11 - Pension Plans (Continued)

City of Livonia Police and Fire Revised Retirement Plan

Changes in Net Pension Liability (Asset)	Increase (Decrease) Total Pension Liability	Plan Net Position	Net Pension Liability (Asset)
Balance at November 30, 2024	$ 14,051,064	$ 13,527,336	$ 523,728
Changes for the year:			
Service cost	3,408,747	-	3,408,747
Interest	1,211,908	-	1,211,908
Differences between expected and actual experience	(189,079)	-	(189,079)
Contributions - Employer	-	2,669,665	(2,669,665)
Contributions - Employee	-	1,214,437	(1,214,437)
Net investment income	-	1,195,996	(1,195,996)
Benefit payments, including refunds	(293,693)	(293,693)	-
Administrative expenses	-	(56,107)	56,107
Net changes	4,137,883	4,730,298	(592,415)
Balance at November 30, 2025	$ 18,188,947	$ 18,257,634	$ (68,687)

The plan's fiduciary net position represents 100.38 percent of the total pension liability.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended November 30, 2025, the City recognized pension cost recovery of $953,637 for the System and pension expense of $2,383,818 for the Police and Fire Revised Retirement Plan.

At November 30, 2025, the City reported deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 1,729,523	$ 171,890
Net difference between projected and actual earnings on pension plan investments	-	8,555,039
Total	$ 1,729,523	$ 8,726,929

Amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ending November 30	Amount
2026	$ 2,286,456
2027	(5,194,010)
2028	(4,984,079)
2029	(40,357)
2030	155,763
Thereafter	778,821
Total	$ (6,997,406)

Note 11 - Pension Plans (Continued)

Actuarial Assumptions

The total pension liability in each actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement:

	City of Livonia Employees' Retirement System	City of Livonia Police and Fire Revised Retirement Plan
Inflation	2.50 percent	2.50 percent
Salary increases (including inflation)	4.00 percent	6.00 percent
Investment rate of return (net of investment expenses)	7.00 percent	7.00 percent
Mortality rates	Pub-2010 Mortality Table with MP-2021 Generational Improvement	Pub-2010 Mortality Table with MP-2021 Generational Improvement

The actuarial assumptions used in the November 30, 2025 valuations were based on the results of an actuarial experience study performed in 2021.

Discount Rate

As shown below, the discount rate used to measure the total pension liability was determined after considering a projection of the cash flows to determine whether the future contributions (made at the current contribution rates) will be sufficient to allow the pension plans' fiduciary net position to make all projected future benefit payments of current active and inactive employees.

	City of Livonia Employees' Retirement System	City of Livonia Police and Fire Revised Retirement Plan
Assumed investment rate of return	7.00 percent	7.00 percent
Are contributions expected to be sufficient to allow fiduciary net position to pay future benefits?	Yes	Yes
Discount rate used to measure TPL	7.00 percent	7.00 percent

Note 11 - Pension Plans (Continued)

Investment Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The expected rates of return for both plans are as follows:

Asset Class	Long-term Expected Real Rate of Return - Livonia Employees' Retirement System	Long-term Expected Real Rate of Return - Police and Fire Revised Retirement Plan
Domestic large-cap value stocks	5.80 %	5.80 %
Domestic large-cap growth stocks	6.10	6.10
Domestic small-cap value/core stocks	5.90	5.90
International stocks	4.90	4.90
U.S. core fixed income	1.30	1.30
Global fixed income	1.20	-
High-yield fixed income	3.00	3.00
Bank loans	3.00	-
Real estate (direct)	4.20	-
Real estate investment trusts	3.50	-
Global balanced strategy	-	5.13

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liabilities (assets) of the City, calculated using the current discount rates, as well as what the City's net pension liabilities (assets) would be if they were calculated using discount rates that are 1 percentage point lower (6.00 percent for both the Employees' Retirement System and the Police and Fire Revised Retirement Plan) or 1 percentage point higher (8.00 percent for both the Employees' Retirement System and the Police and Fire Revised Retirement Plan) than the current rate:

	1 Percentage Point Decrease	Current Discount Rate	1 Percentage Point Increase
Net pension liability (asset) of the City of Livonia Employees' Retirement System	$ 28,349,595	$ 7,166,379	$ (10,841,117)
Net pension liability (asset) of the City of Livonia Police and Fire Revised Retirement Plan	3,128,358	(68,687)	(2,646,762)

Investment Policy

The systems' policies in regard to the allocation of invested assets are established and may be amended by the systems' board of trustees by a majority vote of its members. It is the policy of the systems' board of trustees to pursue an investment strategy that manages risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The systems' investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans.

Note 11 - Pension Plans (Continued)

The following was the adopted asset allocation policy of both pension plans as of November 30, 2025:

Asset Class	Target Allocation - Livonia Employees' Retirement System	Target Allocation - Police and Fire Revised Retirement Plan
Cash	2.00 %	2.00 %
Domestic large-cap value stocks	20.00	20.00
Domestic large-cap growth stocks	15.00	15.00
Domestic small-cap value/core stocks	10.00	10.00
International stocks	10.00	10.00
U.S. core fixed income	20.00	23.00
Global fixed income	5.00	-
High-yield fixed income	5.00	10.00
Bank loans	5.00	-
Real estate (direct)	4.00	-
Real estate investment trusts	4.00	-
Global balanced strategy	-	10.00

Rate of Return

For the year ended November 30, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 7.64 percent for the Employees' Retirement System and 8.10 percent for the Police and Fire Revised Retirement Plan. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Note 12 - Pension Plan Reserves

In accordance with plan documents, the following reserves are required to be set aside within the pension plans:

The pension reserve fund (retiree reserve) is to be computed annually by the actuary as the present value of estimated benefit payments for all current retirees. The amounts reserved may be used solely to pay monthly retiree benefit payments.

The pension savings fund (employee reserve) is credited as employee contributions are received throughout the year; the System maintains a record of the amount contributed by each employee and credits interest annually at a rate of 4 percent. For any employee who terminates before vesting in the pension plan, the employee's balance is returned to the employee; for those who stay until retirement, the balance is transferred into the retiree reserve.

The pension accumulation fund (employer reserve) account is used to account for the residual net position balance in the pension plan after funding the above two reserves.

The balances of the reserve accounts at November 30, 2025 are as follows:

	Required Reserve - Employees' Retirement System	Amount Funded - Employees' Retirement System	Required Reserve - Police and Fire Revised Retirement Plan	Amount Funded - Police and Fire Revised Retirement Plan
Pension reserve fund	$ 193,526,659	$ 193,526,659	$ 1,439,518	$ 1,439,518
Pension savings fund	451,300	451,300	4,715,756	4,715,756
Pension accumulation fund	-	22,252,367	-	12,102,360

Note 13 - Other Postemployment Benefit Plan

Plan Description

The board of trustees of the City of Livonia Employees' Retirement System administers the City of Livonia Retiree Health and Disability Benefits Plan (the "VEBA"), a multiemployer, cost-sharing defined benefit OPEB plan that is used to provide medical and health care benefits, including hospitalization and disability benefits, for the welfare of eligible retirees and their spouses and eligible dependents of the City of Livonia, Michigan and the Livonia Housing Commission. Most retirees of the defined benefit pension plan and the defined contribution pension plan and their beneficiaries and future retirees who complete 10 years or more of credited service are eligible. Effective December 1, 2009, certain newly hired employees receive a health reimbursement account instead of being eligible for the VEBA. As of November 30, 2012, the plan began to provide Health Reimbursement Savings Accounts (HRSA) to all new hires in lieu of the VEBA medical benefits.

The financial statements of the OPEB plan are included in these financial statements as a pension and other employee benefits trust fund (a fiduciary fund).

Management of the VEBA is vested with the board of trustees of the City of Livonia Employees' Retirement System, which consists of five members: the mayor or mayor's designated administrative representative, a member of the City Council to be selected by the City Council, a member of the Civil Service Commission, a police or fire member to be elected by the police and fire members, and a member of any retirement plan established by city ordinance who is not a police or fire member to be elected by the members of any retirement plan established by city ordinance other than police and fire members.

Benefits Provided

The VEBA provides medical and health care benefits, including hospitalization and disability benefits, to eligible retirees and their spouses and eligible dependents. Benefits are provided through a combination of third-party insurers and the City's self-insurance program. Of the total cost of benefits, 100 percent is covered by the VEBA for defined benefit pension plan members, and between 100 and 50 percent of the total cost of the benefits is covered by the VEBA for defined contribution pension plan members, depending on age and service requirements.

Employees Covered by Benefit Terms

The following members were covered by the benefit terms:

Date of member count	November 30, 2025
Inactive plan members or beneficiaries currently receiving benefits	678
Inactive plan members entitled to but not yet receiving benefits	33
Active plan members	464
Total plan members	1,175

Contributions

The obligation to contribute to and maintain the VEBA was established by negotiation with certain bargaining units, including general and administrative employees. The funding policy provides for periodic employer contributions at actuarially determined rates per a funding valuation. For the year ended November 30, 2025, the City's average contribution rate was 6.5 percent of covered-employee payroll. Plan members were required to make a contribution of 2 percent beginning on December 1, 2006.

Note 13 - Other Postemployment Benefit Plan (Continued)

Net OPEB Asset

The City has chosen to use the November 30 measurement date as its measurement date for the net OPEB asset. The November 30, 2025 fiscal year end reported net OPEB asset was determined using a measure of the total OPEB liability and the OPEB net position as of the November 30, 2025 measurement date. The November 30, 2025 measurement date total OPEB liability was determined by an actuarial valuation performed as of that date.

Changes in the City's share of the net OPEB asset during the measurement year were as follows:

	Increase (Decrease)		
Changes in Net OPEB Asset	Total OPEB Liability	Plan Net Position	Net OPEB Asset
Balance at November 30, 2024	$ 140,544,177	$ 147,496,783	$ (6,952,606)
Changes for the year:			
Service cost	956,647	-	956,647
Interest	9,574,702	-	9,574,702
Changes in benefits	1,235,714	-	1,235,714
Differences between expected and actual experience	(4,058,372)	-	(4,058,372)
Changes in assumptions	10,794,208	-	10,794,208
Contributions - Employer	-	2,236,253	(2,236,253)
Contributions - Employee	-	261,987	(261,987)
Net investment income	-	11,522,245	(11,522,245)
Benefit payments, including refunds	(9,601,132)	(9,601,132)	-
Administrative expenses	-	(41,548)	41,548
Net changes	8,901,767	4,377,805	4,523,962
Balance at November 30, 2025	$ 149,445,944	$ 151,874,588	$ (2,428,644)

The plan's fiduciary net position represents 101.6 percent of the total OPEB liability.

At November 30, 2025, the City reported an asset of $2,428,644 for its proportionate share of the net OPEB asset.

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended November 30, 2025, the City recognized OPEB expense of $3,554,713.

At November 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 6,703,075	$ 2,705,581
Changes in assumptions	7,716,030	1,538
Net difference between projected and actual earnings on OPEB plan investments	-	7,397,843
Total	$ 14,419,105	$ 10,104,962

Note 13 - Other Postemployment Benefit Plan (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years Ending November 30	Amount
2026	$ 7,301,204
2027	739,335
2028	(3,439,258)
2029	(287,138)
Total	$ 4,314,143

Actuarial Assumptions

The total OPEB liability in the November 30, 2025 actuarial valuation was determined using an inflation assumption of 2.50 percent; an investment rate of return (net of investment expenses) of 7.00 percent; a health care cost trend rates of 8.50 percent for pre-65 ages and 7.00 percent for post-65 ages, both decreasing to an ultimate rate of 4.50 percent; and the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2021 Generational Improvement. These assumptions were applied to all periods included in the measurement.

Discount Rate

The discount rate used to measure the total OPEB liability at November 30, 2025 was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that city contributions will be made at rates equal to the actuarially determined contribution rates.

Based on those assumptions, the VEBA's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to periods of projected benefit payments to determine the total pension liability.

Investment Rate of Return

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and adding expected inflation.

Asset Class	Long-term Expected Real Rate of Return
Domestic large-cap value stocks	5.80 %
Domestic large-cap growth stocks	6.10
Domestic small-cap value/core	5.90
International stocks	4.90
U.S. core fixed income	1.30
Global fixed income	1.20
High-yield fixed income	3.00
Real estate (direct)	4.20
Real estate investment trusts	3.50

Note 13 - Other Postemployment Benefit Plan (Continued)

Sensitivity of the Net OPEB Asset to Changes in the Discount Rate

The following presents the net OPEB asset of the plan, calculated using the discount rate of 7.00 percent, as well as what the plan's net OPEB liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1 Percentage Point Decrease (6.00%)	Current Discount Rate (7.00%)	1 Percentage Point Increase (8.00%)
Net OPEB liability (asset)	$ 13,438,631	$ (2,428,644)	$ (15,787,469)

Sensitivity of the Net OPEB Asset to Changes in the Health Care Cost Trend Rate

The following presents the net OPEB asset of the plan, calculated using the health care cost trend rate of 8.5 percent for pre-65 ages and 6.5 percent for post-65 ages, both decreasing to 4.5 percent, as well as what the plan's net OPEB (asset) liability would be if it were calculated using a health care cost trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1 Percentage Point Decrease (7.5% Pre-65 and 6.0% Post-65, Decreasing to 3.5%)	Current Health Care Cost Trend Rate (8.5% Pre-65 and 7.0% Post-65, Decreasing to 4.5%)	1 Percentage Point Increase (9.5% Pre-65 and 8.0% Post-65, Decreasing to 5.5%)
Net OPEB (asset) liability	$ (16,071,263)	$ (2,428,644)	$ 13,711,629

Assumption Changes

Health care trend rates for pre-65 ages have been reset to an initial rate of 8.5 percent decreasing by 0.25 percent annually down to an ultimate rate of 4.5 percent. Health care trend rates for post-65 ages have been reset to an initial rate of 7.00 percent decreasing by 0.25 percent annually down to an ultimate rate of 4.5 percent. This was a change from an initial rate of 7.5 percent decreasing by 0.5 percent annually to an ultimate rate of 4.5 percent for pre-65 ages and an initial rate of 6.5 percent decreasing by 0.25 percent annually to an ultimate rate of 4.5 percent for post-65 ages in 2024.

Benefit Changes

Retiree life insurance was added for some groups which resulted in a slight increase in liabilities.

Note 13 - Other Postemployment Benefit Plan (Continued)

Investment Policy

The VEBA's policy in regard to the allocation of invested assets is established and may be amended by the board of trustees of the City of Livonia Employees' Retirement System by a majority vote of its members. It is the policy of the board to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The VEBA's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans. The following was the VEBA's adopted asset allocation policy as of November 30, 2025:

City of Livonia Retiree Health and Disability Benefits Plan

Asset Class	Target Allocation
Domestic large-cap value stocks	20.00 %
Domestic large-cap growth stocks	15.00
Domestic small-cap value/core stocks	10.00
International stocks	5.00
U.S. core fixed income	30.00
Global fixed income	5.00
High-yield fixed income	5.00
Real estate (direct)	5.00
Real estate investment trusts	5.00

Rate of Return

For the year ended November 30, 2025, the annual money-weighted rate of return on OPEB plan investments, net of OPEB plan investment expense, was 8.08 percent. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Note 14 - Pension and Other Employee Benefits Trust Funds

The following are condensed financial statements for the City's defined benefit pension plans (see Note 11) and the postemployment health care plan (see Note 13). The plans do not issue separate financial statements.

	Employees' Retirement System	Police and Fire Revised Retirement Plan	VEBA
Statement of Net Position			
Cash and investments	$ 216,081,363	$ 17,985,845	$ 152,993,015
Other assets	364,714	307,443	16,278
Liabilities	215,751	35,654	1,134,705
Net position	$ 216,230,326	$ 18,257,634	$ 151,874,588
Statement of Changes in Net Position			
Investment income	$ 15,586,106	$ 1,195,996	$ 11,522,245
Contributions	3,214,659	3,884,102	2,498,240
Benefit payments	(20,632,669)	(293,693)	(9,601,132)
Other decreases	(244,522)	(56,107)	(41,548)
Net change in net position	$ (2,076,426)	$ 4,730,298	$ 4,377,805

Note 15 - Tax Abatements

The City uses the industrial facilities tax exemption (PA 198 of 1974) to enter into agreements with local businesses to construct new industrial facilities or rehabilitate historical facilities. Under the program, the City grants reductions of 50 percent of the property tax bill for new property (or it can freeze taxable values for rehabilitation properties) for up to 12 years. For the fiscal year ended November 30, 2025, the City abated $500,265 of taxes under this program. There are no provisions to recapture taxes; however, the abatement may be eliminated if taxes are not paid timely.

The City uses the Commercial Rehabilitation Act exemption (PA 210 of 2005) to provide tax incentives for the rehabilitation of commercial property for the primary purpose and use of a commercial business or multifamily residential facility. The property must be located within an established commercial rehabilitation district. Exemptions are approved for a term of 1 to 10 years, as determined by the City. The property taxes are based upon the previous year's (prior to rehabilitation) taxable value. The taxable value is frozen for the duration of the certificate. For the fiscal year ended November 30, 2025, the City abated $90,902 of taxes under this program. There are no provisions to recapture taxes.

Additionally, the Brownfield Redevelopment Authority, a discretely presented component unit, uses brownfield redevelopment agreements under PA 381 of 1996 to reimburse taxpayers that remediate environmental contamination on their properties. As a result of these agreements, the brownfield's tax revenue is reduced. For the fiscal year ended November 30, 2025, the Brownfield Redevelopment Authority abated $411,741 of taxes under this program. There are no provisions to recapture taxes.

There are no significant abatements made by other governments that reduce the City's tax revenue.

Note 16 - Deferred Inflows of Resources

At the end of the current fiscal year, the various components of the governmental funds' deferred inflows of resources are as follows:

Property taxes, special assessments, and other receivables - Unavailable	$ 3,629,826
State sources - Unavailable	856,558
911 surcharge revenue - Unavailable	184,064
Local Community Stabilization Authority - Unavailable	2,943,732
Grant revenue - Unavailable	590,236
Leases	2,979,449
Total deferred inflows	$ 11,183,865

Note 17 - Leases

The City leases fiber-optic cable and infrastructure from a third party and is required to make fixed annual payments.

Lease asset activity of the City is included in Note 5.

Future principal and interest payment requirements related to the City's lease liability at November 30, 2025 are as follows:

Years Ending	Principal	Interest	Total
2026	$ 63,149	$ 11,659	$ 74,808
2027	64,696	10,112	74,808
2028	66,281	8,527	74,808
2029	67,905	6,903	74,808
2030	69,568	5,240	74,808
2031-2032	144,292	5,324	149,616
Total	$ 475,891	$ 47,765	$ 523,656

Note 17 - Leases (Continued)

The City leases certain assets to various third parties. The assets leased include cell towers and buildings. Payments are generally fixed monthly.

During the year ended November 30, 2025, the City recognized the following related to its lessor agreements:

Lease revenue	$	570,658
Interest income related to its leases		73,795

Required Supplementary Information

City of Livonia, Michigan

Required Supplementary Information
Budgetary Comparison Schedule – General Fund

Year Ended November 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenue				
Property Taxes	$ 42,479,021	$ 42,479,021	$ 42,354,489	$ (124,532)
Licenses and Permits				
Business	188,800	188,800	192,950	4,150
Nonbusiness	3,038,500	3,038,500	3,329,744	291,244
Total licenses and permits	3,227,300	3,227,300	3,522,694	295,394
Intergovernmental Revenue				
State and local	14,032,749	14,032,749	14,236,973	204,224
Grants	170,430	170,430	351,557	181,127
Total intergovernmental revenue	14,203,179	14,203,179	14,588,530	385,351
Charges for Services	5,681,294	5,681,294	5,952,843	271,549
Interest and Rents	3,749,574	3,749,574	3,882,262	132,688
Fines and Forfeitures	3,517,386	3,517,386	3,589,553	72,167
Miscellaneous Revenue				
Sale of fixed assets	100,000	100,000	146,501	46,501
Other miscellaneous	2,009,198	2,009,198	1,166,496	(842,702)
Total miscellaneous revenue	2,109,198	2,109,198	1,312,997	(796,201)
Total revenue	**$ 74,966,952**	**$ 74,966,952**	**$ 75,203,368**	**$ 236,416**
Expenditures				
General Government				
Legislative:				
City Council	$ 309,289	$ 309,289	$ 298,065	$ 11,224
City Clerk	647,053	647,053	551,415	95,638
Elections	528,734	528,734	462,443	66,291
Total legislative	1,485,076	1,485,076	1,311,923	173,153
Judicial	3,401,357	3,401,357	3,355,513	45,844
Executive - Mayor's office	606,896	606,896	558,890	48,006
Human resources:				
Labor relations	82,500	82,500	38,841	43,659
Civil service	995,360	995,360	849,129	146,231
Total human resources	1,077,860	1,077,860	887,970	189,890

Required Supplementary Information
Budgetary Comparison Schedule – General Fund (Continued)

Year Ended November 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Expenditures (Continued)				
General Government (Continued)				
Financial administration:				
Accounting	$ 314,671	$ 359,671	$ 318,551	$ 41,120
Assessing	735,315	735,315	719,500	15,815
Finance	552,058	552,058	570,881	(18,823)
Independent audit	60,239	60,239	74,755	(14,516)
Board of review	3,545	3,545	2,993	552
Treasurer	687,898	687,898	631,079	56,819
Information systems	1,459,651	1,384,843	1,370,806	14,037
Total financial administration	3,813,377	3,783,569	3,688,565	95,004
Other activities:				
Legal	926,919	926,919	907,919	19,000
Communications	434,555	434,555	446,795	(12,240)
Government affairs	131,958	131,958	127,291	4,667
Utilities and supplies	565,859	565,859	516,532	49,327
Dues and subscriptions	58,000	58,000	56,112	1,888
Total other activities	2,117,291	2,117,291	2,054,649	62,642
Total general government	12,501,857	12,472,049	11,857,510	614,539
Public Safety				
Police:				
Traffic bureau	1,345,440	1,336,968	1,246,816	90,152
Administration	3,050,501	3,100,610	2,960,339	140,271
Data processing	1,036,393	1,029,579	948,483	81,096
Detective bureau	3,595,720	3,595,720	3,655,504	(59,784)
Automotive service	621,150	624,150	700,913	(76,763)
Communications/Records bureau	1,022,504	1,022,504	825,313	197,191
Crossing guards	81,488	81,488	67,950	13,538
School liaison	614,391	614,391	607,945	6,446
Office of emergency preparedness	184,426	184,426	170,793	13,633
Reserve police	414,841	414,841	478,061	(63,220)
Patrol bureau	15,880,439	15,883,637	14,574,050	1,309,587
Intelligence bureau	2,959,418	2,918,397	2,725,401	192,996
Total police	30,806,711	30,806,711	28,961,568	1,845,143
Fire:				
Administration	1,492,377	1,497,877	1,473,321	24,556
Firefighting	14,343,701	14,620,149	14,521,293	98,856
Fire prevention	841,227	841,227	890,757	(49,530)
Total fire	16,677,305	16,959,253	16,885,371	73,882

Required Supplementary Information
Budgetary Comparison Schedule – General Fund (Continued)

Year Ended November 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Expenditures (Continued)				
Public Safety (Continued)				
Protective inspection:				
Building Code Board of Appeals	$ 3,361	$ 3,361	$ 535	$ 2,826
Inspection	1,866,838	1,866,838	1,682,003	184,835
Total protective inspection	1,870,199	1,870,199	1,682,538	187,661
Other protective - Traffic commission	2,353	2,353	1,599	754
Total public safety	49,356,568	49,638,516	47,531,076	2,107,440
Public Works				
Public services - Highways, streets, and maintenance:				
Engineering	828	828	31,868	(31,040)
Parks maintenance	1,908,406	1,908,406	1,154,048	754,358
Administration	58,700	64,700	8,722	55,978
Equipment maintenance	165,687	165,687	51,680	114,007
Building maintenance	1,915,979	1,915,979	2,451,565	(535,586)
Street lighting	280,467	280,467	271,933	8,534
Maintenance - Streets	199,566	193,566	559,251	(365,685)
Total public works	4,529,633	4,529,633	4,529,067	566
Parks and Recreation and Cultural				
Parks and recreation:				
Administration	345,656	340,656	312,250	28,406
Recreation facilities	55,700	81,812	77,607	4,205
Recreation athletics	212,592	212,992	198,451	14,541
Total parks and recreation	613,948	635,460	588,308	47,152
Cultural:				
Senior services	590,713	590,213	605,406	(15,193)
Greenmead and cultural	1,145,144	1,145,644	980,331	165,313
Total cultural	1,735,857	1,735,857	1,585,737	150,120
Total parks and recreation and cultural	2,349,805	2,371,317	2,174,045	197,272
Community and Economic Development				
City Planning Commission	672,512	672,512	587,134	85,378
Zoning Board of Appeals	46,972	46,972	44,309	2,663
Total community and economic development	719,484	719,484	631,443	88,041
Employee Benefits, Insurance, and Other	5,426,429	6,426,429	6,426,220	209
Total expenditures	**$ 74,883,776**	**$ 76,157,428**	**$ 73,149,361**	**$ 3,008,067**

Required Supplementary Information
Budgetary Comparison Schedules - Major Special Revenue Funds
Refuse Disposal System

Year Ended November 30, 2025

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue				
Property taxes	$ 12,656,820	$ 12,656,820	$ 12,632,657	$ (24,163)
State and local revenue	1,500,000	1,500,000	1,489,993	(10,007)
Charges for services	195,000	195,000	116,499	(78,501)
Investment income	675,000	675,000	452,702	(222,298)
Total revenue	15,026,820	15,026,820	14,691,851	(334,969)
Expenditures - Current services - Public works	17,478,150	18,810,449	17,647,210	1,163,239
Net Change in Fund Balance	(2,451,330)	(3,783,629)	(2,955,359)	828,270
Fund Balance - Beginning of year	7,262,013	7,262,013	7,262,013	-
Fund Balance - End of year	**$ 4,810,683**	**$ 3,478,384**	**$ 4,306,654**	**$ 828,270**

See notes to required supplementary information.

Required Supplementary Information
Budgetary Comparison Schedules - Major Special Revenue Funds (Continued)
Roads and Sidewalks

Year Ended November 30, 2025

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue				
Property taxes	$ 4,665,083	$ 4,665,083	$ 4,657,350	$ (7,733)
State and local revenue	545,000	545,000	546,195	1,195
Investment income	300,000	300,000	214,951	(85,049)
Other revenue - Transfers in	7,500,000	7,500,000	7,500,000	-
Total revenue	13,010,083	13,010,083	12,918,496	(91,587)
Expenditures - Current services - Public works	13,535,392	14,045,742	13,472,454	573,288
Net Change in Fund Balance	(525,309)	(1,035,659)	(553,958)	481,701
Fund Balance - Beginning of year	2,122,799	2,122,799	2,122,799	-
Fund Balance - End of year	**$ 1,597,490**	**$ 1,087,140**	**$ 1,568,841**	**$ 481,701**

See notes to required supplementary information.

Required Supplementary Information
Schedule of Pension Investment Returns
Employees' Retirement System

Last Ten Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual money-weighted rate of return - Net of investment expense	7.64 %	18.09 %	10.02 %	(9.16)%	17.81 %	10.27 %	(12.45)%	(1.66)%	17.45 %	6.50 %

See notes to required supplementary information.

Required Supplementary Information
Schedule of Changes in the Net Pension Liability (Asset) and Related Ratios
Employees' Retirement System

Last Ten Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service cost	$ 88,468	$ 191,077	$ 399,577	$ 588,570	$ 997,853	$ 908,315	$ 1,645,242	$ 1,655,509	$ 1,721,106	$ 1,644,915
Interest	15,275,937	15,612,769	15,873,611	16,119,192	16,347,439	16,419,283	16,950,423	15,849,006	16,209,241	15,949,081
Changes in benefit terms	-	-	-	-	-	-	-	110,794	-	526,875
Differences between expected and actual experience	209,434	136,452	2,026,080	1,511,595	1,562,337	2,210,334	(11,621,805)	990,792	(235,377)	3,014,188
Changes in assumptions	-	-	2,060,266	2,070,007	1,371,992	2,035,532	8,335,763	14,813,206	9,009,758	-
Benefit payments, including refunds	(20,632,669)	(20,666,476)	(20,700,472)	(20,111,628)	(19,748,739)	(19,466,578)	(19,570,956)	(17,886,317)	(18,048,385)	(17,793,928)
Net Change in Total Pension Liability	(5,058,830)	(4,726,178)	(340,938)	177,736	530,882	2,106,886	(4,261,333)	15,532,990	8,656,343	3,341,131
Total Pension Liability - Beginning of year	228,455,535	233,181,713	233,522,651	233,344,915	232,814,033	230,707,147	234,968,480	219,435,490	210,779,147	207,438,016
Total Pension Liability - End of year	**$ 223,396,705**	**$ 228,455,535**	**$ 233,181,713**	**$ 233,522,651**	**$ 233,344,915**	**$ 232,814,033**	**$ 230,707,147**	**$ 234,968,480**	**$ 219,435,490**	**$ 210,779,147**
Plan Fiduciary Net Position										
Contributions - Employer	$ 3,182,220	$ 2,641,687	$ 1,786,885	$ 2,393,141	$ 1,948,485	$ 1,019,900	$ 432,885	$ 558,568	$ 336,320	$ 815,291
Contributions - Member	32,439	53,577	98,073	142,482	175,358	212,251	273,901	308,076	345,164	380,988
Net investment income (loss)	15,586,106	36,805,702	14,852,492	(20,072,738)	37,112,851	22,172,808	25,843,649	(1,636,195)	34,908,239	14,021,405
Administrative expenses	(244,522)	(227,657)	(245,479)	(282,819)	(255,672)	(232,019)	(247,666)	(230,600)	(210,695)	(216,924)
Benefit payments, including refunds	(20,632,669)	(20,666,476)	(20,700,472)	(20,111,628)	(19,748,739)	(19,466,578)	(19,570,956)	(17,886,317)	(18,048,385)	(17,793,928)
Net Change in Plan Fiduciary Net Position	(2,076,426)	18,606,833	(4,208,501)	(37,931,562)	19,232,283	3,706,362	6,731,813	(18,886,468)	17,330,643	(2,793,168)
Plan Fiduciary Net Position - Beginning of year	218,306,752	199,699,919	203,908,420	241,839,982	222,607,699	218,901,337	212,169,524	231,055,992	213,725,349	216,518,517
Plan Fiduciary Net Position - End of year	**$ 216,230,326**	**$ 218,306,752**	**$ 199,699,919**	**$ 203,908,420**	**$ 241,839,982**	**$ 222,607,699**	**$ 218,901,337**	**$ 212,169,524**	**$ 231,055,992**	**$ 213,725,349**
City's Net Pension Liability (Asset) - Ending	**$ 7,166,379**	**$ 10,148,783**	**$ 33,481,794**	**$ 29,614,231**	**$ (8,495,067)**	**$ 10,206,334**	**$ 11,805,810**	**$ 22,798,956**	**$ (11,620,502)**	**$ (2,946,202)**
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	96.79 %	95.56 %	85.64 %	87.32 %	103.64 %	95.62 %	94.88 %	90.30 %	105.30 %	101.40 %
Covered Payroll	$ 374,357	$ 797,017	$ 1,222,710	$ 2,522,850	$ 3,303,324	$ 3,997,860	$ 4,579,558	$ 6,446,503	$ 6,682,629	$ 7,625,911
City's Net Pension Liability (Asset) as a Percentage of Covered Payroll	1,914.32 %	1,273.35 %	2,738.33 %	1,173.84 %	(257.17)%	255.29 %	257.79 %	353.66 %	(173.89)%	(38.63)%

See notes to required supplementary information.

Required Supplementary Information
Schedule of Pension Contributions
Employees' Retirement System

Last Ten Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	$ 3,182,220	$ 2,641,687	$ 1,786,885	$ 2,393,141	$ 1,948,485	$ 1,019,901	$ 432,885	$ -	$ 336,320	$ 815,291
Contributions in relation to the actuarially determined contribution	3,182,220	2,641,687	1,786,885	2,393,141	1,948,485	1,019,901	432,885	558,568	336,320	815,291
Contribution Excess	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 558,568**	**$ -**	**$ -**
Covered Payroll	$ 374,357	$ 797,017	$ 1,222,710	$ 2,522,850	$ 3,303,324	$ 3,997,860	$ 4,579,558	$ 6,446,503	$ 6,682,629	$ 7,625,911
Contributions as a Percentage of Covered Payroll	850.05 %	331.45 %	146.14 %	94.86 %	58.99 %	25.51 %	9.45 %	8.66 %	5.03 %	10.69 %

Notes to Schedule of Pension Contributions

Actuarial valuation information relative to the determination of contributions:

Valuation date	Actuarially determined contribution rates are calculated as of November 30, two years prior to the end of the fiscal year in which the contributions are reported. Covered payroll is as of November 30 of the current fiscal year.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Aggregate
Amortization method	Level dollar
Remaining amortization period	12 years
Asset valuation method	5-year smoothed market
Inflation	2.5 percent
Salary increase	4.0 percent, including inflation
Investment rate of return	7.00 percent
Mortality	Pub-2010 Employee mortality tables with generational improvements using Scale MP-2021

See notes to required supplementary information.

Required Supplementary Information
Schedule of Pension Investment Returns
Police and Fire Revised Retirement Plan

Last Five Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021
Annual money-weighted rate of return - Net of investment expense	8.10 %	20.48 %	7.67 %	(10.23)%	- %

*Schedule is built prospectively upon the creation of the plan. For the year ended November 30, 2021, there was no annual money-weighed rate of return, as the plan was funded days before the end of the fiscal year.

Required Supplementary Information
Schedule of Changes in the Net Pension (Asset) Liability and Related Ratios
Police and Fire Revised Retirement Plan

Last Five Fiscal Years

	2025	2024	2023	2022	2021
Total Pension Liability					
Service cost	$ 3,408,747	$ 3,131,602	$ 3,011,099	$ 2,565,868	$ 1,698,114
Interest	1,211,908	850,758	546,096	298,171	-
Differences between expected and actual experience	(189,079)	1,127,231	782,190	263,871	-
Benefit payments, including refunds	(293,693)	(161,213)	(53,933)	(8,790)	-
Net Change in Total Pension Liability	4,137,883	4,948,378	4,285,452	3,119,120	1,698,114
Total Pension Liability - Beginning of year	14,051,064	9,102,686	4,817,234	1,698,114	-
Total Pension Liability - End of year	**$ 18,188,947**	**$ 14,051,064**	**$ 9,102,686**	**$ 4,817,234**	**$ 1,698,114**
Plan Fiduciary Net Position					
Contributions - Employer	$ 2,669,665	$ 2,456,356	$ 2,585,480	$ 1,756,383	$ 1,037,028
Contributions - Member	1,214,437	1,117,292	1,019,243	935,795	936,427
Net investment income (loss)	1,195,996	1,947,611	420,908	(329,449)	-
Administrative expenses	(56,107)	(43,949)	(53,933)	(27,554)	(7,300)
Benefit payments, including refunds	(293,693)	(161,213)	(52,999)	(8,790)	-
Net Change in Plan Fiduciary Net Position	4,730,298	5,316,097	3,918,699	2,326,385	1,966,155
Plan Fiduciary Net Position - Beginning of year	13,527,336	8,211,239	4,292,540	1,966,155	-
Plan Fiduciary Net Position - End of year	**$ 18,257,634**	**$ 13,527,336**	**$ 8,211,239**	**$ 4,292,540**	**$ 1,966,155**
City's Net Pension (Asset) Liability - Ending	**$ (68,687)**	**$ 523,728**	**$ 891,447**	**$ 524,694**	**$ (268,041)**
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	100.38 %	96.27 %	90.21 %	89.11 %	115.78 %
Covered Payroll	$ 15,101,354	$ 14,293,161	$ 12,988,303	$ 12,593,492	$ 6,715,276
City's Net Pension (Asset) Liability as a Percentage of Covered Payroll	(0.45)%	3.66 %	6.86 %	4.17 %	(3.99)%

*Schedule is built prospectively upon creation of the plan.

Required Supplementary Information
Schedule of Pension Contributions
Police and Fire Revised Retirement Plan

Last Five Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021
Actuarially determined contribution	$ 2,669,665	$ 2,456,356	$ 2,585,480	$ 1,756,383	$ 1,037,028
Contributions in relation to the actuarially determined contribution	2,669,665	2,456,356	2,585,480	1,756,383	1,037,028
Contribution Excess	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Covered Payroll	$ 15,101,354	$ 14,293,161	$ 12,988,303	$ 12,593,492	$ 6,715,276
Contributions as a Percentage of Covered Payroll	17.68 %	17.19 %	19.91 %	13.95 %	15.44 %

Notes to Schedule of Pension Contributions

Actuarial valuation information relative to the determination of contributions:

Valuation date	Actuarially determined contribution rates were calculated as of November 30, two years prior to the end of the fiscal year in which the contributions are reported. Covered payroll is as of November 30 of the current fiscal year.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll
Remaining amortization period	16 years
Asset valuation method	5-year smoothed market
Inflation	2.50 percent
Salary increase	6.00 percent
Investment rate of return	7.00 percent
Mortality	Pub-2010 Employee mortality tables with generational improvements using Scale MP-2021

Required Supplementary Information
Schedule of OPEB Investment Returns

Last Nine Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Annual money-weighted rate of return - Net of investment expense	8.08 %	17.52 %	9.89 %	(7.92)%	15.32 %	8.64 %	11.76 %	(2.29)%	16.21 %

*Schedule is built prospectively upon implementation of GASB Nos. 74 and 75.

See notes to required supplementary information.

Required Supplementary Information
Schedule of Changes in the Net OPEB (Asset) Liability and Related Ratios

Last Nine Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability									
Service cost	$ 956,647	$ 1,012,959	$ 1,347,853	$ 2,003,858	$ 1,638,292	$ 2,753,080	$ 5,782,551	$ 5,181,469	$ 4,381,818
Interest	9,574,702	8,907,338	8,307,580	14,545,843	14,973,640	15,505,638	14,135,767	12,715,690	12,061,649
Changes in benefit terms	1,235,714	-	-	(106,680,323)	5,428,511	-	-	-	-
Differences between expected and actual experience	(4,058,372)	9,769,104	7,274,098	14,818,580	(6,049,507)	(13,380,004)	(14,440,265)	(14,191,268)	9,974,080
Changes in assumptions	10,794,208	(3,073)	2,079,564	71,910	(10,851,167)	538,411	(74,592,646)	51,279,390	24,668,349
Benefit payments, including refunds	(9,601,132)	(10,574,894)	(7,821,179)	(8,918,552)	(8,286,693)	(9,135,489)	(8,075,351)	(7,708,963)	(7,037,118)
Net Change in Total OPEB Liability	8,901,767	9,111,434	11,187,916	(84,158,684)	(3,146,924)	(3,718,364)	(77,189,944)	47,276,318	44,048,778
Total OPEB Liability - Beginning of year	140,544,177	131,432,743	120,244,827	204,403,511	207,550,435	211,268,799	288,458,743	241,182,425	197,133,647
Total OPEB Liability - End of year	**$ 149,445,944**	**$ 140,544,177**	**$ 131,432,743**	**$ 120,244,827**	**$ 204,403,511**	**$ 207,550,435**	**$ 211,268,799**	**$ 288,458,743**	**$ 241,182,425**
Plan Fiduciary Net Position									
Contributions - Employer	$ 2,236,253	$ 4,092,953	$ 3,871,252	$ 3,413,483	$ 5,529,951	$ 5,331,203	$ 4,924,890	$ 4,499,324	$ 5,087,462
Contributions - Active and inactive plan members not yet receiving benefits	261,987	290,663	312,925	347,962	375,139	389,287	426,231	473,346	484,737
Net investment income (loss)	11,522,245	24,582,941	11,058,543	(11,342,121)	18,004,346	10,638,551	12,365,868	(1,556,473)	15,195,332
Administrative expenses	(41,548)	(47,539)	(43,325)	(51,099)	(53,730)	(49,673)	(48,875)	(58,229)	(35,971)
Benefit payments, including refunds	(9,601,132)	(10,574,894)	(7,821,179)	(8,918,552)	(8,286,693)	(9,135,489)	(8,075,351)	(7,708,963)	(7,037,118)
Net Change in Plan Fiduciary Net Position	4,377,805	18,344,124	7,378,216	(16,550,327)	15,569,013	7,173,879	9,592,763	(4,350,995)	13,694,442
Plan Fiduciary Net Position - Beginning of year	147,496,783	129,152,659	121,774,443	138,324,770	122,755,757	115,581,878	105,989,115	110,340,110	96,645,668
Plan Fiduciary Net Position - End of year	**$ 151,874,588**	**$ 147,496,783**	**$ 129,152,659**	**$ 121,774,443**	**$ 138,324,770**	**$ 122,755,757**	**$ 115,581,878**	**$ 105,989,115**	**$ 110,340,110**
Net OPEB (Asset) Liability - Ending	**$ (2,428,644)**	**$ (6,952,606)**	**$ 2,280,084**	**$ (1,529,616)**	**$ 66,078,741**	**$ 84,794,678**	**$ 95,686,921**	**$ 182,469,628**	**$ 130,842,315**
Plan Fiduciary Net Position as a Percentage of Total OPEB Liability	101.63 %	104.95 %	98.27 %	101.27 %	67.67 %	59.15 %	54.71 %	36.74 %	45.75 %
Covered Payroll	$ 34,517,814	$ 34,475,706	$ 33,760,648	$ 34,261,025	$ 38,631,666	$ 36,744,168	$ 35,774,188	$ 36,890,435	$ 34,729,209
Net OPEB (Asset) Liability as a Percentage of Covered Payroll	(7.04)%	(20.17)%	6.75 %	(4.46)%	171.05 %	230.77 %	267.47 %	494.63 %	376.75 %

*Schedule is built prospectively upon implementation of GASB Nos. 74 and 75.

See notes to required supplementary information.

Required Supplementary Information
Schedule of OPEB Contributions

Last Ten Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	$ 1,267,459	$ 1,235,823	$ 5,956,424	$ 3,018,366	$ 3,251,858	$ 3,251,858	$ 4,054,515	$ 4,018,307	$ 4,517,014	$ 5,108,040
Contributions in relation to the actuarially determined contribution	2,236,253	4,092,953	3,871,252	3,413,483	5,529,951	5,331,203	4,924,890	4,499,324	5,087,462	4,665,664
Contribution Excess (Deficiency)	**$ 968,794**	**$ 2,857,130**	**$ (2,085,172)**	**$ 395,117**	**$ 2,278,093**	**$ 2,079,345**	**$ 870,375**	**$ 481,017**	**$ 570,448**	**$ (442,376)**
Covered Payroll	$ 34,517,814	$ 34,475,706	$ 33,760,648	$ 34,261,025	$ 38,631,666	$ 36,744,168	$ 35,774,188	$ 36,890,435	$ 34,729,209	$ 31,408,000
Contributions as a Percentage of Covered Payroll	6.48 %	11.87 %	11.47 %	9.96 %	14.31 %	14.51 %	13.77 %	12.20 %	14.65 %	14.86 %

Notes to Schedule of Contributions

Actuarial valuation information relative to the determination of contributions:

Valuation date	Actuarially determined contribution rates are calculated as of November 30 for the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level dollar
Remaining amortization period	22 years
Asset valuation method	Market value
Inflation	3.0 percent
Health care cost trend rates	8.5 percent, decreasing to 4.5 percent
Salary increase	3.65 percent
Investment rate of return	7.00 percent
Mortality	Pub-2010 Employee mortality tables with generational improvements using Scale MP-2021

See notes to required supplementary information.

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund and all special revenue funds except that operating transfers and debt proceeds have been included in the revenue and expenditures categories rather than as other financing sources (uses). All annual appropriations lapse at fiscal year end; encumbrances are not included as expenditures. During the year, the budget was amended in a legally permissible manner.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. On or before September 15, the mayor submits to the City Council a proposed operating budget for the fiscal year commencing the following December 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain citizen comments.
3. As provided for by the City Charter, no later than November 1, the City Council shall adopt the budget through the passage of a budget resolution and transmit the budget to the mayor. No later than November 15, the mayor shall either approve or disapprove the adopted budget, in whole or in part.
4. The legislative budget is adopted at a functional level for the General Fund and at the fund level for other governmental and proprietary funds. The budget document presents information by fund, function, department, and line items. Management may amend the budget at a detail level within the legislative summary constraints. Appropriations that exceed the summary budget constraints require City Council approval.

Reconciliation of Budgeted Amounts to Basic Financial Statements

The budgetary comparison schedules for the General Fund and major special revenue funds are presented on the same basis of accounting used in preparing the adopted budget. The following is a reconciliation of the General Fund budgetary comparison schedule to the governmental funds statement of revenue, expenditures, and changes in fund balances:

	Total Revenue	Total Expenditures
Amounts per operating statement	$ 75,203,368	$ 70,299,210
Operating transfers budgeted as expenditures	-	2,850,151
Amounts per budget statement	$ 75,203,368	$ 73,149,361

The following is a reconciliation of the Roads and Sidewalks Fund budgetary comparison schedule to the governmental funds statement of revenue, expenditures, and changes in fund balances:

	Total Revenue	Total Expenditures
Amounts per operating statement	$ 5,418,496	$ 13,472,454
Operating transfers budgeted as revenue	7,500,000	-
Amounts per budget statement	$ 12,918,496	$ 13,472,454

Pension Information - Employees' Retirement System

Changes in Assumptions

In 2023, the discount rate was changed from 7.10 to 7.00 percent.

In 2022, the discount rate was changed from 7.20 to 7.10 percent.

In 2021, the discount rate was changed from 7.30 to 7.20 percent, and salary increases were lowered from a range of 4.0 through 11.9 percent to a flat 4.0 percent. The mortality table was updated from the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2018 Generational Improvement to the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2021 Generational Improvement.

In 2020, the discount rate was changed from 7.40 to 7.30 percent, and assumed inflation was changed from 4.0 to 2.5 percent.

In 2019, the discount rate was changed from 7.38 to 7.40 percent. The mortality table was updated from the RP-2014 Healthy Annuitant Mortality Table with MP-2017 to the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2018 Generational Improvement.

In 2018, the discount rate was changed from 7.50 to 7.38 percent. The mortality table was updated from the RP-2000 Combined Healthy Mortality Table projected to 2014 (Scale AA) to the RP-2014 Healthy Annuitant Mortality Table with MP-2017.

In 2017, the discount rate was changed from 8.00 to 7.50 percent.

In 2015, the mortality table was changed from the 1983 Group Annuity Mortality Table to the RP-2000 Combined Healthy Annuitant Mortality Table projected to 2014. The rates of retirement for all participants and the rates of withdrawal for police were changed based on an experience study.

OPEB Information

Changes in Assumptions

In 2025, health care trend rates for pre-65 ages have been reset to an initial rate of 8.5 percent decreasing by 0.25 percent annually down to an ultimate rate of 4.5 percent. Health care trend rates for post-65 ages have been reset to an initial rate of 7.00 percent decreasing by 0.25 percent annually down to an ultimate rate of 4.5 percent. This was a change from an initial rate of 7.5 percent decreasing by 0.5 percent annually to an ultimate rate of 4.5 percent for pre-65 ages and an initial rate of 6.5 percent decreasing by 0.25 percent annually to an ultimate rate of 4.5 percent for post-65 ages in 2024.

In 2023, the discount rate was changed from 7.10 to 7.00 percent. The beginning health care cost trend rate was increased from 7.50 percent to 8.00 percent.

In 2022, the discount rate was changed from 7.20 to 7.10 percent. The beginning health care cost trend rate was increased from 5.80 percent to 7.50 percent for non-Medicare, and the Medicare health care cost trend rate was included with a beginning rate of 6.50 percent. The incremental decreasing percentage per year was increased from 0.10 percent to 0.5 percent for non-Medicare and 0.25 percent for Medicare, and the ultimate ending rate was decreased from 5.00 percent to 4.50 percent. The inflation assumption was increased from 2.50 percent to 3.00 percent.

In 2021, the discount rate was changed from 7.30 to 7.20 percent, and the beginning health care cost trend rate was changed from 5.9 to 5.8 percent. The mortality table was updated from the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2018 Generational Improvement to the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2020 Generational Improvement.

In 2020, the discount rate was changed from 7.40 to 7.30 percent, assumed inflation was changed from 4.0 to 2.5 percent, and the beginning health care cost trend rate was changed from 6.0 to 5.9 percent.

In 2019, the discount rate was changed from 4.92 to 7.40 percent. The mortality table was updated from the RP-2014 Table with MP-2017 to the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2018 Generational Improvement.

In 2018, the discount rate was changed from 5.3 to 4.92 percent. The mortality table was updated from the RP-2000 Combined Healthy Mortality Table projected to 2014 (Scale AA) to the RP-2014 Table with MP-2017.

In 2017, the discount rate was changed from 6.16 to 5.3 percent.

Supplementary Information

	Special Revenue Funds							
	Major Streets	Local Streets	Community Recreation	Grants	SAD Street Lighting	Cable Television	Library	Public Safety Communication
Assets								
Cash and investments	$ 1,672,091	$ 1,627,568	$ 5,460,483	$ -	$ 940,827	$ 88,243	$ 8,239,018	$ 3,402,966
Accounts receivable:								
Property taxes	-	-	7,752	-	-	-	7,982	-
Special assessments	-	-	-	-	-	-	-	-
Due from other governmental units	1,246,628	465,984	192,008	451,667	-	-	173,689	-
Other	6,994	-	111,755	142,072	-	-	2,295	184,064
Lease receivable	-	-	35,942	-	-	-	-	-
Prepaid expenses	-	-	-	1,260	-	-	-	-
Total assets	**$ 2,925,713**	**$ 2,093,552**	**$ 5,807,940**	**$ 594,999**	**$ 940,827**	**$ 88,243**	**$ 8,422,984**	**$ 3,587,030**
Liabilities								
Accounts payable	$ 20,361	$ -	$ 390,849	$ 74,557	$ -	$ 3,024	$ 130,243	$ 11
Due to other funds	-	-	-	35,422	-	-	-	-
Accrued and other liabilities	-	-	93,537	16,987	-	15,001	130,567	27,197
Unearned revenue	-	-	663,602	6,022	-	-	-	-
Due to fiduciary funds	-	-	-	-	-	-	7,517	-
Total liabilities	20,361	-	1,147,988	132,988	-	18,025	268,327	27,208
Deferred Inflows of Resources								
Unavailable revenue	-	-	276,331	166,063	-	-	181,107	184,064
Leases	-	-	29,602	-	-	-	-	-
Total deferred inflows of resources	-	-	305,933	166,063	-	-	181,107	184,064
Total liabilities and deferred inflows of resources	20,361	-	1,453,921	299,051	-	18,025	449,434	211,272
Fund Balances								
Nonspendable	-	-	-	1,260	-	-	-	-
Restricted:								
Streets, roads, and sidewalks	2,905,352	2,093,552	-	-	-	-	-	-
Adjudicated forfeitures	-	-	-	-	-	-	-	-
Parks capital projects	-	-	-	-	-	-	-	-
Grants	-	-	-	294,688	-	-	-	-
Capital improvements	-	-	-	-	-	-	-	-
Community recreation	-	-	4,354,019	-	-	-	-	-
Street lighting	-	-	-	-	940,827	-	-	-
Library	-	-	-	-	-	-	7,973,550	-
Public safety communication	-	-	-	-	-	-	-	3,375,758
Community transit	-	-	-	-	-	-	-	-
Designated purpose	-	-	-	-	-	-	-	-
Health care	-	-	-	-	-	-	-	-
Committed:								
Cable access television	-	-	-	-	-	70,218	-	-
Arts Commission	-	-	-	-	-	-	-	-
Historical Commission	-	-	-	-	-	-	-	-
Assigned:								
Golf course capital improvements	-	-	-	-	-	-	-	-
Building improvements	-	-	-	-	-	-	-	-
Court building improvements	-	-	-	-	-	-	-	-
Total fund balances	2,905,352	2,093,552	4,354,019	295,948	940,827	70,218	7,973,550	3,375,758
Total liabilities, deferred inflows of resources, and fund balances	**$ 2,925,713**	**$ 2,093,552**	**$ 5,807,940**	**$ 594,999**	**$ 940,827**	**$ 88,243**	**$ 8,422,984**	**$ 3,587,030**

Supplementary Information
Combining Balance Sheet
Nonmajor Governmental Funds

November 30, 2025

Special Revenue Funds						Debt Service Funds			Capital Projects Funds
Adjudicated Forfeitures	Community Transit	Designated Purpose	Historical Commission	Arts Commission	Opioid Settlement	2015 MBA Refunding	2016 MBA Refunding	2017 MBA Refunding	Golf Course Capital Improvement
$ 3,161,511	$ 840,908	$ 973,824	$ 617,779	$ 78,165	$ 815,378	$ -	$ -	$ -	$ 1,001,881
-	4,933	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	107,354	-	-	-	-	-	-	-	-
6,325	155,416	-	-	-	1,360,020	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
$ 3,167,836	**$ 1,108,611**	**$ 973,824**	**$ 617,779**	**$ 78,165**	**$ 2,175,398**	**$ -**	**$ -**	**$ -**	**$ 1,001,881**
$ 7,084	$ 2,102	$ 7,302	$ 889	$ 1,766	$ 9,046	$ -	$ -	$ -	$ 143,035
-	-	-	-	-	-	-	-	-	-
-	24,299	354,699	35,953	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
7,084	26,401	362,001	36,842	1,766	9,046	-	-	-	143,035
-	167,681	-	-	-	1,360,019	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	167,681	-	-	-	1,360,019	-	-	-	-
7,084	194,082	362,001	36,842	1,766	1,369,065	-	-	-	143,035
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
3,160,752	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	914,529	-	-	-	-	-	-	-	-
-	-	611,823	-	-	-	-	-	-	-
-	-	-	-	-	806,333	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	76,399	-	-	-	-	-
-	-	-	580,937	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	858,846
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
3,160,752	914,529	611,823	580,937	76,399	806,333	-	-	-	858,846
$ 3,167,836	**$ 1,108,611**	**$ 973,824**	**$ 617,779**	**$ 78,165**	**$ 2,175,398**	**$ -**	**$ -**	**$ -**	**$ 1,001,881**

Supplementary Information
Combining Balance Sheet
Nonmajor Governmental Funds

November 30, 2025

Capital Projects Funds						
Capital Improvement	Special Assessments	Court Building Improvements	Building Improvement	Formerly Nonmajor - Senior Center Construction Fund	Parks Capital Projects	Total Nonmajor Governmental Funds
$ 9,048,082	$ 1,537,000	$ 322,941	$ 10,787,705	$ -	$ 106,461	$ 50,722,831
-	-	-	-	-	-	20,667
-	255,973	-	-	-	-	255,973
-	-	-	-	-	-	2,637,330
-	-	-	-	-	-	1,968,941
-	-	-	-	-	-	35,942
-	-	-	-	-	-	1,260
$ 9,048,082	**$ 1,792,973**	**$ 322,941**	**$ 10,787,705**	**$ -**	**$ 106,461**	**$ 55,642,944**
$ 249,766	$ 154,251	$ -	$ 57,534	$ -	$ -	$ 1,251,820
-	-	-	-	-	-	35,422
-	-	-	-	-	-	698,240
-	-	-	-	-	-	669,624
-	-	-	-	-	-	7,517
249,766	154,251	-	57,534	-	-	2,662,623
-	225,229	-	-	-	-	2,560,494
-	-	-	-	-	-	29,602
-	225,229	-	-	-	-	2,590,096
249,766	379,480	-	57,534	-	-	5,252,719
-	-	-	-	-	-	1,260
-	-	-	-	-	-	4,998,904
-	-	-	-	-	-	3,160,752
-	-	-	-	-	106,461	106,461
-	-	-	-	-	-	294,688
8,798,316	1,413,493	-	-	-	-	10,211,809
-	-	-	-	-	-	4,354,019
-	-	-	-	-	-	940,827
-	-	-	-	-	-	7,973,550
-	-	-	-	-	-	3,375,758
-	-	-	-	-	-	914,529
-	-	-	-	-	-	611,823
-	-	-	-	-	-	806,333
-	-	-	-	-	-	70,218
-	-	-	-	-	-	76,399
-	-	-	-	-	-	580,937
-	-	-	-	-	-	858,846
-	-	-	10,730,171	-	-	10,730,171
-	-	322,941	-	-	-	322,941
8,798,316	1,413,493	322,941	10,730,171	-	106,461	50,390,225
$ 9,048,082	**$ 1,792,973**	**$ 322,941**	**$ 10,787,705**	**$ -**	**$ 106,461**	**$ 55,642,944**

	Special Revenue Funds							
	Major Streets	Local Streets	Community Recreation	Grants	SAD Street Lighting	Cable Television	Library	Public Safety Communication
Revenue								
Property taxes	$ -	$ -	$ 4,113,722	$ -	$ -	$ -	$ 4,235,482	$ -
Special assessments	-	-	-	-	1,110,826	-	-	-
Intergovernmental:								
Federal revenue	209,285	-	-	883,214	-	-	-	-
State and local revenue	9,597,845	3,650,038	498,901	654,901	-	-	596,917	-
Charges for services	-	-	4,680,893	-	-	-	19,617	436,197
Fines and forfeitures	-	-	-	-	-	-	8,003	-
Investment income	93,915	70,353	343,425	-	45,603	6,505	373,238	128,448
Other revenue	-	-	205,299	3,143	-	305,261	105,600	-
Total revenue	9,901,045	3,720,391	9,842,240	1,541,258	1,156,429	311,766	5,338,857	564,645
Expenditures								
Current services:								
Public safety	-	-	-	1,106,925	-	-	-	144,642
Public works	2,449,456	3,053,397	-	-	1,067,226	-	-	-
Community and economic development	-	-	-	838,060	-	-	-	-
Recreation and culture	-	-	7,410,449	-	-	509,284	4,452,403	-
Capital outlay	-	-	1,526,000	-	-	-	-	-
Debt service:								
Principal retirement	-	-	-	-	-	-	-	-
Interest and other	-	-	-	-	-	-	-	-
Total expenditures	2,449,456	3,053,397	8,936,449	1,944,985	1,067,226	509,284	4,452,403	144,642
Excess of Revenue Over (Under) Expenditures	7,451,589	666,994	905,791	(403,727)	89,203	(197,518)	886,454	420,003
Other Financing Sources (Uses)								
Transfers in	-	7,200,000	-	181,305	-	-	-	-
Transfers out	(7,200,000)	(7,500,000)	(2,171,336)	-	-	-	-	-
Leases entered into	-	-	-	121,740	-	-	-	-
Total other financing (uses) sources	(7,200,000)	(300,000)	(2,171,336)	303,045	-	-	-	-
Net Change in Fund Balances	251,589	366,994	(1,265,545)	(100,682)	89,203	(197,518)	886,454	420,003
Fund Balances - Beginning of year, as previously reported	2,653,763	1,726,558	5,619,564	396,630	851,624	267,736	7,087,096	2,955,755
Change within Financial Reporting Entity	-	-	-	-	-	-	-	-
Fund Balances - Beginning of year, as adjusted	2,653,763	1,726,558	5,619,564	396,630	851,624	267,736	7,087,096	2,955,755
Fund Balances - End of year	**$ 2,905,352**	**$ 2,093,552**	**$ 4,354,019**	**$ 295,948**	**$ 940,827**	**$ 70,218**	**$ 7,973,550**	**$ 3,375,758**

Supplementary Information
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances (Continued)

Year Ended November 30, 2025

Special Revenue Funds						Debt Service Funds			Capital Projects Funds
Adjudicated Forfeitures	Community Transit	Designated Purpose	Historical Commission	Arts Commission	Opioid Settlement	2015 MBA Refunding	2016 MBA Refunding	2017 MBA Refunding	Golf Course Capital Improvement
$ -	$ 192,412	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-	-	-	-
45,146	-	-	-	-	-	-	-	-	-
-	553,930	-	-	-	-	-	-	-	-
-	67,688	-	27,013	-	-	-	-	-	294,715
89,488	-	-	-	-	-	-	-	-	-
130,722	44,618	-	24,658	3,263	30,814	-	-	-	39,063
15,075	-	176,989	136,290	13,785	168,023	-	-	-	-
280,431	858,648	176,989	187,961	17,048	198,837	-	-	-	333,778
142,839	-	-	-	-	129,310	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	902,815	127,361	131,026	14,272	-	-	-	-	-
-	-	-	-	-	-	-	-	-	428,894
-	-	-	-	-	-	175,000	390,000	1,545,000	-
-	-	-	-	-	-	2,161	158,300	449,175	-
142,839	902,815	127,361	131,026	14,272	129,310	177,161	548,300	1,994,175	428,894
137,592	(44,167)	49,628	56,935	2,776	69,527	(177,161)	(548,300)	(1,994,175)	(95,116)
-	-	-	-	-	-	177,161	548,300	1,994,175	150,000
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	177,161	548,300	1,994,175	150,000
137,592	(44,167)	49,628	56,935	2,776	69,527	-	-	-	54,884
3,023,160	958,696	562,195	524,002	73,623	736,806	-	-	-	803,962
-	-	-	-	-	-	-	-	-	-
3,023,160	958,696	562,195	524,002	73,623	736,806	-	-	-	803,962
$ 3,160,752	**$ 914,529**	**$ 611,823**	**$ 580,937**	**$ 76,399**	**$ 806,333**	**$ -**	**$ -**	**$ -**	**$ 858,846**

Year Ended November 30, 2025

Capital Projects Funds						
Capital Improvement	Special Assessments	Court Building Improvements	Building Improvement	Formerly Nonmajor - Senior Center Construction Fund	Parks Capital Projects	Total Nonmajor Governmental Funds
$ 2,428,263	$ -	$ -	$ -	$ -	$ -	$ 10,969,879
-	284,405	-	-	-	-	1,395,231
-	-	-	-	-	-	1,137,645
-	-	-	-	-	-	15,552,532
-	-	-	-	-	-	5,526,123
-	-	480,074	-	-	-	577,565
433,142	76,869	11,702	508,828	-	961	2,366,127
-	-	-	-	-	105,500	1,234,965
2,861,405	361,274	491,776	508,828	-	106,461	38,760,067
-	-	-	-	-	-	1,523,716
-	-	-	-	-	-	6,570,079
-	-	-	-	-	-	838,060
-	-	-	-	-	-	13,547,610
3,932,387	164,140	-	2,191,523	-	-	8,242,944
-	-	-	-	-	-	2,110,000
-	-	-	-	-	-	609,636
3,932,387	164,140	-	2,191,523	-	-	33,442,045
(1,070,982)	197,134	491,776	(1,682,695)	-	106,461	5,318,022
118,846	-	150,000	2,400,000	-	-	12,919,787
-	-	(548,300)	(2,000,000)	-	-	(19,419,636)
-	-	-	-	-	-	121,740
118,846	-	(398,300)	400,000	-	-	(6,378,109)
(952,136)	197,134	93,476	(1,282,695)	-	106,461	(1,060,087)
9,750,452	1,216,359	229,465	12,012,866	292,490	-	51,742,802
-	-	-	-	(292,490)	-	(292,490)
9,750,452	1,216,359	229,465	12,012,866	-	-	51,450,312
$ 8,798,316	**$ 1,413,493**	**$ 322,941**	**$ 10,730,171**	**$ -**	**$ 106,461**	**$ 50,390,225**

Supplementary Information
Combining Statement of Fiduciary Net Position
Fiduciary Funds

November 30, 2025

	Pension and Other Employee Benefit Trust Funds				Custodial Funds					
	Employees' Retirement System	Police and Fire Revised Retirement Plan	VEBA	Total	Special Trust Fund	Undistributed Tax Fund	Special Operation Team	Western Wayne Mobile Field Force Team	District Court Fund	Total
Assets										
Cash and cash equivalents	$ 858,400	$ 13,122	$ 394,593	$ 1,266,115	$ 456,292	$ 7,013,190	$ 86,555	$ 80,465	$ 661,999	$ 8,298,501
Investments:										
U.S. government securities	11,790,362	-	12,670,662	24,461,024	-	-	-	-	-	-
Collateralized mortgage obligations	1,217,436	-	1,178,674	2,396,110	-	-	-	-	-	-
Common stocks	109,871,442	399,609	72,225,295	182,496,346	-	-	-	-	-	-
Corporate bonds	9,366,584	-	4,936,869	14,303,453	-	-	-	-	-	-
Real estate investment trust	1,050,729	-	445,811	1,496,540	-	-	-	-	-	-
Foreign bonds	640,959	-	741,739	1,382,698	-	-	-	-	-	-
Mutual funds	81,285,451	17,573,114	60,399,372	159,257,937	-	-	-	-	-	-
Accounts receivable	97,164	-	-	97,164	-	-	-	-	-	-
Due from primary government	267,550	307,443	16,278	591,271	-	-	-	-	-	-
Total assets	216,446,077	18,293,288	153,009,293	387,748,658	456,292	7,013,190	86,555	80,465	661,999	8,298,501
Liabilities										
Accounts payable	183,185	35,654	114,068	332,907	1,965	-	-	-	95,029	96,994
Due to other governmental units	32,566	-	-	32,566	-	7,013,190	1,485	-	66,074	7,080,749
Due to primary government	-	-	1,020,637	1,020,637	-	-	-	-	-	-
Bonds and other deposits	-	-	-	-	454,327	-	-	-	137,379	591,706
Total liabilities	215,751	35,654	1,134,705	1,386,110	456,292	7,013,190	1,485	-	298,482	7,769,449
Net Position										
Restricted:										
Pension	216,230,326	18,257,634	-	234,487,960	-	-	-	-	-	-
Postemployment benefits other than pension	-	-	151,874,588	151,874,588	-	-	-	-	-	-
Individuals, organizations, and other governments	-	-	-	-	-	-	85,070	80,465	363,517	529,052
Total net position	**$ 216,230,326**	**$ 18,257,634**	**$ 151,874,588**	**$ 386,362,548**	**$ -**	**$ -**	**$ 85,070**	**$ 80,465**	**$ 363,517**	**$ 529,052**

Supplementary Information
Combining Statement of Changes in Fiduciary Net Position
Fiduciary Funds

Year Ended November 30, 2025

	Pension and Other Employee Benefit Trust Funds				Custodial Funds					
	Employees' Retirement System	Police and Fire Revised Retirement Plan	VEBA	Total	Special Trust Fund	Undistributed Tax Fund	Special Operation Team	Western Wayne Mobile Field Force Team	District Court Fund	Total
Additions										
Investment income (loss):										
Interest and dividends	$ 4,245,467	$ 325,201	$ 2,767,789	$ 7,338,457	$ -	$ 162,154	$ 4,165	$ 3,164	$ 8,319	$ 177,802
Net increase in fair value of investments	12,041,364	889,006	9,238,619	22,168,989	-	-	-	-	-	-
Investment costs	(700,725)	(18,211)	(484,163)	(1,203,099)	-	-	-	-	-	-
Net investment income	15,586,106	1,195,996	11,522,245	28,304,347	-	162,154	4,165	3,164	8,319	177,802
Contributions:										
Employer	3,182,220	2,669,665	2,236,253	8,088,138	-	-	-	-	-	-
Employee	32,439	1,214,437	261,987	1,508,863	-	-	-	-	-	-
Total contributions	3,214,659	3,884,102	2,498,240	9,597,001	-	-	-	-	-	-
Collections for other governments	-	-	-	-	488,219	173,302,892	134,236	22,000	-	173,947,347
Fines and fees	-	-	-	-	-	-	-	-	1,451,764	1,451,764
Bond receipts	-	-	-	-	-	-	-	-	1,002,590	1,002,590
Restitutions, judgments, and other	-	-	-	-	-	-	-	-	70,937	70,937
Total additions	18,800,765	5,080,098	14,020,485	37,901,348	488,219	173,465,046	138,401	25,164	2,533,610	176,650,440
Deductions										
Pension benefit payments	20,382,035	121,039	-	20,503,074	-	-	-	-	-	-
Medical benefit payments	-	-	9,385,873	9,385,873	-	-	-	-	-	-
Disability benefit payments	-	-	215,259	215,259	-	-	-	-	-	-
Refunds of contributions	250,634	172,654	-	423,288	-	-	-	-	-	-
Administrative expenses	244,522	56,107	41,548	342,177	-	-	-	-	-	-
Disbursements to other governments	-	-	-	-	488,219	173,465,046	94,614	13,926	1,156,079	175,217,884
Bond disbursements	-	-	-	-	-	-	-	-	1,002,590	1,002,590
Restitutions, judgments, and other refunds	-	-	-	-	-	-	-	-	171,379	171,379
Volunteer work program and civil drug fund	-	-	-	-	-	-	-	-	268,832	268,832
Total deductions	20,877,191	349,800	9,642,680	30,869,671	488,219	173,465,046	94,614	13,926	2,598,880	176,660,685
Net (Decrease) Increase in Fiduciary Net Position	(2,076,426)	4,730,298	4,377,805	7,031,677	-	-	43,787	11,238	(65,270)	(10,245)
Net Position - Beginning of year	218,306,752	13,527,336	147,496,783	379,330,871	-	-	41,283	69,227	428,787	539,297
Net Position - End of year	**$ 216,230,326**	**$ 18,257,634**	**$ 151,874,588**	**$ 386,362,548**	**$ -**	**$ -**	**$ 85,070**	**$ 80,465**	**$ 363,517**	**$ 529,052**

City of Livonia, Michigan

Financial Report
with Supplementary Information
November 30, 2025

City of Livonia, Michigan

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Independent Auditor's Report

To the City Council
City of Livonia, Michigan

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Livonia, Michigan (the "City") as of and for the year ended November 30, 2025 and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of November 30, 2025 and the respective changes in its financial position and, where applicable, its cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary information, as identified in the table of contents, is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements as a whole.

To the City Council
City of Livonia, Michigan

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 20, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Plante & Moran, PLLC

May 20, 2026

Overview of the Financial Statements

The City of Livonia, Michigan's (the "City") 2025 annual report consists of four parts: (1) management's discussion and analysis, (2) basic financial statements, (3) required supplementary information, and (4) supplementary information that presents combining statements for nonmajor governmental funds, proprietary funds, and fiduciary funds. The basic financial statements include two kinds of statements that present different views of the City. The first two statements are government-wide financial statements that are intended to provide longer-term information about the City's overall financial status. The remaining statements are fund financial statements that focus on individual parts of the City's government, reporting the City's operations in more detail than the government-wide financial statements.

Government-wide Statements

The government-wide financial statements report information about the City as a whole using accounting methods similar to those used by private sector companies. The statement of net position includes all of the City's assets, liabilities, deferred inflows, and deferred outflows. All of the current year's revenue and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the City's net position and how it has changed. Net position, the difference between the City's assets/deferred outflows and liabilities/deferred inflows, is one way to measure the City's financial health or position.

The government-wide financial statements of the City are divided into three categories:

- Governmental activities - Most of the City's basic services are included here, such as the police, fire, public works, parks departments, and general administration. Property taxes, state-shared revenue, and charges for services provide most of the funding for these activities.
- Business-type activities - The City charges fees to customers to cover the costs of certain services it provides. The City's water and sewer system, golf course operations, and nonfederal senior housing are treated as business-type activities.
- Component units - The City includes three other entities in its report, the Plymouth Road Development Authority, the Economic Development Corporation, and the Livonia Brownfield Redevelopment Authority. Although legally separate, these component units are important because the City is financially accountable for them, including debt, which is issued on behalf of the authorities by the City.

Fund Financial Statements

The fund financial statements provide more detailed information about the City's most significant funds, not the City as a whole. Funds are accounting tools that the City uses to keep track of specific sources of funding and spending for particular purposes. Some funds are required by state law and bond covenants. Other funds are established to control and manage money for particular purposes.

The City has three kinds of funds:

- Governmental funds - Most of the City's basic services are included in governmental funds, which focus on how cash and other financial assets that can be converted to cash flow in and out and the balance left at year end that is available for spending. The governmental fund statements provide a detailed short-term view that helps you determine if there are more or fewer financial resources available to spend in the near future to finance the City's programs.
- Proprietary funds - Services that are intended to be entirely self-supporting by customer fees are generally reported in proprietary funds. Proprietary fund statements, like government-wide statements, provide both short- and long-term financial information.

- Fiduciary funds - The City is responsible for ensuring that the assets in these funds are used for their intended purposes. We exclude these activities from the government-wide financial statements because the City cannot use these assets to finance its operations.

Government-wide Overall Financial Analysis

In a condensed format, the table below shows a comparison of the net position as of November 30, 2025 to the prior year:

The City's Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets						
Current and other assets	$ 113,923,395	$ 122,639,973	$ 52,908,029	$ 49,395,148	$ 166,831,424	$ 172,035,121
Capital assets	284,841,577	258,420,001	123,980,111	120,776,202	408,821,688	379,196,203
Total assets	398,764,972	381,059,974	176,888,140	170,171,350	575,653,112	551,231,324
Deferred Outflows of Resources	16,373,804	13,538,838	-	619,915	16,373,804	14,158,753
Liabilities	51,329,910	56,092,147	31,514,033	32,709,048	82,843,943	88,801,195
Deferred Inflows of Resources	21,337,437	22,967,587	1,385,991	2,136,396	22,723,428	25,103,983
Net Position						
Net investment in capital assets	267,966,740	241,743,133	100,104,425	96,365,790	368,071,165	338,108,923
Restricted	48,668,930	56,341,550	2,390,702	2,665,402	51,059,632	59,006,952
Unrestricted	25,835,759	17,454,395	41,492,989	36,914,629	67,328,748	54,369,024
Total net position	**$ 342,471,429**	**$ 315,539,078**	**$ 143,988,116**	**$ 135,945,821**	**$ 486,459,545**	**$ 451,484,899**

City of Livonia, Michigan - Net Position

The City's assets/deferred outflows exceed its liabilities/deferred inflows at the end of the fiscal year by $486.5 million (net position). However, a major portion (75.7 percent) of the City's net position represents its investments in capital assets (i.e., land, roads, infrastructure, buildings, and equipment) less any related debt used to acquire or construct these assets. The City uses these physical assets to provide services to its citizens. These assets are illiquid and not available for future spending.

Unrestricted net position of the City's governmental activities increased from $17.5 million at November 30, 2024 to $25.8 million at the end of this year. The amount represents the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements.

The following table shows the changes in net position during the current year and compared to the prior year:

The City's Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenue						
Program revenue:						
Charges for services	$ 20,033,523	$ 19,252,874	$ 54,642,966	$ 51,143,290	$ 74,676,489	$ 70,396,164
Operating grants and contributions	15,830,740	15,893,931	-	-	15,830,740	15,893,931
Capital grants and contributions	12,990,385	5,499,255	1,188,106	436,165	14,178,491	5,935,420
General revenue:						
Property taxes	70,705,155	66,249,322	-	-	70,705,155	66,249,322
State-shared revenue	17,489,867	16,770,909	-	-	17,489,867	16,770,909
Investment income	4,758,970	6,164,947	1,279,575	1,733,638	6,038,545	7,898,585
Other revenue	3,501,326	3,982,285	34,850	22,246	3,536,176	4,004,531
Total revenue	145,309,966	133,813,523	57,145,497	53,335,339	202,455,463	187,148,862
Expenses						
General government	14,665,596	15,314,578	-	-	14,665,596	15,314,578
Public safety	49,801,514	43,957,856	-	-	49,801,514	43,957,856
Public works	36,196,856	28,968,502	-	-	36,196,856	28,968,502
Community and economic development	1,469,503	1,361,627	-	-	1,469,503	1,361,627
Recreation and culture	16,084,248	16,514,012	-	-	16,084,248	16,514,012
Interest on long-term debt	309,898	554,841	-	-	309,898	554,841
Water and Sewer	-	-	44,668,788	42,864,475	44,668,788	42,864,475
Golf Course	-	-	2,484,169	2,337,729	2,484,169	2,337,729
Housing	-	-	1,800,245	1,613,524	1,800,245	1,613,524
Total expenses	118,527,615	106,671,416	48,953,202	46,815,728	167,480,817	153,487,144
Transfers	150,000	323,439	(150,000)	(323,439)	-	-
Change in Net Position	26,932,351	27,465,546	8,042,295	6,196,172	34,974,646	33,661,718
Net Position - Beginning of year	315,539,078	288,073,532	135,945,821	129,749,649	451,484,899	417,823,181
Net Position - End of year	**$ 342,471,429**	**$ 315,539,078**	**$ 143,988,116**	**$ 135,945,821**	**$ 486,459,545**	**$ 451,484,899**

Governmental Activities

In reviewing governmental activities in the above table, it can be noted that revenue increased by $11.5 million and expenses increased by $11.9 million. The most significant factors impacting revenue were the one-time grants from the U.S. Department of Housing and Urban Development and Wayne County totaling $12.3 million for the completion of the senior center, increases to property tax revenue due to increases in taxable value, increases in charges of services and state-shared revenue. These items more than offset decreased investment income and other income. The most significant factors increasing expenses were actuarial adjustments to pension and OPEB liabilities, a voluntary contribution to the VEBA trust, and increased costs for the public works and road maintenance.

Business-type Activities

The City has three business-type activities. These include the water and sewer system; the operating fund for the Fox Creek, Idyl Wyld, and Whispering Willows golf courses; and nonfederal senior housing at Silver Village, Newburgh Village, and Golden Oaks.

The following table shows the operating income (loss) before contributions, transfers, and interest for each of these activities in the current and prior year:

	Water and Sewer		Golf Course		Housing	
	2025	2024	2025	2024	2025	2024
Operating revenue	$ 50,351,889	$ 47,102,939	$ 2,669,781	$ 2,430,322	$ 1,506,225	$ 1,495,720
Operating expenses	(43,983,337)	(42,112,529)	(2,484,169)	(2,337,729)	(1,800,245)	(1,613,202)
Operating income (loss)	**$ 6,368,552**	**$ 4,990,410**	**$ 185,612**	**$ 92,593**	**$ (294,020)**	**$ (117,482)**

The operating income of the Housing Fund decreased between 2024 and 2025 primarily due to modest increases in rental revenue being more than offset by higher operating costs. Operating income for the Golf Course Fund increased as higher revenue more than offset increased labor costs. Net income for the Water and Sewer Fund increased year over year as fixed costs were lower than projected.

Financial Analysis of Individual Funds

The fund financial statements begin on page 13 and provide detailed information on the most significant governmental funds, not the City as a whole. Funds are created to help manage money for special purposes, as well as to show accountability for certain activities, such as special property tax millages. The City's major governmental funds for 2025 include the General Fund, Refuse Disposal System Fund, Roads and Sidewalks Fund, and Senior Center Construction Fund.

The City's governmental funds reported a combined fund balance of $76.5 million. This is a decrease of approximately $2.8 million for the year and is attributable budgeted reductions in fund balance by additional projects in the Refuse Disposal System and Roads and Sidewalks funds and other nonmajor funds exceeding a $2.0 million favorable variable in the General Fund.

General Fund Budgetary Highlights

Over the course of the year, the City's administration and City Council monitor and amend the budget, primarily to prevent expenditures in excess of budget, as required by the State of Michigan Budget Act. Budget amendments were done for this purpose to allocate additional funds for the completion of the senior center and to cover increased personnel costs in the fire department. A budget amendment was also used to contribute additional funds to the VEBA to provide additional funding for postretirement medical benefits. Overall, 2025 General Fund expenditures were lower than budget due to personnel vacancies, primarily in the police department.

Actual General Fund revenue was approximately $236,000 above the final budget in 2025. Actual General Fund expenditures were approximately $1.7 million below the original budget and approximately $3.0 million below the final budget. All departments held expenditures below the final budget.

Capital Assets and Debt Administration

At the end of fiscal year 2025, the City has $746.7 million, before depreciation, invested in a wide range of capital assets, including land, buildings, infrastructure, public safety equipment, computer equipment, and water and sewer lines. Detailed information of the City's capital assets can be found in Note 5.

Debt of $14.5 million related to the construction of the above-mentioned capital assets is reported as a liability in the governmental activities in the statement of net position.

Debt related to the water and sewer system totaling $24.0 million is recorded as a liability in the business-type activities in the statement of net position. This debt represents construction of and improvements to existing water and sewer lines. Detailed information on the City's long-term debt can be found in Note 7.

Significant additions to capital assets during fiscal year 2025 include $13.5 million invested in the construction of infrastructure and improvements to roads, $8.2 million invested in equipment and vehicles, and $13.4 million invested in water and sewer system infrastructure. Significant disposals of capital assets during fiscal year 2025 included the disposal of governmental activities vehicles and equipment with a total cost of $1.9 million. At year end, over $25.7 million of construction was in progress and not yet placed into service.

Economic Factors and Next Year's Budgets and Rates

The City continues to maintain positive fund balances in each of its funds. The City does face revenue and expense risk. The majority of the City's revenue base is constrained by factors outside the City's control. Property taxes, state-shared revenue, interest income, and other revenue make up 66.4 percent of the City's total governmental activities revenue. Revenue has been slowly increasing after many years of reductions. The City also faces risks with rising costs, particularly personnel and material costs.

In the coming years, the City plans a renewed focus on maintaining, updating, and replacing its aging infrastructure, including buildings and other fixed assets needed to deliver services. The focus on infrastructure will require appropriate budgeting and rate setting.

Requests for Further Information

The financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the director of finance at the City of Livonia, Michigan, 33000 Civic Center Drive, Livonia, MI 48154.

Statement of Net Position

November 30, 2025

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
Assets				
Cash and cash equivalents	$ 88,607,114	$ 32,159,663	$ 120,766,777	$ 2,049,287
Accounts receivable:				
Property taxes	132,481	-	132,481	105,354
Special assessments	255,973	59,669	315,642	-
Customers	-	16,524,622	16,524,622	-
Workers compensation	35,370	-	35,370	-
Due from other governmental units	8,822,531	-	8,822,531	-
Due from fiduciary funds	1,020,637	-	1,020,637	-
Other	6,088,920	188,194	6,277,114	-
Lease receivable	3,183,674	936,438	4,120,112	-
Inventory, prepaid expenses, and deposits	3,279,364	534,814	3,814,178	-
Restricted assets (Note 8)	-	2,504,629	2,504,629	-
Net pension asset (Note 11)	68,687	-	68,687	-
Net OPEB asset (Note 13)	2,428,644	-	2,428,644	-
Capital assets: (Note 5)				
Assets not subject to depreciation	59,137,091	6,988,118	66,125,209	795,191
Assets subject to depreciation - Net	225,704,486	116,991,993	342,696,479	86,511
Total assets	398,764,972	176,888,140	575,653,112	3,036,343
Deferred Outflows of Resources				
Deferred charges on bond refunding	225,176	-	225,176	-
Deferred pension costs (Note 11)	1,729,523	-	1,729,523	-
Deferred OPEB costs (Note 13)	14,419,105	-	14,419,105	-
Total deferred outflows of resources	16,373,804	-	16,373,804	-
Liabilities				
Accounts payable	10,990,945	3,383,045	14,373,990	221,350
Due to other governmental units	-	2,473,316	2,473,316	30,100
Accrued and other liabilities	3,371,807	303,394	3,675,201	-
Unearned revenue	682,829	2,071	684,900	-
Due to fiduciary funds	582,250	9,021	591,271	-
Bonds and deposits	1,704,082	377,897	2,081,979	-
Noncurrent liabilities: (Note 7)				
Due within one year:				
Compensated absences	957,609	59,233	1,016,842	-
Current portion of long-term debt	2,407,204	1,460,500	3,867,704	-
Due in more than one year:				
Compensated absences and insurance claims	11,013,824	481,844	11,495,668	-
Landfill closure and postclosure	754,587	-	754,587	-
Net pension liability (Note 11)	6,731,780	434,599	7,166,379	-
Long-term debt - Net of current portion	12,132,993	22,529,113	34,662,106	-
Total liabilities	51,329,910	31,514,033	82,843,943	251,450

See notes to financial statements.

Statement of Net Position (Continued)

November 30, 2025

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	
Deferred Inflows of Resource				
Deferred pension cost reductions (Note 11)	$ 8,253,026	$ 473,903	$ 8,726,929	$ -
Deferred OPEB cost reductions (Note 13)	10,104,962	-	10,104,962	-
Leases	2,979,449	912,088	3,891,537	-
Total deferred inflows of resource	21,337,437	1,385,991	22,723,428	-
Net Position				
Net investment in capital assets	267,966,740	100,104,425	368,071,165	881,702
Restricted:				
Community recreation	4,630,350	-	4,630,350	-
Municipal refuse	4,092,404	-	4,092,404	-
Streets, roads, and sidewalks	6,766,892	-	6,766,892	-
Library	8,154,657	-	8,154,657	-
Public safety communication	3,559,822	-	3,559,822	-
Grants	462,011	-	462,011	-
Ordinance requirements	-	2,390,702	2,390,702	-
Street lighting	940,827	-	940,827	-
Adjudicated forfeitures	3,160,752	-	3,160,752	-
Community transit	1,082,210	-	1,082,210	-
Capital improvements	10,437,038	-	10,437,038	-
Pension and other postemployment benefits	2,497,331	-	2,497,331	-
Parks capital projects	106,461	-	106,461	-
Designated purpose	611,823	-	611,823	-
Health care	2,166,352	-	2,166,352	-
Unrestricted	25,835,759	41,492,989	67,328,748	1,903,191
Total net position	**$ 342,471,429**	**$ 143,988,116**	**$ 486,459,545**	**$ 2,784,893**

See notes to financial statements.

Functions/Programs	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 14,665,596	$ 2,831,575	$ -	$ -
Public safety	49,801,514	9,561,395	1,084,498	-
Public works	36,196,856	1,718,866	13,737,743	1,698,525
Community and economic development	1,469,503	620,963	779,207	-
Recreation and culture	16,084,248	5,300,724	229,292	11,291,860
Interest on long-term debt	309,898	-	-	-
Total governmental activities	118,527,615	20,033,523	15,830,740	12,990,385
Business-type activities:				
Water and Sewer	44,668,788	50,351,889	-	1,188,106
Housing	1,800,245	1,506,225	-	-
Golf Course	2,484,169	2,784,852	-	-
Total business-type activities	48,953,202	54,642,966	-	1,188,106
Total primary government	**$ 167,480,817**	**$ 74,676,489**	**$ 15,830,740**	**$ 14,178,491**
Component units:				
Economic Development Corporation	$ -	$ -	$ -	$ -
Plymouth Road Development Authority	1,322,247	-	-	-
Brownfield Redevelopment Authority	1,250,121	-	-	-
Total component units	**$ 2,572,368**	**$ -**	**$ -**	**$ -**
General revenue:				
Property taxes				
State-shared revenue				
Investment income				
Cable franchise fees				
Gain on sale of fixed assets				
Other miscellaneous income				
Total general revenue				
Transfers				
Change in Net Position				
Net Position - Beginning of year				
Net Position - End of year				

Statement of Activities

Year Ended November 30, 2025

Net (Expense) Revenue and Changes in Net Position			
Primary Government			
Governmental Activities	Business-type Activities	Total	Component Units
$ (11,834,021)	$ -	$ (11,834,021)	$ -
(39,155,621)	-	(39,155,621)	-
(19,041,722)	-	(19,041,722)	-
(69,333)	-	(69,333)	-
737,628	-	737,628	-
(309,898)	-	(309,898)	-
(69,672,967)	-	(69,672,967)	-
-	6,871,207	6,871,207	-
-	(294,020)	(294,020)	-
-	300,683	300,683	-
-	6,877,870	6,877,870	-
(69,672,967)	6,877,870	(62,795,097)	-
-	-	-	-
-	-	-	(1,322,247)
-	-	-	(1,250,121)
-	-	-	(2,572,368)
70,705,155	-	70,705,155	2,316,386
17,489,867	-	17,489,867	-
4,758,970	1,279,575	6,038,545	33,872
1,376,669	-	1,376,669	-
-	34,850	34,850	-
2,124,657	-	2,124,657	2,344
96,455,318	1,314,425	97,769,743	2,352,602
150,000	(150,000)	-	-
26,932,351	8,042,295	34,974,646	(219,766)
315,539,078	135,945,821	451,484,899	3,004,659
$ 342,471,429	**$ 143,988,116**	**$ 486,459,545**	**$ 2,784,893**

City of Livonia, Michigan

Governmental Funds
Balance Sheet

November 30, 2025

	General Fund	Major Special Revenue Funds: Refuse Disposal System Fund	Major Special Revenue Funds: Roads and Sidewalks Fund	Major Capital Projects Fund: Senior Center Construction Fund	Nonmajor Funds	Total Governmental Funds
Assets						
Cash and investments	$ 22,035,375	$ 6,869,976	$ 2,270,183	$ 3,531,368	$ 50,722,831	$ 85,429,733
Accounts receivable:						
Property taxes	79,219	23,819	8,776	-	20,667	132,481
Special assessments	-	-	-	-	255,973	255,973
Workers compensation	35,370	-	-	-	-	35,370
Due from other governmental units	4,566,111	558,631	190,990	869,469	2,637,330	8,822,531
Due from fiduciary funds	1,020,637	-	-	-	-	1,020,637
Other	3,784,130	28,153	20,400	-	1,968,941	5,801,624
Due from other funds (Note 6)	35,422	-	-	-	-	35,422
Lease receivable	3,147,732	-	-	-	35,942	3,183,674
Inventory, prepaid expenses, and deposits	247,746	-	-	-	1,260	249,006
Total assets	**$ 34,951,742**	**$ 7,480,579**	**$ 2,490,349**	**$ 4,400,837**	**$ 55,642,944**	**$ 104,966,451**
Liabilities						
Accounts payable	$ 2,329,728	$ 2,596,434	$ 722,361	$ 4,090,602	$ 1,251,820	$ 10,990,945
Due to other funds (Note 6)	-	-	-	-	35,422	35,422
Accrued and other liabilities	2,584,179	37,154	-	-	698,240	3,319,573
Unearned revenue	13,205	-	-	-	669,624	682,829
Due to fiduciary funds	574,733	-	-	-	7,517	582,250
Bonds and deposits	1,704,082	-	-	-	-	1,704,082
Total liabilities	7,205,927	2,633,588	722,361	4,090,602	2,662,623	17,315,101
Deferred Inflows of Resources						
Unavailable revenue	4,594,303	540,337	199,147	310,135	2,560,494	8,204,416
Leases	2,949,847	-	-	-	29,602	2,979,449
Total deferred inflows of resources	7,544,150	540,337	199,147	310,135	2,590,096	11,183,865

See notes to financial statements.

Governmental Funds
Balance Sheet (Continued)

November 30, 2025

	General Fund	Major Special Revenue Funds: Refuse Disposal System Fund	Major Special Revenue Funds: Roads and Sidewalks Fund	Major Capital Projects Fund: Senior Center Construction Fund	Nonmajor Funds	Total Governmental Funds
Fund Balances						
Nonspendable - Inventory and prepaid assets	$ 247,746	$ -	$ -	$ -	$ 1,260	$ 249,006
Restricted:						
Streets, roads, and sidewalks	-	-	1,568,841	-	4,998,904	6,567,745
Adjudicated forfeitures	-	-	-	-	3,160,752	3,160,752
Parks capital projects	-	-	-	-	106,461	106,461
Grants	-	-	-	-	294,688	294,688
Capital improvements	-	-	-	-	10,211,809	10,211,809
Community recreation	-	-	-	-	4,354,019	4,354,019
Municipal refuse	-	4,306,654	-	-	-	4,306,654
Street lighting	-	-	-	-	940,827	940,827
Library	-	-	-	-	7,973,550	7,973,550
Public safety communication	-	-	-	-	3,375,758	3,375,758
Community transit	-	-	-	-	914,529	914,529
Designated purpose	-	-	-	-	611,823	611,823
Health care	-	-	-	-	806,333	806,333
Committed:						
Cable access television	-	-	-	-	70,218	70,218
Arts Commission	-	-	-	-	76,399	76,399
Historical Commission	-	-	-	-	580,937	580,937
Assigned:						
Golf course capital improvements	-	-	-	-	858,846	858,846
Building improvements	-	-	-	-	10,730,171	10,730,171
Court building improvements	-	-	-	-	322,941	322,941
Senior center construction	-	-	-	100	-	100
Unassigned	19,953,919	-	-	-	-	19,953,919
Total fund balances	20,201,665	4,306,654	1,568,841	100	50,390,225	76,467,485
Total liabilities, deferred inflows of resources, and fund balances	**$ 34,951,742**	**$ 7,480,579**	**$ 2,490,349**	**$ 4,400,837**	**$ 55,642,944**	**$ 104,966,451**

See notes to financial statements.

Governmental Funds
Reconciliation of the Balance Sheet to the Statement of Net Position

November 30, 2025

Fund Balances Reported in Governmental Funds	$	76,467,485
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and are not reported in the funds		284,841,577
Certain receivables are expected to be collected over several years and are not reported in the funds		287,296
Receivables that are not collected soon after year end are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds		8,204,416
Landfill closure and postclosure liability is not due and payable in the current period and is not reported in the funds		(754,587)
Long-term liabilities are not due and payable in the current period and are not reported in the funds		(14,540,197)
Deferred charges on bond refunding are reported as deferred outflows of resources in the statement of net position but are not reported in the funds		225,176
Accrued interest is not due and payable in the current period and is not reported in the funds		(52,234)
Some employee fringe benefits are payable over a long period of years and do not represent a claim on current financial resources; therefore, they are not reported as fund liabilities:		
Employee compensated absences		(9,831,999)
Pension benefits		(13,186,596)
Retiree health care benefits		6,742,787
The Internal Service Fund (self-insurance) is included as part of governmental activities		4,068,305
Net Position of Governmental Activities	**$**	**342,471,429**

See notes to financial statements.

Governmental Funds
Statement of Revenue, Expenditures, and Changes in Fund Balances

Year Ended November 30, 2025

	General Fund	Major Special Revenue Funds: Refuse Disposal System Fund	Major Special Revenue Funds: Roads and Sidewalks Fund	Major Capital Projects Fund: Senior Center Construction Fund	Nonmajor Funds	Total Governmental Funds
Revenue						
Property taxes	$ 42,354,489	$ 12,632,657	$ 4,657,350	$ -	$ 10,969,879	$ 70,614,375
Special assessments	-	-	-	-	1,395,231	1,395,231
Intergovernmental:						
Federal revenue	-	-	-	6,469,612	1,137,645	7,607,257
State and local revenue	14,588,530	1,489,993	546,195	8,000,000	15,552,532	40,177,250
Charges for services	5,952,843	116,499	-	-	5,526,123	11,595,465
Fines and forfeitures	3,589,553	-	-	-	577,565	4,167,118
Licenses and permits	3,522,694	-	-	-	-	3,522,694
Investment income	1,875,846	452,702	214,951	20,444	2,366,127	4,930,070
Other revenue:						
Local donations	-	-	-	-	105,500	105,500
Miscellaneous revenue	2,826,781	-	-	-	1,070,066	3,896,847
Lease revenue	492,632	-	-	-	59,399	552,031
Total revenue	75,203,368	14,691,851	5,418,496	14,490,056	38,760,067	148,563,838
Expenditures						
Current services:						
General government	11,526,205	-	-	-	-	11,526,205
Employee benefits, insurance, and other	3,907,374	-	-	-	-	3,907,374
Public safety	47,531,076	-	-	-	1,523,716	49,054,792
Public works	4,529,067	17,647,210	13,472,454	-	6,570,079	42,218,810
Community and economic development	631,443	-	-	-	838,060	1,469,503
Recreation and culture	2,174,045	-	-	-	13,547,610	15,721,655
Capital outlay	-	-	-	16,782,446	8,242,944	25,025,390
Debt service:						
Principal retirement	-	-	-	-	2,110,000	2,110,000
Interest and other	-	-	-	-	609,636	609,636
Total expenditures	$ 70,299,210	$ 17,647,210	$ 13,472,454	$ 16,782,446	$ 33,442,045	$ 151,643,365

See notes to financial statements.

Governmental Funds
Statement of Revenue, Expenditures, and Changes in Fund Balances (Continued)

Year Ended November 30, 2025

	General Fund	Major Special Revenue Funds: Refuse Disposal System Fund	Major Special Revenue Funds: Roads and Sidewalks Fund	Major Capital Projects Fund: Senior Center Construction Fund	Nonmajor Funds	Total Governmental Funds
Excess of Revenue Over (Under) Expenditures	$ 4,904,158	$ (2,955,359)	$ (8,053,958)	$ (2,292,390)	$ 5,318,022	$ (3,079,527)
Other Financing Sources (Uses)						
Transfers in (Note 6)	-	-	7,500,000	2,000,000	12,919,787	22,419,787
Transfers out (Note 6)	(2,850,151)	-	-	-	(19,419,636)	(22,269,787)
Leases entered into	-	-	-	-	121,740	121,740
Total other financing (uses) sources	(2,850,151)	-	7,500,000	2,000,000	(6,378,109)	271,740
Net Change in Fund Balances	2,054,007	(2,955,359)	(553,958)	(292,390)	(1,060,087)	(2,807,787)
Fund Balances - Beginning of year, as previously reported	18,147,658	7,262,013	2,122,799	-	51,742,802	79,275,272
Change within Financial Reporting Entity (Note 1)	-	-	-	292,490	(292,490)	-
Fund Balances - Beginning of year, as adjusted	18,147,658	7,262,013	2,122,799	292,490	51,450,312	79,275,272
Fund Balances - End of year	**$ 20,201,665**	**$ 4,306,654**	**$ 1,568,841**	**$ 100**	**$ 50,390,225**	**$ 76,467,485**

See notes to financial statements.

Governmental Funds
Reconciliation of the Statement of Revenue, Expenditures, and Changes in Fund Balances to the Statement of Activities

Year Ended November 30, 2025

Net Change in Fund Balances Reported in Governmental Funds	$	(2,807,787)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as depreciation:		
Capital outlay		39,776,879
Depreciation expense		(13,008,637)
Net book value of assets disposed of		(346,666)
Revenue in the statement of activities that does not provide current financial resources is not reported as revenue in the funds until it is available		(3,147,623)
Payments on installment purchases and leases are expenditure in the governmental funds but not in the statement of activities (where they reduce the long-term liabilities)		200,718
Issuing debt and entering into leases provide current financial resources to governmental funds, but increase long-term liabilities in the statement of net position		(121,740)
Repayment of bond principal is an expenditure in the governmental funds but not in the statement of activities (where it reduces long-term debt)		2,110,000
Interest expense is recognized in the government-wide statements as it accrues		180,049
Change in net pension liability and related deferred inflows and outflows reported in the statement of activities do not require the use of current resources and, therefore, are not reported in the fund statements until they come due for payment		4,163,463
Change in net OPEB liability and related deferred inflows and outflows reported in the statement of activities do not require the use of current resources and, therefore, are not reported in the fund statements until they come due for payment		(902,146)
Net change in accumulated employee sick and vacation pay is recorded when incurred in the statement of activities		1,269,723
Increase in landfill liability is recorded when incurred in the statement of activities		(17,096)
Internal service funds are included as part of governmental activities		(416,786)
Change in Net Position of Governmental Activities	**$**	**26,932,351**

Proprietary Funds
Statement of Net Position

November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Assets					
Current assets:					
Cash and investments	$ 26,435,862	$ 3,452,370	$ 2,271,431	$ 32,159,663	$ 3,177,381
Accounts receivable:					
Customers	16,524,622	-	-	16,524,622	-
Other	177,689	-	10,505	188,194	-
Lease receivable	-	-	110,301	110,301	-
Inventory, prepaid expenses, and deposits	534,814	-	-	534,814	3,030,358
Total current assets	43,672,987	3,452,370	2,392,237	49,517,594	6,207,739
Noncurrent assets:					
Restricted assets (Note 8)	2,504,629	-	-	2,504,629	-
Special assessment receivables	59,669	-	-	59,669	-
Lease receivable	-	-	826,137	826,137	-
Capital assets: (Note 5)					
Assets not subject to depreciation	1,823,682	1,581,948	3,582,488	6,988,118	-
Assets subject to depreciation - Net	112,903,156	3,646,074	442,763	116,991,993	-
Total noncurrent assets	117,291,136	5,228,022	4,851,388	127,370,546	-
Total assets	160,964,123	8,680,392	7,243,625	176,888,140	6,207,739
Liabilities					
Current liabilities:					
Accounts payable	3,133,113	128,612	121,320	3,383,045	-
Due to other governmental units	2,473,316	-	-	2,473,316	-
Accrued and other liabilities	277,411	20,032	5,951	303,394	-
Unearned revenue	2,071	-	-	2,071	-
Due to fiduciary funds	9,021	-	-	9,021	-
Bonds and deposits	191,790	186,107	-	377,897	-
Compensated absences (Note 7)	48,634	7,120	3,479	59,233	-
Current portion of long-term debt (Note 7)	1,460,500	-	-	1,460,500	-
Total current liabilities	7,595,856	341,871	130,750	8,068,477	-
Noncurrent liabilities:					
Compensated absences and insurance claims (Note 7)	395,627	57,913	28,304	481,844	2,139,434
Net pension liability (Note 11)	420,359	-	14,240	434,599	-
Long-term debt - Net of current portion (Note 7)	22,529,113	-	-	22,529,113	-
Total noncurrent liabilities	23,345,099	57,913	42,544	23,445,556	2,139,434
Total liabilities	30,940,955	399,784	173,294	31,514,033	2,139,434

See notes to financial statements.

Proprietary Funds
Statement of Net Position (Continued)

November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Deferred Inflows of Resources					
Deferred pension cost reductions (Note 11)	$ 458,376	$ -	$ 15,527	$ 473,903	$ -
Leases	-	-	912,088	912,088	-
Total deferred inflows of resources	458,376	-	927,615	1,385,991	-
Net Position					
Net investment in capital assets	90,851,152	5,228,022	4,025,251	100,104,425	-
Restricted - Ordinance requirements	2,390,702	-	-	2,390,702	-
Unrestricted	36,322,938	3,052,586	2,117,465	41,492,989	4,068,305
Total net position	**$ 129,564,792**	**$ 8,280,608**	**$ 6,142,716**	**$ 143,988,116**	**$ 4,068,305**

See notes to financial statements.

Proprietary Funds
Statement of Revenue, Expenses, and Changes in Net Position

Year Ended November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Operating Revenue					
Customer billings	$ 48,025,953	$ -	$ -	$ 48,025,953	$ -
Fines and forfeitures	2,200,384	-	-	2,200,384	-
Service connections	66,349	-	-	66,349	-
Greens fees	-	-	2,444,180	2,444,180	-
Golf cart fees	-	-	118,000	118,000	-
City contributions	-	-	-	-	14,619,875
Rental income	-	1,504,025	-	1,504,025	-
Other revenue	59,203	2,200	107,601	169,004	-
Total operating revenue	50,351,889	1,506,225	2,669,781	54,527,895	14,619,875
Operating Expenses					
Cost of water	13,851,688	-	-	13,851,688	-
Cost of sewage disposal	14,969,932	-	-	14,969,932	-
System maintenance and operation	9,716,179	-	-	9,716,179	-
General and administration	1,328,916	1,740	-	1,330,656	-
Reinsurance charges and claims	-	-	-	-	15,239,250
Salaries and wages	-	534,919	162,378	697,297	-
Supplies	-	11,648	292,261	303,909	-
Other services and charges	-	984,183	2,000,700	2,984,883	-
Depreciation	4,116,622	267,755	28,830	4,413,207	-
Total operating expenses	43,983,337	1,800,245	2,484,169	48,267,751	15,239,250
Operating Income (Loss)	6,368,552	(294,020)	185,612	6,260,144	(619,375)
Nonoperating Revenue (Expense)					
Investment income	1,054,381	138,469	86,725	1,279,575	202,589
Interest expense	(685,451)	-	-	(685,451)	-
Gain on sale of assets	34,850	-	-	34,850	-
Lease revenue	-	-	115,071	115,071	-
Total nonoperating revenue	403,780	138,469	201,796	744,045	202,589
Income (Loss) - Before contributions and transfers	6,772,332	(155,551)	387,408	7,004,189	(416,786)
Capital Contributions - Lines donated by developers	1,188,106	-	-	1,188,106	-
Transfers Out	-	-	(150,000)	(150,000)	-
Change in Net Position	7,960,438	(155,551)	237,408	8,042,295	(416,786)
Net Position - Beginning of year	121,604,354	8,436,159	5,905,308	135,945,821	4,485,091
Net Position - End of year	**$ 129,564,792**	**$ 8,280,608**	**$ 6,142,716**	**$ 143,988,116**	**$ 4,068,305**

See notes to financial statements.

Proprietary Funds
Statement of Cash Flows

Year Ended November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Cash Flows from Operating Activities					
Receipts from customers	$ 49,665,500	$ 1,506,225	$ 2,664,849	$ 53,836,574	$ 14,619,875
Payments to suppliers	(33,317,844)	(1,038,545)	(2,309,088)	(36,665,477)	(15,858,874)
Payments to employees	(5,329,547)	(557,143)	(167,900)	(6,054,590)	-
Net cash and cash equivalents provided by (used in) operating activities	11,018,109	(89,463)	187,861	11,116,507	(1,238,999)
Cash Flows Used in Noncapital Financing Activities - Transfers out	-	-	(150,000)	(150,000)	-
Cash Flows from Capital and Related Financing Activities					
Special assessment collections	12,921	-	-	12,921	-
Proceeds from sale of capital assets	44,692	-	-	44,692	-
Net purchases of capital assets	(6,438,852)	-	-	(6,438,852)	-
Principal and interest paid on long-term debt	(2,111,927)	-	-	(2,111,927)	-
Lease receipts	-	-	110,813	110,813	-
Net cash and cash equivalents (used in) provided by capital and related financing activities	(8,493,166)	-	110,813	(8,382,353)	-
Cash Flows from Investing Activities					
Interest received on investments	1,054,381	138,470	86,725	1,279,576	202,589
Purchases of investment securities	(1,747,484)	(24,504)	(117,699)	(1,889,687)	-
Proceeds from sale and maturities of investment securities	-	-	-	-	518,205
Net cash and cash equivalents (used in) provided by investing activities	(693,103)	113,966	(30,974)	(610,111)	720,794
Net Increase (Decrease) in Cash and Cash Equivalents	1,831,840	24,503	117,700	1,974,043	(518,205)
Cash and Cash Equivalents - Beginning of year	13,834,006	1,701,782	1,018,016	16,553,804	2,106,896
Cash and Cash Equivalents - End of year	**$ 15,665,846**	**$ 1,726,285**	**$ 1,135,716**	**$ 18,527,847**	**$ 1,588,691**
Classification of Cash and Cash Equivalents					
Cash and investments	$ 26,435,862	$ 3,452,370	$ 2,271,431	$ 32,159,663	$ 3,177,381
Restricted cash (Note 8)	2,504,629	-	-	2,504,629	-
Less investments	(13,274,645)	(1,726,085)	(1,135,715)	(16,136,445)	(1,588,690)
Total cash and cash equivalents	**$ 15,665,846**	**$ 1,726,285**	**$ 1,135,716**	**$ 18,527,847**	**$ 1,588,691**

See notes to financial statements.

Proprietary Funds
Statement of Cash Flows (Continued)

Year Ended November 30, 2025

	Major Enterprise Fund	Nonmajor Enterprise Funds			Governmental Activities
	Water and Sewer	Housing	Golf Course	Total Enterprise Funds	Internal Service Fund
Reconciliation of Operating Income (Loss) to Net Cash and Cash Equivalents from Operating Activities					
Operating income (loss)	$ 6,368,552	$ (294,020)	$ 185,612	$ 6,260,144	$ (619,375)
Adjustments to reconcile operating income (loss) to net cash and cash equivalents from operating activities:					
Depreciation	4,116,622	267,755	28,830	4,413,207	-
Changes in assets and liabilities:					
Receivables	(686,389)	-	(4,932)	(691,321)	-
Inventories	560,345	-	-	560,345	-
Prepaid and other assets	(1,876)	-	-	(1,876)	(187,108)
Net pension and OPEB liabilities	152,613	168	5,455	158,236	-
Accounts payable	551,431	(40,974)	(16,127)	494,330	-
Estimated claims liability	-	-	-	-	(432,516)
Accrued and other liabilities	(43,189)	(22,392)	(10,977)	(76,558)	-
Net cash and cash equivalents provided by (used in) operating activities	**$ 11,018,109**	**$ (89,463)**	**$ 187,861**	**$ 11,116,507**	**$ (1,238,999)**

Noncash Transactions - During the year ended November 30, 2025, the City received $1,188,106 of donated lines reported as capital assets in the Water and Sewer Fund.

Fiduciary Funds
Statement of Fiduciary Net Position

November 30, 2025

	Pension and Other Employee Benefits	Custodial Funds	Total Fiduciary Funds
Assets			
Cash and cash equivalents (Note 3)	$ 1,266,115	$ 8,298,501	$ 9,564,616
Investments: (Note 3)			
U.S. government securities	24,461,024	-	24,461,024
Collateralized mortgage obligations	2,396,110	-	2,396,110
Common stocks	182,496,346	-	182,496,346
Corporate bonds	14,303,453	-	14,303,453
Real estate investment trust	1,496,540	-	1,496,540
Foreign bonds	1,382,698	-	1,382,698
Mutual funds	159,257,937	-	159,257,937
Accounts receivable	97,164	-	97,164
Due from primary government	591,271	-	591,271
Total assets	387,748,658	8,298,501	396,047,159
Liabilities			
Accounts payable	332,907	96,994	429,901
Due to other governmental units	32,566	7,080,749	7,113,315
Due to primary government	1,020,637	-	1,020,637
Bonds and other deposits	-	591,706	591,706
Total liabilities	1,386,110	7,769,449	9,155,559
Net Position			
Restricted:			
Pension	234,487,960	-	234,487,960
Postemployment benefits other than pension	151,874,588	-	151,874,588
Individuals, organizations, and other governments	-	529,052	529,052
Total net position	**$ 386,362,548**	**$ 529,052**	**$ 386,891,600**

See notes to financial statements.

Fiduciary Funds
Statement of Changes in Fiduciary Net Position

Year Ended November 30, 2025

	Pension and Other Employee Benefits	Custodial Funds	Total Fiduciary Funds
Additions			
Investment income (loss):			
Interest and dividends	$ 7,338,457	$ 177,802	$ 7,516,259
Net increase in fair value of investments	22,168,989	-	22,168,989
Investment costs	(1,203,099)	-	(1,203,099)
Net investment income	28,304,347	177,802	28,482,149
Contributions:			
Employer	8,088,138	-	8,088,138
Employee	1,508,863	-	1,508,863
Total contributions	9,597,001	-	9,597,001
Collections for other governments	-	173,947,347	173,947,347
Fines and fees	-	1,451,764	1,451,764
Bond receipts	-	1,002,590	1,002,590
Restitutions, judgments, and other	-	70,937	70,937
Total additions	37,901,348	176,650,440	214,551,788
Deductions			
Pension benefit payments	20,503,074	-	20,503,074
Medical benefit payments	9,385,873	-	9,385,873
Disability benefit payments	215,259	-	215,259
Refunds of contributions	423,288	-	423,288
Administrative expenses	342,177	-	342,177
Disbursements to other governments	-	175,217,884	175,217,884
Bond disbursements	-	1,002,590	1,002,590
Restitutions, judgments, and other refunds	-	171,379	171,379
Volunteer work program and civil drug fund	-	268,832	268,832
Total deductions	30,869,671	176,660,685	207,530,356
Net Increase (Decrease) in Net Position	7,031,677	(10,245)	7,021,432
Net Position - Beginning of year	379,330,871	539,297	379,870,168
Net Position - End of year	**$ 386,362,548**	**$ 529,052**	**$ 386,891,600**

See notes to financial statements.

Component Units
Statement of Net Position

November 30, 2025

	Economic Development Corporation	Plymouth Road Development Authority	Brownfield Redevelopment Authority	Total
Assets				
Cash and cash equivalents	$ 28,481	$ 1,137,661	$ 883,145	$ 2,049,287
Accounts receivable	-	105,354	-	105,354
Capital assets: (Note 5)				
Assets not subject to depreciation	-	795,191	-	795,191
Assets subject to depreciation - Net	-	86,511	-	86,511
Total assets	28,481	2,124,717	883,145	3,036,343
Liabilities				
Accounts payable	-	221,350	-	221,350
Due to other governmental units	-	-	30,100	30,100
Total liabilities	-	221,350	30,100	251,450
Net Position				
Net investment in capital assets	-	881,702	-	881,702
Unrestricted	28,481	1,021,665	853,045	1,903,191
Total net position	**$ 28,481**	**$ 1,903,367**	**$ 853,045**	**$ 2,784,893**

See notes to financial statements.

	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions
Functions/Programs				
Economic Development Corporation	$ -	$ -	$ -	$ -
Plymouth Road Development Authority	1,322,247	-	-	-
Brownfield Redevelopment Authority	1,250,121	-	-	-
Total component units	**$ 2,572,368**	**$ -**	**$ -**	**$ -**
General revenue:				
Property taxes				
Investment income				
Other miscellaneous income				
Total general revenue				
Change in Net Position				
Net Position - Beginning of year				
Net Position - End of year				

See notes to financial statements.

Component Units
Statement of Activities

Year Ended November 30, 2025

Net (Expense) Revenue and Changes in Net Position			
Economic Development Corporation	Plymouth Road Development Authority	Brownfield Redevelopment Authority	Total
$ -	$ -	$ -	$ -
-	(1,322,247)	-	(1,322,247)
-	-	(1,250,121)	(1,250,121)
-	(1,322,247)	(1,250,121)	(2,572,368)
-	903,281	1,413,105	2,316,386
1,139	3,482	29,251	33,872
-	2,344	-	2,344
1,139	909,107	1,442,356	2,352,602
1,139	(413,140)	192,235	(219,766)
27,342	2,316,507	660,810	3,004,659
$ 28,481	**$ 1,903,367**	**$ 853,045**	**$ 2,784,893**

Note 1 - Significant Accounting Policies

The following is a summary of the significant accounting policies used by the City of Livonia, Michigan:

Reporting Entity

The City of Livonia, Michigan (the "City") is governed by an elected seven-member council. The City's administration operates under the overall direction of an elected mayor. The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units are, in substance, part of the City's operations, even though they are separate legal entities. Thus, blended component units are appropriately presented as funds of the City. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City.

Blended Component Units

The Municipal Building Authority of Livonia is governed by a board that is appointed by the City's mayor. Although it is legally separate from the City, it is reported as if it were part of the primary government because its primary purpose is to finance and construct the City's public buildings. The operations of the Municipal Building Authority are reported as a nonmajor debt service fund.

Fiduciary Component Units

The District Court Funds of District No. 16 (the "District Court") are reported within the custodial funds. Although it is legally separate from the City, it is reported as if it were part of the primary government because of the fiduciary relationship it has with the City.

The City of Livonia Employees' Retirement System, the City of Livonia Police and Fire Revised Retirement Plan, and the City of Livonia Retiree Health and Disability Benefits Plan are governed by a five-member pension board that includes three individuals chosen by the City Council and/or mayor. Although legally separate from the City, the systems are reported as if they were part of the primary government because of the fiduciary responsibility that the City retains relative to the operations of each system. The operations of the Employees' Retirement System, the Police and Fire Revised Retirement Plan, and the Retiree Health and Disability Benefits Plan are reported as pension and other employee benefits fiduciary funds.

Discretely Presented Component Units

The Economic Development Corporation (the "EDC") was created to provide means and methods for the encouragement and assistance of industrial and commercial enterprises in relocating, purchasing, constructing, improving, or expanding within the City so as to provide needed services and facilities of such enterprises to the residents of the City. The EDC's governing body, which consists of eight individuals, is selected by the mayor and approved by the City Council. Internally prepared financial statements for the EDC can be obtained from the City of Livonia Finance Department at 33000 Civic Center Drive, Livonia, MI 48154.

The Plymouth Road Development Authority was created to encourage additional economic activity and growth in the Plymouth Road business district. The Plymouth Road Development Authority's governing body, which consists of 12 individuals, is selected by the mayor and approved by the City Council. Internally prepared financial statements for the Plymouth Road Development Authority can be obtained from the City of Livonia Finance Department at 33000 Civic Center Drive, Livonia, MI 48154.

The Brownfield Redevelopment Authority was created, pursuant to Public Act (PA) 381 of 1996, to promote revitalization of environmentally distressed areas within the 36-square-mile boundary of the City. The Brownfield Redevelopment Authority is funded primarily by property tax revenue captures. The Brownfield Redevelopment Authority is governed by a nine-member board that is designated by the mayor and appointed by the City Council.

The City has excluded the Housing Commission from this report. Even though the City appoints the Housing Commission's directors, it does not have the ability to impose its will.

Note 1 - Significant Accounting Policies (Continued)

Accounting and Reporting Principles

The City follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board (GASB).

Report Presentation

Governmental accounting principles require that financial reports include two different perspectives - the government-wide perspective and the fund-based perspective. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. The government-wide financial statements are presented on the economic resources measurement focus and the full accrual basis of accounting. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. The statements also present a schedule reconciling these amounts to the modified accrual-based presentation found in the fund-based statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes: (1) charges to customers or applicants for goods, services, or privileges provided; (2) operating grants and contributions; and (3) capital grants and contributions, including special assessments. Taxes, unrestricted intergovernmental receipts, and other items not properly included among program revenue are reported instead as general revenue.

As a general rule, the effect of interfund activity has been removed from the government-wide financial statements. Exceptions to this general rule occur when there are charges between the City's water and sewer function and various other functions. Eliminations of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds, if any, are reported as separate columns in the fund financial statements.

Fund Accounting

The City accounts for its various activities in several different funds in order to demonstrate accountability for how it spends certain resources; separate funds allow the City to show the particular expenditures for which specific revenue is used. The various funds are aggregated into three broad fund types:

Governmental Funds

Governmental funds include all activities that provide general governmental services that are not business-type activities. Governmental funds can include the General Fund, special revenue funds, debt service funds, capital project funds, and permanent funds. The City reports the following funds as major governmental funds:

- The General Fund is the primary operating fund because it accounts for all financial resources used to provide government services other than those specifically assigned to another fund.
- The Refuse Disposal System Fund accounts for the operations of the refuse disposal activities of the City. Funding is provided primarily through a local dedicated property tax levy.

Note 1 - Significant Accounting Policies (Continued)

- The Roads and Sidewalks Fund accounts for the funding of road and sidewalk repairs and improvements. Funding is primarily through a local dedicated property tax levy.
- The Senior Center Construction Fund accounts for the funding and construction of the senior center. Funding is primarily through federal and state grants.

Proprietary Funds

Proprietary funds include enterprise funds (which provide goods or services to users in exchange for charges or fees) and internal service funds (which provide goods or services to other funds of the City). The City reports the following fund as a major enterprise fund:

- The Water and Sewer Fund accounts for the activities of the water and sewer distribution system and sewage collection system. Funding is provided primarily through user charges.

The City's Internal Service Fund is used to fund general, workers' compensation, and employee health care liability claims to purchase insurance that provides excess general liability coverage for city employees and property. The fund is financed primarily by charges to the various departments of the City.

Fiduciary Funds

Fiduciary funds include amounts held in a fiduciary capacity for others. These amounts are not used to operate the City's programs. Activities that are reported as fiduciary include the following:

- The Pension and Other Employee Benefits Trust Funds account for the activities of employee benefit plans that accumulate resources for pension and other postemployment benefit (OPEB) payments to qualified employees.
- Custodial funds account for assets held by the City in a trustee capacity.

Interfund Activity

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Furthermore, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

Basis of Accounting

The governmental funds use the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the City has spent its resources.

Note 1 - Significant Accounting Policies (Continued)

Expenditures are reported when the goods are received or the services are rendered. Capital outlays are reported as expenditures (rather than as capital assets) because they reduce the ability to spend resources in the future; conversely, employee benefit costs that will be funded in the future (such as pension and retiree health care-related costs or sick and vacation pay) are not counted until they come due for payment. In addition, debt service expenditures, claims, and judgments are recorded only when payment is due.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the City considers amounts collected within 60 days of year end to be available for recognition. The following major revenue sources meet the availability criterion: state-shared revenue, state gas and weight tax revenue, district court fines, and interest associated with the current fiscal period. Conversely, delinquent personal property taxes, certain state-shared revenue payments, 911 surcharges, special assessments, and other miscellaneous revenue will be collected after the period of availability; receivables have been recorded for these, along with a deferred inflow.

Proprietary funds and fiduciary funds use the economic resources measurement focus and the full accrual basis of accounting. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Specific Balances and Transactions

Cash and Investments

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired. Investments are stated at fair value. Pooled investment income is generally allocated to each fund using a weighted-average balance for the principal held for each fund on a daily basis.

Receivables and Payables

In general, outstanding balances between funds are reported as due to/from other funds. Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide statements as internal balances. All trade and property tax receivables are shown as net of allowance for uncollectible amounts.

Inventories and Prepaid Items

Inventories are valued at cost on a first-in, first-out basis. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in both government-wide and fund financial statements.

Restricted Assets

The revenue bonds of the enterprise funds require amounts to be set aside for bond reserve. Additionally, the unspent bond proceeds are required to be set aside for capital expenses. These amounts have been classified as restricted assets in the Water and Sewer Fund.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

Note 1 - Significant Accounting Policies (Continued)

Infrastructure, buildings, equipment, and vehicles are depreciated using the straight-line method over the following useful lives:

	Depreciable Life - Years
Infrastructure	33 to 40
Road rights	33
Buildings and improvements	25 to 50
Machinery, equipment, and vehicles	2 to 20
Water and sewer distribution systems	50

Long-term Obligations

In the government-wide financial statements and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund-type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bond using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the fund financial statements, governmental fund types recognize bond issuances and premiums as other financing sources and bond discounts as other financing uses. The General Fund and debt service funds are generally used to liquidate governmental long-term debt.

Unearned Revenue

Unearned revenue represents money received that does not yet meet the criteria for revenue recognition. Unearned amounts are reported as liabilities.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows related to bond refunding charges and the pension and OPEB plans, as detailed in Notes 11 and 13, respectively.

In addition to liabilities, the statement of net position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows related to three items. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue from various sources shown in Note 16. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also reports deferred inflows of resources related to lease revenue and the pension and OPEB plans, as detailed in Notes 11 and 13, respectively.

Net Position Flow Assumption

The City will sometimes fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied, except as noted below.

Note 1 - Significant Accounting Policies (Continued)

Fund Balance Flow Assumptions

The City will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. The exceptions to this are the Community Recreation Fund and Capital Improvement Fund, which apply unrestricted fund balance first. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last. This is true for all funds except the Community Recreation Fund and Capital Improvement Fund. As noted above, the policy for these funds is to use unrestricted funds first; therefore, the order of spending is unassigned, restricted, committed, and assigned.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council has, by resolution, authorized the finance director to assign fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally exist only temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Property Tax Revenue

Property taxes are levied on each July 1 and December 1 and become an enforceable lien at that time; the tax is based on the taxable valuation of property as of the preceding December 31. These taxes are due on September 14 and February 14, respectively. Taxes are considered delinquent on March 1 of the following year, at which time penalties and interest are assessed.

The City's 2024 property tax revenue was levied and collectible on December 31, 2024 and is recognized as revenue in the year ended November 30, 2025 when the proceeds of the levy are budgeted and available for the financing of operations.

Note 1 - Significant Accounting Policies (Continued)

The 2024 taxable valuation of the City totaled $5.35 billion. Properties in the Plymouth Road Development Authority (PRDA) are assessed a millage of 2.0000 on July 1. The 2025 taxable valuation of PRDA totaled $444 million. The millages levied by the City and the resulting revenue are as follows:

Purpose	Millage Rate	Approximate Revenue (in 000s)
Operating purposes	3.9673	$ 21,185
Police and fire	0.7931	4,235
Police and fire and snow	1.1900	6,355
Library	0.7931	4,235
Refuse and recycling	2.3662	12,633
Industrial development	0.0093	50
Roads, sidewalks, and trees	0.8721	4,657
Recreation	0.7703	4,114
Public safety	1.6673	8,903
Culture and senior services	0.2449	1,308
Transit and capital improvement	0.4902	2,618
Plymouth Road Development Authority	2.0000	893
Total		$ 71,186

These amounts are recognized in the respective General, special revenue, debt service, and Plymouth Road Development Authority funds financial statements as tax revenue.

The delinquent real property taxes of the City are purchased by Wayne County, Michigan (the "County"). The County sells tax notes, the proceeds of which are used to pay the City for these property taxes. Wayne County, Michigan remitted its purchased delinquent real property taxes in June 2025. Wayne County, Michigan's delinquent real property taxes have been recorded as revenue in the current year.

Pension

The City offers two defined benefit pension plans to certain employees. The City records a net pension liability for the difference between the total pension liabilities calculated by the actuary and the pension plans' fiduciary net position. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Livonia Employees' Retirement System and the City of Livonia Police and Fire Revised Retirement Plan and additions to/deductions from the pension plans' fiduciary net position have been determined on the same basis as they are reported by the pension plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability will be liquidated from the funds from which an individual employee’s salary is paid, primarily the General Fund.

Other Postemployment Benefit Costs

The City offers retiree health care benefits to certain retirees. The City records a net OPEB liability (asset) for the difference between the total OPEB liability calculated by the actuary and the OPEB plan’s fiduciary net position. For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City of Livonia Retiree Health and Disability Benefits Plan and additions to/deductions from the OPEB plan’s fiduciary net position have been determined on the same basis as they are reported by the OPEB plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net OPEB liability will be liquidated from the funds from which an individual employee’s salary is paid, primarily the General Fund.

Note 1 - Significant Accounting Policies (Continued)

Compensated Absences (Vacation and Sick Leave)

It is the City's policy to permit employees to accumulate earned but unused sick and vacation pay benefits, as well as comp time. The compensated absence liabilities are reported in the government-wide and proprietary fund financial statements. A leave liability is recognized due to the leave attributable to services already rendered, leave that accumulates, and leave that is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means.

Proprietary Funds Operating Classification

Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the Water and Sewer Fund, Housing Fund, Golf Course Fund, and Internal Service Fund is charges to customers for sales or services. The Water and Sewer Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for these funds include the cost of sales or services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Leases

The City is a lessee for a noncancelable lease of fiber-optic cable and infrastructure. The City recognizes a lease liability and an intangible right-of-use lease asset (lease asset) in the governmental activities column in the government-wide financial statements. The City recognizes lease assets and liabilities with an initial value of $25,000 or more for single lease contracts and $50,000 or more when the lease involves multiple similar underlying assets.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Note 1 - Significant Accounting Policies (Continued)

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

The City is a lessor for noncancelable leases of cell towers and buildings. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines the discount rate it uses to discount the expected lease receipts to present value, lease term, and lease receipts.

- The City uses the actual rate charged to lessees as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Upcoming Accounting Pronouncements

In April 2024, the Governmental Accounting Standards Board issued Statement No. 103, *Financial Reporting Model Improvements*, which establishes new accounting and financial reporting requirements or modifies existing requirements related to the following: management's discussion and analysis; unusual or infrequent items; presentation of the proprietary fund statement of revenue, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. The provisions of this statement are effective for the City's financial statements for the year ending November 30, 2026.

In September 2024, the Governmental Accounting Standards Board issued Statement No. 104, *Disclosure of Certain Capital Assets*, which requires certain types of capital assets, such as lease assets, intangible right-of-use assets, subscription assets, and other intangible assets, to be disclosed separately by major class of underlying asset in the capital assets note. This statement also requires additional disclosures for capital assets held for sale. The provisions of this statement are effective for the City's financial statements for the year ending November 30, 2026.

In December 2025, the GASB issued Statement No. 105, *Subsequent Events*, which defines subsequent events as transactions that occur after the date of the financial statements but before the financial statements are available to be issued. This statement clarifies the subsequent events that constitute recognized and unrecognized events and establishes specific note disclosure requirements for nonrecognized events. The provisions of this statement are effective for the City's financial statements for the year ending November 30, 2027.

Accounting Changes and Error Corrections

Changes to or within the Financial Reporting Entity

Change in Major Funds

The Senior Center Construction Fund was previously reported as a nonmajor fund but is now reported as a major fund for fiscal year 2025. The effects of this change in major funds are shown in the table below.

Note 1 - Significant Accounting Policies (Continued)

Adjustments to and Restatements of Beginning Balances

During fiscal year 2025, the changes noted above resulted in adjustments to and restatements of beginning fund balance as follows:

	November 30, 2024 As Previously Reported	Change to or within the Financial Reporting Entity	November 30, 2024 As Restated
Governmental funds:			
Major funds:			
General Fund	$ 18,147,658	$ -	$ 18,147,658
Refuse Disposal System Fund	7,262,013	-	7,262,013
Roads and Sidewalks Fund	2,122,799	-	2,122,799
Senior Center Construction Fund	-	292,490	292,490
Nonmajor funds	51,742,802	(292,490)	51,450,312
Total governmental funds	$ 79,275,272	$ -	$ 79,275,272

Note 2 - Stewardship, Compliance, and Accountability

Construction Code Fees

The City oversees building construction in accordance with the State's Construction Code Act, including inspection of building construction and renovation, to ensure compliance with the building codes. The City charges fees for these services. The law requires that collection of these fees be used only for construction code costs, including an allocation of estimated overhead costs. A summary of the current year activity and the cumulative surplus or shortfall generated since January 1, 2000 is as follows:

Cumulative shortfall at December 1, 2024		$ (5,658,664)
Current year building permit revenue		3,148,683
Related expenses:		
Direct costs	$ 2,630,266	
Estimated indirect costs	645,638	3,275,904
Current year net revenue		(127,221)
Cumulative shortfall at November 30, 2025		$ (5,785,885)

Note 3 - Deposits and Investments

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The law also allows investments outside the state of Michigan when fully insured. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications that matures no more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions that are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan.

Note 3 - Deposits and Investments (Continued)

The pension trust funds and retiree health care fund are also authorized by Michigan Public Act 314 of 1965, as amended, to invest in certain reverse repurchase agreements, stocks, diversified investment companies, annuity investment contracts, real estate leased to public entities, mortgages, real estate (if the trust fund's assets exceed $250 million), debt or equity of certain small businesses, certain state and local government obligations, and certain other specified investment vehicles.

The City has designated seven banks for the deposit of its funds. The investment policy adopted by the City Council in accordance with Public Act 196 of 1997 has authorized investment in bonds and securities of the United States government and bank accounts and CDs. The City's deposits and investments are in accordance with statutory authority.

Custodial Credit Risk of Bank Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a deposit policy for custodial credit risk. At year end, the City had bank deposits of $45,107,331 (certificates of deposit and checking and savings accounts) that were uninsured and uncollateralized. In addition, the District Court, a component unit, had bank deposits of $389,710 (checking and savings accounts) that were uninsured and uncollateralized. The City believes that, due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits.

Interest Rate Risk

Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The City's investment policy does not restrict investment maturities other than commercial paper, which can only be purchased with a 270-day maturity.

At year end, the City had the following investments and maturities:

Primary Government	Fair Value	0-5 Years	6-10 Years	More Than 10 Years
U.S. agency securities	$ 13,522,496	$ 13,522,496	$ -	$ -
Municipal bonds	1,076,565	1,076,565	-	-
U.S. Treasury securities	17,193,913	17,193,913	-	-
Bank investment pools	36,764,133	36,764,133	-	-
Total	$ 68,557,107	$ 68,557,107	$ -	$ -

City of Livonia Employees' Retirement System	Fair Value	0-5 Years	6-10 Years	More Than 10 Years
Corporate bonds	$ 9,366,584	$ 6,043,515	$ 2,021,299	$ 1,301,770
Foreign bonds	640,959	472,216	168,743	-
U.S. agency securities	4,332,688	118,841	65,488	4,148,359
U.S. Treasury securities	7,457,674	2,150,491	1,594,504	3,712,679
Collateralized mortgage obligations	1,217,436	130,682	-	1,086,754
Total	$ 23,015,341	$ 8,915,745	$ 3,850,034	$ 10,249,562

Note 3 - Deposits and Investments (Continued)

City of Livonia Retiree Health and Disability Benefits Plan	Fair Value	0-5 Years	6-10 Years	More Than 10 Years
Corporate bonds	$ 4,936,869	$ 3,071,221	$ 1,164,830	$ 700,818
Foreign bonds	741,739	572,026	169,713	-
U.S. agency securities	3,756,574	184,106	24,367	3,548,101
U.S. Treasury securities	8,914,088	5,006,464	737,939	3,169,685
Collateralized mortgage obligations	1,178,674	60,956	49,295	1,068,423
Total	$ 19,527,944	$ 8,894,773	$ 2,146,144	$ 8,487,027

Credit Risk

State law limits investments in commercial paper to the top two ratings issued by nationally recognized statistical rating organizations. The City has no investment policy that would further limit its investment choices. As of November 30, 2025, the credit quality ratings of debt securities (other than the U.S. government) are as follows:

Investment	Fair Value	Rating	Rating Organization
Primary Government			
Bank investment pools	$ 36,764,133	Baa1/P2	Moody's
Municipal bonds	1,076,565	AA	S&P
U.S. agency securities	13,522,496	AA+	S&P
Total	$ 51,363,194		

Investment	Fair Value	Rating	Rating Organization
Fiduciary Funds			
Corporate bond	$ 221,087	Aaa	Moody's
Corporate bond	28,028	Aa1	Moody's
Corporate bond	245,049	A1	Moody's
Corporate bond	148,157	A3	Moody's
Corporate bond	1,141,644	Baa1 and below	Moody's
Corporate bond	12,519,488	NR	N/A
Foreign bonds	41,320	Baa1 and below	Moody's
Foreign bonds	1,341,378	NR	N/A
U.S. agency securities	8,089,262	Aaa	Moody's
Collateralized mortgage obligations	533,554	Aaa	Moody's
Collateralized mortgage obligations	1,862,556	NR	N/A
Total	$ 26,171,523		

There are no limitations or restrictions on participant withdrawals for the $36,764,133 of bank investment pool investments that are recorded at amortized cost.

Concentration of Credit Risk

The City places no limit on the amount it may invest in any one issuer. Investments in the Employees' Retirement System Fund total $216,081,363 at November 30, 2025. Of this total, $16,852,998, or 7.80 percent, is invested in Loomis Senior Fund. Investments in the VEBA Fund total $152,993,015 at November 30, 2025. Of this total, $12,979,291, or 8.48 percent, is invested in Loomis Senior Fund.

Note 4 - Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the assets. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using net asset value (NAV) per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

The City has the following recurring fair value measurements as of November 30, 2025:

	Assets Measured at Fair Value on a Recurring Basis at November 30, 2025			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at November 30, 2025
Investments by Fair Value Level				
Debt securities:				
U.S. Treasury securities	$ 33,565,675	$ -	$ -	$ 33,565,675
Collateralized mortgage obligations	-	2,396,110	-	2,396,110
Corporate bonds	-	14,303,453	-	14,303,453
Foreign bonds and notes	-	1,382,698	-	1,382,698
Government agencies	-	21,611,758	-	21,611,758
Asset-backed securities	-	1,076,565	-	1,076,565
Total debt securities	33,565,675	40,770,584	-	74,336,259
Equity securities:				
Common stock	137,204,381	-	-	137,204,381
Foreign stock	6,144,589	-	-	6,144,589
Mutual funds	115,797,643	-	-	115,797,643
ADR	7,080,630	-	-	7,080,630
REIT	1,496,540	-	-	1,496,540
Short-term investments	-	3,592,666	-	3,592,666
Total equity securities	267,723,783	3,592,666	-	271,316,449
Total investments by fair value level	$ 301,289,458	$ 44,363,250	$ -	345,652,708
Investments measured at NAV:				
Real estate funds				28,474,080
CIF - Fixed income				30,182,007
CIF - Equity				13,278,287
Total investments measured at NAV				71,934,374
Total investments				$ 417,587,082

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities.

Note 4 - Fair Value Measurements (Continued)

The fair value of collateralized mortgage obligations, corporate bonds, foreign bonds and notes, government agency securities, municipal bonds, and short-term investments at November 30, 2025 was determined primarily based on Level 2 inputs. The City's foreign investments are not subject to foreign currency risk, as they are not denominated in foreign currencies. The City estimates the fair value of these investments using other inputs, such as interest rates and yield curves, that are observable at commonly quoted intervals.

The valuation method for investments measured at net asset value per share (or its equivalent) is presented in the following table.

Investments in Entities that Calculate Net Asset Value per Share

The City holds shares or interests in investment companies where the fair value of the investments is measured on a recurring basis using net asset value per share (or its equivalent) of the investment companies as a practical expedient.

As of November 30, 2025, the fair value, unfunded commitments, and redemption rules of those investments are as follows:

	Fair Value	Unfunded Commitments	Redemption Frequency, if Eligible	Redemption Notice Period
Real estate funds	$ 28,474,080	$ -	Unlimited	12 months
CIF - Fixed income	30,182,007	-	Unlimited	15 business days
CIF - Equity	13,278,287	-	Unlimited	None
Total investments measured at NAV	$ 71,934,374	$ -		

The real estate funds class includes the Alidade Capital Fund and the Valstone Opportunity Fund that invest primarily in U.S. commercial real estate. The fair values of the investments in this class have been estimated using net asset value of the City's ownership interest in partners' capital. Net income earned and amounts received from payoffs of investments will be distributed to the participants as cash is available until all funds are distributed.

The CIF - fixed income class includes the Loomis Sayles Senior Loan Fund, which invests primarily in bank loans. The fair values of the investments in this class have been estimated using net asset value of the City's ownership interest in the market value of the total fund.

The CIF - equity class includes the Harris Associates Oakmark International Fund, which invests primarily in foreign stock. The fair values of the investments in this class have been estimated using net asset value of the City's ownership interest in the market value of the total fund.

Note 5 - Capital Assets

Capital asset activity of the City's governmental and business-type activities was as follows:

Governmental Activities

	Balance December 1, 2024	Reclassifications	Additions	Disposals and Adjustments	Balance November 30, 2025
Capital assets not being depreciated:					
Land	$ 35,278,628	$ -	$ -	$ -	$ 35,278,628
Construction in progress	5,806,081	(1,875,500)	19,927,882	-	23,858,463
Subtotal	41,084,709	(1,875,500)	19,927,882	-	59,137,091
Capital assets being depreciated:					
Infrastructure	244,302,036	-	13,490,018	-	257,792,054
Buildings and improvements	121,723,412	1,875,500	317,267	-	123,916,179
Equipment and vehicles	59,049,766	-	6,041,712	(1,867,184)	63,224,294
Lease assets - Equipment and vehicles	672,502	-	-	-	672,502
Subtotal	425,747,716	1,875,500	19,848,997	(1,867,184)	445,605,029
Accumulated depreciation:					
Infrastructure	105,579,227	-	6,144,146	-	111,723,373
Buildings and improvements	67,287,608	-	2,588,170	-	69,875,778
Equipment and vehicles	35,439,110	-	4,209,071	(1,520,518)	38,127,663
Lease assets - Equipment and vehicles	106,479	-	67,250	-	173,729
Subtotal	208,412,424	-	13,008,637	(1,520,518)	219,900,543
Net capital assets being depreciated	217,335,292	1,875,500	6,840,360	(346,666)	225,704,486
Net governmental activities capital assets	$ 258,420,001	$ -	$ 26,768,242	$ (346,666)	$ 284,841,577

Note 5 - Capital Assets (Continued)

Business-type Activities

	Balance December 1, 2024	Reclassifications	Additions	Disposals and Adjustments	Balance November 30, 2025
Capital assets not being depreciated:					
Land	$ 5,164,436	$ -	$ -	$ -	$ 5,164,436
Construction in progress	9,706,484	(14,116,180)	6,233,378	-	1,823,682
Subtotal	14,870,920	(14,116,180)	6,233,378	-	6,988,118
Capital assets being depreciated:					
Water and sewer distribution	187,819,433	12,462,035	920,679	-	201,202,147
Buildings and building improvements	21,918,794	-	-	-	21,918,794
Machinery and equipment	2,168,633	1,654,145	128,560	(159,429)	3,791,909
Vehicles	4,685,343	-	344,341	(86,490)	4,943,194
Land improvements	3,069,555	-	-	-	3,069,555
Subtotal	219,661,758	14,116,180	1,393,580	(245,919)	234,925,599
Accumulated depreciation:					
Water and sewer distribution	98,433,393	-	3,426,116	-	101,859,509
Buildings and building improvements	7,665,634	-	481,410	-	8,147,044
Machinery and equipment	1,686,679	-	56,520	(143,942)	1,599,257
Vehicles	3,026,455	-	435,362	(92,135)	3,369,682
Land improvements	2,944,315	-	13,799	-	2,958,114
Subtotal	113,756,476	-	4,413,207	(236,077)	117,933,606
Net capital assets being depreciated	105,905,282	14,116,180	(3,019,627)	(9,842)	116,991,993
Net business-type activities capital assets	$ 120,776,202	$ -	$ 3,213,751	$ (9,842)	$ 123,980,111

Capital asset activity for the City's component unit for the year ended November 30, 2025 was as follows:

Component Unit - Plymouth Road Development Authority

	Balance December 1, 2024	Reclassifications	Additions	Disposals and Adjustments	Balance November 30, 2025
Capital assets not being depreciated - Land	$ 474,048	$ -	$ 321,143	$ -	$ 795,191
Capital assets being depreciated - Land improvements	12,195,788	-	-	-	12,195,788
Accumulated depreciation - Land improvements	12,078,553	-	30,724	-	12,109,277
Net capital assets being depreciated	117,235	-	(30,724)	-	86,511
Net capital assets	$ 591,283	$ -	$ 290,419	$ -	$ 881,702

Note 5 - Capital Assets (Continued)

Depreciation expense was charged to programs of the primary government as follows:

Governmental activities:	
General government	$ 653,828
Public safety	2,041,123
Public works	7,899,693
Recreation and culture	2,413,993
Total governmental activities	$ 13,008,637
Business-type activities:	
Water and Sewer	$ 4,116,622
Golf Course	28,830
Housing	267,755
Total business-type activities	$ 4,413,207

Construction Commitments

The City has active construction projects at year end. At year end, the City's commitments with contractors are as follows:

	Spent to Date	Remaining Commitment
Street and sidewalk projects	$ 16,976,643	$ 1,257,618
Water, drain, and sewer projects	16,104,704	981,087
Senior center	21,238,093	4,267,517
Fire station improvements	283,445	706,147
Total	$ 54,602,885	$ 7,212,369

Note 6 - Interfund Receivables, Payables, and Transfers

The composition of interfund balances is as follows:

Receivable Fund	Payable Fund	Amount
General Fund	VEBA	$ 1,020,637
	Nonmajor governmental funds	35,422
	Total General Fund	1,056,059
Employees' Retirement System	General Fund	267,290
	Nonmajor governmental funds	118
	Water and Sewer Fund	142
	Total Employees' Retirement System	267,550
VEBA	Water and Sewer Fund	8,879
	Nonmajor governmental funds	7,399
	Total VEBA	16,278
Police and Fire Revised Retirement Plan	General Fund	307,443
	Total	$ 1,647,330

Note 6 - Interfund Receivables, Payables, and Transfers (Continued)

These balances result from the time lag between the dates that goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made.

Interfund transfers reported in the fund financial statements are composed of the following:

Paying Fund (Transfer Out)	Receiving Fund (Transfer In)	Amount
General Fund	Nonmajor governmental funds	$ 2,850,151
Nonmajor governmental funds	Nonmajor governmental funds	9,919,636
	Roads and Sidewalks Fund	7,500,000
	Senior Center Construction Fund	2,000,000
	Total nonmajor governmental funds	19,419,636
Golf Course Fund	Nonmajor governmental funds	150,000
	Total	$ 22,419,787

The transfer from the General Fund to the nonmajor governmental funds is unrestricted resources to finance capital projects and general obligation debt service in accordance with budgetary authorizations.

The majority of transfers between the nonmajor governmental funds are for gas and weight tax revenue from the Major Streets Fund to the Local Streets Fund in accordance with Act 51. Most of the remaining transfers relate to debt service and capital projects.

The transfer from the nonmajor governmental funds to the Roads and Sidewalks Fund is for gas and weight tax revenue that has been passed through the Local Streets Fund from the Major Streets Fund in accordance with Act 51.

The transfer from the nonmajor governmental funds to the Senior Center Construction Fund was for capital improvements.

The transfer from the Golf Course Fund to nonmajor governmental funds were for capital improvements.

Note 7 - Long-term Debt

The City issues bonds to provide for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the City. County contractual agreements are also general obligations of the City. Revenue bonds involve a pledge of specific income derived from the acquired or constructed assets to pay debt service.

Note 7 - Long-term Debt (Continued)

Long-term debt activity for the year ended November 30, 2025 can be summarized as follows:

Governmental Activities

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds and contracts payable -							
Other debt - Building Authority Bonds:							
2015 MBA Refunding Bonds: Amount of issue - $2,050,000 Maturing through 2025	2.47%	$160,000 - $300,000	$ 175,000	$ -	$ (175,000)	$ -	$ -
2016 MBA Refunding Bonds: Amount of issue - $6,180,000 Maturing through 2033	4.00%	$305,000 - $540,000	4,140,000	-	(390,000)	3,750,000	405,000
2017 MBA Refunding Bonds: Amount of issue - $19,980,000 Maturing through 2030	3.00% - 5.00%	$1,250,000 - $1,945,000	10,375,000	-	(1,545,000)	8,830,000	1,600,000
Installment purchases			363,729	121,740	(139,080)	346,389	138,745
Unamortized bond premiums			1,338,229	-	(200,312)	1,137,917	200,310
Total bonds and contracts payable			16,391,958	121,740	(2,449,392)	14,064,306	2,344,055
Leases			537,529	-	(61,638)	475,891	63,149
General liability claims, workers' compensation, and health insurance claims (Note 9)			2,571,950	-	(432,516)	2,139,434	-
Compensated absences			11,101,722	-	(1,269,723)	9,831,999	957,609
Landfill closure and postclosure			737,491	17,096	-	754,587	-
Total governmental activities long-term debt			$ 31,340,650	$ 138,836	$ (4,213,269)	$ 27,266,217	$ 3,364,813

The claims liability will generally be liquidated through the City's self-insurance Internal Service Fund. That fund will finance the payment of those claims by charging the other funds based on management's assessment of the relative insurance risk that should be assumed by individual funds.

Note 7 - Long-term Debt (Continued)

Business-type Activities

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds and contracts payable - Direct borrowings and direct placements:							
2013 State of Michigan Clean Water Program State Revolving Loan: Amount of issue - $3,620,000 Maturing through 2034	2.00%	$125,000 - $220,000	$ 1,870,730	$ -	$ (170,000)	$ 1,700,730	$ 175,000
2014 State of Michigan Drinking Water Program Revolving Loan: Amount of issue - $3,552,013 Maturing through 2036	2.00%	$145,000 - $235,000	1,987,013	-	(180,000)	1,807,013	185,000
2015 State of Michigan Drinking Water Program Revolving Loan: Amount of issue - $7,104,415 Maturing through 2040	2.50%	$274,415 - $570,000	3,877,894	-	(280,000)	3,597,894	290,000
2020 State of Michigan Drinking Water Program Revolving Loan: Amount of issue - $9,160,000 Maturing through 2040	2.00%	$375,000 - $550,000	7,141,630	-	(380,500)	6,761,130	385,500
2021 State of Michigan Drinking Water Program Revolving Loan: Amount of issue - $5,337,668 Maturing through 2041	1.875%	$222,668 - $315,000	4,176,889	-	(210,000)	3,966,889	215,000
2023 Water Supply and Wastewater System Revenue Bonds: Amount of issue - $6,295,000 Maturing through 2043	5.00% - 5.25%	$200,000 - $480,000	6,095,000	-	(200,000)	5,895,000	210,000
Unamortized bond premiums			275,454	-	(14,497)	260,957	-
Total direct borrowings and direct placements principal outstanding			25,424,610	-	(1,434,997)	23,989,613	1,460,500
Compensated absences			636,702	-	(95,625)	541,077	59,233
Total business-type activities long-term debt			$ 26,061,312	$ -	$ (1,530,622)	$ 24,530,690	$ 1,519,733

The changes in the compensated absences liabilities presented in the tables above reflect the net additions and reductions during the reporting period.

Note 7 - Long-term Debt (Continued)

Revenue Bonds

The City has pledged substantially all of the Water and Sewer Fund, net of operating expenses, to repay the water and sewer revenue bonds listed below. Proceeds from the bonds provided financing for improvements to the water and sewer system. The bonds are payable solely from the net revenue of the water and sewer system. The remaining principal and interest to be paid on the bonds total approximately $29.7 million. During the current year, net revenue of the system was $12 million, compared to annual debt requirements of approximately $2.1 million.

Conduit Debt Obligations

The City has issued Industrial Development Revenue Bonds and Economic Development Corporation Bonds under state law, which authorizes municipalities under certain circumstances to acquire and lease industrial sites, buildings, and equipment and lease them to third parties. The revenue bonds issued are payable solely from the net revenue derived from the respective leases and are not a general obligation of the City. After these bonds are issued, all financial activity is taken over by the paying agent. The bonds and related lease contracts are not reflected in the City's financial statements. Information regarding the status of each bond issue, including possible default, must be obtained from the paying agent or other knowledgeable source. The aggregate original issue amount was $83,667,000.

Excluded from the City's financial statements are bonds issued by the Economic Development Corporation in October 2024. This debt is conduit debt under GASB 91, of which the issuer is not to record a liability and has limited commitment, which involves no responsibility for debt service beyond resources provided by the third-party obligor. The original issue amount of bonds was $17,000,000 and, as of November 30, 2025, approximately $15,790,000 remains outstanding.

Debt Service Requirements to Maturity

Annual debt service requirements to maturity for the above bonds and note obligations are as follows:

	Governmental Activities			Business-type Activities		
	Other Debt			Direct Borrowings and Direct Placements		
Years Ending November 30	Principal	Interest	Total	Principal	Interest	Total
2026	$ 2,143,745	$ 535,400	$ 2,679,145	$ 1,460,500	$ 669,239	$ 2,129,739
2027	2,243,020	459,743	2,702,763	1,490,500	631,510	2,122,010
2028	2,233,485	346,751	2,580,236	1,530,500	592,782	2,123,282
2029	2,336,139	235,788	2,571,927	1,560,500	552,897	2,113,397
2030	2,420,000	120,125	2,540,125	1,615,500	511,999	2,127,499
2031-2035	1,550,000	94,800	1,644,800	8,292,744	1,903,123	10,195,867
2036-2040	-	-	-	6,111,524	915,233	7,026,757
2041-2043	-	-	-	1,666,888	152,210	1,819,098
Total	$ 12,926,389	$ 1,792,607	$ 14,718,996	$ 23,728,656	$ 5,928,993	$ 29,657,649

Bond Refunding

In previous years, the City defeased certain bonds by completing an advance refunding. As of November 30, 2025, there is still $7,985,000 of bonds outstanding that are considered defeased.

Note 8 - Restricted Assets

Business-type Activities

In accordance with the provisions of the Water Supply and Wastewater System Revenue Bonds, the City is required to set aside moneys in a bond reserve account. At November 30, 2025, the City set aside $2,390,702 of cash and cash equivalents to comply with these requirements. Additionally, the Water and Sewer Fund held $113,927 of unspent bond proceeds as of November 30, 2025 that have also been classified as restricted assets.

Note 9 - Risk Management

The City is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The City has purchased commercial insurance for medical benefits and workers' compensation and participates in the Michigan Municipal Risk Management Authority (the "Authority").

The Michigan Municipal Risk Management Authority risk pool program operates as a claims servicing pool for amounts up to member retention limits and operates as a common risk-sharing management program for losses in excess of member retention amounts. Although premiums are paid annually to the Authority, which it uses to pay claims up to the retention limits, the ultimate liability for those claims remains with the City.

The City estimates the liability for general liability, workers' compensation, and medical claims that have been incurred through the end of the fiscal year, including claims that have been reported and those that have not yet been reported. These estimates are recorded in the Self-insurance Internal Service Fund. The estimated liability for property loss, general liability, workers' compensation, and medical claims is recorded within the governmental activities column in the statement of net position. Changes in the estimated liability for the past two fiscal years were as follows:

	General Liability		Workers' Compensation		Medical Claims	
	2025	2024	2025	2024	2025	2024
Estimated liability - Beginning of year	$ 794,869	$ 1,126,328	$ 1,012,703	$ 844,192	$ 764,378	$ 638,690
Estimated claims incurred, including changes in estimates	1,481,470	877,342	284,363	823,841	12,993,585	11,749,907
Claim payments	(1,391,752)	(1,208,801)	(532,342)	(655,330)	(13,267,840)	(11,624,219)
Estimated liability - End of year	$ 884,587	$ 794,869	$ 764,724	$ 1,012,703	$ 490,123	$ 764,378

The City is subject to various legal proceedings and claims that arise in the ordinary course of its business. The City believes that the amount, if any, of ultimate liability with respect to legal actions will be insignificant or will be covered by insurance.

Note 10 - Defined Contribution Pension Plan

The City of Livonia Employees' Retirement System Defined Contribution Plan is administered by the City of Livonia Employees' Retirement System and the City of Livonia, Michigan. The plan was established under Section 401(a) of the Internal Revenue Code for the following employees:

- General employee members - All members hired on or after March 17, 1997
- Police lieutenant and sergeant members - All members hired on or after December 8, 1997 who have elected not to participate in the City of Livonia Police and Fire Revised Retirement Plan
- Police officer members - All members hired on or after November 24, 1998 who have elected not to participate in the City of Livonia Police and Fire Revised Retirement Plan

Note 10 - Defined Contribution Pension Plan (Continued)

- Firefighter members - All members hired on or after July 1, 1998 who have elected not to participate in the City of Livonia Police and Fire Revised Retirement Plan

In addition, the plan covers all employees electing to transfer from the City's defined benefit pension plan (see Note 11).

In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. As established by the City through collective bargaining agreements, the City contributes a percentage of employees' earnings as follows:

	Employees Transferring from the Defined Benefit Pension Plan		New Employees Hired after the Effective Dates Noted Above	
	Employer Contribution	Employee Contribution	Employer Contribution	Employee Contribution
General*	14.00 %	4.50 %	11.00 %	4.50 %
Police lieutenants and sergeants	14.00	5.21	14.00	5.21
Police	14.00	5.00	14.00	5.00
Fire	14.00	4.50	14.00	4.50

*For general employees, the employee contribution can range from 4.00 to 4.50 percent for employees transferring from the defined benefit pension plan and 4.00 to 4.50 percent for new employees hired after March 17, 1997.

The employee contribution percentages noted above represent the minimum required contribution. Employees are permitted to contribute additional amounts up to the maximum allowed by law.

The City's contributions for each employee are fully vested after four years of service.

In accordance with the above requirements, the City contributed $3,371,349 during the current year, and employees contributed $1,310,026.

Note 11 - Pension Plans

Plan Description

City of Livonia Employees' Retirement System

The City of Livonia Employees' Retirement System administers the City of Livonia Employees' Retirement System (the "System"), a single-employer defined benefit pension plan that provides retirement, disability, and death benefits to the following employees of the City unless they elected to transfer to the City's 401(a) defined contribution pension plan (see Note 10):

- General employee members - All members hired prior to March 17, 1997 and their beneficiaries
- Police lieutenant and sergeant members - All members hired prior to December 8, 1997 and their beneficiaries
- Police officer members - All members hired prior to November 24, 1998 and their beneficiaries
- Firefighter members - All members hired prior to July 1, 1998 and their beneficiaries

The financial statements of the pension system are included in these financial statements as a pension and other employee benefits trust fund (a fiduciary fund).

Note 11 - Pension Plans (Continued)

Management of the plan is vested in the System's board of trustees, which consists of five members: the mayor or mayor's designated administrative representative, a member of the City Council to be selected by the Council, a member of the Civil Service Commission, a police or fire member to be elected by the police and fire members, and a member of any retirement plan established by city ordinance who is not a police or fire member to be elected by the members of any retirement plan established by city ordinance other than police and fire members.

City of Livonia Police and Fire Revised Retirement Plan

The City of Livonia Police and Fire Revised Retirement Plan administers the City of Livonia Police and Fire Revised Retirement Plan (PFRRP), a single-employer defined benefit pension plan established in 2021 that provides retirement, disability, and death benefits to all police and fire employees of the City who are not eligible for the City of Livonia Employees' Retirement System and elected to participate in the PFRRP instead of the City's 401(a) defined contribution pension plan (see Note 10). Members converting to the PFRRP from the defined contribution plan had a one-time option to purchase between one and three years of service credit in the PFRRP.

The financial statements of the pension system are included in these financial statements as a pension and other employee benefits trust fund (a fiduciary fund).

Management of the plan is vested in the same board of trustees as the System.

Benefits Provided

City of Livonia Employees' Retirement System

The System provides retirement, disability, and death benefits as follows:

- General Members - Eligible after 30 years of service regardless of age or age 55 with 10 years of service. Permanent part-time general members need only 10 calendar years of membership instead of 10 years of credited service. Pension amount is 2.5 percent of the member's average final compensation (AFC) times years of credited service (maximum is 75 percent of AFC).
- Police Officers, Sergeants, and Lieutenants - Eligible after 25 years of service regardless of age or age 52 with 10 years of service (age 50 with 10 years but less than 25 years of service - early retirement with reduced benefit of 0.5 percent per month below age 52). Pension amount is 2.8 percent of the member's average final compensation times the first 24 years of credited service, plus 7.8 percent of AFC for the 25th year of credited service (maximum is 75 percent of AFC).
- Police Command - Eligible after 25 years of service regardless of age or age 50 with 10 years of service (age 48 with 10 years but less than 25 years of service - early retirement with reduced benefit of 0.5 percent per month below age 50). Pension amount is 2.8 percent of the member's average final compensation times the years of credited service (maximum is 75 percent of AFC).
- Fire Members - Eligible after 25 years of service regardless of age or age 52 with 10 years of service (age 50 with 10 years but less than 25 years of service - early retirement with reduced benefit of 0.5 percent per month below age 52). Pension amount is 2.8 percent of the member's average final compensation times the years of credited service (maximum is 75 percent of AFC).

Average final compensation is the average of the highest annual compensation received during any 3 years of service contained within the 10 years of service immediately preceding retirement, including base salary, longevity, shift differential, paid time off, holiday pay, and payment of accumulated vacation time up to the limits established by the respective bargaining agreements. In addition, merit pay is included for police members, and paramedic/EMT or ALS bonuses are included for firefighters.

Note 11 - Pension Plans (Continued)

Benefit terms provide for annual cost of living adjustments to each member's retirement allowance subsequent to the member's retirement date. The monthly adjustments vary between $20 and $375 depending on year of retirement and amount of years past retirement.

Plan members are eligible for disability retirement upon termination of city employment by reason of total and permanent disability after completing at least 10 full years of credited service, except that in the event of a duty disability, the 10-year service requirement is waived. Special age and service requirements apply in the calculation of the disability benefit provided.

City of Livonia Police and Fire Revised Retirement Plan

The System provides retirement, disability, and death benefits as follows for all eligible participants: Eligible after 25 years of service regardless of age or age 52 with 15 years of service. Pension amount is 2.5 percent of the member's average final compensation times the years of credited service (maximum is 75 percent of AFC).

Average final compensation is the average of the highest annual compensation received during any 3 years of service contained within the 10 years of service immediately preceding retirement, including base salary or wages, worker’s compensation wage loss benefits with supplemental pay not to exceed regular base wages, and any other financial compensation from which pension contributions are withheld.

Plan members are eligible for disability retirement upon termination of city employment by reason of total and permanent disability after completing at least 10 full years of credited service, except that in the event of a duty disability, the 10-year service requirement is waived. Special age and service requirements apply in the calculation of the disability benefit provided.

Employees Covered by Benefit Terms

The following members were covered by the benefit terms:

	City of Livonia Employees' Retirement System	City of Livonia Police and Fire Revised Retirement Plan
Date of member count	November 30, 2025	November 30, 2025
Inactive plan members or beneficiaries currently receiving benefits	524	4
Inactive plan members entitled to but not yet receiving benefits	2	36
Active plan members	3	167
Total employees covered by the plan	529	207

Contributions

Article 9, Section 24 of the State of Michigan constitution requires that financial benefits arising on account of employee service rendered in each year be funded during that year. Accordingly, the System's board of trustees retains an independent actuary to determine the annual contribution. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. Contribution requirements of plan members are established and may be amended by the board of trustees in accordance with the city charter, union contracts, and plan provisions. For the year ended November 30, 2025, the average active member contribution rate ranged from 2.55 to 7.30 percent of annual pay for the Employees' Retirement System and 8.00 percent for the Police and Fire Revised Retirement Plan. The funding policy provides for periodic employer contributions at actuarially determined rates.

Note 11 - Pension Plans (Continued)

Net Pension Liability

The City chooses a date for each pension plan to measure its net pension liability. This is based on the measurement date of each pension plan, which may be based on a comprehensive valuation as of that date or based on an earlier valuation that has used procedures to roll the information forward to the measurement date.

	City of Livonia Employees' Retirement System	City of Livonia Police and Fire Revised Retirement Plan
Measurement date used for the City NPL	November 30, 2025	November 30, 2025
Based on a comprehensive actuarial valuation as of	November 30, 2025	November 30, 2025

Changes in the net pension liability (asset) during the measurement year were as follows:

City of Livonia Employees' Retirement System

	Increase (Decrease)		
Changes in Net Pension Liability	Total Pension Liability	Plan Net Position	Net Pension Liability
Balance at November 30, 2024	$ 228,455,535	$ 218,306,752	$ 10,148,783
Changes for the year:			
Service cost	88,468	-	88,468
Interest	15,275,937	-	15,275,937
Differences between expected and actual experience	209,434	-	209,434
Contributions - Employer	-	3,182,220	(3,182,220)
Contributions - Employee	-	32,439	(32,439)
Net investment income	-	15,586,106	(15,586,106)
Benefit payments, including refunds	(20,632,669)	(20,632,669)	-
Administrative expenses	-	(244,522)	244,522
Net changes	(5,058,830)	(2,076,426)	(2,982,404)
Balance at November 30, 2025	$ 223,396,705	$ 216,230,326	$ 7,166,379

The plan's fiduciary net position represents 96.79 percent of the total pension liability.

Note 11 - Pension Plans (Continued)

City of Livonia Police and Fire Revised Retirement Plan

Changes in Net Pension Liability (Asset)	Increase (Decrease) Total Pension Liability	Plan Net Position	Net Pension Liability (Asset)
Balance at November 30, 2024	$ 14,051,064	$ 13,527,336	$ 523,728
Changes for the year:			
Service cost	3,408,747	-	3,408,747
Interest	1,211,908	-	1,211,908
Differences between expected and actual experience	(189,079)	-	(189,079)
Contributions - Employer	-	2,669,665	(2,669,665)
Contributions - Employee	-	1,214,437	(1,214,437)
Net investment income	-	1,195,996	(1,195,996)
Benefit payments, including refunds	(293,693)	(293,693)	-
Administrative expenses	-	(56,107)	56,107
Net changes	4,137,883	4,730,298	(592,415)
Balance at November 30, 2025	$ 18,188,947	$ 18,257,634	$ (68,687)

The plan's fiduciary net position represents 100.38 percent of the total pension liability.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended November 30, 2025, the City recognized pension cost recovery of $953,637 for the System and pension expense of $2,383,818 for the Police and Fire Revised Retirement Plan.

At November 30, 2025, the City reported deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 1,729,523	$ 171,890
Net difference between projected and actual earnings on pension plan investments	-	8,555,039
Total	$ 1,729,523	$ 8,726,929

Amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ending November 30	Amount
2026	$ 2,286,456
2027	(5,194,010)
2028	(4,984,079)
2029	(40,357)
2030	155,763
Thereafter	778,821
Total	$ (6,997,406)

Note 11 - Pension Plans (Continued)

Actuarial Assumptions

The total pension liability in each actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement:

	City of Livonia Employees' Retirement System	City of Livonia Police and Fire Revised Retirement Plan
Inflation	2.50 percent	2.50 percent
Salary increases (including inflation)	4.00 percent	6.00 percent
Investment rate of return (net of investment expenses)	7.00 percent	7.00 percent
Mortality rates	Pub-2010 Mortality Table with MP-2021 Generational Improvement	Pub-2010 Mortality Table with MP-2021 Generational Improvement

The actuarial assumptions used in the November 30, 2025 valuations were based on the results of an actuarial experience study performed in 2021.

Discount Rate

As shown below, the discount rate used to measure the total pension liability was determined after considering a projection of the cash flows to determine whether the future contributions (made at the current contribution rates) will be sufficient to allow the pension plans' fiduciary net position to make all projected future benefit payments of current active and inactive employees.

	City of Livonia Employees' Retirement System	City of Livonia Police and Fire Revised Retirement Plan
Assumed investment rate of return	7.00 percent	7.00 percent
Are contributions expected to be sufficient to allow fiduciary net position to pay future benefits?	Yes	Yes
Discount rate used to measure TPL	7.00 percent	7.00 percent

Note 11 - Pension Plans (Continued)

Investment Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The expected rates of return for both plans are as follows:

Asset Class	Long-term Expected Real Rate of Return - Livonia Employees' Retirement System	Long-term Expected Real Rate of Return - Police and Fire Revised Retirement Plan
Domestic large-cap value stocks	5.80 %	5.80 %
Domestic large-cap growth stocks	6.10	6.10
Domestic small-cap value/core stocks	5.90	5.90
International stocks	4.90	4.90
U.S. core fixed income	1.30	1.30
Global fixed income	1.20	-
High-yield fixed income	3.00	3.00
Bank loans	3.00	-
Real estate (direct)	4.20	-
Real estate investment trusts	3.50	-
Global balanced strategy	-	5.13

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liabilities (assets) of the City, calculated using the current discount rates, as well as what the City's net pension liabilities (assets) would be if they were calculated using discount rates that are 1 percentage point lower (6.00 percent for both the Employees' Retirement System and the Police and Fire Revised Retirement Plan) or 1 percentage point higher (8.00 percent for both the Employees' Retirement System and the Police and Fire Revised Retirement Plan) than the current rate:

	1 Percentage Point Decrease	Current Discount Rate	1 Percentage Point Increase
Net pension liability (asset) of the City of Livonia Employees' Retirement System	$ 28,349,595	$ 7,166,379	$ (10,841,117)
Net pension liability (asset) of the City of Livonia Police and Fire Revised Retirement Plan	3,128,358	(68,687)	(2,646,762)

Investment Policy

The systems' policies in regard to the allocation of invested assets are established and may be amended by the systems' board of trustees by a majority vote of its members. It is the policy of the systems' board of trustees to pursue an investment strategy that manages risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The systems' investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans.

Note 11 - Pension Plans (Continued)

The following was the adopted asset allocation policy of both pension plans as of November 30, 2025:

Asset Class	Target Allocation - Livonia Employees' Retirement System	Target Allocation - Police and Fire Revised Retirement Plan
Cash	2.00 %	2.00 %
Domestic large-cap value stocks	20.00	20.00
Domestic large-cap growth stocks	15.00	15.00
Domestic small-cap value/core stocks	10.00	10.00
International stocks	10.00	10.00
U.S. core fixed income	20.00	23.00
Global fixed income	5.00	-
High-yield fixed income	5.00	10.00
Bank loans	5.00	-
Real estate (direct)	4.00	-
Real estate investment trusts	4.00	-
Global balanced strategy	-	10.00

Rate of Return

For the year ended November 30, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 7.64 percent for the Employees' Retirement System and 8.10 percent for the Police and Fire Revised Retirement Plan. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Note 12 - Pension Plan Reserves

In accordance with plan documents, the following reserves are required to be set aside within the pension plans:

The pension reserve fund (retiree reserve) is to be computed annually by the actuary as the present value of estimated benefit payments for all current retirees. The amounts reserved may be used solely to pay monthly retiree benefit payments.

The pension savings fund (employee reserve) is credited as employee contributions are received throughout the year; the System maintains a record of the amount contributed by each employee and credits interest annually at a rate of 4 percent. For any employee who terminates before vesting in the pension plan, the employee's balance is returned to the employee; for those who stay until retirement, the balance is transferred into the retiree reserve.

The pension accumulation fund (employer reserve) account is used to account for the residual net position balance in the pension plan after funding the above two reserves.

The balances of the reserve accounts at November 30, 2025 are as follows:

	Required Reserve - Employees' Retirement System	Amount Funded - Employees' Retirement System	Required Reserve - Police and Fire Revised Retirement Plan	Amount Funded - Police and Fire Revised Retirement Plan
Pension reserve fund	$ 193,526,659	$ 193,526,659	$ 1,439,518	$ 1,439,518
Pension savings fund	451,300	451,300	4,715,756	4,715,756
Pension accumulation fund	-	22,252,367	-	12,102,360

Note 13 - Other Postemployment Benefit Plan

Plan Description

The board of trustees of the City of Livonia Employees' Retirement System administers the City of Livonia Retiree Health and Disability Benefits Plan (the "VEBA"), a multiemployer, cost-sharing defined benefit OPEB plan that is used to provide medical and health care benefits, including hospitalization and disability benefits, for the welfare of eligible retirees and their spouses and eligible dependents of the City of Livonia, Michigan and the Livonia Housing Commission. Most retirees of the defined benefit pension plan and the defined contribution pension plan and their beneficiaries and future retirees who complete 10 years or more of credited service are eligible. Effective December 1, 2009, certain newly hired employees receive a health reimbursement account instead of being eligible for the VEBA. As of November 30, 2012, the plan began to provide Health Reimbursement Savings Accounts (HRSA) to all new hires in lieu of the VEBA medical benefits.

The financial statements of the OPEB plan are included in these financial statements as a pension and other employee benefits trust fund (a fiduciary fund).

Management of the VEBA is vested with the board of trustees of the City of Livonia Employees' Retirement System, which consists of five members: the mayor or mayor's designated administrative representative, a member of the City Council to be selected by the City Council, a member of the Civil Service Commission, a police or fire member to be elected by the police and fire members, and a member of any retirement plan established by city ordinance who is not a police or fire member to be elected by the members of any retirement plan established by city ordinance other than police and fire members.

Benefits Provided

The VEBA provides medical and health care benefits, including hospitalization and disability benefits, to eligible retirees and their spouses and eligible dependents. Benefits are provided through a combination of third-party insurers and the City's self-insurance program. Of the total cost of benefits, 100 percent is covered by the VEBA for defined benefit pension plan members, and between 100 and 50 percent of the total cost of the benefits is covered by the VEBA for defined contribution pension plan members, depending on age and service requirements.

Employees Covered by Benefit Terms

The following members were covered by the benefit terms:

Date of member count	November 30, 2025
Inactive plan members or beneficiaries currently receiving benefits	678
Inactive plan members entitled to but not yet receiving benefits	33
Active plan members	464
Total plan members	1,175

Contributions

The obligation to contribute to and maintain the VEBA was established by negotiation with certain bargaining units, including general and administrative employees. The funding policy provides for periodic employer contributions at actuarially determined rates per a funding valuation. For the year ended November 30, 2025, the City's average contribution rate was 6.5 percent of covered-employee payroll. Plan members were required to make a contribution of 2 percent beginning on December 1, 2006.

Note 13 - Other Postemployment Benefit Plan (Continued)

Net OPEB Asset

The City has chosen to use the November 30 measurement date as its measurement date for the net OPEB asset. The November 30, 2025 fiscal year end reported net OPEB asset was determined using a measure of the total OPEB liability and the OPEB net position as of the November 30, 2025 measurement date. The November 30, 2025 measurement date total OPEB liability was determined by an actuarial valuation performed as of that date.

Changes in the City's share of the net OPEB asset during the measurement year were as follows:

	Increase (Decrease)		
Changes in Net OPEB Asset	Total OPEB Liability	Plan Net Position	Net OPEB Asset
Balance at November 30, 2024	$ 140,544,177	$ 147,496,783	$ (6,952,606)
Changes for the year:			
Service cost	956,647	-	956,647
Interest	9,574,702	-	9,574,702
Changes in benefits	1,235,714	-	1,235,714
Differences between expected and actual experience	(4,058,372)	-	(4,058,372)
Changes in assumptions	10,794,208	-	10,794,208
Contributions - Employer	-	2,236,253	(2,236,253)
Contributions - Employee	-	261,987	(261,987)
Net investment income	-	11,522,245	(11,522,245)
Benefit payments, including refunds	(9,601,132)	(9,601,132)	-
Administrative expenses	-	(41,548)	41,548
Net changes	8,901,767	4,377,805	4,523,962
Balance at November 30, 2025	$ 149,445,944	$ 151,874,588	$ (2,428,644)

The plan's fiduciary net position represents 101.6 percent of the total OPEB liability.

At November 30, 2025, the City reported an asset of $2,428,644 for its proportionate share of the net OPEB asset.

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended November 30, 2025, the City recognized OPEB expense of $3,554,713.

At November 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 6,703,075	$ 2,705,581
Changes in assumptions	7,716,030	1,538
Net difference between projected and actual earnings on OPEB plan investments	-	7,397,843
Total	$ 14,419,105	$ 10,104,962

Note 13 - Other Postemployment Benefit Plan (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years Ending November 30	Amount
2026	$ 7,301,204
2027	739,335
2028	(3,439,258)
2029	(287,138)
Total	$ 4,314,143

Actuarial Assumptions

The total OPEB liability in the November 30, 2025 actuarial valuation was determined using an inflation assumption of 2.50 percent; an investment rate of return (net of investment expenses) of 7.00 percent; a health care cost trend rates of 8.50 percent for pre-65 ages and 7.00 percent for post-65 ages, both decreasing to an ultimate rate of 4.50 percent; and the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2021 Generational Improvement. These assumptions were applied to all periods included in the measurement.

Discount Rate

The discount rate used to measure the total OPEB liability at November 30, 2025 was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that city contributions will be made at rates equal to the actuarially determined contribution rates.

Based on those assumptions, the VEBA's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to periods of projected benefit payments to determine the total pension liability.

Investment Rate of Return

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and adding expected inflation.

Asset Class	Long-term Expected Real Rate of Return
Domestic large-cap value stocks	5.80 %
Domestic large-cap growth stocks	6.10
Domestic small-cap value/core	5.90
International stocks	4.90
U.S. core fixed income	1.30
Global fixed income	1.20
High-yield fixed income	3.00
Real estate (direct)	4.20
Real estate investment trusts	3.50

Note 13 - Other Postemployment Benefit Plan (Continued)

Sensitivity of the Net OPEB Asset to Changes in the Discount Rate

The following presents the net OPEB asset of the plan, calculated using the discount rate of 7.00 percent, as well as what the plan's net OPEB liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1 Percentage Point Decrease (6.00%)	Current Discount Rate (7.00%)	1 Percentage Point Increase (8.00%)
Net OPEB liability (asset)	$ 13,438,631	$ (2,428,644)	$ (15,787,469)

Sensitivity of the Net OPEB Asset to Changes in the Health Care Cost Trend Rate

The following presents the net OPEB asset of the plan, calculated using the health care cost trend rate of 8.5 percent for pre-65 ages and 6.5 percent for post-65 ages, both decreasing to 4.5 percent, as well as what the plan's net OPEB (asset) liability would be if it were calculated using a health care cost trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1 Percentage Point Decrease (7.5% Pre-65 and 6.0% Post-65, Decreasing to 3.5%)	Current Health Care Cost Trend Rate (8.5% Pre-65 and 7.0% Post-65, Decreasing to 4.5%)	1 Percentage Point Increase (9.5% Pre-65 and 8.0% Post-65, Decreasing to 5.5%)
Net OPEB (asset) liability	$ (16,071,263)	$ (2,428,644)	$ 13,711,629

Assumption Changes

Health care trend rates for pre-65 ages have been reset to an initial rate of 8.5 percent decreasing by 0.25 percent annually down to an ultimate rate of 4.5 percent. Health care trend rates for post-65 ages have been reset to an initial rate of 7.00 percent decreasing by 0.25 percent annually down to an ultimate rate of 4.5 percent. This was a change from an initial rate of 7.5 percent decreasing by 0.5 percent annually to an ultimate rate of 4.5 percent for pre-65 ages and an initial rate of 6.5 percent decreasing by 0.25 percent annually to an ultimate rate of 4.5 percent for post-65 ages in 2024.

Benefit Changes

Retiree life insurance was added for some groups which resulted in a slight increase in liabilities.

Note 13 - Other Postemployment Benefit Plan (Continued)

Investment Policy

The VEBA's policy in regard to the allocation of invested assets is established and may be amended by the board of trustees of the City of Livonia Employees' Retirement System by a majority vote of its members. It is the policy of the board to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The VEBA's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans. The following was the VEBA's adopted asset allocation policy as of November 30, 2025:

City of Livonia Retiree Health and Disability Benefits Plan

Asset Class	Target Allocation
Domestic large-cap value stocks	20.00 %
Domestic large-cap growth stocks	15.00
Domestic small-cap value/core stocks	10.00
International stocks	5.00
U.S. core fixed income	30.00
Global fixed income	5.00
High-yield fixed income	5.00
Real estate (direct)	5.00
Real estate investment trusts	5.00

Rate of Return

For the year ended November 30, 2025, the annual money-weighted rate of return on OPEB plan investments, net of OPEB plan investment expense, was 8.08 percent. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Note 14 - Pension and Other Employee Benefits Trust Funds

The following are condensed financial statements for the City's defined benefit pension plans (see Note 11) and the postemployment health care plan (see Note 13). The plans do not issue separate financial statements.

	Employees' Retirement System	Police and Fire Revised Retirement Plan	VEBA
Statement of Net Position			
Cash and investments	$ 216,081,363	$ 17,985,845	$ 152,993,015
Other assets	364,714	307,443	16,278
Liabilities	215,751	35,654	1,134,705
Net position	$ 216,230,326	$ 18,257,634	$ 151,874,588
Statement of Changes in Net Position			
Investment income	$ 15,586,106	$ 1,195,996	$ 11,522,245
Contributions	3,214,659	3,884,102	2,498,240
Benefit payments	(20,632,669)	(293,693)	(9,601,132)
Other decreases	(244,522)	(56,107)	(41,548)
Net change in net position	$ (2,076,426)	$ 4,730,298	$ 4,377,805

Note 15 - Tax Abatements

The City uses the industrial facilities tax exemption (PA 198 of 1974) to enter into agreements with local businesses to construct new industrial facilities or rehabilitate historical facilities. Under the program, the City grants reductions of 50 percent of the property tax bill for new property (or it can freeze taxable values for rehabilitation properties) for up to 12 years. For the fiscal year ended November 30, 2025, the City abated $500,265 of taxes under this program. There are no provisions to recapture taxes; however, the abatement may be eliminated if taxes are not paid timely.

The City uses the Commercial Rehabilitation Act exemption (PA 210 of 2005) to provide tax incentives for the rehabilitation of commercial property for the primary purpose and use of a commercial business or multifamily residential facility. The property must be located within an established commercial rehabilitation district. Exemptions are approved for a term of 1 to 10 years, as determined by the City. The property taxes are based upon the previous year's (prior to rehabilitation) taxable value. The taxable value is frozen for the duration of the certificate. For the fiscal year ended November 30, 2025, the City abated $90,902 of taxes under this program. There are no provisions to recapture taxes.

Additionally, the Brownfield Redevelopment Authority, a discretely presented component unit, uses brownfield redevelopment agreements under PA 381 of 1996 to reimburse taxpayers that remediate environmental contamination on their properties. As a result of these agreements, the brownfield's tax revenue is reduced. For the fiscal year ended November 30, 2025, the Brownfield Redevelopment Authority abated $411,741 of taxes under this program. There are no provisions to recapture taxes.

There are no significant abatements made by other governments that reduce the City's tax revenue.

Note 16 - Deferred Inflows of Resources

At the end of the current fiscal year, the various components of the governmental funds' deferred inflows of resources are as follows:

Property taxes, special assessments, and other receivables - Unavailable	$ 3,629,826
State sources - Unavailable	856,558
911 surcharge revenue - Unavailable	184,064
Local Community Stabilization Authority - Unavailable	2,943,732
Grant revenue - Unavailable	590,236
Leases	2,979,449
Total deferred inflows	$ 11,183,865

Note 17 - Leases

The City leases fiber-optic cable and infrastructure from a third party and is required to make fixed annual payments.

Lease asset activity of the City is included in Note 5.

Future principal and interest payment requirements related to the City's lease liability at November 30, 2025 are as follows:

Years Ending	Principal	Interest	Total
2026	$ 63,149	$ 11,659	$ 74,808
2027	64,696	10,112	74,808
2028	66,281	8,527	74,808
2029	67,905	6,903	74,808
2030	69,568	5,240	74,808
2031-2032	144,292	5,324	149,616
Total	$ 475,891	$ 47,765	$ 523,656

Note 17 - Leases (Continued)

The City leases certain assets to various third parties. The assets leased include cell towers and buildings. Payments are generally fixed monthly.

During the year ended November 30, 2025, the City recognized the following related to its lessor agreements:

Lease revenue	$	570,658
Interest income related to its leases		73,795

Required Supplementary Information

City of Livonia, Michigan

Required Supplementary Information
Budgetary Comparison Schedule – General Fund

Year Ended November 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Revenue				
Property Taxes	$ 42,479,021	$ 42,479,021	$ 42,354,489	$ (124,532)
Licenses and Permits				
Business	188,800	188,800	192,950	4,150
Nonbusiness	3,038,500	3,038,500	3,329,744	291,244
Total licenses and permits	3,227,300	3,227,300	3,522,694	295,394
Intergovernmental Revenue				
State and local	14,032,749	14,032,749	14,236,973	204,224
Grants	170,430	170,430	351,557	181,127
Total intergovernmental revenue	14,203,179	14,203,179	14,588,530	385,351
Charges for Services	5,681,294	5,681,294	5,952,843	271,549
Interest and Rents	3,749,574	3,749,574	3,882,262	132,688
Fines and Forfeitures	3,517,386	3,517,386	3,589,553	72,167
Miscellaneous Revenue				
Sale of fixed assets	100,000	100,000	146,501	46,501
Other miscellaneous	2,009,198	2,009,198	1,166,496	(842,702)
Total miscellaneous revenue	2,109,198	2,109,198	1,312,997	(796,201)
Total revenue	**$ 74,966,952**	**$ 74,966,952**	**$ 75,203,368**	**$ 236,416**
Expenditures				
General Government				
Legislative:				
City Council	$ 309,289	$ 309,289	$ 298,065	$ 11,224
City Clerk	647,053	647,053	551,415	95,638
Elections	528,734	528,734	462,443	66,291
Total legislative	1,485,076	1,485,076	1,311,923	173,153
Judicial	3,401,357	3,401,357	3,355,513	45,844
Executive - Mayor's office	606,896	606,896	558,890	48,006
Human resources:				
Labor relations	82,500	82,500	38,841	43,659
Civil service	995,360	995,360	849,129	146,231
Total human resources	1,077,860	1,077,860	887,970	189,890

Required Supplementary Information
Budgetary Comparison Schedule – General Fund (Continued)

Year Ended November 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Expenditures (Continued)				
General Government (Continued)				
Financial administration:				
Accounting	$ 314,671	$ 359,671	$ 318,551	$ 41,120
Assessing	735,315	735,315	719,500	15,815
Finance	552,058	552,058	570,881	(18,823)
Independent audit	60,239	60,239	74,755	(14,516)
Board of review	3,545	3,545	2,993	552
Treasurer	687,898	687,898	631,079	56,819
Information systems	1,459,651	1,384,843	1,370,806	14,037
Total financial administration	3,813,377	3,783,569	3,688,565	95,004
Other activities:				
Legal	926,919	926,919	907,919	19,000
Communications	434,555	434,555	446,795	(12,240)
Government affairs	131,958	131,958	127,291	4,667
Utilities and supplies	565,859	565,859	516,532	49,327
Dues and subscriptions	58,000	58,000	56,112	1,888
Total other activities	2,117,291	2,117,291	2,054,649	62,642
Total general government	12,501,857	12,472,049	11,857,510	614,539
Public Safety				
Police:				
Traffic bureau	1,345,440	1,336,968	1,246,816	90,152
Administration	3,050,501	3,100,610	2,960,339	140,271
Data processing	1,036,393	1,029,579	948,483	81,096
Detective bureau	3,595,720	3,595,720	3,655,504	(59,784)
Automotive service	621,150	624,150	700,913	(76,763)
Communications/Records bureau	1,022,504	1,022,504	825,313	197,191
Crossing guards	81,488	81,488	67,950	13,538
School liaison	614,391	614,391	607,945	6,446
Office of emergency preparedness	184,426	184,426	170,793	13,633
Reserve police	414,841	414,841	478,061	(63,220)
Patrol bureau	15,880,439	15,883,637	14,574,050	1,309,587
Intelligence bureau	2,959,418	2,918,397	2,725,401	192,996
Total police	30,806,711	30,806,711	28,961,568	1,845,143
Fire:				
Administration	1,492,377	1,497,877	1,473,321	24,556
Firefighting	14,343,701	14,620,149	14,521,293	98,856
Fire prevention	841,227	841,227	890,757	(49,530)
Total fire	16,677,305	16,959,253	16,885,371	73,882

Required Supplementary Information
Budgetary Comparison Schedule – General Fund (Continued)

Year Ended November 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget
Expenditures (Continued)				
Public Safety (Continued)				
Protective inspection:				
Building Code Board of Appeals	$ 3,361	$ 3,361	$ 535	$ 2,826
Inspection	1,866,838	1,866,838	1,682,003	184,835
Total protective inspection	1,870,199	1,870,199	1,682,538	187,661
Other protective - Traffic commission	2,353	2,353	1,599	754
Total public safety	49,356,568	49,638,516	47,531,076	2,107,440
Public Works				
Public services - Highways, streets, and maintenance:				
Engineering	828	828	31,868	(31,040)
Parks maintenance	1,908,406	1,908,406	1,154,048	754,358
Administration	58,700	64,700	8,722	55,978
Equipment maintenance	165,687	165,687	51,680	114,007
Building maintenance	1,915,979	1,915,979	2,451,565	(535,586)
Street lighting	280,467	280,467	271,933	8,534
Maintenance - Streets	199,566	193,566	559,251	(365,685)
Total public works	4,529,633	4,529,633	4,529,067	566
Parks and Recreation and Cultural				
Parks and recreation:				
Administration	345,656	340,656	312,250	28,406
Recreation facilities	55,700	81,812	77,607	4,205
Recreation athletics	212,592	212,992	198,451	14,541
Total parks and recreation	613,948	635,460	588,308	47,152
Cultural:				
Senior services	590,713	590,213	605,406	(15,193)
Greenmead and cultural	1,145,144	1,145,644	980,331	165,313
Total cultural	1,735,857	1,735,857	1,585,737	150,120
Total parks and recreation and cultural	2,349,805	2,371,317	2,174,045	197,272
Community and Economic Development				
City Planning Commission	672,512	672,512	587,134	85,378
Zoning Board of Appeals	46,972	46,972	44,309	2,663
Total community and economic development	719,484	719,484	631,443	88,041
Employee Benefits, Insurance, and Other	5,426,429	6,426,429	6,426,220	209
Total expenditures	**$ 74,883,776**	**$ 76,157,428**	**$ 73,149,361**	**$ 3,008,067**

Required Supplementary Information
Budgetary Comparison Schedules - Major Special Revenue Funds
Refuse Disposal System

Year Ended November 30, 2025

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue				
Property taxes	$ 12,656,820	$ 12,656,820	$ 12,632,657	$ (24,163)
State and local revenue	1,500,000	1,500,000	1,489,993	(10,007)
Charges for services	195,000	195,000	116,499	(78,501)
Investment income	675,000	675,000	452,702	(222,298)
Total revenue	15,026,820	15,026,820	14,691,851	(334,969)
Expenditures - Current services - Public works	17,478,150	18,810,449	17,647,210	1,163,239
Net Change in Fund Balance	(2,451,330)	(3,783,629)	(2,955,359)	828,270
Fund Balance - Beginning of year	7,262,013	7,262,013	7,262,013	-
Fund Balance - End of year	**$ 4,810,683**	**$ 3,478,384**	**$ 4,306,654**	**$ 828,270**

See notes to required supplementary information.

Required Supplementary Information
Budgetary Comparison Schedules - Major Special Revenue Funds (Continued)
Roads and Sidewalks

Year Ended November 30, 2025

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue				
Property taxes	$ 4,665,083	$ 4,665,083	$ 4,657,350	$ (7,733)
State and local revenue	545,000	545,000	546,195	1,195
Investment income	300,000	300,000	214,951	(85,049)
Other revenue - Transfers in	7,500,000	7,500,000	7,500,000	-
Total revenue	13,010,083	13,010,083	12,918,496	(91,587)
Expenditures - Current services - Public works	13,535,392	14,045,742	13,472,454	573,288
Net Change in Fund Balance	(525,309)	(1,035,659)	(553,958)	481,701
Fund Balance - Beginning of year	2,122,799	2,122,799	2,122,799	-
Fund Balance - End of year	**$ 1,597,490**	**$ 1,087,140**	**$ 1,568,841**	**$ 481,701**

See notes to required supplementary information.

Required Supplementary Information
Schedule of Pension Investment Returns
Employees' Retirement System

Last Ten Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual money-weighted rate of return - Net of investment expense	7.64 %	18.09 %	10.02 %	(9.16)%	17.81 %	10.27 %	(12.45)%	(1.66)%	17.45 %	6.50 %

See notes to required supplementary information.

Required Supplementary Information
Schedule of Changes in the Net Pension Liability (Asset) and Related Ratios
Employees' Retirement System

Last Ten Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service cost	$ 88,468	$ 191,077	$ 399,577	$ 588,570	$ 997,853	$ 908,315	$ 1,645,242	$ 1,655,509	$ 1,721,106	$ 1,644,915
Interest	15,275,937	15,612,769	15,873,611	16,119,192	16,347,439	16,419,283	16,950,423	15,849,006	16,209,241	15,949,081
Changes in benefit terms	-	-	-	-	-	-	-	110,794	-	526,875
Differences between expected and actual experience	209,434	136,452	2,026,080	1,511,595	1,562,337	2,210,334	(11,621,805)	990,792	(235,377)	3,014,188
Changes in assumptions	-	-	2,060,266	2,070,007	1,371,992	2,035,532	8,335,763	14,813,206	9,009,758	-
Benefit payments, including refunds	(20,632,669)	(20,666,476)	(20,700,472)	(20,111,628)	(19,748,739)	(19,466,578)	(19,570,956)	(17,886,317)	(18,048,385)	(17,793,928)
Net Change in Total Pension Liability	(5,058,830)	(4,726,178)	(340,938)	177,736	530,882	2,106,886	(4,261,333)	15,532,990	8,656,343	3,341,131
Total Pension Liability - Beginning of year	228,455,535	233,181,713	233,522,651	233,344,915	232,814,033	230,707,147	234,968,480	219,435,490	210,779,147	207,438,016
Total Pension Liability - End of year	**$ 223,396,705**	**$ 228,455,535**	**$ 233,181,713**	**$ 233,522,651**	**$ 233,344,915**	**$ 232,814,033**	**$ 230,707,147**	**$ 234,968,480**	**$ 219,435,490**	**$ 210,779,147**
Plan Fiduciary Net Position										
Contributions - Employer	$ 3,182,220	$ 2,641,687	$ 1,786,885	$ 2,393,141	$ 1,948,485	$ 1,019,900	$ 432,885	$ 558,568	$ 336,320	$ 815,291
Contributions - Member	32,439	53,577	98,073	142,482	175,358	212,251	273,901	308,076	345,164	380,988
Net investment income (loss)	15,586,106	36,805,702	14,852,492	(20,072,738)	37,112,851	22,172,808	25,843,649	(1,636,195)	34,908,239	14,021,405
Administrative expenses	(244,522)	(227,657)	(245,479)	(282,819)	(255,672)	(232,019)	(247,666)	(230,600)	(210,695)	(216,924)
Benefit payments, including refunds	(20,632,669)	(20,666,476)	(20,700,472)	(20,111,628)	(19,748,739)	(19,466,578)	(19,570,956)	(17,886,317)	(18,048,385)	(17,793,928)
Net Change in Plan Fiduciary Net Position	(2,076,426)	18,606,833	(4,208,501)	(37,931,562)	19,232,283	3,706,362	6,731,813	(18,886,468)	17,330,643	(2,793,168)
Plan Fiduciary Net Position - Beginning of year	218,306,752	199,699,919	203,908,420	241,839,982	222,607,699	218,901,337	212,169,524	231,055,992	213,725,349	216,518,517
Plan Fiduciary Net Position - End of year	**$ 216,230,326**	**$ 218,306,752**	**$ 199,699,919**	**$ 203,908,420**	**$ 241,839,982**	**$ 222,607,699**	**$ 218,901,337**	**$ 212,169,524**	**$ 231,055,992**	**$ 213,725,349**
City's Net Pension Liability (Asset) - Ending	**$ 7,166,379**	**$ 10,148,783**	**$ 33,481,794**	**$ 29,614,231**	**$ (8,495,067)**	**$ 10,206,334**	**$ 11,805,810**	**$ 22,798,956**	**$ (11,620,502)**	**$ (2,946,202)**
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	96.79 %	95.56 %	85.64 %	87.32 %	103.64 %	95.62 %	94.88 %	90.30 %	105.30 %	101.40 %
Covered Payroll	$ 374,357	$ 797,017	$ 1,222,710	$ 2,522,850	$ 3,303,324	$ 3,997,860	$ 4,579,558	$ 6,446,503	$ 6,682,629	$ 7,625,911
City's Net Pension Liability (Asset) as a Percentage of Covered Payroll	1,914.32 %	1,273.35 %	2,738.33 %	1,173.84 %	(257.17)%	255.29 %	257.79 %	353.66 %	(173.89)%	(38.63)%

See notes to required supplementary information.

Required Supplementary Information
Schedule of Pension Contributions
Employees' Retirement System

Last Ten Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	$ 3,182,220	$ 2,641,687	$ 1,786,885	$ 2,393,141	$ 1,948,485	$ 1,019,901	$ 432,885	$ -	$ 336,320	$ 815,291
Contributions in relation to the actuarially determined contribution	3,182,220	2,641,687	1,786,885	2,393,141	1,948,485	1,019,901	432,885	558,568	336,320	815,291
Contribution Excess	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 558,568**	**$ -**	**$ -**
Covered Payroll	$ 374,357	$ 797,017	$ 1,222,710	$ 2,522,850	$ 3,303,324	$ 3,997,860	$ 4,579,558	$ 6,446,503	$ 6,682,629	$ 7,625,911
Contributions as a Percentage of Covered Payroll	850.05 %	331.45 %	146.14 %	94.86 %	58.99 %	25.51 %	9.45 %	8.66 %	5.03 %	10.69 %

Notes to Schedule of Pension Contributions

Actuarial valuation information relative to the determination of contributions:

Valuation date	Actuarially determined contribution rates are calculated as of November 30, two years prior to the end of the fiscal year in which the contributions are reported. Covered payroll is as of November 30 of the current fiscal year.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Aggregate
Amortization method	Level dollar
Remaining amortization period	12 years
Asset valuation method	5-year smoothed market
Inflation	2.5 percent
Salary increase	4.0 percent, including inflation
Investment rate of return	7.00 percent
Mortality	Pub-2010 Employee mortality tables with generational improvements using Scale MP-2021

See notes to required supplementary information.

Required Supplementary Information
Schedule of Pension Investment Returns
Police and Fire Revised Retirement Plan

Last Five Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021
Annual money-weighted rate of return - Net of investment expense	8.10 %	20.48 %	7.67 %	(10.23)%	- %

*Schedule is built prospectively upon the creation of the plan. For the year ended November 30, 2021, there was no annual money-weighed rate of return, as the plan was funded days before the end of the fiscal year.

Required Supplementary Information
Schedule of Changes in the Net Pension (Asset) Liability and Related Ratios
Police and Fire Revised Retirement Plan

Last Five Fiscal Years

	2025	2024	2023	2022	2021
Total Pension Liability					
Service cost	$ 3,408,747	$ 3,131,602	$ 3,011,099	$ 2,565,868	$ 1,698,114
Interest	1,211,908	850,758	546,096	298,171	-
Differences between expected and actual experience	(189,079)	1,127,231	782,190	263,871	-
Benefit payments, including refunds	(293,693)	(161,213)	(53,933)	(8,790)	-
Net Change in Total Pension Liability	4,137,883	4,948,378	4,285,452	3,119,120	1,698,114
Total Pension Liability - Beginning of year	14,051,064	9,102,686	4,817,234	1,698,114	-
Total Pension Liability - End of year	**$ 18,188,947**	**$ 14,051,064**	**$ 9,102,686**	**$ 4,817,234**	**$ 1,698,114**
Plan Fiduciary Net Position					
Contributions - Employer	$ 2,669,665	$ 2,456,356	$ 2,585,480	$ 1,756,383	$ 1,037,028
Contributions - Member	1,214,437	1,117,292	1,019,243	935,795	936,427
Net investment income (loss)	1,195,996	1,947,611	420,908	(329,449)	-
Administrative expenses	(56,107)	(43,949)	(53,933)	(27,554)	(7,300)
Benefit payments, including refunds	(293,693)	(161,213)	(52,999)	(8,790)	-
Net Change in Plan Fiduciary Net Position	4,730,298	5,316,097	3,918,699	2,326,385	1,966,155
Plan Fiduciary Net Position - Beginning of year	13,527,336	8,211,239	4,292,540	1,966,155	-
Plan Fiduciary Net Position - End of year	**$ 18,257,634**	**$ 13,527,336**	**$ 8,211,239**	**$ 4,292,540**	**$ 1,966,155**
City's Net Pension (Asset) Liability - Ending	**$ (68,687)**	**$ 523,728**	**$ 891,447**	**$ 524,694**	**$ (268,041)**
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	100.38 %	96.27 %	90.21 %	89.11 %	115.78 %
Covered Payroll	$ 15,101,354	$ 14,293,161	$ 12,988,303	$ 12,593,492	$ 6,715,276
City's Net Pension (Asset) Liability as a Percentage of Covered Payroll	(0.45)%	3.66 %	6.86 %	4.17 %	(3.99)%

*Schedule is built prospectively upon creation of the plan.

Required Supplementary Information
Schedule of Pension Contributions
Police and Fire Revised Retirement Plan

Last Five Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021
Actuarially determined contribution	$ 2,669,665	$ 2,456,356	$ 2,585,480	$ 1,756,383	$ 1,037,028
Contributions in relation to the actuarially determined contribution	2,669,665	2,456,356	2,585,480	1,756,383	1,037,028
Contribution Excess	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Covered Payroll	$ 15,101,354	$ 14,293,161	$ 12,988,303	$ 12,593,492	$ 6,715,276
Contributions as a Percentage of Covered Payroll	17.68 %	17.19 %	19.91 %	13.95 %	15.44 %

Notes to Schedule of Pension Contributions

Actuarial valuation information relative to the determination of contributions:

Valuation date	Actuarially determined contribution rates were calculated as of November 30, two years prior to the end of the fiscal year in which the contributions are reported. Covered payroll is as of November 30 of the current fiscal year.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll
Remaining amortization period	16 years
Asset valuation method	5-year smoothed market
Inflation	2.50 percent
Salary increase	6.00 percent
Investment rate of return	7.00 percent
Mortality	Pub-2010 Employee mortality tables with generational improvements using Scale MP-2021

Required Supplementary Information
Schedule of OPEB Investment Returns

Last Nine Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Annual money-weighted rate of return - Net of investment expense	8.08 %	17.52 %	9.89 %	(7.92)%	15.32 %	8.64 %	11.76 %	(2.29)%	16.21 %

*Schedule is built prospectively upon implementation of GASB Nos. 74 and 75.

See notes to required supplementary information.

Required Supplementary Information
Schedule of Changes in the Net OPEB (Asset) Liability and Related Ratios

Last Nine Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability									
Service cost	$ 956,647	$ 1,012,959	$ 1,347,853	$ 2,003,858	$ 1,638,292	$ 2,753,080	$ 5,782,551	$ 5,181,469	$ 4,381,818
Interest	9,574,702	8,907,338	8,307,580	14,545,843	14,973,640	15,505,638	14,135,767	12,715,690	12,061,649
Changes in benefit terms	1,235,714	-	-	(106,680,323)	5,428,511	-	-	-	-
Differences between expected and actual experience	(4,058,372)	9,769,104	7,274,098	14,818,580	(6,049,507)	(13,380,004)	(14,440,265)	(14,191,268)	9,974,080
Changes in assumptions	10,794,208	(3,073)	2,079,564	71,910	(10,851,167)	538,411	(74,592,646)	51,279,390	24,668,349
Benefit payments, including refunds	(9,601,132)	(10,574,894)	(7,821,179)	(8,918,552)	(8,286,693)	(9,135,489)	(8,075,351)	(7,708,963)	(7,037,118)
Net Change in Total OPEB Liability	8,901,767	9,111,434	11,187,916	(84,158,684)	(3,146,924)	(3,718,364)	(77,189,944)	47,276,318	44,048,778
Total OPEB Liability - Beginning of year	140,544,177	131,432,743	120,244,827	204,403,511	207,550,435	211,268,799	288,458,743	241,182,425	197,133,647
Total OPEB Liability - End of year	**$ 149,445,944**	**$ 140,544,177**	**$ 131,432,743**	**$ 120,244,827**	**$ 204,403,511**	**$ 207,550,435**	**$ 211,268,799**	**$ 288,458,743**	**$ 241,182,425**
Plan Fiduciary Net Position									
Contributions - Employer	$ 2,236,253	$ 4,092,953	$ 3,871,252	$ 3,413,483	$ 5,529,951	$ 5,331,203	$ 4,924,890	$ 4,499,324	$ 5,087,462
Contributions - Active and inactive plan members not yet receiving benefits	261,987	290,663	312,925	347,962	375,139	389,287	426,231	473,346	484,737
Net investment income (loss)	11,522,245	24,582,941	11,058,543	(11,342,121)	18,004,346	10,638,551	12,365,868	(1,556,473)	15,195,332
Administrative expenses	(41,548)	(47,539)	(43,325)	(51,099)	(53,730)	(49,673)	(48,875)	(58,229)	(35,971)
Benefit payments, including refunds	(9,601,132)	(10,574,894)	(7,821,179)	(8,918,552)	(8,286,693)	(9,135,489)	(8,075,351)	(7,708,963)	(7,037,118)
Net Change in Plan Fiduciary Net Position	4,377,805	18,344,124	7,378,216	(16,550,327)	15,569,013	7,173,879	9,592,763	(4,350,995)	13,694,442
Plan Fiduciary Net Position - Beginning of year	147,496,783	129,152,659	121,774,443	138,324,770	122,755,757	115,581,878	105,989,115	110,340,110	96,645,668
Plan Fiduciary Net Position - End of year	**$ 151,874,588**	**$ 147,496,783**	**$ 129,152,659**	**$ 121,774,443**	**$ 138,324,770**	**$ 122,755,757**	**$ 115,581,878**	**$ 105,989,115**	**$ 110,340,110**
Net OPEB (Asset) Liability - Ending	**$ (2,428,644)**	**$ (6,952,606)**	**$ 2,280,084**	**$ (1,529,616)**	**$ 66,078,741**	**$ 84,794,678**	**$ 95,686,921**	**$ 182,469,628**	**$ 130,842,315**
Plan Fiduciary Net Position as a Percentage of Total OPEB Liability	101.63 %	104.95 %	98.27 %	101.27 %	67.67 %	59.15 %	54.71 %	36.74 %	45.75 %
Covered Payroll	$ 34,517,814	$ 34,475,706	$ 33,760,648	$ 34,261,025	$ 38,631,666	$ 36,744,168	$ 35,774,188	$ 36,890,435	$ 34,729,209
Net OPEB (Asset) Liability as a Percentage of Covered Payroll	(7.04)%	(20.17)%	6.75 %	(4.46)%	171.05 %	230.77 %	267.47 %	494.63 %	376.75 %

*Schedule is built prospectively upon implementation of GASB Nos. 74 and 75.

See notes to required supplementary information.

Required Supplementary Information
Schedule of OPEB Contributions

Last Ten Fiscal Years
Years Ended November 30

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	$ 1,267,459	$ 1,235,823	$ 5,956,424	$ 3,018,366	$ 3,251,858	$ 3,251,858	$ 4,054,515	$ 4,018,307	$ 4,517,014	$ 5,108,040
Contributions in relation to the actuarially determined contribution	2,236,253	4,092,953	3,871,252	3,413,483	5,529,951	5,331,203	4,924,890	4,499,324	5,087,462	4,665,664
Contribution Excess (Deficiency)	**$ 968,794**	**$ 2,857,130**	**$ (2,085,172)**	**$ 395,117**	**$ 2,278,093**	**$ 2,079,345**	**$ 870,375**	**$ 481,017**	**$ 570,448**	**$ (442,376)**
Covered Payroll	$ 34,517,814	$ 34,475,706	$ 33,760,648	$ 34,261,025	$ 38,631,666	$ 36,744,168	$ 35,774,188	$ 36,890,435	$ 34,729,209	$ 31,408,000
Contributions as a Percentage of Covered Payroll	6.48 %	11.87 %	11.47 %	9.96 %	14.31 %	14.51 %	13.77 %	12.20 %	14.65 %	14.86 %

Notes to Schedule of Contributions

Actuarial valuation information relative to the determination of contributions:

Valuation date	Actuarially determined contribution rates are calculated as of November 30 for the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level dollar
Remaining amortization period	22 years
Asset valuation method	Market value
Inflation	3.0 percent
Health care cost trend rates	8.5 percent, decreasing to 4.5 percent
Salary increase	3.65 percent
Investment rate of return	7.00 percent
Mortality	Pub-2010 Employee mortality tables with generational improvements using Scale MP-2021

See notes to required supplementary information.

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund and all special revenue funds except that operating transfers and debt proceeds have been included in the revenue and expenditures categories rather than as other financing sources (uses). All annual appropriations lapse at fiscal year end; encumbrances are not included as expenditures. During the year, the budget was amended in a legally permissible manner.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. On or before September 15, the mayor submits to the City Council a proposed operating budget for the fiscal year commencing the following December 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain citizen comments.
3. As provided for by the City Charter, no later than November 1, the City Council shall adopt the budget through the passage of a budget resolution and transmit the budget to the mayor. No later than November 15, the mayor shall either approve or disapprove the adopted budget, in whole or in part.
4. The legislative budget is adopted at a functional level for the General Fund and at the fund level for other governmental and proprietary funds. The budget document presents information by fund, function, department, and line items. Management may amend the budget at a detail level within the legislative summary constraints. Appropriations that exceed the summary budget constraints require City Council approval.

Reconciliation of Budgeted Amounts to Basic Financial Statements

The budgetary comparison schedules for the General Fund and major special revenue funds are presented on the same basis of accounting used in preparing the adopted budget. The following is a reconciliation of the General Fund budgetary comparison schedule to the governmental funds statement of revenue, expenditures, and changes in fund balances:

	Total Revenue	Total Expenditures
Amounts per operating statement	$ 75,203,368	$ 70,299,210
Operating transfers budgeted as expenditures	-	2,850,151
Amounts per budget statement	$ 75,203,368	$ 73,149,361

The following is a reconciliation of the Roads and Sidewalks Fund budgetary comparison schedule to the governmental funds statement of revenue, expenditures, and changes in fund balances:

	Total Revenue	Total Expenditures
Amounts per operating statement	$ 5,418,496	$ 13,472,454
Operating transfers budgeted as revenue	7,500,000	-
Amounts per budget statement	$ 12,918,496	$ 13,472,454

Pension Information - Employees' Retirement System

Changes in Assumptions

In 2023, the discount rate was changed from 7.10 to 7.00 percent.

In 2022, the discount rate was changed from 7.20 to 7.10 percent.

In 2021, the discount rate was changed from 7.30 to 7.20 percent, and salary increases were lowered from a range of 4.0 through 11.9 percent to a flat 4.0 percent. The mortality table was updated from the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2018 Generational Improvement to the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2021 Generational Improvement.

In 2020, the discount rate was changed from 7.40 to 7.30 percent, and assumed inflation was changed from 4.0 to 2.5 percent.

In 2019, the discount rate was changed from 7.38 to 7.40 percent. The mortality table was updated from the RP-2014 Healthy Annuitant Mortality Table with MP-2017 to the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2018 Generational Improvement.

In 2018, the discount rate was changed from 7.50 to 7.38 percent. The mortality table was updated from the RP-2000 Combined Healthy Mortality Table projected to 2014 (Scale AA) to the RP-2014 Healthy Annuitant Mortality Table with MP-2017.

In 2017, the discount rate was changed from 8.00 to 7.50 percent.

In 2015, the mortality table was changed from the 1983 Group Annuity Mortality Table to the RP-2000 Combined Healthy Annuitant Mortality Table projected to 2014. The rates of retirement for all participants and the rates of withdrawal for police were changed based on an experience study.

OPEB Information

Changes in Assumptions

In 2025, health care trend rates for pre-65 ages have been reset to an initial rate of 8.5 percent decreasing by 0.25 percent annually down to an ultimate rate of 4.5 percent. Health care trend rates for post-65 ages have been reset to an initial rate of 7.00 percent decreasing by 0.25 percent annually down to an ultimate rate of 4.5 percent. This was a change from an initial rate of 7.5 percent decreasing by 0.5 percent annually to an ultimate rate of 4.5 percent for pre-65 ages and an initial rate of 6.5 percent decreasing by 0.25 percent annually to an ultimate rate of 4.5 percent for post-65 ages in 2024.

In 2023, the discount rate was changed from 7.10 to 7.00 percent. The beginning health care cost trend rate was increased from 7.50 percent to 8.00 percent.

In 2022, the discount rate was changed from 7.20 to 7.10 percent. The beginning health care cost trend rate was increased from 5.80 percent to 7.50 percent for non-Medicare, and the Medicare health care cost trend rate was included with a beginning rate of 6.50 percent. The incremental decreasing percentage per year was increased from 0.10 percent to 0.5 percent for non-Medicare and 0.25 percent for Medicare, and the ultimate ending rate was decreased from 5.00 percent to 4.50 percent. The inflation assumption was increased from 2.50 percent to 3.00 percent.

In 2021, the discount rate was changed from 7.30 to 7.20 percent, and the beginning health care cost trend rate was changed from 5.9 to 5.8 percent. The mortality table was updated from the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2018 Generational Improvement to the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2020 Generational Improvement.

In 2020, the discount rate was changed from 7.40 to 7.30 percent, assumed inflation was changed from 4.0 to 2.5 percent, and the beginning health care cost trend rate was changed from 6.0 to 5.9 percent.

In 2019, the discount rate was changed from 4.92 to 7.40 percent. The mortality table was updated from the RP-2014 Table with MP-2017 to the Pub-2010 General and Public Safety Public Retirement Plan Mortality Table with MP-2018 Generational Improvement.

In 2018, the discount rate was changed from 5.3 to 4.92 percent. The mortality table was updated from the RP-2000 Combined Healthy Mortality Table projected to 2014 (Scale AA) to the RP-2014 Table with MP-2017.

In 2017, the discount rate was changed from 6.16 to 5.3 percent.

Supplementary Information

	Special Revenue Funds							
	Major Streets	Local Streets	Community Recreation	Grants	SAD Street Lighting	Cable Television	Library	Public Safety Communication
Assets								
Cash and investments	$ 1,672,091	$ 1,627,568	$ 5,460,483	$ -	$ 940,827	$ 88,243	$ 8,239,018	$ 3,402,966
Accounts receivable:								
Property taxes	-	-	7,752	-	-	-	7,982	-
Special assessments	-	-	-	-	-	-	-	-
Due from other governmental units	1,246,628	465,984	192,008	451,667	-	-	173,689	-
Other	6,994	-	111,755	142,072	-	-	2,295	184,064
Lease receivable	-	-	35,942	-	-	-	-	-
Prepaid expenses	-	-	-	1,260	-	-	-	-
Total assets	**$ 2,925,713**	**$ 2,093,552**	**$ 5,807,940**	**$ 594,999**	**$ 940,827**	**$ 88,243**	**$ 8,422,984**	**$ 3,587,030**
Liabilities								
Accounts payable	$ 20,361	$ -	$ 390,849	$ 74,557	$ -	$ 3,024	$ 130,243	$ 11
Due to other funds	-	-	-	35,422	-	-	-	-
Accrued and other liabilities	-	-	93,537	16,987	-	15,001	130,567	27,197
Unearned revenue	-	-	663,602	6,022	-	-	-	-
Due to fiduciary funds	-	-	-	-	-	-	7,517	-
Total liabilities	20,361	-	1,147,988	132,988	-	18,025	268,327	27,208
Deferred Inflows of Resources								
Unavailable revenue	-	-	276,331	166,063	-	-	181,107	184,064
Leases	-	-	29,602	-	-	-	-	-
Total deferred inflows of resources	-	-	305,933	166,063	-	-	181,107	184,064
Total liabilities and deferred inflows of resources	20,361	-	1,453,921	299,051	-	18,025	449,434	211,272
Fund Balances								
Nonspendable	-	-	-	1,260	-	-	-	-
Restricted:								
Streets, roads, and sidewalks	2,905,352	2,093,552	-	-	-	-	-	-
Adjudicated forfeitures	-	-	-	-	-	-	-	-
Parks capital projects	-	-	-	-	-	-	-	-
Grants	-	-	-	294,688	-	-	-	-
Capital improvements	-	-	-	-	-	-	-	-
Community recreation	-	-	4,354,019	-	-	-	-	-
Street lighting	-	-	-	-	940,827	-	-	-
Library	-	-	-	-	-	-	7,973,550	-
Public safety communication	-	-	-	-	-	-	-	3,375,758
Community transit	-	-	-	-	-	-	-	-
Designated purpose	-	-	-	-	-	-	-	-
Health care	-	-	-	-	-	-	-	-
Committed:								
Cable access television	-	-	-	-	-	70,218	-	-
Arts Commission	-	-	-	-	-	-	-	-
Historical Commission	-	-	-	-	-	-	-	-
Assigned:								
Golf course capital improvements	-	-	-	-	-	-	-	-
Building improvements	-	-	-	-	-	-	-	-
Court building improvements	-	-	-	-	-	-	-	-
Total fund balances	2,905,352	2,093,552	4,354,019	295,948	940,827	70,218	7,973,550	3,375,758
Total liabilities, deferred inflows of resources, and fund balances	**$ 2,925,713**	**$ 2,093,552**	**$ 5,807,940**	**$ 594,999**	**$ 940,827**	**$ 88,243**	**$ 8,422,984**	**$ 3,587,030**

Supplementary Information
Combining Balance Sheet
Nonmajor Governmental Funds

November 30, 2025

Special Revenue Funds						Debt Service Funds			Capital Projects Funds
Adjudicated Forfeitures	Community Transit	Designated Purpose	Historical Commission	Arts Commission	Opioid Settlement	2015 MBA Refunding	2016 MBA Refunding	2017 MBA Refunding	Golf Course Capital Improvement
$ 3,161,511	$ 840,908	$ 973,824	$ 617,779	$ 78,165	$ 815,378	$ -	$ -	$ -	$ 1,001,881
-	4,933	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	107,354	-	-	-	-	-	-	-	-
6,325	155,416	-	-	-	1,360,020	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
$ 3,167,836	**$ 1,108,611**	**$ 973,824**	**$ 617,779**	**$ 78,165**	**$ 2,175,398**	**$ -**	**$ -**	**$ -**	**$ 1,001,881**
$ 7,084	$ 2,102	$ 7,302	$ 889	$ 1,766	$ 9,046	$ -	$ -	$ -	$ 143,035
-	-	-	-	-	-	-	-	-	-
-	24,299	354,699	35,953	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
7,084	26,401	362,001	36,842	1,766	9,046	-	-	-	143,035
-	167,681	-	-	-	1,360,019	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	167,681	-	-	-	1,360,019	-	-	-	-
7,084	194,082	362,001	36,842	1,766	1,369,065	-	-	-	143,035
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
3,160,752	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	914,529	-	-	-	-	-	-	-	-
-	-	611,823	-	-	-	-	-	-	-
-	-	-	-	-	806,333	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	76,399	-	-	-	-	-
-	-	-	580,937	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	858,846
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
3,160,752	914,529	611,823	580,937	76,399	806,333	-	-	-	858,846
$ 3,167,836	**$ 1,108,611**	**$ 973,824**	**$ 617,779**	**$ 78,165**	**$ 2,175,398**	**$ -**	**$ -**	**$ -**	**$ 1,001,881**

Supplementary Information
Combining Balance Sheet
Nonmajor Governmental Funds

November 30, 2025

Capital Projects Funds						
Capital Improvement	Special Assessments	Court Building Improvements	Building Improvement	Formerly Nonmajor - Senior Center Construction Fund	Parks Capital Projects	Total Nonmajor Governmental Funds
$ 9,048,082	$ 1,537,000	$ 322,941	$ 10,787,705	$ -	$ 106,461	$ 50,722,831
-	-	-	-	-	-	20,667
-	255,973	-	-	-	-	255,973
-	-	-	-	-	-	2,637,330
-	-	-	-	-	-	1,968,941
-	-	-	-	-	-	35,942
-	-	-	-	-	-	1,260
$ 9,048,082	**$ 1,792,973**	**$ 322,941**	**$ 10,787,705**	**$ -**	**$ 106,461**	**$ 55,642,944**
$ 249,766	$ 154,251	$ -	$ 57,534	$ -	$ -	$ 1,251,820
-	-	-	-	-	-	35,422
-	-	-	-	-	-	698,240
-	-	-	-	-	-	669,624
-	-	-	-	-	-	7,517
249,766	154,251	-	57,534	-	-	2,662,623
-	225,229	-	-	-	-	2,560,494
-	-	-	-	-	-	29,602
-	225,229	-	-	-	-	2,590,096
249,766	379,480	-	57,534	-	-	5,252,719
-	-	-	-	-	-	1,260
-	-	-	-	-	-	4,998,904
-	-	-	-	-	-	3,160,752
-	-	-	-	-	106,461	106,461
-	-	-	-	-	-	294,688
8,798,316	1,413,493	-	-	-	-	10,211,809
-	-	-	-	-	-	4,354,019
-	-	-	-	-	-	940,827
-	-	-	-	-	-	7,973,550
-	-	-	-	-	-	3,375,758
-	-	-	-	-	-	914,529
-	-	-	-	-	-	611,823
-	-	-	-	-	-	806,333
-	-	-	-	-	-	70,218
-	-	-	-	-	-	76,399
-	-	-	-	-	-	580,937
-	-	-	-	-	-	858,846
-	-	-	10,730,171	-	-	10,730,171
-	-	322,941	-	-	-	322,941
8,798,316	1,413,493	322,941	10,730,171	-	106,461	50,390,225
$ 9,048,082	**$ 1,792,973**	**$ 322,941**	**$ 10,787,705**	**$ -**	**$ 106,461**	**$ 55,642,944**

	Special Revenue Funds							
	Major Streets	Local Streets	Community Recreation	Grants	SAD Street Lighting	Cable Television	Library	Public Safety Communication
Revenue								
Property taxes	$ -	$ -	$ 4,113,722	$ -	$ -	$ -	$ 4,235,482	$ -
Special assessments	-	-	-	-	1,110,826	-	-	-
Intergovernmental:								
Federal revenue	209,285	-	-	883,214	-	-	-	-
State and local revenue	9,597,845	3,650,038	498,901	654,901	-	-	596,917	-
Charges for services	-	-	4,680,893	-	-	-	19,617	436,197
Fines and forfeitures	-	-	-	-	-	-	8,003	-
Investment income	93,915	70,353	343,425	-	45,603	6,505	373,238	128,448
Other revenue	-	-	205,299	3,143	-	305,261	105,600	-
Total revenue	9,901,045	3,720,391	9,842,240	1,541,258	1,156,429	311,766	5,338,857	564,645
Expenditures								
Current services:								
Public safety	-	-	-	1,106,925	-	-	-	144,642
Public works	2,449,456	3,053,397	-	-	1,067,226	-	-	-
Community and economic development	-	-	-	838,060	-	-	-	-
Recreation and culture	-	-	7,410,449	-	-	509,284	4,452,403	-
Capital outlay	-	-	1,526,000	-	-	-	-	-
Debt service:								
Principal retirement	-	-	-	-	-	-	-	-
Interest and other	-	-	-	-	-	-	-	-
Total expenditures	2,449,456	3,053,397	8,936,449	1,944,985	1,067,226	509,284	4,452,403	144,642
Excess of Revenue Over (Under) Expenditures	7,451,589	666,994	905,791	(403,727)	89,203	(197,518)	886,454	420,003
Other Financing Sources (Uses)								
Transfers in	-	7,200,000	-	181,305	-	-	-	-
Transfers out	(7,200,000)	(7,500,000)	(2,171,336)	-	-	-	-	-
Leases entered into	-	-	-	121,740	-	-	-	-
Total other financing (uses) sources	(7,200,000)	(300,000)	(2,171,336)	303,045	-	-	-	-
Net Change in Fund Balances	251,589	366,994	(1,265,545)	(100,682)	89,203	(197,518)	886,454	420,003
Fund Balances - Beginning of year, as previously reported	2,653,763	1,726,558	5,619,564	396,630	851,624	267,736	7,087,096	2,955,755
Change within Financial Reporting Entity	-	-	-	-	-	-	-	-
Fund Balances - Beginning of year, as adjusted	2,653,763	1,726,558	5,619,564	396,630	851,624	267,736	7,087,096	2,955,755
Fund Balances - End of year	**$ 2,905,352**	**$ 2,093,552**	**$ 4,354,019**	**$ 295,948**	**$ 940,827**	**$ 70,218**	**$ 7,973,550**	**$ 3,375,758**

Supplementary Information
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances (Continued)

Year Ended November 30, 2025

Special Revenue Funds						Debt Service Funds			Capital Projects Funds
Adjudicated Forfeitures	Community Transit	Designated Purpose	Historical Commission	Arts Commission	Opioid Settlement	2015 MBA Refunding	2016 MBA Refunding	2017 MBA Refunding	Golf Course Capital Improvement
$ -	$ 192,412	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-	-	-	-
45,146	-	-	-	-	-	-	-	-	-
-	553,930	-	-	-	-	-	-	-	-
-	67,688	-	27,013	-	-	-	-	-	294,715
89,488	-	-	-	-	-	-	-	-	-
130,722	44,618	-	24,658	3,263	30,814	-	-	-	39,063
15,075	-	176,989	136,290	13,785	168,023	-	-	-	-
280,431	858,648	176,989	187,961	17,048	198,837	-	-	-	333,778
142,839	-	-	-	-	129,310	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	902,815	127,361	131,026	14,272	-	-	-	-	-
-	-	-	-	-	-	-	-	-	428,894
-	-	-	-	-	-	175,000	390,000	1,545,000	-
-	-	-	-	-	-	2,161	158,300	449,175	-
142,839	902,815	127,361	131,026	14,272	129,310	177,161	548,300	1,994,175	428,894
137,592	(44,167)	49,628	56,935	2,776	69,527	(177,161)	(548,300)	(1,994,175)	(95,116)
-	-	-	-	-	-	177,161	548,300	1,994,175	150,000
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	177,161	548,300	1,994,175	150,000
137,592	(44,167)	49,628	56,935	2,776	69,527	-	-	-	54,884
3,023,160	958,696	562,195	524,002	73,623	736,806	-	-	-	803,962
-	-	-	-	-	-	-	-	-	-
3,023,160	958,696	562,195	524,002	73,623	736,806	-	-	-	803,962
$ 3,160,752	**$ 914,529**	**$ 611,823**	**$ 580,937**	**$ 76,399**	**$ 806,333**	**$ -**	**$ -**	**$ -**	**$ 858,846**

Year Ended November 30, 2025

Capital Projects Funds						
Capital Improvement	Special Assessments	Court Building Improvements	Building Improvement	Formerly Nonmajor - Senior Center Construction Fund	Parks Capital Projects	Total Nonmajor Governmental Funds
$ 2,428,263	$ -	$ -	$ -	$ -	$ -	$ 10,969,879
-	284,405	-	-	-	-	1,395,231
-	-	-	-	-	-	1,137,645
-	-	-	-	-	-	15,552,532
-	-	-	-	-	-	5,526,123
-	-	480,074	-	-	-	577,565
433,142	76,869	11,702	508,828	-	961	2,366,127
-	-	-	-	-	105,500	1,234,965
2,861,405	361,274	491,776	508,828	-	106,461	38,760,067
-	-	-	-	-	-	1,523,716
-	-	-	-	-	-	6,570,079
-	-	-	-	-	-	838,060
-	-	-	-	-	-	13,547,610
3,932,387	164,140	-	2,191,523	-	-	8,242,944
-	-	-	-	-	-	2,110,000
-	-	-	-	-	-	609,636
3,932,387	164,140	-	2,191,523	-	-	33,442,045
(1,070,982)	197,134	491,776	(1,682,695)	-	106,461	5,318,022
118,846	-	150,000	2,400,000	-	-	12,919,787
-	-	(548,300)	(2,000,000)	-	-	(19,419,636)
-	-	-	-	-	-	121,740
118,846	-	(398,300)	400,000	-	-	(6,378,109)
(952,136)	197,134	93,476	(1,282,695)	-	106,461	(1,060,087)
9,750,452	1,216,359	229,465	12,012,866	292,490	-	51,742,802
-	-	-	-	(292,490)	-	(292,490)
9,750,452	1,216,359	229,465	12,012,866	-	-	51,450,312
$ 8,798,316	**$ 1,413,493**	**$ 322,941**	**$ 10,730,171**	**$ -**	**$ 106,461**	**$ 50,390,225**

Supplementary Information
Combining Statement of Fiduciary Net Position
Fiduciary Funds

November 30, 2025

	Pension and Other Employee Benefit Trust Funds				Custodial Funds					
	Employees' Retirement System	Police and Fire Revised Retirement Plan	VEBA	Total	Special Trust Fund	Undistributed Tax Fund	Special Operation Team	Western Wayne Mobile Field Force Team	District Court Fund	Total
Assets										
Cash and cash equivalents	$ 858,400	$ 13,122	$ 394,593	$ 1,266,115	$ 456,292	$ 7,013,190	$ 86,555	$ 80,465	$ 661,999	$ 8,298,501
Investments:										
U.S. government securities	11,790,362	-	12,670,662	24,461,024	-	-	-	-	-	-
Collateralized mortgage obligations	1,217,436	-	1,178,674	2,396,110	-	-	-	-	-	-
Common stocks	109,871,442	399,609	72,225,295	182,496,346	-	-	-	-	-	-
Corporate bonds	9,366,584	-	4,936,869	14,303,453	-	-	-	-	-	-
Real estate investment trust	1,050,729	-	445,811	1,496,540	-	-	-	-	-	-
Foreign bonds	640,959	-	741,739	1,382,698	-	-	-	-	-	-
Mutual funds	81,285,451	17,573,114	60,399,372	159,257,937	-	-	-	-	-	-
Accounts receivable	97,164	-	-	97,164	-	-	-	-	-	-
Due from primary government	267,550	307,443	16,278	591,271	-	-	-	-	-	-
Total assets	216,446,077	18,293,288	153,009,293	387,748,658	456,292	7,013,190	86,555	80,465	661,999	8,298,501
Liabilities										
Accounts payable	183,185	35,654	114,068	332,907	1,965	-	-	-	95,029	96,994
Due to other governmental units	32,566	-	-	32,566	-	7,013,190	1,485	-	66,074	7,080,749
Due to primary government	-	-	1,020,637	1,020,637	-	-	-	-	-	-
Bonds and other deposits	-	-	-	-	454,327	-	-	-	137,379	591,706
Total liabilities	215,751	35,654	1,134,705	1,386,110	456,292	7,013,190	1,485	-	298,482	7,769,449
Net Position										
Restricted:										
Pension	216,230,326	18,257,634	-	234,487,960	-	-	-	-	-	-
Postemployment benefits other than pension	-	-	151,874,588	151,874,588	-	-	-	-	-	-
Individuals, organizations, and other governments	-	-	-	-	-	-	85,070	80,465	363,517	529,052
Total net position	**$ 216,230,326**	**$ 18,257,634**	**$ 151,874,588**	**$ 386,362,548**	**$ -**	**$ -**	**$ 85,070**	**$ 80,465**	**$ 363,517**	**$ 529,052**

Supplementary Information
Combining Statement of Changes in Fiduciary Net Position
Fiduciary Funds

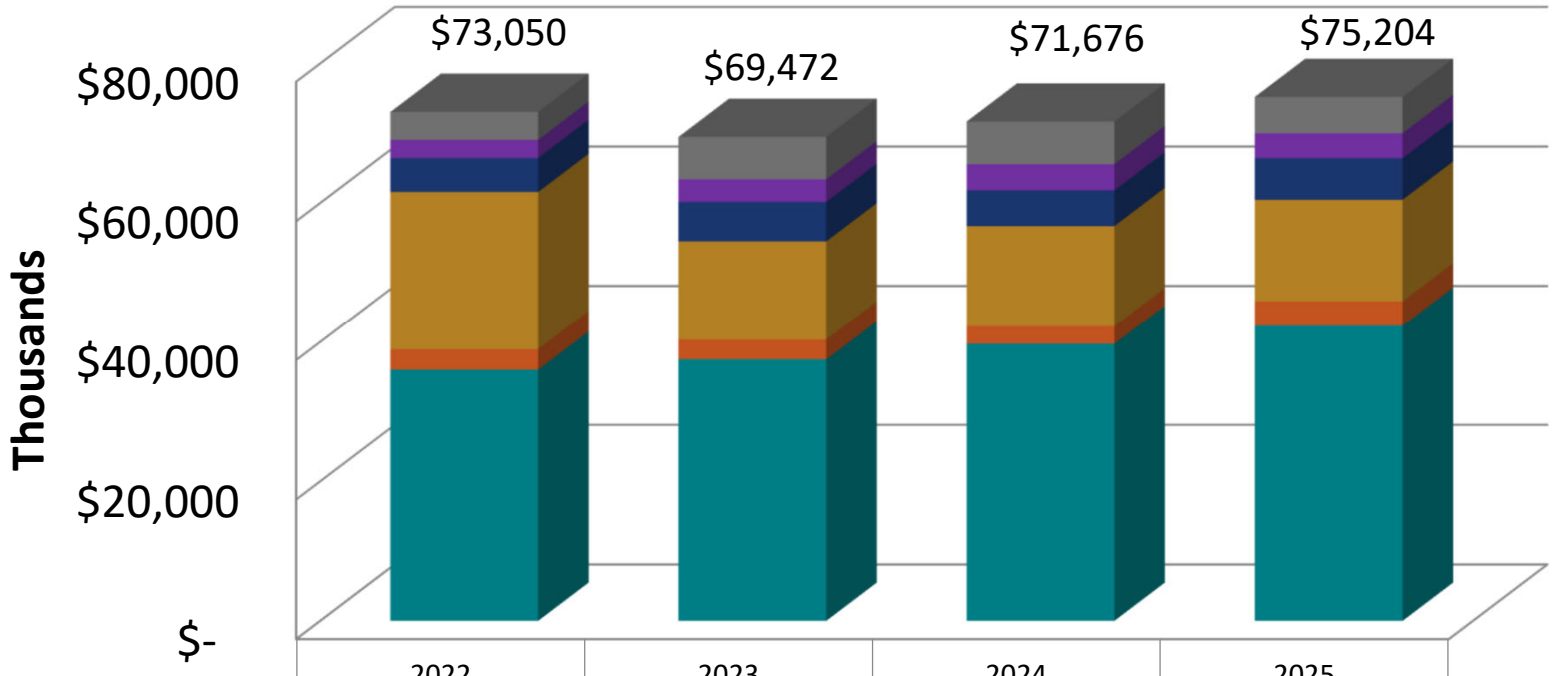
Year Ended November 30, 2025

	Pension and Other Employee Benefit Trust Funds				Custodial Funds					
	Employees' Retirement System	Police and Fire Revised Retirement Plan	VEBA	Total	Special Trust Fund	Undistributed Tax Fund	Special Operation Team	Western Wayne Mobile Field Force Team	District Court Fund	Total
Additions										
Investment income (loss):										
Interest and dividends	$ 4,245,467	$ 325,201	$ 2,767,789	$ 7,338,457	$ -	$ 162,154	$ 4,165	$ 3,164	$ 8,319	$ 177,802
Net increase in fair value of investments	12,041,364	889,006	9,238,619	22,168,989	-	-	-	-	-	-
Investment costs	(700,725)	(18,211)	(484,163)	(1,203,099)	-	-	-	-	-	-
Net investment income	15,586,106	1,195,996	11,522,245	28,304,347	-	162,154	4,165	3,164	8,319	177,802
Contributions:										
Employer	3,182,220	2,669,665	2,236,253	8,088,138	-	-	-	-	-	-
Employee	32,439	1,214,437	261,987	1,508,863	-	-	-	-	-	-
Total contributions	3,214,659	3,884,102	2,498,240	9,597,001	-	-	-	-	-	-
Collections for other governments	-	-	-	-	488,219	173,302,892	134,236	22,000	-	173,947,347
Fines and fees	-	-	-	-	-	-	-	-	1,451,764	1,451,764
Bond receipts	-	-	-	-	-	-	-	-	1,002,590	1,002,590
Restitutions, judgments, and other	-	-	-	-	-	-	-	-	70,937	70,937
Total additions	18,800,765	5,080,098	14,020,485	37,901,348	488,219	173,465,046	138,401	25,164	2,533,610	176,650,440
Deductions										
Pension benefit payments	20,382,035	121,039	-	20,503,074	-	-	-	-	-	-
Medical benefit payments	-	-	9,385,873	9,385,873	-	-	-	-	-	-
Disability benefit payments	-	-	215,259	215,259	-	-	-	-	-	-
Refunds of contributions	250,634	172,654	-	423,288	-	-	-	-	-	-
Administrative expenses	244,522	56,107	41,548	342,177	-	-	-	-	-	-
Disbursements to other governments	-	-	-	-	488,219	173,465,046	94,614	13,926	1,156,079	175,217,884
Bond disbursements	-	-	-	-	-	-	-	-	1,002,590	1,002,590
Restitutions, judgments, and other refunds	-	-	-	-	-	-	-	-	171,379	171,379
Volunteer work program and civil drug fund	-	-	-	-	-	-	-	-	268,832	268,832
Total deductions	20,877,191	349,800	9,642,680	30,869,671	488,219	173,465,046	94,614	13,926	2,598,880	176,660,685
Net (Decrease) Increase in Fiduciary Net Position	(2,076,426)	4,730,298	4,377,805	7,031,677	-	-	43,787	11,238	(65,270)	(10,245)
Net Position - Beginning of year	218,306,752	13,527,336	147,496,783	379,330,871	-	-	41,283	69,227	428,787	539,297
Net Position - End of year	**$ 216,230,326**	**$ 18,257,634**	**$ 151,874,588**	**$ 386,362,548**	**$ -**	**$ -**	**$ 85,070**	**$ 80,465**	**$ 363,517**	**$ 529,052**

City of Livonia Audit Presentation

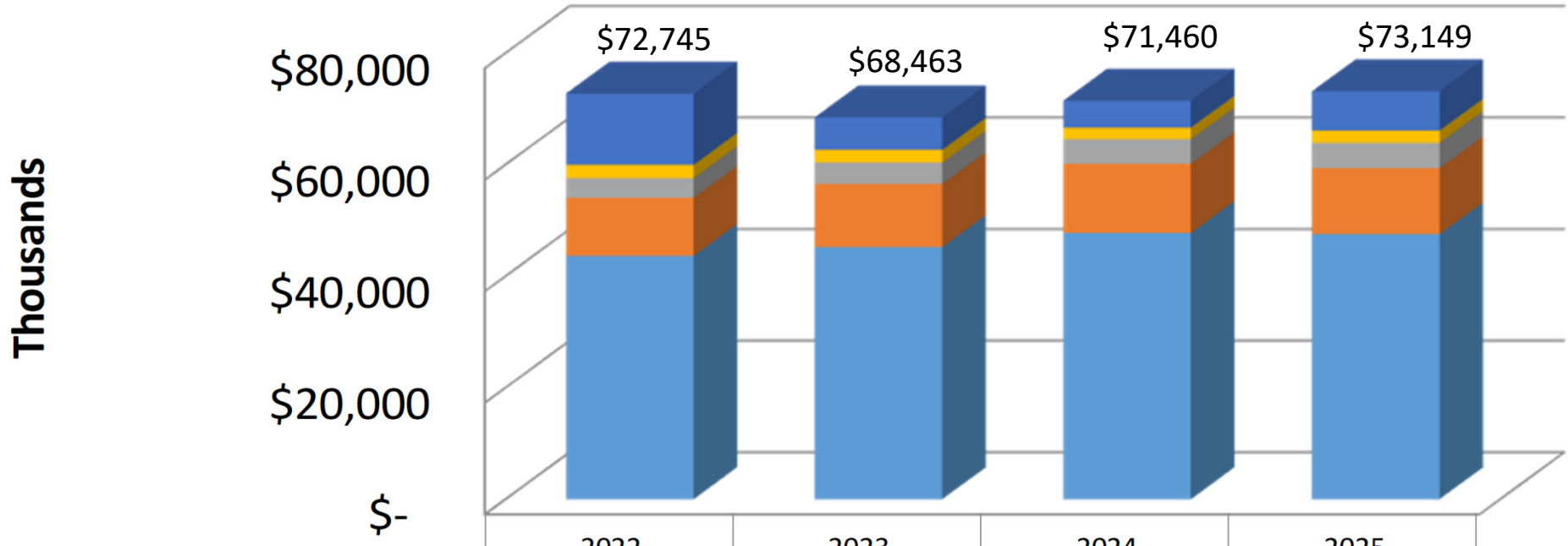
For Year Ended November 30, 2025

City of Livonia
General Fund Revenue
Years Ended November 30



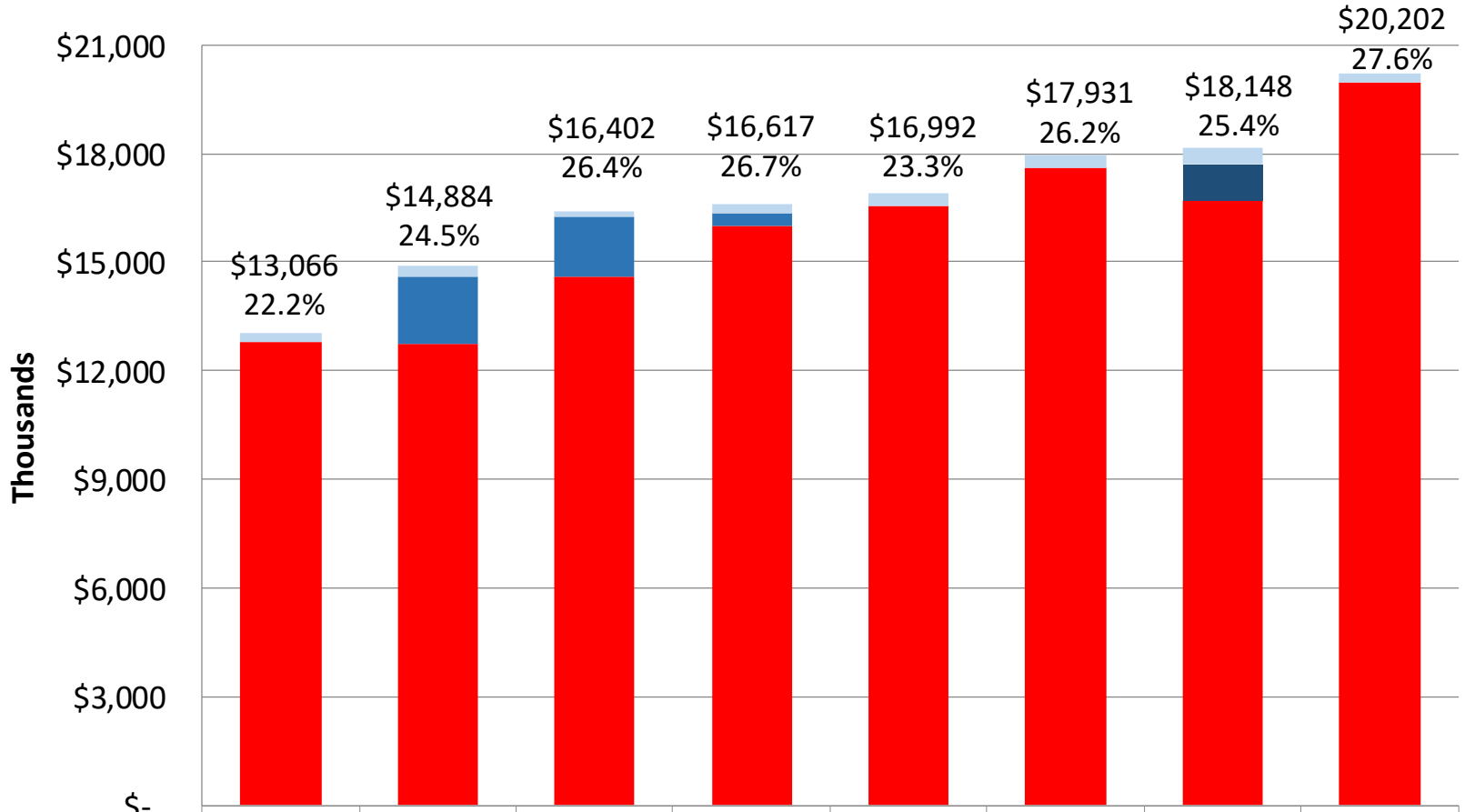
	2022	2023	2024	2025
Interest and Other	$3,993	$6,077	$6,111	$5,195
Fines and Forfeitures	$2,599	$3,239	$3,755	$3,590
Charges for Services	$4,887	$5,667	$5,123	$5,953
Intergovernmental Revenue	$22,615	$14,136	$14,401	$14,589
Licenses and Permits	$2,951	$2,875	$2,557	$3,523
Property Taxes	$36,005	$37,478	$39,729	$42,354

City of Livonia
General Fund Expenditures
Year Ended November 30



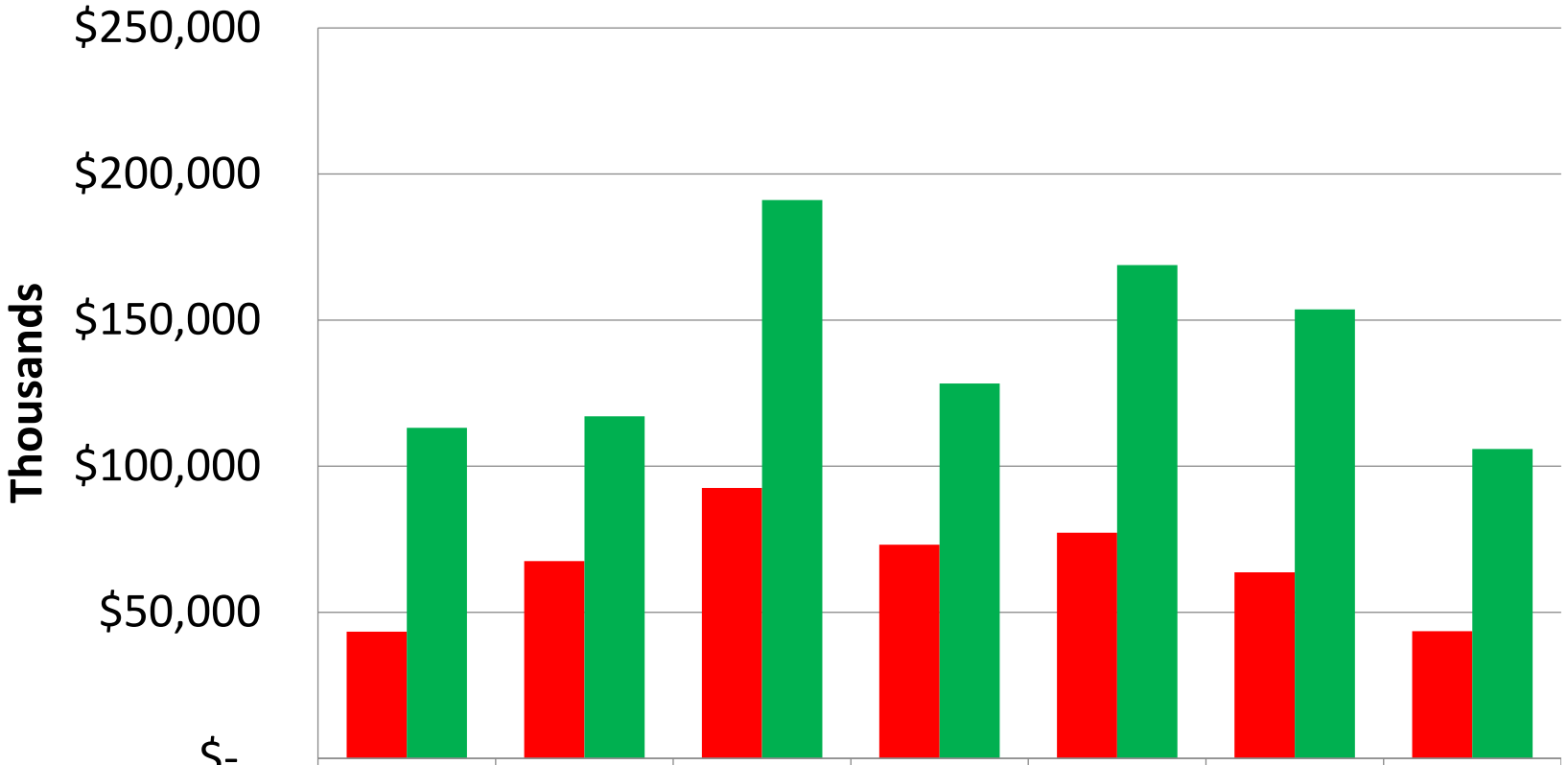
	2022	2023	2024	2025
Employee Benefits, Transfers, and Other	$12,809	$5,812	$4,835	$7,057
Parks & Recreation and Cultural	$2,338	$2,286	$2,072	$2,174
Public Works	$3,538	$3,832	$4,407	$4,529
General Government	$10,437	$11,295	$12,378	$11,858
Public Safety	$43,624	$45,238	$47,768	$47,531

City of Livonia
General Fund - Comparison of Fund Balance
As a Percentage of Expenditures
Year Ended November 30



	2018	2019	2020	2021	2022	2023	2024	2025
Nonspendable	$275	$302	$153	$248	$353	$330	$426	$248
Committed	$-	$1,854	$1,666	$387	$-	$-	$-	$-
Assigned	$-	$-	$-	$-	$-	$-	$1,000	$-
Unassigned	$12,791	$12,728	$14,583	$15,982	$16,569	$17,601	$16,722	$19,954

City of Livonia
Comparison of Unrestricted Net Position (excluding impact of net pension and OPEB liabilities) Governmental Activities



	Livonia - 38%	Farmington Hills - 58%	Ann Arbor - 48%	Southfield - 57%	Dearborn - 46%	Sterling Heights - 41%	Troy - 41%
Unrestricted Net Position	$43,404	$67,530	$92,556	$73,152	$77,265	$63,725	$43,535
Stmt of Activities Expenses	$113,162	$117,091	$191,093	$128,297	$168,859	$153,682	$105,885

Thank You for the opportunity to serve as auditors for the City of Livonia

FINANCE AND BUDGET COMMITTEE MEETING
MONDAY, JUNE 8, 2026

A Finance and Budget Committee meeting was held on Monday, June 8, 2026, in the City Hall Auditorium.

Committee Members Present:	Martha Ptasnik, Committee Chair Robin Persiconi, Committee Vice Chair Carrie Budzinski, Member
Committee Members Absent:	None
City Officials and Others Present:	Kayleigh Reid, President Patrick Brockway, Vice President Brandon McCullough, Councilmember Eileen McDonnell, Councilmember Maureen Miller Brosnan, Mayor Eric Goldstein, City Attorney Benjamin Grier, Finance Director Keith Szymanski, Plante Moran Stephanie Atkinson, Plante Moran Additional attendees - see sign in sheet

1. The subject matter of Annual Audit Reports for the period December 1, 2024 to November 30, 2025. (CR 367-02)

The meeting convened at 7:04pm

The Committee Chair, Martha Ptashnik, opened the meeting with an explanation of the budgeting process including the audit, the development of the annual budget, the public hearing and the Council vote to approve in the Fall. The meeting was then turned over to Plante Moran to report out on the Audit.

Purpose and Scope

- Independent evaluation of City of Livonia's financial statements for fiscal year ending November 30, 2025
- Retrospective review of city's financial results and year-end position
- Covers thousands of transactions including property tax receipts, operating expenses, capital improvements, pension payments, and debt payments

Role of Auditors

- Answer one critical question: Do the financial statements fairly present the city's financial position and state in all material respects in accordance with generally accepted accounting principles (GAAP)?
- Perform procedures including: testing transactions, analyzing internal controls, reviewing checks and balances, analyzing trends, and independently verifying key balances
- Provide reasonable assurance (high level, but not absolute) that financial statements are materially correct
- Issue opinion on financial statements (3-page letter from 90-page document)

Professional Standards Governing the Audit

- Generally Accepted Auditing Standards (GAAS) - issued by American Institute of Certified Public Accountants (AICPA)
- Government Auditing Standards - issued by Federal Government Accountability Office
- Multiple layers of oversight including internal quality control systems
- External peer review conducted every three years by independent CPA firm under AICPA supervision
- Plante Moran's most recent peer review received highest rating: pass

Materiality Concept

- Materiality: Dollar threshold used to determine what matters most and where to focus audit work
- Auditors do not ensure every single transaction or balance is exactly correct to the dollar
- Example: For $75M general fund budget, $100,000 error would not significantly impact user opinion

- Helps keep audit time and cost manageable while ensuring statements are materially correct
- Focuses on errors and omissions large enough to impact user opinion of financial statements

What an Audit is Not
- Not an absolute guarantee of complete accuracy throughout financial statements
- Not an audit of every single transaction

Financial Statement Audit Results

Overall Opinion
- Unmodified opinion (highest level of assurance) - also known as "clean audit report"
- Financial statements presented fairly in all material respects in accordance with GAAP
- No significant misstatements or significant issues with internal controls identified
- No findings related to financial statement audits
- Books and records in excellent condition

Key Communications and Findings
- End of Audit Letter to City Council covering three sections:
    1. Required communications under auditing standards
    2. Recommendations and commentary on financial statements
    3. Legislative and informational items

New Accounting Pronouncements
- GASB Statement No. 101 (Compensated Absences) - implemented during fiscal 2025
- Compensated absences: Technical term for paid time off (vacation, sick time earned by employees)
- Required city to measure and calculate long-term liability differently than previously required
- Process involved reviewing all union and employment agreements and applying new rules to employee time banks
- Dollar impact not significant; did not materially impact financial statements

Significant Estimates
- Alternative Investments: Pension and retiree healthcare plan holdings
    - Majority easily valued (stocks on open market, fixed income securities)
    - Small number of closely held funds not publicly traded; require more stringent audit procedures
    - Auditors review latest audited financial statements, unaudited reports, analyze revenues/expenditures
- Net Pension Liability and Net OPEB Asset: Based on actuarial evaluations

- OPEB = Other Post-Employment Benefits (retiree healthcare liability)
- Considers inputs including retiree life expectancy, future salary increases, investment returns, future healthcare increases
- Auditors found assumptions and methodology fair and reasonable

Uncorrected Misstatements

- Two very minor items identified and brought to city's attention
- Qualified as immaterial (not material threshold)
- Largely timing differences that would resolve in next fiscal year
- City elected not to adjust due to immaterial nature
- Did not impact audit opinion

Difficulties and Disagreements

- No difficulties encountered in performing audit
- No disagreements with management

General Fund Results

Fund Balance

- Added $2.1 million to fund balance during fiscal year 2025
- Current fund balance: $20.2 million (as of November 30, 2025)
- Fund balance measurement: 27-28% of current year expenditures (approximately 3.3 months of expenses)
- Best practice recommendation: 2-3 months of expenditures in fund balance
- City exceeds best practice standard

Fund Balance History

- Post-recession low (approximately 2008): about $6 million
- Current level: More than triple the post-recession amount
- Growth reflects Council and management diligence in adjusting budget to align with lower post-recession revenue levels

Fund Balance Classification

- Currently classified as unassigned - no restrictions on spending
- Various potential categories based on restriction levels available under GAAP

Budget Performance

- Expenditures: $3 million less than budget
- Revenue: $236,000 higher than amended budget
- Overall performance: General fund did $3.2 million better than amended budget
- Primary factor: Police department significantly under budget due to vacancies throughout year

Revenue Results

- Total general fund revenue: $75 million

- Increase of 5% from prior year
- Primary driver: $2.5 million increase in property tax revenue

Revenue Breakdown
- Property tax revenue: 56% of total (largest source) - increased slightly over 6% due to increased taxable value
- Intergovernmental revenue: Second largest source - fairly consistent with prior year
- Other categories: Interest, fines/forfeitures, charges for services, licenses/permits (no large changes)

Expenditure Results
- Total expenditures: Up $2 million (approximately 2%) from prior year
- Public safety: Largest category at 65% - remained flat from 2024 to 2025 due to police department vacancies
- Employee benefits/transfers/other: Most significant category change, including $2.4 million transfer to building improvement fund

Expenditure Composition
- People costs (salaries and benefits): Nearly 80% of all expenditures

Legacy Costs Assessment

Pension Plans - General Overview
- City maintains two pension plans
- Constitutional requirement in Michigan (unlike retiree healthcare)
- Contributions during fiscal year totaling $5.9 million combined
- Both contributions fully placed in trust

Legacy Employee Retirement System (Original Plan)
- In place for decades; traditional pension plan
- Funding status: 97% funded (compares estimated total liability to market value of assets in trust)
- Strong financial position compared to peers (many municipal plans fund at 60-70%)
- Recent contribution requirements: Following Great Recession and market value decrease in investments
- Fiscal 2025 required contribution: $`3.2 million - made and placed in trust
- Years of full funding prior to recession with no required contributions

Police and Fire Revised Retirement Plan
- Opened five years ago (approximately 2020)
- Participants: 207
- Assets in trust: $18 million
- Fiscal 2025 contributions: $`2.7 million - fully placed in trust

- Funding status: 100% funded (as of November 30, 2025)
- Actual results have followed actuarial assumptions closely

Retiree Healthcare Fund
- Unlike pensions: Contributions to retiree healthcare not constitutionally required in Michigan
- Many municipalities use "pay-as-you-go" approach with no trust funding
- City's proactive approach: Began aggressively funding retiree healthcare promise years ago
- Assets in trust: Approximately $152 million
- Previous benefit changes reduced liability side of equation
- Funding status: 102% funded (snapshot at November 30, 2025; varies with actuarial assumptions and market changes)

Credit to City Management
- Council and management commended for diligent oversight of budget throughout year
- Focus on both short-term year-to-year results and long-term capital improvements and legacy costs
- Pension and retiree healthcare funding places city in "best in class" position compared to peers

Non-Major Funds Analysis

Cable Television Fund
- Fund balance 2021: Over $860,000
- Fund balance November 30, 2025: $70,000
- Concerning trend: Declined significantly over four-year period
- Root causes:
    - Revenue from cable companies declining (fewer customers paying franchise fees)
    - Operating costs increasing simultaneously
    - Revenues not sufficient to cover expenses for each of last few years

Recommendation for Cable Television Fund
- Council should closely review during fiscal 2026 budget preparation
- Evaluate staffing levels, service levels, and expenditure appropriateness given revenue constraints
- Consider strategic decisions on fund operations

Adjudicated Forfeiture Fund
- Assets: $3.2 million (as of November 30, 2025)
- Source: Money received by police department from federal law enforcement agencies after assets seized and forfeited in court process

- Law enforcement agencies permitted to keep money and split among involved agencies
- Strict spending rules: Must be spent on law enforcement activities only
- Critical restriction: Cannot be used to supplement city's normal budget
- Cannot fund: Salaries or purchases already planned in regular budget
- Can fund: Extra equipment or purchases beyond normal police department budget
- Provides opportunity for discretionary law enforcement equipment/project funding

Internal Controls and Financial Systems

Manual Journal Entries

- City has been on same financial module for very long time
- Aging system resulted in significant manual processing versus system automation
- City has appropriate checks and balances in place for manual entries
- Creates inherent higher risk and likely inefficiencies
- Recommendation: Continue work with software vendor on improvements; implement changes and efficiencies going forward
- Finance department exploring updates to financial module in future

Federal Awards Audit Results

Single Audit Requirements

- Any entity expending more than $1 million in federal funds annually required to undergo single audit
- Tests both internal controls and city's compliance with federal spending requirements
- Three different audit reports issued; these were modified opinions (clean)

Federal Awards Spending

- Total federal spending fiscal 2025: $6.7 million across various programs

Schedule of Expenditures of Federal Awards (SEFA)

- Detailed breakdown of all federal spending for the year

Federal Audit Scorecard in the Financial Statements Section

- Unmodified opinion on financial statements
- No significant findings
- Credit to finance department and others touching books and records

Federal Award Section:

- No material weaknesses identified
- One significant deficiency identified (required to report under standards) • Detail covered below under findings

Major Programs Testing

- Identified based on dollar amounts and risk assessment
- City required to test major programs under federal audit guidelines
- Two programs identified: Both used for senior center construction, received significant grant funding

Testing Results:

- No issues with allowability or spending of federal dollars
- No questioned costs identified
- No funds spent inappropriately

Federal Cash Management Policy Finding

Issue Identified:

- Federal guidelines require written policies for entities spending federal money
- Cash management policy must document how city processes receipts and payments related to federal funds
- Policy did not exist during audit period

Corrective Action:

- Finance Director has drafted policy as corrective action
- Will be in place going forward
- Responsible Official and Corrective Action Plan noted in audit report

Accounting Changes and Legislative Items

Cybersecurity and IT Controls

- Significant risk not just to city but public sector broadly
- Bad actors becoming more sophisticated, now utilizing artificial intelligence
- Poses both financial and operational risk to city
- Concern: Ransomware attacks that freeze assets or city systems
- Recommendation: City continue vigilance, stay ahead of threats, keep close eye on IT controls
- Consider periodic engagement of outside vendor for checkup and controls testing

State Road Funding Changes

- New changes implemented by state legislature at start of city's fiscal year (October 1, 2025)
- Primarily involves moving money between funding sources and creating new funding pots
- Overall dollar impact on city for road funding should not change significantly
- Still in transition phase; unclear how new sources will materialize in terms of actual receipts versus projections
- Recommendation: City should closely monitor during next budget cycle to understand actual funding flows

Future Accounting Changes

- Additional accounting changes coming in future periods
- Finance department will work with auditors to implement these changes

Comparison to Peer Cities

Unrestricted Net Position Comparison

- Livonia generally has lower percent of unrestricted net position to expenses compared to other cities
- Root cause: Different tax structure strategy
- Livonia uses more detailed, specific millage rates earmarked for specific purposes
- Other communities often use large operating millage that is unrestricted

Tax Structure Advantages and Disadvantages

- Advantage: Ability to show residents accountability for money and its intended purpose
- Disadvantage: Less flexibility than unrestricted millages; requires strict silo management
- Designated funds must remain in silos with revenue spent on intended purpose only (e.g., cannot use parks money for DPW vehicles, police millage for city hall, library money for road repairs)

Audit Quality Assurance

Plante Moran Firm Background

- One of largest firms in country
- Serves thousands of clients across many industries in all 50 states
- Founded in Southeastern Michigan over 100 years ago
- Provides audit services to public sector with pride
- Audits many largest and most complex governmental entities in Michigan
- Audits eight of 12 largest cities in state

Auditor Independence and Objectivity

- Reputation extremely important to firm
- Firm would not compromise independence and objectivity
- Objective users of governmental financial statements can rely on Plant Moran letterhead as assurance of stringent audit performance

The meeting adjourned at 7:59 pm

Note: This subject matter will remain in Committee as a standing item.

The Council Recommends: To receive and file the 2025 audit as submitted.

This item is to be placed on the **Regular Meeting Agenda of July 13, 2026**

Respectfully submitted,

Martha Ptashnik

Martha Ptashnik, Chair

LETTER TO THE LIVONIA CITY COUNCIL

1.

MEETING DATE	PRESENTED BY
S061526/R071326	

AGENDA ITEM

BLOCK PARTY: Allison Adams, to be held Saturday, July 18, 2026, from 2:00 p.m. to 10:00 p.m., on Flamingo Blvd. between Clarita Avenue and Pickford Street, with a rain date of Saturday, August 1, 2026.

BACKGROUND DETAILS

A block party request receive from Allison Adams, to be held Saturday, July 18, 2026, from 2:00 p.m. to 10:00 p.m., on Flamingo Blvd. between Clarita Avenue and Pickford Street, with a rain date of Saturday, August 1, 2026.

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

To approve the request as submitted.

ATTACHMENTS

1. S061526 Block Party Allison Adams

APPROVED BY

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

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

PLEASE PRINT

Date of Application: 5/21/2026 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Allison Adams

Address (please include zip code): 18632 Flamingo Blvd, Livonia, 48152

Telephone Number with area code: Home: 248 2551034 Office: _____

Email: allisonadams0625@gmail.com

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

7/18/26	8/1/26	2PM - 10PM
Date of Block Party and/or Barricading	Rain Date	Start/end time of Block Party and/or Barricading **End time is no later than 10:00 p.m.**

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

Flamingo Blvd between Clarita & Pickford

Type of Event: Briefly (Describe activities planned. Music, barbecue, games, etc.) FUN, yard games, BBQ, food, bounce house, bike parade, music

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

Approximate Number Attending: 80

Date of Council Approval/Denial: _____

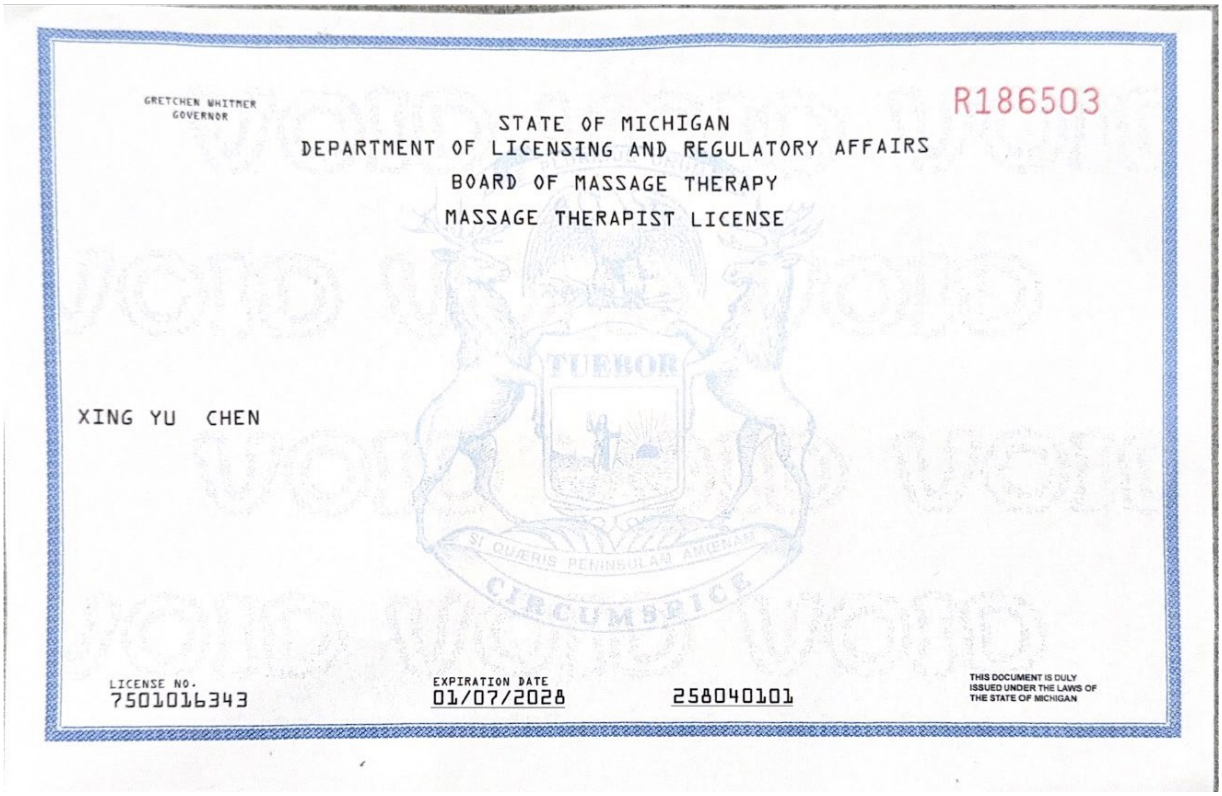
Council Resolution Number: _____

2026 MAY 21 PM 4:01
RECEIVED
OFFICE OF THE CITY CLERK

City Council Office Document
Revised August 2021
A:Block Party Form

NEW DATA RECEIVED FOR THE REGULAR MEETING OF JULY 13, 2026

From: Doug Ranz
To: Kasprowicz, Sara
Subject: Council Asked for a Copy for f the Buyer's Massage License
Date: Monday, June 15, 2026 9:00:58 PM



GRETCHEN WHITMER
GOVERNOR

R186503

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BOARD OF MASSAGE THERAPY
MASSAGE THERAPIST LICENSE

XING YU CHEN

LICENSE NO.
7501016343

EXPIRATION DATE
01/07/2028

258040101

THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN

LETTER TO THE LIVONIA CITY COUNCIL FROM THE CITY COUNCIL

5.

MEETING DATE	PRESENTED BY
S061526/R071326	

AGENDA ITEM

REQUEST TO EXTEND WAIVER USE APPROVAL TO NEW OWNER: Haiyan Pi, in connection with Petition 2019-04-02-07, in order to operate a massage establishment located on the west side of Middle Belt Road between Puritan Avenue and Six Mile Road (16345 Middlebelt), in the Northeast 1/4 of Section 14. (CR 273-19)

BACKGROUND DETAILS

.

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

To approve the request as submitted.

ATTACHMENTS

1. S061526 Request for waiver use transfer of Ocean Wellness
2. R090825 Petition 2019-04-02-07, Elite Foot Spa CR 291-25
3. R090825 16345 Middlebelt Additional New Data Recd 09-08-25
4. R090825 16345 Middlebelt New Data Recd 09-05-25
5. S082525 Xiaoping Shen, Elite Foot Spa Petition 2019-04-02-07 Minutes
6. S082525 LTC Waiver use transfer Elite Foot Spa
7. S082525, Haiyan Pi, Ocean Wellness & Massage
8. S082525 Rep for Xiaoping Shen
9. S082525 Email forwarded - Sale of Ocean Wellness

APPROVED BY

From: Doug Ranz
To: Kasprowicz, Sara
Subject: Re: Waiver use transfer of Ocean Wellness
Date: Wednesday, May 13, 2026 2:59:59 PM
Attachments: livonialogo_0c2cd114-0a25-45d1-87ad-f4bf67dcb778.png
x_32x32_1a1f6106-1b6d-4aba-9879-c78afe8e1328.png
CitySeal100x100_8f7d9122-2022-4a3b-86d9-f05a096c6a3c.png
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SocialLink_Youtube_32x32_9b8afb50-3b86-4678-b53d-7e423a9d8771.png

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Sara,

The prior (council approved) request to transfer the ownership of Ocean Wellness LLC (16345:Middle Belt) from Haiyan Pi to Xiaoping Shen was never completed. Ms. Shen failed to negotiate a lease with the landlord; Hajji Group.

Xing Yu Chen is a new buyer for Ocean Wellness. She has a valid massage license issued by the state of Michigan and has prior work and management experience in the field.

Both parties would like to attend the June 15th City Council meeting to present their request and answer any questions.

Regards,

Haiyan Pi

On Tue, May 12, 2026 at 10:18 AM Kasprowicz, Sara <skasprowicz@livonia.gov> wrote:

> Good Morning Doug,
>
> In order to request a transfer of ownership, you will need to go in front of City Council to explain what you would like to do. I have attached the previous resolution so you can see what was approved in 2025.
>
> Once I receive your email explaining your request, I will use this information for the item going before Council at the Study meeting on June 1st.
>
> Have a nice afternoon and feel free to reach out with any further questions.
> Sara
>
> **Sara Kasprowicz**
> Program Supervisor
> City of Livonia | City Council Office
> (734) 466-2250
> skasprowicz@livonia.gov
> **www.livonia.gov**

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable laws. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and/or reply to this e-mail message. Thank you.

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

> **#291-25** RESOLVED, that having considered an email communication from Haiyan Pi, dated July 30, 2025, wherein a request is submitted to transfer the waiver use approval in response to Petition 2019-04-02-07 submitted by Haiyan Pi, Owner of Ocean Wellness & Massage, which petition was approved by City Council on August 12, 2019, pursuant to Council Resolution 273-19, to operate a massage establishment located on the West side of Middlebelt Road between Puritan Avenue and Six Mile Road (16345 Middlebelt) in the Northeast 1/4 of Section 14, the Council does hereby approve of the request to transfer waiver use approval to operate a massage establishment on property located on the West side of Middlebelt Road between Puritan Avenue and Six Mile Road (16345 Middlebelt) from Haiyan Pi, Ocean Wellness & Massage, 16345 Middlebelt Road, Livonia, MI 48150 to the new owner, Xiaoping Shen, Yoyo Spa LLC D/B/A Elite Foot and Body Spa, 34389 Plymouth Road, Livonia, MI 48150 subject to compliance with all of the conditions set forth in the original waiver use approval.

Doug Rands, Walled Lake, stated he is the husband of the previous owner, who is suffering from medical issues, noting that multiple offers of higher monetary value were turned down to accept a more trustworthy business owner to take over and assured the business will be going into great hands.

UNFINISHED BUSINESS ITEM 6 (Regular Meeting of September 8, 2025)

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

NEW DATA ATTACHED FOR THE STUDY MEETING OF SEPTEMBER 8, 2025.

From: Nash, Susan M.
To: Kasprowicz, Sara
Subject: New Data Correction
Date: Monday, September 8, 2025 11:43:13 AM
Attachments: 16345 Middlebelt Reg 908 correct.doc

Council

The new data has been corrected and correct amount owed next week is in the new memo

Correct amount is

$9,146.42

Thank you
Susan

Susan Nash
City Treasurer
City of Livonia | Treasurer's Office
(734) 466-2244
snash@livonia.gov

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

CORRECTION

September 8, 2025

New Data Regular Meeting September 8, 2025, Item #6

RE: 16345 Middlebelt

Attention: City Council Members

The summer 2025 taxes of $9,146.42 are due September 15, 2025
All past taxes have been paid

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

NEW DATA ATTACHED FOR THE REGULAR MEETING OF SEPTEMBER 8, 2025.

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

September 5, 2025

New Data Regular Meeting September 8, 2025, Item #6

RE: 16345 Middlebelt

Attention: City Council Members

The summer 2025 taxes of $6,870.75 are due September 15, 2025
All past taxes have been paid

If you have any further questions, please contact me

Thank you

Susan Nash
Livonia City Treasurer

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD AUGUST 25, 2025

Meeting was called to order at 9:00 p.m. by Vice President Ptashnik. Present: Scott Morgan, Laura Toy, Vice President Ptashnik, Carrie Budzinski, Lynda Scheel, and Rob Donovic. Absent: President McCullough.

Elected and appointed officials present: Mike Fisher, City Attorney; Lori L. Miller, City Clerk; Mark Taormina, City Planner and Economic Development Director; Todd Zilincik, City Engineer.

3. REQUEST TO EXTEND WAIVER USE APPROVAL TO NEW OWNER: Xiaoping Shen, Elite Foot and Body Spa, re: Petition 2019-04-02-07, submitted by Haiyan Pi, to operate a massage establishment located on the west side of Middlebelt Road between Puritan Avenue and Six Mile Road (16345 Middlebelt), in the Northeast 1/4 of Section 14. (CR 273-19)

   Doug Rands, Westland, stated due to recent events and upcoming medical events they may not be able to return to work so they are looking to sell the business to a new owner.

   Sherry Liu, Representative of Xiaoping Shen, stated Xiaoping has been managing a similar business since 2015 and recently became owner of said business. Due to Haiyan's current circumstances they would like to take the opportunity to take over the business in honor of the hard work she put into renovating the property.

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

DIRECTION: APPROVING Regular

LETTER TO THE LIVONIA CITY COUNCIL

3.

Clerk
August 14, 2025

MEETING DATE	PRESENTED BY
S082525/R090825	

AGENDA ITEM

REQUEST TO EXTEND WAIVER USE APPROVAL TO NEW OWNER: Xiaoping Shen, Elite Foot and Body Spa, re: Petition 2019-04-02-07, submitted by Haiyan Pi, to operate a massage establishment located on the west side of Middlebelt Road between Puritan Avenue and Six Mile Road (16345 Middlebelt), in the Northeast 1/4 of Section 14. (CR 273-19)

BACKGROUND DETAILS

The Clerk's Office received the following email on Wednesday, July 30, 2025.

I request that the matter described below be added to the August 25th city council agenda:

When I opened Ocean Wellness & Massage (16345 Middle Belt Rd) five+ years ago, I agreed that my zoning approval/variance was not something that I could reassign myself.

I have a personal health matter that requires major surgery with a lengthy recovery and physical therapy. My ability to resume my work is not assured. Therefore; I wish to sell my business.

The owner of Elite Foot & Body Spa (34389 Plymouth Rd) is interested in adding a second location by purchasing and rebranding my business. Given both our business histories, I am hoping that the city council will approve this change in ownership.

Regards,

Haiyan Pi, Owner
Ocean Wellness & Massage
16345 Middle Belt Rd

w: 734-655-0262
c: 734-331-7614 & 238-736-0734
e: doug.ranz@gmail.com

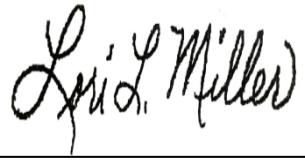
PREFERRED COUNCIL RECOMMENDATION/RESOLUTION (Please complete this field. Attachments are not to be used in lieu of the recommendation)

Approve as submitted.

ATTACHMENTS

1. S082525 LTC Waiver use transfer Elite Foot Spa
2. S082525, Haiyan Pi, Ocean Wellness & Massage
3. S082525 Email forwarded - Sale of Ocean Wellness

APPROVED BY



Lori Miller, MiPMC Level 2, CMC, City Clerk

Date: August 14, 2025

From: Doug Ranz <doug.ranz@gmail.com>
Sent: Wednesday, July 30, 2025 11:27 AM
To: clerk <clerk@livonia.gov>; Doug Ranz <doug.ranz@gmail.com>
Subject: Sale of Business - Zoning Approval/Variance

I request that the matter described below be added to the August 25th city council agenda:

When I opened Ocean Wellness & Massage (16345 Middle Belt Rd) five+ years ago, I agreed that my zoning approval/variance was not something that I could reassign myself.

I have a personal health matter that requires major surgery with a lengthy recovery and physical therapy. My ability to resume my work is not assured. Therefore; I wish to sell my business.

The owner of Elite Foot & Body Spa (34389 Plymouth Rd) is interested in adding a second location by purchasing and rebranding my business. Given both our business histories, I am hoping that the city council will approve this change in ownership.

Regards,

Haiyan Pi, Owner
Ocean Wellness & Massage
16345 Middle Belt Rd

w: 734-655-0262
c: 734-331-7614 & 238-736-0734
e: doug.ranz@gmail.com

From: Sherry Liu
To: Kasprowicz, Sara
Subject: Act as a Personal representative for Xiaoping Shen
Date: Sunday, August 17, 2025 9:21:02 PM

Hello Ms. Sara,

I am writing to confirm that I will be working on behalf of current Massage & Spa Business owner Xiaoping Shen/YoYo Spa LLC DBA Elite Foot and Body Spa In 34389 Plymouth Rd Livonia MI 48150. We are planning to expand our business and interested in adding a second location in order to satisfy the higher demands increasing at the Elite Foot and Body Spa due to the limited capacity space.

The Ocean Wellness & Massage in 16345 Middle Belt Rd Livonia MI 48150 owner Haiyan Pi is unable to provide services and work due to personal health issues, she wishes to sell her business to Xiaoping Shen and is requesting in Ownership Transfer waiver use approval from the City of Livonia.

I would like to request that the matter described above to be added to the 08/25/2025 8pm city council agenda. Please contact me for any concerns or questions. Thank you.

Respectfully

From: Doug Ranz
To: Kasprowicz, Sara
Subject: Fwd: Sale of Ocean Wellness; Representation
Date: Wednesday, August 13, 2025 6:05:08 PM

---------- Forwarded message ---------
From: **Doug Ranz** <doug.ranz@gmail.com>
Date: Wed, Aug 13, 2025 at 5:53 PM
Subject: Sale of Ocean Wellness; Representation
To: <clerk@livonia.gov>, Haiyan Pi <pihaiyan7311@gmail.com>, Doug Ranz <doug.ranz@gmail.com>

Please be advised that Sherry Liu does not represent Haiyan Pi (Ocean Wellness) in the matter of the proposed sale to Xiaoping “Linda” Shen (Elite Foot & Body).

If you have any questions, concerns or to-do’s for me (the Seller), please contact me or my husband (Douglas Ranz) directly.

Regards,

Haiyan Pi, Owner
w: 734-655-0262
c: 734-331-7614

Doug Ranz
c: 248-736-0734
e: doug.ranz@gmail.com

Date: June 25, 2026

Subj: Staffing Plan & Professional Experience
Ocean Wellness
Petition 2019-04-02-07

To: Livonia City Council, skasprowicz@livonia.gov

From: Xingyu Chen, Prospective Purchaser
1313 Meanwell Road
Dundee, MI 48131

Phone: 206-696-0356

In response to your request for additional information regarding my plans to staff and operate Ocean Wellness @ 16345 Middle Belt Road:

I will be an on-site, full-time business owner. As the business grows and staffing needs increase, I will hire properly licensed massage therapists from the community and provide all required documentation to the city.

Haiyan Pi, the present owner, has agreed to work part-time, as her health permits. She has many regular clients that wish to continue with her. License #7501001700 is valid thru Nov 14, 2027

I am advertising locally using WeChat (Chinese-language message boards) and contacting other local spa owners; offering full-time employment to licensed massage therapists that are working (part-time) elsewhere.

The state of Michigan requires that massage therapy students accumulate 650+ hours of supervised experience. I will contact local massage schools, offering (supervised) employment to massage therapy students working to complete their training for state licensure.

I plan to be open within the hours permitted by Livonia Zoning Ordinance 2975 (u) (4) Massage Establishments. Specifically:

- Monday – Saturday: 10AM to 9PM
- Sunday: 11AM to 7PM

Professional Summary:

I am a licensed Massage Therapist with 10+ years of professional experience. I have a strong commitment to client care, professionalism, and compliance with Michigan state regulations.

Education, Licenses & Certifications:

- I trained at Ananda Massage, Brighton, MI
- Michigan Massage Therapist License #7501016343 that is valid thru January 7, 2028
- Status: Active and in good standing

Professional Experience:

- Provided massage services to clients in a professional setting.
- Maintained a clean, safe, and sanitary treatment environment.
- Ensured compliance with Michigan laws and regulations governing massage therapy practices.
- Delivered excellent customer service while maintaining client confidentiality.

Skills & Services:

- Acupressure
- Deep tissue
- Facial
- Hot stones
- Lymphatic
- Pre-natal
- Reflexology
- Sports
- Swedish
- Cupping therapy
- Aromatherapy
- Herbal foot bath
- Continuing education & knowledge of Michigan's massage regulations
- Small business operations
- Customer service
- Appointment scheduling
- Sanitation & safety compliance

Spoken Languages: Native Mandarin & Massage business English

Residency: I have been a legal resident in the USA for 19 years.

References: Available upon request.

Translation:

> I employ the professional translation services of Stephanie R. Mann, a state court qualified interpreter, to ensure that I fully understand administrative terminology, regulations, and my responsibilities.

Respectfully,

Xingyu Chen

NEW DATA RECEIVED FOR THE REGULAR MEETING OF JULY 13, 2026

MASTER TABLE OF CONTENTS

Section	Title	Revision Date
TITLE SHEET		
MASTER TABLE OF CONTENTS		
DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS		
000002	LIST OF DRAWING SHEETS	
006000	PROJECT FORMS	
DIVISION 01 – GENERAL REQUIREMENTS		
011000	SUMMARY	
011000.01	AIA GENERAL CONDITIONS	
011000.04	GENERAL REQUIREMENTS	
012500	SUBSTITUTION PROCEDURES	
012600	CONTRACT MODIFICATION PROCEDURES	
012900	PAYMENT PROCEDURES	
013100	PROJECT MANAGEMENT AND COORDINATION	
013300	SUBMITTAL PROCEDURES	
014000	QUALITY REQUIREMENTS	
015000	TEMPORARY FACILITIES AND CONTROLS	
017300	EXECUTION	
017700	CLOSEOUT PROCEDURES	
017823	OPERATION AND MAINTENANCE DATA	
017839	PROJECT RECORD DOCUMENTS	
018119	INDOOR AIR QUALITY REQUIREMENTS	
DIVISION 02 – EXISTING CONDITIONS		
024100	DEMOLITION	
DIVISION 05 – METALS		
055000	METAL FABRICATIONS	
DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES		
061000	ROUGH CARPENTRY	
062023	INTERIOR FINISH CARPENTRY	
DIVISION 07 – THERMAL AND MOISTURE PROTECTION		
075419	PVC ROOFING	
078446	FIRE-RESISTIVE JOINT SYSTEMS	
079200	JOINT SEALANTS	
DIVISION 08 – OPENINGS		

082000 WOOD DOORS AND FRAMES
083113 ACCESS DOORS AND FRAMES
085113 ALUMINUM WINDOWS
087100 DOOR HARDWARE
088000 GLAZING

DIVISION 09 – FINISHES
092216 NON-STRUCTURAL METAL FRAMING
092900 GYPSUM BOARD
093000 CERAMIC TILE
095123 ACOUSTICAL TILE CEILINGS
096519 RESILIENT TILE FLOORING
096816 BROADLOOM CARPET
099123 INTERIOR PAINTING

DIVISION 10 – SPECIALITIES
102200 FOLDING PARTITIONS
102600 WALL AND DOOR PROTECTION
102800 TOILET ACCESSORIES

DIVISION 11 – EQUIPMENT
113000 APPLIANCES

DIVISION 12 – FURNISHINGS
123530 KITCHEN CASEWORK
123661 QUARTZ AGGLOMERATE COUNTERTOPS

DIVISION 21 – FIRE SUPPRESSION
211313 WET-PIPE SPRINKLER SYSTEMS

DIVISION 22 – PLUMBING
220517 SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING
220518 ESCUTCHEONS FOR PLUMBING PIPING
220523 GENERAL-DUTY VALVES FOR PLUMBING PIPING
220529 HANGERS AND SUPPORTS FOR PLMBG PIPING AND EQPT
220553 IDENTIFICATION FOR PLUMBING PIPING AND EQPT
220719 PLUMBING PIPING INSULATION
221116 DOMESTIC WATER PIPING
221119 DOMESTIC WATER PIPING SPECIALTIES
221316 SANITARY WASTE AND VENT PIPING
221319 SANITARY WASTE PIPING SPECIALTIES
223400 FUEL FIRED, DOMESTIC-WATER HEATER
224100 RESIDENTIAL PLUMBING FIXTURES

DIVISION 23 – MECHANICAL

230529 HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
231123 FACILITY NATURAL-GAS PIPING
232300 REFRIGERANT PIPING
233113 METAL DUCTS
233300 AIR DUCT ACCESSORIES
235216 CONDENSING BOILERS
238126 SPLIT-SYSTEM AIR-CONDITIONERS

DIVISION 26 – ELECTRICAL

260010 COMMON WORK RESULTS FOR ELECTRICAL SYSTEMS
260100 ELECTRICAL BASIC MATERIALS AND METHODS
260505 SELECTIVE DEMOLITION FOR ELECTRICAL
260519 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
260526 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
260529 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
260533 RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
260553 IDENTIFICATION FOR ELECTRICAL SYSTEMS
260800 COMMISSIONING OF ELECTRICAL SYSTEMS
260923 LIGHTING CONTROL DEVICES
262726 WIRING DEVICES
262816 ENCLOSED SWITCHES AND CIRCUIT BREAKERS
262913 ENCLOSED CONTROLLERS
265000 LIGHTING

DIVISION 27 – COMMUNICATIONS

270533 CONDUITS AND BACKBOXES FOR COMMUNICATIONS SYSTEMS
275223 EMERGENCY CALL SYSTEM

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

281353 MULTITENANT ENTRY SECURITY SYSTEM
283111 DIGITAL, ADDRESSABLE FIRE ALARM SYSTEM
284700 MASS NOTIFICATION

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END OF TABLE OF CONTENTS

SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for the following:

1. Recycling nonhazardous construction waste.
2. Disposing of nonhazardous construction waste.

B. Related sections:
1. Section 01 81 13 Sustainable Design Requirements.

1.3 DEFINITIONS

A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.

B. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations.

C. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.

D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.

E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.

F. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work.

1.4 PERFORMANCE REQUIREMENTS

A. General: Practice efficient waste management in the use of materials in the course of the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials. Recycle 100% of the following waste streams, and provide tracking and waste receipts for diverted materials at completion of the project

1. Construction Waste: recycle 100% of the following waste streams:
   a. Cardboard
   b. Metals

1.5 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.

1.6 WASTE MANAGEMENT PLAN

A. General: Develop a waste management plan according to ASTM E 1609 and requirements in this Section. Plan shall consist of waste identification, waste reduction work plan.

B. Waste Identification: Indicate anticipated types and quantities of construction waste generated by the Work.

C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.

1. Comply with operation, termination, and removal requirements in Section 015000 "Temporary Facilities and Controls."

B. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

3.2 RECYCLING CONSTRUCTION WASTE, GENERAL

A. General: Recycle paper and beverage containers used by on-site workers.

B. Preparation of Waste: Prepare and maintain recyclable waste materials according to recycling or reuse facility requirements. Maintain materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to the recycling process.

C. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan.

1. Provide appropriately marked containers or bins for controlling recyclable waste until removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.

    a. Inspect containers and bins for contamination and remove contaminated materials if found.

2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.

3.3 DISPOSAL OF WASTE

A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.

1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Burning: Do not burn waste materials.

C. Disposal: Remove waste materials from Owner's property and legally dispose of them.

END OF SECTION 017419

SECTION 075419 – PVC ROOFING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Fully adhered PVC thermoplastic membrane.

B. Fully adhered Polyisocyanurate board insulation.

C. Prefabricated flashings, corners, parapets, stacks, vents, and related details.

D. Fasteners, adhesives, and other accessories required for a complete roofing installation.

E. Traffic Protection.

1.2 REFERENCES

A. NRCA - The NRCA Roofing and Waterproofing Manual.

B. ASCE 7 - Minimum Design Loads For Buildings And Other Structures.

C. UL - Roofing Materials and Systems Directory, Roofing Systems (TGFU.R10128).

D. ASTM C 1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board.

E. ASTM D 751 - Standard Test Methods for Coated Fabrics.

F. ASTM D 4434 - Standard Specification for Poly(Vinyl Chloride) Sheet Roofing.

G. ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings.

H. ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.

1.3 SYSTEM DESCRIPTION

A. General: Provide installed roofing membrane and base flashings that remain watertight; do not permit the passage of water; and resist specified uplift pressures, thermally induced movement, and exposure to weather without failure.

B. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing membrane manufacturer based on testing and field experience.

C. Physical Properties:

1. Roof product must meet the requirements of Type III PVC sheet roofing as defined by ASTM D 4434 and must meet or exceed the following physical properties.

2. Thickness: 60 mil, nominal, in accordance with ASTM D 751.

3. Thickness Over Scrim: ≥ 28 mil in accordance with ASTM D 751.

4. Breaking Strengths: ≥ 390 lbf. (MD) and ≥ 438 lbf. (XMD) in accordance with ASTM D 751, Grab Method.

5. Elongation at Break: ≥ 31% (MD) and ≥ 31% (XMD) in accordance with ASTM D 751, Grab Method.

6. Heat Aging in accordance with ASTM D 3045: 176 °F for 56 days. No sign of cracking, chipping or crazing. (In accordance with ASTM D 4434).

7. Factory Seam Strength: ≥ 417 lbf. in accordance with ASTM D 751, Grab Method.

8. Tearing Strength: ≥ 132 lbf. (MD) and ≥ 163 lbf. (XMD) in accordance with ASTM D 751, Procedure B.

9. Low Temperature Bend (Flexibility): Pass at -40 °F in accordance with ASTM D 2136.

10. Accelerated Weathering: No cracking, checking, crazing, erosion or chalking after 5,000 hours in accordance with ASTM G 154.

11. Linear Dimensional Change: < 0.5% in accordance with ASTM D 1204 at 176 ± 2 °F for 6 hours.

12. Water Absorption: < 1.7% in accordance with ASTM D 570 at 158 °F for 166 hours.

13. Static Puncture Resistance: ≥ 56 lbs. in accordance with ASTM D 5602.

14. Dynamic Puncture Resistance: ≥ 14.7 ft-lbf. in accordance with ASTM D 5635.

D. Cool Roof Rating Council (CRRC):

1. Membrane must be listed on CRRC website.
    a. Initial Solar Reflectance: ≥ 39%
    b. Initial Thermal Emittance: ≥ 89%
    c. Initial Solar Reflective Index (SRI): ≥ 43
    d. 3-Year Aged Solar Reflectance: ≥ 33%
    e. 3-Year Aged Thermal Emittance: ≥ 89%
    f. 3-Year Aged Solar Reflective Index (SRI): ≥ 35

E. Insulation
    1. Provide overall thermal resistance for roofing system as follows:
    a. Minimum Thickness: 4 inch.
    2. Install using a minimum of two layers.
    3. Configuration as indicated on the Drawings.

1.4 SUBMITTALS

A. Submit under provisions of Section 01300.

B. Data sheets on each product to be used, including:
    1. Preparation instructions and recommendations.
    2. Storage and handling requirements and recommendations.
    3. Installation methods.
    4. Maintenance requirements.

C. Shop Drawings: Indicate insulation pattern, overall membrane layout, field seam locations, joint or termination detail conditions, and location of fasteners.

D. Installer Certification: Certification from the roofing system manufacturer that Installer is approved, authorized, or licensed by manufacturer to install roofing system.

E. Manufacturer's warranties.

1.5 QUALITY ASSURANCE

A. Perform work in accordance with manufacturer's installation instructions.

B. Manufacturer Qualifications: A manufacturer specializing in the production of PVC membranes systems and utilizing a Quality Control Manual during the production of the membrane roofing system that has been approved by and is inspected by Underwriters Laboratories.

C. Installer Qualifications: Company specializing in installation of roofing systems similar to those specified in this project and approved by the roofing system manufacturer.

D. Source Limitations: Obtain components for membrane roofing system from roofing membrane manufacturer.

E. There shall be no deviations from the roof membrane manufacturer's specifications or the approved shop drawings without the prior written approval of the manufacturer.

1.6 REGULATORY REQUIREMENTS

A. Conform to applicable code for roof assembly wind uplift and fire hazard requirements.

B. Fire Exposure: Provide membrane roofing materials with the following fire-test-response characteristics. Materials shall be identified with appropriate markings of applicable testing and inspecting agency.

1. Exterior Fire-Test Exposure:

a. Class A; ASTM E 108, for application and roof slopes indicated.

2. Fire-Resistance Ratings: Comply with ASTM E 119 for fire-resistance-rated roof assemblies of which roofing system is a part.

3. Conform to applicable code for roof assembly fire hazard requirements.

C. Wind Uplift:

1. Roofing System Design: Provide a roofing system designed to resist uplift pressures calculated according to the current edition of the ASCE-7 Specification Minimum Design Loads for Buildings And Other Structures.

1.7 PRE-INSTALLATION MEETING

A. Convene meeting not less than one week before starting work of this section.

B. Review methods and procedures related to roof deck construction and roofing system including, but not limited to, the following.

1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, roofing installer, roofing system manufacturer's representative, deck installer, and installers whose work interfaces with or affects roofing including installers of roof accessories and roof-mounted equipment.

2. Review and finalize construction schedule and verify availability of materials, installer's personnel, equipment, and facilities needed to make progress and avoid delays.

3. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.

4. Review structural loading limitations of roof deck during and after roofing.

5. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect roofing system.

6. Review governing regulations and requirements for insurance and certificates if applicable.

7. Review temporary protection requirements for roofing system during and after installation.

8. Review roof observation and repair procedures after roofing installation.

1.8 DELIVERY, STORAGE AND HANDLING

A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, and directions for storing and mixing with other components.

B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.

C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.

D. Store roof materials and place equipment in a manner to avoid permanent deflection of deck.

E. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.9 WARRANTY

A. Contractor's Warranty: The contractor shall warrant the roof application with respect to workmanship and proper application for two (2) years from the effective date of the warranty issued by the manufacturer.

B. Manufacturer's Warranty: Must be no-dollar limit type and provide for completion of repairs, replacement of membrane or total replacement of the roofing system at the then-current material and labor prices throughout the life of the warranty. In addition the warranty must meet the following criteria:

1. Warranty Period: 20 years from date issued by the manufacturer.

2. No exclusion for damage caused by ponding water.

3. No exclusion for damage caused by biological growth.

4. Issued direct from and serviced by the roof membrane manufacturer.

5. Transferable for the full term of the warranty.

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Basis of Design manufacturer: Duro-Last Roofing, Inc., which is located at: 525 Morley Drive, Saginaw, MI 48601. Telephone: 800-248-0280.

B. All roofing system components to be provided or approved by the roofing manufacturer.

C. Substitutions permitted: Equivalent roofing system with equivalent warranty by Firestone, GAF, Johns Manville, or as approved by Owner

D. Alternates: Option to quote white or highly reflective TPO or EPDM roof membrane with equivalent warranty as an Alternate for consideration.

2.2 ROOFING SYSTEM COMPONENTS

A. Basis-of-Design Roofing Membrane: Duro-Last® PVC thermoplastic membrane conforming to ASTM D 4434, type III, fabric-reinforced, PVC, NSF/ANSI 347 Gold or Platinum Certification, and a product-specific third-party verified Environmental Product Declaration. Membrane properties as follows:

1. Thickness:

   a. 60 mil.

2. Exposed Face Color:

   a. Tan.

3. Minimum recycle content 7% post-industrial and 0% post-consumer.

4. Recycled at end of life into resilient flooring or concrete expansion joints.

B. Accessory Materials: Provide accessory materials supplied by or approved for use by roi

1. Sheet Flashing: Manufacturer's standard reinforced PVC sheet flashing.

2. Manufacturer’s prefabricated flashings: manufactured using Manufacturer's standard reinforced PVC membrane.

   a. Stack Flashings.

   b. Curb Flashings.

   c. Inside and Outside Corners.

3. Sealants and Adhesives: Compatible with roofing system.

   a. Duro-Caulk® Plus, or as supplied by selected roofing manufacturer.

b. Strip Mastic.

4. Slip Sheet: Compatible with roofing system and supplied by Duro-Last Roofing, Inc.

5. Fasteners and Plates: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening membrane and insulation to substrate. As supplied or approved by roofing manufacturer.

   a. #14 Heavy Duty Fasteners.

   b. Cleat Plates.

   c. 3 inch Metal Plates.

6. Termination and Edge Details:

   a. 2-Piece Compression Metal System.

7. Vinyl Coated Metal: 24 gauge, hot-dipped galvanized, grade 90 metal with a minimum of 17 mil of roofing membrane laminated to one side.

8. Two-Way Roof Vents: Install a minimum of 1 vent for each 1,000 ft² (93 m²) of roof area, where recommended by roofing manufacturer.

C. Walkways:

1. Provide non-skid, maintenance-free walkway pads in areas of heavy foot traffic and around mechanical equipment, supplied by roofing manufacturer.

2.3 ROOF INSULATION

A. General:

1. Provide preformed roof insulation boards that comply with requirements and referenced standards, as selected from manufacturer's standard sizes.

2. Provide preformed saddles, crickets, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated.

B. Polyisocyanurate Board Insulation: Complying with ASTM C 1289, Type II, felt or glass-fiber mat facer on both major surfaces.

2.4 ROOF INSULATION ACCESSORIES

A. General: Provide roof insulation accessories approved by the roof membrane manufacturer and as recommended by insulation manufacturer for the intended use.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that the surfaces and site conditions are ready to receive work.

B. Verify that the deck is supported and secured.

C. Verify that the deck is clean and smooth, free of depressions, waves, or projections, and properly sloped to drains, valleys, eaves, scuppers or gutters.

D. Verify that the deck surfaces are dry and free of standing water, ice or snow.

E. Verify that all roof openings or penetrations through the roof are solidly set.

F. If substrate preparation is the responsibility of another contractor, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Surfaces shall be clean, smooth, free of fins, sharp edges, loose and foreign material, oil, grease, and bitumen.

3.3 INSTALLATION

A. Install insulation in accordance with the roof manufacturer's requirements.

B. Insulation:

1. Install insulation in accordance with the roof manufacturer’s requirements.

2. Insulation shall be adequately supported to sustain normal foot traffic without damage.

3. Where field trimmed, insulation shall be fitted tightly around roof protrusions with no gaps greater than ¼ inch.

4. No more insulation shall be applied than can be covered with the roof membrane by the end of the day or the onset of inclement weather.

5. If more than one layer of insulation is used, all joints between subsequent layers shall be offset by at least 6 inches.

6. Fully adhered roofing installation: Use only products and installation methods approved by the roofing manufacturer.

   a. Install fasteners in accordance with the roof manufacturer's requirements. Fasteners that are improperly installed must be replaced or corrected.

7. Grade I installation per ANSI/RESNET/ICC Std. 301 is required.

C. Roof Membrane: 60 mil, PVC thermoplastic membrane.

1. Use only adhesives approved for use by the roofing manufacturer. Adhesive coverage must meet the manufacturer's recommendations.

2. Cut membrane to fit neatly around all penetrations and roof projections.

3. Unroll roofing membrane and positioned with a minimum 6 inch overlap.

D. Seaming:

1. Weld overlapping sheets together using hot air. Minimum weld width is 1-1/2 inches.

2. Check field welded seams for continuity and integrity and repair all imperfections by the end of each work day.

E. Membrane Termination/Securement: All membrane terminations shall be completed in accordance with the membrane manufacturer's requirements.

1. Provide securement at all membrane terminations at the perimeter of each roof level, roof section, curb flashing, skylight, expansion joint, interior wall, penthouse, and other similar condition.

2. Provide securement at any angle change where the slope or combined slopes exceeds two inches in one horizontal foot.

F. Flashings: Complete all flashings and terminations as indicated on the drawings and in

accordance with the membrane manufacturer's requirements.

1. Provide securement at all membrane terminations at the perimeter of each roof level, roof section, curb flashing, skylight, expansion joint, interior wall, penthouse, and other similar condition.

    a. Do not apply flashing over existing thru-wall flashings or weep holes.

    b. Secure flashing on a vertical surface before the seam between the flashing and the main roof sheet is completed.

    c. Extend flashing membrane a minimum of 6 inches (152 mm) onto the main roof sheet beyond the mechanical securement.

    d. Use care to ensure that the flashing does not bridge locations where there is a change in direction (e.g. where the parapet meets the roof deck).

2. Penetrations:

    a. Flash all pipes, supports, soil stacks, cold vents, and other penetrations passing through the roofing membrane as indicated on the Drawings and in accordance with the membrane manufacturer's requirements.

    b. Utilize custom prefabricated flashings supplied by the membrane manufacturer.

    c. Existing Flashings: Remove when necessary to allow new flashing to terminate directly to the penetration.

3. Pipe Clusters and Unusual Shapes:

    a. Clusters of pipes or other penetrations which cannot be sealed with prefabricated membrane flashings shall be sealed by surrounding them with a prefabricated vinyl-coated metal pitch pan and sealant supplied by the membrane manufacturer.

    b. Vinyl-coated metal pitch pans shall be installed, flashed and filled with sealant in accordance with the membrane manufacturer's requirements.

    c. Pitch pans shall not be used where prefabricated or field fabricated flashings are possible.

G. Roof Drains:

1. Coordinate installation of roof drains and vents specified in Section 15146 - Plumbing Specialties.

2. Remove existing flashing and asphalt at existing drains in preparation for sealant and membrane.

3. Provide a smooth clean surface on the mating surface between the clamping ring and the drain base.

H. Edge Details:

1. Provide edge details as indicated on the Drawings. Install in accordance with the membrane manufacturer's requirements.

2. Join individual sections in accordance with the membrane manufacturer's requirements.

3. Coordinate installation of metal flashing and counter flashing specified in Section 07620.

4. Manufactured Roof Specialties: Coordinate installation of copings, counter flashing systems, gutters, downspouts, and roof expansion assemblies specified in Section 07710.

I. Walkways:

1. Install walkways in accordance with the membrane manufacturer's requirements.

2. Provide walkways where indicated on the Drawings.

3. Install walkway pads at roof hatches, access doors, rooftop ladders and all other traffic concentration points regardless of traffic frequency. Provided in areas receiving regular traffic to service rooftop units or where a passageway over the surface is required.

4. Do not install walkways over flashings or field seams until manufacturer's warranty inspection has been completed.

J. Water cut-offs:

1. Provide water cut-offs on a daily basis at the completion of work and at the onset of inclement weather.

2. Provide water cut-offs to ensure that water does not flow beneath the completed sections of the new roofing system.

3. Remove water cut-offs prior to the resumption of work.

4. The integrity of the water cut-off is the sole responsibility of the roofing contractor.

5. Any membrane contaminated by the cut-off material shall be cleaned or removed.

3.4 FIELD QUALITY CONTROL

A. The membrane manufacturer's representative shall provide a comprehensive final inspection after completion of the roof system. All application errors shall be addressed and final punch list completed.

3.5 PROTECTION

A. Protect installed roofing products from construction operations until completion of project.

B. Where traffic is anticipated over completed roofing membrane, protect from damage using durable materials that are compatible with membrane.

C. Repair or replace damaged products after work is completed.

END OF SECTION 07 54 19

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SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Urethane joint sealants.
2. Polysulfide joint sealants.
3. Latex joint sealants.
4. Acoustical joint sealants.
5. Caulk all dis-similar materials.

B. Related Sections:

1. Section 012500 “Substitution Procedures” for substitutions requirements.
2. Section 018113 “Sustainable Design Requirements” for VOC requirements for all joint sealants.
3. Section 078446 "Fire-Resistive Joint Systems" for sealing joints in fire-resistance-rated
4. Section 088000 "Glazing" for glazing sealants.
5. Section 092900 "Gypsum Board" for sealing perimeter joints.

1.3 ACTION SUBMITTALS

A. Product Data: For each joint-sealant product indicated.

B. Samples for Verification: For each kind and color of joint sealant required, provide Samples with joint sealants in 1/2-inch- (13-mm-) wide joints formed between two 6-inch- (150-mm-) long strips of material matching the appearance of exposed surfaces adjacent to joint sealants.

C. Joint-Sealant Schedule: Include the following information:
1. Joint-sealant application, joint location, and designation.

2. Joint-sealant manufacturer and product name.
3. Joint-sealant formulation.
4. Joint-sealant color.

1.4 INFORMATIONAL SUBMITTALS

A. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that sealants comply with requirements.

B. Warranties: Sample of special warranties.

C. Environmental Certifications: Submit data sheets indicating compliance with low-emitting materials requirements for third party certification. Compliance with VOC limits must comply with SCAQMD Rule 1168, and Section 018113 Sustainable Design Requirements.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.

B. Source Limitations: Obtain each kind of joint sealant from single source from single manufacturer.

1.6 PROJECT CONDITIONS

A. Do not proceed with installation of joint sealants under the following conditions:
1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F (5 deg C).
2. When joint substrates are wet.
3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

1.7 WARRANTY

A. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:
1. Movement of the structure caused by structural settlement or errors attributable to design or construction resulting in stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.

2. Disintegration of joint substrates from natural causes exceeding design specifications.
3. Mechanical damage caused by individuals, tools, or other outside agents.
4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

PART 2 - PRODUCTS

2.1 MATERIALS, GENERAL

A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.

B. Liquid-Applied Joint Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied joint sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
1. Suitability for Immersion in Liquids. Where sealants are indicated for Use I for joints that will be continuously immersed in liquids, provide products that have undergone testing according to ASTM C 1247. Liquid used for testing sealants is deionized water, unless otherwise indicated.

C. Stain-Test-Response Characteristics: Where sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.

D. Suitability for Contact with Food: Where sealants are indicated for joints that will come in repeated contact with food, provide products that comply with 21 CFR 177.2600.

E. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

F. VOC limits must comply with SCAQMD Rule 1168.
1. Architectural Sealants 250 g/l
2. Non-Porous Architectural Sealant 250 g/l.
3. Contact Adhesives 80 g/l.
4. Structural glazing adhesives 100 g/l.
5. CPVC solvent cement 490 g/l.
6. PVC solvent cement 510 g/l.
7. ABS solvent cement 325 g/l.

2.2 URETHANE JOINT SEALANTS

A. Multicomponent, Nonsag, Urethane Joint Sealant: ASTM C 920, Type M, Grade NS, Class 50, for Use NT.
   1. Products: Subject to compliance with requirements, provide one of the following:
      a. Pecora Corporation; Dynatrol II.
      b. Polymeric Systems, Inc.; PSI-270.
      c. Tremco Incorporated; Dymeric 240 Dymeric 240 FC.

2.3 POLYSULFIDE JOINT SEALANTS

A. Multicomponent, Nonsag, Polysulfide Joint Sealant: ASTM C 920, Type M, Grade NS, Class 25, for Use NT.
   1. Products: Subject to compliance with requirements, provide one of the following:
      a. BASF Building Systems; Sonolastic Polysulfide Sealant.
      b. Pacific Polymers International, Inc.; Elasto-Seal 227 Type II.
      c. Pecora Corporation; Synthacalk GC-2+.

2.4 LATEX JOINT SEALANTS

A. Latex Joint Sealant: Acrylic latex or siliconized acrylic latex, ASTM C 834, Type OP, Grade NF.
   1. Products: Subject to compliance with requirements, provide one of the following:
      a. BASF Building Systems; Sonolac.
      b. Pecora Corporation; AC-20+.
      c. Tremco Incorporated; Tremflex 834.

2.5 ACOUSTICAL JOINT SEALANTS

A. Acoustical Joint Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.
   1. Products: Subject to compliance with requirements, provide one of the following:
      a. Pecora Corporation; AC-20 FTR AIS-919.
      b. USG Corporation; SHEETROCK Acoustical Sealant.

2.6 JOINT SEALANT BACKING

A. General: Provide sealant backings of material that are non-staining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

B. Cylindrical Sealant Backings: ASTM C 1330, Type C (closed-cell material with a surface skin) or as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.

2.7 MISCELLANEOUS MATERIALS

A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.

B. Masking Tape: Non-staining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:

1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.

2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
   a. Concrete.
   b. Masonry.
   c. Unglazed surfaces of ceramic tile.
   d. Exterior insulation and finish systems.

3. Remove laitance and form-release agents from concrete.

B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.

C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 INSTALLATION OF JOINT SEALANTS

A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.

B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
   1. Do not leave gaps between ends of sealant backings.
   2. Do not stretch, twist, puncture, or tear sealant backings.
   3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.

D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.

E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:

1. Place sealants so they directly contact and fully wet joint substrates.
2. Completely fill recesses in each joint configuration.
3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.

F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
1. Remove excess sealant from surfaces adjacent to joints.
2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
3. Provide concave joint profile per Figure 8A in ASTM C 1193, unless otherwise indicated.
4. Provide flush joint profile where indicated per Figure 8B in ASTM C 1193.
5. Provide recessed joint configuration of recess depth and at locations indicated per Figure 8C in ASTM C 1193.
    a. Use masking tape to protect surfaces adjacent to recessed tooled joints.

G. Acoustical Sealant Installation: At sound-rated assemblies and elsewhere as indicated, seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations.

3.4 BUILDING THERMAL ENVELOPE

A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated. The sealing method between dissimilar materials must be caulked, gasketed, weather-stripped or otherwise sealed.
1. All joints, seams and penetrations
2. Windows, doors and skylights
3. Openings between window and door assemblies and their respective jambs, heads and framing
4. Utility penetrations
5. Dropped ceilings or chases adjacent to thermal envelope
6. Knee walls
7. Walls and ceilings separating garage from conditioned space
8. Behind tubs, and showers on exterior walls
9. Common walls between dwelling units
10. Rim joist junction
11. Other sources of infiltration.

3.5 FIELD QUALITY CONTROL

A. Evaluation of Field-Adhesion Test Results: Sealants not evidencing adhesive failure from testing or noncompliance with other indicated requirements will be considered satisfactory. Remove sealants that fail to adhere to joint substrates during testing or to comply with other requirements. Retest failed applications until test results prove sealants comply with indicated requirements.

3.6 CLEANING

A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.7 PROTECTION

A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

END OF SECTION 079200

SECTION 085313 - VINYL WINDOWS AND PATIO DOORS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Horizontal Sliding and Single Hung windows, and Sliding Patio Doors.
B. All windows of the types and sizes as called for in this specification shall be furnished with all necessary hardware and miscellaneous equipment as herein specified and shall be supplied by the same manufacturer.

1.2 RELATED SECTIONS

A. Section 061000 – Rough Carpentry.

1.3 SUBMITTALS

A. See Section 013300 – Administrative Requirements for submittal procedures.
B. Product Data: Provide manufacturer's standard details and catalog data demonstrating compliance with referenced standards. Include Installation Instructions.
C. Quality Assurance Submittals: Evidence of certifications of single-hung window units required in Quality Assurance Article of this section.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: Minimum ten (10) years of documented experience producing products of the type Specified in this section.
B. Installer Qualifications: Utilize an installer having demonstrated experience on projects of similar size.
C. Certifications:
    1. Provide Horizontal Sliding or Single-Hung window units, or Sliding Patio Door units, rated for air infiltration, water penetration and structural performance per AAMA/WDMA/CSA 101/1.S.2/A440 NAFS Specifications for Windows and certified by independent third-party agent.
    2. Provide Horizontal Sliding or Single Hung window units and Sliding Patio Door units rated and qualified for current Energy Star rating, for North Central region.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver windows to project site in undamaged condition; handle windows to prevent damage to components and to finishes.
B. Store products in manufacturer's unopened packaging, out of direct sunlight or high temperature locations, until ready for installations.

1.6 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits

1.7 WARRANTY

A. See Section 017800 – Closeout Submittals, for additional warranty requirements

B. Manufacturer's Warranty: Furnish manufacturer's standard Limited Lifetime Warranty on Vinyl Products.

PART 2 PRODUCTS

2.1 MANUFACTURERS:

A. Acceptable Manufacturer: **Jeld-Wen Builders Vinyl (V-2500)**

B. Acceptable Alternate- Crown Windows "Michigan Window"

C. Request for substitutions will be considered in accordance with provisions of Section 012500.

2.2 HORIZONTAL SLIDING AND SINGLE-HUNG

A. Construction:
   1. Vinyl Extrusions: Multi-chamber extrusions of impact-resistant exterior-grade rigid polyvinyl chloride (PVC) complying with ASTM D 4726, ASTM D 4216 and ASTM D 638 standards.
   2. Insulating Glass Unit: Unit thickness 7/8 inch, permanently marked with ID from Certification Program.
      a. Insulating Glass shall comply with the ASTM E 2190 standard.
      b. Insulating Glass type selection shall comply with the ASTM E 1300 standard.
      c. Air Chamber: Hermetically sealed space between panes. Clear Glass is standard, Low-E6, Low-E7 glazing as well as argon gas filling options available.
      d. Low conductance spacer
   3. Fasteners: All screws and other miscellaneous fastening devices incorporated shall be of aluminum, stainless steel, or other non-corrosive material compatible with vinyl extrusions. Cadmium or zinc plated steel, where used, shall be in accordance with ASTM B 766 or ASTM B 633.
   4. Weather-stripping: High-density woven pile shall be used in combination with continuous polyethylene rigid seal to minimize air infiltration.

B. Performance:

1. Air Infiltration shall not exceed 0.30 CFM/SqFt when tested in accordance with: AAMA/WDMA/CSA 101/1.S.2/A440-08
    a. For specific product air infiltration performance, contact Crystals' Engineering Department.
2. Unit Water Penetration Resistance Pressure vs. size when tested in accordance with: AAMA/WDMA/CSA 101/1.S.2/A440-08
    a. 5.25 psf for Class R-PG 25 unit sizes up to 40.0" x 63.0"
3. Unit Performance Grade vs. size when tested in accordance with: AAMA/WDMA/CSA 101/1.S.2/A440-08
    a. Class R-PG35 for unit sizes up to 40" x 63" Unit
4. Thermal Performance ratings vs. size when tested in accordance with: NFRC 100, 200 and 500
    a. Single-Hung Window PG35- Energy Star Qualified. Energy Star Northern glazing assembly. U = 0.26, SHGC = 0.53.
    b. Horizontal Slider Window- Energy Star Qualified. Energy Star Northern glazing assembly. U = 0.26, SHGC = 0.53.
    c. Sliding Patio Door- Energy Star Qualified. Energy Star Northern glazing assembly. U = 0.24, SHGC = 0.30.

PART 3 EXECUTION

3.1 EXAMINATION

A. Installer to verify that project conditions are acceptable before beginning installation of products;

B. Verify that rough openings are as indicated, and are correct sizes for clearance spaces specified in manufacturer's instructions.

C. Correct any unacceptable conditions before proceeding with installation

D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 INSTALLATION

A. Install products in accordance with manufacturer's printed installation instructions and approved shop drawings.

B. Install products plumb and in true alignment; fasten to achieve maximum operational effectiveness and best appearance of unit

3.3 ADJUSTING AND CLEANING

A. Ensure that windows operate correctly, free from biding or other defects

B. Clean interior and exterior surfaces free of labels, mortar, plaster, paint, joint sealers, and other foreign matter to prevent damage to weather strip, and to prevent interference with operation of hardware.

C. Clean and restore soiled surfaces; remove scraps and debris, and leave site in clean condition.

3.4 PROTECTION

A. Protect window unit from damage until substantial completion. Repair or replace damaged units

END OF SECTION 085313

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Interior gypsum board.
   2. Tile backing panels.

B. Related Requirements:
   1. Section 09 22 16 Non-Structural Metal Framing for wall, ceiling, and soffit framing.
   2. Section 01 81 13 Sustainable Design Requirements for backing requirements at ceramic tile and shower and tub surrounds.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1.4 DELIVERY, STORAGE AND HANDLING

A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

1.5 FIELD CONDITIONS

A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.

B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.

C. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
   1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
   2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.

B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

C. Special attention is directed to the specific wall/floor/ceiling assemblies indicated on the drawings.

D. Allowable Tolerances: 1/8″ offsets between planes of boards and ¼″ in 8′-0″ for plumb, level, warp and bow.

E. Industry Standard: Comply with applicable requirements of GA-216 "Application and Finishing of Gypsum Board" by the Gypsum Association, except where more detailed or more stringent requirements are indicated including the recommendations of the manufacturer.

2.2 GYPSUM BOARD, GENERAL

A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

2.3 INTERIOR GYPSUM BOARD

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

   1. Lafarge North America Inc.
   2. National Gypsum Company.

3. USG Corporation.
4. Substitutions per section 012500.

B. Gypsum Board: ASTM C 1396/C 1396M.

1. Thickness: 1/2 inch (12.7 mm).
2. Long Edges: Tapered.

C. Gypsum Board, Type X: ASTM C 1396/C 1396M.
1. Thickness: Min. 5/8 inch (15.9 mm).
2. Long Edges: Tapered.

D. Gypsum Board, Type C: ASTM C 1396/C 1396M.
1. Thickness: Min. 5/8 inch (15.9 mm), or 1/2 inch (12.7 mm).
2. Long Edges: Tapered.
3. Where shown on drawings.
4. See specific use in ceiling applications.

E. Moisture- and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.
1. Core: 5/8 inch (15.9 mm), Type X.
2. Long Edges: Tapered.
3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

2.4 TILE BACKING PANELS

A. Cementitious Backer Units: ANSI A118.9 and ASTM C 1288 or 1325, with manufacturer's standard edges.
1. Thickness: 1/2 inch.
2. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

2.5 TRIM ACCESSORIES

A. Interior Trim: ASTM C 1047.
1. Material: Galvanized or aluminum-coated steel sheet or rolled zinc.
2. Shapes:

a. Cornerbead.
b. L-Bead: L-shaped; exposed long flange receives joint compound.
c. U-Bead: J-shaped; exposed short flange does not receive joint compound.
d. Expansion (control) joint.

2.6 JOINT TREATMENT MATERIALS

A. General: Comply with ASTM C 475/C 475M.

B. Joint Tape:
   1. Interior Gypsum Board: Paper.

C. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.
   1. Prefilling: At open joints, and damaged surface areas, use setting-type taping compound.
   2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use drying-type, all-purpose]compound.
      a. Use setting-type compound for installing paper-faced metal trim accessories.
   3. Fill Coat: For second coat, use drying-type, all-purpose compound.
   4. Finish Coat: For third coat, use setting-type, sandable topping compound.

2.7 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.

B. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.
   1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch (0.84 to 2.84 mm) thick.
   2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance.

B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 APPLYING AND FINISHING PANELS, GENERAL

A. Comply with ASTM C 840.

B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.

C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch (1.5 mm) of open space between panels. Do not force into place.

D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.

E. Form control and expansion joints with space between edges of adjoining gypsum panels.
   1. Install control joints at junction of gypsum board partitions with walls or partitions of other finish material.
   2. Install control joints with uninterrupted run of partition wall, ceilings or soffits of approximately 30’-0” on center.
   3. Where gypsum board is vertically continuous, as at stairwells, provide horizontal control joints at each floor.
   4. Install control joints at each side of all entries to apartment units and at all recessed door locations within the entryway to the apartment units.

F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.

   1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. (0.7 sq. m) in area.
   2. Fit gypsum panels around ducts, pipes, and conduits.
   3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow 1/4- to 3/8-inch- (6.4- to 9.5-mm-) wide joints to install sealant.

G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2-inch- (6.4- to 12.7-mm-) wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.

I. Wood Framing: Install gypsum panels over wood framing, with floating internal corner construction. Do not attach gypsum panels across the flat grain of wide-dimension lumber, including floor joists and headers. Float gypsum panels over these members or provide control joints to counteract wood shrinkage.

J. STC-Rated Assemblies: Seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.

3.3 APPLYING INTERIOR GYPSUM BOARD

A. Install interior gypsum board in the following locations:
   1. Wallboard Type: As indicated on Drawings.
   2. Type X: As indicated on Drawings and where required for fire-resistance-rated assembly.
   3. Moisture- and Mold-Resistant Type:
      a. As indicated on Drawings full height at all shower and tub areas.
      b. At Electrical Equipment, full height mounted during the rough framing.
      c. One hour protected columns and beams. (TYPE ‘X’)

B. Single-Layer Application:

   1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated.
   2. On partitions/walls, apply gypsum panels horizontally (perpendicular to framing) unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.

      a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
      b. At stairwells and other high walls, install panels horizontally unless otherwise indicated or required by fire-resistance-rated assembly.

   3. On Z-furring members, apply gypsum panels vertically (parallel to framing) with no end joints. Locate edge joints over furring members.
   4. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

C. Multilayer Application:

1. On ceilings, apply gypsum board indicated for base layers before applying base layers on walls/partitions; apply face layers in same sequence. Apply base layers at right angles to framing members and offset face-layer joints one framing member, 16 inches (400 mm) minimum, from parallel base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly.
2. On partitions/walls, apply gypsum board indicated for base layers and face layers vertically (parallel to framing) with joints of base layers located over stud or furring member and face-layer joints offset at least one stud or furring member with base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly. Stagger joints on opposite sides of partitions.
3. On Z-furring members, apply base layer vertically (parallel to framing) and face layer either vertically (parallel to framing) or horizontally (perpendicular to framing) with vertical joints offset at least one furring member. Locate edge joints of base layer over furring members.
4. Fastening Methods: Fasten base layers and face layers separately to supports with screws.

3.4 INSTALLING TRIM ACCESSORIES

A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

B. Interior Trim: Install in the following locations:

1. Cornerbead: Use at outside corners unless otherwise indicated.
2. L-Bead: Use where indicated.
3. U-Bead: Use where indicated.

3.5 FINISHING GYPSUM BOARD

A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.

B. Prefill open joints and damaged surface areas.

C. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.

D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:

1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
2. Level 2: Panels that are substrate for tile and panels that are substrate for acoustical tile.
3. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.
    a. Primer and its application to surfaces are specified in Section **09 91 23** "Interior Painting."

E. Cementitious Backer Units: Finish according to manufacturer's written instructions.

3.6 PROTECTION

A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.

B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.

C. Remove and replace panels that are wet, moisture damaged, and mold damaged.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 092900

SECTION 096519 - RESILIENT TILE FLOORING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Vinyl composition floor tile.
   2. Luxury Vinyl Tile.
   3. Rubber Resilient Tile
   4. Resilient Base and Transition Strips

B. Related Requirements:
   1. Section 018113 “Sustainable Design Requirements” for product emissions and content requirements.
   2. Section 035416 “Hydraulic Cement-based Underlayments” for sound mats under resilient tile flooring.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: Full-size units of each color and pattern of floor tile required.

1.4 INFORMATION SUBMITTALS

A. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that adhesives comply with requirements.

B. Warranties: Sample of special warranties.

C. Environmental Certifications: Submit data sheets indicating compliance with low-emitting materials requirements for third party certification. Compliance with VOC limits must comply with SCAQMD Rule 1168.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: A qualified installer who employs workers for this Project who are competent in techniques required by manufacturer for floor tile installation and seaming method indicated.

1. Engage an installer who employs workers for this Project who are trained or certified by floor tile manufacturer for installation techniques required.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Store floor tile and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range recommended by manufacturer, but not less than 50 deg F (10 deg C) or more than 90 deg F (32 deg C). Store floor tiles on flat surfaces.

1.7 FIELD CONDITIONS

A. Maintain ambient temperatures within range recommended by manufacturer, but not less than 70 deg F (21 deg C) or more than 95 deg F (35 deg C), in spaces to receive floor tile during the following time periods:

1. 48 hours before installation.
2. During installation.
3. 48 hours after installation.

B. After installation and until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer, but not less than 55 deg F (13 deg C) or more than 95 deg F (35 deg C).

C. Close spaces to traffic during floor tile installation.

D. Close spaces to traffic for 48 hours after floor tile installation.

E. Install floor tile after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics: For resilient tile flooring, as determined by testing identical products according to ASTM E 648 or NFPA 253 by a qualified testing agency.

1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

B. Adhesives must comply with SCAQMD Rule 1168 for Low VOC content.
1. VCT adhesives 50 g/l.
2. Rubber Floor adhesives 60 g/l.
3. Cove base adhesive 50 g/l.
4. Special Purpose contact adhesives 250 g/l.

2.2 VINYL COMPOSITION FLOOR TILE

A. Products: Subject to compliance with requirements, provide one of the following:

1. As Basis of Design: Armstrong World Industries, Inc; Standard Excelon
2. Congoleum Corporation;
3. Mannington Mills, Inc;
4. Substitutions per section 012500

B. Tile Standard: ASTM F 1066, Class 2, through-pattern tile.

C. Wearing Surface: Smooth.

D. Thickness: 0.125 inches.

E. Size: 12 by 12 inches (305 by 305 mm).

F. Colors and Patterns: See drawings.

G. Vinyl composition floor tile shall be FloorScore certified.

2.3 LUXURY VINYL TILE

A. Basis of Design Product: Engineered Floors Hard Surfaces “Cascade” Luxury Vinyl Plank, or comparable product by one of the following:

1. Armstrong.
2. Forbo.
3. Shaw.
4. Mannington.
5. Johnsonite.

B. Indoor Air Quality emissions: Floorscore Certified.

C. Slip Resistance (ASTM C1028): ADA Compliant.

D. Tile Standard: ASTM F 1066, Class 2, through-pattern tile.

E. Wearing Surface: Embossed, random wood pattern.

F. Thickness: 2.5mm (0.125″).

G. Wear Layer: 20 mil.

H. Size: 7″ x 48″.

I. Color and Pattern: Cascade – Aspen, or as selected from manufacturer's full line.

2.4 RUBBER RESILIENT TILE

A. Basis of Design Product: Roppe Recoil Fitness Flooring, or comparable product by one of the following:

1. Johnsonite.
2. Nora.
3. Dinoflex.

B. Nominal Tile dimnesions: 36″ x 36″

C. Thickness: ¼″

D. Color: Recoil 195 Light Gray, 10% Chip Content

E. Indoor Air Quality emissions: Floorscore Certified.

2.5 RESILIENT BASE (VINYL BASE)

A. Basis of Design Product: Roppe 700 Series "640 Creekbed", or comparable product from one of the following:

1. Armstrong.
2. Forbo.
3. Shaw.
4. Mannington.
5. Johnsonite.

B. Indoor Air Quality emissions: Floorscore Certified.

C. Sustainability Cerification: NSF/ANSI 332 Certified

D. Size: 4" Height.

E. Color: 640 Creekbed.

F. Resilient Wall Base Standard: ASTM F1861, Type TP, Group 2, Styles B.

2.6 RESILIENT FLOORING TRANSITION MOLDING

A. Manufacturers.

1. Roppe.
2. Armstrong.
3. Forbo.
4. Shaw.
5. Mannington.
6. Johnsonite.

B. Indoor Air Quality emissions: Floorscore Certified.

C. Color: As selected by Owner.

D. Description: Reducer strip for resilient floor covering at different flooring materials.

E. Material: Vinyl.

F. Profile and Dimensions: As indicated.

2.5 FLOOR UNDERLAYMENT

A. Acoustical underlayment shall be 1.4mm thick and as recommended by flooring manufacturer.

2.7 INSTALLATION MATERIALS

A. Adhesives: Low VOC water-resistant type recommended by floor tile resilient accessory manufacturer, to suit floor tile and substrate conditions indicated.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

1. Verify that finishes of substrates comply with tolerances and other requirements specified in other Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of floor tile.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Prepare substrates according to floor tile manufacturer's written instructions to ensure adhesion of resilient products.

B. Concrete Substrates: Prepare according to ASTM F 710.

1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
2. Remove substrate coatings and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by floor tile manufacturer. Do not use solvents.
3. Alkalinity and Adhesion Testing: Perform tests recommended by floor tile manufacturer. Proceed with installation only after substrate alkalinity falls within range on pH scale recommended by manufacturer in writing, but not less than 5 or more than 10 pH.
4. Moisture Testing: Proceed with installation only after substrates pass testing according to floor tile manufacturer's written recommendations, but not less stringent than the following:

    a. Perform anhydrous calcium chloride test according to ASTM F 1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. (1.36 kg of water/92.9 sq. m. in 24 hours.
    b. Perform relative humidity test using in situ probes according to ASTM F 2170. Proceed with installation only after substrates have a maximum 75 percent relative humidity level.

C. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound; remove bumps and ridges to produce a uniform and smooth substrate.

D. Do not install floor tiles until they are the same temperature as the space where they are to be installed.

1. At least 48 hours in advance of installation, move resilient floor tile and installation materials into spaces where they will be installed.

E. Immediately before installation, sweep and vacuum clean substrates to be covered by resilient floor tile.

3.3 FLOOR TILE INSTALLATION

A. Comply with manufacturer's written instructions for installing floor tile.

B. Lay out floor tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.

1. Lay tiles per drawing.

C. Match floor tiles for color and pattern by selecting tiles from cartons in the same sequence as manufactured and packaged, if so numbered. Discard broken, cracked, chipped, or deformed tiles.

1. Lay tiles with grain running in one direction and in pattern of colors and sizes indicated.

D. Scribe, cut, and fit floor tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, and door frames.

E. Extend floor tiles into toe spaces, door reveals, closets, and similar openings. Extend floor tiles to center of door openings.

F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on floor tiles as marked on substrates. Use chalk or other nonpermanent marking device.

G. Install floor tiles on covers for telephone and electrical ducts, building expansion-joint covers, and similar items in finished floor areas. Maintain overall continuity of color and pattern between pieces of tile installed on covers and adjoining tiles. Tightly adhere tile edges to substrates that abut covers and to cover perimeters.

H. Adhere floor tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.

3.4 CLEANING AND PROTECTION

A. Comply with manufacturer's written instructions for cleaning and protecting floor tile.

B. Perform the following operations immediately after completing floor tile installation:

1. Remove adhesive and other blemishes from exposed surfaces.
2. Sweep and vacuum surfaces thoroughly.
3. Damp-mop surfaces to remove marks and soil.

C. Protect floor tile from mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.

D. Joint Sealant: Apply sealant to resilient terrazzo floor tile perimeter and around columns, at door frames, and at other joints and penetrations.

E. Cover floor tile until Substantial Completion.

END OF SECTION 096519

SECTION 096816 - BROADLOOM CARPETING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Broadloom level loop carpet.

B. Related Requirements:

1. Section 018113 “Sustainable Design Requirements” for emissions and content requirements.

1.3 ACTION SUBMITTALS

A. Shop Drawings: Show the following:

1. Carpet type, color, and dye lot.
2. Locations where dye lot changes occur.
3. Seam locations, types, and methods.
4. Type of subfloor.
5. Type of installation.
6. Pattern type, repeat size, location, direction, and starting point.
7. Pile direction.
8. Type, color, and location of edge, transition, and other accessory strips.
9. Transition details to other flooring materials.

B. Samples: For each of the following products and for each color and texture required. Label each Sample with manufacturer's name, material description, color, pattern, and designation indicated on Drawings and in schedules.

1.4 INFORMATIONAL SUBMITTALS

A. Sample Warranties: For special warranties.

B. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that adhesives comply with requirements.

C. Environmental Certifications: Submit data sheets indicating compliance with low-emitting materials requirements for NGBS third-party certification. Compliance with VOC limits must comply with SCAQMD Rule 1168.

D. Carpet and Rug (CRI) Green Label Plus Indoor Air Quality Program for carpets, adhesives and sealants. Carpets are in accordance with the emission levels of CDPH/EHLIB Standard Method v1.1. Product is tested in laboratory with The scope to ISO/IEC 17025 and certified by a third-party program accredited to ISO Guide 65, such as, but not limited to CRI.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For carpet to include in maintenance manuals. Include the following:

1. Methods for maintaining carpet, including cleaning and stain-removal products and procedures and manufacturer's recommended maintenance schedule.
2. Precautions for cleaning materials and methods that could be detrimental to carpet.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Comply with CRI 104.

1.7 FIELD CONDITIONS

A. Comply with CRI 104 for temperature, humidity, and ventilation limitations.

B. Environmental Limitations: Do not deliver or install carpet until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at occupancy levels during the remainder of the construction period.

C. Do not install carpet over concrete slabs until slabs have cured, are sufficiently dry to bond with adhesive, and have pH range recommended by carpet manufacturer.

D. Where demountable partitions or other items are indicated for installation on top of carpet, install carpet before installing these items.

1.8 WARRANTY

A. Special Warranty for Carpet: Manufacturer agrees to repair or replace components of carpet installation that fail in materials or workmanship within specified warranty period.

1. Warranty does not include deterioration or failure of carpet due to unusual traffic, failure of substrate, vandalism, or abuse.
2. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, loss of tuft bind strength, color fading, and delamination.
3. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 BROADLOOM LEVEL LOOP CARPET

A. Carpet (CPT1 and CPT2):

1. Basis of Design: Shaw Industries – Philadelphia Commercial “Neyland III 26”, style number 54766. Color: Cool Umber 66762, or as selected by Owner.
2. Construction: Level Loop
3. Fiber: Polypropylene
4. Dye method: Solution Dyed.
5. Primary backing: Synthetic.
6. Width: 12 feet.
7. NBS Smoke: Less than 450.
8. CRI Greenlabel Plus: GLP6878.
9. Substitutions per section 01 25 00.

B. Applied Soil-Resistance Treatment: Manufacturer's standard material.

2.2 CARPET PADDING (CPT1)

A. Traffic Classification: CCC Class I, moderate traffic.

B. Polyurethane Foam Cushion: Bonded foam

1. Compression force deflection at 64 percent: 4.0 lb/ cu. ft. of polymer density per ASTM D3574.

2. Thickness: 3/8 inches.
3. Density: 5 lb/ cu. ft.

C. Critical radiant flux classification: Not less than 0.45 W/ sq. in.

D. Emissions: Provide carpet padding that complies with testing and product requirements of CRI's Green Label program.

2.3 INSTALLATION ACCESSORIES

A. Tackless Carpet Stripping: Water-resistant plywood, in strips as required to match cushion thickness, in compliance with CRI 104 Section 12.2

B. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided or recommended by carpet manufacturer.

C. Adhesives: Water-resistant, mildew-resistant, non-staining type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet and is recommended or provided by carpet manufacturer.

D. Seam Adhesive: Hot-melt adhesive tape or similar product recommended by carpet manufacturer for sealing and taping seams and butting cut edges at backing to form secure seams and to prevent pile loss at seams.

E. Metal Edge/Transition Strips: Extruded aluminum with mill finish of profile and width as appropriate, of height required to protect exposed edge of carpet, and of maximum lengths to minimize running joints.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet performance. Examine carpet for type, color, pattern, and potential defects.

B. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710 and the following:

1. Slab substrates are dry and free of curing compounds, sealers, hardeners, and other materials that may interfere with adhesive bond. Determine adhesion and

dryness characteristics by performing bond and moisture tests recommended by carpet manufacturer.

2. Subfloor finishes comply with requirements specified in Section 033000 "Cast-in-Place Concrete" for slabs receiving carpet.
3. Subfloors are free of cracks, ridges, depressions, scale, and foreign deposits.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. General: Comply with CRI 104, Section 7.3, "Site Conditions; Floor Preparation," and with carpet manufacturer's written installation instructions for preparing substrates.

B. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, depressions, and protrusions in substrates. Fill or level cracks, holes and depressions 1/8 inch (3 mm) wide or wider, and protrusions more than 1/32 inch (0.8 mm), unless more stringent requirements are required by manufacturer's written instructions.

C. Remove coatings, including curing compounds, and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents. Use mechanical methods recommended in writing by carpet manufacturer.

D. Broom and vacuum clean substrates to be covered immediately before installing carpet.

3.3 INSTALLATION

A. Comply with CRI 104 and carpet manufacturer's written installation instructions for the following:

1. Stretch-in Installation, over padding (CPT1): Power-stretch in accordance with CRI 104 and CRI 105.

2. Direct-Glue-Down Installation (CPT2): Comply with CRI 104, Section 9, "Direct Glue-Down Installation."

B. Comply with carpet manufacturer's written recommendations and Shop Drawings for seam locations and direction of carpet; maintain uniformity of carpet direction and lay of pile. At doorways, center seams under the door in closed position.

C. Do not bridge building expansion joints with carpet.

D. Cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet manufacturer.

E. Extend carpet into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.

F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use nonpermanent, nonstaining marking device.

G. Install pattern parallel to walls and borders to comply with CRI 104, Section 15, "Patterned Carpet Installations" and with carpet manufacturer's written recommendations.

3.4 CLEANING AND PROTECTING

A. Perform the following operations immediately after installing carpet:

1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet manufacturer.
2. Remove yarns that protrude from carpet surface.
3. Vacuum carpet using commercial machine with face-beater element.

B. Protect installed carpet to comply with CRI 104, Section 16, "Protecting Indoor Installations."

C. Protect carpet against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by carpet manufacturer and carpet adhesive manufacturer.

END OF SECTION 096816

SECTION 099113 - EXTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes surface preparation and the application of paint systems on the following exterior substrates (Also includes existing painted surfaces on similar substrates):

1. Steel.
2. Galvanized metal.
3. Pavement Marking Paint.
4. Exposed wood.
5. Plastic or composite trim

B. Related Requirements:
1. Section 018113 “Sustainable Design Requirements” for VOC requirements for exterior painting materials
2. Section 099123 "Interior Painting" for surface preparation and the application of paint systems on interior substrates.

1.3 DEFINITIONS

A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.

B. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

C. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.

D. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.

E. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.

F. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product. Include preparation requirements and application instructions.

1.5 INFORMATIONAL SUBMITTALS

A. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that adhesives comply with requirements.

B. Environmental Certifications: Submit data sheets indicating compliance with low-emitting materials requirements for third party certification. Compliance with Zero VOC as determined by EPA Method 24, Green Seal GS-11 Standard for Paints and Coatings or CARB Suggested Control Measures for Architectural Coatings.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

1.7 FIELD CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).

B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 PAINT, GENERAL

A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."

B. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

C. VOC Content: Provide materials that comply with VOC limits of authorities having jurisdiction. Zero VOC per EPA Method 24.

D. Colors: Match Architect's samples.

2.2 PRIMERS/SEALERS

A. Primer, Bonding, Water Based: MPI #17.

2.3 METAL PRIMERS

A. Primer, Galvanized: As recommended in writing by topcoat manufacturer.

2.4 WATER-BASED PAINTS

A. Latex, Exterior Flat (Gloss Level 1): MPI #10.

B. Latex, Exterior Semi-Gloss (Gloss Level 5): MPI #11.

C. Latex, Exterior, Gloss (Gloss Level 6): MPI #119.

2.5 SOLVENT-BASED PAINTS

A. Alkyd, Exterior Flat (Gloss Level 1): MPI #8.

B. Alkyd, Exterior, Semi-Gloss (Gloss Level 5): MPI #94.

C. Alkyd, Exterior Gloss (Gloss Level 6): MPI #9.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

B. Prepare existing painted substrates as required for repainting.

C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

D. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates and paint systems indicated.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.

C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

D. Steel Substrates: Remove rust, loose mill scale, and shop primer if any. Clean using methods recommended in writing by paint manufacturer, but not less than the following:

1. SSPC-SP 2, "Hand Tool Cleaning."

E. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.

F. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Manual."

B. Tint undercoats same color as topcoat, but tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:

1. Paint the following work where exposed to view:

a. Equipment, including panelboards and switch gear.
b. Uninsulated metal piping.
c. Uninsulated plastic piping.
d. Pipe hangers and supports.
e. Metal conduit.
f. Plastic conduit.

3.4 FIELD QUALITY CONTROL

A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.

1. Contractor shall touch up and restore painted surfaces damaged by testing.
2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 EXTERIOR PAINTING SCHEDULE

A. Steel Substrates:

1. Alkyd System:

a. Prime Coat: Primer, alkyd, anticorrosive for metal, MPI #79.
b. Intermediate Coat: Exterior alkyd enamel matching topcoat.
c. Topcoat: Alkyd, exterior, semi-gloss (Gloss Level 5), MPI #94.

B. Galvanized-Metal Substrates:

1. Alkyd System:

a. Prime Coat: Primer, galvanized metal, as recommended in writing by topcoat manufacturer for exterior use on galvanized-metal substrates with topcoat indicated.
b. Intermediate Coat: Exterior alkyd enamel matching topcoat.
c. Topcoat: Alkyd, exterior, semi-gloss (Gloss Level 5), MPI #94.

C. Wood Substrates: Including wood trim.

1. Latex over Alkyd Primer System:

a. Prime Coat: Primer, alkyd for exterior wood, MPI #5.
b. Intermediate Coat: Latex, exterior, matching topcoat.
c. Topcoat: Latex, exterior, low sheen (Gloss Level 3-4), MPI #15.

D. Clear Steel Substrates: Everbrite Protective Coating.

E. Plastic Trim Fabrication Substrates:

1. Latex System:

a. Prime Coat: Primer, bonding, water based, MPI #17.
b. Intermediate Coat: Latex, exterior, matching topcoat.
c. Topcoat: Latex, exterior, low sheen (Gloss Level 3-4), MPI #15.

F. Pavement Marking Paint:

1. Sherwin Williams' Hotline Fast Dry Latex Traffic Marking Paint.

END OF SECTION 099113

SECTION 099123 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes surface preparation and the application of paint systems on the following interior substrates:

1. Concrete.
2. Gypsum board.
3. Wood.

B. Related Sections:

1. Section 018113 “Sustainable Design Requirements” for VOC content requirements for all interior paint used in the project.

1.3 DEFINITIONS

A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.

B. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.

E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.

F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.

G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product. Include preparation requirements and application instructions.

1.5 INFORMATIONAL SUBMITTALS

A. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that adhesives comply with requirements.

B. Environmental Certifications: Submit data sheets indicating compliance with low-emitting materials requirements for third party certification. Compliance with Zero VOC as determined by EPA Method 24, Green Seal GS-11 Standard for Paints and Coatings or CARB Suggested Control Measures for Architectural Coatings.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

1.7 FIELD CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).

B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Sherwin-Williams Company (The)

2. Benjamin Moore & Co.
3. ICI Paints.
4. Substitutions per section 012500.

B. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to products listed in other Part 2 articles for the paint category indicated.

2.2 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. VOC Content: Products shall comply with VOC limits of authorities having jurisdiction and, for interior paints and coatings applied at Project site, the following VOC limits, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

1. Flat Paints and Coatings: 50 g/L.
2. Non-flat Paints and Coatings: 150 g/L.
3. Dry-Fog Coatings: 400 g/L.
4. Primers, Sealers, and Undercoaters: 200 g/L.
5. Anticorrosive and Antirust Paints Applied to Ferrous Metals: 250 g/L.
6. Zinc-Rich Industrial Maintenance Primers: 340 g/L.
7. Pretreatment Wash Primers: 420 g/L.
8. Floor Coatings: 100 g/L.

C. Colors: Match Architect's samples.

2.3 PRIMERS/SEALERS

A. Primer Sealer, Latex, Interior:

1. Benjamin Moore & Co.
2. ICI Paints.
3. Sherwin-Williams Company (The).

2.4 WATER-BASED PAINTS

A. Latex, Interior, Flat, (Gloss Level 1):

1. Benjamin Moore & Co.
2. ICI Paints.
3. Sherwin-Williams Company (The).
4. Substitutions per section 012500.

B. Latex, Interior, (Gloss Level 2):

1. Benjamin Moore & Co.
2. ICI Paints.
3. Sherwin-Williams Company (The).
4. Substitutions per section 012500.

C. Latex, Interior, (Gloss Level 3):

1. Benjamin Moore & Co.
2. ICI Paints.
3. Sherwin-Williams Company (The).
4. Substitutions per section 012500.

D. Waterborne Acrylic Dryfall (Gloss Level 1):

1. Benjamin Moore & Co.
2. ICI Paints.
3. Sherwin-Williams Company (The).
4. Substitutions per section 012500.

E. Slip-resistant additive:

1. Based on H C's Shark Grip, (a Sherwin Williams Co.)
2. Benjamin Moore & Co.'s equivalent.
3. ICI Paints equivalent.
4. Substitutions per section 012500.

2.5 SOURCE QUALITY CONTROL

A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:

1. Owner will engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when

samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.

2. Testing agency will perform tests for compliance with product requirements.
3. Owner may direct Contractor to stop applying coatings if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

1. Concrete: 12 percent.
2. Masonry (Clay and CMU): 12 percent.
3. Wood: 15 percent.
4. Gypsum Board: 12 percent.
5. Plaster: 12 percent.

C. Gypsum Board Substrates: Verify that finishing compound is sanded smooth.

D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

E. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.

B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:

1. Paint the following work where exposed in equipment rooms:

a. Equipment, including panelboards.

2. Paint the following work where exposed in occupied spaces:

a. Other items as directed by Architect.

3. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

3.4 FIELD QUALITY CONTROL

A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.

1. Contractor shall touch up and restore painted surfaces damaged by testing.
2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 INTERIOR PAINTING SCHEDULE

A. Concrete or Concrete Block Substrates, Nontraffic Surfaces:

1. Latex System:

a. Prime Coat: Primer sealer, latex, interior.
b. Intermediate Coat: Latex, interior, matching topcoat.
c. Topcoat: Latex, interior, (Gloss Level 3).

B. Gypsum Board Substrates:

1. Latex System:

a. Prime Coat: Latex, interior, matching topcoat.
b. Intermediate Coat: Latex, interior, matching topcoat.
c. Topcoat: Latex, interior, (Gloss Level 3).

C. Wood Substrates:

1. Latex System:

a. Prime Coat: Latex, interior, matching topcoat.
b. Intermediate Coat: Latex, interior, matching topcoat.

2. Interior/Exterior Acrylic Latex Enamel System (For interior wood stair treads) similar to Sherwin Williams' Porch & Floor Enamel Satin Finish A32-200 Series:

a. Prime Coat: Interior/Exterior Acrylic, matching topcoat.
b. Intermediate Coat: Interior/Exterior Acrylic, matching topcoat.
c. Topcoat: Interior/Exterior Acrylic with H & C Shark-Grip Slip Resistant Additive (Gloss Level 4).

D. Ceiling Substrates:

1. Waterborne Acrylic: Spray applied.

a. Prime Coat: Waterborne Acrylic Dryfall (Gloss Level 1
b. Topcoat: Waterborne Acrylic Dryfall (Gloss Level 1).

END OF SECTION 099123

EXTERIOR LIGHTING FIXTURE SCHEDULE

BASIS OF DESIGN

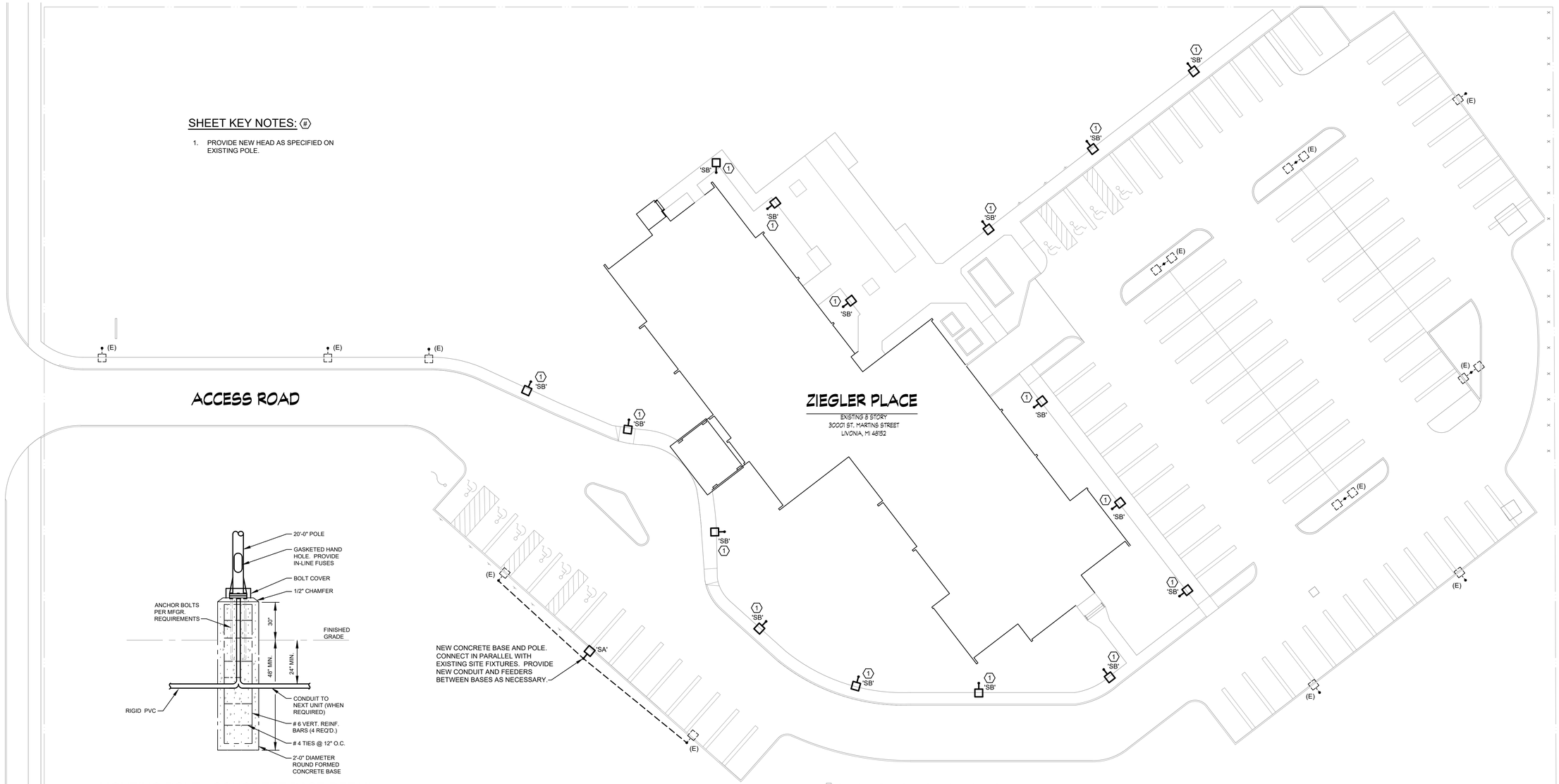
TYPE	DESCRIPTION	LIGHT SOURCE	LUMEN INITIAL OUTPUT	CCT	INPUT VOLTAGE	INPUT WATTAGE	DRIVER TYPE	MANUFACTURER	NOMENCLATURE	MOUNTING INFORMATION	NOTES
SA	POLE MOUNTED AREA LIGHT	LED	14,000	3000	208V	100W	LED DRIVER	LUXLOGIC	AL ST WAR 100W-140L T3 30K 70 UNV D BK	MOUNT ON 20' STEEL SQUARE POLE TO MATCH EXISTING FIXTURES.	CONNECT TO EXISTING SITE LIGHTING CIRCUIT AND CONTROLS.
SB	POLE MOUNTED AREA LIGHT	LED	8,400	3000	208V	60W	LED DRIVER	LUXLOGIC	AL ST WAR 60W-84L T3 30K 70 UNV D BK	MOUNT ON EXISTING POLE	

GENERAL NOTES:

1. REFER TO SHEET E.000 FOR ELECTRICAL SYMBOL LIST, ABBREVIATIONS AND PROJECT NOTES.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
3. UNDERGROUND CONDUITS FOR BRANCH CIRCUITS SHALL BE INSTALLED A MINIMUM OF 18" BELOW GRADE AND 24" BELOW PAVEMENT, UNLESS OTHERWISE NOTED.
4. WHEN (2) 90 DEGREE BENDS ARE USED TO TURN CONDUIT UP AT THE BUILDING AND THE SOURCE, THE LENGTH OF THE CONDUIT SHALL NOT EXCEED 200' FOR SECONDARY AND 1000' FOR PRIMARY.
5. BENDS IN ADDITION TO THOSE AT THE BUILDING AND THE SOURCE SHOULD BE AVOIDED. IF CONDITIONS MAKE BENDS NECESSARY, THE OVERALL LENGTH OF THE SECONDARY CONDUIT SHOULD BE REDUCED BY 5' FOR EACH 10 DEGREE INCREMENT OF DEFLECTION BEYOND THE (2) 90 DEGREE BENDS AT THE ENDS. PRIMARY CONDUIT SHOULD BE REDUCED BY 25' FOR EACH 10 DEGREE INCREMENT OF DEFLECTION BEYOND THE (2) 90 DEGREE BENDS. THE TOTAL SECONDARY OR PRIMARY CONDUIT CURVATURE SHALL NOT EXCEED 270 DEGREES. HORIZONTAL BENDS WILL HAVE A MINIMUM OF 10' RADIUS.
6. A MANHOLE SHALL BE INSTALLED WHEN THE OVERALL CONDUIT LENGTH APPROACHES OR EXCEEDS THE LIMITS IN GENERAL NOTES #4 AND #5.
7. CONTRACTOR SHALL VERIFY ALL NEW AND EXISTING UNDERGROUND UTILITY SERVICES TO AVOID ANY INTERFERENCES.
8. CONTRACTOR SHALL CONTACT "811 MISS DIG" TO LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
9. CONFIRM EXACT LIGHT POLE LOCATIONS WITH CIVIL ENGINEER / SITE SURVEYOR PRIOR TO INSTALLATION.
10. WHERE ENCLOSURES OR RACEWAYS ARE INSTALLED OUTDOORS ABOVE OR BELOW GRADE, THE INTERIOR OF THE RACEWAY SHALL BE CONSIDERED A WET LOCATION. PROVIDE CONDUCTORS THAT ARE LISTED FOR USE IN WET LOCATIONS.

SHEET KEY NOTES: (#)

1. PROVIDE NEW HEAD AS SPECIFIED ON EXISTING POLE.



LIGHTING POLE - CONCRETE BASE DETAIL

N.T.S.

ELECTRICAL SITE PLAN

1 / E.P.100

SCALE: 1" = 20'-0"

NORTH

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STATE OF MICHIGAN
JORDAN KOENIG
ENGINEER
No. 6201059789
LICENSED PROFESSIONAL ENGINEER
12/22/25

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE HOUSING

30001 ST. MARTINS ST.

LIVONIA, MICHIGAN

DATE	ISSUE
12.22.25	ADDENDUM #1
10.27.2025	PERMIT

KEY PLAN

mechanical electrical engineering consultants pc
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MEEC JOB # 25-0117

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FSP PROJECT NO.
ROS25.043

DRAWING TITLE

ELECTRICAL SITE PLAN

DRAWING NUMBER

E.P.100

INTERIOR LIGHTING FIXTURE SCHEDULE

BASIS OF DESIGN

TYPE	DESCRIPTION	LIGHT SOURCE	LUMEN OUTPUT	CCT	CRI	INPUT VOLTAGE	INPUT WATTAGE	BALLAST/ DRIVER TYPE	MANUFACTURER	NOMENCLATURE	MOUNTING INFORMATION	NOTES
'A'	2'X4' GRID MOUNTED TROFFER	LED	5,300	3500	80	120V	45	0-10V DRIVER	KEYSTONE	KT-BPLED40-PS-24-8CSA-VDIM	GRID MOUNTED	
'AX'	SAME AS TYPE 'A'											NO CONTROLS. NIGHT LIGHT. CONNECTED TO EM POWER.
'B'	4" ROUND SUFACE MOUNT	LED	900	3000	90	120V	11	TRIAC/ELV	SYLVANIA	LEDLD900SC3-LDTRIMSN	RETROFIT MOUNT IN JUNCTION BOX	SATIN NICKEL TRIM RING
'C	2'x2' GRID MOUNTED PANEL	LED	3,950	3500	80	120V	35	0-10V DRIVER	KEYSTONE	KT-BPLED30PS-22-8CSA-VDIM		
'D'	LED PATHWAY LIGHT	LED	150	2700	80	120V	2	NON-DIMMING	ENVISION LED	LED-STEP-AGL-2W-27K-WH-5YR		
'E'	WALL SCONCE	LED	800	3000	80	120V	10	TRIAC/ELV	SATCO	NUVO 62-1646	SUFACE	
'F'	WALL MOUNT VAPOR TIGHT UTILITY LIGHT	LED	1,000	4000	80	120V	12	NON-DIMMING	E-CONOLIGHT	C-VT-B-SMWL-10L-40K-GR		
'G'	2' VANITY LIGHT	LED	1,820	3000	90	120V	26	FIXED	SATCO	NUVO 62-1322	SUFACE	BRUSHED NICKEL FINISH
'H'	WALL MOUNT CHAIN PENDANT	A19 BASE LED (15W)	1,500	3000	80	120V	100	FIXED	SEAGULL LIGHTING	6515201-962	MOUNT CANOPY TO EXISTING WALL BOX AND SUSPEND FROM CHAIN AT LOCATION APPROVED BY OWNER.	BRUSHED NICKEL FINISH
'J'	WRAPAROUND SURFACE MOUNT	LED	1,994	4000	85	120	15	0-10V DRIVER	LIGHT EFFICIENT DESIGN	RPT-P-LIVC-G2-4FT-20L-840-FWFC-R-S1		OCC SENSOR TURNS LIGHTS ON/OFF.
'K'	18" SURFACE MOUNT ROUND	LED	1,321	3500	90	120V	16	0-10V DRIVER	G LIGHTING	GL-3340 LED35LO WH	SURFACE	
'L'	4' STRIP LIGHT	LED	3,166	4000	80	120V	25	0-10V DRIVER	LIGHT EFFICIENT DESIGN	RP-LBI-G1-4F-15W-40K-WC		
'LX'	SAME AS FIXTURE TYPE 'L' BUT INCLUDES GENERATOR TRANSFER DEVICE.									GENERATOR TRANSFER DEVICE: BODINE GTDM		NO OCCUPANCY CONTROLS. CONNECTED TO EM POWER.
'M'	6" RECESSED DOWNLIGHT	LED	2,150	3500	90	120V	18.5	0-10V DRIVER	KEYSTONE	KT-RDLED24PS-6A-9CSF-CDIM	RECESSED	
'OAX'	10" SQUARE SURFACE MOUNT CANOPY LIGHT	LED	6,087	3000	80	120V	40W	0-10V DRIVER	ILP	VCS-3L/5L/7L-U-3000K-W-BRZ	SURFACE	WIDE DISTRIBUTION
'OBX'	WALL PACK	LED	3,263	3000	80	120V	22W	0-10V DRIVER	ILP	WPCS-3L-U-30-T3-GSWPCS	SURFACE	MOUNT 12" ABOVE DOOR.

LIGHTING FIXTURE NOTES:

1. ALTERNATE LIGHTING MANUFACTURER'S EQUIPMENT BY ACUITY, COOPER, PHILIPS OR HUBBELL, SHALL BE SIMILAR IN PERFORMANCE, PHYSICAL APPEARANCE AND CONSTRUCTION TO BE CONSIDERED AS EQUAL TO UNITS SPECIFIED.
2. ALTERNATE LIGHTING FIXTURE TYPES PROPOSED TO BE SUBSTITUTED BY BIDDING CONTRACTOR MUST BE PRE-APPROVED DURING BIDDING. CONTRACTOR, OR LIGHTING REPRESENTATIVE SHALL FAX OR EMAIL ALL SUCH REQUESTS WITH FIXTURE CUTS TO ENGINEER AT LEAST ONE WEEK PRIOR TO SUBMITTING BIDS. ENGINEER SHALL REVIEW THE PROPOSED ALTERNATE LIGHTING FIXTURES AND ISSUE A WRITTEN ACCEPTANCE OR DENIAL BY RETURN FAX OR EMAIL. VERBAL APPROVAL WILL NOT BE ACCEPTABLE.
3. ALL SHOP DRAWINGS SUBMITTED AFTER AWARD OF CONTRACTOR FOR LIGHTING FIXTURES WHICH WERE NOT PRE-APPROVED WILL BE REJECTED.
4. ALL LED DRIVERS SHALL BE HIGH POWER FACTOR (>0.9), SOUND CLASS A, AND LOW HARMONIC DISTORTION (<20%THD), AND SHALL BE PROVIDED WITH DISCONNECTING MEANS WHERE REQUIRED BY NATIONAL ELECTRICAL CODE.

AUTOMATIC LIGHTING CONTROL LEGEND

WALL CONTROLLERS

- SO1 — WALL SWITCH SENSOR. LINE-VOLTAGE, PASSIVE DUAL TECHNOLOGY, AUTO-ON, AUTO OFF, NON-DIMMING
- SO2 — WALL SWITCH SENSOR. LINE-VOLTAGE, PASSIVE DUAL TECHNOLOGY, MANUAL-ON, AUTO OFF, NON-DIMMING
- SO3 — WALL SWITCH SENSOR. LINE-VOLTAGE, PASSIVE DUAL TECHNOLOGY, ON/OFF DUAL RELAY, AUTO-ON / AUTO-OFF, NON-DIMMING
- SO4 — WALL SWITCH SENSOR. LINE-VOLTAGE, PASSIVE DUAL TECHNOLOGY, 0-10V DIMMING, MANUAL-ON, AUTO OFF
- SO5 — WALL SWITCH SENSOR. LINE-VOLTAGE, PASSIVE DUAL TECHNOLOGY, 0-10V DIMMING, 3-WAY
- SO6 — WALL SWITCH SENSOR. LOW-VOLTAGE, PASSIVE DUAL TECHNOLOGY, 0-10V DIMMING
- SW1 — WALL SWITCH STATION. LOW VOLTAGE, PUSH-BUTTON, RAISE / LOWER DIMMING
- SW2 — WALL SWITCH STATION. LOW VOLTAGE, 2 BUTTON, RAISE / LOWER DIMMING
- SW3 — WALL SWITCH STATION. LOW VOLTAGE, PUSH-BUTTON, ON/ OFF
- SW4 — WALL SWITCH STATION. LOW VOLTAGE, 4 BUTTON, RAISE / LOWER DIMMING

LOAD CONTROLLERS

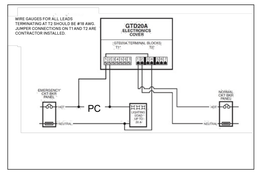
- LC1 — SWITCHING RELAY. 120/277VAC, ON/ OFF
- LC2 — SWITCHING RELAY. 120/277VAC, 0-10V DIMMING, AUTO-ON TO 50%, AUTO-OFF
- LC3 — SWITCHING RELAY. 120/277VAC, 0-10V DIMMING, MANUAL-ON, AUTO-OFF
- LC4 — SWITCHING RELAY. 120/277VAC, 0-10V DIMMING, 10% LIGHTING LEVEL WHEN UNOCCUPIED AND THEN AUTO TO 100% WHEN MOTION IS DETECTED
- ELV — SWITCHING RELAY. PHASE DIMMING
- EC1 — EMERGENCY SWITCHING RELAY. 120/277VAC
- PLC — PLUG LOAD CONTROLLER

SENSORS

- OS1 — LINE VOLTAGE OCCUPANCY SENSOR. PASSIVE DUAL TECHNOLOGY, 360° LENS, CEILING MOUNT - STANDARD HEIGHTS
- OS2 — LINE VOLTAGE OCCUPANCY/ PHOTOCELL SENSOR. PASSIVE DUAL TECHNOLOGY, 360° LENS, CONTINUOUS DIMMING, CEILING MOUNT - STANDARD HEIGHTS
- OS3 — LOW VOLTAGE OCCUPANCY SENSOR. PASSIVE DUAL TECHNOLOGY, 360° LENS, CEILING MOUNT - STANDARD HEIGHTS
- OS4 — LOW VOLTAGE OCCUPANCY/ PHOTOCELL SENSOR. PASSIVE DUAL TECHNOLOGY, 360° LENS, CONTINUOUS DIMMING, CEILING MOUNT - STANDARD HEIGHTS
- OS5 — LOW VOLTAGE OCCUPANCY SENSOR. PASSIVE DUAL TECHNOLOGY, 360° LENS, HIGH MOUNT
- OS6 — LOW VOLTAGE OCCUPANCY/ PHOTOCELL SENSOR. PASSIVE DUAL TECHNOLOGY, 360° LENS, CONTINUOUS DIMMING, HIGHBAY MOUNT
- OS7 — LOW VOLTAGE OCCUPANCY SENSOR. PASSIVE DUAL TECHNOLOGY, 360° LENS, CONTINUOUS DIMMING, WALL MOUNT
- OS8 — LOW VOLTAGE PHOTOSENSOR. 360° LENS, CONTINUOUS DIMMING, OUTDOOR

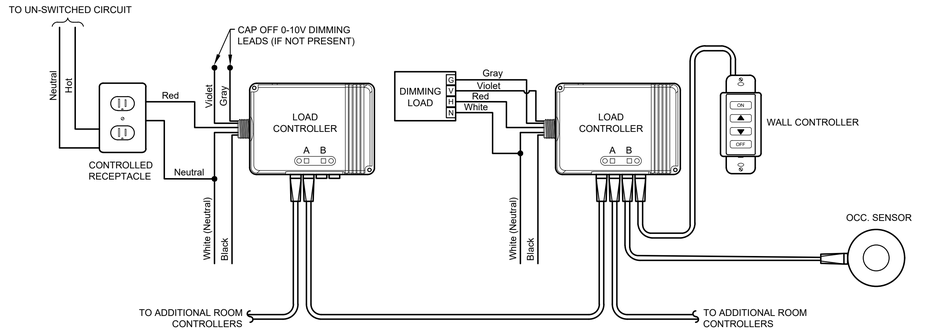
LIGHTING CONTROL NOTES:

1. SET ALL DEVICES FOR MANUAL-ON CONTROL, EXCEPT WHERE AUTO-ON IS PERMISSIBLE PER MICHIGAN ENERGY CODE.
2. COMPLETE LIGHTING CONTROL SYSTEM SHALL BE PROVIDED IN COMPLIANCE WITH THE MICHIGAN ENERGY CODE (IECC 2021/ASHRAE 90.1/2019). PROVIDE COMPLIANCE WITH THE LIGHTING POWER DENSITY REQUIREMENTS OF SECTION 9 AND THE AUTOMATIC SHUT-OFF REQUIREMENTS OF SECTION 9.4.1.1.
3. ALL OCCUPANCY SENSORS SHALL BE MOUNTED TO A VIBRATION FREE SURFACE, WITH SENSORS FACING THE AREA OF COVERAGE. PLACE AT LEAST 48" FROM SUPPLY AIR GRILLES, 72" FROM HORIZONTAL DISCHARGE DUCTS AND 6" FROM POWER PACKS.
4. LIGHTING CONTROLS MANUFACTURERS REPRESENTATIVE MUST PROVIDE ONSITE SUPPORT FOR PROJECT START-UP AND PROGRAMING.



WIRING DIAGRAM FOR GENERATOR-SUPPLIED EMERGENCY LIGHTING BYPASS SWITCH

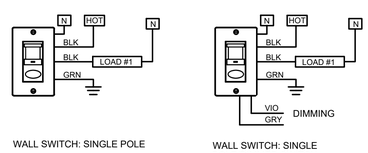
N.T.S.



PARTIAL RECEPTACLE AUTOMATIC CONTROL

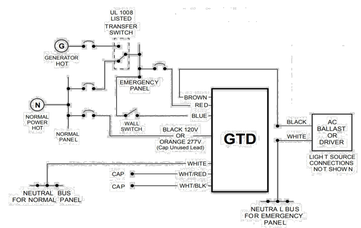
N.T.S.

NOTE:
PROVIDE LABEL TO INDICATE RECEPTACLE IS AUTOMATICALLY CONTROLLED.



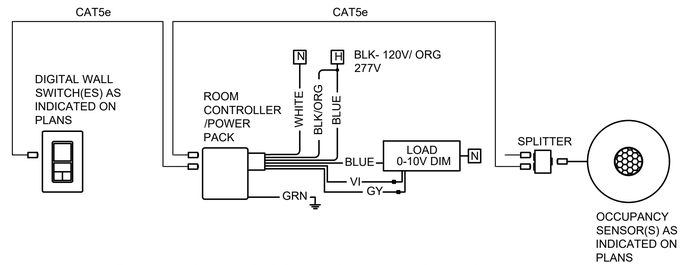
TYPICAL OCCUPANCY WALL SWITCH WIRING DETAILS

N.T.S.



TYPICAL WIRING DIAGRAM FOR GENERATOR-SUPPLIED EMERGENCY LIGHTING OPERATION

N.T.S.



DIGITAL LIGHTING CONTROL WIRING DIAGRAM

N.T.S.

NOTES:
1. REFER TO FLOOR PLANS FOR ACTUAL DEVICE QUANTITY AND SPECIFICATION.

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JONATHAN ROSE COMPANIES

RENOVATION OF

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30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.25	ADDENDUM #1
10.27.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

LIGHTING FIXTURE SCHEDULE

DRAWING NUMBER

E.701

mechanical electrical engineering consultants pc
14496 Sheldon Rd. Ste. 260
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MEEC JOB # 25-0117

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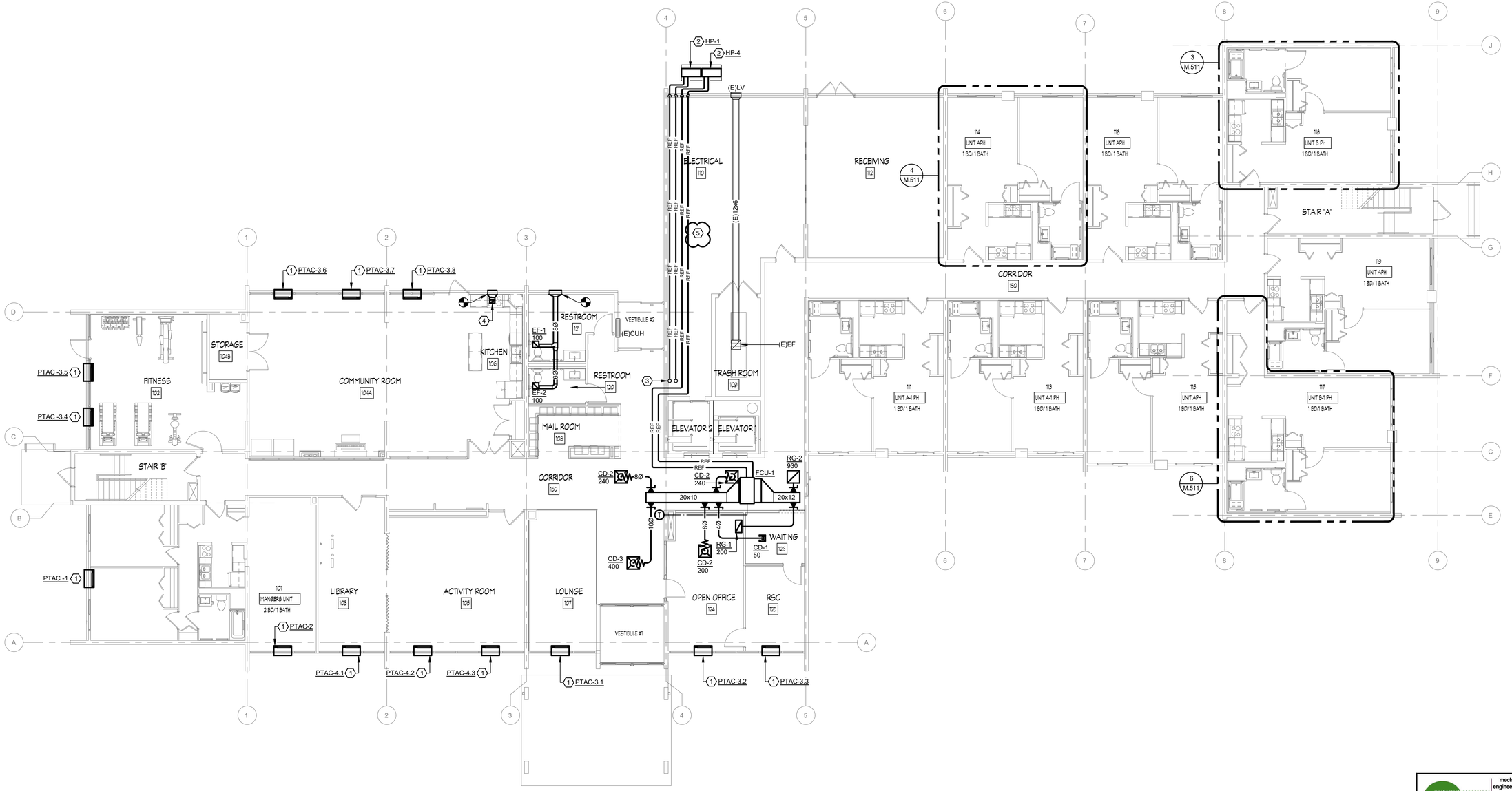
KEY NOTES: (#)

1. NEW PACKAGED TERMINAL AIR CONDITIONING UNIT WITH EXISTING HOT WATER HEATING COIL AND DX COOLING.
2. HEAT PUMP TO BE MOUNTED ON EXISTING CONCRETE PAD. ROUTE REFRIGERANT LINE-SET THROUGH THE EXISTING WALL PENETRATION OPENING FROM DEMOLISHED LINE-SET.
3. REFRIGERANT PIPING UP THROUGH EXISTING CEILING PENETRATIONS. REFER TO DRAWING #2 ON SHEET M.512 FOR CONTINUATION.
4. EXHAUST DUCT DOWN TO KITCHEN HOOD. COORDINATE KITCHEN HOOD CONNECTION WITH ARCHITECTURAL.
5. REFRIGERANT PIPING FOR SPLIT UNIT. MECHANICAL CONTRACTOR HAS THE OPTION OF PURGING AND REUSING EXISTING REFRIGERANT PIPING IF EXISTING PIPING MATCHES MANUFACTURER RECOMMENDED SIZES FOR NEW EQUIPMENT.



FIRST FLOOR - MECHANICAL PLAN

1 / M.101 — SCALE: 1/8" = 1'-0"

NORTH

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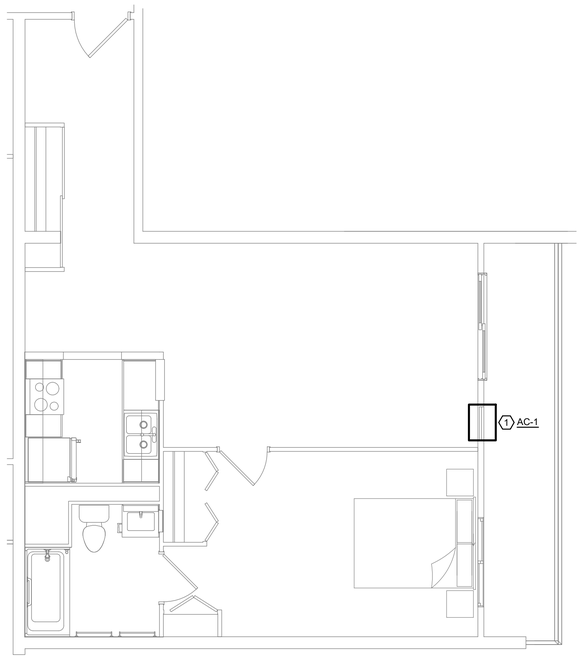
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

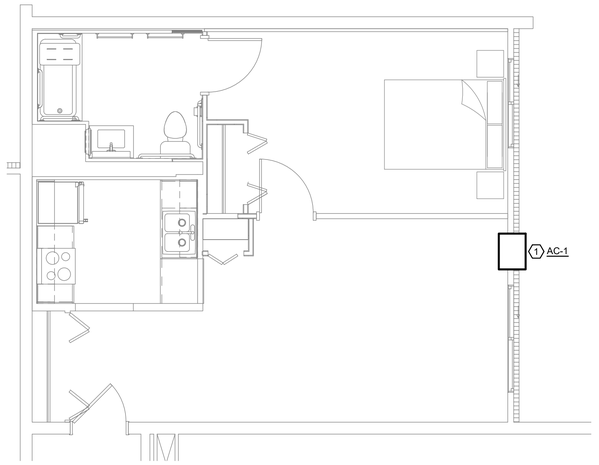
FIRST FLOOR - MECHANICAL PLAN

DRAWING NUMBER

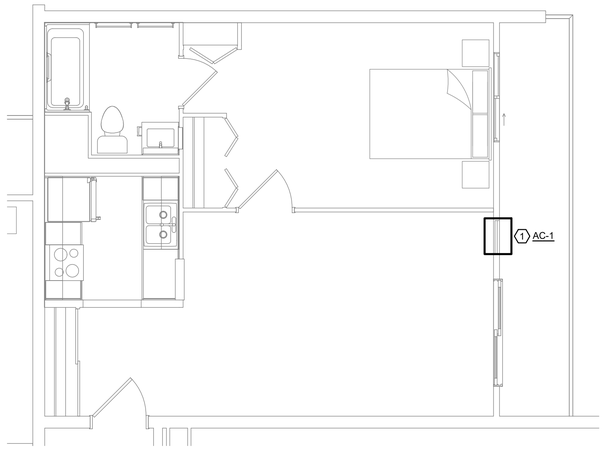
M.101



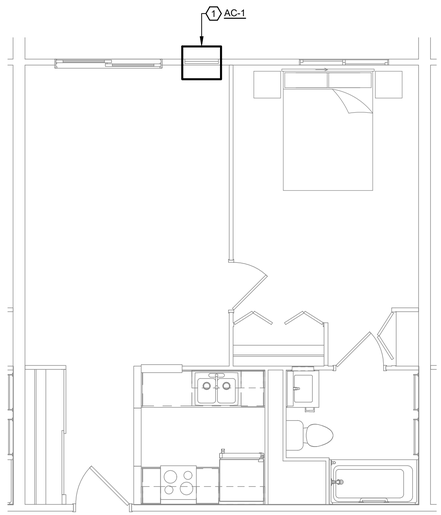
1 M.511 **UNIT B1 - MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"



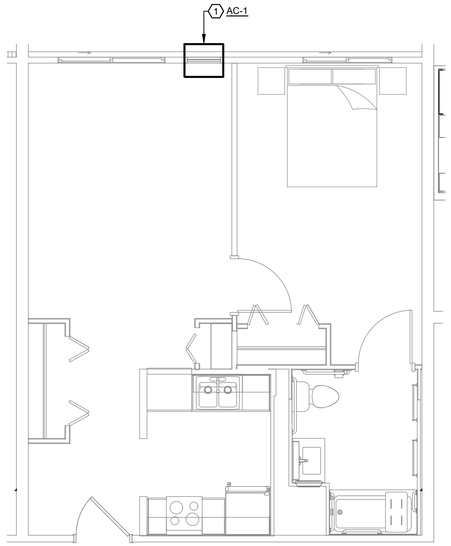
2 M.511 **UNIT B-PH - MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"



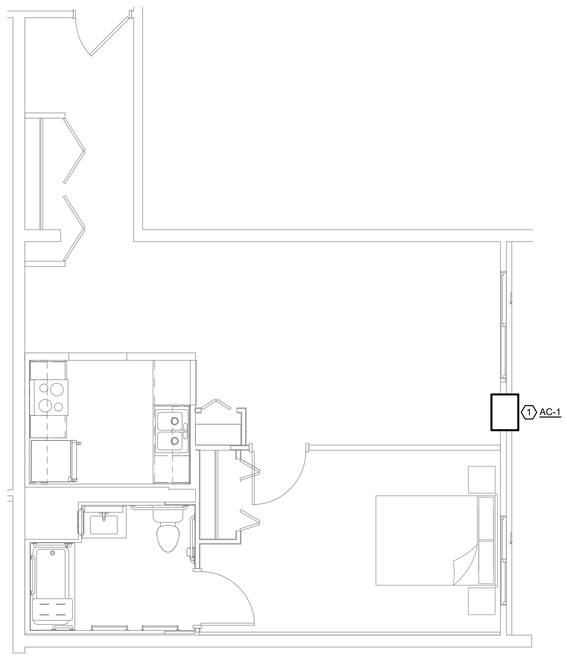
3 M.511 **UNIT B - MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"



4 M.511 **UNIT A-PH - MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"



5 M.511 **UNIT A - MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"



6 M.511 **UNIT B1-PH - MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"

KEY NOTES: (#)

1. NEW THROUGH WALL AIR CONDITIONER TO BE INSTALLED IN EXISTING WALL SLEEVE. MECHANICAL CONTRACTOR TO PROVIDE AN ALLOWANCE FOR NEW SLEEVES. CONTINUOUS GASKET TO BE ADDED AS REQUIRED TO PROPERLY SEAL UNIT WITHIN SLEEVE.

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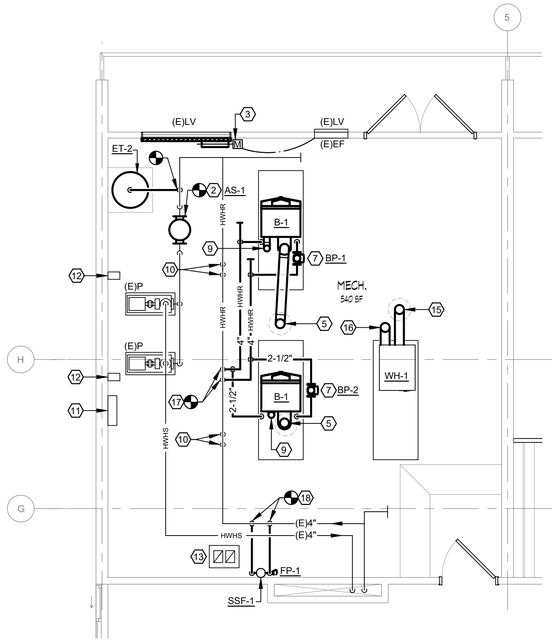
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

TYPICAL UNITS - MECHANICAL PLAN

DRAWING NUMBER

M.511

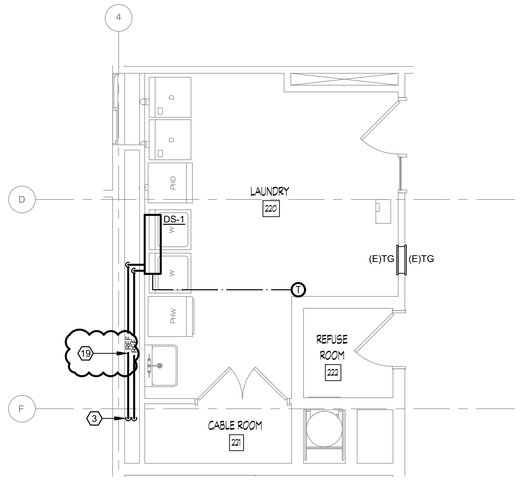


MECHANICAL ROOM - MECHANICAL NEW WORK PLAN

1 / M.512

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

NORTH

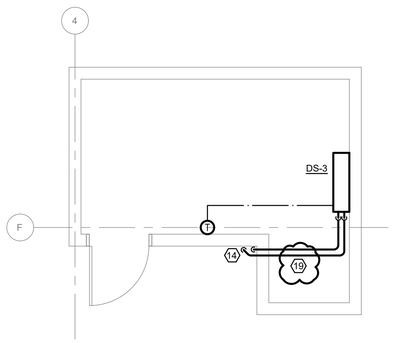


2ND FLOOR LAUNDRY ROOM - MECHANICAL PLAN

2 / M.512

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

NORTH

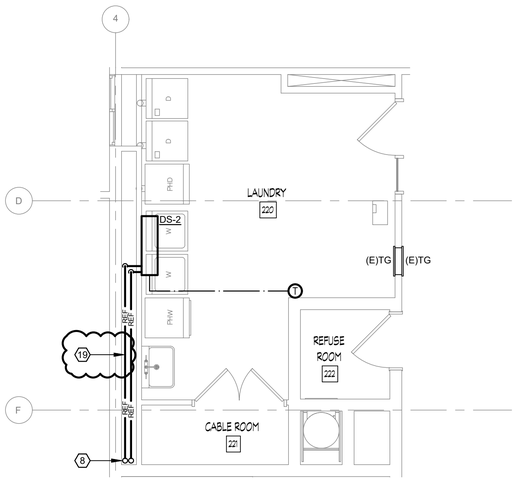


ELEVATOR PENTHOUSE - MECHANICAL PLAN

3 / M.512

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

NORTH



6TH FLOOR LAUNDRY ROOM - MECHANICAL PLAN

4 / M.512

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

NORTH

KEY NOTES: (#)

1. CONNECT NEW HEAT PUMP RETURN PIPING TO EXISTING BALL VALVE. REFER TO BOILER SYSTEM PIPING DIAGRAM ON SHEET M.601.
2. CONNECT AIR SEPARATOR TO EXISTING HEATING HOT WATER RETURN PIPING AS SHOWN.
3. PROVIDE 2" THICK INSULATED PANEL TO COVER EXISTING LOUVER. PROVIDE 18" x 18" DUCT OPENING WITH MOTORIZED DAMPER. INTERLOCK DAMPER OPERATION WITH ADJACENT EXHAUST FAN.
4. NEW REFRIGERANT PIPING DOWN THROUGH FLOOR. REFER TO SHEET M.101 FOR CONTINUATION.
5. 6Ø CPVC BOILER FLUE UP THROUGH EXISTING ROOF PENETRATION.
6. 4Ø CPVC WATER HEATER FLUE AND 4Ø COMBUSTION AIR DUCT UP THROUGH EXISTING ROOF PENETRATION.
7. NEW FIELD INSTALLED BOILER PRIMARY PUMP. COORDINATE FINAL LOCATION IN FIELD.
8. ROUTE NEW REFRIGERANT LINE-SET IN PLACE OF OLD REFRIGERANT PIPING FROM NEW DUCTLESS SPLIT LOCATION TO HEAT PUMP ON ROOF. SEE SHEET M.109 FOR CONTINUATION.
9. 4Ø BOILER COMBUSTION AIR DUCT UP THROUGH ROOF AT THIS LOCATION.
10. CAPPED EXISTING PIPE TEES.
11. EXISTING ELECTRICAL PANEL TO REMAIN.
12. EXISTING PUMP VFD TO REMAIN.
13. EXISTING 6" x 8" EXHAUST AIR DUCT(S) UP TO EXHAUST PLENUM.
14. REFRIGERANT PIPE DOWN ALONG WALL. REFER TO M.110 FOR CONTINUATION.
15. 6Ø WATER HEATER FLUE UP THROUGH EXISTING ROOF PENETRATIONS.
16. 6Ø WATER HEATER COMBUSTION AIR UP THROUGH ROOF AT THIS LOCATION.
17. CONNECT NEW 4" HEATING HOT WATER RETURN PIPING TO EXISTING BOILER LOOP AT THIS LOCATION. REFER TO HEATING HOT WATER PIPING DIAGRAM ON SHEET M.601.
18. CONNECT NEW 1" HEATING HOT WATER RETURN PIPING DOWN TO SIDE STREAM FILTER BELOW.
19. REFRIGERANT PIPING FOR SPLIT UNIT. MECHANICAL CONTRACTOR HAS THE OPTION OF PURGING AND REUSING EXISTING REFRIGERANT PIPING IF EXISTING PIPING MATCHES MANUFACTURER RECOMMENDED SIZES FOR NEW EQUIPMENT.

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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SEAL

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE HOUSING

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

ENLARGED MECHANICAL NEW WORK PLAN

DRAWING NUMBER

M.512

mechanical electrical engineering consultants pc
14496 Sheldon Rd. Ste. 260
Plymouth, MI 48170
P 734-454-5516
F 734-454-5517
MEEC JOB # 25-0117

THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES. NOTICE: THIS DRAWING AND THE DESIGN ARE THE PROPERTY OF MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC AND NO ALTERATIONS AND/OR TRANSFERS OF WORK ARE PERMITTED UNLESS WRITTEN APPROVAL IS GRANTED BY MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

December 22, 2025

ADDENDUM #1

PROJECT:	RENOVATIONS TO ZIEGLER PLACE TOWER Livonia, Michigan
OWNER:	Jonathan Rose Companies New York, NY
ARCHITECT:	Fusco, Shaffer & Pappas, Inc. Ferndale, Michigan
GENERAL CONTRACTOR:	Rose Community Builders, LLC

A. GENERAL

This Addendum is issued prior to the start of construction and amends the contract drawings and specifications submitted for Bid/Permit dated October 27, 2025.

Except as otherwise specifically mentioned, the general character of the work required by this Addendum shall be the same as originally specified, and all incidentals required in connection with the work hereinafter described shall be included even though not specifically mentioned. Where an item is mentioned with no additional specifications given, reference shall be made to the original specifications.

B. REVISIONS, CLARIFICATIONS AND ADDITIONS TO THE CONTRACT DRAWINGS

ARCHITECTURAL

1. SHEET A.D.101
    a. REVISED note #6 at the Demolition General Notes.
    b. ADDED note #17 to the Demolition General Notes.

2. SHEET A.D.102
    a. REVISED note #6 at the Demolition General Notes.
    b. ADDED note #17 to the Demolition General Notes.

3. SHEET A.D.501
    a. REVISED note #6 at the Demolition General Notes.
    b. ADDED note #17 to the Demolition General Notes.

4. SHEET A.D.511
    a. REVISED note #6 at the Demolition General Notes.
    b. ADDED note #17 to the Demolition General Notes.

5. SHEET A.D.512
    a. REVISED note #6 at the Demolition General Notes.
    b. ADDED note #17 to the Demolition General Notes.

6. SHEET A.101
    a. REVISED mechanical equipment note #10 at the common area keynotes.
    b. ADDED notes 14 & 15 to general plan notes.

7. SHEET A.102
    a. REVISED mechanical equipment note #10 at the common area keynotes.
    b. ADDED notes 14 & 15 to general plan notes.

8. SHEET A.109
    a. ADDED note 2-D to Roof Keynotes.
    b. ADDED note 8 to General Roof Nores.

9. SHEET A.201
    a. REVISED note #6 at the General Exterior Elevations Notes.

10. SHEET A.202
    a. REVISED note #6 at the General Exterior Elevations Notes.

11. SHEET A.501
    a. ADDED note #7 to the general interior notes.
    b. REVISED mechanical equipment note #10 at the common area keynotes.
    c. ADDED notes 14 & 15 to general plan notes.

12. SHEET A.502
    a. REVISED mechanical equipment note #10 at the common area keynotes.

b. ADDED notes 14 & 15 to general plan notes.
c. ADDED notes 14 & 15 to general plan notes.

13. SHEET A.511
    a. ADDED note to 6 (D) unit plan key notes.
    b. ADDED notes 14 & 15 to general plan notes

14. SHEET A.512
    a. ADDED note to 6 (D) unit plan key notes.
    b. ADDED notes 14 & 15 to general plan notes

15. SHEET A.601
    a. ADDED note #7 to General Interior Notes.
    b. REVISED Interior restrooms interior elevations flooring, base and wet wall finishes.

16. Sheet A.611
    a. ADDED note #7 to General Interior Notes.
    b. REVISED Interior restrooms interior elevations flooring, base and wet wall finishes.

17. SHEET A.621
    a. ADDED note #14 to casework notes.

18. SHEET A.701
    a. ADDED note to room finish general notes.
    b. REVISED floor and base finish at unisex restrooms to ceramic tiles.
    c. ADDED note #12 in the room finish notes.

19. SHEET A.711
    a. REVISED window types.
    b. REVISED window schedule.

20. SHEET A.801
    a. ADDED note #12 to reflected ceiling plan general notes.

21. SHEET A.802
    a. ADDED note #12 to reflected ceiling plan general notes.

22. SHEET A.811
    a. ADDED note #12 to reflected ceiling plan general notes.

23. SHEET A.812
    a. ADDED note #12 to reflected ceiling plan general notes.

MECHANICAL

24. SHEET M.101
    a. ADDED keynote #5 to call off requirements to reuse existing refrigerant line sets.

25. SHEET M.511
    a. REVISED keynote #1 to call for sealing through wall air-conditioning units within their sleeves.

26. SHEET M.512
    a. ADDED keynote #19 to call off requirements to reuse existing refrigerant line sets.

ELECTRICAL

27. SHEET E.P.100
    a. REVISED color temperature of new pole mounted site lights to be 3000K.

28. SHEET E.701
    b. REVISED color temperature of new exterior lights to be 3000K.

REVISIONS, CLARIFICATIONS AND ADDITIONS TO THE CONTRACT SPECIFICATIONS:

1. TABLE OF CONTENTS
    a. ADDED Sections 01 74 19 and 01 81 13

2. SECTION 01 74 19 Construction Waste Management & Disposal
    a. ADDED Section
3. SECTION 01 81 13 Sustainability Design Requirements
    a. ADDED Section.
4. SECTION 07 54 19 PVC Roofing
    a. Part 3.3-B: Added item 7, requirement for Grade 2 installation.
5. SECTION 07 92 00 Joint Sealants
    a. Part 1.2-B: Added reference to Section 018113.
    b. Part 1.4-C: Added requirement for compliance with Section 018113.
6. SECTION 09 29 00 Gypsum Board
    a. Part 1.2-B: Added reference to Section 018113.
7. SECTION 09 65 19 Resilient Tile Flooring
    a. Part 1.2-B: Added reference to Section 018113.
    b. ADDED Part 2.4 Rubber Resilient Tile
8. SECTION 09 68 16 Broadloom Carpeting
    a. Part 1.2-B: ADDED reference to Section 018113.
9. SECTION 09 91 23 Interior Painting
    a. Part 1.2-B: ADDED reference to Section 018113.

-- END OF ADDENDUM #1 --

RENOVATION OF
ZIEGLER PLACE TOWER
30001 ST. MARTINS ST.

LIVONIA

MICHIGAN

LIST OF DRAWINGS

CIVIL
- C.1 NEW PARKING - EXISTING CONDITIONS AND REMOVALS
- C.2 NEW PARKING - PARKING LOT IMPROVEMENTS AND REPAIRS
- C.3 NEW PARKING - CONSTRUCTION NOTES AND DETAILS

ARCHITECTURAL
- A.S.101 ARCHITECTURAL SITE PLAN
- A.S.102 ARCHITECTURAL SITE DETAILS
- A.C.001 CODE ANALYSIS
- A.C.002 TYPICAL ACCESSIBILITY DIAGRAMS
- A.D.101 FIRST FLOOR DEMOLITION PLAN
- A.D.102 SECOND - EIGHTH FLOOR DEMOLITION PLAN
- A.D.501 COMMON AREA DEMOLITION PLANS
- A.D.511 UNIT A, B, B-1 AND TWO BEDROOM UNIT DEMOLITION PLANS
- A.D.512 UNIT APH, A-1 PH, BPH, AND B-1 PH DEMOLITION PLANS
- A.101 FIRST FLOOR PLAN
- A.102 SECOND - EIGHTH FLOOR PLAN
- A.109 ROOF PLAN
- A.110 ROOF DETAILS
- A.201 EXTERIOR ELEVATIONS
- A.202 EXTERIOR ELEVATIONS
- A.501 COMMON AREA FLOOR PLANS
- A.502 COMMON AREA FLOOR PLANS
- A.511 UNIT A ,B, B-1 AND TWO BEDROOM UNIT FLOOR PLANS
- A.512 UNIT A PH, A-1 PH, B PH AND B-1 PH FLOOR PLANS
- A.601 COMMON AREA INTERIOR ELEVATIONS
- A.611 UNIT INTERIOR ELEVATIONS
- A.621 INTERIOR DETAILS
- A.701 ROOM FINISH SCHEDULE
- A.711 DOOR & WINDOW SCHEDULES & TYPES
- A.712 DOOR AND WINDOW DETAILS
- A.721 WALL TYPES
- A.801 FIRST FLOOR REFLECTED CEILING PLAN
- A.802 SECOND - EIGHTH FLOOR REFLECTED CEILING PLAN
- A.811 UNIT A,B, B-1 AND TWO BEDROOM UNIT REFLECTED CEILING PLANS
- A.812 UNIT A PH, A-1 PH, BPH, AND B-1 PH REFLECTED CEILING PLANS

PLUMBING
- P.001 GENERAL PLUMBING INFORMATION
- P.D.101 FIRST FLOOR - PLUMBING DEMOLITION PLAN
- P.D.102 SECOND THRU EIGHTH FLOOR - PLUMBING DEMOLITION PLAN
- P.D.511 TYPICAL UNITS - PLUMBING DEMOLITION PLANS
- P.D.512 TYPICAL UNITS - PLUMBING DEMOLITION PLANS
- P.D.513 MECHANICAL & LAUNDRY ROOM - PLUMBING DEMOLITION PLANS
- P.101 FIRST FLOOR - PLUMBING PLAN
- P.102 SECOND THRU EIGHTH FLOOR - PLUMBING PLAN
- P.511 TYPICAL UNITS - PLUMBING PLAN
- P.512 TYPICAL UNITS - PLUMBING PLAN
- P.513 MECHANICAL, LAUNDRY ROOM & ELEVATOR PENTHOUSE - PLUMBING PLANS
- P.601 PLUMBING DIAGRAMS
- P.701 PLUMBING SCHEDULES
- P.801 PLUMBING SPECIFICATIONS

MECHANICAL
- M.001 GENERAL MECHANICAL INFORMATION
- M.D.101 FIRST FLOOR - MECHANICAL DEMOLITION PLAN
- M.D.102 SECOND THRU EIGHTH FLOOR - MECHANICAL DEMOLITION PLAN
- M.D.109 ROOF - MECHANICAL DEMOLITION PLAN
- M.D.511 TYPICAL UNITS - MECHANICAL DEMOLITION PLAN
- M.D.512 MECHANICAL, LAUNDRY & ELEVATOR PENTHOUSE - MECHANICAL DEMOLITION PLANS
- M.101 FIRST FLOOR - MECHANICAL PLAN
- M.102 SECOND THRU EIGHTH FLOOR - MECHANICAL PLAN
- M.109 ROOF - MECHANICAL PLAN
- M.511 TYPICAL UNITS - MECHANICAL PLAN
- M.512 ENLARGED MECHANICAL NEW WORK PLAN
- M.601 MECHANICAL DETAILS & DIAGRAMS
- M.701 MECHANICAL SCHEDULES
- M.801 MECHANICAL SPECIFICATIONS

ELECTRICAL
- E.000 GENERAL ELECTRICAL INFORMATION
- E.P.100 ELECTRICAL SITE PLAN
- E.D.101 FIRST FLOOR - ELECTRICAL DEMOLITION PLAN
- E.D.102 SECOND THRU EIGHTH FLOOR - ELECTRICAL DEMOLITION PLAN
- E.D.109 ROOF - ELECTRICAL DEMOLITION PLAN
- E.D.501 ENLARGED COMMON AREAS - ELECTRICAL DEMOLITION PLANS
- E.D.502 ENLARGED COMMON AREAS - ELECTRICAL DEMOLITION PLANS
- E.D.511 TYPICAL UNITS - ELECTRICAL DEMOLITION PLANS
- E.D.512 TYPICAL UNITS - ELECTRICAL DEMOLITION PLANS
- E.101 FIRST FLOOR - ELECTRICAL NEW WORK PLAN
- E.102 SECOND THRU EIGHTH FLOOR - ELECTRICAL NEW WORK PLAN
- E.109 ROOF - ELECTRICAL NEW WORK PLANS
- E.501 ENLARGED COMMON AREAS - ELECTRICAL NEW WORK PLANS
- E.502 ENLARGED COMMON AREAS - ELECTRICAL NEW WORK PLANS
- E.511 TYPICAL UNITS - ELECTRICAL NEW WORK PLANS
- E.512 TYPICAL UNITS - ELECTRICAL NEW WORK PLANS
- E.601 LOW VOLT SYSTEM RISER DIAGRAMS
- E.602 INTERCOM RISER DIAGRAMS
- E.701 LIGHTING FIXTURE SCHEDULE

DEVELOPMENT TEAM

OWNER
JONATHAN ROSE COMPANIES
NEW YORK, NEW YORK

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MECHANICAL / ELECTRICAL ENGINEER
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CONSULTANTS, PC
14496 SHELDON RD., SUITE 260
PLYMOUTH, MICHIGAN 48170
734.454.5516

ENERGY CONSULTANT
SOL DESIGN + CONSULTING
501 E 13TH STREET
CINCINNATI, OH 45202
513.455.8228

SUMMARY TABLE

SITE DATA

SITE AREA	EXISTING
ZONING	
EXISTING	NM3 (NEIGHBORHOOD MULTIPLE FAMILY)
PROPOSED	NM3 (NEIGHBORHOOD MULTIPLE FAMILY)
BUILDING SETBACKS	
FRONT	EXISTING
SIDES (LEAST/TOTAL)	EXISTING
REAR	EXISTING
SITE DENSITY	EXISTING
MINIMUM LOT WIDTH	EXISTING
MINIMUM LOT SIZE	EXISTING
MAXIMUM LOT COVERAGE	EXISTING

BUILDING DATA: TOWER BUILDING

GROSS BUILDING AREA EXCLUDING SERVICE COURTYARD	
1ST FLOOR	13,933 S.F.
2ND FLOOR	13,334 S.F.
3RD FLOOR	13,334 S.F.
4TH FLOOR	13,334 S.F.
5TH FLOOR	13,334 S.F.
6TH FLOOR	13,334 S.F.
7TH FLOOR	13,334 S.F.
8TH FLOOR	13,334 S.F.
TOTAL	*107,271 S.F.*

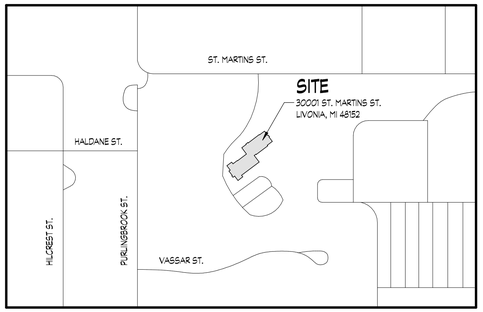
UNIT DATA - TOWER

UNIT VARIATION		GROSS AREA	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	TOTAL
UNIT A	ONE BEDROOM	565 SF	0	15	15	15	15	15	15	14	103
UNIT B	ONE BEDROOM	593 SF	0	3	3	3	3	3	3	3	21
UNIT B-1	ONE BEDROOM	680 SF	0	1	1	1	1	1	1	1	7
MGR	TWO BEDROOM	882 SF	1	0	0	0	0	0	0	0	1
UNIT A PH	ONE BEDROOM	622 SF	4	0	0	0	0	0	0	0	4
UNIT A-1 PH	ONE BEDROOM	565 SF	2	0	0	0	0	0	0	0	2
UNIT B PH	ONE BEDROOM	637 SF	1	0	0	0	0	0	0	0	1
UNIT B-1 PH	ONE BEDROOM	717 SF	1	0	0	0	0	0	0	0	1
TOTAL			9	19	19	19	19	19	19	18	*141*

ACCESSIBLE UNIT SCHEDULE

TYPE 'A' UNITS (5% OF TOTAL)	REQUIRED	PROVIDED
ONE BEDROOM (111, 113, 114, 115, 116, 117, 118, 119)		8
TOTAL	7	8

HEARING & VISUALLY IMPAIRED (2%)	REQUIRED	PROVIDED
TWO BEDROOM (101)		1
ONE BEDROOM (211 & 218)		2
TOTAL	3	3



LOCATION MAP
NO SCALE
NORTH

CODE DATA

BUILDING CODE	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - 2021
USE GROUP	IB
MBC CONSTRUCTION TYPE	R-2
FIRE SUPPRESSION	EXISTING LIMITED AREA
ACCESSIBILITY	ICC/ANSI 117.1 - 2017 UFAS 1988

DATE	ISSUE
08.23.2025	OWNER REVIEW
10.27.2025	PERMIT
12.22.2025	ADDENDUM #1

SIGNATURE BLOCK

	SIGNATURE	INITIALS	DATE
OWNER			
ARCHITECT			
GENERAL CONTRACTOR			
SURETY COMPANY			

STATE OF MICHIGAN · JAMES T. PAPPAS · ARCHITECT · NO. 29064 · REGISTERED PROFESSIONAL ARCHITECT

FSP

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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SITE PLAN KEYNOTES: (#)

NOTE: ARCHITECTURAL SITE PLAN (SHEET A.S.101) AND SITE DETAILS (SHEET A.S.102) IS FOR DESIGN INTENT ONLY. OVERALL SITE ACCESSIBILITY AND ENGINEERING HAS NOT BEEN EVALUATED, EXCEPT AROUND THE LAUNDRY/MAINTENANCE BUILDING - REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

ALL SITE CONDITIONS ARE EXISTING AND ANY NEW WORK IS TO PROVIDE REPAIRS. GC TO COORDINATE WITH OWNER FOR ADDITIONAL WORK NOT LISTED BELOW;

- **LANDSCAPING:** RESTORE LAWN AT DISTURBED AREAS, WITH HYDROSEED.
- **LIGHTING:** COORDINATE WITH ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING AT NEW PARKING SPACES.
- **SIGNAGE:** ACCESSIBLE SIGNAGE FOR NEW PARKING SPACES.
- **PARKING LOT:** ADDED ELEVEN PARKING SPACES.
- **CONCRETE:** SEE CIVIL FOR EXTENT OF WORK.

1. **PAVING:** REMOVE EXISTING LANDSCAPING, CONCRETE CURB, AND / OR RETAINING WALLS AS NECESSARY TO ACCOMMODATE NEW PARKING LAYOUT. INFILL AREA WITH NEW ASPHALT AND CONCRETE CURB AS SHOWN ON A.S.101, SEE CIVIL DRAWINGS FOR MORE INFORMATION.
2. **STRIPING:** RE-STRIPE AREAS AT ADDED PARKING AREA. PROVIDE FIVE ACCESSIBLE CAR SPACES, AND ONE ACCESSIBLE VAN SPACE. SEE A.S.102 FOR DETAILS.
3. **LANDSCAPING:** UNLESS NOTED OTHERWISE, EXISTING TREES AND LANDSCAPING TO REMAIN.
   A. PROVIDE GRASS SEED AT ALL DISTURBED LAWN AREAS.
   B. ADDITIONAL LANDSCAPING TO BE COORDINATED WITH OWNERSHIP FOR EXTENT OF WORK.
   C. HEALTHY TREES TO BE TRIMMED PER OWNER DIRECTION
4. **ACCESSIBLE SIGNAGE:** ADJUST ACCESSIBLE PARKING SIGNAGE TO ALIGN WITH RE-STRIPED SPACES. SEE A.S.102 FOR DETAIL.
   A. CENTER ACCESSIBLE PARKING SIGNAGE ON ACCESS AISLE AND USE DOUBLE ARROW BARRIER FREE PARKING SIGN. ADD 'VAN' SIGNAGE AT VAN-ACCESSIBLE SPACES.
5. **LIGHTING:** PROVIDE ADDITIONAL LED SITE LIGHTING AS SHOWN TO ACCOMMODATE NEW PARKING SPACES. SEE ELECTRICAL DRAWINGS. UNLESS NOTED OTHERWISE, EXISTING LED SITE LIGHTING TO REMAIN.
6. **FLAG POLE:** EXISTING FLAG POLE TO REMAIN.
7. **PERIMETER WALL / FENCING:** EXISTING PERIMETER WALLS AND / OR FENCING TO REMAIN, **NO WORK IN PROJECT.**
8. **IRRIGATION SYSTEM:** ADJUST / REMOVE IRRIGATION SYSTEM TO ACCOMMODATE PARKING REVISIONS. COORDINATE FINAL SCOPE WITH OWNERSHIP.

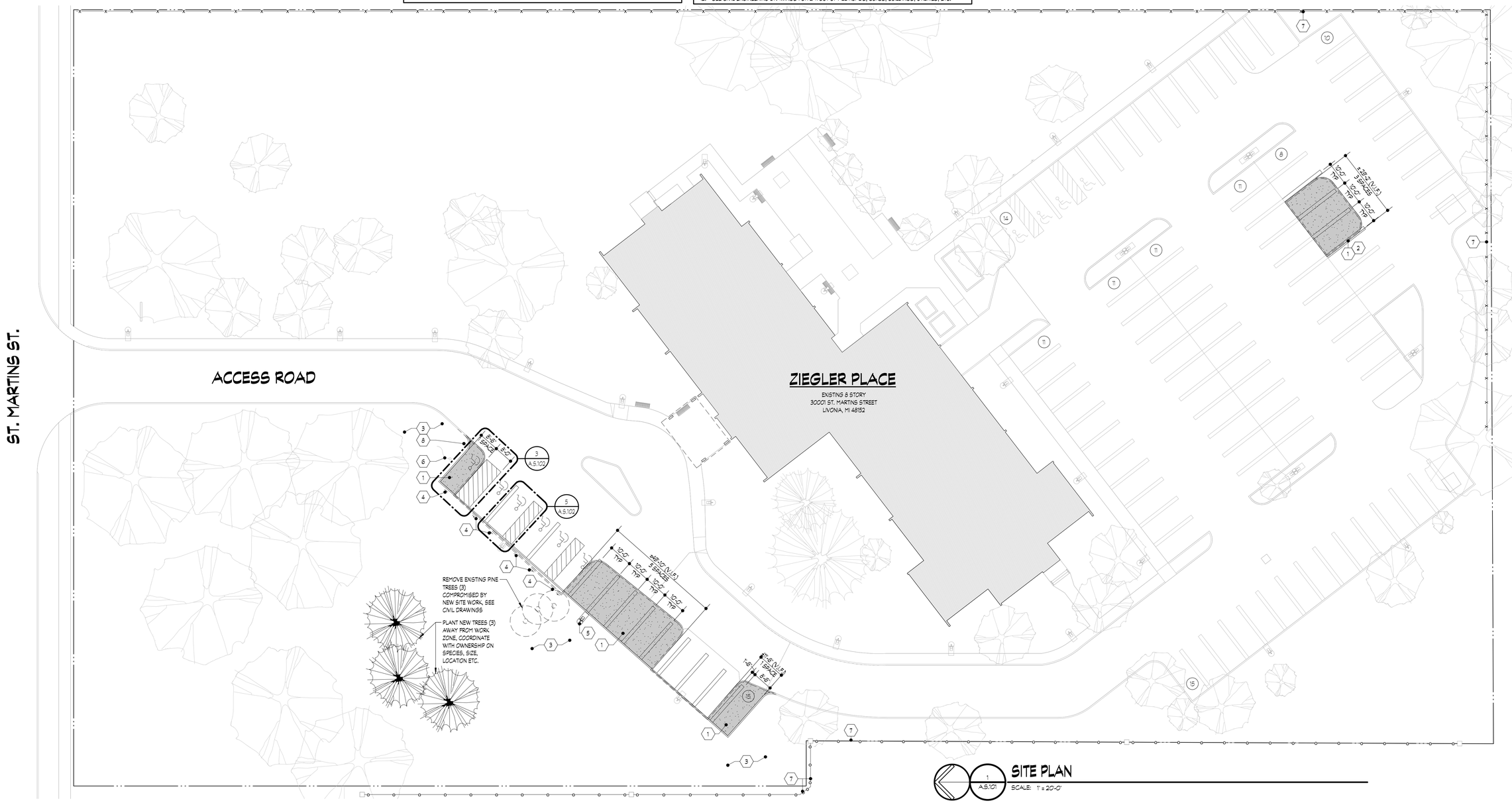
GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. INSTALL 1/2" EXPANSION JOINT WHERE CONCRETE WALKS MEET BUILDING PORCHES, TYP.
3. INSTALL 1/2" EXPANSION JOINT WHERE CONCRETE WALKS MEET CURBS, TYPICAL.
4. EXPANSION JOINTS IN CONCRETE SIDEWALKS:
   A. 6' WD. SIDEWALK - 18' O.C. TYP.
   B. 5' WD. SIDEWALK - 20' O.C. TYP.
   C. 4' WD. SIDEWALK - 20' O.C. TYP.
   D. 3' WD. SIDEWALK - 18' O.C. TYP.
5. CONTROL JOINTS IN CONCRETE SIDEWALKS:
   A. 6' WD. SIDEWALK - 6' X 6' PANEL
   B. 5' WD. SIDEWALK - 5' X 5' PANEL
   C. 4' WD. SIDEWALK - 4' X 4' PANEL
   D. 3' WD. SIDEWALK - 3' X 3' PANEL
6. ALL RADII ON CONCRETE AND ASPHALT SIDEWALKS TO BE 5' R. UNLESS OTHERWISE NOTED.
7. ALL ANGLES ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
8. CONCRETE SIDEWALKS TO MEET ENTRIES, PORCHES AND ACCESSIBLE PARKING ACCESS AISLES FLUSH (NO STEP) UNLESS OTHERWISE NOTED.
9. ALL ACCESSIBLE PARKING SPACES, ACCESS AISLES, VEHICLE PULL-UP SPACES AND PASSENGER LOADING ZONES TO BE SLOPED A MAXIMUM OF 2%
10. ALL EXTERIOR DOORS WHICH ARE ACCESSIBLE BUILDING ENTRANCES ARE TO HAVE AN EXTERIOR LANDING THE WIDTH OF THE ADA DOOR CLEARANCE x 5'-0" LONG MINIMUM, SLOPED AT A MAXIMUM OF 2%.
11. CONCRETE AND ASPHALT WALKS TO MEET PATIOS FLUSH (NO STEP) UNLESS OTHERWISE NOTED.
12. SEE CIVIL ENGINEERING DRAWINGS FOR LAYOUT OF ALL ROADS, CURBS, BUILDINGS, UTILITIES, ETC.

SITE PLAN LEGEND:

PROPERTY LINE	
EXISTING CHAIN LINK FENCE	
EXISTING ALUMINUM PICKET FENCE	
EXISTING PAVING TO REMAIN	
NEW ASPHALT	

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



1 A.S.101 **SITE PLAN**
SCALE: 1" = 20'-0"

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SEAL

STATE OF MICHIGAN · JAMES THOMAS KOSIK · LICENSED PROFESSIONAL ARCHITECT · NO. 39064

JONATHAN ROSE COMPANIES
RENOVATION OF
ZIEGLER PLACE TOWER
30001 ST. MARTINS ST.
LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A.S.101

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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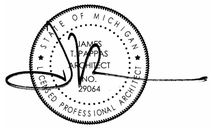
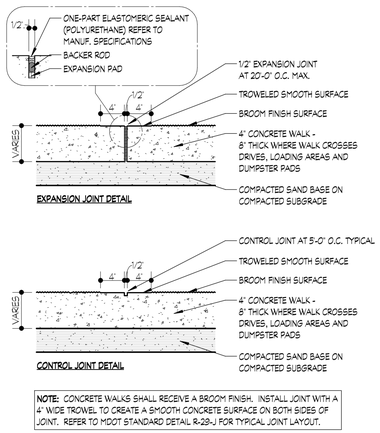
SEAL

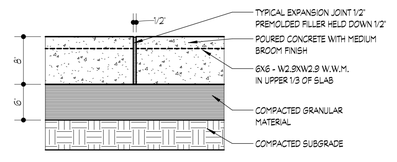




NOTE: CONCRETE WALKS SHALL RECEIVE A BROOM FINISH. INSTALL JOINT WITH A 4" WIDE TROWEL TO CREATE A SMOOTH CONCRETE SURFACE ON BOTH SIDES OF JOINT. REFER TO MDOT STANDARD DETAIL R-29-J FOR TYPICAL JOINT LAYOUT.

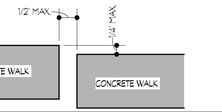
6 A.S.102 CONCRETE WALK DETAIL

SCALE: 1" = 1'-0"



4 A.S.102 CONCRETE PAVING

SCALE: 1" = 1'-0"

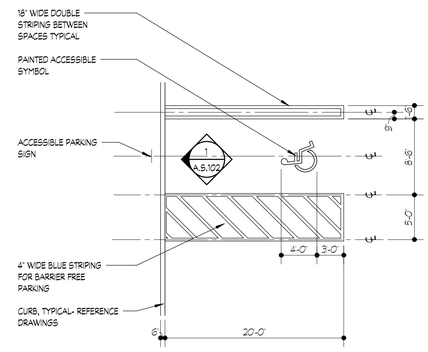


CONCRETE WALK MAXIMUM SPACING NOTES:

1. **BASE BID** TO INCLUDE THE REPLACE OF CONCRETE FLAG(S), IF JOINTS EXCEED 1/4" HEIGHT DIFFERENCE. CONTRACTOR TO PROVIDE PER FLAG PRICE. NUMBER OF FLAGS TO BE DETERMINE IN THE FIELD AND MAY VARY FROM SITE PLAN.
2. FOR ADDITIONAL INFORMATION SEE SITE PLAN NOTES.

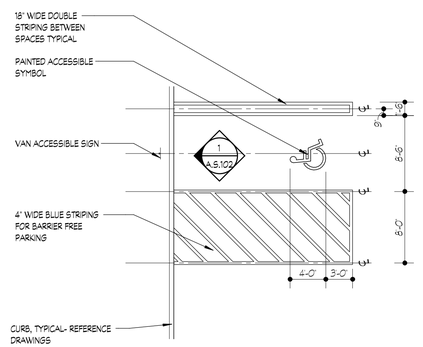
2 A.S.102 CONCRETE MAX SPACING DETAIL

SCALE: 3" = 1'-0"



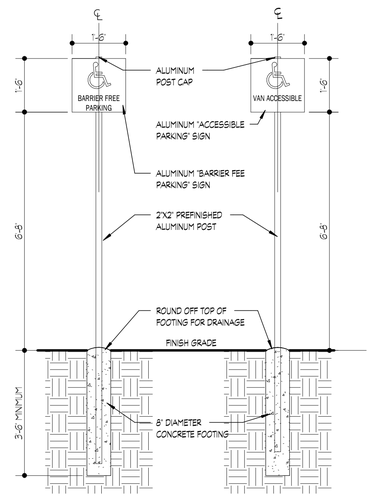
5 A.S.102 TYPICAL ACCESSIBLE PARKING SPACE LAYOUT

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



3 A.S.102 TYPICAL ACCESSIBLE VAN PARKING SPACE LAYOUT

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



1 A.S.102 ACCESSIBLE PARKING SIGNAGE

SCALE: 1/2" = 1'-0"

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

MICHIGAN

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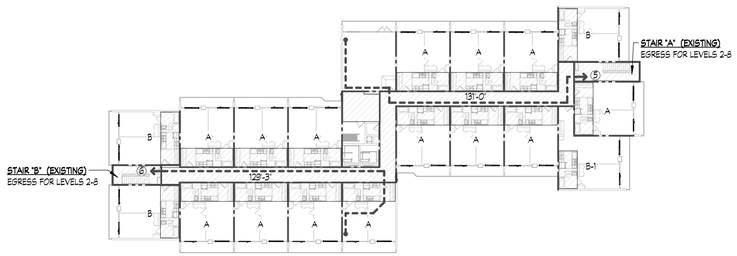
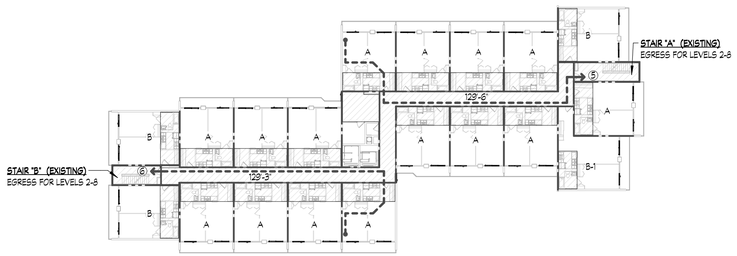


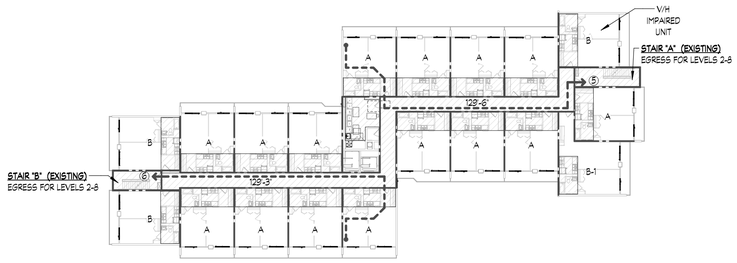
4 A.C.001 CODE ANALYSIS: 8TH FLOOR

SCALE: 1" = 30'-0"



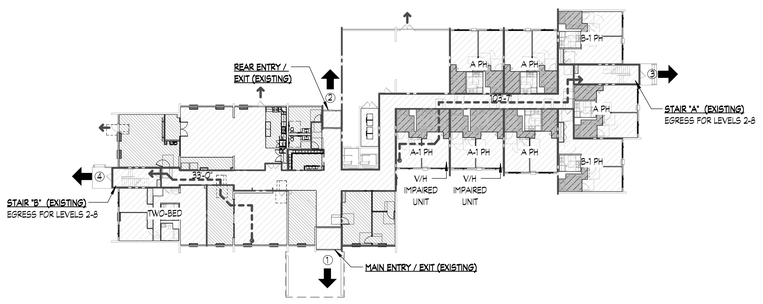
3 A.C.001 CODE ANALYSIS: 3RD, 4TH, 5TH, & 7TH FLOOR

SCALE: 1" = 30'-0"



2 A.C.001 CODE ANALYSIS: 2ND & SIXTH FLOOR

SCALE: 1" = 30'-0"



1 A.C.001 CODE ANALYSIS: 1ST FLOOR

SCALE: 1" = 30'-0"

MBC CODE ANALYSIS LEGEND

- AREA OF NO WORK
- LEVEL 1 ALTERATIONS
- LEVEL 1 ALTERATIONS FOR ACCESSIBILITY *(PER THE EXCEPTION TO PART 801.1 OF THE REHABILITATION CODE, BUILDINGS IN WHICH THE RECONFIGURATION IS EXCLUSIVELY THE RESULT OF COMPLIANCE WITH THE ACCESSIBILITY REQUIREMENTS OF SECTION 705.2 SHALL BE PERMITTED TO COMPLY WITH CHAPTER 7 (ALTERATIONS - LEVEL 1)).*
- LEVEL 2 ALTERATIONS
- 4' - 8" TRAVEL DISTANCE
- PRIMARY EGRESS DOOR
- EXIT
- EXISTING 1-HOUR RATED CONSTRUCTION
- EXISTING 2-HOUR RATED CONSTRUCTION

BUILDING HEIGHT & AREA

PERMITTED TYPE OF CONSTRUCTION	1B
ALLOWABLE BUILDING HEIGHT = (PER MBC 2021, TABLE 504.3/504.4)	UNLIMITED STORIES / 180 FEET
ACTUAL BUILDING HEIGHT =	8 STORIES / 72 +/- FEET
ALLOWABLE FLOOR AREA = (R-2 OCCUPANCY)	UNLIMITED S.F.
ACTUAL BUILDING AREA	107,271 SF

MRCEB BUILDING RENOVATION SUMMARY

RENOVATION AREA NO.	BUILDING AGGREGATE AREA	ALTERATION-LEVEL 1	ALTERATION-LEVEL 1* ACCESSIBILIT	ALTERATION-LEVEL 2	WORK AREA EXCEEDS 50%
1ST FLOOR	13,933 SF	7,769 SF	1,221 SF	2,286 SF	NO
2ND FLOOR	13,334 SF	5,097 SF	- SF	74 SF	NO
3RD FLOOR	13,334 SF	5,067 SF	- SF	74 SF	NO
4TH FLOOR	13,334 SF	5,067 SF	- SF	74 SF	NO
5TH FLOOR	13,334 SF	5,067 SF	- SF	74 SF	NO
6TH FLOOR	13,334 SF	5,097 SF	- SF	74 SF	NO
7TH FLOOR	13,334 SF	5,067 SF	- SF	74 SF	NO
8TH FLOOR	13,334 SF	5,067 SF	- SF	71 SF	NO
TOTAL:	*107,271 SF*	*43,298 SF*	*1,221 SF*	*2,801 SF*	*NO*

* ALTERATIONS - LEVEL 1 FOR ACCESSIBILITY (WORK AREA) INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT. PER THE EXCEPTION TO PART 801.1 OF THE REHABILITATION CODE, BUILDINGS IN WHICH THE RECONFIGURATION IS EXCLUSIVELY THE RESULT OF COMPLIANCE WITH THE ACCESSIBILITY REQUIREMENTS OF SECTION 705.2 SHALL BE PERMITTED TO COMPLY WITH CHAPTER 7 (ALTERATIONS - LEVEL 1).

OCCUPANT LOAD CALCULATIONS

	FUNCTION OF SPACE	AREA S.F.	GROUP FACTOR	OCCUPANT LOAD
1ST FLOOR	FITNESS	488	50 GROSS	10
	LIBRARY	270	50 NET	6
	COMMUNITY ROOM	988	15 NET	66
	STORAGE	75	300 GROSS	1
	ACTIVITY ROOM	488	15 NET	33
	KITCHEN	160	200 GROSS	1
	LOUNGE	252	15 NET	17
	MAIL ROOM	132	100 GROSS	2
	TRASH ROOM	134	300 GROSS	1
	ELECTRICAL	844	300 GROSS	3
	RECEIVING	614	300 GROSS	3
	OPEN OFFICE	292	100 GROSS	3
	RSC	151	100 GROSS	2
	WAITING	78	15 NET	6
	RESIDENTIAL UNITS	5,854	200 GROSS	30
	SUBTOTAL 1ST FLOOR			**184**
2ND & 6TH FLOOR	LAUNDRY ROOM	263	300 GROSS	1
	CABLE ROOM	38	300 GROSS	1
	REFUSE ROOM	33	300 GROSS	1
	RESIDENTIAL UNITS	10,934	200 GROSS	55
	SUBTOTAL 2ND & 6TH FLOOR (EA)			**58 (*2)**
3RD-5TH & 7TH FLOORS	LOUNGE	189	15 NET	13
	STORAGE	95	300 GROSS	1
	REFUSE ROOM	33	300 GROSS	1
	RESIDENTIAL UNITS	10,934	200 GROSS	55
	SUBTOTAL 3RD - 5TH & 7TH FLOOR (EA)			***70 (*4)***
8TH FLOOR	LOUNGE	189	15 NET	13
	STORAGE	95	300 GROSS	1
	REFUSE ROOM	33	300 GROSS	1
	MECHANICAL	577	300 GROSS	2
	RESIDENTIAL UNITS	10,369	200 GROSS	52
	SUBTOTAL 8TH FLOOR			***69***
	TOTAL			***649***

EGRESS WIDTH CALCULATIONS

EGRESS WIDTH, THE MINIMUM WIDTH, IN INCHES, OF ANY MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN SPECIFIED COMPONENT.

105.3.1 STAIRWAYS: 0.3 INCHES PER OCCUPANT
105.3.2 OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT

1st FLOOR: 184 OCC. x 0.2 INCHES PER OCC. = **36.8 INCHES REQUIRED EGRESS WIDTH**
2nd & 6th FLOOR: 58 OCC. x 0.3 INCHES PER OCC. = **17.4 INCHES REQUIRED EGRESS WIDTH**
3rd-5th & 7th FLR: 70 OCC. x 0.3 INCHES PER OCC. = **21 INCHES REQUIRED EGRESS WIDTH**
8th FLOOR: 69 OCC./FLR x 0.3 INCHES PER OCC. = **20.7 INCHES REQ. EGRESS WIDTH**

PROVIDED EGRESS WIDTHS

	MARK	DOOR DESCRIPTION		PROVIDED EGRESS WIDTH
1ST FLOOR	1	AUTOMATIC SLIDING DOOR	ACCESSIBLE ENTRY	42"
	2	AUTOMATIC SLIDING DOOR	ACCESSIBLE ENTRY	58"
	3	3'-0" HOLLOW METAL DOOR	STAIR EXIT DOOR	34"
	4	3'-0" HOLLOW METAL DOOR	STAIR EXIT DOOR	34"
	TOTAL EGRESS WIDTH FROM FIRST FLOOR (38" REQUIRED) =			***168"***
2ND-5TH FLR.	5	3'-0" HOLLOW METAL DOOR	STAIR EXIT DOOR	34"
	6	3'-0" HOLLOW METAL DOOR	STAIR EXIT DOOR	34"
	TOTAL EGRESS WIDTH FROM EACH FLOOR 2ND - 8TH (21.9" REQUIRED) =			***68"***

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SCOPE OF WORK

LEVEL 1 ALTERATIONS THROUGHOUT BUILDING, TO INCLUDE IN-KIND REPLACEMENT OF FINISHES, FIXTURES, AND SELECT MECHANICAL AND ELECTRICAL EQUIPMENT. SELECT RECONFIGURATION OF WALLS AT BARRIER-FREE (FH) APARTMENTS, TO MEET CURRENT BARRIER-FREE REGULATIONS. LEVEL 2 ALTERATIONS THAT ARE NOT EXCLUSIVELY THE RESULT OF COMPLIANCE WITH THE ACCESSIBILITY REQUIREMENTS OF SECTION 705.2' ARE LIMITED TO THE RECONFIGURATION OF THE MAIL ROOM TO MEET CURRENT USPS REGULATIONS, AND RECONFIGURATION OF FIRST FLOOR COMMUNITY SPACES (LOBBY, OFFICES, FITNESS ROOM, COMMUNITY ROOM, COMMUNITY KITCHEN, AND RESTROOMS).

CODE DATA

BUILDING CODE:	2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (WORK AREA METHOD)
CONSTRUCTION TYPE:	EXISTING: 1B PROPOSED: 1B
USE GROUP:	R-2
MECHANICAL CODE:	2021 MICHIGAN MECHANICAL CODE
PLUMBING CODE:	2021 MICHIGAN PLUMBING CODE
ELECTRICAL CODE:	2023 NATIONAL ELECTRICAL CODE
ENERGY CODE:	MICHIGAN UNIFORM ENERGY CODE/ 2021 IECC MODEL CODE 10A AMENDMENTS (RESIDENTIAL)
FIRE SUPPRESSION:	EXISTING FIRE SUPPRESSION SYSTEM (SIMILAR TO NFPA 13R) NO ALTERATIONS TO EXISTING SYSTEM, EXCEPT AS REQUIRED TO RELOCATE SPRINKLER HEADS INTO NEW WALL OR CEILINGS. FIRE PUMP AND RISERS LOCATED AT 1 ST FLOOR MECHANICAL ROOM AND FIRE COMMAND STATION LOCATED NEXT TO COMMUNITY ROOM.
FIRE ALARM:	EXISTING TO REMAIN. NFPA 72 FOR ANY NEW COMPONENTS.
ACCESSIBILITY:	ICC/ANSI A117.1 - 2017 UFAS 1988 CONSTRUCTED PRIOR TO 1991 AND NOT SUBJECT TO FAIR HOUSING DESIGN GUIDELINES
GREEN STANDARDS:	NATIONAL GREEN BUILDING STANDARDS (NGBS) - SILVER

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

JAMES PAPPAS, AIA
FUSCO, SHAFFER & PAPPAS, INC.
STATE OF MICHIGAN
LICENSE NUMBER #13010-29064

FIRE RESISTANCE RATING REQUIREMENTS

MBC CONSTRUCTION TYPE: 1B

BUILDING ELEMENT	FIRE RATINGS (MBC TABLE 601/602)
PRIMARY STRUCTURAL FRAME	ONE HOUR*
BEARING WALLS:	
EXTERIOR	ONE HOUR*
INTERIOR	ONE HOUR*
NON-BEARING WALLS AND PARTITIONS:	
EXTERIOR	X < 5 - ONE HOUR, 5 ≤ X < 10 - ONE HOUR, 10 ≤ X < 30 - ONE HOUR, X ≥ 30 - ZERO HOUR
INTERIOR	ZERO HOUR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	ONE HOUR*
ROOF CONSTRUCTION AND SECONDARY MEMBERS	ONE HOUR
WALL REQUIREMENTS	**FIRE RATING REQUIREMENTS**
FURNACE ROOMS W/ EQUIPMENT OVER 400,000 BTU/HR	ONE HOUR** (MBC TABLE 509)
BOILER ROOMS W/ EQUIPMENT OVER 15 PSI AND 10 HP	ONE HOUR** (MBC TABLE 509)
LAUNDRY ROOMS > 100 SQFT	ONE HOUR** (MBC TABLE 509)
DWELLING AND SLEEPING UNIT SEPARATION WALLS	ONE HOUR (PER MBC SECTION 420.2, 708)
CORRIDOR WALLS (GROUP R)	ONE HALF HOUR WITH SPRINKLER SYSTEM (PER MBC TABLE 1020.1)
FIREWALLS	3 HOUR (PER MBC TABLE 706.4 - IN TYPE II CONSTR.)
SMOKE BARRIERS	ONE HOUR (PER MBC SECTION 709)
SMOKE PARTITIONS	ZERO HOUR (PER MBC SECTION 710)
EXIT PASSAGEWAYS	2 HOUR (PER MBC SECTION 707.3.4 & 1023.3)
SHAFT ENCLOSURES (> 4 STORIES)	2 HOUR (PER MBC SECTION 707.3.1 & 713.4)
INTERIOR EXIT STAIRWAY (> 4 STORIES)	2 HOUR (PER MBC SECTION 707.3.2 & 1023.1)

* REQUIRED FIRE RESISTANCE RATING REDUCED TO THE MINIMUM FIRE-RESISTANCE RATINGS IN TYPE 1B CONSTRUCTION SHALL BE PERMITTED TO BE REDUCE TO BE REDUCED TO THE FIRE-RESISTANCE RATINGS IN TYPE IIA, IN ACCORDANCE WITH MBC SECTION 403.2.1.1, NOTE #2.

** ONE HOUR OR PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE BUILDING

DEFERRED DOCUMENTS STATEMENT

PLAN REVIEW ITEM NO. AND/OR SPECIFICATION SECTION NO.	DESCRIPTION OF DEFERRED ITEMS THAT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CONTRACTOR TO THE JURISDICTION HAVING AUTHORITY.
DIVISION 21	FIRE SUPPRESSION SYSTEM - MODIFICATIONS
DIVISION 28	FIRE ALARM SYSTEM - MODIFICATIONS

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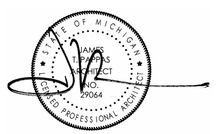

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

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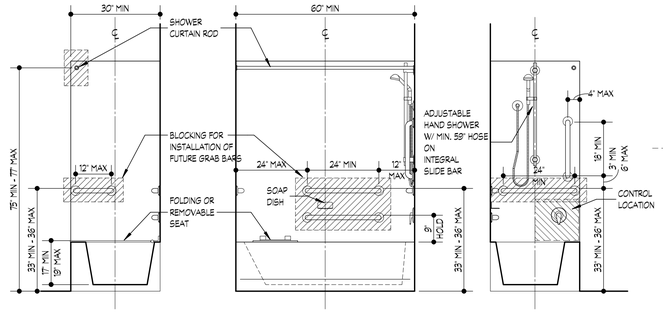
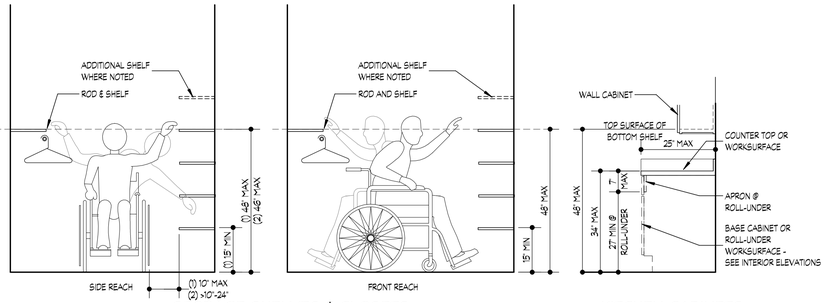
CODE ANALYSIS

DRAWING NUMBER

A.C.001

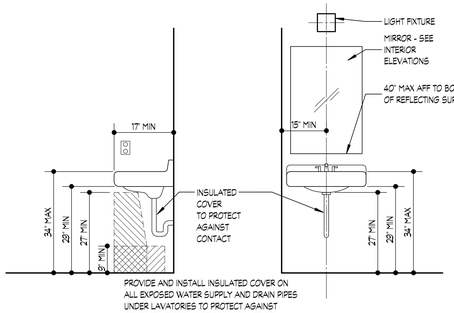


TUB W/ REMOVABLE SEAT

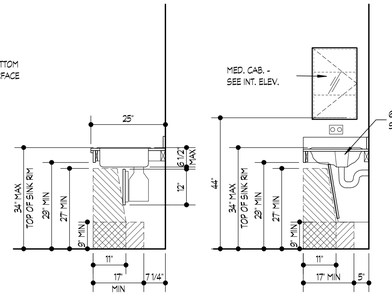


STORAGE SHELVES & CLOSETS

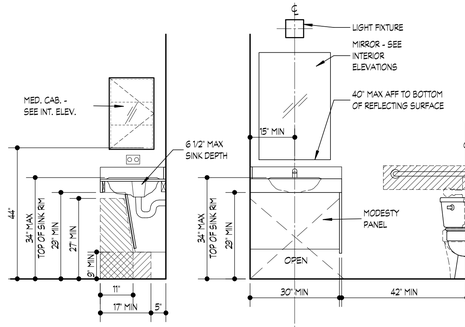
KITCHEN CABINETS



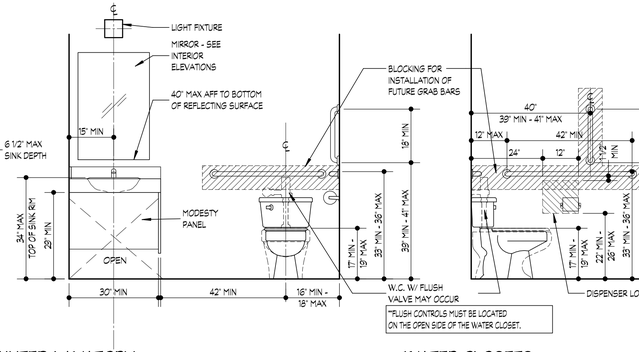
WALL MOUNTED LAVATORY



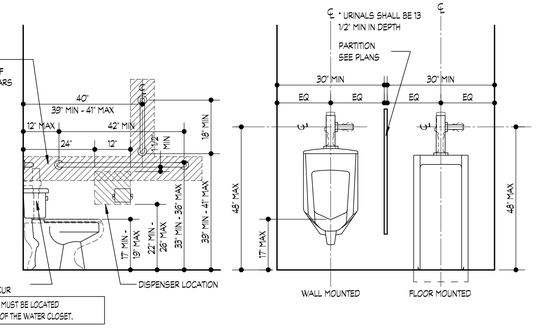
KITCHEN SINK



COUNTERTOP MOUNTED LAVATORY



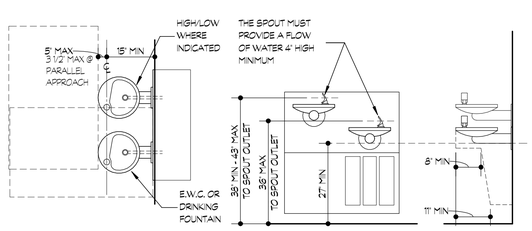
WATER CLOSETS



URINALS

STANDARD BARRIER FREE MOUNTING HEIGHTS

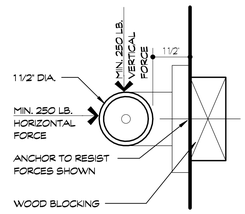
NOTE: PROVIDE BLOCKING BEHIND ALL WALL MOUNTED FIXTURES AND ACCESSORIES. TYPICAL



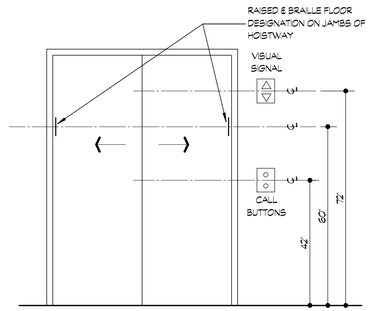
FORWARD & PARALLEL APPROACH

HIGH/ LOW

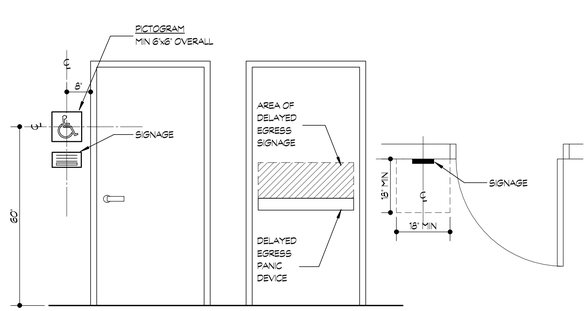
DRINKING FOUNTAINS



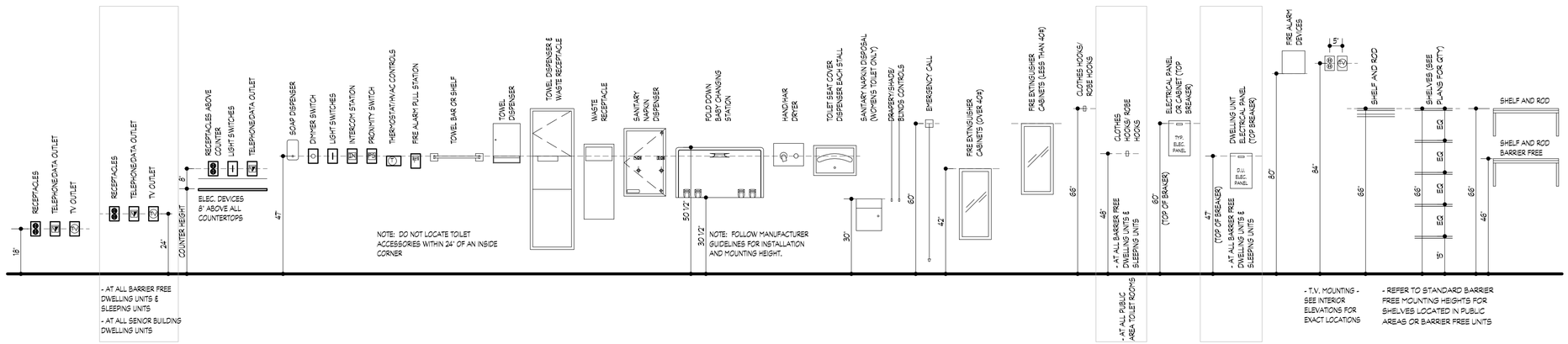
GRAB BARS



ELEVATOR CONTROLS



SIGNAGE



ACCESSORY MOUNTING HEIGHTS

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

GENERAL NOTES FOR LOCATION OF DEVICES

1. WHEN MOUNTING MULTIPLE DEVICES FROM DIFFERENT TRADES IN THE SAME LOCATION (SUCH AS LIGHTING SWITCHES, LOW VOLTAGE, THERMOSTATS, ETC), THEIR ARRANGEMENT MUST BE IN ACCORDANCE WITH THE FOLLOWING:

1.1. LOCATE DEVICES AS SHOWN ON THE ARCHITECTURAL PLANS, ELEVATIONS OR SECTIONS.

1.2. WHEN SHOWN ON MECHANICAL OR ELECTRICAL DRAWINGS, BUT NOT ON ARCHITECTURAL DRAWINGS, DEVICES MUST BE UNIFORMLY AND SYMMETRICALLY MOUNTED, VERTICALLY ALIGN DEVICES MOUNTED AT HEIGHTS INDICATED, UNLESS SEPARATED HORIZONTALLY BY A MINIMUM OF 24".

1.3. DEVICES INSTALLED IN MASONRY OR SURFACES TO RECEIVE WOOD PANELS, WALL COVERING OR SIMILAR MATERIALS MUST BE FLUSH WITH THE FINAL SURFACE MATERIAL.

1.4. IF THE CONTRACTOR HAS ANY DOUBTS REGARDING THE LOCATION OF DEVICES, THE CONTRACTOR MUST CONSULT WITH THE ARCHITECT PRIOR TO ROUGHING-IN.

1.5. AT MULTIPLE SWITCHES, GANG W/ SINGLE COVER PLATE.

2. DEVIATIONS FROM THE ABOVE INSTRUCTIONS WITHOUT PRIOR APPROVAL BY THE ARCHITECT MUST BE CORRECTED BY THE INSTALLING CONTRACTOR, ANY COST, INCLUDING CUTTING & PATCHING, ENTAILED IN THE REMOVAL, RELOCATION, AND REINSTALLATION OF ANY DEVICES WILL BE THE RESPONSIBILITY OF THAT CONTRACTOR.

SIGNAGE AND CONTROLS

SIGNAGE MUST BE MOUNTED ON THE WALL ADJACENT TO LATCH SIDE OF DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNAGE MUST BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT MUST BE 60" A.F.F. TO THE CENTERLINE OF SIGN.

SIGNS CONTAINING TACTILE CHARACTERS MUST HAVE AN 18" MIN. BY 18" MIN. CLEAR FLOOR SPACE, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND A 45 DEGREE OPEN POSITION.

TACTILE EXIT SIGNS: A TACTILE SIGN STATING "EXIT" AND COMPLYING WITH ICC/ANSI A117.1 CHAPTER 7 MUST BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

ACCESSIBLE SIGNAGE: ALL REQUIRED ACCESSIBLE ELEMENTS MUST BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:

1. ACCESSIBLE PARKING SPACES.
2. ACCESSIBLE PASSENGER LOADING ZONES.
3. ACCESSIBLE UNISEX TOILET AND BATHING ROOMS.
4. ACCESSIBLE ENTRANCES WHERE NOT ALL ENTRANCES ARE ACCESSIBLE.
5. ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE.
6. FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS.
7. ACCESSIBLE DRESSING, FITTING AND LOCKER ROOMS WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE.
8. ACCESSIBLE AREAS OF REFUGE.
9. EXTERIOR AREAS FOR ASSISTED RESCUE.

A TACTILE SIGN MUST BE PROVIDED AT ALL LOCATIONS WHERE PICTORIAL SIGNAGE IS USED TO LABEL PERMANENT ROOMS OR SPACES (I.E. RESTROOMS), COMPLYING WITH ICC/ANSI A117.1 CHAPTER 7 AND MUST BE PROVIDED ADJACENT TO EACH DOOR.

AREA OF REFUGE SIGNAGE: A SIGN MUST BE PROVIDED AT EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA, COMPLYING WITH ICC A117.1, STATING "AREA OF REFUGE" INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONALLY, TACTILE SIGNAGE COMPLYING WITH ICC A117.1 MUST BE LOCATED AT EACH DOOR TO AN AREA OF REFUGE.

SIGNAGE OF INSTRUCTIONS AT AREA OF REFUGE: IN AREAS OF REFUGE THAT HAVE A TWO-WAY EMERGENCY COMMUNICATIONS SYSTEM, INSTRUCTIONS ON THE USE OF AREA UNDER EMERGENCY CONDITIONS MUST BE POSTED ADJOINING THE COMMUNICATIONS SYSTEM. THE INSTRUCTIONS MUST INCLUDE ALL OF THE FOLLOWING:

1. PERSONS ABLE TO USE THE EXIT STAIRWAY DO SO AS SOON AS POSSIBLE, UNLESS ASSISTING OTHERS.
2. INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF STAIRS OR SUPERVISED OPERATION OF ELEVATORS AND HOW TO SUMMON SUCH ASSISTANCE.
3. DIRECTIONS FOR USE OF THE TWO-WAY COMMUNICATIONS SYSTEM.

OCCUPANT LOAD SIGNAGE: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY MUST HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED NEAR THE MAIN EXIT.

DELAYED EGRESS SIGNAGE: A SIGN MUST BE PROVIDED ON THE DOOR LOCATED ABOVE AND WITHIN 12' OF THE RELEASE DEVICE STATING, "PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 30 SECONDS".

FIRE RESISTANCE RATING SIGNAGE: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING.

1. SUCH IDENTIFICATION MUST INCLUDE LETTERING NOT LESS THAN 0.5" IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR WORDING.
2. SIGNS MUST BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR /CEILING OR ATTIC SPACES.
3. SIGNS MUST BE REPEATED AT INTERVALS NOT EXCEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

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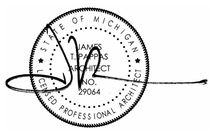
SEAL



JONATHAN ROSE COMPANIES
RENOVATION OF
ZIEGLER PLACE TOWER
30001 ST. MARTINS ST.
LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

TYPICAL ACCESSIBILITY DIAGRAMS

DRAWING NUMBER

A.C.002

COMMON AREA DEMOLITION KEYNOTES: (#)

1. **FLOORING :**
   - A. REMOVE EXISTING FLOORING AND BASE. PATCH, REPAIR AND PREP FOR NEW FLOORING. SEE FINISH SCHEDULE SHEET A.701.
   - B. REMOVE EXISTING CARPET, PADDING AND BASE. PREPARE SUBFLOOR AND WALLS FOR NEW FINISHES AS SPECIFIED.
   - C. REMOVE ALL DAMAGED OR DETERIORATED CONCRETE AT EXISTING COMPACTOR ROOM, PREP FLOOR FOR NEW EPOXY FLOORING.
2. **WALLS :**
   - A. REPAIR, PATCH, AND PREPARE WALLS FOR NEW PAINT FINISH.
   - B. REMOVE EXISTING WALL OR PARTITION WALL. PATCH & REPAIR EXISTING WALLS AND FLOOR EXPOSED BY DEMOLITION TO PREPARE FOR NEW PAINT / FLOORING.
   - C. CAREFULLY, REMOVE EXISTING WALLPAPER. PATCH AND REPAIR ANY WALL DAMAGE INCLUDING HOLES AND CRACKS.
3. **CEILING :**
   - A. REMOVE EXISTING CEILING TILES, EXISTING CEILING GRID TO REMAIN. PATCH, REPAIR, OR REPLACE DAMAGED SECTIONS OF GRID AND PREPARE FOR NEW PAINT.
   - B. REMOVE EXISTING CEILING GRIDS AND CEILING TILE AT FIRST FLOOR INCLUDING PH UNITS, LAUNDRY ROOMS AND KITCHENS AT TYPICAL UNITS.
4. **DOOR(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE DOORS **ONLY** AT LOCATION INDICATED ON OVERALL AND ENLARGED PLANS.
   - B. EXISTING DOORS TO REMAIN UNLESS OTHERWISE NOTED. REPAIR OR REPLACE ANY DAMAGED SECTIONS, PRIME AND PAINT. PROTECT ALL DOOR THAT ARE TO REMAIN DURING CONSTRUCTION.
   - C. REMOVE ALL PATIO DOORS AT BALCONIES.
5. **WINDOW(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE EXISTING WINDOW ASSEMBLY, INCLUDING SASH, GLAZING, FRAME AND HARDWARE. PREPARE OPENING FOR INSTALLATION OF NEW WINDOW.
   - B. REMOVE EXISTING INTERIOR WINDOW AS INDICATED ON PLANS.
6. **EXISTING RESTROOMS:**
   - A. **LAVATORY / VANITY/ WALL MOUNTED SINK:** REMOVE EXISTING LAVATORY OR WALL MOUNTED SINK, FAUCET, AND ALL RELATED ACCESSORIES. DISCONNECT WATER AND SANITARY. REMOVE EXISTING VANITY, COUNTERTOP AND BACK SPLASH.
   - B. **WATER CLOSET / URINALS:** REMOVE EXISTING WATER CLOSET / URINALS, SHUT-OFF VALVE, GASKET AND ALL RELATED ACCESSORIES. MAINTAIN REAR OUTLET AND SANITARY PIPING FOR REPLACEMENT WATER CLOSET WHERE INDICATED ON PLUMBING DRAWINGS. CUT & CAP SANITARY PIPING BELOW GRADE WHERE INDICATED PLUMBING DRAWINGS.
   - C. **BATHROOM ACCESSORIES:** REMOVE EXISTING TOILET PAPER HOLDERS, MIRRORS, PAPER TOWEL DISPENSER, GRAB BARS AND ALL MISCELLANEOUS BATHROOM ACCESSORIES.
   - D. **TOILET PARTITIONS:** REMOVE EXISTING TOILET PARTITIONS.
7. **COMMUNITY KITCHEN / KITCHENETTE:**
   - A. **CABINETS/ COUNTERTOPS :** REMOVE ALL EXISTING BASE CABINETS AND WALL CABINETS. REMOVE ALL EXISTING COUNTERTOPS AND BACK & SIDE SPLASHES
   - B. **KITCHEN PLUMBING FIXTURES:** REMOVE EXISTING SINK, FAUCET, GARBAGE DISPOSAL / DRAIN, AND ALL RELATED ACCESSORIES. DISCONNECT WATER, SANITARY, AND ELECTRIC.
   - C. **REFRIGERATORS:** REMOVE EXISTING REFRIGERATOR.
   - D. **RANGE(S) / RANGE HOOD:** REMOVE EXISTING RANGE AND RANGE HOOD.
   - E. **DISHWASHER:** REMOVE EXISTING DISHWASHER.
8. **MAIL BOXES:** REMOVE EXISTING MAIL BOXES.
9. **COMPACTOR:** REMOVE EXISTING COMPACTOR.
10. **PACKAGED TERMINAL AIR CONDITIONER:** REMOVE EXISTING PTAC AS INDICATED ON THE DEMOLITION PLANS, SEE MECHANICAL DRAWINGS.
11. **LIGHTING FIXTURES:**
    - A. CAREFULLY REMOVE AND SAVE EXISTING LIGHTING FIXTURES AND PREPARE FOR NEW / REMOUNTING, REFER TO ELECTRICAL DRAWINGS.
    - B. EXISTING LIGHT FIXTURES TO REMAIN UNLESS OTHERWISE NOTED. IF EXISTING FIXTURES ARE NOT LED, REMOVE AND REPLACE WITH NEW LED LIGHT FIXTURES.
12. **COMMUNITY LAUNDRY:**
    - A. REMOVE EXISTING WALL MOUNTED LAUNDRY TUB, FAUCET, DRAIN, AND ALL RELATED ACCESSORIES. DISCONNECT WATER AND SANITARY AND PREP FOR NEW FIXTURE - SEE PLUMBING DRAWINGS.

DEMOLITION GENERAL NOTES:

1. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE DEMOLITION AND/OR CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.
2. PROVIDE TEMPORARY PROTECTION AT ALL EXISTING EXTERIOR WINDOW, DOOR, WALL, AND ROOF OPENINGS FROM WEATHER AND VANDALISM. WEATHER SEAL FOR PROTECTION DURING CONSTRUCTION PROCESS. TEMPORARY CONSTRUCTION MUST BE WATER TIGHT AND VANDAL RESISTANT TO PREVENT ANY DAMAGE OR VANDALISM TO EXISTING INTERIOR SPACE.
3. CONTINUOUSLY MAINTAIN TEMPORARY MEANS OF EGRESS CONTRACTOR TO COORDINATE WITH ARCHITECT AND G.C.
4. ALL DEMOLITION WORK REQUIRED ON THE EXISTING BUILDING AS CALLED FOR ON THE DRAWINGS TO ACCOMMODATE THE RENOVATION WORK. ALL EXISTING CONSTRUCTION TO REMAIN U.N.O.
5. CAP, PATCH AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND/OR ELECTRICAL ITEMS ARE REMOVED AS A RESULT OF THE DEMOLITION OPERATIONS.
6. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO OWNERS APPROVAL. ALL EFFORTS SHALL BE MADE TO AVOID DAMAGE TO EXISTING STRUCTURE. ANY DAMAGED PORTIONS OF EXISTING STRUCTURE TO REMAIN DAMAGE CAUSED DURING DEMOLITION SHALL BE REPAIRED BY THE SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION. X-RAY CONCRETE WALLS, FLOOR, AND ROOF SLABS WHERE NEW PENETRATIONS ARE REQUIRED PRIOR TO CUTTING, CORING OR DRILLING.
7. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING SEWERS, DRAINS, ETC. IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK, ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.
8. EXISTING FINISH FLOORING AND BASE TO BE REMOVED WITHIN WORK AREA AS NOTED. PATCH, REPAIR, FILL DAMAGED CONCRETE SUBFLOOR AND PREPARE FOR NEW FINISH.
9. ALL EXISTING WALLS, FLOORS AND CEILINGS WITHIN WORK AREA THAT WILL REMAIN SHALL BE SCRAPED AND/OR SANDED, PATCHED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES, U.N.O.
10. REMOVE DOORS, FRAMES, WALLS, FLOOR COVERING, CEILING TREATMENTS, ETC., AS INDICATED ON THE DRAWINGS. U.N.O.
11. REMOVE EXISTING CABINETS, CASEWORK AND BUILT-IN EQUIPMENT AS INDICATED ON THE DRAWINGS.
12. WHERE MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED FASTENERS, ANCHORS, HANGERS ETC. PATCH AND REPAIR DAMAGED CONSTRUCTION TO MATCH EXISTING AFTER REMOVAL WORK IS COMPLETE, INCLUDING INFILL OF OPENINGS IN RATED WALLS AS NOTED.
13. REMOVE AND RELOCATE MECHANICAL AND ELECTRICAL ITEMS AS INDICATED, INCLUDING BUT NOT LIMITED TO PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING DEVICES, PANELS AND ACCESSORIES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL DEMOLITION INFORMATION.
14. REFER TO DEMOLITION SECTION IN THE SPECIFICATION FOR FURTHER INFORMATION PRIOR TO THE START OF DEMOLITION.
15. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL AND PLUMBING DEMOLITION INFORMATION.
16. UNLESS NOTED OTHERWISE, REFER TO SHEETS A.D.101, A.D.102, & A.D.501, AND UNIT DEMOLITION SHEETS A.D.511 - A.D.512 FOR DEMOLITION NOTES.
17. REFER TO SPECIFICATION SECTION 01 74 19 FOR CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL REQUIREMENTS.

EXISTING CONSTRUCTION NOTES:

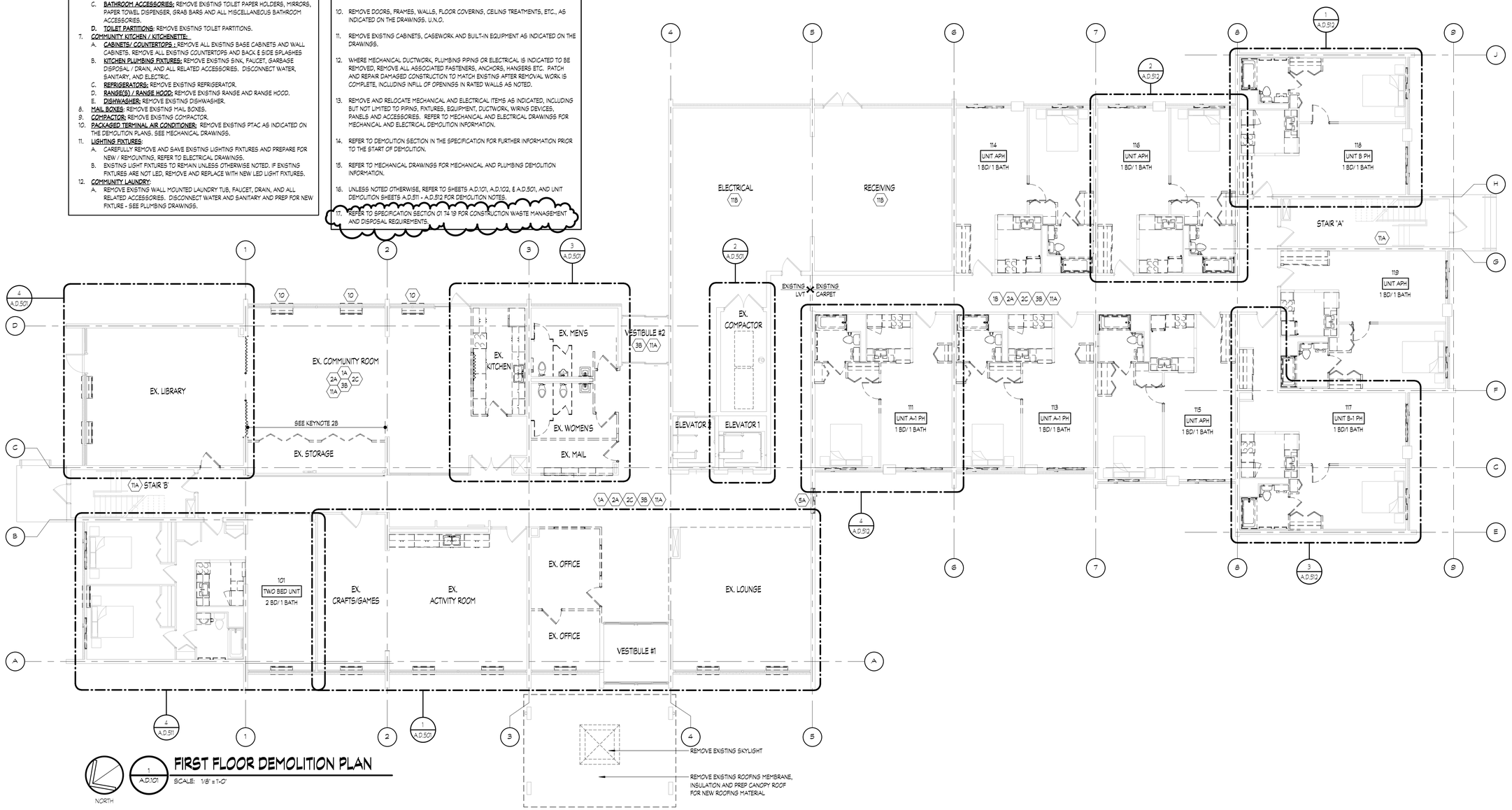
1. CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ALL EXISTING CONDITIONS. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTION OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. VERIFY ALL CONDITIONS COVERING OR AFFECTING THE STRUCTURAL WORK; OBTAIN AND VERIFY ALL DIMENSIONS AND ELEVATIONS TO ENSURE THE PROPER STRENGTH, FIT AND LOCATION OF THE STRUCTURAL WORK; REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. ALL DISCREPANCIES SHALL BE FULLY RESOLVED PRIOR TO COMMENCING WORK.
3. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED, WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AND TO THE SATISFACTION OF THE ARCHITECT.
4. WHERE THE EXISTING CONSTRUCTION IS TO BE ALTERED, OR OTHERWISE DISTURBED, PROVIDE TEMPORARY AND/OR PERMANENT BRACING AND SHORING AS MAY BE REQUIRED BEFORE AND DURING OPERATIONS AND UNTIL THE WORK IS SAFELY COMPLETED AND NO LONGER NEEDS SHORING.
5. EACH CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC. (TEMPORARY AND/OR PERMANENT), OR BOTH NEW AND EXISTING CONSTRUCTION TO ENSURE THE SAFE INSTALLATION OF THE NEW CONSTRUCTION AND EQUIPMENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
7. PROVIDE FIRE WATCH DURING FIELD CUTTING AND WELDING OPERATIONS, MEETING THE OWNER'S AND FIRE MARSHALL'S REQUIREMENTS.
8. CONTRACTOR TO COORDINATE WORK WITH THE OWNER'S PERSONNEL TO AVOID ANY INTERFERENCE IN THE OPERATIONS.
9. CONTRACTOR TO COORDINATE ALL REPAIR, REPLACEMENT, AND/OR CLEANING OF ALL EXISTING MASONRY, E.F.I.S, STONE, OR PRECAST CONCRETE WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN	REMOVE EXISTING WALL AND/ OR CONSTRUCTION
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO NEW WORK PLANS AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.



FIRST FLOOR DEMOLITION PLAN

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

NORTH

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SEAL

STATE OF MICHIGAN — JASON E. KOPPS — LICENSED ARCHITECT — NO. 39064 — REGISTERED ARCHITECT

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.29.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

FIRST FLOOR DEMOLITION PLAN

DRAWING NUMBER

A.D.101

COMMON AREA DEMOLITION KEYNOTES: (#)

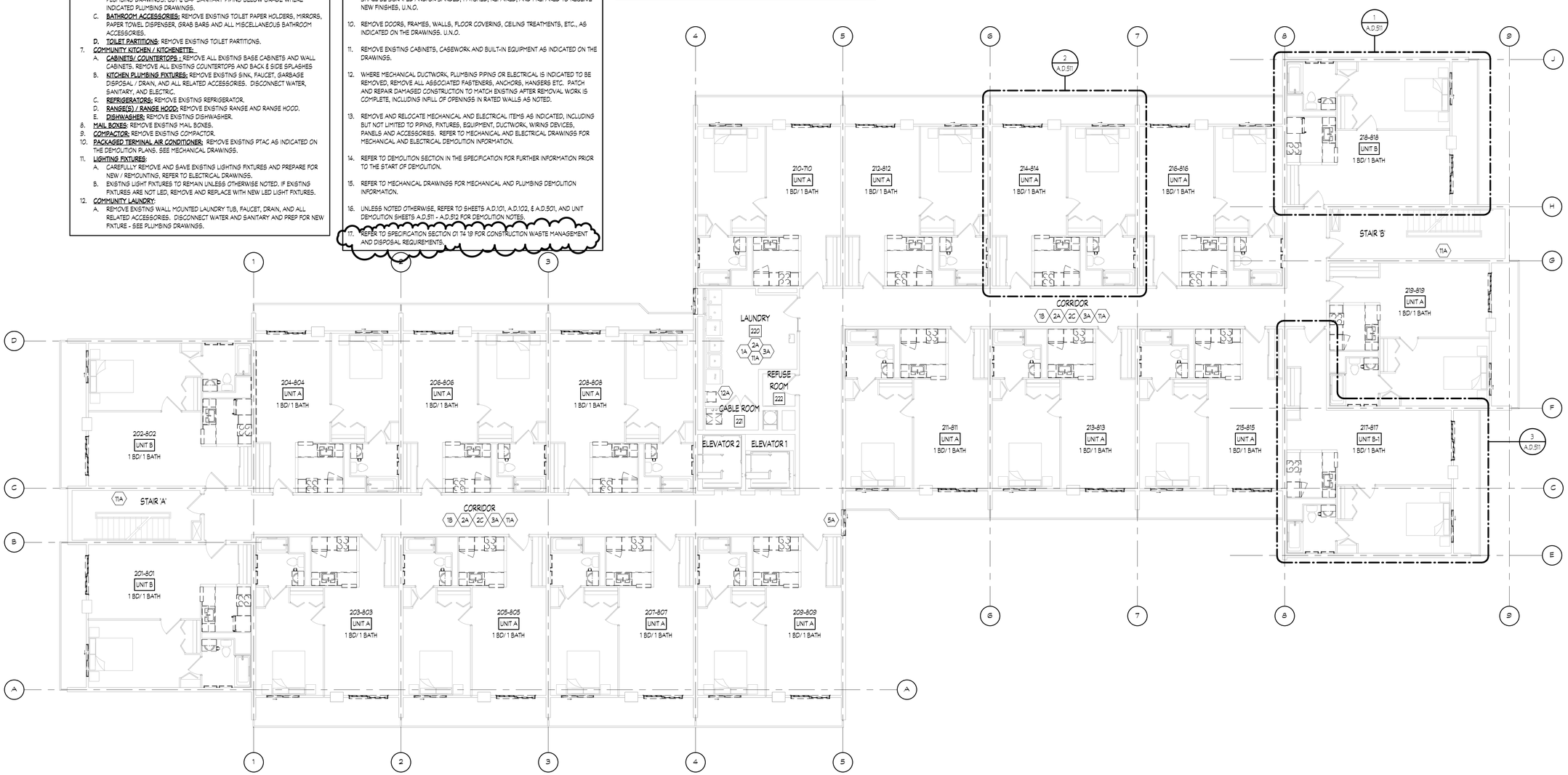
1. **FLOORING :**
   - A. REMOVE EXISTING FLOORING AND BASE. PATCH, REPAIR AND PREP FOR NEW FLOORING. SEE FINISH SCHEDULE SHEET A.701.
   - B. REMOVE EXISTING CARPET, PADDING AND BASE. PREPARE SUBFLOOR AND WALLS FOR NEW FINISHES AS SPECIFIED.
   - C. REMOVE ALL DAMAGED OR DETERIORATED CONCRETE AT EXISTING COMPACTOR ROOM, PREP FLOOR FOR NEW EPOXY FLOORING.
2. **WALLS :**
   - A. REPAIR, PATCH, AND PREPARE WALLS FOR NEW PAINT FINISH.
   - B. REMOVE EXISTING WALL OR PARTITION WALL. PATCH & REPAIR EXISTING WALLS AND FLOOR EXPOSED BY DEMOLITION TO PREPARE FOR NEW PAINT / FLOORING.
   - C. CAREFULLY, REMOVE EXISTING WALLPAPER, PATCH AND REPAIR ANY WALL DAMAGE INCLUDING HOLES AND CRACKS.
3. **CEILING :**
   - A. REMOVE EXISTING CEILING TILES, EXISTING CEILING GRID TO REMAIN. PATCH, REPAIR, OR REPLACE DAMAGED SECTIONS OF GRID AND PREPARE FOR NEW PAINT.
   - B. REMOVE EXISTING CEILING GRIDS AND CEILING TILE AT FIRST FLOOR INCLUDING PH UNITS, LAUNDRY ROOMS AND KITCHENS AT TYPICAL UNITS.
4. **DOOR(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE DOORS **ONLY** AT LOCATION INDICATED ON OVERALL AND ENLARGED PLANS.
   - B. EXISTING DOORS TO REMAIN UNLESS OTHERWISE NOTED. REPAIR OR REPLACE ANY DAMAGED SECTIONS, PRIME AND PAINT. PROTECT ALL DOOR THAT ARE TO REMAIN DURING CONSTRUCTION.
   - C. REMOVE ALL PATIO DOORS AT BALCONIES.
5. **WINDOW(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE EXISTING WINDOW ASSEMBLY, INCLUDING SASH, GLAZING, FRAME AND HARDWARE. PREPARE OPENING FOR INSTALLATION OF NEW WINDOW.
   - B. REMOVE EXISTING INTERIOR WINDOW AS INDICATED ON PLANS.
6. **EXISTING RESTROOMS:**
   - A. **LAVATORY / VANITY/ WALL MOUNTED SINK:** REMOVE EXISTING LAVATORY OR WALL MOUNTED SINK, FAUCET, AND ALL RELATED ACCESSORIES. DISCONNECT WATER AND SANITARY. REMOVE EXISTING VANITY, COUNTERTOP AND BACK SPLASH.
   - B. **WATER CLOSET / URINALS:** REMOVE EXISTING WATER CLOSET / URINALS, SHUT-OFF VALVE, GASKET AND ALL RELATED ACCESSORIES. MAINTAIN REAR OUTLET AND SANITARY PIPING FOR REPLACEMENT WATER CLOSET WHERE INDICATED ON PLUMBING DRAWINGS. CUT & CAP SANITARY PIPING BELOW GRADE WHERE INDICATED PLUMBING DRAWINGS.
   - C. **BATHROOM ACCESSORIES:** REMOVE EXISTING TOILET PAPER HOLDERS, MIRRORS, PAPER TOWEL DISPENSER, GRAB BARS AND ALL MISCELLANEOUS BATHROOM ACCESSORIES.
   - D. **TOILET PARTITIONS:** REMOVE EXISTING TOILET PARTITIONS.
7. **COMMUNITY KITCHEN / KITCHENETTE:**
   - A. **CABINETS/ COUNTERTOPS :** REMOVE ALL EXISTING BASE CABINETS AND WALL CABINETS. REMOVE ALL EXISTING COUNTERTOPS AND BACK & SIDE SPLASHES
   - B. **KITCHEN PLUMBING FIXTURES:** REMOVE EXISTING SINK, FAUCET, GARBAGE DISPOSAL / DRAIN, AND ALL RELATED ACCESSORIES. DISCONNECT WATER, SANITARY, AND ELECTRIC.
   - C. **REFRIGERATORS:** REMOVE EXISTING REFRIGERATOR.
   - D. **RANGE(S) / RANGE HOOD:** REMOVE EXISTING RANGE AND RANGE HOOD.
   - E. **DISHWASHER:** REMOVE EXISTING DISHWASHER.
8. **MAIL BOXES:** REMOVE EXISTING MAIL BOXES.
9. **COMPACTOR:** REMOVE EXISTING COMPACTOR.
10. **PACKAGED TERMINAL AIR CONDITIONER:** REMOVE EXISTING PTAC AS INDICATED ON THE DEMOLITION PLANS, SEE MECHANICAL DRAWINGS.
11. **LIGHTING FIXTURES:**
    - A. CAREFULLY REMOVE AND SAVE EXISTING LIGHTING FIXTURES AND PREPARE FOR NEW / REMOUNTING, REFER TO ELECTRICAL DRAWINGS.
    - B. EXISTING LIGHT FIXTURES TO REMAIN UNLESS OTHERWISE NOTED. IF EXISTING FIXTURES ARE NOT LED, REMOVE AND REPLACE WITH NEW LED LIGHT FIXTURES.
12. **COMMUNITY LAUNDRY:**
    - A. REMOVE EXISTING WALL MOUNTED LAUNDRY TUB, FAUCET, DRAIN, AND ALL RELATED ACCESSORIES. DISCONNECT WATER AND SANITARY AND PREP FOR NEW FIXTURE - SEE PLUMBING DRAWINGS.

DEMOLITION GENERAL NOTES:

1. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE DEMOLITION AND/OR CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.
2. PROVIDE TEMPORARY PROTECTION AT ALL EXISTING EXTERIOR WINDOW, DOOR, WALL, AND ROOF OPENINGS FROM WEATHER AND VANDALISM. WEATHER SEAL FOR PROTECTION DURING CONSTRUCTION PROCESS. TEMPORARY CONSTRUCTION MUST BE WATER TIGHT AND VANDAL RESISTANT TO PREVENT ANY DAMAGE OR VANDALISM TO EXISTING INTERIOR SPACE.
3. CONTINUOUSLY MAINTAIN TEMPORARY MEANS OF EGRESS CONTRACTOR TO COORDINATE WITH ARCHITECT AND G.C.
4. ALL DEMOLITION WORK REQUIRED ON THE EXISTING BUILDING AS CALLED FOR ON THE DRAWINGS TO ACCOMMODATE THE RENOVATION WORK. ALL EXISTING CONSTRUCTION TO REMAIN U.N.O.
5. CAP, PATCH AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND/OR ELECTRICAL ITEMS ARE REMOVED AS A RESULT OF THE DEMOLITION OPERATIONS.
6. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO OWNERS APPROVAL. ALL DISSIMILAR SURFACES ADJACENT TO AREAS DISTURBED BY DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE PATCHED AND REPAIRED. EXISTING PORTIONS OF EXISTING STRUCTURE TO REMAIN DAMAGED DURING DEMOLITION SHALL BE REPAIRED BY THE SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION. X-RAY CONCRETE WALLS, FLOOR, AND ROOF SLABS WHERE NEW PENETRATIONS ARE REQUIRED PRIOR TO CUTTING, CORING OR DRILLING.
7. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING SEWERS, DRAINS, ETC. IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK, ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.
8. EXISTING FINISH FLOORING AND BASE TO BE REMOVED WITHIN WORK AREA AS NOTED. PATCH, REPAIR, FILL DAMAGED CONCRETE SUBFLOOR AND PREPARE FOR NEW FINISH.
9. ALL EXISTING WALLS, FLOORS AND CEILINGS WITHIN WORK AREA THAT WILL REMAIN SHALL BE SCRAPED AND/OR SANDED, PATCHED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES, U.N.O.
10. REMOVE DOORS, FRAMES, WALLS, FLOOR COVERING, CEILING TREATMENTS, ETC., AS INDICATED ON THE DRAWINGS, U.N.O.
11. REMOVE EXISTING CABINETS, CASEWORK AND BUILT-IN EQUIPMENT AS INDICATED ON THE DRAWINGS.
12. WHERE MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED FASTENERS, ANCHORS, HANGERS ETC. PATCH AND REPAIR DAMAGED CONSTRUCTION TO MATCH EXISTING AFTER REMOVAL WORK IS COMPLETE, INCLUDING INFILL OF OPENINGS IN RATED WALLS AS NOTED.
13. REMOVE AND RELOCATE MECHANICAL AND ELECTRICAL ITEMS AS INDICATED, INCLUDING BUT NOT LIMITED TO PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING DEVICES, PANELS AND ACCESSORIES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL DEMOLITION INFORMATION.
14. REFER TO DEMOLITION SECTION IN THE SPECIFICATION FOR FURTHER INFORMATION PRIOR TO THE START OF DEMOLITION.
15. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL AND PLUMBING DEMOLITION INFORMATION.
16. UNLESS NOTED OTHERWISE, REFER TO SHEETS A.D.101, A.D.102, & A.D.501, AND UNIT DEMOLITION SHEETS A.D.511 - A.D.512 FOR DEMOLITION NOTES.
17. REFER TO SPECIFICATION SECTION 01 74 19 FOR CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL REQUIREMENTS.

EXISTING CONSTRUCTION NOTES:

1. CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ALL EXISTING CONDITIONS. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTION OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. VERIFY ALL CONDITIONS COVERING OR AFFECTING THE STRUCTURAL WORK; OBTAIN AND VERIFY ALL DIMENSIONS AND ELEVATIONS TO ENSURE THE PROPER STRENGTH, FIT AND LOCATION OF THE STRUCTURAL WORK; REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. ALL DISCREPANCIES SHALL BE FULLY RESOLVED PRIOR TO COMMENCING WORK.
3. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED, WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AND TO THE SATISFACTION OF THE ARCHITECT.
4. WHERE THE EXISTING CONSTRUCTION IS TO BE ALTERED, OR OTHERWISE DISTURBED, PROVIDE TEMPORARY AND/OR PERMANENT BRACING AND SHORING AS MAY BE REQUIRED BEFORE AND DURING OPERATIONS AND UNTIL THE WORK IS SAFELY COMPLETED AND NO LONGER NEEDS SHORING.
5. EACH CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC. (TEMPORARY AND/OR PERMANENT) OR BOTH NEW AND EXISTING CONSTRUCTION TO ENSURE THE SAFE INSTALLATION OF THE NEW CONSTRUCTION AND EQUIPMENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
7. PROVIDE FIRE WATCH DURING FIELD CUTTING AND WELDING OPERATIONS, MEETING THE OWNER'S AND FIRE MARSHALL'S REQUIREMENTS.
8. CONTRACTOR TO COORDINATE WORK WITH THE OWNER'S PERSONNEL TO AVOID ANY INTERFERENCE IN THE OPERATIONS.
9. CONTRACTOR TO COORDINATE ALL REPAIR, REPLACEMENT, AND/OR CLEANING OF ALL EXISTING MASONRY, E.F.I.S, STONE, OR PRECAST CONCRETE WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.



SECOND - EIGHTH FLOOR DEMOLITION PLAN

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

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN	REMOVE EXISTING WALL AND/ OR CONSTRUCTION
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO NEW WORK PLANS AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

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SEAL

STATE OF MICHIGAN — JASON T. KOSCIELNIAK — LICENSED PROFESSIONAL ARCHITECT — NO. 39064

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

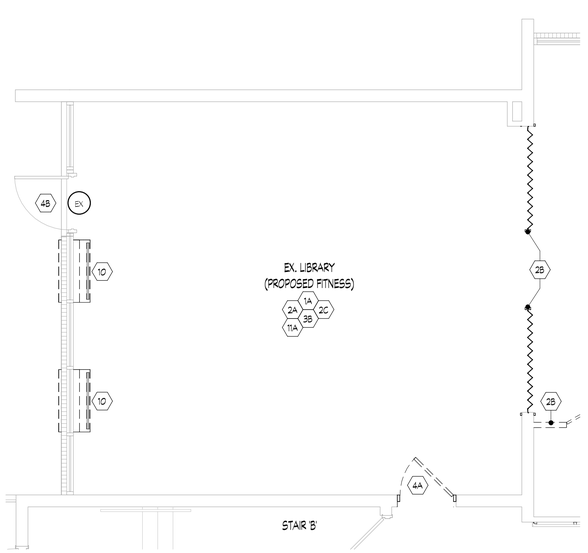
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

SECOND - EIGHTH FLOOR DEMOLITION PLAN

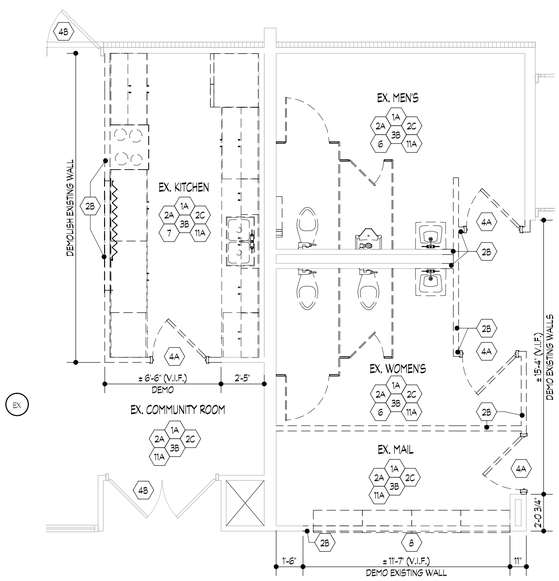
DRAWING NUMBER

A.D.102



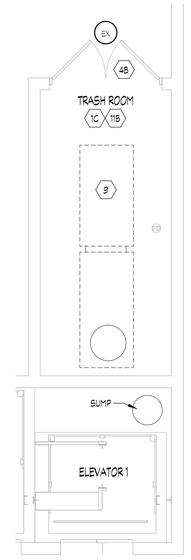
4 A.D.501 PROPOSED FITNESS DEMOLITION PLAN

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



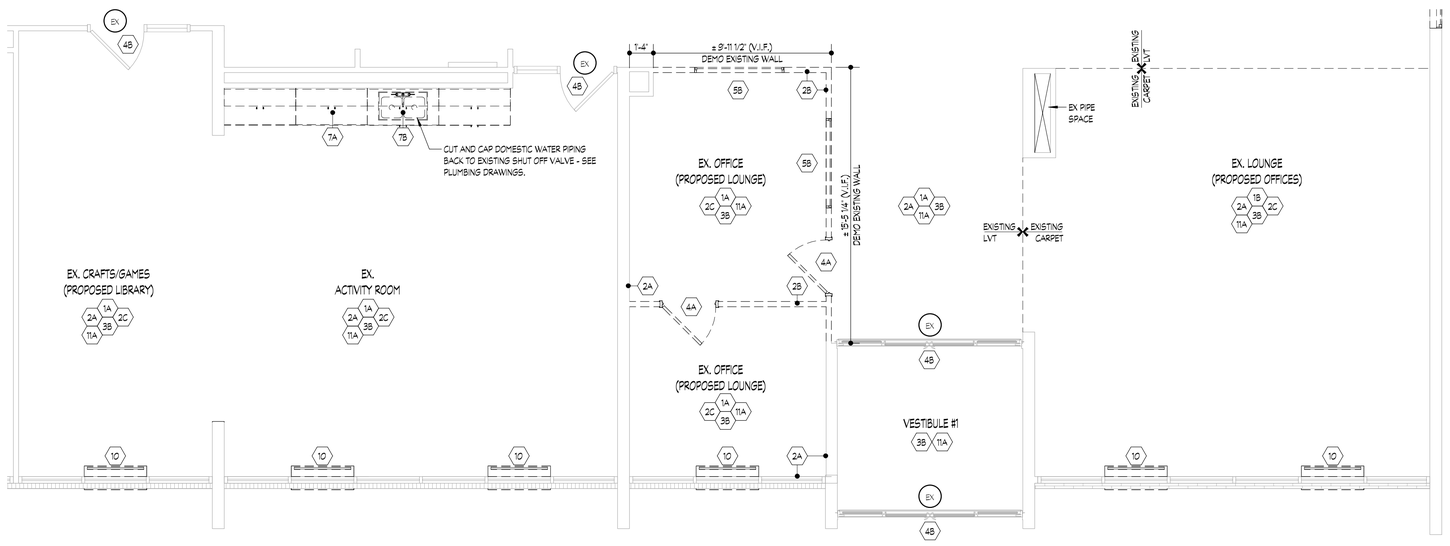
3 A.D.501 COMMUNITY KITCHEN, RESTROOMS, AND MAILROOM DEMOLITION PLAN

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



2 A.D.501 ENLARGED CORE - FIRST FLOOR DEMOLITION PLAN

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



1 A.D.501 PROPOSED LIBRARY, ACTIVITY ROOM, LOUNGE, AND OFFICE DEMOLITION PLAN

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

COMMON AREA DEMOLITION KEYNOTES: (#)

1. **FLOORING :**
   - A. REMOVE EXISTING FLOORING AND BASE. PATCH, REPAIR AND PREP FOR NEW FLOORING. SEE FINISH SCHEDULE SHEET A.701.
   - B. REMOVE EXISTING CARPET, PADDING AND BASE. PREPARE SUBFLOOR AND WALLS FOR NEW FINISHES AS SPECIFIED.
   - C. REMOVE ALL DAMAGED OR DETERIORATED CONCRETE AT EXISTING COMPACTOR ROOM, PREP FLOOR FOR NEW EPOXY FLOORING.
2. **WALLS :**
   - A. REPAIR, PATCH, AND PREPARE WALLS FOR NEW PAINT FINISH.
   - B. REMOVE EXISTING WALL OR PARTITION WALL. PATCH & REPAIR EXISTING WALLS AND FLOOR EXPOSED BY DEMOLITION TO PREPARE FOR NEW PAINT / FLOORING.
   - C. CAREFULLY, REMOVE EXISTING WALLPAPER, PATCH AND REPAIR ANY WALL DAMAGE INCLUDING HOLES AND CRACKS.
3. **CEILING :**
   - A. REMOVE EXISTING CEILING TILES, EXISTING CEILING GRID TO REMAIN. PATCH, REPAIR, OR REPLACE DAMAGED SECTIONS OF GRID AND PREPARE FOR NEW PAINT.
   - B. REMOVE EXISTING CEILING GRIDS AND CEILING TILE AT FIRST FLOOR INCLUDING PH UNITS, LAUNDRY ROOMS AND KITCHENS AT TYPICAL UNITS.
4. **DOOR(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE DOORS **ONLY** AT LOCATION INDICATED ON OVERALL AND ENLARGED PLANS.
   - B. EXISTING DOORS TO REMAIN UNLESS OTHERWISE NOTED. REPAIR OR REPLACE ANY DAMAGED SECTIONS, PRIME AND PAINT. PROTECT ALL DOOR THAT ARE TO REMAIN DURING CONSTRUCTION.
   - C. REMOVE ALL PATIO DOORS AT BALCONIES.
5. **WINDOW(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE EXISTING WINDOW ASSEMBLY, INCLUDING SASH, GLAZING, FRAME AND HARDWARE. PREPARE OPENING FOR INSTALLATION OF NEW WINDOW.
   - B. REMOVE EXISTING INTERIOR WINDOW AS INDICATED ON PLANS.
6. **EXISTING RESTROOMS:**
   - A. **LAVATORY / VANITY/ WALL MOUNTED SINK:** REMOVE EXISTING LAVATORY OR WALL MOUNTED SINK, FAUCET, AND ALL RELATED ACCESSORIES. DISCONNECT WATER AND SANITARY. REMOVE EXISTING VANITY, COUNTERTOP AND BACK SPLASH.
   - B. **WATER CLOSET / URINALS:** REMOVE EXISTING WATER CLOSET / URINALS, SHUT-OFF VALVE, GASKET AND ALL RELATED ACCESSORIES. MAINTAIN REAR OUTLET AND SANITARY PIPING FOR REPLACEMENT WATER CLOSET WHERE INDICATED ON PLUMBING DRAWINGS. CUT & CAP SANITARY PIPING BELOW GRADE WHERE INDICATED PLUMBING DRAWINGS.
   - C. **BATHROOM ACCESSORIES:** REMOVE EXISTING TOILET PAPER HOLDERS, MIRRORS, PAPER TOWEL DISPENSER, GRAB BARS AND ALL MISCELLANEOUS BATHROOM ACCESSORIES.
   - D. **TOILET PARTITIONS:** REMOVE EXISTING TOILET PARTITIONS.
7. **COMMUNITY KITCHEN / KITCHENETTE:**
   - A. **CABINETS/ COUNTERTOPS :** REMOVE ALL EXISTING BASE CABINETS AND WALL CABINETS. REMOVE ALL EXISTING COUNTERTOPS AND BACK & SIDE SPLASHES
   - B. **KITCHEN PLUMBING FIXTURES:** REMOVE EXISTING SINK, FAUCET, GARBAGE DISPOSAL / DRAIN, AND ALL RELATED ACCESSORIES. DISCONNECT WATER, SANITARY, AND ELECTRIC.
   - C. **REFRIGERATORS:** REMOVE EXISTING REFRIGERATOR.
   - D. **RANGE(S) / RANGE HOOD:** REMOVE EXISTING RANGE AND RANGE HOOD.
   - E. **DISHWASHER:** REMOVE EXISTING DISHWASHER.
8. **MAIL BOXES:** REMOVE EXISTING MAIL BOXES.
9. **COMPACTOR:** REMOVE EXISTING COMPACTOR.
10. **PACKAGED TERMINAL AIR CONDITIONER:** REMOVE EXISTING PTAC AS INDICATED ON THE DEMOLITION PLANS. SEE MECHANICAL DRAWINGS.
11. **LIGHTING FIXTURES:**
    - A. CAREFULLY REMOVE AND SAVE EXISTING LIGHTING FIXTURES AND PREPARE FOR NEW / REMOUNTING, REFER TO ELECTRICAL DRAWINGS.
    - B. EXISTING LIGHT FIXTURES TO REMAIN UNLESS OTHERWISE NOTED. IF EXISTING FIXTURES ARE NOT LED, REMOVE AND REPLACE WITH NEW LED LIGHT FIXTURES.
12. **COMMUNITY LAUNDRY:**
    - A. REMOVE EXISTING WALL MOUNTED LAUNDRY TUB, FAUCET, DRAIN, AND ALL RELATED ACCESSORIES. DISCONNECT WATER AND SANITARY AND PREP FOR NEW FIXTURE - SEE PLUMBING DRAWINGS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

DEMOLITION WALL LEGEND:

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EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
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*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO NEW WORK PLANS AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

EXISTING CONSTRUCTION NOTES:

1. CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ALL EXISTING CONDITIONS. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTION OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. VERIFY ALL CONDITIONS COVERING OR AFFECTING THE STRUCTURAL WORK; OBTAIN AND VERIFY ALL DIMENSIONS AND ELEVATIONS TO ENSURE THE PROPER STRENGTH, FIT AND LOCATION OF THE STRUCTURAL WORK; REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. ALL DISCREPANCIES SHALL BE FULLY RESOLVED PRIOR TO COMMENCING WORK.
3. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AND TO THE SATISFACTION OF THE ARCHITECT.
4. WHERE THE EXISTING CONSTRUCTION IS TO BE ALTERED, OR OTHERWISE DISTURBED, PROVIDE TEMPORARY AND/OR PERMANENT BRACING AND SHORING AS MAY BE REQUIRED BEFORE AND DURING OPERATIONS AND UNTIL THE WORK IS SAFELY COMPLETED AND NO LONGER NEEDS SHORING.
5. EACH CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC. (TEMPORARY AND/OR PERMANENT) OR BOTH NEW AND EXISTING CONSTRUCTION TO ENSURE THE SAFE INSTALLATION OF THE NEW CONSTRUCTION AND EQUIPMENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
7. PROVIDE FIRE WATCH DURING FIELD CUTTING AND WELDING OPERATIONS, MEETING THE OWNER'S AND FIRE MARSHALL'S REQUIREMENTS.
8. CONTRACTOR TO COORDINATE WORK WITH THE OWNER'S PERSONNEL TO AVOID ANY INTERFERENCE IN THE OPERATIONS.
9. CONTRACTOR TO COORDINATE ALL REPAIR, REPLACEMENT, AND/OR CLEANING OF ALL EXISTING MASONRY, E.F.I.S, STONE, OR PRECAST CONCRETE WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

DEMOLITION GENERAL NOTES:

1. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE DEMOLITION AND/OR CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.
2. PROVIDE TEMPORARY PROTECTION AT ALL EXISTING EXTERIOR WINDOW, DOOR, WALL, AND ROOF OPENINGS FROM WEATHER AND VANDALISM. WEATHER SEAL FOR PROTECTION DURING CONSTRUCTION PROCESS. TEMPORARY CONSTRUCTION MUST BE WATER TIGHT AND VANDAL RESISTANT TO PREVENT ANY DAMAGE OR VANDALISM TO EXISTING INTERIOR SPACE.
3. CONTINUOUSLY MAINTAIN TEMPORARY MEANS OF EGRESS CONTRACTOR TO COORDINATE WITH ARCHITECT AND G.C.
4. ALL DEMOLITION WORK REQUIRED ON THE EXISTING BUILDING AS CALLED FOR ON THE DRAWINGS TO ACCOMMODATE THE RENOVATION WORK. ALL EXISTING CONSTRUCTION TO REMAIN U.N.O.
5. CAP, PATCH AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND/OR ELECTRICAL ITEMS ARE REMOVED AS A RESULT OF THE DEMOLITION OPERATIONS.
6. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO OWNER'S APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING SHOCK OR VIBRATION TO PORTIONS OF EXISTING STRUCTURE TO REMAIN. DAMAGE CAUSED DURING DEMOLITION SHALL BE REPAIRED BY THE SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY DISCREPANCIES FOUND WITH THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION. X-RAY CONCRETE WALLS, FLOOR, AND ROOF SLABS WHERE NEW PENETRATIONS ARE REQUIRED PRIOR TO CUTTING, CORING OR DRILLING.
7. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING SEWERS, DRAINS, ETC. IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK, ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.
8. EXISTING FINISH FLOORING AND BASE TO BE REMOVED WITHIN WORK AREA AS NOTED. PATCH, REPAIR, FILL DAMAGED CONCRETE SUBFLOOR AND PREPARE FOR NEW FINISH.
9. ALL EXISTING WALLS, FLOORS AND CEILINGS WITHIN WORK AREA THAT WILL REMAIN SHALL BE SCRAPED AND/OR SANDED, PATCHED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES, U.N.O.
10. REMOVE DOORS, FRAMES, WALLS, FLOOR COVERING, CEILING TREATMENTS, ETC., AS INDICATED ON THE DRAWINGS. U.N.O.
11. REMOVE EXISTING CABINETS, CASEWORK AND BUILT-IN EQUIPMENT AS INDICATED ON THE DRAWINGS.
12. WHERE MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED FASTENERS, ANCHORS, HANGERS ETC. PATCH AND REPAIR DAMAGED CONSTRUCTION TO MATCH EXISTING AFTER REMOVAL WORK IS COMPLETE, INCLUDING INFILL OF OPENINGS IN RATED WALLS AS NOTED.
13. REMOVE AND RELOCATE MECHANICAL AND ELECTRICAL ITEMS AS INDICATED, INCLUDING BUT NOT LIMITED TO PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING DEVICES, PANELS AND ACCESSORIES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL DEMOLITION INFORMATION.
14. REFER TO DEMOLITION SECTION IN THE SPECIFICATION FOR FURTHER INFORMATION PRIOR TO THE START OF DEMOLITION.
15. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL AND PLUMBING DEMOLITION INFORMATION.
16. UNLESS NOTED OTHERWISE, REFER TO SHEETS A.D.101, A.D.102, & A.D.501, AND UNIT DEMOLITION SHEETS A.D.511 - A.D.512 FOR DEMOLITION NOTES.
17. REFER TO SPECIFICATION SECTION 01 74 19 FOR CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL REQUIREMENTS.

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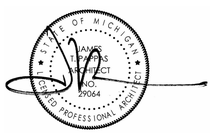


JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT

KEY PLAN

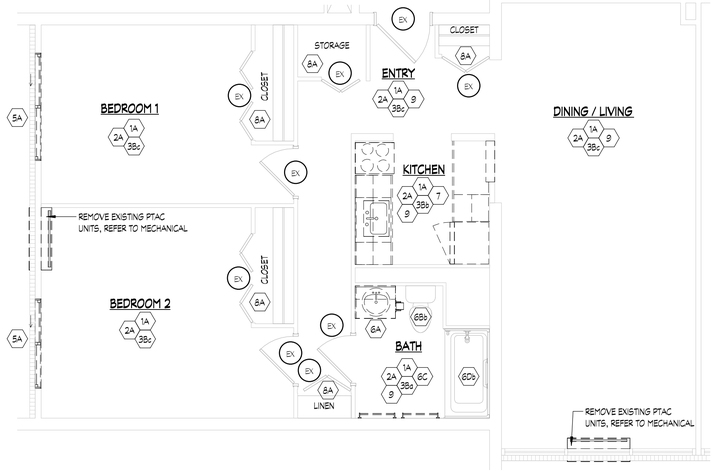
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

COMMON AREA DEMOLITION PLANS

DRAWING NUMBER

A.D.501



4 A.D.511 TWO BEDROOM UNIT DEMOLITION PLAN

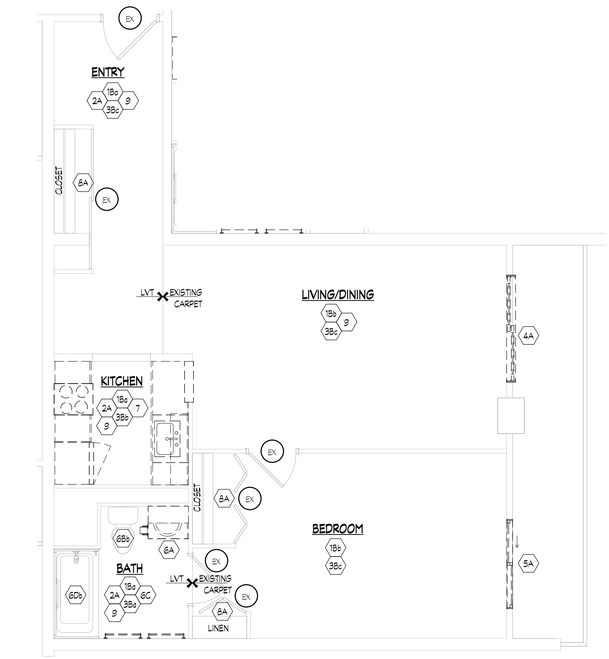
SCALE: 1/4" = 1'-0"

UNIT(S): 101-HVI

2 A.D.511 UNIT A DEMOLITION PLAN

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

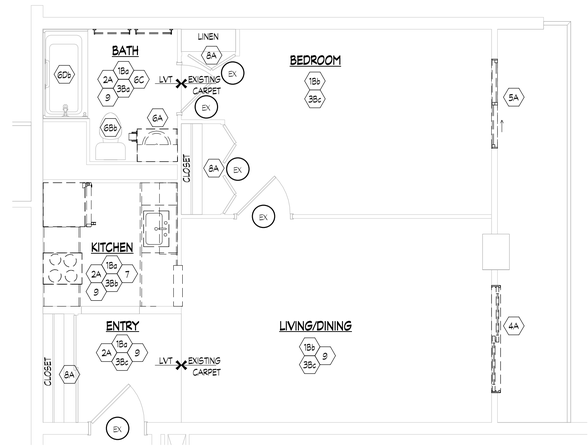
UNIT(S): 203-210, 211-HVI, 212-216, 219, 303-316, 319, 403-416, 419, 503-516, 519, 603-616, 619, 703-716, 719, 803-809, 811-816, 819



3 A.D.511 UNIT B-1 DEMOLITION PLAN

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

UNIT(S): 217, 317, 417, 517, 617, 717, 817



1 A.D.511 UNIT B DEMOLITION PLAN

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

UNIT(S): 201, 202, 218-HVI, 301, 302, 318, 401, 402, 418, 501, 502, 518, 601, 602, 618,701, 702, 718, 801, 802, 818

UNIT DEMO KEYNOTES: (#)

1. **FLOORS :**
   - A. **AT PH UNITS & TWO BEDROOM UNIT (1ST FLOOR):**
     - a. REMOVE ALL FLOORING AND BASE INCLUDING CARPET, PREP FOR NEW FLOORS.
   - B. **AT TYPICAL UNITS:**
     - a. REMOVE EXISTING FLOORING AND BASE AT ENTRIES, ENTRY CLOSETS, KITCHENS, AND BATHROOMS. PREP FOR NEW FLOORING. SEE FINISH SCHEDULE SHEET A.701.
     - b. EXISTING CARPET TO REMAIN.
2. **WALLS :**
   - A. REPAIR, PATCH, AND PREPARE WALLS FOR NEW PAINT FINISH (KITCHEN AND BATHROOMS AND AREAS OF WORK ONLY).
3. **CEILING :**
   - A. **AT PH UNITS:**
     - a. REMOVE EXISTING CEILING TILE AND GRID, PATCH & REPAIR CEILINGS / WALLS DAMAGED DURING DEMOLITION.
     - b. EXISTING GYPSUM BOAR CEILING TO REMAIN, TYPICAL AT BATHROOMS. PATCH / REPAIR DAMAGED SECTIONS AND PREP FOR NEW PAINT.
   - B. **AT TYPICAL UNITS:**
     - a. REPAIR, PATCH, AND PREPARE GYPSUM CEILING FOR NEW PAINT FINISH, **TYPICAL AT BATHROOMS.**
     - b. REMOVE EXISTING CEILING TILES AND CEILING GRID AT KITCHENS.
     - c. EXISTING TEXTURED CEILING TO REMAIN.
4. **DOOR(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE EXISTING SLIDING GLASS DOOR, HARDWARE, AND FRAME AT BALCONIES.
   - B. REMOVE EXISTING INTERIOR DOOR, DOOR FRAME AND HARDWARE, REFER TO ENLARGED DEMOLITION PLANS.
5. **WINDOW(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE EXISTING WINDOW, FRAME AND HARDWARE. PATCH AND REPAIR ALL ADJACENT SURFACES DAMAGED DURING DEMOLITION.
6. **BATHROOMS:**
   - A. **LAVATORY / VANITY/ WALL MOUNTED SINK:** REMOVE EXISTING LAVATORY OR WALL MOUNTED SINK, FAUCET, AND ALL RELATED ACCESSORIES. DISCONNECT WATER AND SANITARY. REMOVE EXISTING VANITY, COUNTERTOP AND BACK SPLASH.
   - B. **WATER CLOSET :**
     - a. **AT PH UNITS:** REMOVE EXISTING WATER CLOSET, SHUT-OFF VALVE, GASKET AND ALL RELATED ACCESSORIES. MAINTAIN REAR OUTLET WATER CLOSET. SEE PLUMBING DRAWINGS.
     - b. **AT TYPICAL UNITS:** EXISTING WATER CLOSETS TO REMAIN.
   - C. **BATHROOM ACCESSORIES:** REMOVE EXISTING TOWEL BAR, TOILET PAPER DISPENSER, MEDICINE CABINET, MIRROR, AND ALL MISCELLANEOUS BATHROOM ACCESSORIES.
   - D. **BATHTUBS:**
     - a. **AT PH UNITS**, REMOVE ALL BATHTUBS, SURROUNDS AND BATH CONTROLS.
     - b. **AT TYPICAL UNITS**, BATHTUBS, SURROUNDS AND BATH CONTROLS ARE EXISTING TO REMAIN.
7. **KITCHENS:**
   - A. **CABINETS/ COUNTERTOPS :** REMOVE ALL EXISTING BASE CABINETS AND WALL CABINETS. REMOVE ALL EXISTING COUNTERTOPS, BACK & SIDE SPLASHES.
   - B. **KITCHEN PLUMBING FIXTURES:** REMOVE EXISTING SINK, FAUCET, GARBAGE DISPOSAL / DRAIN, AND ALL RELATED ACCESSORIES. DISCONNECT WATER, SANITARY AND ELECTRIC.
   - C. **REFRIGERATORS:** REMOVE EXISTING REFRIGERATOR
   - D. **RANGE(S) / RANGE HOOD:** REMOVE EXISTING RANGE AND RANGE HOOD.
8. **CLOSETS:**
   - A. CLOSET SHELVES AND RODS ARE EXISTING TO REMAIN UNLESS INDICATED ON THE PLANS TO BE DEMOLISHED AND OR REPLACED.
   - B. REMOVE CLOSET DOORS AND SHELVES / ROD AT PH UNITS AS INDICATED ON THE DRAWINGS.
9. **LIGHTING FIXTURES:** REMOVE EXISTING LIGHTING FIXTURES AND PREPARE FOR NEW, REFER TO ELECTRICAL DRAWINGS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN	REMOVE EXISTING WALL AND/ OR CONSTRUCTION
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO NEW WORK PLANS AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

EXISTING CONSTRUCTION NOTES:

1. CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ALL EXISTING CONDITIONS. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTION OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. VERIFY ALL CONDITIONS COVERING OR AFFECTING THE STRUCTURAL WORK; OBTAIN AND VERIFY ALL DIMENSIONS AND ELEVATIONS TO ENSURE THE PROPER STRENGTH, FIT AND LOCATION OF THE STRUCTURAL WORK; REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. ALL DISCREPANCIES SHALL BE FULLY RESOLVED PRIOR TO COMMENCING WORK.
3. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AND TO THE SATISFACTION OF THE ARCHITECT.
4. WHERE THE EXISTING CONSTRUCTION IS TO BE ALTERED, OR OTHERWISE DISTURBED, PROVIDE TEMPORARY AND/OR PERMANENT BRACING AND SHORING AS MAY BE REQUIRED BEFORE AND DURING OPERATIONS AND UNTIL THE WORK IS SAFELY COMPLETED AND NO LONGER NEEDS SHORING.
5. EACH CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC. (TEMPORARY AND/OR PERMANENT) OR BOTH NEW AND EXISTING CONSTRUCTION TO ENSURE THE SAFE INSTALLATION OF THE NEW CONSTRUCTION AND EQUIPMENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
7. PROVIDE FIRE WATCH DURING FIELD CUTTING AND WELDING OPERATIONS, MEETING THE OWNER'S AND FIRE MARSHALL'S REQUIREMENTS.
8. CONTRACTOR TO COORDINATE WORK WITH THE OWNER'S PERSONNEL TO AVOID ANY INTERFERENCE IN THE OPERATIONS.
9. CONTRACTOR TO COORDINATE ALL REPAIR, REPLACEMENT, AND/OR CLEANING OF ALL EXISTING MASONRY, E.F.I.S, STONE, OR PRECAST CONCRETE WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

DEMOLITION GENERAL NOTES:

1. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE DEMOLITION AND/OR CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.
2. PROVIDE TEMPORARY PROTECTION AT ALL EXISTING EXTERIOR WINDOW, DOOR, WALL, AND ROOF OPENINGS FROM WEATHER AND VANDALISM. WEATHER SEAL FOR PROTECTION DURING CONSTRUCTION PROCESS. TEMPORARY CONSTRUCTION MUST BE WATER TIGHT AND VANDAL RESISTANT TO PREVENT ANY DAMAGE OR VANDALISM TO EXISTING INTERIOR SPACE.
3. CONTINUOUSLY MAINTAIN TEMPORARY MEANS OF EGRESS CONTRACTOR TO COORDINATE WITH ARCHITECT AND G.C.
4. ALL DEMOLITION WORK REQUIRED ON THE EXISTING BUILDING AS CALLED FOR ON THE DRAWINGS TO ACCOMMODATE THE RENOVATION WORK. ALL EXISTING CONSTRUCTION TO REMAIN U.N.O.
5. CAP, PATCH AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND/OR ELECTRICAL ITEMS ARE REMOVED AS A RESULT OF THE DEMOLITION OPERATIONS.
6. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO OWNER'S APPROVAL. ALL POSSIBLE EFFORTS SHALL BE TAKEN TO PREVENT DAMAGE TO ADJACENT PORTIONS OF EXISTING STRUCTURE TO REMAIN. DAMAGE CAUSED DURING DEMOLITION SHALL BE REPAIRED BY THE SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION. X-RAY CONCRETE WALLS, FLOOR, AND ROOF SLABS WHERE NEW PENETRATIONS ARE REQUIRED PRIOR TO CUTTING, CORING OR DRILLING.
7. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING SEWERS, DRAINS, ETC. IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK, ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.
8. EXISTING FINISH FLOORING AND BASE TO BE REMOVED WITHIN WORK AREA AS NOTED. PATCH, REPAIR, FILL DAMAGED CONCRETE SUBFLOOR AND PREPARE FOR NEW FINISH.
9. ALL EXISTING WALLS, FLOORS AND CEILINGS WITHIN WORK AREA THAT WILL REMAIN SHALL BE SCRAPED AND/OR SANDED, PATCHED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES, U.N.O.
10. REMOVE DOORS, FRAMES, WALLS, FLOOR COVERING, CEILING TREATMENTS, ETC., AS INDICATED ON THE DRAWINGS. U.N.O.
11. REMOVE EXISTING CABINETS, CASEWORK AND BUILT-IN EQUIPMENT AS INDICATED ON THE DRAWINGS.
12. WHERE MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED FASTENERS, ANCHORS, HANGERS ETC. PATCH AND REPAIR DAMAGED CONSTRUCTION TO MATCH EXISTING AFTER REMOVAL WORK IS COMPLETE, INCLUDING INFILL OF OPENINGS IN RATED WALLS AS NOTED.
13. REMOVE AND RELOCATE MECHANICAL AND ELECTRICAL ITEMS AS INDICATED, INCLUDING BUT NOT LIMITED TO PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING DEVICES, PANELS AND ACCESSORIES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL DEMOLITION INFORMATION.
14. REFER TO DEMOLITION SECTION IN THE SPECIFICATION FOR FURTHER INFORMATION PRIOR TO THE START OF DEMOLITION.
15. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL AND PLUMBING DEMOLITION INFORMATION.
16. UNLESS NOTED OTHERWISE, REFER TO SHEETS A.D.101, A.D.102, & A.D.501, AND UNIT DEMOLITION SHEETS A.D.511 - A.D.512 FOR DEMOLITION NOTES.
17. REFER TO SPECIFICATION SECTION 01 74 19 FOR CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL REQUIREMENTS.

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SEAL

STATE OF MICHIGAN
JAMES THOMAS BIRCHMEIER
LICENSED PROFESSIONAL ARCHITECT
NO. 39064

JONATHAN ROSE COMPANIES
RENOVATION OF
ZIEGLER PLACE TOWER
30001 ST. MARTINS ST.
LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

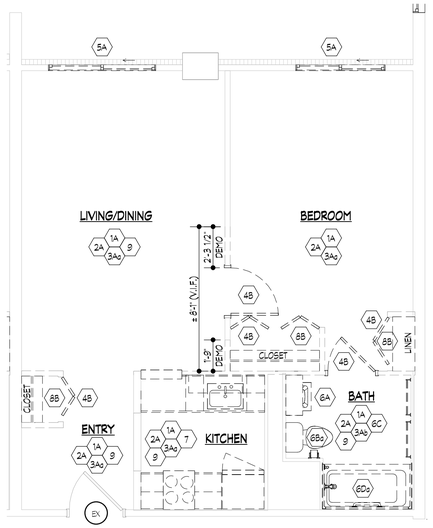
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

UNIT A, B, B-1 AND TWO BEDROOM UNIT DEMOLITION PLANS

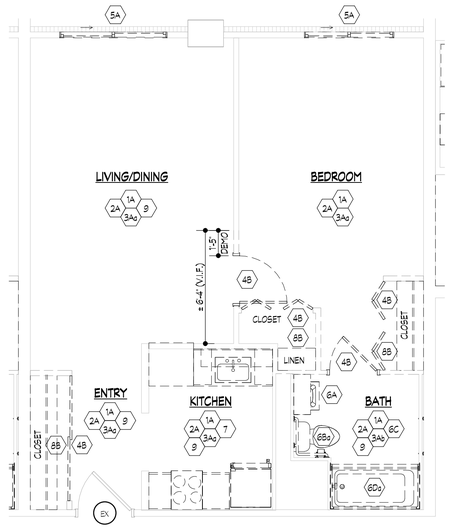
DRAWING NUMBER

A.D.511



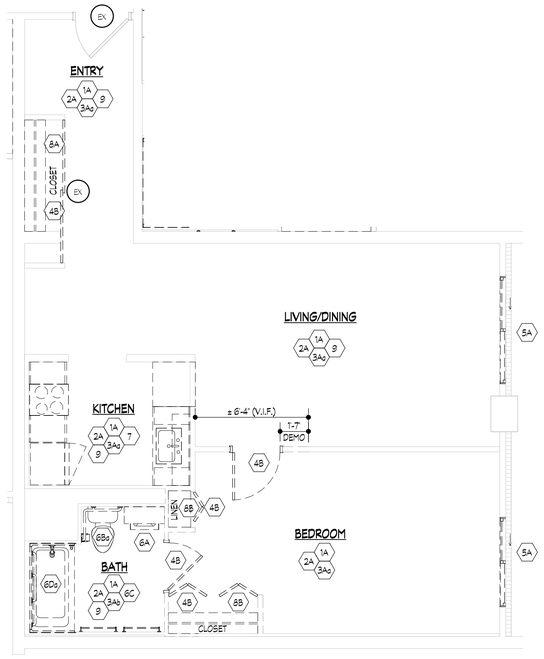
4 A.D.512 UNIT A-1 PH DEMOLITION PLAN

SCALE: 1/4" = 1'-0" UNIT(S): 111, 113



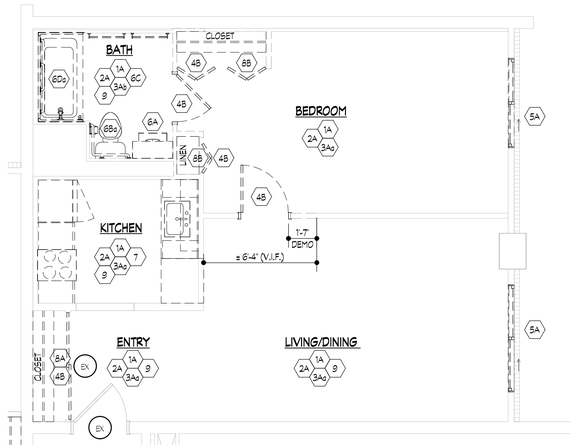
2 A.D.512 UNIT APH DEMOLITION PLAN

SCALE: 1/4" = 1'-0" UNIT(S): 114, 115, 116, 119



3 A.D.512 UNIT B-1 PH DEMOLITION PLAN

SCALE: 1/4" = 1'-0" UNIT(S): 117



1 A.D.512 UNIT B-PH DEMOLITION PLAN

SCALE: 1/4" = 1'-0" UNIT(S): 118

UNIT DEMO KEYNOTES: (#)

1. **FLOORS :**
   - A. **AT PH UNITS & TWO BEDROOM UNIT (1ST FLOOR):**
     - a. REMOVE ALL FLOORING AND BASE INCLUDING CARPET, PREP FOR NEW FLOORS.
   - B. **AT TYPICAL UNITS:**
     - a. REMOVE EXISTING FLOORING AND BASE AT ENTRIES, ENTRY CLOSETS, KITCHENS, AND BATHROOMS. PREP FOR NEW FLOORING. SEE FINISH SCHEDULE SHEET A.701.
     - b. EXISTING CARPET TO REMAIN.
2. **WALLS :**
   - A. REPAIR, PATCH, AND PREPARE WALLS FOR NEW PAINT FINISH (KITCHEN AND BATHROOMS AND AREAS OF WORK ONLY).
3. **CEILING :**
   - A. **AT PH UNITS:**
     - a. REMOVE EXISTING CEILING TILE AND GRID, PATCH & REPAIR CEILINGS / WALLS DAMAGED DURING DEMOLITION.
     - b. EXISTING GYPSUM BOAR CEILING TO REMAIN, TYPICAL AT BATHROOMS. PATCH / REPAIR DAMAGED SECTIONS AND PREP FOR NEW PAINT.
   - B. **AT TYPICAL UNITS:**
     - a. REPAIR, PATCH, AND PREPARE GYPSUM CEILING FOR NEW PAINT FINISH, **TYPICAL AT BATHROOMS.**
     - b. REMOVE EXISTING CEILING TILES AND CEILING GRID AT KITCHENS.
     - c. EXISTING TEXTURED CEILING TO REMAIN.
4. **DOOR(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE EXISTING SLIDING GLASS DOOR, HARDWARE, AND FRAME AT BALCONIES.
   - B. REMOVE EXISTING INTERIOR DOOR, DOOR FRAME AND HARDWARE, REFER TO ENLARGED DEMOLITION PLANS.
5. **WINDOW(S) & FRAME(S) OR OPENING(S) :**
   - A. REMOVE EXISTING WINDOW, FRAME AND HARDWARE. PATCH AND REPAIR ALL ADJACENT SURFACES DAMAGED DURING DEMOLITION.
6. **BATHROOMS:**
   - A. **LAVATORY / VANITY/ WALL MOUNTED SINK:** REMOVE EXISTING LAVATORY OR WALL MOUNTED SINK, FAUCET, AND ALL RELATED ACCESSORIES. DISCONNECT WATER AND SANITARY. REMOVE EXISTING VANITY, COUNTERTOP AND BACK SPLASH.
   - B. **WATER CLOSET :**
     - a. **AT PH UNITS:** REMOVE EXISTING WATER CLOSET, SHUT-OFF VALVE, GASKET AND ALL RELATED ACCESSORIES. MAINTAIN REAR OUTLET WATER CLOSET. SEE PLUMBING DRAWINGS.
     - b. **AT TYPICAL UNITS:** EXISTING WATER CLOSETS TO REMAIN.
   - C. **BATHROOM ACCESSORIES:** REMOVE EXISTING TOWEL BAR, TOILET PAPER DISPENSER, MEDICINE CABINET, MIRROR, AND ALL MISCELLANEOUS BATHROOM ACCESSORIES.
   - D. **BATHTUBS:**
     - a. **AT PH UNITS**, REMOVE ALL BATHTUBS, SURROUNDS AND BATH CONTROLS.
     - b. **AT TYPICAL UNITS**, BATHTUBS, SURROUNDS AND BATH CONTROLS ARE EXISTING TO REMAIN.
7. **KITCHENS:**
   - A. **CABINETS/ COUNTERTOPS :** REMOVE ALL EXISTING BASE CABINETS AND WALL CABINETS. REMOVE ALL EXISTING COUNTERTOPS, BACK & SIDE SPLASHES.
   - B. **KITCHEN PLUMBING FIXTURES:** REMOVE EXISTING SINK, FAUCET, GARBAGE DISPOSAL / DRAIN, AND ALL RELATED ACCESSORIES. DISCONNECT WATER, SANITARY AND ELECTRIC.
   - C. **REFRIGERATORS:** REMOVE EXISTING REFRIGERATOR
   - D. **RANGE(S) / RANGE HOOD:** REMOVE EXISTING RANGE AND RANGE HOOD.
8. **CLOSETS:**
   - A. CLOSET SHELVES AND RODS ARE EXISTING TO REMAIN UNLESS INDICATED ON THE PLANS TO BE DEMOLISHED AND OR REPLACED.
   - B. REMOVE CLOSET DOORS AND SHELVES / ROD AT PH UNITS AS INDICATED ON THE DRAWINGS.
9. **LIGHTING FIXTURES:** REMOVE EXISTING LIGHTING FIXTURES AND PREPARE FOR NEW, REFER TO ELECTRICAL DRAWINGS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

DEMOLITION WALL LEGEND:

EXISTING WALL AND/ OR CONSTRUCTION TO REMAIN	REMOVE EXISTING WALL AND/ OR CONSTRUCTION
EXISTING WINDOW TO REMAIN	REMOVE EXISTING WINDOW (EXACT TYPE MAY VARY)
EXISTING DOOR, FRAME AND HARDWARE TO REMAIN	REMOVE EXISTING DOOR AND/OR FRAME AND HARDWARE

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO NEW WORK PLANS AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

EXISTING CONSTRUCTION NOTES:

1. CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ALL EXISTING CONDITIONS. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTION OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. VERIFY ALL CONDITIONS COVERING OR AFFECTING THE STRUCTURAL WORK; OBTAIN AND VERIFY ALL DIMENSIONS AND ELEVATIONS TO ENSURE THE PROPER STRENGTH, FIT AND LOCATION OF THE STRUCTURAL WORK; REPORT TO THE ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE NEW WORK. ALL DISCREPANCIES SHALL BE FULLY RESOLVED PRIOR TO COMMENCING WORK.
3. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH CONSTRUCTION IS DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, IT MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AND TO THE SATISFACTION OF THE ARCHITECT.
4. WHERE THE EXISTING CONSTRUCTION IS TO BE ALTERED, OR OTHERWISE DISTURBED, PROVIDE TEMPORARY AND/OR PERMANENT BRACING AND SHORING AS MAY BE REQUIRED BEFORE AND DURING OPERATIONS AND UNTIL THE WORK IS SAFELY COMPLETED AND NO LONGER NEEDS SHORING.
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6. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
7. PROVIDE FIRE WATCH DURING FIELD CUTTING AND WELDING OPERATIONS, MEETING THE OWNER'S AND FIRE MARSHALL'S REQUIREMENTS.
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9. CONTRACTOR TO COORDINATE ALL REPAIR, REPLACEMENT, AND/OR CLEANING OF ALL EXISTING MASONRY, E.F.I.S, STONE, OR PRECAST CONCRETE WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

DEMOLITION GENERAL NOTES:

1. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE DEMOLITION AND/OR CONSTRUCTION PROCESS AND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.
2. PROVIDE TEMPORARY PROTECTION AT ALL EXISTING EXTERIOR WINDOW, DOOR, WALL, AND ROOF OPENINGS FROM WEATHER AND VANDALISM. WEATHER SEAL FOR PROTECTION DURING CONSTRUCTION PROCESS. TEMPORARY CONSTRUCTION MUST BE WATER TIGHT AND VANDAL RESISTANT TO PREVENT ANY DAMAGE OR VANDALISM TO EXISTING INTERIOR SPACE.
3. CONTINUOUSLY MAINTAIN TEMPORARY MEANS OF EGRESS CONTRACTOR TO COORDINATE WITH ARCHITECT AND G.C.
4. ALL DEMOLITION WORK REQUIRED ON THE EXISTING BUILDING AS CALLED FOR ON THE DRAWINGS TO ACCOMMODATE THE RENOVATION WORK. ALL EXISTING CONSTRUCTION TO REMAIN U.N.O.
5. CAP, PATCH AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND/OR ELECTRICAL ITEMS ARE REMOVED AS A RESULT OF THE DEMOLITION OPERATIONS.
6. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE WITH UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO OWNER'S APPROVAL. ALL POSSIBLE PRECAUTION SHALL BE TAKEN TO PREVENT DAMAGE TO ADJACENT PORTIONS OF EXISTING STRUCTURE TO REMAIN. DAMAGE CAUSED DURING DEMOLITION SHALL BE REPAIRED BY THE SUBCONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION. X-RAY CONCRETE WALLS, FLOOR, AND ROOF SLABS WHERE NEW PENETRATIONS ARE REQUIRED PRIOR TO CUTTING, CORING OR DRILLING.
7. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND ELEVATION OF EXISTING SEWERS, DRAINS, ETC. IN DEMOLITION AREAS BEFORE PROCEEDING WITH THE WORK, ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.
8. EXISTING FINISH FLOORING AND BASE TO BE REMOVED WITHIN WORK AREA AS NOTED. PATCH, REPAIR, FILL DAMAGED CONCRETE SUBFLOOR AND PREPARE FOR NEW FINISH.
9. ALL EXISTING WALLS, FLOORS AND CEILINGS WITHIN WORK AREA THAT WILL REMAIN SHALL BE SCRAPED AND/OR SANDED, PATCHED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES, U.N.O.
10. REMOVE DOORS, FRAMES, WALLS, FLOOR COVERING, CEILING TREATMENTS, ETC., AS INDICATED ON THE DRAWINGS. U.N.O.
11. REMOVE EXISTING CABINETS, CASEWORK AND BUILT-IN EQUIPMENT AS INDICATED ON THE DRAWINGS.
12. WHERE MECHANICAL DUCTWORK, PLUMBING PIPING OR ELECTRICAL IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED FASTENERS, ANCHORS, HANGERS ETC. PATCH AND REPAIR DAMAGED CONSTRUCTION TO MATCH EXISTING AFTER REMOVAL WORK IS COMPLETE, INCLUDING INFILL OF OPENINGS IN RATED WALLS AS NOTED.
13. REMOVE AND RELOCATE MECHANICAL AND ELECTRICAL ITEMS AS INDICATED, INCLUDING BUT NOT LIMITED TO PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING DEVICES, PANELS AND ACCESSORIES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL DEMOLITION INFORMATION.
14. REFER TO DEMOLITION SECTION IN THE SPECIFICATION FOR FURTHER INFORMATION PRIOR TO THE START OF DEMOLITION.
15. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL AND PLUMBING DEMOLITION INFORMATION.
16. UNLESS NOTED OTHERWISE, REFER TO SHEETS A.D.101, A.D.102, & A.D.501, AND UNIT DEMOLITION SHEETS A.D.511 - A.D.512 FOR DEMOLITION NOTES.
17. REFER TO SPECIFICATION SECTION 01 74 19 FOR CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL REQUIREMENTS.

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SEAL

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

UNIT APH, A-1 PH, BPH, AND B-1 PH DEMOLITION PLANS

DRAWING NUMBER

A.D.512

COMMON AREA KEYNOTES: (#)

1. **FLOORING :**
   - A. PATCH, REPAIR AND PREPARE SURFACE FOR VINYL FLOORING AND BASE. INSTALL VINYL FLOORING AND BASE.
   - B. AT TRASH ROOM, PATCH AND REPAIR DAMAGED CONCRETE FLOORING. PREPARE SURFACE AND APPLY NEW EPOXY FLOORING. ENSURE FLOOR IS PROPERLY SLOPED TOWARD EXISTING FLOOR DRAINS.
   - C. PATCH, REPAIR, AND PREPARE SURFACE FOR NEW VULCANIZED RUBBER FLOORING. INSTALL VULCANIZED RUBBER FLOORING.
2. **WALLS:**
   - A. PAINT ALL WALLS, DOORS & DOOR FRAMES AT ROOM OR CORRIDOR SIDE, AND MECHANICAL GRILLES. PAINT LEAN RAILS IN A CONTRASTING COLOR.
   - B. PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE SHEET A.621 FOR ADDITIONAL INFORMATION.
3. **CEILINGS:** FIRE ALARMS, SPRINKLER HEADS AND EXIT DEVICES TO REMAIN CONNECTED AND OPERATIONAL, TYP. THROUGHOUT THE BUILDING.
   - A. PROVIDE AND INSTALL NEW CEILING TILES AND CEILING GRIDS AT THE ENTIRE FIRST-FLOOR INCLUDING UNITS, LAUNDRY ROOMS (2ND AND 8TH FLOOR) AND UNIT KITCHENS.
   - B. FOR CORRIDORS 2 THROUGH 8, EXISTING CEILING GRID TO REMAIN. PROVIDE AND INSTALL NEW CEILING TILES ENSURING PROPER FIT. REPAIR DAMAGED SECTIONS OF GRID AND PAINT.
   - C. PROVIDE AND INSTALL NEW GYPSUM BOARD CEILING, PATCH DAMAGED SECTIONS AND PAINT.
4. **DOOR(S) & FRAME(S) OR OPENING(S)**
   - A. PROVIDE AND INSTALL NEW DOOR, FRAME AND HARDWARE, SEE DOOR SCHEDULE SHEET A.711 AND ENLARGED PLANS SHEET A.501.
   - B. REPAIR ANY DAMAGED OR DETERIORATED PORTIONS IN EXISTING DOORS, PREP FOR AND APPLY NEW PAINT. IF DOORS ARE DAMAGED BEYOND REPAIR, GC TO CONFIRM WITH OWNERSHIP ON REMOVAL AND REPLACEMENT OF THE DOOR.
   - C. PROVIDE AN ADDITIONAL 9/16" PEEPHOLE AT ALL PH UNIT DOORS AT FIRST FLOOR AT 48" A.F.F., SEE DOOR TYPES SHEET A.711 AND A.C.002 MOUNTING HEIGHTS.
5. **WINDOWS:**
   - A. PROVIDE AND INSTALL NEW WINDOWS. FIELD VERIFY ALL WINDOW OPENINGS DIMENSIONS PRIOR TO ORDERING. ENSURE PROPER SEALING. PATCH, REPAIR AND FINISH ALL ADJACENT SURFACES DAMAGED DURING INSTALLATION.
6. **LIGHTING:**
   - A. PROVIDE AND INSTALL NEW LED LIGHTING FIXTURES, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION. PROVIDE AND INSTALL OCCUPANCY SENSORS FOR STAIR LIGHTS.
   - B. REINSTALL EXISTING LED LIGHTING FIXTURES. PATCH, REPAIR, AND/OR REPLACE DAMAGED FIXTURES (TYPICAL AT 2ND THRU 8TH FLOOR CORRIDORS).
   - C. EXISTING LIGHT FIXTURES TO REMAIN UNLESS OTHERWISE NOTED. IF EXISTING FIXTURES ARE NOT LED, REMOVE AND REPLACE WITH NEW LED LIGHT FIXTURES.
7. **COMMUNITY KITCHEN:**
   - A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
   - B. PROVIDE AND INSTALL BLOCKING AT NEW CABINETS. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION.
   - C. PROVIDE AND INSTALL NEW SINK, SINK FAUCET, DISPOSAL/DRAIN AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   - D. PROVIDE AND INSTALL NEW QUARTZ COUNTERTOPS, BACK AND SIDE SPLASHES.
   - E. PROVIDE AND INSTALL ALL NEW ENERGY EFFICIENT APPLIANCES INCLUDING REFRIGERATOR, RANGE, RANGE HOOD AND DISHWASHER.
8. **RESTROOMS:**
   - A. PROVIDE AND INSTALL COUNTERTOP, BACK AND SIDE SPLASH, LAVATORY, CASEWORK, FAUCET AND ALL RELATED ACCESSORIES. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION. RECONNECT WATER AND SANITARY.
   - B. PROVIDE AND INSTALL NEW WATER CLOSET, SHUT-OFF VALVES, GASKET AND RELATED ACCESSORIES.
   - C. PROVIDE AND INSTALL NEW BATHROOM ACCESSORIES INCLUDING MIRROR, SOAP DISPENSER, TOILET PAPER HOLDER AND PAPER TOWEL DISPENSER.
9. **MAILROOM:** PROVIDE AND INSTALL NEW MAIL AND PARCEL BOXES, SEE SHEET A.501 FOR NEW LAYOUT. SECURE ALL UNITS PER MANUFACTURER RECOMMENDATIONS. SEE SHEETS A.611 AND A.621 FOR MORE INFORMATION.
10. **MECHANICAL EQUIPMENT:** REFER TO MECHANICAL DRAWINGS FOR ALL DETAILS, SPECS AND SCOPE RELATED TO NEW MECHANICAL EQUIPMENT INCLUDING PTAC UNITS. X-RAY CONCRETE WALLS, FLOOR AND ROOF SLABS WHERE NEW PENETRATIONS ARE REQUIRED PRIOR TO CUTTING, CORING OR DRILLING. PROVIDE CASKETING FOR AC AND PTAC UNITS FOR A TIGHT SEAL.
11. **FITNESS ROOM:**
   - A. REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC LOCATIONS OF WORKOUT EQUIPMENT AND ASSOCIATED ELECTRICAL OUTLETS.
12. **COMMUNITY LAUNDRY:**
   - A. REMOVE AND REPLACE EXISTING LAUNDRY TUB WITH NEW ACCESSIBLE WALL MOUNTED LAUNDRY TUB, REFER TO INTERIOR DETAILS AND PLUMBING DRAWINGS.
   - B. ALLOW 30"X48" MINIMUM CLEAR SPACE IN FRONT OF EXISTING LAUNDRY CARD READER.
   - C. DOOR TO RECEIVE NEW ELECTRIC DOOR OPENER. REFER TO ELECTRICAL DRAWINGS.

GENERAL PLAN NOTES:

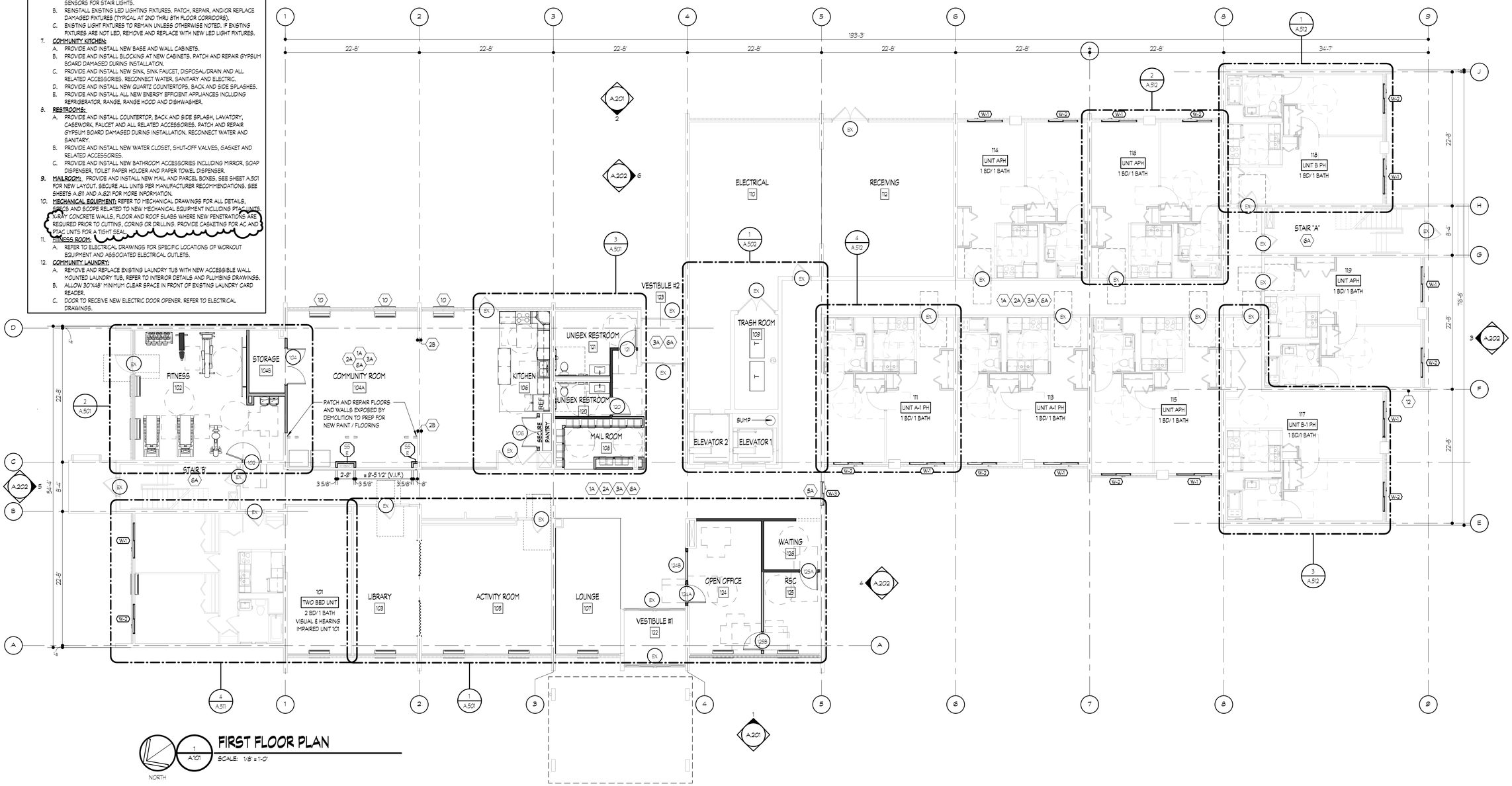
1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, FACE OF BRICK OR FACE OF SHEATHING, AND FACE OF FINISHED WALL AT EXISTING CONSTRUCTION.
2. WHERE NEW WALLS ABUT EXISTING, ALIGN NEW WALL TO THICKNESS OF EXISTING WALL UNLESS NOTED OTHERWISE. VERIFY IN FIELD.
3. ALL WINDOW & DOOR TAG MARKS ARE LOCATED ON THE OVERALL PLANS, SHEETS A.101 & A.102 AND UNIT ENLARGED PLANS, SHEETS A.511 & A.512.
   - A. VERIFY ALL EXISTING WINDOW AND DOOR OPENING SIZES IN THE FIELD PRIOR TO ORDERING.
4. VERIFY SIZE REQUIREMENTS OF ALL TUBS AND SHOWERS WITH MANUFACTURERS CUT SHEETS FOR PROPER STUD PLACEMENT.
5. VERIFY ALL KITCHEN AND BATHROOM OUTLETS ARE GFCI. PROVIDE NEW IF MISSING, COORDINATE WITH ELECTRICAL.
6. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. EXISTING AUTOMATIC SPRINKLER SYSTEM IS TO REMAIN. NEW WORK WILL NOT ALTER COVERAGE AREA. ADD OR ADJUST SPRINKLER HEAD LOCATIONS AS REQUIRED TO MAINTAIN CURRENT COVERAGE AREA.
8. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL SCOPE INFORMATION.
9. SEE SHEET A.511-A.512 FOR TYPICAL UNIT PLANS AND KEYNOTES.
10. SEE SHEET A.701 FOR ROOM FINISH SCHEDULE.
11. SEE SHEET A.711 FOR DOOR AND WINDOW SCHEDULES.
12. SEE SHEET A.721 FOR WALL TYPES AND RATED ASSEMBLIES.
13. SEE SHEET A.801-A.812 FOR REFLECTED CEILING PLANS.
14. SEE SHEET A.C.002 FOR ACCESSIBILITY REQUIREMENTS AT COMMON AREAS
15. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
EXISTING DOOR TO REMAIN	EX
EXISTING WINDOW TO REMAIN	EX
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	
NEW RATED STUD INTERIOR WALL	

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO WALL TYPES AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.



FIRST FLOOR PLAN

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

NORTH

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ARCHITECTS AND PLANNERS

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SEAL

STATE OF MICHIGAN · JAMES THOMAS PROJECT ARCHITECT NO. 39064 · REGISTERED PROFESSIONAL ARCHITECT

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NUMBER

A.101

COMMON AREA KEYNOTES: (#)

1. **FLOORING :**
   - A. PATCH, REPAIR AND PREPARE SURFACE FOR VINYL FLOORING AND BASE. INSTALL VINYL FLOORING AND BASE.
   - B. AT TRASH ROOM, PATCH AND REPAIR DAMAGED CONCRETE FLOORING. PREPARE SURFACE AND APPLY NEW EPOXY FLOORING. ENSURE FLOOR IS PROPERLY SLOPED TOWARD EXISTING FLOOR DRAINS.
   - C. PATCH, REPAIR, AND PREPARE SURFACE FOR NEW VULCANIZED RUBBER FLOORING. INSTALL VULCANIZED RUBBER FLOORING.
2. **WALLS:**
   - A. PAINT ALL WALLS, DOORS & DOOR FRAMES AT ROOM OR CORRIDOR SIDE, AND MECHANICAL GRILLES. PAINT LEAN RAILS IN A CONTRASTING COLOR.
   - B. PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE SHEET A.621 FOR ADDITIONAL INFORMATION.
3. **CEILINGS:** FIRE ALARMS, SPRINKLER HEADS AND EXIT DEVICES TO REMAIN CONNECTED AND OPERATIONAL, TYP. THROUGHOUT THE BUILDING.
   - A. PROVIDE AND INSTALL NEW CEILING TILES AND CEILING GRIDS AT THE ENTIRE FIRST-FLOOR INCLUDING UNITS, LAUNDRY ROOMS (2ND AND 6TH FLOOR) AND UNIT KITCHENS.
   - B. FOR CORRIDORS 2 THROUGH 8, EXISTING CEILING GRID TO REMAIN. PROVIDE AND INSTALL NEW CEILING TILES ENSURING PROPER FIT. REPAIR DAMAGED SECTIONS OF GRID AND PAINT.
   - C. PROVIDE AND INSTALL NEW GYPSUM BOARD CEILING, PATCH DAMAGED SECTIONS AND PAINT.
4. **DOOR(S) & FRAME(S) OR OPENING(S)**
   - A. PROVIDE AND INSTALL NEW DOOR, FRAME AND HARDWARE, SEE DOOR SCHEDULE SHEET A.711 AND ENLARGED PLANS SHEET A.501.
   - B. REPAIR ANY DAMAGED OR DETERIORATED PORTIONS IN EXISTING DOORS, PREP FOR AND APPLY NEW PAINT. IF DOORS ARE DAMAGED BEYOND REPAIR, GC TO CONFIRM WITH OWNERSHIP ON REMOVAL AND REPLACEMENT OF THE DOOR.
   - C. PROVIDE AN ADDITIONAL 9/16" PEEPHOLE AT ALL PH UNIT DOORS AT FIRST FLOOR AT 48" A.F.F., SEE DOOR TYPES SHEET A.711 AND A.C.002 MOUNTING HEIGHTS.
5. **WINDOWS:**
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   - C. DOOR TO RECEIVE NEW ELECTRIC DOOR OPENER. REFER TO ELECTRICAL DRAWINGS.

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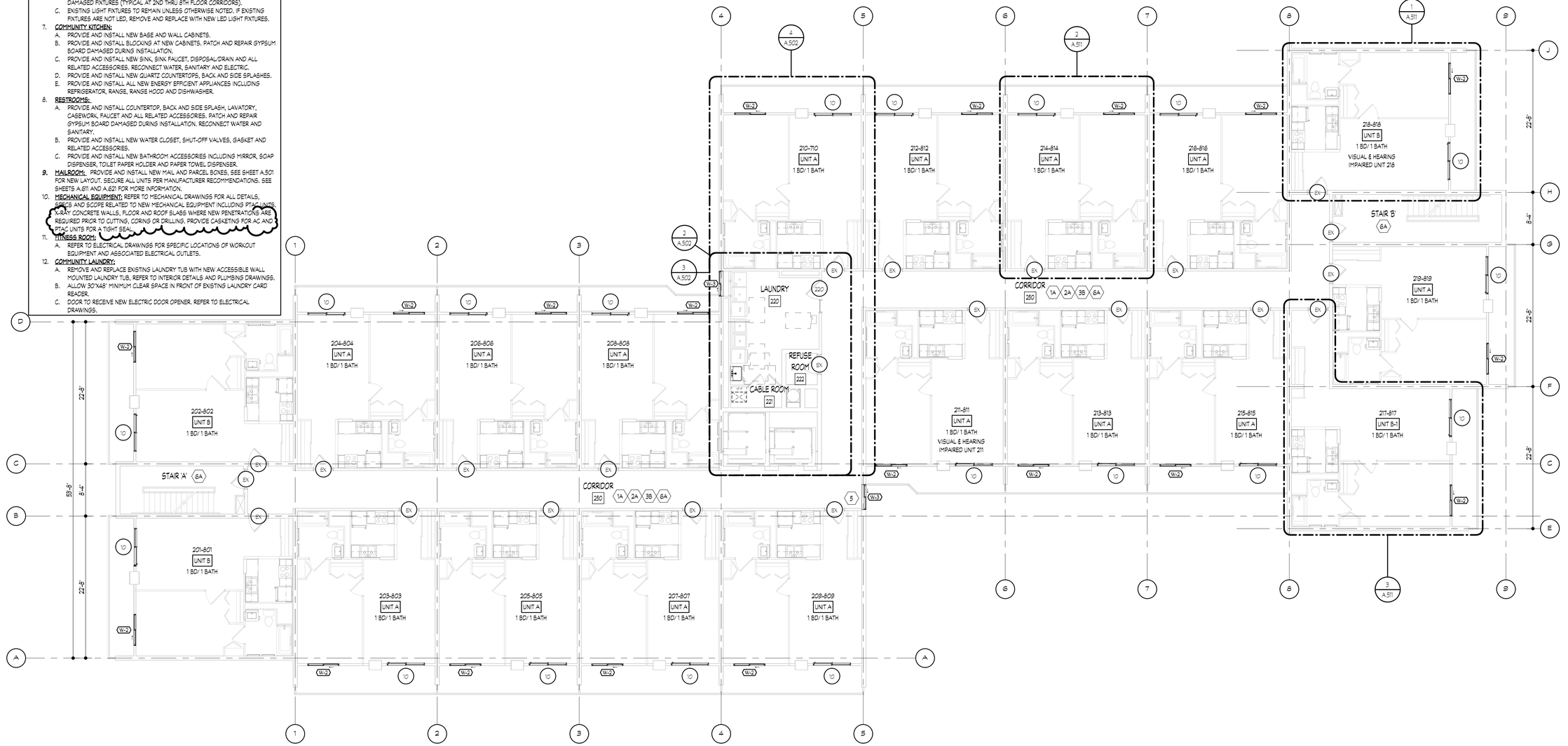

OVERALL SECOND - EIGHTH LOOR PLAN

1 / A.102 SCALE: 1/8" = 1'-0"

NORTH

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WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
EXISTING DOOR TO REMAIN	EX
EXISTING WINDOW TO REMAIN	EX
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	
NEW RATED STUD INTERIOR WALL	

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO WALL TYPES AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

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SEAL

STATE OF MICHIGAN
JAMES T. HOOPS
LICENSED ARCHITECT
NO. 39064
REGISTERED PROFESSIONAL ARCHITECT

JONATHAN ROSE COMPANIES

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LIVONIA

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KEY PLAN

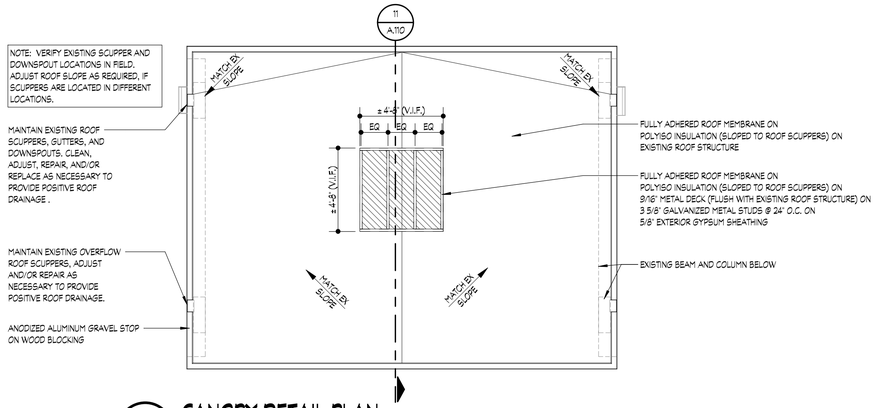
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

SECOND - EIGHTH FLOOR PLAN

DRAWING NUMBER

A.102



2 A.109 **CANOPY DETAIL PLAN**

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

ROOF KEYNOTES: (#)

1. **ROOFING:**
   - A. REMOVE EXISTING ROOFING AND INSULATION, REPLACE WITH: FULLY ADHERED ROOF MEMBRANE ON PROTECTION BOARD ON MIN 6" RIGID INSULATION (R-30) ON EXISTING CONCRETE ROOF DECK - TAPERED INSULATION TO PITCH ROOF AT 1/4" PER 1'-0" (MATCHING EX SLOPE) TO EXISTING ROOF DRAINS AND/OR SCUPPERS (VERIFY EX SLOPE IN FIELD).
   - B. WRAP ROOF MEMBRANE UP AND OVER TOP OF PARAPET ALONG ENTIRE PERIMETER
   - C. INSTALL NEW PREFINISHED ALUMINUM DRIP EDGE 6" HEIGHT W/ HEMMED BOTTOM EDGE ALONG ENTIRE PARAPET PERIMETER
   - D. FLASH UP EXISTING ROOF PENETRATIONS (IE. ROOF HATCH CURBS, TRASH CHUTE, MAKE-UP AIR SHAFT ETC)
2. **ROOF DRAINAGE:**
   - **A.** EXISTING ROOF DRAINS TO REMAIN, ADJUST, REPAIR, AND/OR REPLACE AS NECESSARY TO MAINTAIN POSITIVE ROOF SLOPE TYP.
   - **B.** EXISTING ROOF SCUPPERS TO REMAIN, ADJUST AND/OR REPAIR AS NECESSARY TO PROVIDE POSITIVE ROOF DRAINAGE.
   - **C.** MAINTAIN EXISTING GUTTER AND DOWNSPOUT. CLEAN, ADJUST, REPAIR, AND/OR REPLACE AS NECESSARY TO PROVIDE POSITIVE ROOF DRAINAGE.
   - **D.** PAINT ALL ROOFTOP GOOSENECK EXHAUST VENTS, TRASH CHUTE & COVER AND ANY OTHER EXPOSED DUCTWORK.
3. **WALKWAY PAD:**
   - A. PROVIDE ROOF WALKWAY PADS BETWEEN ROOF HATCHES, ELEVATOR PENTHOUSE ACCESS LADDERS, AND TO ACCESS DOORS AT MAJOR MECHANICAL EQUIPMENT AND EXISTING PLATFORMS.
   - B. PROVIDE WALKWAY PADS UNDERNEATH ROOF SCUPPERS AT ELEVATOR PENTHOUSE.
4. **ROOF ANTENNAS:**
   - A. CAREFULLY REMOVE AND SAVE ALL ANTENNAS FROM PENTHOUSE ROOF AND PREPARE SURFACE FOR NEW MEMBRANE. RE-INSTALL ANY ANTENNAS STILL IN USE. CONTRACTOR TO COORDINATE WITH MANAGEMENT.
5. **ROOFTOP EQUIPMENT:** REMOVE EXISTING EQUIPMENT AND INSTALL NEW ROOFTOP EQUIPMENT PER MECHANICAL. REFER TO MECHANICAL DRAWINGS AND SPECS FOR MORE INFORMATION.

GENERAL ROOF NOTES

1. DO NOT BRIDGE MEMBRANE ROOFING.
2. ALL MEMBRANE ROOFING TO BE SLOPED AT 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED. SADDLES AND CRICKETS ARE REQUIRED AT ALL LOCATIONS INDICATED OR OTHERWISE NOT INDICATED (I.E. MECHANICAL UNITS, EQUIPMENT CURBS, INSIDE CORNERS AT PARAPET WALLS, ETC.) IN ORDER TO PROVIDE POSITIVE ROOF DRAINAGE, SLOPE 1/4" PER FOOT MINIMUM UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO COORDINATE LOCATION OF ALL EXHAUST AND INTAKE LOUVERS W/ MECHANICAL DRAWINGS. PROVIDE AND INSTALL TAPERED INSULATION FOR POSITIVE SLOPE TO DRAINS AND GUTTERS.
4. RIGID INSULATION SHALL MAINTAIN A MINIMUM R VALUE OF **R-30**, STAGGER JOINTS BETWEEN LAYERS.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL MANUFACTURER RECOMMENDED UNDERLAYMENTS, SLIP SHEETS, ISOLATION MATERIALS, ETC. NOT SPECIFICALLY INDICATED ON THE DRAWINGS FOR A COMPLETE ROOF SYSTEM INSTALLATION.
6. LOCATION OF ROOF WALKWAY PADS IS DIAGRAMMATIC, TO ILLUSTRATE EXTENT AND DESIGN INTENT. ADJUST LOCATIONS AND QUANTITY BASED ON FINAL EQUIPMENT LOCATIONS, TO COORDINATE WITH EQUIPMENT SCREENS AND ALLOW ACCESS TO ALL SERVICE AND PANELS. PROVIDE MANUFACTURERS STANDARD WALKWAY PADS BETWEEN ALL ROOF HATCHES, ROOF ACCESS DOORS AND ROOF MOUNTED MECHANICAL EQUIPMENT.
7. ALL ROOFING PRODUCTS AND INSTALLATION DETAILS SHALL BE AS RECOMMENDED BY THE ROOFING MANUFACTURER. ROOF INSTALLATION SHALL BE INSPECTED AND APPROVED BY AUTHORIZED ROOFING MANUFACTURERS REPRESENTATIVES AND PROVIDED WITH FULL ROOF MANUFACTURER'S WARRANTY AS INDICATED IN THE SPECIFICATIONS.
8. REFER TO SPECIFICATION SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

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ROOF PLAN LEGEND

R.D.	ROOF DRAIN (R.D.) - SEE SHEET A.111
	ROOF WALKING PADS - SEE SHEET A.110
	ROOF ACCESS HATCH - SEE SHEET A.110
	ROOF TOP UNIT - SEE MECHANICAL
E.F.	EXHAUST FAN (E.F.), GOOSENECK VENT & VENT STACK - SEE MECHANICAL
MATCH EX SLOPE	ROOF SLOPE ARROWS: VERIFY IN FIELD THAT EXISTING SLOPE MEETS REQUIREMENTS TO PROVIDE POSITIVE DRAINAGE TO EXISTING ROOF DRAINS AND SCUPPERS

1 A.109 **ROOF PLAN**

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

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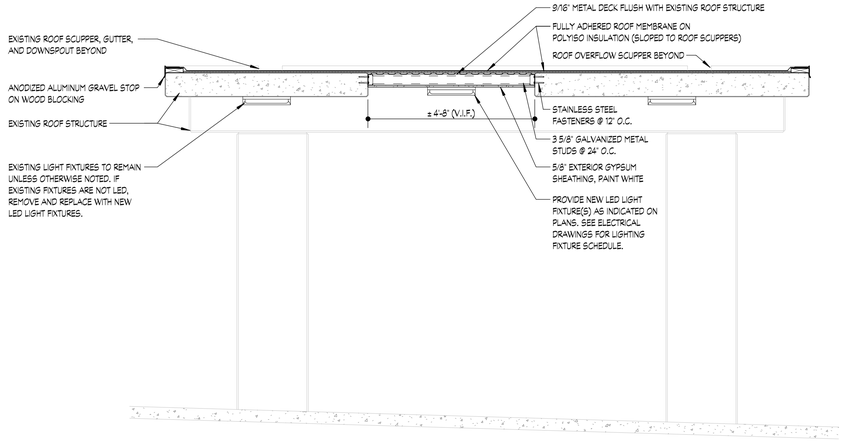
ROOF PLAN

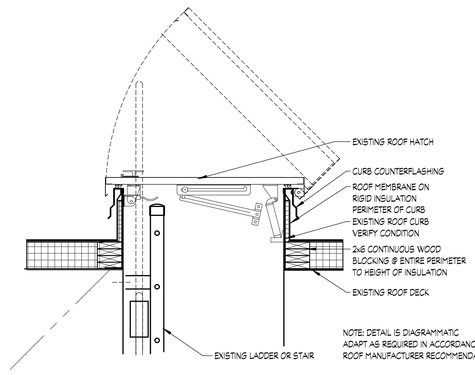
DRAWING NUMBER

A.109



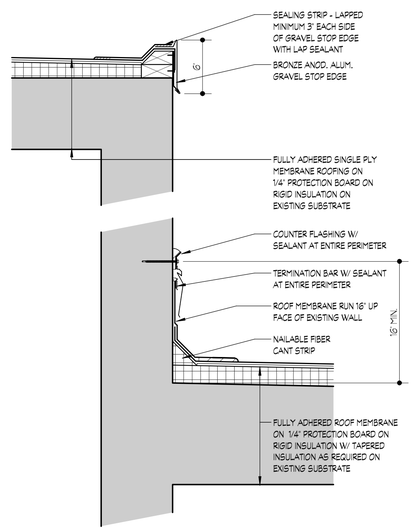
11 A.110 **CANOPY DETAIL SECTION**

SCALE: 1/2" = 1'-0"



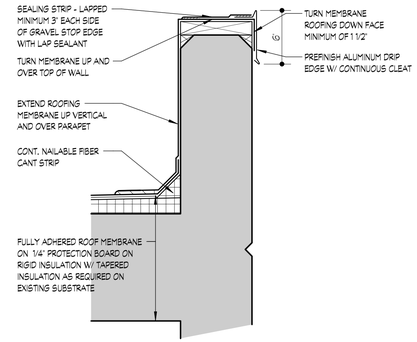
10 A.110 **ROOF HATCH DETAIL**

SCALE: 3/4" = 1'-0"



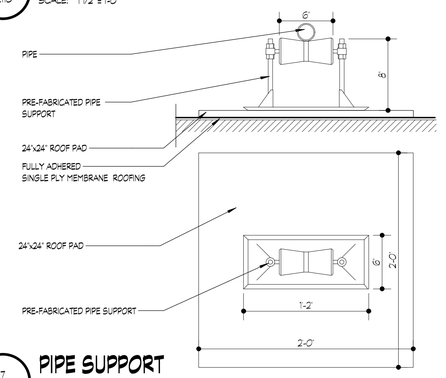
9 A.110 **ROOF PARAPET & WALL FLASHING DETAIL**

SCALE: 11/2" = 1'-0"



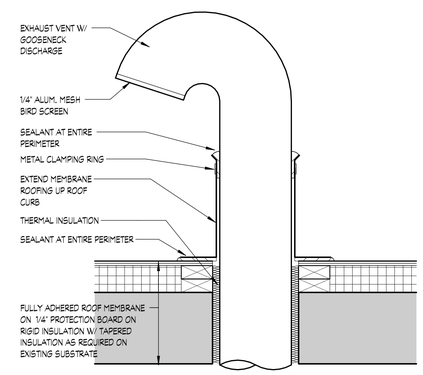
8 A.110 **TYPICAL PARAPET DETAIL**

SCALE: 11/2" = 1'-0"



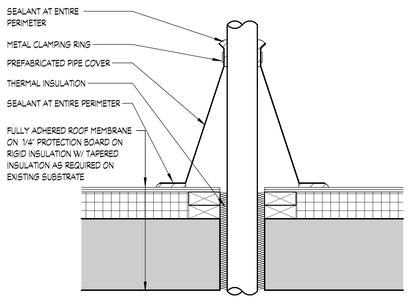
7 A.110 **PIPE SUPPORT**

SCALE: 11/2" = 1'-0"



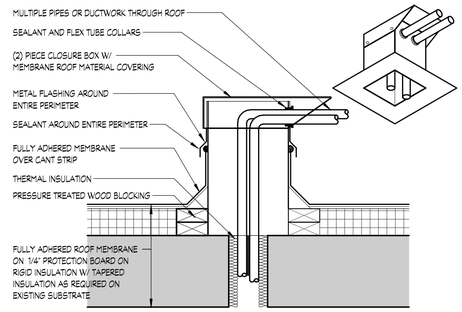
6 A.110 **ROOF PENETRATION**

SCALE: 11/2" = 1'-0"



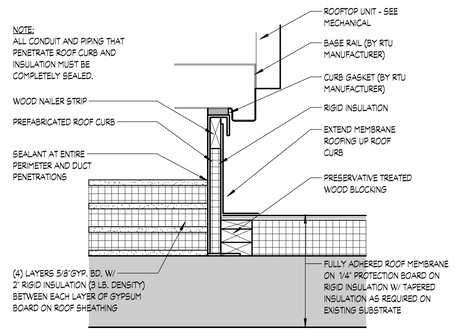
5 A.110 **ROOF PENETRATION**

SCALE: 11/2" = 1'-0"



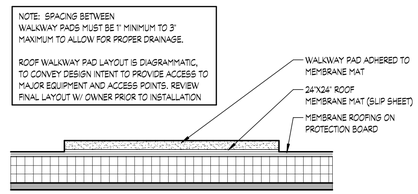
4 A.110 **ROOF PENETRATION HOUSING**

SCALE: 11/2" = 1'-0"



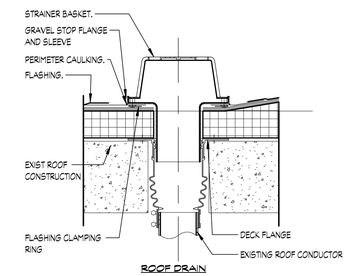
3 A.110 **MECHANICAL CURB**

SCALE: 11/2" = 1'-0"



2 A.110 **WALKWAY PAD**

SCALE: 11/2" = 1'-0"



1 A.110 **ROOF SUMP**

SCALE: 11/2" = 1'-0"

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FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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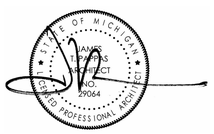


JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

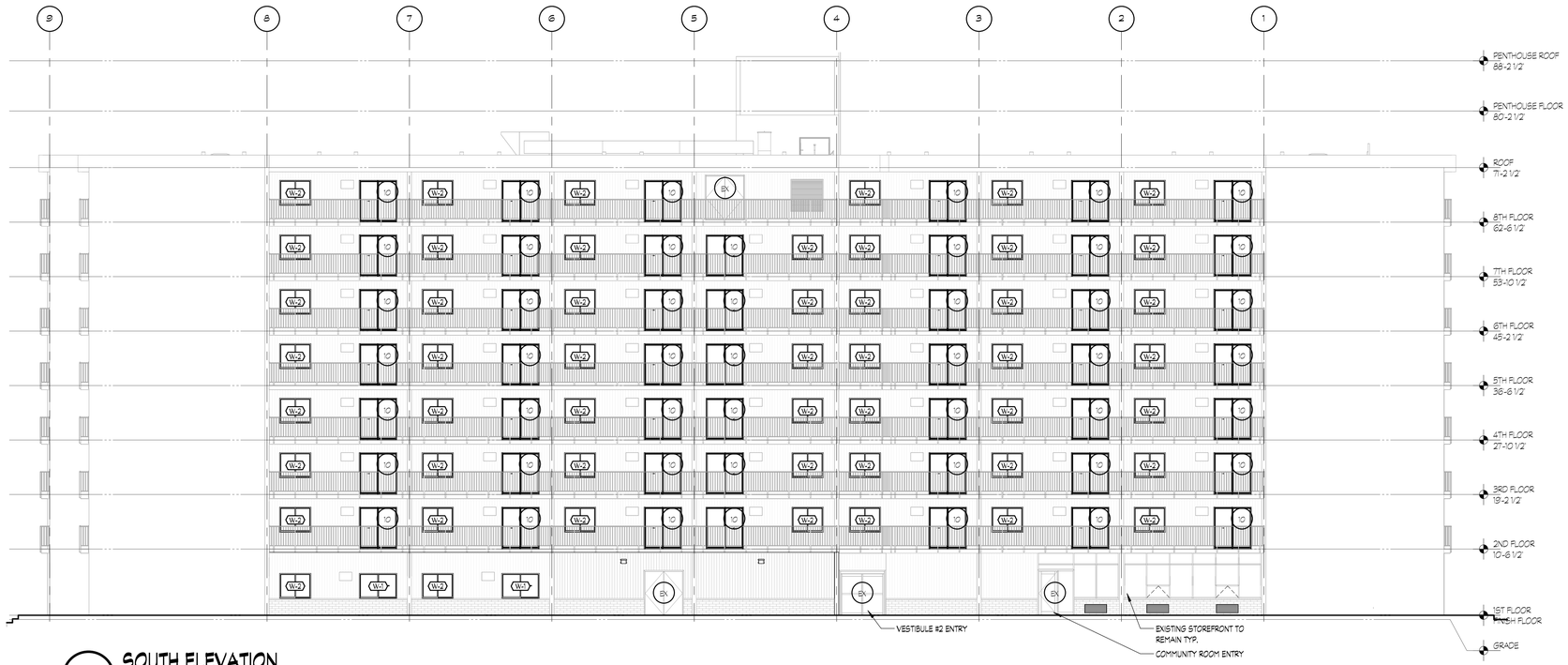
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

ROOF DETAILS

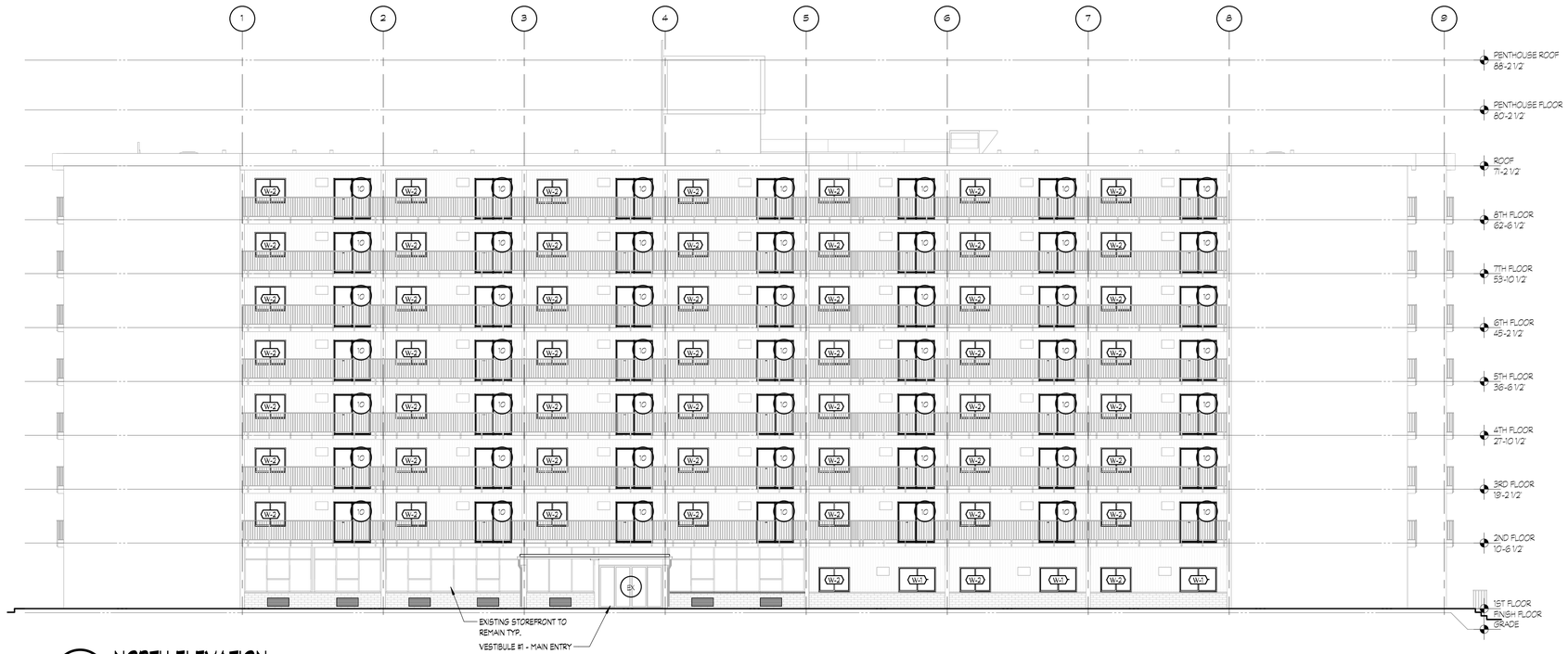
DRAWING NUMBER

A.110



2 A.201 **SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



1 A.201 **NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

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GENERAL EXTERIOR ELEVATIONS NOTES FOR EXISTING BUILDINGS:

1. EXTERIOR CONCRETE AND MASONRY RESTORATION WORK MUST BE PERFORMED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS FOR THE SPECIFIED PRODUCTS.
2. TUCK POINTING MASONRY JOINTS TO MATCH THE EXISTING MORTAR COLOR, PERFORMED WHERE EXISTING MORTAR IS MISSING OR DETERIORATED.
3. REMOVE DETERIORATED MORTAR BY CAREFULLY 'HAND RAKING' THE JOINTS TO AVOID DAMAGING THE MASONRY.
4. THE ENTIRE EXTERIOR OF THE BUILDING, INCLUDING ALL EXISTING EXTERIOR MATERIALS, BRICK, STONE, METAL, PRECAST CONCRETE, ETC. WILL BE CLEANED USING A NON-IONIC DETERGENT, NATURAL OR SYNTHETIC BRISTLE BRUSHES, AND A LOW PRESSURE (UNDER 100 PSI) WATER WASH.
5. REMOVE AND REPLACE ALL EXISTING APARTMENT SLIDING DOORS AND WINDOWS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR AND WINDOW OPENINGS.
6. CLEAN AND APPLY SEALER TO ALL EXTERIOR EXPOSED PRECAST CONCRETE AGGREGATE PANELS. CLEAN TOP SURFACE AND FACE OF EXISTING BALCONIES AND APPLY SEALER TO TOPS SURFACES AND EDGES.
7. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXTERIOR MECHANICAL AND ELECTRICAL SCOPE

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STATE OF MICHIGAN
JAMES T. HOOKS
REGISTERED ARCHITECT
NO. 39064
LICENSED PROFESSIONAL ARCHITECT

JONATHAN ROSE COMPANIES

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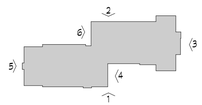


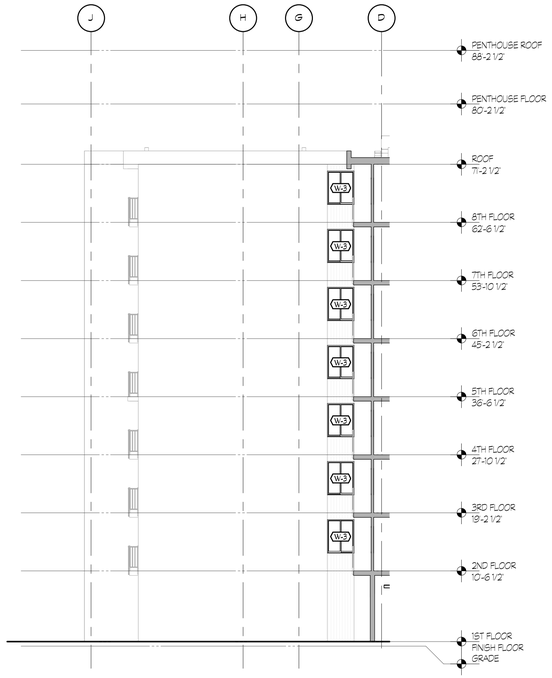
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.201

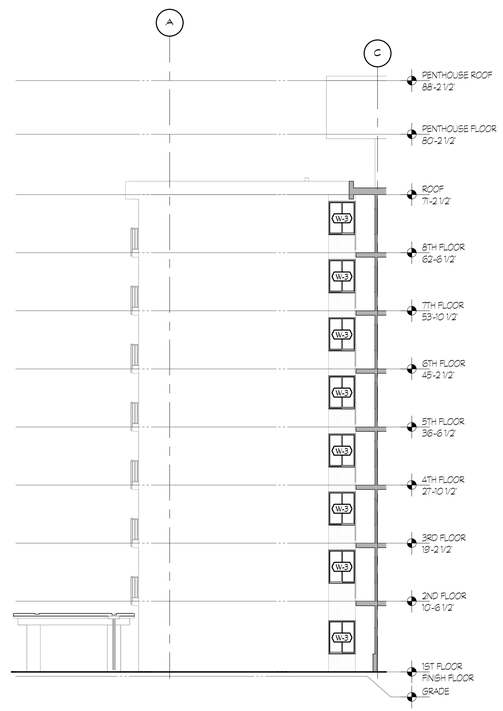


6 A.202 **EAST ELEVATION AT BUILDING OFFSET**

SCALE: 3/32" = 1'-0"

5 A.202 **EAST ELEVATION**

SCALE: 3/32" = 1'-0"



4 A.202 **WEST ELEVATION AT BUILDING OFFSET**

SCALE: 3/32" = 1'-0"

3 A.202 **WEST ELEVATION**

SCALE: 3/32" = 1'-0"

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5. REMOVE AND REPLACE ALL EXISTING APARTMENT SLIDING DOORS AND WINDOWS. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR AND WINDOW OPENINGS.
6. CLEAN AND APPLY SEALER TO ALL EXTERIOR EXPOSED PRECAST CONCRETE AGGREGATE PANELS. CLEAN TOP SURFACE AND FACE OF EXISTING BALCONIES AND APPLY SEALER TO TOPS SURFACES AND EDGES.
7. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXTERIOR MECHANICAL AND ELECTRICAL SCOPE

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RENOVATION OF

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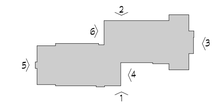


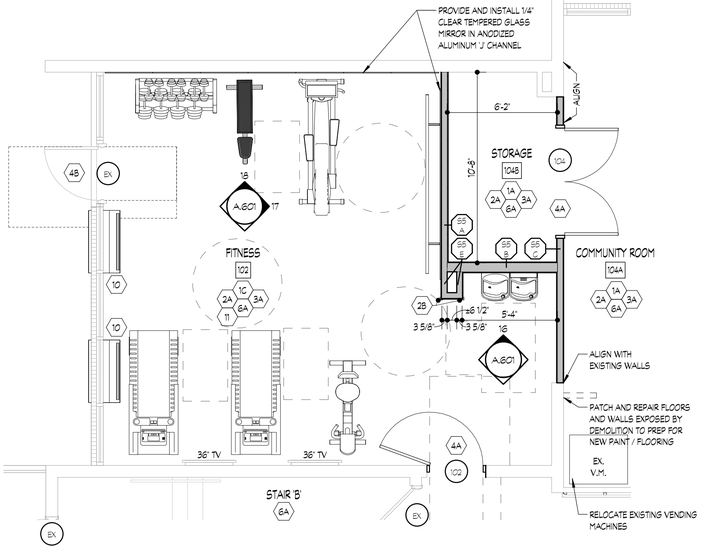
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

EXTERIOR ELEVATIONS

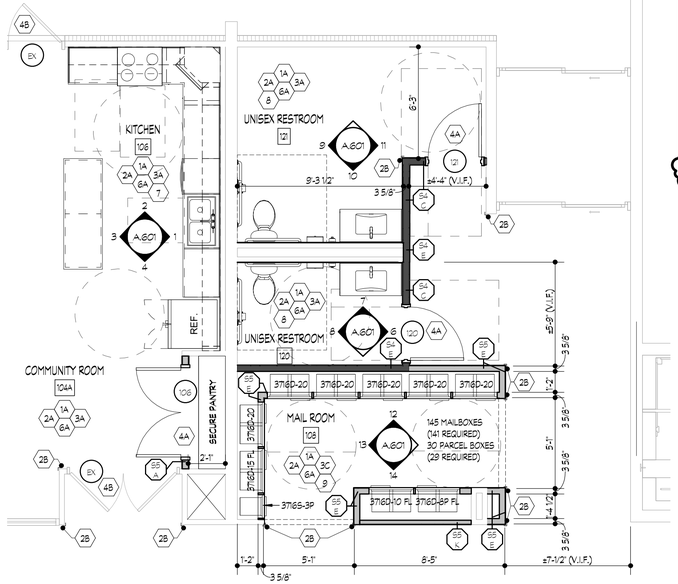
DRAWING NUMBER

A.202



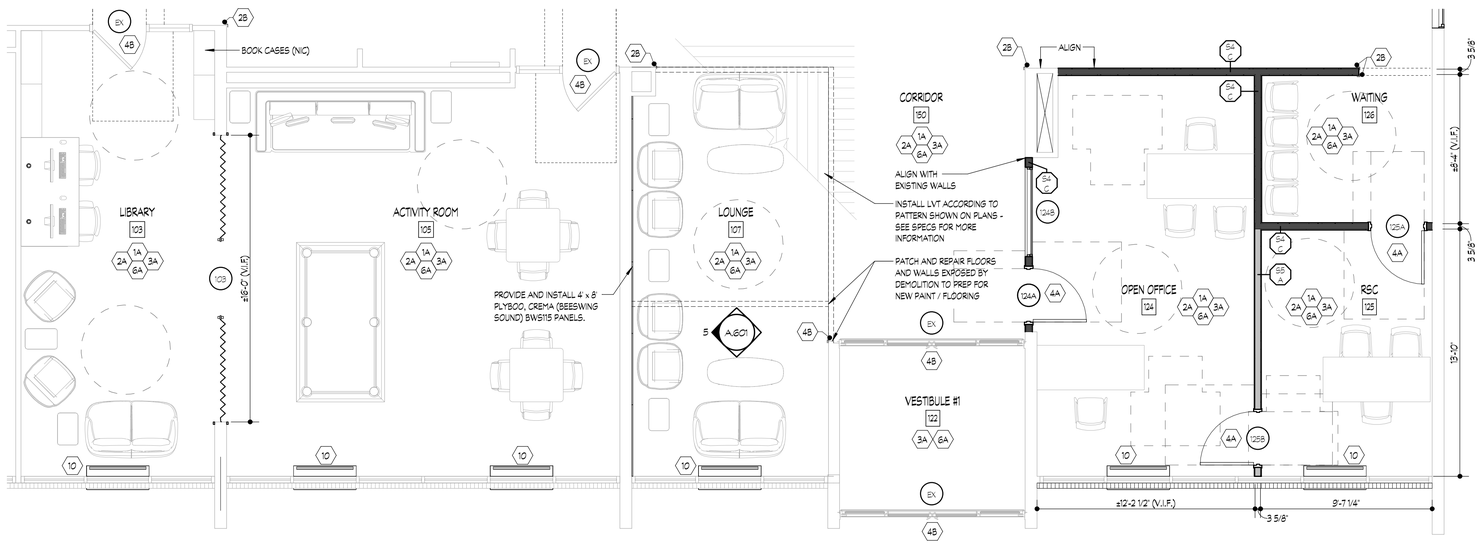
2 A.501 FITNESS ROOM FLOOR PLAN

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



3 A.501 COMMUNITY KITCHEN, RESTROOM, AND MAILROOM FLOOR PLAN

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



1 A.501 LIBRARY, ACTIVITY ROOM, LOUNGE, AND OFFICE FLOOR PLAN

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

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, FACE OF BRICK OR FACE OF SHEATHING, AND FACE OF FINISHED WALL AT EXISTING CONSTRUCTION.
2. WHERE NEW WALLS ABUT EXISTING, ALIGN NEW WALL TO THICKNESS OF EXISTING WALL UNLESS NOTED OTHERWISE. VERIFY IN FIELD.
3. ALL WINDOW & DOOR TAG MARKS ARE LOCATED ON THE OVERALL PLANS, SHEETS A.101 & A.102 AND UNIT ENLARGED PLANS, SHEETS A.511 & A.512.
   A. VERIFY ALL EXISTING WINDOW AND DOOR OPENING SIZES IN THE FIELD PRIOR TO ORDERING.
4. VERIFY SIZE REQUIREMENTS OF ALL TUBS AND SHOWERS WITH MANUFACTURERS CUT SHEETS FOR PROPER STUD PLACEMENT.
5. VERIFY ALL KITCHEN AND BATHROOM OUTLETS ARE GFCI. PROVIDE NEW IF MISSING, COORDINATE WITH ELECTRICAL.
6. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. EXISTING AUTOMATIC SPRINKLER SYSTEM IS TO REMAIN. NEW WORK WILL NOT ALTER COVERAGE AREA. ADD OR ADJUST SPRINKLER HEAD LOCATIONS AS REQUIRED TO MAINTAIN CURRENT COVERAGE AREA.
8. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL SCOPE INFORMATION.
9. SEE SHEET A.511-A.512 FOR TYPICAL UNIT PLANS AND KEYNOTES.
10. SEE SHEET A.701 FOR ROOM FINISH SCHEDULE.
11. SEE SHEET A.711 FOR DOOR AND WINDOW SCHEDULES.
12. SEE SHEET A.721 FOR WALL TYPES AND RATED ASSEMBLIES.
13. SEE SHEET A.801-A.812 FOR REFLECTED CEILING PLANS.
14. SEE SHEET A.C.002 FOR ACCESSIBILITY REQUIREMENTS AT COMMON AREAS
15. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

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WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
EXISTING DOOR TO REMAIN	EX
EXISTING WINDOW TO REMAIN	EX
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	
NEW RATED STUD INTERIOR WALL	

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO WALL TYPES AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

GENERAL INTERIOR NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE WOOD BLOCKING BEHIND WALL MOUNTED EQUIPMENT, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING, AS ALLOWED BY CURRENT EXISTING CONDITIONS.
3. SEE SHEET A.621 FOR CASEWORK NOTES.
4. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CABINETS/CASEWORK, BOTH FILLER MUST BE EQUAL WIDTH.
5. ANY PROTRUDING COUNTERTOP CORNERS SHALL HAVE A MINIMUM 1" RADIUS.
6. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
7. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

COMMON AREA KEYNOTES: (#)

1. **FLOORING:**
   A. PATCH, REPAIR AND PREPARE SURFACE FOR VINYL FLOORING AND BASE. INSTALL VINYL FLOORING AND BASE.
   B. AT TRASH ROOM, PATCH AND REPAIR DAMAGED CONCRETE FLOORING. PREPARE SURFACE AND APPLY NEW EPOXY FLOORING. ENSURE FLOOR IS PROPERLY SLOPED TOWARD EXISTING FLOOR DRAINS.
   C. PATCH, REPAIR, AND PREPARE SURFACE FOR NEW VULCANIZED RUBBER FLOORING. INSTALL VULCANIZED RUBBER FLOORING.
2. **WALLS:**
   A. PAINT ALL WALLS, DOORS & DOOR FRAMES AT ROOM OR CORRIDOR SIDE, AND MECHANICAL GRILLES. PAINT LEAN RAILS IN A CONTRASTING COLOR.
   B. PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE SHEET A.621 FOR ADDITIONAL INFORMATION.
3. **CEILINGS:** FIRE ALARMS, SPRINKLER HEADS AND EXIT DEVICES TO REMAIN CONNECTED AND OPERATIONAL, TYP. THROUGHOUT THE BUILDING.
   A. PROVIDE AND INSTALL NEW CEILING TILES AND CEILING GRIDS AT THE ENTIRE FIRST-FLOOR INCLUDING UNITS, LAUNDRY ROOMS (2ND AND 6TH FLOOR) AND UNIT KITCHENS.
   B. FOR CORRIDORS 2 THROUGH 8, EXISTING CEILING GRID TO REMAIN. PROVIDE AND INSTALL NEW CEILING TILES ENSURING PROPER FIT. REPAIR DAMAGED SECTIONS OF GRID AND PAINT.
   C. PROVIDE AND INSTALL NEW GYPSUM BOARD CEILING, PATCH DAMAGED SECTIONS AND PAINT.
4. **DOOR(S) & FRAME(S) OR OPENING(S)**
   A. PROVIDE AND INSTALL NEW DOOR, FRAME AND HARDWARE, SEE DOOR SCHEDULE SHEET A.711 AND ENLARGED PLANS SHEET A.501.
   B. REPAIR ANY DAMAGED OR DETERIORATED PORTIONS IN EXISTING DOORS. PREP FOR AND APPLY NEW PAINT. IF DOORS ARE DAMAGED BEYOND REPAIR, GC TO CONFIRM WITH OWNERSHIP ON REMOVAL AND REPLACEMENT OF THE DOOR.
   C. PROVIDE AN ADDITIONAL 9/16" PEEPHOLE AT ALL PH UNIT DOORS AT FIRST FLOOR AT 48" A.F.F., SEE DOOR TYPES SHEET A.711 AND A.C.002 MOUNTING HEIGHTS.
5. **WINDOWS:**
   A. PROVIDE AND INSTALL NEW WINDOWS. FIELD VERIFY ALL WINDOW OPENINGS DIMENSIONS PRIOR TO ORDERING. ENSURE PROPER SEALING. PATCH, REPAIR AND FINISH ALL ADJACENT SURFACES DAMAGED DURING INSTALLATION.
6. **LIGHTING:**
   A. PROVIDE AND INSTALL NEW LED LIGHTING FIXTURES, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION. PROVIDE AND INSTALL OCCUPANCY SENSORS FOR STAIR LIGHTS.
   B. REINSTALL EXISTING LED LIGHTING FIXTURES. PATCH, REPAIR, AND/OR REPLACE DAMAGED FIXTURES (TYPICAL AT 2ND THRU 8TH FLOOR CORRIDORS).
   C. EXISTING LIGHT FIXTURES TO REMAIN UNLESS OTHERWISE NOTED. IF EXISTING FIXTURES ARE NOT LED, REMOVE AND REPLACE WITH NEW LED LIGHT FIXTURES.
7. **COMMUNITY KITCHEN:**
   A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
   B. PROVIDE AND INSTALL BLOCKING AT NEW CABINETS. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION.
   C. PROVIDE AND INSTALL NEW SINK, SINK FAUCET, DISPOSAL/DRAIN AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   D. PROVIDE AND INSTALL NEW QUARTZ COUNTERTOPS, BACK AND SIDE SPLASHES.
   E. PROVIDE AND INSTALL ALL NEW ENERGY EFFICIENT APPLIANCES INCLUDING REFRIGERATOR, RANGE, RANGE HOOD AND DISHWASHER.
8. **RESTROOMS:**
   A. PROVIDE AND INSTALL COUNTERTOP, BACK AND SIDE SPLASH, LAVATORY, CASEWORK, FAUCET AND ALL RELATED ACCESSORIES. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION. RECONNECT WATER AND SANITARY.
   B. PROVIDE AND INSTALL NEW WATER CLOSET, SHUT-OFF VALVES, GASKET AND RELATED ACCESSORIES.
   C. PROVIDE AND INSTALL NEW BATHROOM ACCESSORIES INCLUDING MIRROR, SOAP DISPENSER, TOILET PAPER HOLDER AND PAPER TOWEL DISPENSER.
9. **MAILROOM:** PROVIDE AND INSTALL NEW MAIL AND PARCEL BOXES, SEE SHEET A.501 FOR NEW LAYOUT. SECURE ALL UNITS PER MANUFACTURER RECOMMENDATIONS. SEE SHEETS A.611 AND A.621 FOR MORE INFORMATION.
10. **MECHANICAL EQUIPMENT:** REFER TO MECHANICAL DRAWINGS FOR ALL DETAILS, SPECS AND SCOPE RELATED TO NEW MECHANICAL EQUIPMENT INCLUDING PTAC UNITS. X-RAY CONCRETE WALLS, FLOOR AND ROOF SLABS WHERE NEW PENETRATIONS ARE REQUIRED PRIOR TO CUTTING, CORING OR DRILLING. PROVIDE CASKETING FOR AC AND PTAC UNITS FOR A TIGHT SEAL.
11. **FITNESS ROOM:**
   A. REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC LOCATIONS OF WORKOUT EQUIPMENT AND ASSOCIATED ELECTRICAL OUTLETS.
12. **COMMUNITY LAUNDRY:**
   A. REMOVE AND REPLACE EXISTING LAUNDRY TUB WITH NEW ACCESSIBLE WALL MOUNTED LAUNDRY TUB, REFER TO INTERIOR DETAILS AND PLUMBING DRAWINGS.
   B. ALLOW 30"X48" MINIMUM CLEAR SPACE IN FRONT OF EXISTING LAUNDRY CARD READER.
   C. DOOR TO RECEIVE NEW ELECTRIC DOOR OPENER. REFER TO ELECTRICAL DRAWINGS.

FSP FUSCO, SHAFFER & PAPPAS, INC.
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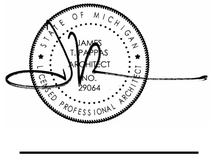


JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA

MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.29.2025	OWNER REVIEW

KEY PLAN

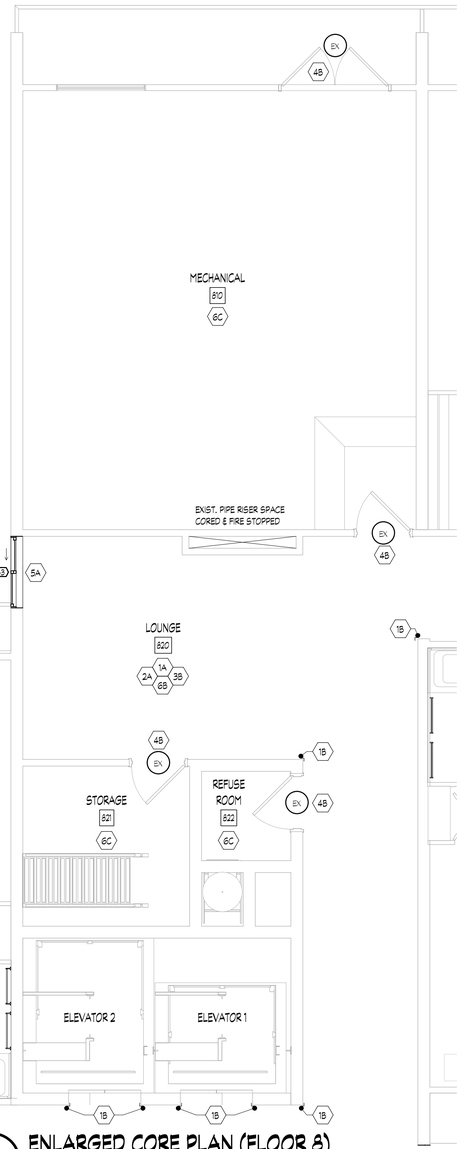
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

COMMON AREA FLOOR PLANS

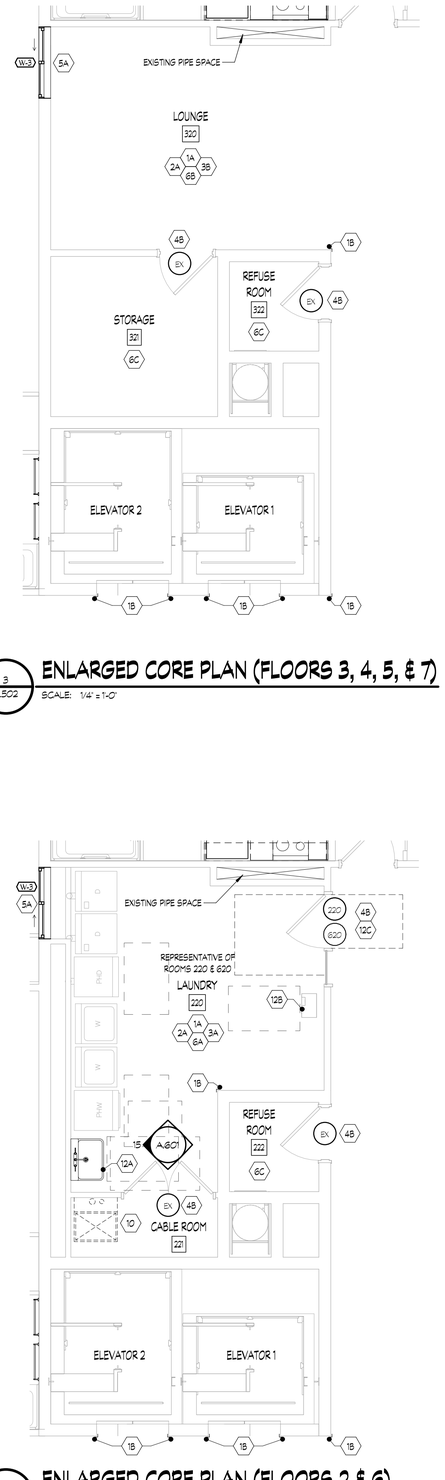
DRAWING NUMBER

A.501



4 / A.502 ENLARGED CORE PLAN (FLOOR 8)

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

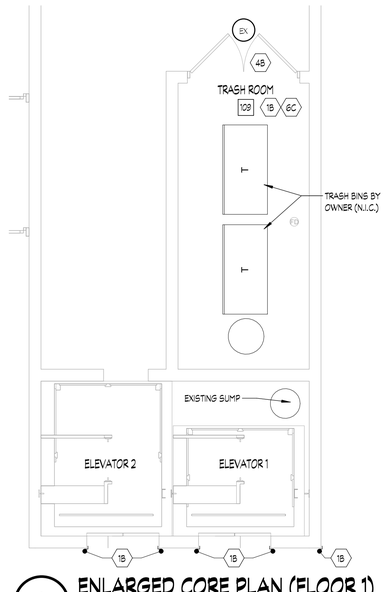


3 / A.502 ENLARGED CORE PLAN (FLOORS 3, 4, 5, & 7)

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

2 / A.502 ENLARGED CORE PLAN (FLOORS 2 & 6)

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



1 / A.502 ENLARGED CORE PLAN (FLOOR 1)

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

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, FACE OF BRICK OR FACE OF SHEATHING, AND FACE OF FINISHED WALL AT EXISTING CONSTRUCTION.
2. WHERE NEW WALLS ABUT EXISTING, ALIGN NEW WALL TO THICKNESS OF EXISTING WALL UNLESS NOTED OTHERWISE. VERIFY IN FIELD.
3. ALL WINDOW & DOOR TAG MARKS ARE LOCATED ON THE OVERALL PLANS, SHEETS A.101 & A.102 AND UNIT ENLARGED PLANS, SHEETS A.511 & A.512.
   A. VERIFY ALL EXISTING WINDOW AND DOOR OPENING SIZES IN THE FIELD PRIOR TO ORDERING.
4. VERIFY SIZE REQUIREMENTS OF ALL TUBS AND SHOWERS WITH MANUFACTURERS CUT SHEETS FOR PROPER STUD PLACEMENT.
5. VERIFY ALL KITCHEN AND BATHROOM OUTLETS ARE GFCI. PROVIDE NEW IF MISSING, COORDINATE WITH ELECTRICAL.
6. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. EXISTING AUTOMATIC SPRINKLER SYSTEM IS TO REMAIN. NEW WORK WILL NOT ALTER COVERAGE AREA. ADD OR ADJUST SPRINKLER HEAD LOCATIONS AS REQUIRED TO MAINTAIN CURRENT COVERAGE AREA.
8. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL SCOPE INFORMATION.
9. SEE SHEET A.511-A.512 FOR TYPICAL UNIT PLANS AND KEYNOTES.
10. SEE SHEET A.701 FOR ROOM FINISH SCHEDULE.
11. SEE SHEET A.711 FOR DOOR AND WINDOW SCHEDULES.
12. SEE SHEET A.721 FOR WALL TYPES AND RATED ASSEMBLIES.
13. SEE SHEET A.801-A.812 FOR REFLECTED CEILING PLANS.
14. SEE SHEET A.C.002 FOR ACCESSIBILITY REQUIREMENTS AT COMMON AREAS
15. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
EXISTING DOOR TO REMAIN	EX
EXISTING WINDOW TO REMAIN	EX
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	
NEW RATED STUD INTERIOR WALL	

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO WALL TYPES AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

GENERAL INTERIOR NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE WOOD BLOCKING BEHIND WALL MOUNTED EQUIPMENT, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING, AS ALLOWED BY CURRENT EXISTING CONDITIONS.
3. SEE SHEET A.621 FOR CASEWORK NOTES.
4. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CABINETS/CASEWORK, BOTH FILLER MUST BE EQUAL WIDTH.
5. ANY PROTRUDING COUNTERTOP CORNERS SHALL HAVE A MINIMUM 1" RADIUS.
6. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
7. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

COMMON AREA KEYNOTES: (E)

1. **FLOORING:**
   A. PATCH, REPAIR AND PREPARE SURFACE FOR VINYL FLOORING AND BASE. INSTALL VINYL FLOORING AND BASE.
   B. AT TRASH ROOM, PATCH AND REPAIR DAMAGED CONCRETE FLOORING. PREPARE SURFACE AND APPLY NEW EPOXY FLOORING. ENSURE FLOOR IS PROPERLY SLOPED TOWARD EXISTING FLOOR DRAINS.
   C. PATCH, REPAIR, AND PREPARE SURFACE FOR NEW VULCANIZED RUBBER FLOORING. INSTALL VULCANIZED RUBBER FLOORING.
2. **WALLS:**
   A. PAINT ALL WALLS, DOORS & DOOR FRAMES AT ROOM OR CORRIDOR SIDE, AND MECHANICAL GRILLES. PAINT LEAN RAILS IN A CONTRASTING COLOR.
   B. PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED. SEE SHEET A.621 FOR ADDITIONAL INFORMATION.
3. **CEILINGS:** FIRE ALARMS, SPRINKLER HEADS AND EXIT DEVICES TO REMAIN CONNECTED AND OPERATIONAL, TYP. THROUGHOUT THE BUILDING.
   A. PROVIDE AND INSTALL NEW CEILING TILES AND CEILING GRIDS AT THE ENTIRE FIRST-FLOOR INCLUDING UNITS, LAUNDRY ROOMS (2ND AND 6TH FLOOR) AND UNIT KITCHENS.
   B. FOR CORRIDORS 2 THROUGH 8, EXISTING CEILING GRID TO REMAIN. PROVIDE AND INSTALL NEW CEILING TILES ENSURING PROPER FIT. REPAIR DAMAGED SECTIONS OF GRID AND PAINT.
   C. PROVIDE AND INSTALL NEW GYPSUM BOARD CEILING, PATCH DAMAGED SECTIONS AND PAINT.
4. **DOOR(S) & FRAME(S) OR OPENING(S)**
   A. PROVIDE AND INSTALL NEW DOOR, FRAME AND HARDWARE, SEE DOOR SCHEDULE SHEET A.711 AND ENLARGED PLANS SHEET A.501.
   B. REPAIR ANY DAMAGED OR DETERIORATED PORTIONS IN EXISTING DOORS, PREP FOR AND APPLY NEW PAINT. IF DOORS ARE DAMAGED BEYOND REPAIR, GC TO CONFIRM WITH OWNERSHIP ON REMOVAL AND REPLACEMENT OF THE DOOR.
   C. PROVIDE AN ADDITIONAL 9/16" PEEPHOLE AT ALL PH UNIT DOORS AT FIRST FLOOR AT 48" A.F.F., SEE DOOR TYPES SHEET A.711 AND A.C.002 MOUNTING HEIGHTS.
5. **WINDOWS:**
   A. PROVIDE AND INSTALL NEW WINDOWS. FIELD VERIFY ALL WINDOW OPENINGS DIMENSIONS PRIOR TO ORDERING. ENSURE PROPER SEALING. PATCH, REPAIR AND FINISH ALL ADJACENT SURFACES DAMAGED DURING INSTALLATION.
6. **LIGHTING:**
   A. PROVIDE AND INSTALL NEW LED LIGHTING FIXTURES, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION. PROVIDE AND INSTALL OCCUPANCY SENSORS FOR STAIR LIGHTS.
   B. REINSTALL EXISTING LED LIGHTING FIXTURES. PATCH, REPAIR, AND/OR REPLACE DAMAGED FIXTURES (TYPICAL AT 2ND THRU 8TH FLOOR CORRIDORS).
   C. EXISTING LIGHT FIXTURES TO REMAIN UNLESS OTHERWISE NOTED. IF EXISTING FIXTURES ARE NOT LED, REMOVE AND REPLACE WITH NEW LED LIGHT FIXTURES.
7. **COMMUNITY KITCHEN:**
   A. PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
   B. PROVIDE AND INSTALL BLOCKING AT NEW CABINETS. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION.
   C. PROVIDE AND INSTALL NEW SINK, SINK FAUCET, DISPOSAL/DRAIN AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   D. PROVIDE AND INSTALL NEW QUARTZ COUNTERTOPS, BACK AND SIDE SPLASHES.
   E. PROVIDE AND INSTALL ALL NEW ENERGY EFFICIENT APPLIANCES INCLUDING REFRIGERATOR, RANGE, RANGE HOOD AND DISHWASHER.
8. **RESTROOMS:**
   A. PROVIDE AND INSTALL COUNTERTOP, BACK AND SIDE SPLASH, LAVATORY, CASEWORK, FAUCET AND ALL RELATED ACCESSORIES. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION. RECONNECT WATER AND SANITARY.
   B. PROVIDE AND INSTALL NEW WATER CLOSET, SHUT-OFF VALVES, GASKET AND RELATED ACCESSORIES.
   C. PROVIDE AND INSTALL NEW BATHROOM ACCESSORIES INCLUDING MIRROR, SOAP DISPENSER, TOILET PAPER HOLDER AND PAPER TOWEL DISPENSER.
9. **MAILROOM:** PROVIDE AND INSTALL NEW MAIL AND PARCEL BOXES, SEE SHEET A.501 FOR NEW LAYOUT. SECURE ALL UNITS PER MANUFACTURER RECOMMENDATIONS. SEE SHEETS A.611 AND A.621 FOR MORE INFORMATION.
10. **MECHANICAL EQUIPMENT:** REFER TO MECHANICAL DRAWINGS FOR ALL DETAILS, SPECS AND SCOPE RELATED TO NEW MECHANICAL EQUIPMENT INCLUDING PTAC UNITS. X-RAY CONCRETE WALLS, FLOOR AND ROOF SLABS WHERE NEW PENETRATIONS ARE REQUIRED PRIOR TO CUTTING, CORING OR DRILLING. PROVIDE CASKETING FOR AC AND PTAC UNITS FOR A TIGHT SEAL.
11. **FITNESS ROOM:**
   A. REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC LOCATIONS OF WORKOUT EQUIPMENT AND ASSOCIATED ELECTRICAL OUTLETS.
12. **COMMUNITY LAUNDRY:**
   A. REMOVE AND REPLACE EXISTING LAUNDRY TUB WITH NEW ACCESSIBLE WALL MOUNTED LAUNDRY TUB, REFER TO INTERIOR DETAILS AND PLUMBING DRAWINGS.
   B. ALLOW 30"X48" MINIMUM CLEAR SPACE IN FRONT OF EXISTING LAUNDRY CARD READER.
   C. DOOR TO RECEIVE NEW ELECTRIC DOOR OPENER. REFER TO ELECTRICAL DRAWINGS.

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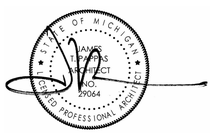

JONATHAN ROSE COMPANIES

RENOVATION OF

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30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

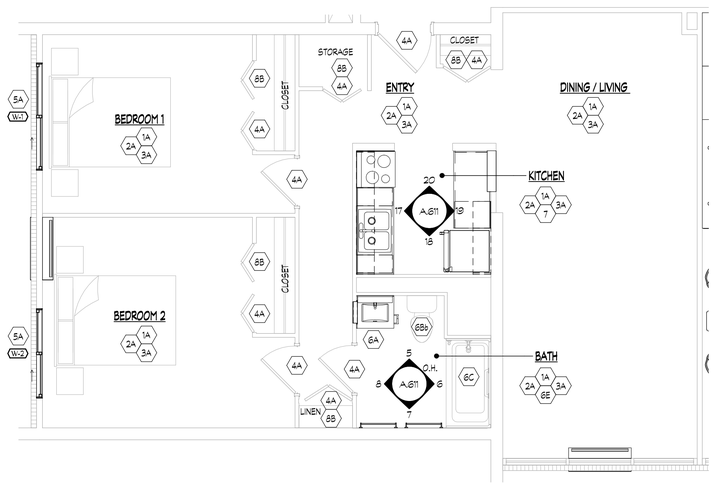
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

COMMON AREA FLOOR PLANS

DRAWING NUMBER

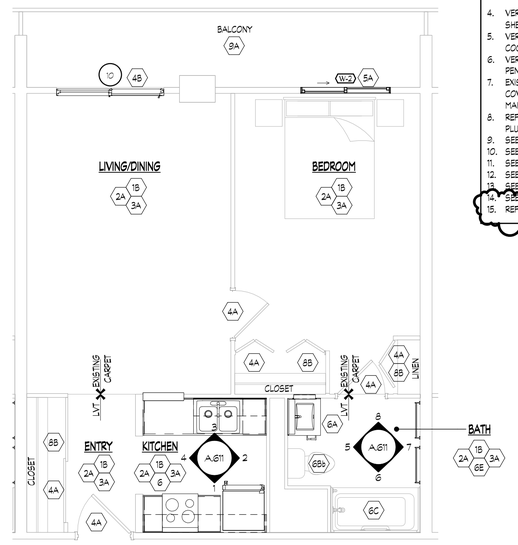
A.502



4 A.511 — TWO BEDROOM UNIT FLOOR PLAN

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

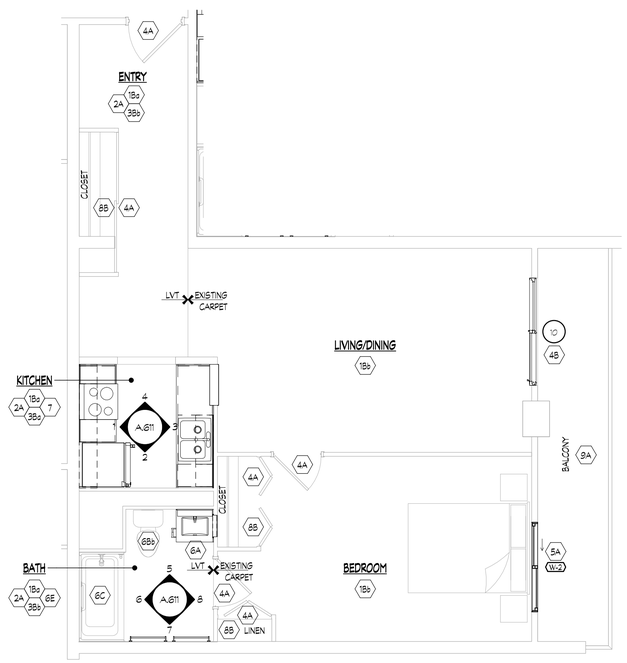
UNIT(S): 101-HVI



2 A.511 — UNIT A FLOOR PLAN

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

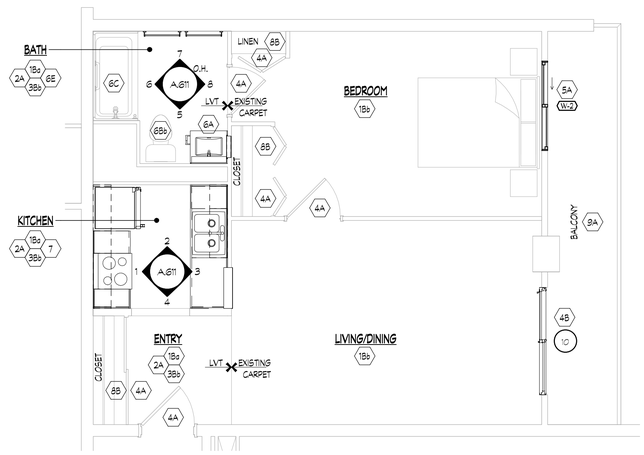
UNIT(S): 203-210, 211-HVI, 212-216, 219, 303-316, 319, 403-416, 419, 503-516, 519, 603-616, 619, 703-716, 719, 803-803, 811-816, 819



3 A.511 — UNIT B-1 FLOOR PLAN

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

UNIT(S): 217, 317, 417, 517, 617, 717, 817



1 A.511 — UNIT B FLOOR PLAN

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

UNIT(S): 201, 202, 218-HVI, 301, 302, 318, 401, 402, 418, 501, 502, 518, 601, 602, 618,701, 702, 718, 801, 802, 818

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, FACE OF BRICK OR FACE OF SHEATHING, AND FACE OF FINISHED WALL AT EXISTING CONSTRUCTION.
2. WHERE NEW WALLS ABUT EXISTING, ALIGN NEW WALL TO THICKNESS OF EXISTING WALL UNLESS NOTED OTHERWISE. VERIFY IN FIELD.
3. ALL WINDOW & DOOR TAG MARKS ARE LOCATED ON THE OVERALL PLANS, SHEETS A.101 & A.102 AND UNIT ENLARGED PLANS, SHEETS A.811 & A.812.
   A. VERIFY ALL EXISTING WINDOW AND DOOR OPENING SIZES IN THE FIELD PRIOR TO ORDERING.
4. VERIFY SIZE REQUIREMENTS OF ALL TUBS AND SHOWERS WITH MANUFACTURERS CUT SHEETS FOR PROPER STUD PLACEMENT.
5. VERIFY ALL KITCHEN AND BATHROOM OUTLETS ARE GFCI. PROVIDE NEW IF MISSING, COORDINATE WITH ELECTRICAL.
6. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. EXISTING AUTOMATIC SPRINKLER SYSTEM IS TO REMAIN. NEW WORK WILL NOT ALTER COVERAGE AREA. ADD OR ADJUST SPRINKLER HEAD LOCATIONS AS REQUIRED TO MAINTAIN CURRENT COVERAGE AREA.
8. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL SCOPE INFORMATION.
9. SEE SHEET A.511-A.512 FOR TYPICAL UNIT PLANS AND KEYNOTES.
10. SEE SHEET A.701 FOR ROOM FINISH SCHEDULE.
11. SEE SHEET A.711 FOR DOOR AND WINDOW SCHEDULES.
12. SEE SHEET A.721 FOR WALL TYPES AND RATED ASSEMBLIES.
13. SEE SHEET A.801-A.812 FOR REFLECTED CEILING PLANS.
14. SEE SHEET A.C.002 FOR ACCESSIBILITY REQUIREMENTS AT COMMON AREAS
15. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
EXISTING DOOR TO REMAIN	EX
EXISTING WINDOW TO REMAIN	EX
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	
NEW RATED STUD INTERIOR WALL	

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO WALL TYPES AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

UNIT PLAN KEYNOTES: (#)

1. **FLOOR & BASE :**
   A. **AT PH UNITS & TWO BEDROOM UNIT (1ST FLOOR):**
      a. PROVIDE AND INSTALL ALL NEW FLOORING THROUGHOUT THE UNIT, SEE ROOM FINISH SCHEDULE FOR SPECIFIC FINISH ASSIGNED TO EACH ROOM.
   B. **AT TYPICAL UNITS (2ND THRU 8TH FLOORS):**
      a. PROVIDE AND INSTALL NEW FLOORING AND BASE AT ENTRIES, ENTRY CLOSETS, KITCHENS, AND BATHROOMS.
      b. EXISTING CARPET TO REMAIN AND TO BE CLEANED.
2. **WALLS :**
   A. PATCH, CLEAN, AND PAINT WALLS IN KITCHENS, BATHROOMS, AND ALL OTHER AREAS OF WORK. REFER TO ROOM FINISH SCHEDULE FOR WALL FINISH.
   B. PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED, SEE SHEET A.621 FOR ADDITIONAL INFORMATION.
3. **CEILINGS:**
   A. **AT PH UNITS & TWO BEDROOM UNIT (1ST FLOOR):**
      a. PROVIDE AND INSTALL NEW CEILING TILE AND GRID TROUGHOUT THE UNIT, SEE REFLECTED CEILING PLANS.
      b. CLEAN AND PAINT CEILINGS IN BATHROOMS, AND AREAS OF WORK. SEE UNIT REFLECTED CEILING PLANS.
   B. **AT TYPICAL UNITS (2ND THRU 8TH FLOORS):**
      a. PROVIDE AND INSTALL NEW CEILING TILE AND GRID AT KITCHENS.
      b. CLEAN AND PAINT CEILINGS IN BATHROOMS, AND AREAS OF WORK. SEE UNIT REFLECTED CEILING PLANS.
4. **DOOR(S) & FRAME(S) OR OPENING(S) :**
   A. EXISTING DOORS TO REMAIN, REPAIR OR REPLACE ANY DAMAGED SECTIONS. CLEAN AND PAINT.
   B. PROVIDE AND INSTALL NEW SLIDING PATIO DOOR, FRAME, AND HARDWARE. VERIFY ALL DOOR SIZES IN FIELD PRIOR TO ORDERING - TYPICAL TO UNITS AT 2ND THRU 8TH FLOORS. REFER TO DOOR SCHEDULE, SHEET A.711.
   C. PROVIDE AND INSTALL NEW INTERIOR DOOR, FRAME, AND HARDWARE. VERIFY ALL DOOR SIZES IN FIELD PRIOR TO ORDERING.
5. **WINDOW(S) & FRAMES**
   A. PROVIDE AND INSTALL NEW WINDOWS, FIELD VERIFY ALL WINDOW OPENINGS DIMENSIONS PRIOR TO ORDERING. ENSURE PROPER SEALING. PATCH, REPAIR AND FINISH ALL ADJACENT SURFACES DAMAGED DURING INSTALLATION.
6. **BATHROOMS: (SEE INTERIOR ELEVATIONS SHEET A.611 FOR ADDITIONAL INFORMATION)**
   A. **LAVATORY / VANITY :** PROVIDE AND INSTALL COUNTERTOP, BACK SPLASH, LAVATORY, CASEWORK, FAUCET, AND ALL RELATED ACCESSORIES. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION. RECONNECT WATER AND SANITARY. INSTALL BLOCKING FOR ROLL UNDER LAVATORY IN PH UNITS.
   B. **WATER CLOSET :**
      a. **AT PH UNITS:** PROVIDE AND INSTALL NEW WATER CLOSET, SHUT-OFF VALVES, GASKET AND RELATED ACCESSORIES.
      b. **AT TYPICAL UNITS:** EXISTING WATER CLOSET TO REMAIN.
   C. **BATHTUB:** EXISTING BATHTUB AND SURROUNDS TO REMAIN AT ALL TYPICAL UNITS.
   D. **ADA BATHTUB:** PROVIDE NEW ADA COMPLIANT BATHTUB AND TILE SURROUND. PROVIDE NEW GRAB BARS AND BLOCKING. PROVIDE NEW SHOWER HEAD, SHOWER HOSE, FAUCET, CONTROLS, AND ALL RELATED PLUMBING ACCESSORIES, REFER TO PLANS AND ELEVATIONS FOR BATHTUB TYPE, SHOWER HEAD / CONTROL LOCATIONS.
      a. **NOTE:** PROVIDE NON CUSTOMIZABLE BLOCKING FOR NEW GRAB BARS AND SHOWER SEAT. USE MOISTURE-RESISTANT BACKING MATERIALS PER ASTM #D6329 OR 3273 TO MEET ENTERPRISE GREEN COMMUNITIES REQUIREMENTS.
   E. **BATHROOM ACCESSORIES:** PROVIDE NEW BATHROOM ACCESSORIES INCLUDING MIRROR, TOILET PAPER HOLDER, TOWEL BAR, AND MEDICINE CABINET, ETC. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
7. **KITCHENS (SEE INTERIOR ELEVATIONS SHEET A.611 FOR ADDITIONAL INFORMATION)**
   A. **PLUMBING FIXTURES:** PROVIDE AND INSTALL NEW SINK, SINK FAUCET, GARBAGE DISPOSAL, DRAIN, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   B. **REFRIGERATORS:** PROVIDE AND INSTALL NEW ENERGY STAR RATED REFRIGERATOR. REFRIGERATORS IN ACCESSIBLE UNITS TO BE ADA COMPLIANT.
   C. **RANGES AND RANGE HOODS:** PROVIDE AND INSTALL NEW ELECTRIC RANGE AND RANGE HOOD. RANGES IN ACCESSIBLE UNITS TO BE ADA COMPLIANT.
   D. **CABINETRY:** PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
      a. AND AS AN **ALTERNATE** TO FULL CABINET REPLACEMENT, OPTIONS FOR CABINET RE-FACING OR REFINISHING MAY BE CONSIDERED. VERIFY WITH OWNERSHIP.
      b. PROVIDE AND INSTALL BLOCKING AT NEW CABINETS. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION.
   E. **COUNTERTOPS:** PROVIDE AND INSTALL NEW QUARTZ COUNTERTOPS, BACK AND SIDE SPLASHES.
8. **CLOSETS:**
   A. **AT PH UNITS:** EXISTING CLOSETS DOORS AND SHELVES TO BE REPLACED PER ENLARGED PLANS.
   B. **AT TYPICAL UNITS:** EXISTING SHELVES, RODS AND 5 SHELVES TO REMAIN. CONTRACTOR TO VERIFY IN FIELD IF CLOSETS DOORS OR SHELVES ARE MISSING TO BE REPLACED TO MATCH EXISTING.
9. **BALCONIES:**
   A. CLEAN TOP SURFACE AND FACE OF EXISTING BALCONIES. APPLY WATER-RESISTANT SEALER TO TOP SURFACE AND EDGES.

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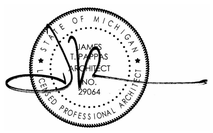


JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

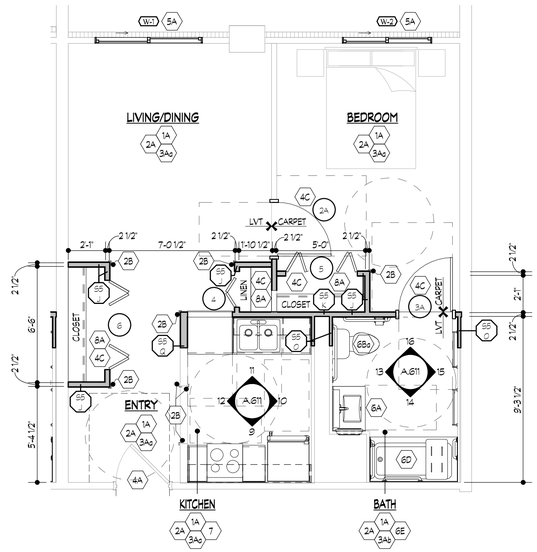
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

UNIT A ,B, B-1 AND TWO BEDROOM UNIT FLOOR PLANS

DRAWING NUMBER

A.511

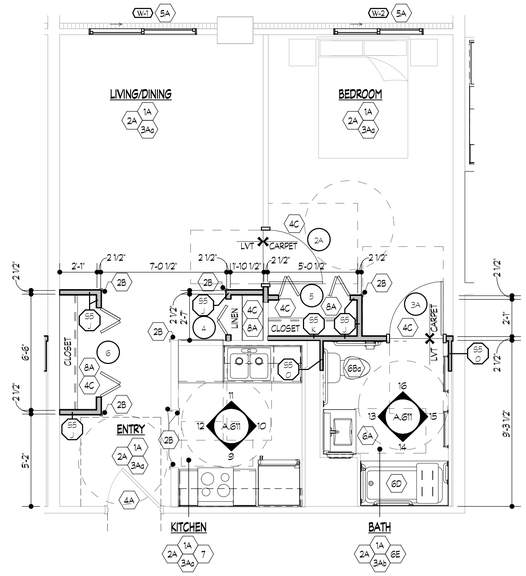


4 A.512

UNIT A-1 PH FLOOR PLAN

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

UNIT(S): 111, 113

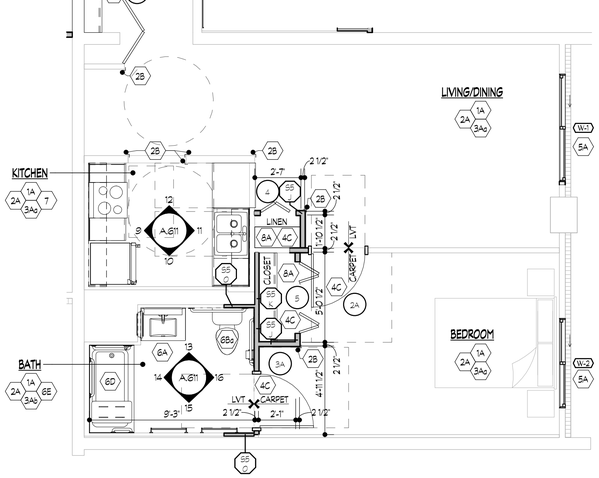


2 A.512

UNIT APH FLOOR PLAN

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

UNIT(S): 114, 115, 116, 119

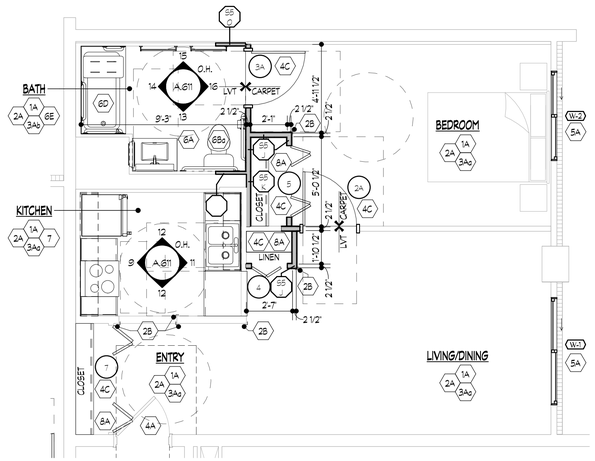


3 A.512

UNIT B-1 PH FLOOR PLAN

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

UNIT(S): 117



1 A.512

UNIT B-PH FLOOR PLAN

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

UNIT(S): 118

GENERAL PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS, FACE OF BRICK OR FACE OF SHEATHING, AND FACE OF FINISHED WALL AT EXISTING CONSTRUCTION.
2. WHERE NEW WALLS ABUT EXISTING, ALIGN NEW WALL TO THICKNESS OF EXISTING WALL UNLESS NOTED OTHERWISE. VERIFY IN FIELD.
3. ALL WINDOW & DOOR TAG MARKS ARE LOCATED ON THE OVERALL PLANS, SHEETS A.101 & A.102 AND UNIT ENLARGED PLANS, SHEETS A.511 & A.512.
   A. VERIFY ALL EXISTING WINDOW AND DOOR OPENING SIZES IN THE FIELD PRIOR TO ORDERING.
4. VERIFY SIZE REQUIREMENTS OF ALL TUBS AND SHOWERS WITH MANUFACTURERS CUT SHEETS FOR PROPER STUD PLACEMENT.
5. VERIFY ALL KITCHEN AND BATHROOM OUTLETS ARE GFCI. PROVIDE NEW IF MISSING, COORDINATE WITH ELECTRICAL.
6. VERIFY SIZE AND LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, PADS, PENETRATIONS AND SUPPORTS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. EXISTING AUTOMATIC SPRINKLER SYSTEM IS TO REMAIN. NEW WORK WILL NOT ALTER COVERAGE AREA. ADD OR ADJUST SPRINKLER HEAD LOCATIONS AS REQUIRED TO MAINTAIN CURRENT COVERAGE AREA.
8. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL SCOPE INFORMATION.
9. SEE SHEET A.511-A.512 FOR TYPICAL UNIT PLANS AND KEYNOTES.
10. SEE SHEET A.701 FOR ROOM FINISH SCHEDULE.
11. SEE SHEET A.711 FOR DOOR AND WINDOW SCHEDULES.
12. SEE SHEET A.721 FOR WALL TYPES AND RATED ASSEMBLIES.
13. SEE SHEET A.801-A.812 FOR REFLECTED CEILING PLANS.
14. SEE SHEET A.C.002 FOR ACCESSIBILITY REQUIREMENTS AT COMMON AREAS
15. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

WALL LEGEND:

EXISTING WALL AND/OR CONSTRUCTION TO REMAIN	
EXISTING DOOR TO REMAIN	EX
EXISTING WINDOW TO REMAIN	EX
NEW STUD/FURRING WALL W/ 1 LAYER OF GYP. BD. ON EXISTING WALL CONSTRUCTION	
NEW STUD INTERIOR WALL W/ 1 LAYER OF GYP. BD. EACH SIDE	
NEW RATED STUD INTERIOR WALL	

*NOTE: WALL LEGEND SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO WALL TYPES AND SECTIONS FOR ADDITIONAL DETAILS AND INFORMATION.

UNIT PLAN KEYNOTES: (#)

1. **FLOOR & BASE :**
   - A. **AT PH UNITS & TWO BEDROOM UNIT (1ST FLOOR):**
     - a. PROVIDE AND INSTALL ALL NEW FLOORING THROUGHOUT THE UNIT, SEE ROOM FINISH SCHEDULE FOR SPECIFIC FINISH ASSIGNED TO EACH ROOM.
   - B. **AT TYPICAL UNITS (2ND THRU 8TH FLOORS):**
     - a. PROVIDE AND INSTALL NEW FLOORING AND BASE AT ENTRIES, ENTRY CLOSETS, KITCHENS, AND BATHROOMS.
     - b. EXISTING CARPET TO REMAIN AND TO BE CLEANED.
2. **WALLS :**
   - A. PATCH, CLEAN, AND PAINT WALLS IN KITCHENS, BATHROOMS, AND ALL OTHER AREAS OF WORK. REFER TO ROOM FINISH SCHEDULE FOR WALL FINISH.
   - B. PROVIDE AND INSTALL CORNER GUARDS AT OUTSIDE CORNERS AS INDICATED, SEE SHEET A.621 FOR ADDITIONAL INFORMATION.
3. **CEILINGS:**
   - A. **AT PH UNITS & TWO BEDROOM UNIT (1ST FLOOR):**
     - a. PROVIDE AND INSTALL NEW CEILING TILE AND GRID TROUGHOUT THE UNIT, SEE REFLECTED CEILING PLANS.
     - b. CLEAN AND PAINT CEILINGS IN BATHROOMS, AND AREAS OF WORK. SEE UNIT REFLECTED CEILING PLANS.
   - B. **AT TYPICAL UNITS (2ND THRU 8TH FLOORS):**
     - a. PROVIDE AND INSTALL NEW CEILING TILE AND GRID AT KITCHENS.
     - b. CLEAN AND PAINT CEILINGS IN BATHROOMS, AND AREAS OF WORK. SEE UNIT REFLECTED CEILING PLANS.
4. **DOOR(S) & FRAME(S) OR OPENING(S) :**
   - A. EXISTING DOORS TO REMAIN, REPAIR OR REPLACE ANY DAMAGED SECTIONS. CLEAN AND PAINT.
   - B. PROVIDE AND INSTALL NEW SLIDING PATIO DOOR, FRAME, AND HARDWARE. VERIFY ALL DOOR SIZES IN FIELD PRIOR TO ORDERING - TYPICAL TO UNITS AT 2ND THRU 8TH FLOORS. REFER TO DOOR SCHEDULE, SHEET A.711.
   - C. PROVIDE AND INSTALL NEW INTERIOR DOOR, FRAME, AND HARDWARE. VERIFY ALL DOOR SIZES IN FIELD PRIOR TO ORDERING.
5. **WINDOW(S) & FRAMES**
   - A. PROVIDE AND INSTALL NEW WINDOWS. FIELD VERIFY ALL WINDOW OPENINGS DIMENSIONS PRIOR TO ORDERING. ENSURE PROPER SEALING. PATCH, REPAIR AND FINISH ALL ADJACENT SURFACES DAMAGED DURING INSTALLATION.
6. **BATHROOMS: (SEE INTERIOR ELEVATIONS SHEET A.611 FOR ADDITIONAL INFORMATION)**
   - A. **LAVATORY / VANITY :** PROVIDE AND INSTALL COUNTERTOP, BACK SPLASH, LAVATORY, CASEWORK, FAUCET, AND ALL RELATED ACCESSORIES. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION. RECONNECT WATER AND SANITARY. INSTALL BLOCKING FOR ROLL UNDER LAVATORY IN PH UNITS.
   - B. **WATER CLOSET :**
     - a. **AT PH UNITS:** PROVIDE AND INSTALL NEW WATER CLOSET, SHUT-OFF VALVES, GASKET AND RELATED ACCESSORIES.
     - b. **AT TYPICAL UNITS:** EXISTING WATER CLOSET TO REMAIN.
   - C. **BATHTUB:** EXISTING BATHTUB AND SURROUNDS TO REMAIN AT ALL TYPICAL UNITS.
   - D. **ADA BATHTUB:** PROVIDE NEW ADA COMPLIANT BATHTUB AND TILE SURROUND. PROVIDE NEW GRAB BARS AND BLOCKING. PROVIDE NEW SHOWER HEAD, SHOWER HOSE, FAUCET, CONTROLS, AND ALL RELATED PLUMBING ACCESSORIES. REFER TO PLANS AND ELEVATIONS FOR BATHTUB TYPE, SHOWER HEAD / CONTROL LOCATIONS.
     - a. **NOTE:** PROVIDE NON COMBUSTIBLE BLOCKING FOR NEW GRAB BARS AND SHOWER SEAT. USE MOISTURE-RESISTANT BACKING MATERIALS PER ASTM #06329 OR 3273 TO MEET ENTERPRISE GREEN COMMUNITIES REQUIREMENTS.
   - E. **BATHROOM ACCESSORIES:** PROVIDE NEW BATHROOM ACCESSORIES INCLUDING MIRROR, TOILET PAPER HOLDER, TOWEL BAR, AND MEDICINE CABINET, ETC. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
7. **KITCHENS (SEE INTERIOR ELEVATIONS SHEET A.611 FOR ADDITIONAL INFORMATION)**
   - A. **PLUMBING FIXTURES:** PROVIDE AND INSTALL NEW SINK, SINK FAUCET, GARBAGE DISPOSAL, DRAIN, CONTROLS, AND ALL RELATED ACCESSORIES. RECONNECT WATER, SANITARY AND ELECTRIC.
   - B. **REFRIGERATORS:** PROVIDE AND INSTALL NEW ENERGY STAR RATED REFRIGERATOR. REFRIGERATORS IN ACCESSIBLE UNITS TO BE ADA COMPLIANT.
   - C. **RANGES AND RANGE HOODS:** PROVIDE AND INSTALL NEW ELECTRIC RANGE AND RANGE HOOD. RANGES IN ACCESSIBLE UNITS TO BE ADA COMPLIANT.
   - D. **CABINETRY:** PROVIDE AND INSTALL NEW BASE AND WALL CABINETS.
     - a. AND AS AN **ALTERNATE** TO FULL CABINET REPLACEMENT, OPTIONS FOR CABINET RE-FACING OR REFINISHING MAY BE CONSIDERED. VERIFY WITH OWNERSHIP.
     - b. PROVIDE AND INSTALL BLOCKING AT NEW CABINETS. PATCH AND REPAIR GYPSUM BOARD DAMAGED DURING INSTALLATION.
   - E. **COUNTERTOPS:** PROVIDE AND INSTALL NEW QUARTZ COUNTERTOPS, BACK AND SIDE SPLASHES.
8. **CLOSETS:**
   - A. **AT PH UNITS:** EXISTING CLOSETS DOORS AND SHELVES TO BE REPLACED PER ENLARGED PLANS.
   - B. **AT TYPICAL UNITS:** EXISTING SHELVES, RODS AND 5 SHELVES TO REMAIN. CONTRACTOR TO VERIFY IN FIELD IF CLOSETS DOORS OR SHELVES ARE MISSING TO BE REPLACED TO MATCH EXISTING.
9. **BALCONIES:**
   - A. CLEAN TOP SURFACE AND FACE OF EXISTING BALCONIES. APPLY WATER-RESISTANT SEALER TO TOP SURFACE AND EDGES.

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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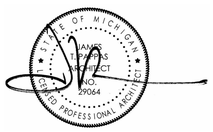
SEAL



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KEY PLAN

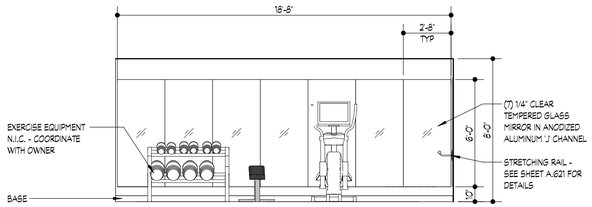
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

UNIT A PH, A-1 PH, B PH AND B-1 PH FLOOR PLANS

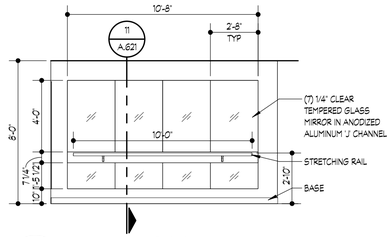
DRAWING NUMBER

A.512



18 A.601 **FITNESS ROOM**

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



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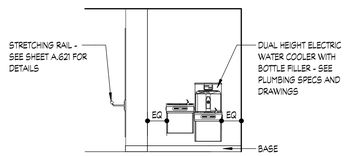
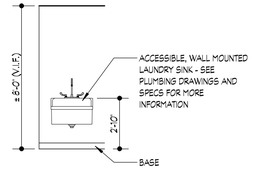


16 A.601 **FITNESS ROOM**

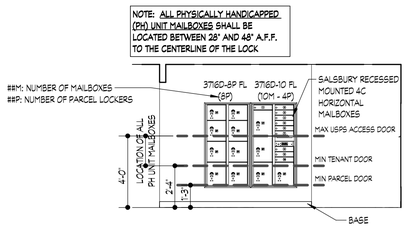
SCALE: 1/4" = 1'-0"



15 A.601 **LAUNDRY SINK ELEVATION**

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

NOTE: ALL PHYSICALLY HANDICAPPED (PH) UNIT MAILBOXES SHALL BE LOCATED BETWEEN 28" AND 48" A.F.F. TO THE CENTERLINE OF THE LOCK



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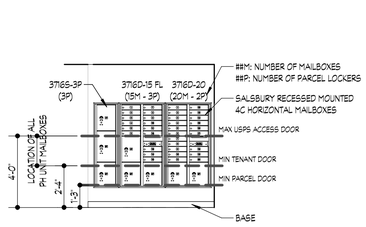
SCALE: 1/4" = 1'-0"



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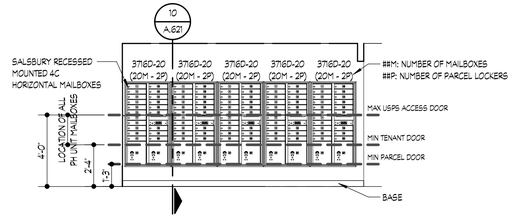

12 A.601 **MAIL ROOM**

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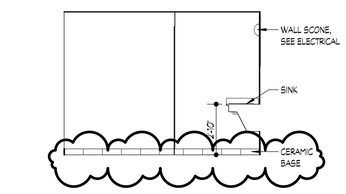

11 A.601 **RESTROOM - 121**

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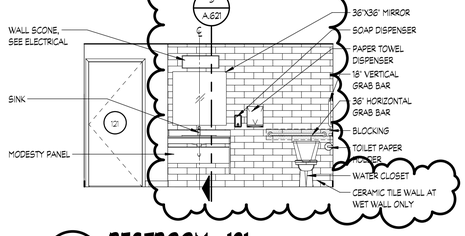

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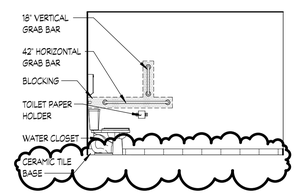

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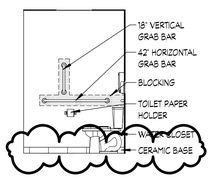
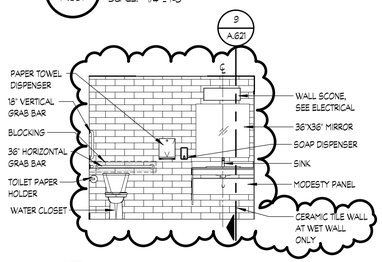


8 A.601 **RESTROOM - 120**

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



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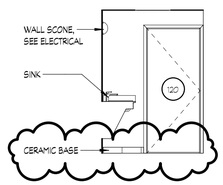

6 A.601 **RESTROOM - 120**

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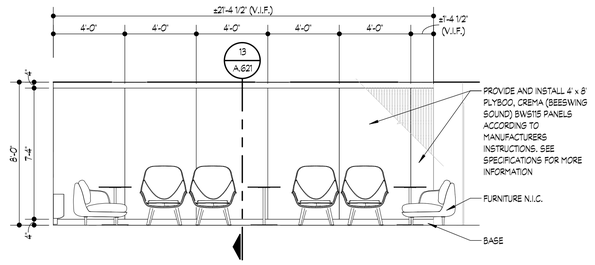
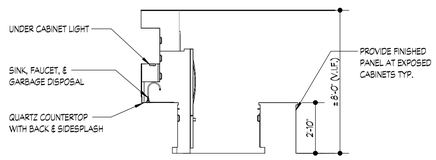


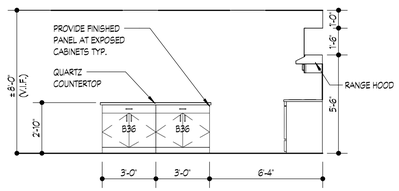
5 A.601 **LOUNGE**

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



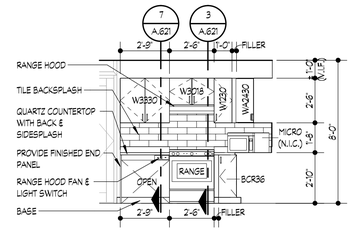
4 A.601 **COMMUNITY ROOM KITCHEN**

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



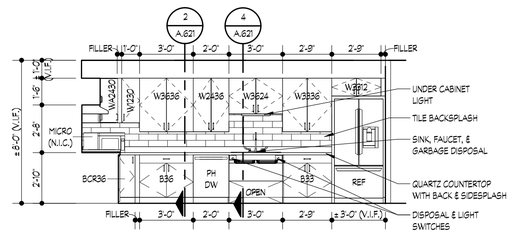
3 A.601 **COMMUNITY ROOM KITCHEN**

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



2 A.601 **COMMUNITY ROOM KITCHEN**

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



1 A.601 **COMMUNITY ROOM KITCHEN**

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GENERAL INTERIOR NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE WOOD BLOCKING BEHIND WALL MOUNTED EQUIPMENT, FIXTURES AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING, AS ALLOWED BY CURRENT EXISTING CONDITIONS.
3. SEE SHEET A.621 FOR CASEWORK NOTES.
4. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CABINETS/CASEWORK, BOTH FILLER MUST BE EQUAL WIDTH.
5. ANY PROTRUDING COUNTERTOP CORNERS SHALL HAVE A MINIMUM 1" RADIUS.
6. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
7. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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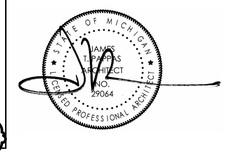
SEAL



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LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
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KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

COMMON AREA INTERIOR ELEVATIONS

DRAWING NUMBER

A.601

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3. SEE SHEET A.621 FOR CASEWORK NOTES.
4. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CABINETS/CASEWORK, BOTH FILLER MUST BE EQUAL WIDTH.
5. ANY PROTRUDING COUNTERTOP CORNERS SHALL HAVE A MINIMUM 1" RADIUS.
6. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
7. REFER TO SPECIFICATIONS SECTION 01 81 13 FOR SUSTAINABILITY DESIGN REQUIREMENTS.

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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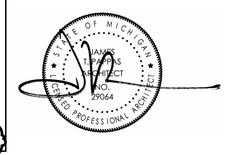


JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT

KEY PLAN

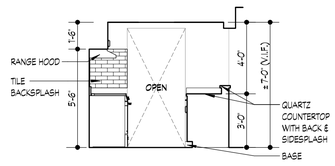
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

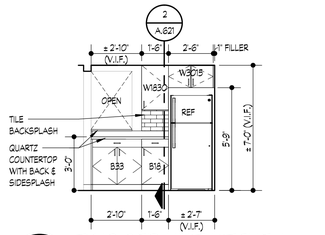
UNIT INTERIOR ELEVATIONS

DRAWING NUMBER

A.611



20 A.611 TWO BED UNIT KITCHEN
SCALE: 1/4" = 1'-0"



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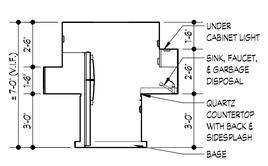

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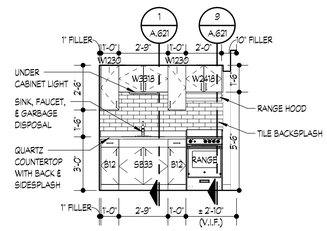

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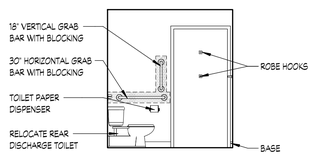

16 A.611 TYPICAL PH BATH
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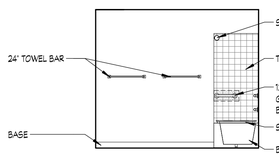

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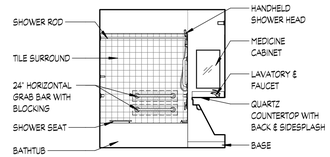

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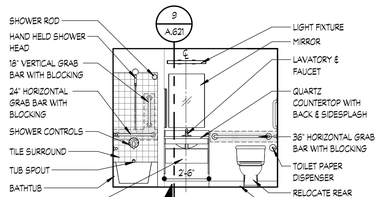

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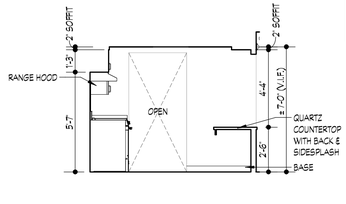

12 A.611 TYPICAL PH KITCHEN
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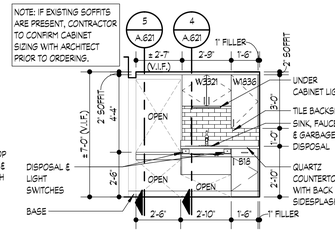

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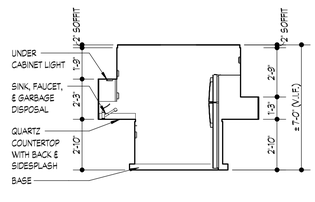

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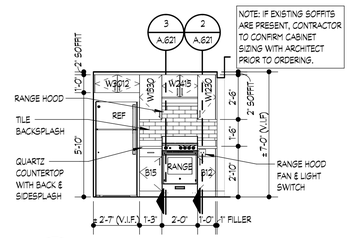

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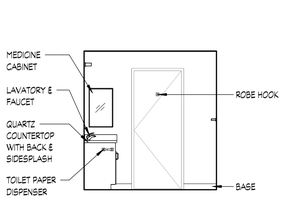

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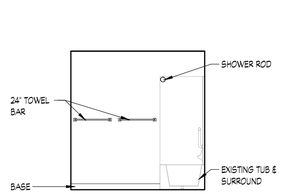

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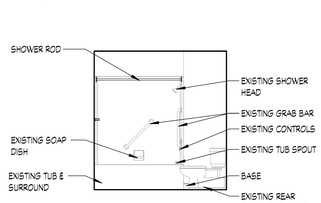

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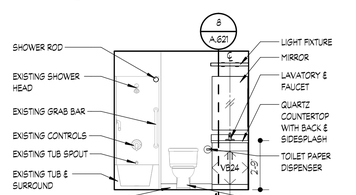

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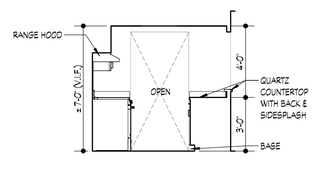

4 A.611 TYPICAL KITCHEN
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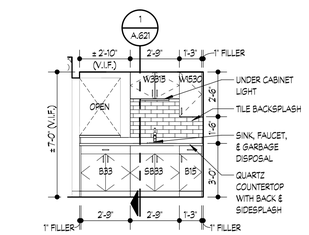

3 A.611 TYPICAL KITCHEN
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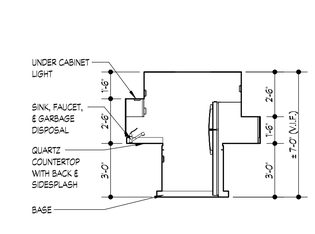

2 A.611 TYPICAL KITCHEN
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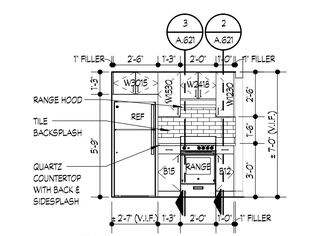
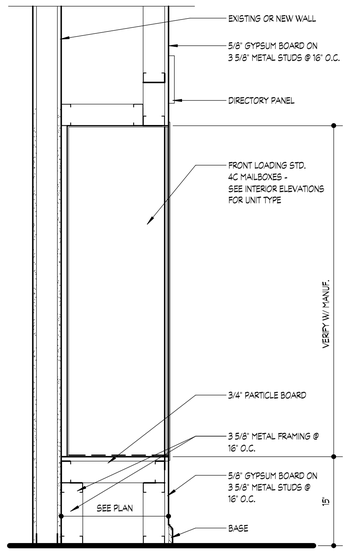
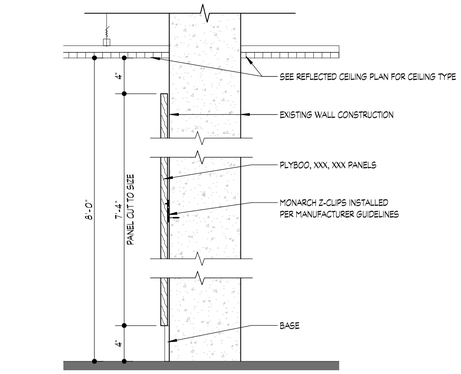


1 A.611 TYPICAL KITCHEN
SCALE: 1/4" = 1'-0"



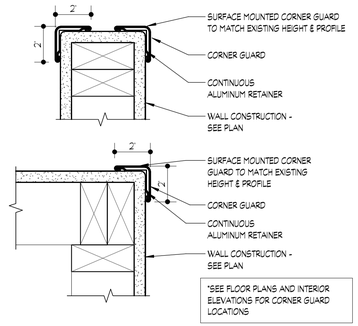
10 A.621 **MAILBOX SECTION**

SCALE: 1" = 1'-0"



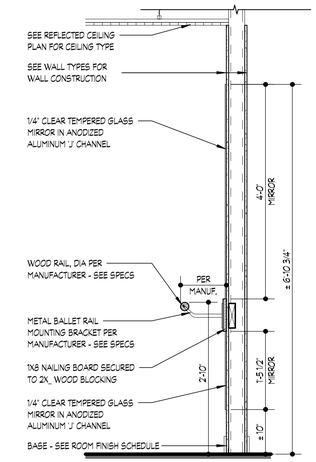
13 A.621 **PLYBOO PANEL MOUNTING DETAIL**

SCALE: 11/2" = 1'-0"



12 A.621 **CORNER GUARD**

SCALE: 3" = 1'-0"



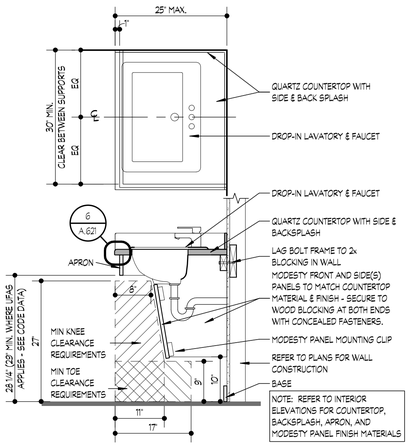
11 A.621 **STRETCHING RAIL SECTION**

SCALE: 3/4" = 1'-0"

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

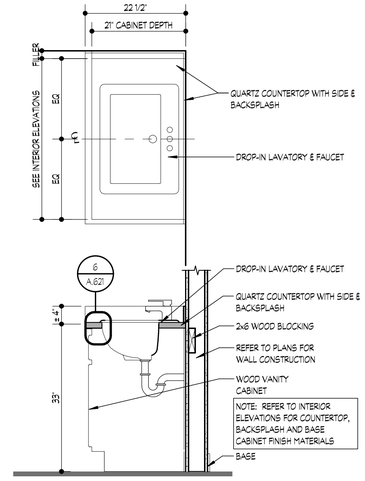
CASEWORK NOTES:

1. SEE SHEET A.C.002 FOR STANDARD BARRIER FREE MOUNTING HEIGHTS AND DIMENSIONS.
2. PROVIDE AND INSTALL FIRE RESISTANT TREATED (F.R.T.) WOOD BLOCKING BEHIND ALL WALL MOUNTED EQUIPMENT, FIXTURES, AND ACCESSORIES TO ALLOW FOR SOLID MOUNTING.
3. FILLERS ARE REQUIRED TO CLOSE ALL CABINET TO CABINET OR CABINET TO WALL GAPS AND TO PROVIDE FOR CLEARANCES REQUIRED. WHEN FILLERS ARE REQUIRED AT BOTH ENDS OF CASEWORK, BOTH FILLERS MUST BE EQUAL WIDTH.
4. PROVIDE AND INSTALL FULL EXTENSION UNDERMOUNT DRAWER GUIDES FOR ALL DRAWERS.
5. ALL CASEWORK EXTERIOR EXPOSED OR SEMI-EXPOSED SURFACES TO BE PLASTIC LAMINATE ON PARTICLE BOARD CORE. CASEWORK EDGES TO RECEIVE PLASTIC LAMINATE EDGING UNLESS NOTED OTHERWISE.
6. ALL CASEWORK INTERIOR EXPOSED SURFACES TO BE MELAMINE ON PARTICLE BOARD CORE. DRAWER BOXES ARE TO BE 1/2" MELAMINE. BACKS OF CASEWORK DOORS TO BE PLASTIC LAMINATE TO MATCH EXTERIOR.
7. ALL CASEWORK CABINET DOORS TO HAVE CONCEALED HINGES.
8. ALL CASEWORK CABINETS WITH GLASS DOOR FRONTS TO BE 1/4" THICK CLEAR, TEMPERED GLASS.
9. PROVIDE AND INSTALL FINISHED END/SIDE PANEL ON ALL EXPOSED CABINET ENDS/SIDES.
10. PROVIDE AND INSTALL WALL BRACKET SUPPORTS AT 48" O.C. MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE UNLESS NOTED OTHERWISE.
11. PROVIDE & INSTALL ALL NECESSARY BRACING AND BLOCKING TO ENSURE PROPER SUPPORT OF ALL CABINETRY.
12. PROVIDE AND INSTALL ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNLESS NOTED OTHERWISE ON INTERIOR ELEVATIONS:
    A. BASE CABINET - 1 SHELF
    B. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED
    C. WALL CABINET - 1 SHELF AT 24" HIGH CABINET
       2 SHELVES AT CABINETS OVER 24" HIGH.
       NOTE: SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" FOR SPANS UP TO 36"
13. PROVIDE AND INSTALL PLASTIC GROMMETS 2-1/2" INSIDE DIAMETER WITH COVER PLATES AT ALL OPEN DESK COUNTERTOPS. GROMMETS HOLE LOCATIONS AS INDICATED ON PLANS.
14. REFER TO SPECIFICATION SECTION 018113 SUSTAINABILITY DESIGN REQUIREMENTS.



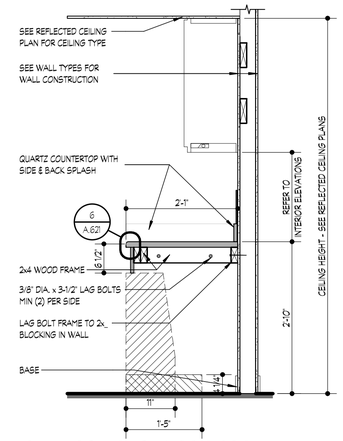
9 A.621 **PH LAVATORY SECT.**

SCALE: 3/4" = 1'-0"



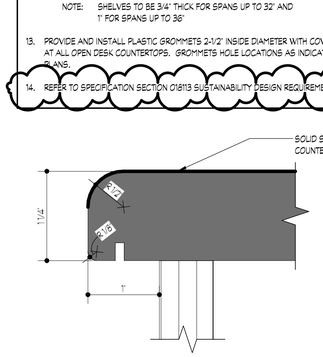
8 A.621 **LAVATORY SECTION**

SCALE: 3/4" = 1'-0"



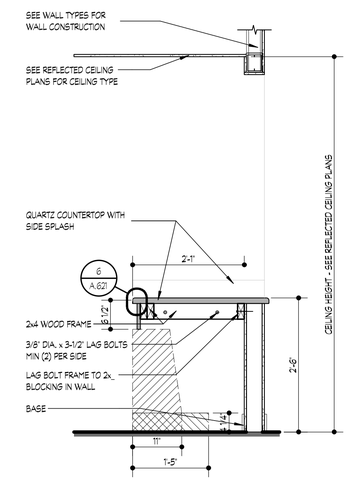
7 A.621 **PH WORK SURFACE SECT.**

SCALE: 3/4" = 1'-0"



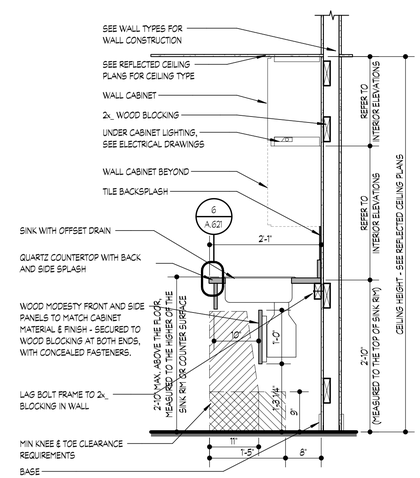
6 A.621 **QUARTZ NOSING DETAIL**

SCALE: 12" = 1'-0"



5 A.621 **PH WORK SURFACE SECT.**

SCALE: 3/4" = 1'-0"



4 A.621 **PH SINK SECTION**

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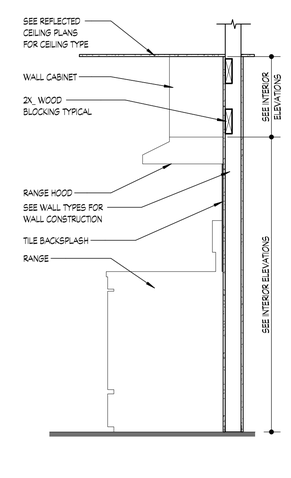

3 A.621 **RANGE CABINET SECTION**

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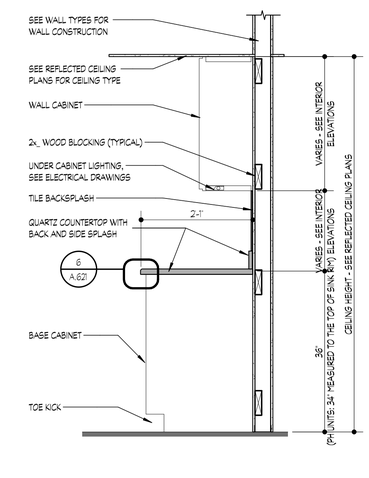

2 A.621 **CABINET SECTION**

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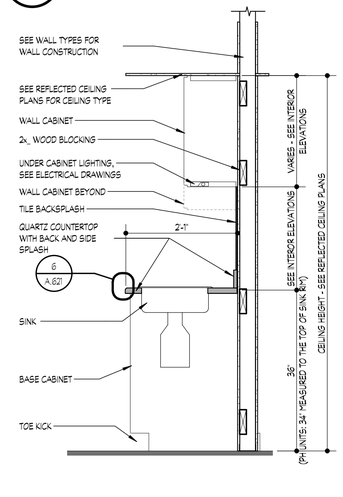

1 A.621 **CABINET/ SINK SECTION**

SCALE: 3/4" = 1'-0"

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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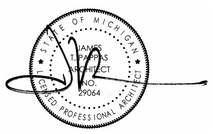


JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

INTERIOR DETAILS

DRAWING NUMBER

A.621

LIST OF STANDARD ABBREVIATIONS

@	AT	CAB.	CABINET		
&	AND	C.B.	CATCH BASIN	DBL.	DOUBLE
A.B.	ANCHOR BOLTS	C/C	CENTER TO CENTER	DIA.	DIAMETER
A.C.T.	ACOUSTIC CEILING TILE	C.U.H.	CABINET UNIT HEATER	DIM.	DIMENSION
ADJ.	ADJUSTABLE	CPT	CARPETING	DN	DOWN
A.F.F.	ABOVE FINISH FLOOR	CLG	CEILING	DR.	DOOR
ALT	ALTERNATE	CLG.HT.	CEILING HEIGHT	D.O.	DOOR OPENING
ALUM.	ALUMINUM	C.J.	CONTROL JOINT	D.S.	DOWNSPOUT
ANOD.	ANODIZED	C.L.	CENTER LINE	DW	DISHWASHER
A.P.	ACCESS PANEL	CLO.	CLOSET	D.F.	DRINKING FOUNTAIN
APT	APARTMENT	C.M.U	CONCRETE MASONRY UNIT	DWG	DRAWING
ARCH.	ARCHITECT, ARCHITECTURAL	CNTR	COUNTER		
A.T.	ACOUSTICAL TILE	C.O.	CLEAN OUT	EA.	EACH
AVG.	AVERAGE	COL.	COLUMN	E.C.	EMERGENCY CALL
		CONC.	CONCRETE	E.F.	EXHAUST FAN
BD	BOARD	CONF.	CONFERENCE	E.J.	EXPANSION JOINT
BIT.	BITUMINOUS	CONN.	CONNECT, CONNECTION	ELEC.	ELECTRIC, ELECTRICAL
BLDG	BUILDING	CONST.	CONSTRUCTION	ELEV.	ELEVATOR
BLK	CONCRETE BLOCK	CONT.	CONTINUE, CONTINUOUS	EP.	EPOXY
BLKG	BLOCKING	CORR.	CORRUGATED	ESP	EGG SHELL PAINT
BLVD	BOULEVARD	C.P.	CONTROL PANEL	EQ.	EQUAL
B.O.F.	BOTTOM OF FOOTING	CPT.	CARPET	EQUIP.	EQUIPMENT
BOT	BOTTOM	CPT. TL	CARPET TILE	E.W.	EACH WAY
BRG	BEARING	C.T.	CERAMIC TILE	EWC	ELECTRIC WATER COOLER
B.R.	BEDROOM	CTR	CENTER	EXIST.	EXISTING
BRK	BRICK	CU.FT.	CUBIC FEET (FOOT)	EXP.	EXPANSION
BSMT	BASEMENT	CY	CUBIC YARD	EXT.	EXTERIOR
B.T.	BATHTUB				
B.U.R.	BUILT UP ROOFING				
FACP	FIRE ALARM CONTROL PANEL	I.E.	INVERT ELEVATION	N	NORTH
F.D.	FLOOR DRAIN	INCAND.	INCANDESCENT	N.I.C	NOT IN CONTRACT
FDN	FOUNDATION	INSUL.	INSULATE, INSULATION	NO.	NUMBER
F.E.	FIRE EXTINGUISHER			NRC	NOISE REDUCTION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	J.B.	JUNCTION BOX	N.T.S.	NOT TO SCALE
F/F	FACE TO FACE	J.C.	JANITOR'S CLOSET		
F.H.	FIRE HYDRANT			O.C.	ON CENTER
F.H.C.	FIRE HOSE CABINET	K.	KIP	OPG.	OPENING
FIN.	FINISH, FINISHED	KIT.	KITCHEN	OH.DR.	OVERHEAD DOOR
FIXT.	FIXTURE			O/O	OUT TO OUT
FLR	FLOOR	LAM.	LAMINATE, LAMINATED	OPP.	OPPOSITE
FLUOR.	FLUORESCENT	LAUND.	LAUNDRY	OPP.HD.	OPPOSITE HAND
FP	FLAT PAINT	LAV.	LAVATORY	O.R.S.	OVERFLOW ROOF SUMP
FRP	FIBERGLASS REINFORCED PANEL	L.F.	LINEAR FEET		
F.R.T.	FIRE RETARDANT TREATED	L.L.	LIVE LOAD		
FRZR.	FREEZER	L.L.H.	LONG LEG HORIZONTAL	PAN.	PANTRY
FT.	FEET, FOOT	L.L.V.	LONG LEG VERTICAL	PART BD.	PARTICAL BOARD
FTG	FOOTING	LP	LIGHTING PANEL	P.C.	PRECAST
FURN	FURNACE	L.P.	LOW POINT	P.C.T.	PORCELAIN CERAMIC TILE
		LTWT.	LIGHTWEIGHT CONCRETE	PERIM.	PERIMETER
GA.	GAUGE	CONC.		PERP.	PERPENDICULAR
GALV.	GALVANIZED	L.V.T.	LUXURY VINYL TILE	PH	PHYSICALLY HANDICAPPED
GYP.	GYPSUM			PL.LAM.	PLASTIC LAMINATE
GYP.BD.	GYPSUM BOARD	MAINT.	MAINTENANCE	PLYWD	PLYWOOD
		MAX.	MAXIMUM	PMF	PREFINISHED METAL FRAME
H.B.	HOSE BIBB	M.H.	MANHOLE	PNL	PANEL
HDR	HEADER	M.C.	MEDICINE CABINET	PT.	POINT
HGT	HEIGHT	MECH.	MECHANICAL	LBS, #	POUNDS PER SQUARE FOOT
H.M.	HOLLOW METAL	MET.	METAL	PSF	
HOR.	HORIZONTAL, HORIZONTALLY	MET.CL.	METAL CLAD	PSI	POUNDS PER SQUARE INCH
H.P.	HIGH POINT	MIN.	MINIMUM	P.R.	POWDER ROOM
HTR	HEATER	MISC.	MISCELLANEOUS	PREFAB.	PREFABRICATED
HTG	HEATING	MLDG	MOLDING	PVMT	PAVEMENT
HYD.	HYDRANT	M.O.	MASONRY OPENING	PVC	POLY VINYL CHLORIDE
		M.T.	METAL TRACK		
QTY.	QUANTITY	SPEC.	SPECIFICATION	UNGD.	UNDERGROUND
Q.T.	QUARRY TILE	SPKLR	SPRINKLER	UL	UNDERWRITERS LABORATORY
		SPKR	SPEAKER	U.N.O.	UNLESS NOTED OTHERWISE
RAD.	RADIUS	SPSWP	SOLID PHENOLIC EXTERIOR		
R.A.	RETURN AIR		WALL PANEL	VAN	VANITY
R.C.	ROOF CONDUCTOR	S.S.	SERVICE SINK	V.B.	VINYL BASE
RECPT.	RECEPTACLE	S.T.	STONE TILE	VCT	VINYL COMPOSITION TILE
REF	REFRIGERATOR	STC	SOUND TRANSMISSION CLASS	VERT.	VERTICAL, VERTICALLY
REINF.	REINFORCING	STD	STANDARD	VEST.	VESTIBULE
RESIL.	RESILIENT	STL	STEEL	VRF	VULCANIZED RUBBER FLOORING
R.O.	ROUGH OPENING	STL.PL.	STEEL PLATE	VTR	VENT THROUGH. ROOF
R.O.W.	RIGHT OF WAY	STOR.	STORAGE	V.I.F.	VERIFY IN FIELD
R.S.	ROOF SUMP	STRUCT.	STRUCTURAL	VIN	VINYL
RSF	RESILIENT SHEET FLOOR - RUBBER	S.V.	SHEET VINYL	VWC	VINYL WALL COVERING
		T. & B.	TOP & BOTTOM		
SAF.	SPRAYED ACOUSTIC FINISH	T/C	TOP OF COVER OR CURB	W/	WITH
SAN.	SANITARY	TEL.	TELEPHONE	W.C.	WATER CLOSET
SCHED.	SCHEDULE	T.& G.	TONGUE & GROOVE	WD	WOOD
SECT.	SECTION	THRES.	THRESHOLD	W.H.	WATER HEATER
S.F.	SQUARE FEET (FOOT)	THRU	THROUGH	W/D	WASHER/DRYER
SGP	SEMI GLOSS PAINT	T/S.T.O.S.	TOP OF STEEL	W/O	WITH OUT
SHT	SHEET	TV	TELEVISION	WOC	WALK-OFF CARPET TILE
SHWR	SHOWER	TYP.	TYPICAL	W.P.	WEATHERPROOF
SIM.	SIMILAR			WPN.	WALL PROTECTION
SP	SATIN PAINT			W.P.T.	WORKING POINT
				W.S.V.	WELDED SHEET VINYL
				W.W.F.	WELDED WIRE FABRIC

ROOM FINISH NOTES

GENERAL NOTES:

- SMALL ROOMS OR CLOSETS WHICH DO NOT APPEAR IN THE ROOM FINISH SCHEDULE SHALL BE FINISHED THE SAME AS THE ROOM (SPACE) IT OPENS ONTO, EXCEPT IF NOTED OTHERWISE ON THE DRAWINGS.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES NOT LISTED IN THE ROOM FINISH SCHEDULE.
- SEE INTERIOR FINISH PLANS FOR FINISH TYPES AND LOCATION. MAY VARY FROM ROOM FINISH SCHEDULE.
- PATCH AND REPAIR CEILING GRID AND TILES DAMAGED DURING CONSTRUCTION AS REQUIRED TO MATCH EXISTING.
- FINISHES INDICATED FOR THE SECOND FLOOR ARE TYPICAL FOR FLOORS THREE - EIGHT.
- REFER TO SPECIFICATION SECTION 01813 SUSTAINABILITY DESIGN REQUIREMENTS.

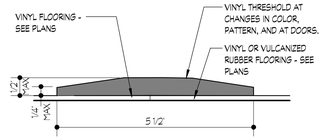
ROOM FINISH NOTES:

1. EXISTING CARPET AND BASE TO REMAIN IN TYPICAL UNIT BEDROOMS, LIVING ROOMS, AND HALLWAYS. VERIFY CONDITION OF EXISTING CARPET IN FIELD. COORDINATE REPLACEMENT OF CARPET IN TYPICAL UNITS WITH OWNER. WHERE NEW CARPET OCCURS IN TYPICAL UNITS (AS UNITS ARE TURNED OVER), PROVIDE PADDING.
2. PROVIDE NEW CARPET AND BASE IN PH UNIT BEDROOMS AND BEDROOM CLOSETS. DO NOT PROVIDE CARPET PADDING. PROVIDE NEW LVT AND BASE IN PH UNIT LIVING ROOMS, HALLWAYS, AND STORAGE / LINEN CLOSETS ABUTTING HALLWAY. PROVIDE NEW LVT THROUGHOUT TWO-BEDROOM UNITS.
3. PROVIDE NEW PAINT IN AREAS OF WORK FOR TYPICAL UNITS. TOUCH UP PAINT ON WALLS AND CEILINGS IN ALL AREAS THAT HAVE BEEN IMPACTED BY CONSTRUCTION. COORDINATE FINAL PAINT SCOPE WITH OWNERSHIP.
4. PROVIDE NEW PAINT THROUGHOUT BARRIER FREE AND TWO-BEDROOM UNITS.
5. PROVIDE NEW 2 x 2 CEILING GRID AND TILE IN TYPICAL UNIT KITCHENS. ALL OTHER CEILINGS ARE EXISTING TO REMAIN IN TYPICAL UNITS. BEDROOMS, LIVING/DINING, ENTRY, AND CLOSETS ARE TEXTURED CONCRETE AND BATHROOMS ARE GYPSUM BOARD IN 2ND-8TH FLOOR UNITS. PATCH AND REPAIR CEILINGS DAMAGED BY CONSTRUCTION.
6. PROVIDE NEW 2 x 2 ACT CEILING GRID AND TILE IN KITCHENS, BEDROOMS, LIVING/DINING, ENTRY, AND CLOSETS OF BARRIER FREE AND TWO-BEDROOM UNITS. PATCH AND REPAIR GYPSUM BOARD CEILINGS IN BATHROOMS AS NECESSARY FOR LAYOUT REVISIONS OF BARRIER FREE UNITS.
7. PROVIDE ALL NEW 2 x 2 CEILING GRID AND TILE. PROVIDE ALL NEW 2' x 4' CEILING GRID AND TILE AT LAUNDRY ROOMS ON 2ND & 6TH FLOORS - MATCH EXISTING CEILING HEIGHT. SEE SPECS FOR MORE INFORMATION.
8. EXISTING CEILING GRID TO REMAIN. PATCH / REPAIR AS NEEDED AND PREPARE FOR NEW PAINT. PROVIDE AND INSTALL NEW CEILING TILES ENSURING PROPER FIT.
9. PROVIDE AND INSTALL NEW GYPSUM BOARD CEILING. PATCH AND PAINT AS NEEDED.
10. INSTALL NEW LVT FLOORING ACCORDING TO PATTERNS SHOWN ON ENLARGED FLOOR PLANS. UNLESS OTHERWISE NOTED, INSTALL LVT ACCORDING TO MANUFACTURERS INSTRUCTIONS.
11. INSTALL PLYBOO PANEL ACCORDING TO MANUFACTURER. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.
12. INSTALL NEW CERAMIC FLOOR TILES AND WALL TILES ALL THE WAY UP AT WET WALL ONLY IN UNSEX BATHROOMS, WITH MOISTURE-RESISTANT SUBSTRATE, WATERPROOFING, POLYMER-MODIFIED THIN-SET MORTAR, GROUT, AND SEALANT AS REQUIRED, COORDINATING WITH INTERIOR ELEVATIONS.

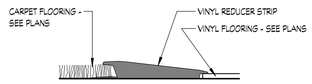
ROOM FINISH SCHEDULE

RM NO.	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL MATERIAL	CEILING MATERIAL	CEILING HEIGHT	PAINT / FINISH WALL	PAINT / FINISH CEILING	NOTES
FIRST FLOOR UNITS									
	ENTRY	LVT	VB	EX / GYP BD	ACT	7'-10"	ESP	FP	2, 4, 6
	ENTRY CLOSET	LVT	VB	EX / GYP BD	ACT	7'-10"	ESP	FP	2, 4, 6
	KITCHEN	LVT	VB	EX / GYP BD	ACT / GYP BD	VARIES	ESP	FP	2, 4, 6
	LIVING / DINING	LVT	VB	EX / GYP BD	ACT	7'-10"	ESP	FP	2, 4, 6
	BEDROOM	LVT / CPT	VB	EX / GYP BD	ACT	7'-10"	ESP	FP	2, 4, 6
	BATH	LVT	VB	EX / GYP BD	GYP BD	7'-9"	ESP	FP	2, 4, 6
	LINEN	LVT	VB	EX / GYP BD	ACT	7'-10"	ESP	FP	2, 4, 6
	CLOSET	LVT / CPT	VB	EX / GYP BD	ACT	7'-10"	ESP	FP	2, 4, 6
TYPICAL UNIT									
	ENTRY	LVT	VB	EX	EX	EX	ESP	FP	1, 3, 5
	ENTRY CLOSET	LVT	VB	EX	EX	EX	ESP	FP	1, 3, 5
	KITCHEN	LVT	VB	EX	ACT	EX	ESP	FP	1, 3, 5
	LIVING / DINING	EX	EX	EX	EX	EX	ESP	FP	1, 3, 5
	BEDROOM	EX	EX	EX	EX	EX	ESP	FP	1, 3, 5
	BATH	LVT	VB	EX	EX	EX	ESP	FP	1, 3, 5
	LINEN	EX	EX	EX	EX	EX	ESP	FP	1, 3, 5
	CLOSET	EX	EX	EX	EX	EX	ESP	FP	1, 3, 5
FIRST FLOOR									
102	FITNESS	VRF	VB	EX / GYP BD	ACT	8'-0"	ESP	--	7
103	LIBRARY	LVT	VB	EX	ACT / GYP BD	8'-0"	ESP	--	7
104A	COMMUNITY ROOM	LVT	VB	EX / GYP BD	ACT	8'-0"	ESP	--	7
104B	STORAGE	LVT	VB	EX / GYP BD	ACT	8'-0"	ESP	--	7
105	ACTIVITY ROOM	LVT	VB	EX	ACT	8'-0"	ESP	--	7
106	KITCHEN	LVT	VB	EX	ACT	8'-0"	ESP	--	7
107	LOUNGE	LVT	VB	PLYBOO / GYP BD	ACT	8'-0"	ESP	--	7, 10, 11
108	MAIL ROOM	LVT	VB	GYP BD	GYP BD	8'-0"	ESP	FP	8
109	TRASH ROOM	EPOXY	--	EX	EX	EX	SSP	SSP	
110	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	
112	RECEIVING	EX	EX	EX	EX	EX	EX	EX	
120	UNISEX RESTROOM	CT	CT	EX / GYP BD	ACT	8'-0"	ESP	--	7, 12
121	UNISEX RESTROOM	CT	CT	EX / GYP BD	ACT	8'-0"	ESP	--	7, 12
122	VESTIBULE #1	EX	EX	EX	ACT	8'-0"	ESP	--	7
123	VESTIBULE #2	EX	EX	EX	ACT	8'-0"	ESP	--	7
124	OPEN OFFICE	LVT	VB	EX / GYP BD	ACT	8'-0"	ESP	--	7
125	RSC	LVT	VB	EX / GYP BD	ACT	8'-0"	ESP	--	7
126	WAITING	LVT	VB	EX / GYP BD	ACT	8'-0"	ESP	--	7
150	CORRIDOR	LVT	VB	EX / GYP BD	ACT	8'-0"	ESP	--	7, 10
SECOND FLOOR									
220	LAUNDRY	LVT	VB	EX	ACT	EX	ESP	--	7
221	CABLE ROOM	EX	EX	EX	EX	EX	EX	EX	
222	REFUSE ROOM	EX	EX	EX	EX	EX	EX	EX	
250	CORRIDOR	LVT	VB	EX	ACT	EX	ESP	FP	8
THIRD FLOOR									
320	LOUNGE	LVT	VB	EX	ACT	EX	ESP	FP	8
321	STORAGE	EX	EX	EX	EX	EX	EX	EX	
322	REFUSE ROOM	EX	EX	EX	EX	EX	EX	EX	
350	CORRIDOR	LVT	VB	EX	ACT	EX	ESP	FP	8
FOURTH FLOOR									
420	LOUNGE	LVT	VB	EX	ACT	EX	ESP	FP	8
421	STORAGE	EX	EX	EX	EX	EX	EX	EX	
422	REFUSE ROOM	EX	EX	EX	EX	EX	EX	EX	
450	CORRIDOR	LVT	VB	EX	ACT	EX	ESP	FP	8
FIFTH FLOOR									
520	LOUNGE	LVT	VB	EX	ACT	EX	ESP	FP	8
521	STORAGE	EX	EX	EX	EX	EX	EX	EX	
522	REFUSE ROOM	EX	EX	EX	EX	EX	EX	EX	
550	CORRIDOR	LVT	VB	EX	ACT	EX	ESP	FP	8
SIXTH FLOOR									
620	LAUNDRY ROOM	LVT	VB	EX	ACT	EX	ESP	--	7
621	CABLE ROOM	EX	EX	EX	EX	EX	EX	EX	
622	REFUSE ROOM	EX	EX	EX	EX	EX	EX	EX	
650	CORRIDOR	LVT	VB	EX	ACT	EX	ESP	FP	8
SEVENTH FLOOR									
720	LOUNGE	LVT	VB	EX	ACT	EX	ESP	FP	8
721	STORAGE	EX	EX	EX	EX	EX	EX	EX	
722	REFUSE ROOM	EX	EX	EX	EX	EX	EX	EX	
750	CORRIDOR	LVT	VB	EX	ACT	EX	ESP	FP	8
EIGHTH FLOOR									
810	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	
820	LOUNGE	LVT	VB	EX	ACT	EX	ESP	FP	8
821	STORAGE	EX	EX	EX	EX	EX	EX	EX	
822	REFUSE ROOM	EX	EX	EX	EX	EX	EX	EX	
850	CORRIDOR	LVT	VB	EX	ACT	EX	ESP	FP	8
STAIR									
	STAIR 'A'	EX	EX	EX	EX	EX	EX	EX	
	STAIR 'B'	EX	EX	EX	EX	EX	EX	EX	

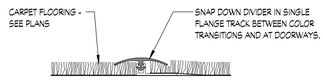
NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



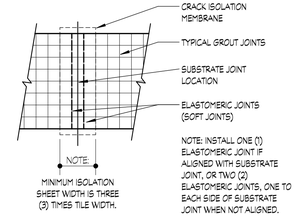
5 / A.701 — VINYL TO VINYL TRANSITION DETAIL
SCALE: 6" = 1'-0"



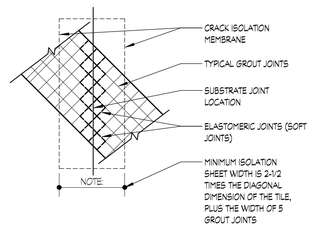
4 / A.701 — CARPET TO VINYL TRANSITION DETAIL
SCALE: 6" = 1'-0"



3 / A.701 — CARPET TO CARPET THRESHOLD DETAIL
SCALE: 6" = 1'-0"



2 / A.701 — ISOLATION MEMBRANE AT CONTROL JOINT
SCALE: 6" = 1'-0"



1 / A.701 — ISOLATION MEMBRANE AT CONTROL JOINT
SCALE: 6" = 1'-0"

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
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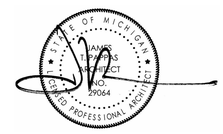

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

ROOM FINISH SCHEDULE

DRAWING NUMBER

A.701

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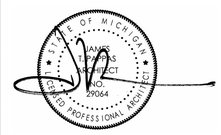


WINDOW SCHEDULE

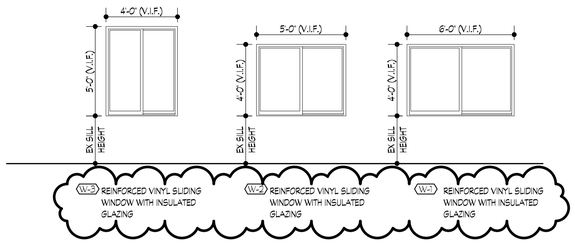
TYPE MARK	WINDOW SIZE	CONSTRUCTION TYPE	MATERIAL	GLAZING	TYPE COMMENTS
W-1	72" x 48" (V.I.F.)	HORIZONTAL SLIDER	REINFORCED VINYL	INSULATED	1
W-2	60" x 48" (V.I.F.)	HORIZONTAL SLIDER	REINFORCED VINYL	INSULATED	1
W-3	48" X 60" (V.I.F.)	HORIZONTAL SLIDER	REINFORCED VINYL	INSULATED	1

WINDOW GENERAL NOTES

GENERAL WINDOW NOTES:

- ALL WINDOW TAG MARKS ARE LOCATED ON THE OVERALL PLANS, SHEETS A.101 AND A.102.
- ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2015 MICHIGAN BUILDING CODE, CHAPTER 24 GLASS AND GLAZING.
- WINDOWS TO COMPLY WITH 'MICHIGAN ENERGY CODE' REQUIREMENTS, .32 U MAX OR LOWER.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING WINDOW OPENING DIMENSIONS.
- SECURITY STOPS: ALL OPERABLE WINDOWS TO HAVE AN OPENING OF LESS THAN 4-INCH, WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH -DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
- WINDOWS CONSISTING OF MULTIPLE UNITS SHALL BE FACTORY MULLED.
- ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS.

1. PRIOR TO ORDERING AND INSTALLING ALL WINDOWS WITHIN EXISTING OPENINGS, VERIFY FOR PROPER FIT. SIZES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED.



WINDOW TYPES
1/4" = 1'-0"

NOTE: FOR DOORS TAGGED ' EX' IN TYPICAL UNITS, EXISTING INTERIOR UNIT DOORS AND HARDWARE TO REMAIN. PROVIDE AN ALLOWANCE FOR REPLACEMENT OF DAMAGED INTERIOR DOORS. COORDINATE WITH OWNERSHIP FOR DOORS TO BE REPLACED ON A UNIT BY UNIT BASIS.

DOOR SCHEDULE

DOOR OR LITE NO.	DOOR SIZE W	H	T	TYPE	MAT'L	GLAZING	FRAME DETAILS HEAD	JAMB	SILL	SHEET	TYPE	MAT'L	HARDWARE	FIRE RATING LABEL / HRS.	NOTES
UNIT															
2A	3'-0"	6'-8"	1 3/8"	B	WOOD	---	3	2	1	A.712	AA	REDI	1	---	3
3A	3'-0"	6'-8"	1 3/8"	B	WOOD	---	3	2	1	A.712	AA	REDI	2	---	3
4	2'-0"	6'-8"	1 3/8"	F	METAL	---	11	12	---	A.712	---	---	3	---	1
5	(2) 2'-0"	6'-8"	1 1/2"	F	METAL	---	11	12	---	A.712	---	---	3	---	1
6	(2) 2'-8"	6'-8"	1 1/2"	F	METAL	---	11	12	---	A.712	---	---	3	---	1
7	(2) 3'-0"	6'-8"	1 1/2"	F	METAL	---	11	12	---	A.712	---	---	3	---	1
8	(2) 4'-0"	6'-8"	1 1/2"	F	METAL	---	11	12	---	A.712	---	---	3	---	1
10	6'-0"	6'-8"	4"	C	ALUM / GL	A	8	7	6	A.712	CC	ALUM	4	---	2, 4, 5
COMMON															
102	3'-0"	6'-8"	1 3/4"	E	WOOD	B	5	4	1	A.712	BB	HM	5	20 MIN.	3, 4
103	16'-0"	7'-9 1/2"	1/2"	6	VINYL	---	13	14		A.712	---	---	6	---	4
104	(2) 3'-0"	6'-8"	1 3/4"	A	WOOD	---	10	9	1	A.712	BB	HM	7	---	
106	(2) 2'-8"	6'-8"	1 3/4"	A	WOOD	---	10	9	1	A.712	BB	HM	7	---	
120	3'-0"	7'-0"	1 3/4"	A	WOOD	---	10	9	1	A.712	BB	HM	8	20 MIN.	3
121	3'-0"	7'-0"	1 3/4"	A	WOOD	---	10	9	1	A.712	BB	HM	8	20 MIN.	3
124A	3'-0"	7'-0"	1 3/4"	D	WOOD	B	10	9	1	A.712	BB	HM	9	20 MIN.	3
124B	5'-0"	3'-8"		---	---	---					DD	HM	---	45 MIN.	BORROWED LITE
125A	3'-0"	7'-0"	1 3/4"	D	WOOD	B	10	9	1	A.712	BB	HM	9	20 MIN.	3
125B	3'-0"	7'-0"	1 3/4"	D	WOOD	C	10	9	1	A.712	BB	HM	10	---	3
220	EX 3'-0"	7'-0"	1 5/8"	EX	EX	EX	EX	EX	1	A.712	EX	EX	11		6
620	EX 3'-0"	7'-0"	1 5/8"	EX	EX	EX	EX	EX	1	A.712	EX	EX	11		6

GLAZING NOTES

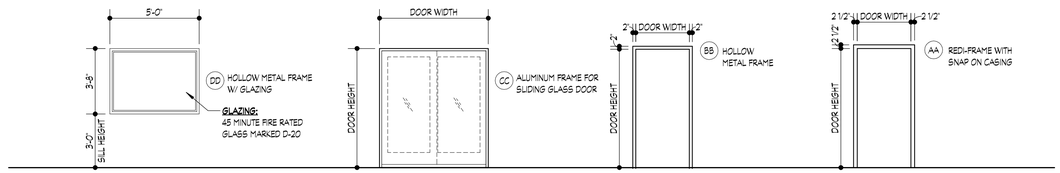
A. GLAZING AT ALL EXTERIOR DOORS, SIDELITES AND FIXED LITES MUST BE INSULATED SAFETY GLAZING.
B. INTERIOR GLAZING AT ALL FIRE RATED DOORS, SIDELITES AND FIXED LITES MUST BE FIRE RATED SAFETY GLAZING. (DO NOT USE WIRE GLASS)
C. INTERIOR GLAZING AT ALL NON-RATED DOORS, SIDELITES AND FIXED LITES MUST BE SAFETY GLAZING.

DOOR AND HARDWARE GENERAL NOTES

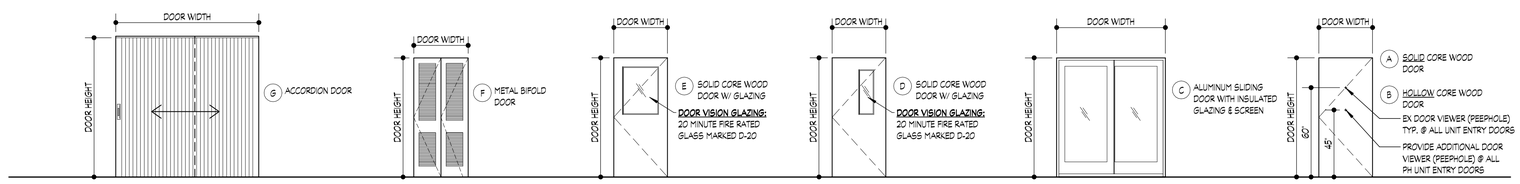
- DOOR OPENING FORCE FOR PUSHING AND PULLING OPEN INTERIOR SWINGING EGRESS DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LBS.
- OTHER SWING DOORS AS WELL AS SLIDING DOORS AND FOLDING DOORS, THE LATCH SHALL RELEASE WHEN SUBJECTED TO 15 LB FORCE.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM EGRESS SIDE WITHOUT KEY OR SPECIAL KNOWLEDGE.
- ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE.
- NO PROTRUDING HARDWARE ON DOOR SURFACE SHALL BE INSTALLED LESS THAN 34" ABOVE FLOOR.
- ALL THRESHOLD MAXIMUM HEIGHTS SHALL NOT EXCEED 1/2 INCH IN HEIGHT-WHERE A CHANGE IN ELEVATION AT RAISED THRESHOLDS AND FLOOR LEVELS ARE IN BETWEEN 1/4 INCH AND 1/2 INCH, A BEVEL SHALL BE REQUIRED NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL
- DO NOT UNDER CUT FIRE RATED DOORS.
- G.C. TO CONFIRM HAND OF ALL DOORS.
- WEATHERSTRIPPING ON ALL EXTERIOR DOORS.
- EXTERIOR HOLLOW METAL DOOR FRAMES TO BE GALVANIZED.
- GC TO VERIFY ALL HOLLOW METAL THROAT OPENINGS (WALL THICKNESS), PRIOR TO ORDERING FRAMES.
- GC TO COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
- MODIFY EXISTING OPENING TO ACCOMMODATE NEW DOOR AND FRAME.

DOORS ARE SHOWN AS NOMINAL SIZES (BASED ON ORIGINAL CONSTRUCTION DRAWINGS). CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR OPENING DIMENSIONS, PRIOR TO ORDERING AND INSTALLING DOORS. MODIFY EXISTING OPENING TO ACCOMMODATE NEW DOOR & FRAME.

1. BI-FOLD OR QUAD-FOLD METAL DOOR. ALL HARDWARE BY DOOR MANUFACTURER. FOR PH UNITS (ADA), PROVIDE PULL HANDLE.
2. SLIDING GLASS DOOR, WITH INSULATED GLAZING. HARDWARE BY DOOR MANUFACTURER
3. DOOR OPENING AND FRAME THRESHOLD TO MEET BARRIER FREE STANDARDS.
4. EXISTING OPENING, VERIFY DOOR SIZES IN FIELD, PRIOR TO ORDERING DOORS.
5. PROVIDE WEATHERSTRIPPING.
6. EXISTING DOOR AND FRAME TO REMAIN. PROVIDE NEW AUTOMATIC HARDWARE, TYPICAL AT COMMON LAUNDRY ROOMS. REFER TO HARDWARE SPECS.



FRAME TYPES
1/4" = 1'-0"



DOOR TYPES
1/4" = 1'-0"

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA, MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

DOOR & WINDOW SCHEDULES & TYPES

DRAWING NUMBER

A.711

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

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ARCHITECTS AND PLANNERS

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PHONE 248.543.4100 FAX 248.543.4141

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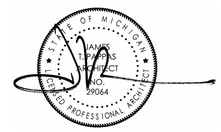
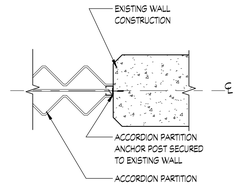
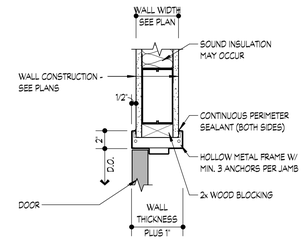
SEAL

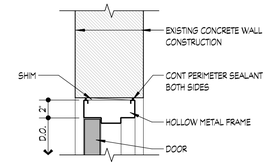




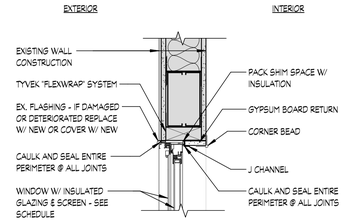
14 A.712 **ACCORDION DOOR JAMB**
SCALE: 1 1/2" = 1'-0"



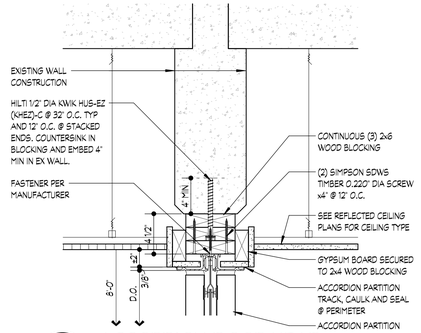
10 A.712 **CAP H.M. DOOR FRAME HEAD DETAIL**
SCALE: 1 1/2" = 1'-0"



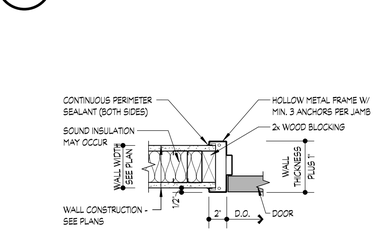
5 A.712 **BUTT H.M. DOOR FRAME HEAD DETAIL**
SCALE: 1 1/2" = 1'-0"



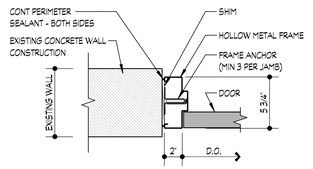
18 A.712 **WINDOW HEAD @ PANEL**
SCALE: 1 1/2" = 1'-0"



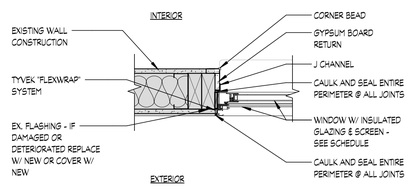
13 A.712 **ACCORDION DOOR HEAD**
SCALE: 1 1/2" = 1'-0"



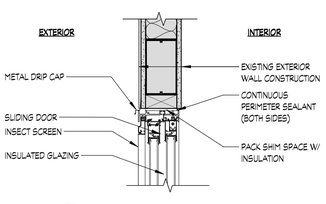
9 A.712 **CAP H.M. DOOR FRAME JAMB DETAIL**
SCALE: 1 1/2" = 1'-0"



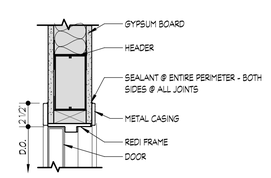
4 A.712 **BUTT H.M. DOOR FRAME JAMB DETAIL**
SCALE: 1 1/2" = 1'-0"



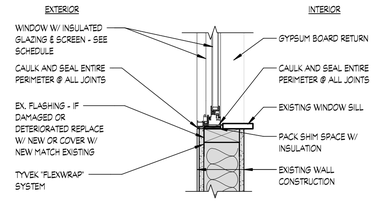
17 A.712 **WINDOW JAMB @ PANEL**
SCALE: 1 1/2" = 1'-0"



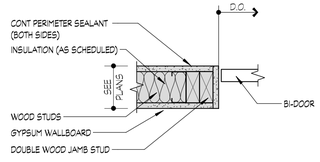
8 A.712 **SLIDING DOOR HEAD**
SCALE: 1 1/2" = 1'-0"



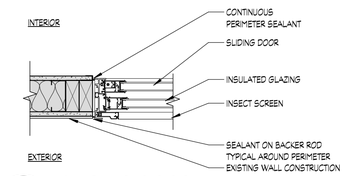
3 A.712 **REDI FRAME HEAD**
SCALE: 1 1/2" = 1'-0"



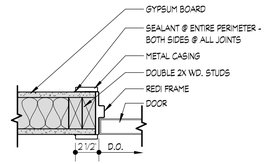
16 A.712 **WINDOW SILL @ PANEL**
SCALE: 1 1/2" = 1'-0"



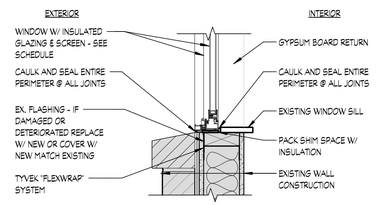
12 A.712 **BI-FOLD JAMB**
SCALE: 1 1/2" = 1'-0"



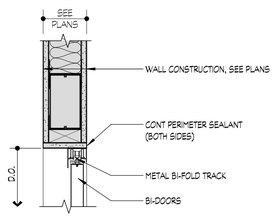
7 A.712 **SLIDING DOOR JAMB**
SCALE: 1 1/2" = 1'-0"



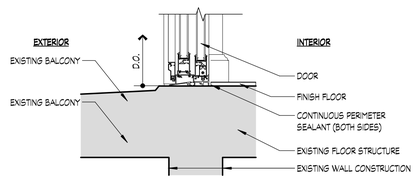
2 A.712 **REDI FRAME JAMB**
SCALE: 1 1/2" = 1'-0"



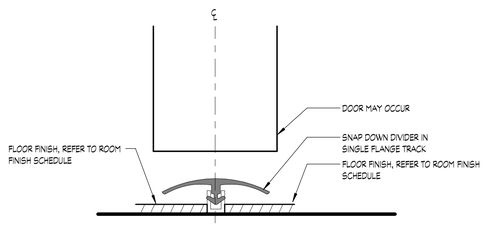
15 A.712 **WINDOW SILL @ BRICK**
SCALE: 1 1/2" = 1'-0"



11 A.712 **BI-FOLD HEAD**
SCALE: 1 1/2" = 1'-0"



6 A.712 **SLIDING DOOR SILL**
SCALE: 1 1/2" = 1'-0"



1 A.712 **THRESHOLD - FLOORING TRANSITION**
SCALE: 12" = 1'-0"

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA

MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT

KEY PLAN

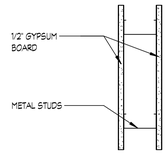
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

DOOR AND WINDOW DETAILS

DRAWING NUMBER

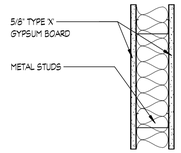
A.712



NON RATED
STC RATING = 35 TO 39
STC RATING = 45 TO 49 W/ SOUND INSULATION

- S5/A — AS ABOVE WITH 3-5/8" METAL STUDS @ 16" O.C.
- S5/B — AS ABOVE WITH 6" METAL STUDS @ 16" O.C.
- S5/C — AS 5A WITH SOUND INSULATION
- S5/D — AS 5B WITH SOUND INSULATION
- S5/E — AS 5A WITH GYP. BD. ONE SIDE
- S5/F — AS 5B WITH GYP. BD. ONE SIDE
- S5/G — AS 5E WITH SOUND INSULATION
- S5/H — AS 5F WITH SOUND INSULATION
- S5/J — AS ABOVE WITH 2-1/2" METAL STUDS @ 16" O.C.
- S5/K — AS 5E WITH 2-1/2" METAL STUDS @ 16" O.C.
- S5/L — AS 5J WITH SOUND INSULATION
- S5/M — AS ABOVE WITH 1-5/8" METAL STUDS @ 16" O.C.
- S5/N — AS 5L WITH SOUND INSULATION
- S5/P — 1-5/8" METAL STUDS @ 16" O.C. W/ GWB ONE SIDE
- S5/R — AS ABOVE WITH 6" METAL STUDS @ 16" O.C. W/ MOISTURE RESISTANT GWB ONE SIDE
- S5/S — AS 5A WITH 4" METAL STUDS @ 16" O.C.

INTERIOR NON-RATED WALL



ONE HOUR ASSEMBLY
FIRE TEST PER UL DESIGN #U423
SOUND TEST PER NRCC 816-NV
STC RATING = 40 TO 44
STC RATING = 45 TO 49 W/ SOUND INSULATION

FLOOR AND CEILING RUNNERS - CHANNEL SHAPED, FABRICATED FROM MIN 0.0329", BARE METAL THICKNESS (NO. 20 MSG) CORROSION-PROTECTED STEEL, THAT PROVIDE A SOUND STRUCTURAL CONNECTION BETWEEN STEEL STUDS AND ADJACENT ASSEMBLIES SUCH AS FLOORS, CEILINGS AND/OR OTHER WALLS, ATTACHED TO FLOOR AND CEILING ASSEMBLIES WITH STEEL FASTENERS SPACED NOT GREATER THAN 24" OC.

STEEL STUDS - 0.0329", BARE METAL THICKNESS (NO. 20 MSG) CORROSION PROTECTED STEEL STUDS, MIN 3-1/2" WIDE, COLD FORMED. THE MAX STUD SPACING SHALL NOT EXCEED 24" O.C. STUDS ATTACHED TO FLOOR AND CEILING RUNNERS WITH 1/2" LONG TYPE S-12 STEEL SCREWS ON BOTH SIDES OF THE STUDS OR BY WELDED OR BOLTED CONNECTIONS DESIGNED IN ACCORDANCE WITH THE AISI SPECIFICATIONS.

BATTS AND BLANKETS - PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.

GYPSUM BOARD - ONE LAYER OF 5/8" THICK TYPE 'X' GYPSUM WALLBOARD WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED WHEN LOAD IS REDUCED TO 80 PERCENT OF MAX STUD CAPACITY. WHEN LOAD IS AT 100 PERCENT, HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS STAGGERED A MIN OF 12."

FASTENERS - TYPE S-12 STEEL SCREWS USED TO ATTACH PANELS TO RUNNERS AND STUDS OR FURRING CHANNELS. 1" LONG FOR 1/2" AND 5/8" THICK PANELS, SPACED 8" OC WHEN PANELS ARE APPLIED HORIZONTALLY, OR 12" OC WHEN PANELS ARE APPLIED VERTICALLY.

JOINT TAPE AND COMPOUND - VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS.

SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION FRICTION FIT IN STUD SPACE.

- S4/A — AS ABOVE WITH 3-5/8" METAL STUDS @ 16" O.C. — EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK
- S4/B — AS ABOVE WITH 6" METAL STUDS @ 16" O.C. — EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK
- S4/C — AS 4A WITH SOUND INSULATION — EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK
- S4/D — AS 4B WITH SOUND INSULATION — EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK
- S4/E — AS 4C WITH GWB ONE SIDE — EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK
- S4/F — AS ABOVE WITH 2-1/2" METAL STUDS @ 16" O.C. — EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK
- S4/G — AS 4E WITH SOUND INSULATION — EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK

INTERIOR ONE HOUR RATED WALL

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

WHERE NEW WALLS ABUT EXISTING, ALIGN NEW WALL TO THICKNESS OF EXISTING WALL. VERIFY IN FIELD.

WALL TYPE DESIGNATION NOTES: (X/X)

1. PARTITIONS ARE INDICATED ON THE FLOOR PLANS BY A WALL TYPE SYMBOL DESIGNATION.

2. WHERE PARTITION WALL TYPES ARE INDICATED, THE PARTITION SYSTEM IS CONTINUOUS UNTIL THE PARTITION CHANGES DIRECTION OR A DIFFERENT PARTITION SYSTEM IS INDICATED.

3. ALL PENETRATIONS INTO AND/OR THROUGH A FIRE RATED ASSEMBLY MUST BE PROTECTED WITH AN APPROVED FIRE-STOP OR MEMBRANE PENETRATION SYSTEM. THE GENERAL CONTRACTOR WILL SUBMIT ALL FIRE-STOP ASSEMBLIES, TO INCLUDE TYPE OF PRODUCT, ASSEMBLY, INSTALLATION DETAILS, AND LOCATION TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PRODUCTS SHALL MEET THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION (AHJ).

4. ALL NON-FIRE RATED PARTITIONS MUST USE ACOUSTICAL SEALANT CONTINUOUSLY ALONG THE TOP AND BOTTOM TRACKS/STUDS AT THE TRACK/STUD FLOOR/CEILING TRANSITION.

5. FIRE RESISTANCE RATING SIGNAGE: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS MUST BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING.
   a. SUCH IDENTIFICATION MUST INCLUDE LETTERING NOT LESS THAN 0.5" IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR WORDING.
   b. SIGNS MUST BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING OR ATTIC SPACES.
   c. SIGNS MUST BE REPEATED AT INTERVALS NOT EXCEEDING 30'-0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

6. FOR ALL NON-RATED PARTITION TYPES: WHERE WALL TILE IS THE SCHEDULED FINISH, PROVIDE AND INSTALL 5/8" CEMENTITIOUS TILE BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD.

7. FOR ALL RATED PARTITION TYPES: WHERE ALL TILE IS THE SCHEDULED FINISH, PROVIDE AND INSTALL CEMENTITIOUS TILE BACKER BOARD OVER THE RATED ASSEMBLY.

8. FOR PARTITIONS INDICATED TO RECEIVE SOUND ATTENUATION BLANKETS, EXTEND SOUND ATTENUATION BLANKETS TO FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. FLOOR TRACK/STUDS TO HAVE ACOUSTICAL SEALANT CONTINUOUS ALONG THE TRACK/STUD FLOOR /CEILING TRANSITION.

9. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AND SMOKE BARRIERS MUST EXTEND AND SEAL TO THE INSIDE FACE OF THE EXTERIOR SHEATHING, INCLUDING EXTENSIONS THROUGH SOFFITS AND CONCEALED SPACES.

10. AT ALL FIRE- RESISTANCE RATED WALLS OR PARTITIONS, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE- RESISTANCE WILL NOT BE REDUCED.

11. FIRE BARRIERS MUST EXTEND THROUGH CONCEALED SPACES AND SEAL TO THE UNDERSIDE OF THE ROOF SHEATHING/ DECK, INCLUDING EXTENSIONS THROUGH SOFFITS.

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
FERNDALE, MICHIGAN, 48220
PHONE 248.543.4100 FAX 248.543.4141

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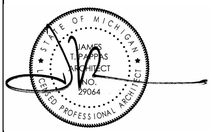
SEAL



JONATHAN ROSE COMPANIES
RENOVATION OF
ZIEGLER PLACE TOWER
30001 ST. MARTINS ST.
LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

WALL TYPES

DRAWING NUMBER

A.721

REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	2' X 2' LAY-IN LED LIGHT FIXTURE
	2' X 4' LAY-IN LED LIGHT FIXTURE
	SURFACE MOUNTED LED WALL SCONCE
	SURFACE MOUNTED LED STRIP LIGHT
	SURFACE MOUNTED WALL SCONCE
	WALL MOUNTED LED LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE

NOTE: REPLACE ALL MAGNETIC LIGHT FIXTURES (NON-LED) WITH NEW LED LIGHT FIXTURES. CONTRACTOR TO VERIFY INDIVIDUAL LIGHT FIXTURES TO BE REPLACED IN FIELD.

REFLECTED CEILING PLAN KEYNOTES: (X)

1. **CEILING:**
   - A. REMOVE EXISTING CEILING GRID AND TILE AT THE ENTIRE FIRST FLOOR (INCLUDING UNITS), LAUNDRY ROOMS (2ND AND 6TH FLOORS), AND UNIT KITCHENS. PROVIDE AND INSTALL NEW CEILING TILES AND CEILING GRIDS.
   - B. FOR CORRIDORS 2 THROUGH 8, EXISTING CEILING GRID TO REMAIN. PATCH AND REPAIR DAMAGED SECTIONS OF EXISTING GRID AND PREP FOR NEW PAINT. PROVIDE AND INSTALL NEW CEILING TILES ENSURING PROPER FIT.
   - C. PROVIDE AND INSTALL NEW GYPSUM BOARD CEILING. PATCH SECTIONS DAMAGED DURING INSTALLATION AND PAINT.
   - D. EXISTING CEILING TO REMAIN UNLESS OTHERWISE NOTED. PATCH, REPAIR, AND PREP FOR NEW PAINT IN AREAS OF WORK.
2. **LIGHT FIXTURES:**
   - A. PROVIDE NEW LED LIGHT FIXTURE(S) AS INDICATED ON PLANS. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULE.
   - B. PROVIDE AND INSTALL UNDER-CABINET LIGHT FIXTURE. REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION.
   - C. REINSTALL EXISTING LED LIGHTING FIXTURES. REPAIR, AND/OR REPLACE DAMAGED FIXTURES (TYPICAL AT 2ND THRU 8TH FLOOR CORRIDORS).
   - D. EXISTING LIGHT FIXTURES TO REMAIN UNLESS OTHERWISE NOTED. IF EXISTING FIXTURES ARE NOT LED, REMOVE AND REPLACE WITH NEW LED LIGHT FIXTURES.

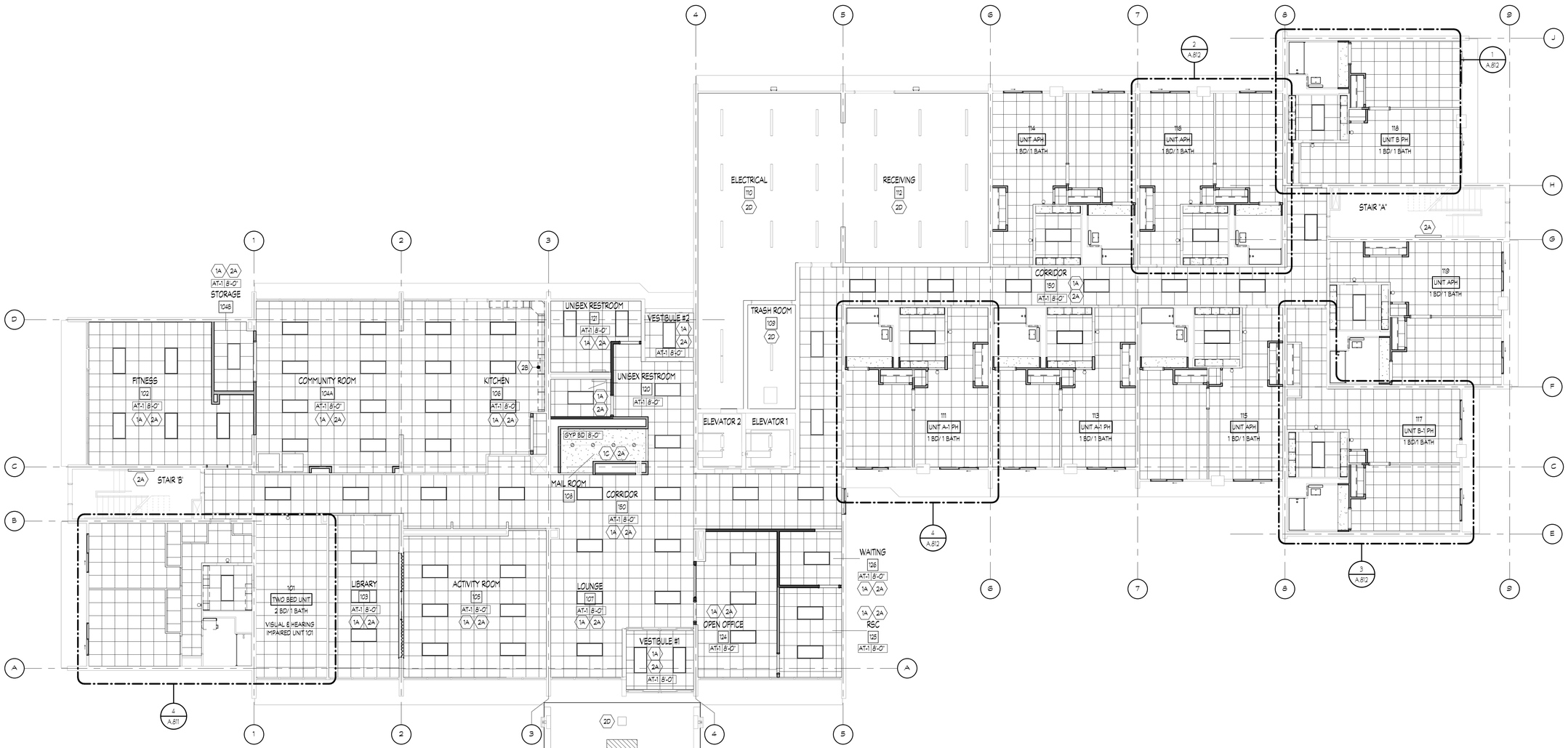
CEILING SCHEDULE

MARK	DESCRIPTION	REMARKS
AT-1	2' X 2' CIRRUS TEGULAR EDGE ACOUSTIC SUSPENDED CEILING	STANDARD GRID
EX AT-2	2' X 4' CIRRUS TEGULAR EDGE ACOUSTIC SUSPENDED CEILING	EX GRID, NEW TILE
GYP BD	GYPSUM BOARD CEILING	
EX T CONC	EXISTING TEXTURED CONCRETE CEILING TO REMAIN	

REFLECTED CEILING PLAN GENERAL NOTES:

1. THIS PLAN IS INTENDED TO SHOW GENERAL COORDINATION OF OVERHEAD WORK. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
2. ALL CEILING HEIGHTS ARE FINISH DIMENSIONS.
3. ALL CEILING TILES MUST BE CENTERED IN ROOM.
4. ALL CEILING PENETRATIONS OF FIRE PROTECTION HEADS, FIRE ALARM DEVICES, LIGHT FIXTURES, SPEAKERS, ETC. MUST BE CENTERED IN THE CEILING TILE.
5. PROVIDE AND INSTALL A FIRE RATED ENCLOSURE ABOVE ALL RECESSED LIGHT FIXTURES WHICH PENETRATE A RATED CEILING MEMBRANE.
6. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
7. COORDINATE CEILING SUSPENSION SYSTEM WITH OTHER CEILING SPACE EQUIPMENT SUPPORTING DEVICES.
8. PROVIDE AND INSTALL FIRE DAMPERS AT DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES. CEILING RADIATION DAMPERS ARE REQUIRED AT ALL DUCT/PAN PENETRATIONS OF THE FIRE RATED CEILINGS.
9. REPLACE ALL FIXTURES IN EXISTING LOCATIONS UNLESS OTHERWISE NOTED.
10. RELOCATE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NEW CONSTRUCTION.
11. SEE UNIT REFLECTED CEILING PLANS, SHEETS A.811 - A.812 FOR UNIT CEILING NOTES.
12. REFER TO SPECIFICATION SECTION 018113 SUSTAINABILITY DESIGN REQUIREMENTS.

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.



1 A.801 — **FIRST FLOOR REFLECTED CEILING PLAN**

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

NORTH

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STATE OF MICHIGAN · LAMAR THOMAS · REGISTERED ARCHITECT · NO. 39064 · DULY REGISTERED ARCHITECT

JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
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KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

FIRST FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.801

REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	2' X 2' LAY-IN LED LIGHT FIXTURE
	2' X 4' LAY-IN LED LIGHT FIXTURE
	SURFACE MOUNTED LED WALL SCONCE
	SURFACE MOUNTED LED STRIP LIGHT
	SURFACE MOUNTED WALL SCONCE
	WALL MOUNTED LED LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE

NOTE: REPLACE ALL MAGNETIC LIGHT FIXTURES (NON-LED) WITH NEW LED LIGHT FIXTURES. CONTRACTOR TO VERIFY INDIVIDUAL LIGHT FIXTURES TO BE REPLACED IN FIELD.

REFLECTED CEILING PLAN KEYNOTES: (X)

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CEILING SCHEDULE

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EX AT-2	2' X 4' CIRRUS TEGULAR EDGE ACOUSTIC SUSPENDED CEILING	EX GRID, NEW TILE
GYP BD	GYPSUM BOARD CEILING	
EX T CONC	EXISTING TEXTURED CONCRETE CEILING TO REMAIN	

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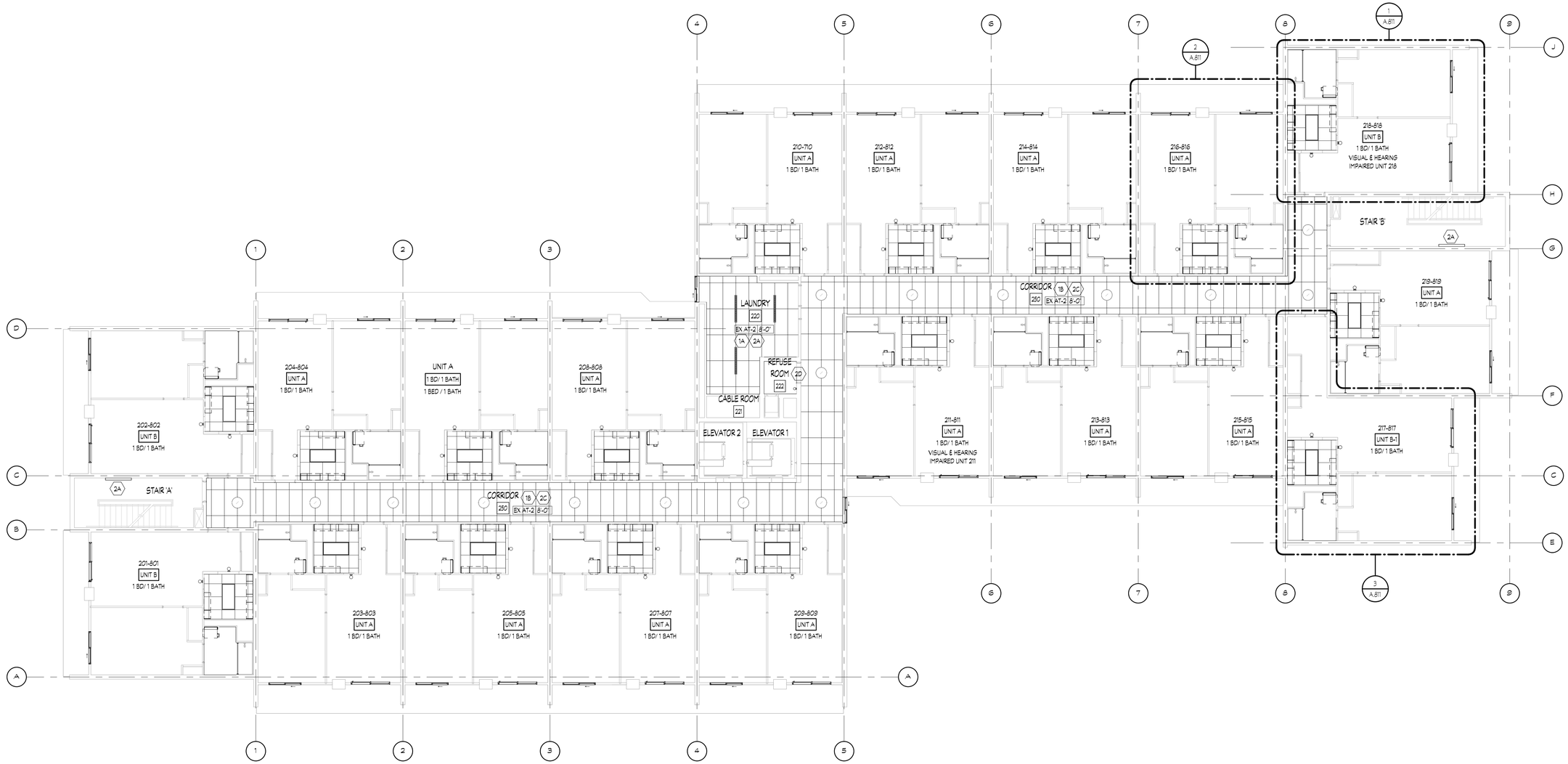

SECOND - EIGHTH FLOOR REFLECTED CEILING PLAN

1 / A.802

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

NORTH

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SEAL

STATE OF MICHIGAN
JAMES THOMAS BIRKETT
No. 39064
LICENSED PROFESSIONAL ARCHITECT

JONATHAN ROSE COMPANIES

RENOVATION OF

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30001 ST. MARTINS ST.

LIVONIA MICHIGAN

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KEY PLAN

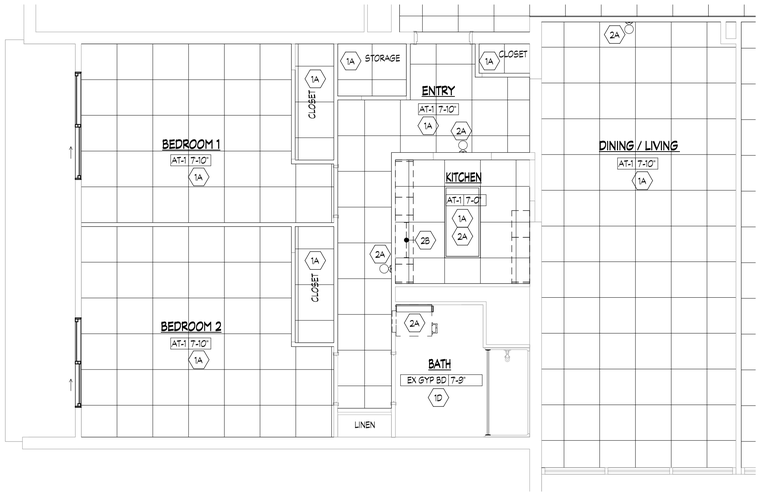
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

SECOND - EIGHTH FLOOR REFLECTED CEILING PLAN

DRAWING NUMBER

A.802

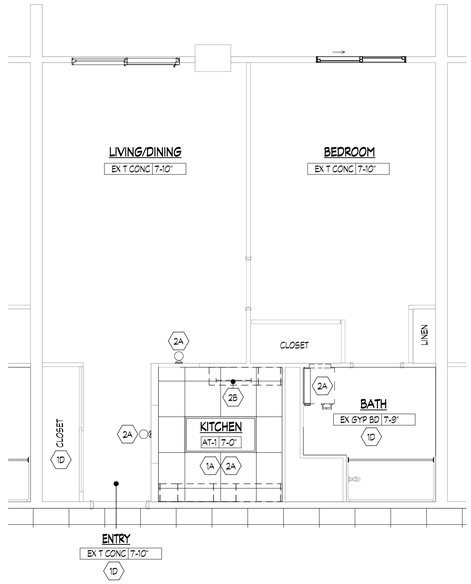


TWO BEDROOM UNIT REFLECTED CEILING PLAN

4 / A.811

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

UNIT(S): 101-HVI

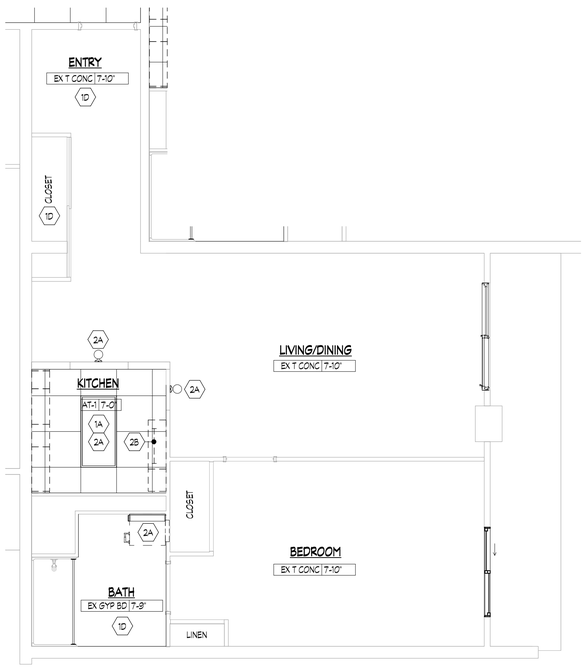


UNIT A REFLECTED CEILING PLAN

2 / A.811

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

UNIT(S): 203-210, 211-HVI, 212-216, 219, 303-316, 319, 403-416, 419, 503-516, 519, 603-616, 619, 703-716, 719, 803-809, 811-816, 819

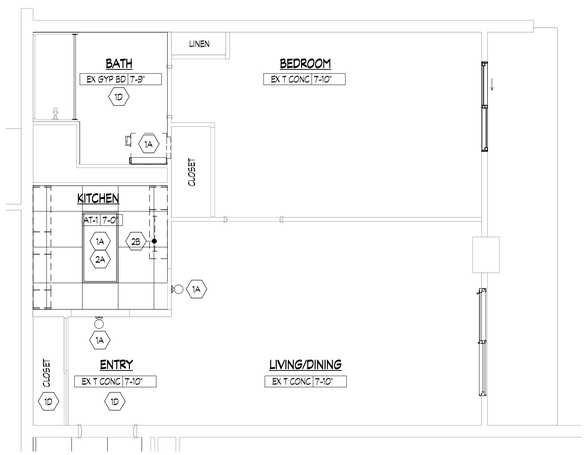


UNIT B-1 REFLECTED CEILING PLAN

3 / A.811

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

UNIT(S): 217, 317, 417, 517, 617, 717, 817



UNIT B REFLECTED CEILING PLAN

1 / A.811

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

UNIT(S): 201, 202, 218-HVI, 301, 302, 318, 401, 402, 418, 501, 502, 518, 601, 602, 618,701, 702, 718, 801, 802, 818

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

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11. SEE UNIT REFLECTED CEILING PLANS, SHEETS A.811 - A.812 FOR UNIT CEILING NOTES.
12. REFER TO SPECIFICATION SECTION 018113 SUSTAINABILITY DESIGN REQUIREMENTS.

REFLECTED CEILING PLAN KEYNOTES: (X)

1. **CEILING:**
   - A. REMOVE EXISTING CEILING GRID AND TILE AT THE ENTIRE FIRST FLOOR (INCLUDING UNITS), LAUNDRY ROOMS (2ND AND 6TH FLOORS), AND UNIT KITCHENS. PROVIDE AND INSTALL NEW CEILING TILES AND CEILING GRIDS.
   - B. FOR CORRIDORS 2 THROUGH 8, EXISTING CEILING GRID TO REMAIN. PATCH AND REPAIR DAMAGED SECTIONS OF EXISTING GRID AND PREP FOR NEW PAINT. PROVIDE AND INSTALL NEW CEILING TILES ENSURING PROPER FIT.
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CEILING SCHEDULE

MARK	DESCRIPTION	REMARKS
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GYP BD	GYPSUM BOARD CEILING	
EX T CONC	EXISTING TEXTURED CONCRETE CEILING TO REMAIN	

REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
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	SURFACE MOUNTED LED STRIP LIGHT
	SURFACE MOUNTED WALL SCONCE
	WALL MOUNTED LED LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE

NOTE: REPLACE ALL MAGNETIC LIGHT FIXTURES (NON-LED) WITH NEW LED LIGHT FIXTURES. CONTRACTOR TO VERIFY INDIVIDUAL LIGHT FIXTURES TO BE REPLACED IN FIELD.

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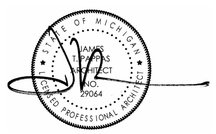

JONATHAN ROSE COMPANIES

RENOVATION OF

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LIVONIA MICHIGAN

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KEY PLAN

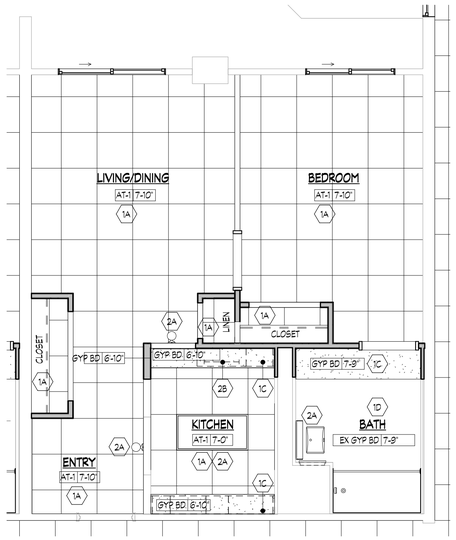
FSP PROJECT NO.
ROS25.043

DRAWING TITLE

UNIT A,B, B-1 AND TWO BEDROOM UNIT REFLECTED CEILING PLANS

DRAWING NUMBER

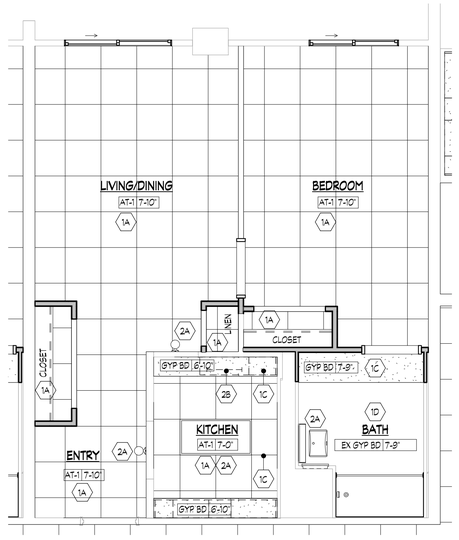
A.811



4 A.812 **UNIT A-1 PH REFLECTED CEILING PLAN**

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

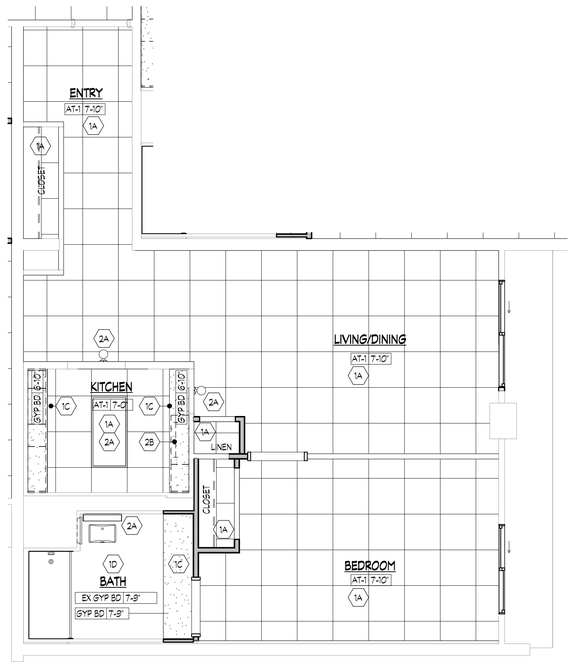
UNIT(S): 111, 113



2 A.812 **UNIT A PH REFLECTED CEILING PLAN**

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

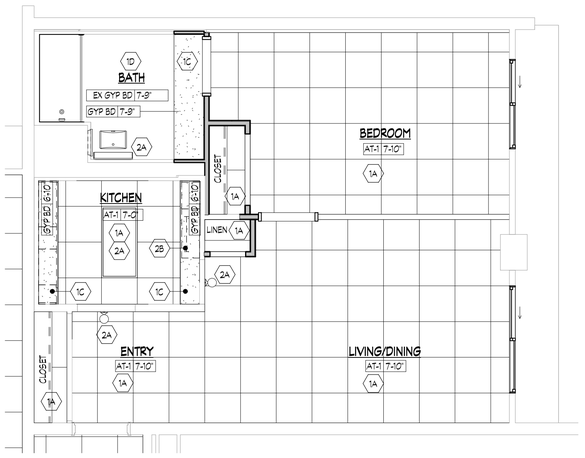
UNIT(S): 114, 115, 116, 119



3 A.812 **UNIT B-1 PH REFLECTED CEILING PLAN**

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

UNIT(S): 117



1 A.812 **UNIT B PH REFLECTED CEILING PLAN**

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

UNIT(S): 118

NOTE | IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO EXAMINE THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND TO PROVIDE LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS. SUBMITTAL OF PROPOSAL IMPLIES THAT THE CONTRACTOR/SUBCONTRACTOR HAS REVIEWED ALL CONTRACT DOCUMENTS AND IS FULLY CONVERSANT WITH AND AWARE OF ALL REQUIREMENTS OF ALL DIVISIONS.

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1. **CEILING:**
   - A. REMOVE EXISTING CEILING GRID AND TILE AT THE ENTIRE FIRST FLOOR (INCLUDING UNITS), LAUNDRY ROOMS (2ND AND 6TH FLOORS), AND UNIT KITCHENS. PROVIDE AND INSTALL NEW CEILING TILES AND CEILING GRIDS.
   - B. FOR CORRIDORS 2 THROUGH 8, EXISTING CEILING GRID TO REMAIN. PATCH AND REPAIR DAMAGED SECTIONS OF EXISTING GRID AND PREP FOR NEW PAINT. PROVIDE AND INSTALL NEW CEILING TILES ENSURING PROPER FIT.
   - C. PROVIDE AND INSTALL NEW GYPSUM BOARD CEILING. PATCH SECTIONS DAMAGED DURING INSTALLATION AND PAINT.
   - D. EXISTING CEILING TO REMAIN UNLESS OTHERWISE NOTED. PATCH, REPAIR, AND PREP FOR NEW PAINT IN AREAS OF WORK.
2. **LIGHT FIXTURES:**
   - A. PROVIDE NEW LED LIGHT FIXTURE(S) AS INDICATED ON PLANS. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULE.
   - B. PROVIDE AND INSTALL UNDER-CABINET LIGHT FIXTURE. REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION.
   - C. REINSTALL EXISTING LED LIGHTING FIXTURES, REPAIR, AND/OR REPLACE DAMAGED FIXTURES (TYPICAL AT 2ND THRU 8TH FLOOR CORRIDORS).
   - D. EXISTING LIGHT FIXTURES TO REMAIN UNLESS OTHERWISE NOTED. IF EXISTING FIXTURES ARE NOT LED, REMOVE AND REPLACE WITH NEW LED LIGHT FIXTURES.

CEILING SCHEDULE

MARK	DESCRIPTION	REMARKS
AT-1	2' X 2' CIRRUS TEGULAR EDGE ACOUSTIC SUSPENDED CEILING	STANDARD GRID
EX AT-2	2' X 4' CIRRUS TEGULAR EDGE ACOUSTIC SUSPENDED CEILING	EX GRID, NEW TILE
GYP BD	GYPSUM BOARD CEILING	
EX T CONC	EXISTING TEXTURED CONCRETE CEILING TO REMAIN	

REFLECTED CEILING PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	2' X 2' LAY-IN LED LIGHT FIXTURE
	2' X 4' LAY-IN LED LIGHT FIXTURE
	SURFACE MOUNTED LED WALL SCONCE
	SURFACE MOUNTED LED STRIP LIGHT
	SURFACE MOUNTED WALL SCONCE
	WALL MOUNTED LED LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE

NOTE: REPLACE ALL MAGNETIC LIGHT FIXTURES (NON-LED) WITH NEW LED LIGHT FIXTURES. CONTRACTOR TO VERIFY INDIVIDUAL LIGHT FIXTURES TO BE REPLACED IN FIELD.

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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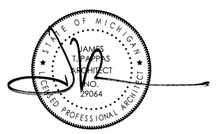
SEAL



JONATHAN ROSE COMPANIES

RENOVATION OF

ZIEGLER PLACE TOWER

30001 ST. MARTINS ST.

LIVONIA MICHIGAN

DATE	ISSUE
12.22.2025	ADDENDUM #1
10.27.2025	PERMIT
08.23.2025	OWNER REVIEW

KEY PLAN

FSP PROJECT NO.
ROS25.043

DRAWING TITLE

UNIT A PH, A-1 PH, BPH, AND B-1 PH REFLECTED CEILING PLANS

DRAWING NUMBER

A.812

SECTION 018113

SUSTAINABILITY DESIGN REQUIREMENTS

Ziegler Place

PART 1 GENERAL

GENERAL CONDITIONS

A. The General Conditions, Modifications to General Conditions, Supplementary or Special Conditions and any Instructions to Bidders shall apply to all Divisions of work.
B. The requirements of State, Local or appropriate codes applicable to the work, whichever is the most stringent is a requirement of all Divisions of work.

WORK OF THIS SECTION

A. Section includes:
    1. Sustainable Project Goals
    2. Enterprise Green Communities Certification requirements
B. The intent of this project is to achieve an Enterprise Green Communities 2020 certification.
C. Contractor shall coordinate work and requirements with Owner Contracted Green Rater/Verifier for Green certifications. Pertinent to green certifications the role of the Green Rater/Verifier is to guide the construction team with certification process; review documentation, verify green requirements are met; and to perform third-party testing.

REFERENCES

A. American Society of Heating, Refrigerating and Air-Conditioning Engineers:
    1. ASHRAE 52.2 - Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size.
    2. ASHRAE 62 - Ventilation for Acceptable Indoor Air Quality.
    3. ASHRAE 90.1 - Energy Efficient Design of New Buildings except Low-Rise Residential Buildings.
    4. ASHRAE 129 - Measuring Air-Change Effectiveness.
B. ASTM International:
    1. ASTM E408 - Standard Test Methods for Total Normal Emittance of Surfaces Using Inspection-Meter Techniques.
    2. ASTM E903 - Standard Test Method for Solar Absorption, Reflectance, and Transmittance of Materials Using Integrating Spheres.
C. Forest Stewardship Council: FSC Guidelines- Forest Stewardship Council Guidelines.
D. Sheet Metal and Air Conditioning Contractors: SMACNA IAQ - IAQ Guidelines for Occupied Buildings under Construction.
E. South Coast Air Quality Management District: SCAQMD Rule 1168 - Adhesive and Sealant Applications.
F. South Coast Air Quality Management District: SCAQMD Rule 1113 – Interior paints, coatings, and primers.
G. SCS Global Services Recycled Content Certification
H. California Department of Public Health (CDPH) emission standard, formerly California 01350 – VOC emission limits
I. CARB Phase 2 – composite wood formaldehyde emissions testing standard
J. American National Standards Institute (ANSI) / American Water Works Association (AWWA) C810-17 Standard
K. National Pollutant Discharge Elimination System (NPDES)’s Stormwater Discharges from Construction Activities guidance
L. U.S. Environmental Protection Agency:
    1. EPA Baseline IAQ - Testing for Indoor Air Quality, Baseline IAQ, and Materials Section 01445.
    2. EPA 402-K-01-002 – A Step-by-Step Guide on how to Build Radon-Resistant Homes

M. Enterprise Green Communities:
    1. Green Communities Checklist 2020
    2. Green Communities Criteria 2020
N. ENERGY STAR Qualified Homes Program Requirements
    1. https://www.energystar.gov/partner_resources/residential_new/homes_prog_reqs/national_page

SUBMITTALS
A. The contractor shall submit the following items directly to the Green Rater/Verifier.
B. Construction Waste Diversion Rate (Calculation and/or Waste Tickets)
C. The contractor shall submit cut-sheets of products intended to comply with Environmentally Preferable Products (EPP). See Green Communities Checklist Section 6 for list of products intended to meet this requirement. EPP criteria are as follows:
    1. Ingredient Transparency for Material Health Requirement – Publicly disclosed where content is characterized and screened using health hazard lists or restricted substances lists to 1,000 ppm
    2. Recycled Content and Ingredient Transparency Requirement – Minimum 25% post-consumer
    3. Chemical Hazard Optimization Requirement – Third-party verification of optimization to 100 ppm.
    4. Healthier Materials Selection Requirement – see specific requirements for low-emission paints, coatings, primers, wallpaper, adhesives, sealants, flooring, insulation, and composite wood under criterion 6.4.
    5. Environmentally Responsible Material Requirement – see specific requirements for embodied emissions for concrete, steel, insulation, roofing, paving, and non-composite wood under criterion 6.5
    6. Regional Materials Requirement – Extracted, manufactured, and fabricated (all processes) within 500-mile crow-fly distance of site.

QUALITY ASSURANCE
A. Perform work in accordance with the Enterprise Green Communities Criteria for prerequisites and credits pertinent to this project listed in Green Communities worksheet included at the end of this section.
B. Maintain one copy of Green Communities Criteria on site. Criteria is available for download at https://www.greencommunitiesonline.org/sites/default/files/egc_2020_criteria_manual.pdf
C. Thoroughly review any requests for substitution for products that are related to Enterprise Green Communities prerequisites and credits. Any substitutions may jeopardize projects' ability to obtain certification.
D. Perform storm water management and erosion control Work in accordance with EPA Best Management Practices or local erosion and sedimentation control standards whichever is more stringent.
E. Perform Work to meet or exceed minimum energy efficiency and performance in accordance with Energy Star requirements. Energy Star Checklist is enclosed at end of this section.
F. Perform Work without use of CFC based refrigerants in HVAC building systems.
G. Perform ventilation Work in accordance with ASHRAE 62.
H. Develop and implement construction indoor air quality management plan including the following:
    1. Comply with minimum requirements of SMACNA IAQ.
    2. Protect stored and installed absorptive materials from moisture damage.
        a. Store materials on elevated platforms under cover, and in dry location.
        b. When materials are not stored in enclosed location, cover tops and sides of material with secured waterproof sheeting.
    3. Protect HVAC equipment during construction.
        a. Shut down return side of HVAC system whenever possible during heavy construction or demolition.
        b. When HVAC systems are operated during heavy construction, furnish disposable temporary filters.

PART 2 PRODUCTS

PRODUCT SUBSTITUTION

A. Thoroughly review any requests for substitution for products that are related to Green Communities prerequisites and credits. Any substitutions may jeopardize the project's ability to obtain certification.

PART 3 EXECUTION

EGC 1.4 Integrative Design: Construction Management (mandatory)

1. At the onset of construction organize an Enterprise Green Communities trades training moderated by Green Verifier.
2. Following trades to attend - GC Project Manager, GC Site Superintendent, Mechanical-Electrical-Plumbing, Insulation, Framing, Drywall, Air-Infiltration Package.
3. Provide a minimum of 2-week notice to Green Verifier prior to training date.

EGC 2.1 Site Selection (mandatory)

This project does not have any ecologically sensitive features.
If ecologically sensitive features are identified in the Ecological Resource Protection Zone (ERPZ) meet the following:

1. Protect floodplain functions
   Rehabilitation
   a. Projects built on land that is within the Special Flood Hazard Area (SPHA) as identified by FEMA, must be designed to meet the ASCE 24 Flood Resistant Design and Construction standard.
   a. Ensure that any development or redevelopment activities within the floodplain will mitigate and improve existing floodplain conditions (maintain or increase existing floodplain storage, improve water quality, implement flood-resilient design).
   b. Do not raise topographical elevations in flood zones.
2. Protect aquatic ecosystems
   Rehabilitation.
   a. Do not extend the building, built structures, roads, or parking areas into wetlands or deepwater habitats, as identified in the ERPZ, beyond where they already exist.
   b. Develop restoration plans for wetland and deepwater habitats within the ERPZ.

All Projects

3. Conserve habitat for any species on federal or state threatened or endangered lists
   a. Do not extend the building, built structures, roads, or parking areas into habitats for threatened and endangered plant and animal species on the site, as identified in the ERPZ.
   b. Minimize disturbances within the ERPZ during construction. If construction activities permanently disrupt the habitat of threatened or endangered animal habitats, follow the guidance of responsible state (or local) agencies on how to best address.

EGC 3.1 Environmental Remediation (mandatory)

1. Submit Phase 1 Environmental Site Assessment report to Green Verifier/Verifier
   If an environmental site assessment reveals any hazardous materials, mitigate these before proceeding with development.

EGC 3.2 Erosion and Sedimentation Control (mandatory)

Applies only when any site-work or excavation is in scope:
Contractor shall implement EPA's National Pollutant Discharge Elimination System (NPDES)' Stormwater Discharges from Construction Activities guidance, or local requirements, whichever is more stringent. If excavation and site work is part of scope:

1. Stockpile and protect disturbed topsoil for reuse.
2. Control the path and velocity of runoff with silt fencing or equivalent.

3. Protect sewer inlets, streams, and lakes on site during construction with silt fencing, silt sacks or comparable measures.
4. Provide swales to divert surface water from hillsides.
5. Identify and protect significant, high value trees during construction with fencing outside the critical root zone.
6. If soil is disturbed during construction on sloped areas, use tiers, erosion blankets, compost blankets, etc. to stabilize soil.

EGC 3.3 Ecosystem Services/ Landscape (mandatory)

When new landscaping is provided, or existing landscaping is modified:

1. All new landscaping (trees, shrubs, and groundcover, including grasses) should be native or adapted to the region. All new plants must be appropriate to the site's soil and microclimate, and none should be invasive species.
2. All disturbed existing landscape areas should be reseeded with native groundcover or plans and mulch.

EGC 4.1 & 4.2 Water-Conserving Fixtures (mandatory)

1. Service pressure in each unit must not exceed 60 psi. Provide documentation of municipal water pressure. Green verifier will test water pressure at units.
2. Following flow rates are required to reduce total indoor water consumption by **30%**:
3. Toilets must be **WaterSense certified** and **1.00** gallons per flush or less, including dual-flush and pressure-assisted models.
4. Urinals must be **WaterSense certified** and **0.5** gallons per flush or less.
5. Showerheads must be **WaterSense-labeled** and **1.5** gallons per minute or less.
6. Kitchen faucets must be **1.5** gallons per minute or less.
7. Lavatory faucets must be **WaterSense certified** and **1.00** gallons per minute or less.

EGC 4.3 Water Quality (mandatory)

Mandatory for Substantial Rehabs built before 1986. Optional for all other projects

1. Replace lead service lines. Determine whether a lead service line (LSL) connects the drinking water main under the street with the building. If an LSL is present, replace it before or while replacing the water heater. Follow American National Standards Institute (ANSI) / American Water Works Association (AWWA) C810-17 Standard when replacing the LSL.

EGC 5.1b Building Performance Standard (mandatory)

ASHRAE Option

Demonstrate energy performance equivalent, or better than, **ASHRAE 90.1-2013** using an energy model created by a qualified energy services provider according to Appendix G 90.1-2016. Energy Analysis conducted by Green Verifier confirms that the project is equivalent or better than **ASHRAE 90.1-2013**. Meeting energy performance standards further requires mandatory inspection and testing conducted by Owner Contracted Green Rater/Verifier for Green certifications

Conduct compartmentalization of dwelling units via air infiltration no greater than 0.40 CFM50 for Moderate Rehab per square feet of dwelling unit enclosure area or a 20% improvement of CFM50/sf compared to pre-retrofit conditions, following procedures in ANSI/RESNET/ICC Std. 380.

Insulation installed as part of the rehab must achieve the following:

1. Grade I installation per ANSI/RESNET/ICC Std. 301.
2. Grade II installation for assemblies that contain a layer of continuous, air impermeable insulation (≥ R-3 in Climate Zones 1 to 4, ≥ R-5 in Climate Zones 5 to 8).
3. Grade II batt insulation floors if they fill the full width and depth of the floor cavity, even when compression occurs due to excess insulation.

HVAC systems repaired or installed during rehab must complete testing via the National HVAC Functional Testing Checklist, ENERGY STAR Multifamily New Construction Version 1.1 (or most recent checklist version available at time of permit).

Mandatory Mid-Construction Pre-Drywall Thermal Bypass Inspection:

1. EGC Certification will require visual inspection of thermal envelope per enclosed Energy Star Rater Field Checklist at mid-construction. Coordinate inspection with Green Verifier with a minimum of 3-week notice. (Only applicable-scope items will be inspected for renovations.)

Final Verification and Inspection Testing

1. Upon substantial completion and prior to occupancy, the Green Verifier will conduct a visual Final Inspection to verify green requirements incorporated in the project. The contractor shall notify the Green Rater at least four (4) weeks prior to the anticipated date for such inspection. Contractor shall provide access to each unit and cooperate with conducting of the test. Additional inspections necessary due to incomplete work shall be back-charged to the Contractor.
2. Testing - Third-party Testing is to be scheduled and conducted in conjunction with the final inspection. The contractor shall notify the Green Verifier at least four (4) weeks prior to the anticipated date for such inspection. Contractor shall provide access to each unit and cooperate with conducting of the test.
3. Preconstruction Pretest – A pre-construction pretest was conducted to identify areas to envelope, demising unit enclosures. Recommended areas for sealing include:
    a. Joints between duct boots and drywall and floor finishes.
    b. Gaps at plumbing penetrations to drywall and floor finishes.
    c. Plumbing and attic access panels.
    d. Seal all visible gaps and cracks where interstitial cavities (wall, joist, ceiling, and stair) are used as return ducts.
4. Air Infiltration Test (Blower door Test) – Mandatory – Measures air leakage through unit enclosure such as exterior walls, demising walls, ceilings, chases, etc. Minimum envelope leakage where applicable. Following areas of building envelope and demising walls shall be sealed, caulked, gasketed, or weather-stripped to minimize envelope leakage:
    a. Joints around exterior doors and windows.
    b. Joints between walls and foundation; between conditioned spaces and attics, demising walls, crawl spaces and garage.
    c. All mechanical, plumbing, and electrical penetrations in exterior and demising walls. Mechanical chase shall be sealed at crawl space ceiling.
    d. Exterior sheathing and house wrap.
    e. Minimize entry of air from outside, attic, garage, and crawl space into exterior wall and interior wall cavities to ensure passing of air infiltration test. Also minimize air transfer from unit to unit, and unit to corridor.
    f. Batt insulation shall be stapled to face of stud to ensure full contact of insulation with face of drywall. Cut insulation around all mechanical, plumbing, and electrical work.
    g. Gasket attic access panels. Seal drywall to frame of access panel.
5. Distribution Loss Test (Duct Blaster Test) – Mandatory – Measures leakage through the mechanical distribution system and minimize duct leakage. Following areas HVAC distribution system shall be sealed:
    a. Clean entire distribution system to decipher areas for sealing and minimizing duct leakage.
    b. Joints and seams of existing ductwork shall be sealed where visible.
    c. Provide new metal lining for returns in visible areas where wall and floor cavities are used for returns.
    d. Seal all duct boots in floors to subfloors and seal all duct boots in walls to drywall.
    e. Seal gaps between drywall and all duct penetrations in ceilings, including exhaust fans.

EGC 5.6 Sizing of Heating and Cooling Equipment (mandatory)

Applicable to rehabs that include replacement of heating and cooling equipment.

1. Size and select heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manuals J and S or ASHRAE handbooks.

EGC 5.7 Energy Star Appliances (mandatory)

1. If replacing or installing new appliances provide Energy Star-labeled refrigerators, dishwashers, and clothes washers.

EGC 5.8 Lighting (mandatory)

When replacing or installing new light fixtures

1. All permanently installed fixtures shall be high-efficiency that is capable of meeting recommended light levels in the Illuminating Engineering Society Handbook, 10th edition.
2. Recessed light fixtures installed as part of air barrier shall be Insulation Contact Air-Tight (ICAT)
3. Common space lighting or Non-apartment building spaces must be controlled by occupancy sensors or automatic bi-level lighting controls, except 24-hour lighting required by code.
4. Lighting power density in dwelling units shall be 1.1 W/SF or less.
5. All exterior lighting shall have motion sensor controls, integrative PV cells, photosensors, or astronomic time-clock operation.
6. Exterior fixtures shall meet the following:
    a. Luminaires shall be fully shielded emitting no light above 90 degrees. The luminaire's mounting hardware shall not permit mounting in any configuration other than those maintaining full shielding. Non-residential luminaires shall have an uplight rating of U0.
    b. Fixtures shall have no sag or drop lenses, side light panels or uplight panels.
    c. Fixtures shall employ warm-toned (3000k or lower) white light sources or may employ amber light sources or filtered LED light sources.

EGC 6.4 Healthier Material Selection (mandatory)

1. Use products that comply with the following requirements.

PRODUCT CATEGORY	MANDATORY	ADDITIONAL POINTS	REFERENCE
All interior paints, coatings, primers and wallpaper	VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1113 available at time of product specification for all interior paints, coatings and primers. VOC emissions verified as compliant with CDPH Standard Method for all wall finish paints. All wallpaper, phthalate free	1 point per APE-free paint, coating and/or primer 1 point per CDPH-compliant coating and/or primer (excluding wall finish paints) *[2 points maximum]*	For wall finish paints compliant with the mandatory CDPH specification, seek those certified to Master Painters Institute (MPI) X-Green, Green Wise Gold, GREENGUARD Gold, SCS Indoor Advantage Gold, and Berkeley Analytical ClearChem. GS-11 paints comply with the optional APE-free criterion, as do Red List–free products.
All interior adhesives and sealants	VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1168 available at time of product specification for all interior adhesives and sealants.	Use of sealants that do not contain orthophthalate plasticizers. Use of adhesives that are CDPH compliant. *[1 point per compliant product, 2 points maximum]*	Orthophthalate plasticizers are common in polyurethane and modified polymer sealants. While not common, they may also be found in some acrylic latex or siliconized acrylic sealants. Verify that specified sealants are phthalate-free. Minimize the need for adhesives when possible. For instance, finger-joints and mechanical fasteners do not contain chemicals of concern.

Flooring	All flooring products (whether carpet or hard surface) must comply with CDPH emission requirements. No flexible PVC with phthalates may be installed, whether the phthalates were intentionally added or added via recycled content. No carpet in the project may be installed in building entryways, laundry rooms, bathrooms, kitchens/kitchenettes, or utility rooms. Fluid applied finish floors may only be installed in non-occupied spaces, such as mechanical rooms.	The project complies with one of the following options: Absence of vinyl-flooring throughout the project Absence of carpet throughout the project All project flooring assemblies (adhesive, sealant, flooring product) are Red List-free *[3 points]* If using carpet, specify those that do not use a fluorinated (PFAS) stain repellant. *[1 point]*	Common flooring product labels that meet or exceed the mandatory CDPH emission requirement include FloorScore, GREEN-GUARD Gold, SCS Indoor Advantage Gold, Berkeley Analytical ClearChem, and Carpet Rug Institute Green Label Plus (CRI+). In place of vinyl or other PVC-based resilient flooring, consider salvaged hardwoods, natural linoleum, rubber, cork, other PVC-free resilient flooring, ceramic or stone tile, sealed concrete, or pre-finished solid wood flooring. Pre-finished products, compared to those finished on site, keep potential exposures lower through a more controlled environment during finishing. If possible, use a floor system that can feature mechanical attachments (e.g., nails, floating wood flooring) instead of glues. This approach makes flooring easier to recycle in the future.
Insulation	If fiberglass or mineral wool batts are used, these must be formaldehyde-free.	The project does not include any two-part spray polyurethane foam. *[2 points]* The project uses board insulation that does not contain halogenated flame retardants. *[3 points]*	Alternative insulation products include recycled cotton, cellulose, wool, and blown fiberglass. All major U.S. manufacturers of residential fiberglass batt insulation have transitioned to formaldehyde-free products. Some formaldehyde-free mineral wool batts are also available
Composite wood	Formaldehyde emissions less than or equal to the thresholds provided by CARB Phase 2 and/or TSCA Title IV for plywood, particleboard, MDF, and these materials within other products like cabinets and doors. For any other composite wood products not covered by CARB/TSCA requirements, but used in interior spaces, these must at minimum be NAUF (have no added urea formaldehyde).	Use of composite woods that are certified ultra-low emitting formaldehyde (ULEF). 1 point per product. [2 points maximum]	While finish products (including plywood, MDF, particleboard, and cabinet and door components) comply by law with this mandatory requirement, ensure that all products installed in the project that are exposed to the conditioned space meet these standards or at a minimum do not include added urea formaldehyde. No-added formaldehyde (NAF) products qualify as ULEF and will be eligible for optional points. However, be aware that the alternative binders utilized in these products may include regrettable substitutions. For instance, the most common alternative binder for composite wood is PMDI, which is made with isocyanates. PMDI is expected to be a lower hazard during use than formaldehyde, but more information is needed. Preferable alternatives would be

			more than half bio-based (e.g., binders that are at least 50% soy) with full content disclosure, so they can be vetted for health hazards.

EGC 6.6 Bath, Kitchen, Laundry Surfaces (mandatory)

1. Use materials that have durable, cleanable surfaces through bathrooms, kitchens, and laundry rooms. Materials should not be prone to deterioration due to moisture intrusion or encourage the growth of mold.
2. Use moisture-resistant backing materials such as cement board, fiber cement board, or equivalent per ASTM #D 6329 or ASTM #D 3273 behind tub/shower enclosures. Projects using a one-piece fiberglass enclosure are exempt from this requirement.

EGC 6.9 Managing Moisture: Roofing and Wall Systems (mandatory)

Applicable only when wall or roof systems are replaced.

Walls

1. Provide a continuous housewrap /weather-resistive barrier with sheets lapped shingle-style to prevent bulk water that penetrates the finished exterior cladding system from entering the wall assembly or being introduced through window or door openings or through other penetrations. Alternatively, install a fluid applied weather-resistive barrier in accordance with manufacturer's instructions.
2. Flashings at roof /wall intersections and wall penetrations (i.e., plumbing, electrical, vents, HVAC refrigerant lines and the like in addition to windows and doors) must be integrated with the weather-resistive barrier and drainage plane prior to any exterior finish being installed to prevent bulk water from entering the exterior wall assembly.
3. Flashing installed at bottom of exterior walls with weep holes included for masonry veneer and weep screen for stucco cladding systems or equivalent drainage system.

Roof

1. Install drip edge at entire perimeter of roof.
2. At wall /roof intersections, maintain ≥2" clearance between wall cladding and roofing materials, install flashing along the intersection, and use kick-out flashing.

EGC 6.10 Construction Waste Management (mandatory)

Contractor to investigate local options for diversion of all construction waste and develop a plan for tracking waste diversion either through a contracted company or by tracking and sorting following components of construction waste.

Option 1

1. Recycle a minimum of **75%** of total construction waste

OR

Option 2

1. Select at least two of the following waste streams and recycle 100% of those waste streams:
    a. Cardboard
    b. Wood
    c. Metal
    d. Drywall
    e. Concrete, brick and/or asphalt
    f. Insulation, foam, and plastics
    g. Carpet

Option 3

1. Reduce total construction waste to less than **2.5** lbs./SF.

EGC 7.3 Combustion Equipment (mandatory)

Applicable only when combustion equipment is provided **anywhere in the building**:

1. Provide at least one hard-wired carbon monoxide detector with battery backup for each sleeping area, minimum one on each floor.
2. Any combustion equipment installed must be power-vented or closed-combustion.
3. For Substantial and Moderate Rehabs with combustion equipment that is not power-vented or direct-vent, Owner AND/OR Contractor to confirm pre-construction combustion safety test was conducted. The test must be conducted for central systems and for 10% of individual dwelling units systems per RESNET Guidelines for Combustion Safety and Developing Work Orders or BPI Combustion Safety Test Procedures for Vented Appliances.

EGC 7.4 Garage Isolation (mandatory)

Applicable only when attached garage is in scope.

1. Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of contaminants into the living space.
2. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed.
3. Do not install ductwork or air handling equipment for the conditioned space in a garage.
4. Fix all connecting doors between conditioned space and garage with gaskets, or otherwise make substantially airtight with weather stripping.
5. Install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone of the project, placed per National Fire Protection Association (NFPA) 72, unless the garage is mechanically ventilated, or an open parking structure as defined by code

EGC 7.5 Integrated Pest Management (mandatory)

1. Seal all wall, floor and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing method.
2. Install corrosion-proof metal pest screens for all openings greater than ¼ inch.
3. Seal off entry points under kitchen and bathroom sinks.

EGC 7.12 Beyond ADA: Universal Design

Select one option below to implement. Implement three strategies in that option. For all selected strategies affecting dwelling units, implement that strategy for 75% of the project's dwelling units.

Option 2

1. Create logical circulation patterns and navigability throughout the project, with particular focus on the path from the dwelling units to transit or frequently used areas: continuous pathways, signage, art, lighting, or multi-sensory features to promote navigability.
2. Provide clear signage throughout the building that avoids jargon, uses clear language, incorporates a positive frame, and is multi-lingual where appropriate. Incorporate illustrations to encourage universal understanding. Signage for way-finding and other purposes should be available in the interior and exterior spaces.
3. Avoid strong patterns on floor finishes. Use carpets and flooring that have subtle neutral patterns.

EGC 8.1 Building Maintenance Manual (mandatory)

1. General Contractor to provide Maintenance manual that addresses HVAC operations and maintenance, appliance guidance, lighting equipment, green cleaning products, and pest control. Refer to EGC 2020 criteria handbook for details.

EGC 8.2 Emergency Management Manual (mandatory)

1. General Contractor to provide Emergency Management Manual targeted toward operations and maintenance staff and other building level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics including but not limited to:
    a. Communication plans for staff and residents to use in the event of an emergency.

b. Useful contact information for public utility and other service providers
c. Infrastructure and building “shutdown” procedures

EGC 8.4 Walk-throughs and Orientations to Property Operations (mandatory)

1. General Contractor to provide a comprehensive walk-through and orientation for property manager(s) and building operations staff within 90 days of initial occupancy. Use the appropriate manuals (8.1 & 8.2) as the base of the curriculum, and review the project’s green features, operations and maintenance procedures, and emergency protocols.

ENCLOSURES

Multifamily

Renovation

1. Enterprise Green Communities Checklist
2. Energy Star National Rater Field Checklist

END OF SECTION 018113

CRITERIA CHECKLIST

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria.
To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. **New Construction projects must also achieve at least 40 optional points, and Substantial and Moderate Rehab projects must also achieve at least 35 optional points.**

These projects that also comply with Criterion 5.2b or Criterion 5.4 will be recognized with Enterprise Green Communities Certification Plus.

Project:	Zieglar Place
Address:	300001 St Martin, Livonia Michigan
Location Type:	SubUrban
Building Type:	Moderate Rehab

Yes	Maybe		1. INTEGRATIVE DESIGN	Notes
Yes		M	**1.1 Integrative Design: Project Priorities Survey** Complete the Project Priorities Survey, which can be found in the Appendix.	
Yes		M	**1.2 Integrative Design: Charrettes and Coordination Meetings** Develop an integrative design process that moves the outputs of the Project Priorities Survey into action through a series of collaborative meetings. Prioritize multi-benefit strategies. Assign responsibility within your design and development teams for accountability.	
Yes		M	**1.3 Integrative Design: Documentation** Include Enterprise Green Communities Criteria information in your contract documents and construction specifications (Division 1 Section 01 81 13 Sustainable Design Requirements) as necessary for the construction team to understand the requirements and how they will be verified. Ensure, and indicate, that the drawings and specifications have been generated to be compliant and meet the certification goals.	
Yes		M	**1.4 Integrative Design: Construction Management** Create, implement, and document your contractor/subcontractor education plan to ensure that all persons working on-site fully understand their role in achieving the project objectives. Include a summary of the Project Priorities Survey (Criterion 1.1), the sustainability goals, and anticipated roles of each party in regards to the performance expected of the project. Attach and reference this training plan to Division 1 Section 01 81 13 Sustainable Design Requirements. Include timeline estimates for performance testing and verification schedules in the overall construction schedule. As relevant, review requirements for Criteria 8.1, 8.2, and 8.3, and begin populating these documents with relevant information from design and construction.	
		12 or 15	**1.5 Design for Health and Well-Being: Health Action Plan** Follow Steps 1-6 of the Health Action Plan framework per the full criterion. *[12 points with extra 3 points for Step 7]* This includes: 1) Commit to embedding health into the project lifecycle; 2) Partner with a project health professional; 3) Collect and analyze community health data; 4) Engage with community stakeholders to prioritize health data and strategies; 5) Identify strategies to address those health issues; 6) Create an implementation plan; and 7) Create a monitoring plan.	
		10	**1.6 Resilient Communities: Multi-Hazard Risk/Vulnerability Assessment** Conduct a four-part assessment (social, physical, functional, strategy) to identify critical risk factors of your property and implement at least two sets of strategies to enable the project to adapt to, and mitigate, climate related or seismic risks. See full criterion for more guidance.	

		8	**1.7 Resilient Communities: Strengthening Cultural Resilience** Integrate community and resident participation in the development processes so that the built environment honors cultural identities, resident voices, and community histories. Option 1: Complete a Cultural Resilience Assessment OR Option 2: Convene a Cultural Advisory Group	
0	0		1. INTEGRATIVE DESIGN SUBTOTAL	
Yes	**Maybe**		**2. LOCATION + NEIGHBORHOOD FABRIC**	**Notes**
Yes		M	**2.1 Sensitive Site Protection** All projects must: 1. Protect floodplain functions (e.g., storage, habitat, water quality) by limiting new development within the 100-year floodplain of all types of watercourses. 2. Conserve and protect aquatic ecosystems, including wetlands and deepwater habitats, that provide critical ecosystem functions for fish, other wildlife, and people. 3. Protect ecosystem function by avoiding the development of areas that contain habitat for plant and animal species identified as threatened or endangered. 4. Conserve the most productive agricultural soils by protecting prime farmland, unique farmland, and farmland of statewide or local importance. If your site contains any of these ecologically sensitive features, follow the specific Requirements under that subheading.	
N/A		M	**2.2 Connections to Existing Development and Infrastructure** *(Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town)* Locate the project on a site with access to existing roads, water, sewers, and other infrastructure and within or contiguous to (having at least 25% of the perimeter bordering) existing development. Connect the project to the existing pedestrian network. For sites over 5 acres, provide connections to the adjacent street network at least every 800 feet. Tie all planned bike paths to existing bike paths.	
N/A		M	**2.3 Compact Development** *(Mandatory for New Construction)* At a minimum, build to the residential density (dwelling units/acre) of the census block group where the project is located. In Rural/Tribal/Small Town locations that do not have zoning requirements: Build to a minimum net density of 5 units per acre for single-family houses; 10 units per acre for multifamily buildings, single and two-story; and 15 units per acre for multifamily buildings greater than two-stories.	
7		5 or 7	**2.4 Increased Compact Development** Exceed the residential density (dwelling units/acre) of the census block group in which your project is located. Exceed by 2x for *[5 points]* ; exceed by 3x for *[7 points]* . In Rural/Tribal/Small Towns that do not have zoning requirements, build to a minimum net density of 7.5 units per acre for single-family houses; 12 units per acre for multifamily buildings, single and two-story; and 20 units per acre for multifamily buildings greater than two stories. *[5 points]*	Residential density required for the area is 2.83 Project has 141 units on 2.059 acres and thus 68.47 DU/acres
N/A		M	**2.5 Proximity to Services and Community Resources** *(Mandatory for New Construction)* Locate the project within a 0.5-mile walk distance of at least four, or a 1-mile walk distance of at least seven, of the listed services. For projects that qualify as Rural/Tribal/Small Town, locate the project within 5 miles of at least four of the listed services.	

N/A	M	**2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Town** *(Mandatory for New Construction Rural/Tribal/Small Town)* Option 1: Locate the project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres; at least 80% of which unpaved. OR Option 2: Set aside a minimum of 10% (minimum of 0.25 acres) of the total project acreage as open and accessible to all residents; at least 80% of which unpaved.	
	6 max	**2.7 Preservation of and Access to Open Space** Option 1: Locate the project within a 0.25-mile walk distance of dedicated open space that is a minimum of 0.75 acres; at least 80% of which unpaved. *[4 points]* OR Option 2: Set aside a percentage of permanent open space for use by all residents; at least 80% of which unpaved. 25% *[2 points] ;* 35% *[4 points] ;* 45% + written statement of preservation/ conservation policy *[6 points].*	No open space near 0.25 mi of project
	M	**2.8 Access to Transit** *(Mandatory for New Construction projects that do not qualify as Rural/Tribal/Small Town; Optional for all other project types)* **Mandatory: New Construction, not Rural/Tribal/Small Town** Locate projects within a 0.5-mile walk distance of transit services (bus, rail and/or ferry), constituting at least 45 or more transit rides per weekday, with some type of weekend service.	
	2	**Optional: New Construction, not Rural/Tribal/Small Town** Locate the project along dedicated bike trails or lanes (Class I, II, or IV) that lead to high-quality transit services (100 trips per day) within 3 miles. *[2 points]*	
	2, 6, 8	**Optional: Rehabilitation, not Rural/Tribal/Small Town** Locate projects within a 0.5-mile walk distance of public transit services (bus, rail and/or ferry), constituting at least 45 or more transit rides per weekday, with some type of weekend service. [6 points] Locate the project along dedicated bike trails or lanes (Class I, II, or IV) that lead to high-quality transit services (100 trips per day) within 3 miles. *[2 points]*	
	6	**Optional: New Construction and Rehabilitation, Rural/Tribal/Small Town** Locate the project within 0.5 mile walk distance of public transit services with at least 45 rides per weekday and some weekend service. OR, Install at least two charging stations for electric vehicles. OR, Locate the project with 5 miles of one of the following transit options: 1) vehicle share program; 2) dial-a-ride program; 3) employer vanpool; 4) park-and-ride; 5) public/private regional transportation.	
	2-8	**2.9 Improving Connectivity to the Community** Improve access to community amenities through at least one of the options incentivizing biking mobility or improving access to transit.	
	5 max	**2.10 Passive Solar Heating/Cooling** Design and build with passive solar design, orientation, and shading that meet the guidelines specified.	
	6	**2.11 Adaptive Reuse of Buildings** Rehabilitate and adapt an existing structure that was not previously used as housing. Design the project to adapt, renovate, or reuse at least 50% of the existing structure and envelope.	
	6	**2.12 Access to Fresh, Local Foods** Provide residents and staff with access to fresh, local foods through one of the following options: Option 1: Neighborhood Farms and Gardens Option 2: Community-Supported Agriculture Option 3: Proximity to Farmers Market	

		8	**2.13 Advanced Certification: Site Planning, Design and Management** Locate building(s) within a community that is certified in LEED for Neighborhood Development, LEED for Cities and Communities, Living Community Challenge, or SITES.	
		6 max	**2.14 Local Economic Development and Community Wealth Creation** Demonstrate that local preference for construction employment and subcontractor hiring was part of your bidding process, and how it functioned during construction. *[2 points]* OR Demonstrate that you achieved at least 20% local employment. *[3 points]* OR Provide physical space for small business, nonprofits, and/or skills and workforce education. *[3 points]*	
N/A		M	**2.15a Access to Broadband: Broadband Ready** *(Mandatory for New Construction and Substantial Rehab Projects in Rural/Tribal/Small Town Locations)* Incorporate broadband infrastructure so that when broadband service comes to a community, the property can be easily connected. Include a network of mini-ducts or conduit throughout the building, extending from the expected communications access point to each network termination point in the building.	
6		6	**2.15b Access to Broadband: Connectivity** Ensure all units and common spaces in the property have broadband internet access with at least a speed of 25/3 mbs.	
13	**0**		2. LOCATION + NEIGHBORHOOD FABRIC SUBTOTAL	
Yes	**Maybe**		**3. SITE IMPROVEMENT**	**Notes**
Yes		M	**3.1 Environmental Remediation** Determine whether there are any hazardous materials present on the site through one of the four methods listed. Mitigate any contaminants found.	
Yes		M	**3.2 Minimization of Disturbance during Staging and Construction** For sites >1 acre, implement EPA's National Pollutant Discharge Elimination System Stormwater Discharges from Construction Activities guidance, or local requirements, whichever is more stringent. For sites with an area <= 1, follow guidance in full criterion.	
Yes		M	**3.3 Ecosystem Services/Landscape** *(Mandatory, if providing landscaping)* If providing plantings, all must be native or climate-appropriate (adapted) to the region and appropriate to the site's soil and microclimate. Do not introduce any invasive plant species. Plant, seed, or xeriscape all disturbed areas.	
N/A		M	**3.4 Surface Stormwater Management** *(Mandatory for New Construction; Mandatory for Substantial and Moderate Rehab projects if land disturbed is >= 5,000 sq.ft.)* Treat or retain on-site precipitation equivalent to the 60th percentile precipitation event. Where not feasible due to geotechnical issues, soil conditions, or the size of the site, treat or retain the maximum volume possible.	
		10 max	**3.5 Surface Stormwater Management** Through on-site infiltration, evapotranspiration, and rainwater harvesting, retain precipitation volume from 70% precipitation event *[6 points]*, 80% precipitation event *[8 points]* , or 90% precipitation event *[10 points].*	

N/A		M	**3.6 Efficient Irrigation and Water Reuse** *(Mandatory, if permanent irrigation is utilized)* If irrigation is utilized, install an efficient irrigation system per the requirements listed.	existing, but not in scope
		4 or 6	**3.7 Efficient Irrigation and Water Reuse** *(Optional, if irrigation is utilized)* Meet the requirements of Criterion 3.6 AND: Option 1: Install an efficient irrigation system equipped with a WaterSense labeled weather-based irrigation controller (WBIC) OR Option 2: At least 50% of the site's irrigation satisfied by water use from the sources listed.	
0	0		3. SITE IMPROVEMENT SUBTOTAL	
Yes	**Maybe**		**4. WATER**	**Notes**
Yes		M	**4.1 Water-Conserving Fixtures** Reduce total indoor water consumption by at least 20% compared to baseline indoor water consumption chart. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified. For all single-family homes and all dwelling units in buildings three stories or fewer, the supply pressure may not exceed 60 psi.	Proposed flow rates: Toilets: 1.00 gpf WaterSense Showerheads: 1.5 gpm WaterSense Kitchen faucets: 1.5 gpm Lavatory faucets: 1.00 gpm WaterSense
3		6 max	**4.2 Advanced Water Conservation** Reduce total indoor water consumption by at least 30% compared to baseline indoor water consumption chart. Any new toilet, showerhead, and/or lavatory faucet must be WaterSense certified.	
Yes			**4.3 Water Quality**	
		M, 3	**Mandatory/Optional:** Mandatory for Substantial Rehabs of buildings built before 1986; Optional for all other building types: Replace lead service lines *[3 points]*	
		M	**Mandatory:** For multifamily buildings with either a cooling tower, a centralized hot water system, or 10+ stories: Develop a Legionella water management program	
		8	**Optional:** Test and remediate as indicated for lead, nitrates, arsenic, and coliform bacteria	
		4	**4.4 Monitoring Water Consumption and Leaks** Conduct pressure-loss tests and visual inspections to determine if there are leaks; fix leaks. AND Install an advanced water monitoring and leak detection system capable of identifying and shutting water off during anomalous water events. OR Install a device to separately monitor water consumption of each cold branch off the apartment line riser for each dwelling unit or each cold water riser and the domestic hot water cold water feed for each building or each toilet that allows remote monitor readings; common laundry facilities; boiler makeup water; outdoor water consumption; and water consumption in any non-residential space.	
		4	**4.5 Efficient Plumbing Layout and Design** Store no more than 0.5 gallon of water in any piping/manifold between the fixture and the water heating source or recirculation line. No more than 0.6 gallon of water shall be collected from the fixture before a 10-degree Fahrenheit rise in temperature is observed. Recirculation systems must be demand-initiated.	

		6 max	**4.6 Non-Potable Water Reuse** Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the project's non-potable water needs: 10% reuse *[3 points]* ; 20% reuse *[4 points]* ; 30% reuse *[5 points];* 40% reuse *[6 points].*	
		8	**4.7 Access to Potable Water During Emergencies** Provide residents with ready access to potable water in the event of an emergency that disrupts normal access to potable water, including disruptions related to power outages that prevent pumping water to upper floors of multifamily buildings or pumping of water from on-site wells, per one of the three options listed.	
3	0		4. WATER SUBTOTAL	
Yes	**Maybe**		**5. OPERATING ENERGY**	**Notes**
N/A		M	**5.1a Building Performance Standard** *(Mandatory for New Construction)* Certify all buildings with residential units in the project through either ENERGY STAR Multifamily New Construction, ENERGY STAR Manufactured Homes, and/or ENERGY STAR Certified Homes as relevant. AND Provide projected operating energy use intensity and projected operating building emissions intensity.	
Yes		M	**5.1b Building Performance Standard** *(Mandatory for Rehab)* Provide projected operating energy use intensity and projected operating building emissions intensity. AND Conduct commissioning for compartmentalization, insulation installation, and HVAC systems as indicated. AND one of the following options: - ERI Option: <= HERS 80 for each dwelling unit. Exception for some Rehabs built before 1980. - ASHRAE Option: Energy performance of the completed building equivalent to, or better than, ASHRAE 90.1-2013 using an energy model created by a qualified energy services provider according to Appendix G 90.1-2016.	24.XX%
10		12 max	**5.2a Moving to Zero Energy: Additional Reductions in Energy Use** *(Not available for projects using prescriptive path for Criterion 5.1a or for projects following Criterion 5.2b or 5.4.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Design and construct a building that is projected to be more efficient than what is required by Criteria 5.1a/b. Achieve HERS score of 5 lower than required by 5.1a/b if following ERI path for compliance OR 5% greater efficiency than required if following ASHRAE path for 5.1a/b compliance *[5 points].* Additional 1 point for each additional 2-point decrease in HERS score required by Criteria 5.1a/b if following ERI path for compliance OR for 1% greater efficiency if following ASHRAE path for Criteria 5.1a/b, up to a maximum of 12 optional points.	
		12-15	**5.2b Moving to Zero Energy: Near Zero Certification** **[Mandatory for Enterprise Green Communities Certification Plus]** *(Not available for projects following Criterion 5.2a or 5.4.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Certify the project in a program that requires advanced levels of building envelope performance such as DOE ZERH *[12 points]* and/or PHI Classic or PHIUS+ *[15 points]* .	

	3-6	**5.3a Moving to Zero Energy: Photovoltaic/Solar Hot Water Ready** *(Not available for projects following Criterion 5.3b or 5.4.)* Orient, design, engineer, wire, and/or plumb the development through the Photovoltaic Ready pathway or Solar Hot Water Ready Pathway to accommodate installation of photovoltaic (PV) or solar hot water system in the future.	
	8 max	**5.3b Moving to Zero Energy: Renewable Energy** *(Not available for projects following Criterion 5.3a or 5.4)* Install renewable energy source to provide a specified percentage of the project's estimated source energy demand. See full criterion for allowable sources.	
	4-8	**Option 1:** For percentage of total project energy consumption provided by renewable energy. OR	
	1-5	**Option 2:** For percentage of common area meter energy consumption provided by renewable energy.	
	24	**5.4 Achieving Zero Energy** **[Automatic Qualification for Enterprise Green Communities Certification Plus]** *(Not available for projects following Criterion 5.2a, 5.2b, 5.3a, or 5.3b.)* Projects in CZ 1-4A following this criterion must also comply with Criterion 7.8. Achieve Zero Energy performance through one of the following options: **Option 1:** Certify each building in the project to DOE Zero Energy Ready Home program or PHI Plus AND Either install renewables and/or procure renewable energy, which in sum will produce as much, or more, energy in a given year than the project is modeled to consume. OR **Option 2:** Certify each building in the project in a program that requires zero energy performance such as PHIUS+ Source Zero, PHI Plus, PHI Premium, ILFI's Zero Energy Petal, Zero Carbon Petal, or Living Building Certification.	
	5 max	**5.5a Moving to Zero Carbon: All-Electric Ready** *(Not available for projects following Criterion 5.5b)* Ensure the project has adequate electric service and has been designed and wired to allow for a seamless switch to electricity as a fuel source in the future for the following uses: space heating *[1 point],* space cooling *[1 point]* , water heating (DHW) *[1 point]* , clothes dryers *[1 point]* , equipment for cooking *[1 point].*	
	15	**5.5b Moving to Zero Carbon: All Electric** *(Not available for projects following Criterion 5.5a)* No combustion equipment used as part of the building project; the project is all-electric.	
Yes	M	**5.6 Sizing of Heating and Cooling Equipment** *(Mandatory for Substantial and Moderate Rehabs that include replacement of heating and cooling equipment. Not relevant for projects following 5.1a, 5.2b, or 5.4.)* Size and select heating and cooling equipment in accordance with ACCA manuals J and S OR in accordance with the ASHRAE Handbook of Fundamentals	
Yes	M	**5.7 ENERGY STAR Appliances** *(Mandatory for Substantial and Moderate Rehabs providing appliances. Not relevant for projects following 5.1a, 5.2b, or 5.4.)* Install ENERGY STAR clothes washers, dishwashers, and refrigerators. If appliances will not be installed or replaced at this time, specify that at the time of installation or replacement, ENERGY STAR models must be used via Criterion 8.1 and Criterion 8.4.	replacing refrigerators no dishwashers likely to carry existing contract, if renewed CW need to be ES

Yes		M	**5.8 Lighting** *(Mandatory for all lighting within New Construction and Substantial Rehab projects. Mandatory for new lighting in Moderate Rehab projects.)* Follow the guidance for high-efficacy permanently installed lighting and other characteristics for recessed light fixtures, lighting controls, lighting power density, and exterior lighting.	
		8	**5.9 Resilient Energy Systems: Floodproofing** *(Not relevant for Rehab projects in Special Flood Hazard Areas)* Conduct floodproofing of lower floors, including perimeter floodproofing (barriers/shields). Design and install building systems as specified by the full criterion so that the operation of those systems will not be grossly affected in case of a flood.	
		8	**5.10 Resilient Energy Systems: Critical Loads** Loads Provide emergency power to serve at least three critical energy loads as described by the full criterion. **Option 1**: Islandable PV system OR **Option 2**: Efficient generator	
10	**0**		5. OPERATING ENERGY SUBTOTAL	
Yes	**Maybe**		**6. MATERIALS**	**Notes**
		8 max	**6.1 Ingredient Transparency for Material Health** Install products that have publicly disclosed inventories characterized and screened to 1,000 ppm or better: • 1 point per 5 installed Declare or HPD products from at least three different product categories • 1 point per 2 installed Declare or HPD products in any of these categories: adhesives, sealants, windows • 1 point per each product with third-party verified HPD or third-party verified Declare label • 2 points per each product with third-party verified HPD or third-party verified Declare label in any of these categories: adhesives, sealants, windows	
		3 max	**6.2 Recycled Content and Ingredient Transparency** Use building products that feature, and disclose, their recycled content. The building product must make up 75% by weight or cost of a project category for the project and be composed of at least 25% post-consumer recycled content.	
		8 max	**6.3 Chemical Hazard Optimization** Install products that have third-party verification of optimization to 100 ppm or better per the options listed within the full criterion.	
Yes		M	**6.4 Healthier Material Selection**	
		15 max	Select all interior paints, coatings, primers, and wallpaper; interior adhesives and sealants; flooring; insulation; and composite wood as specified. Optional points also available.	
		12 max	**6.5 Environmentally Responsible Material Selection** Select concrete, steel, or insulation with a publicly disclosed EPD *[3 points]* , Install a green or cool roof *[3 points]* , use reflective paving *[3 points]* , and/or use FSC certified wood *[3 points]* . Refer to criterion for specifics.	

Yes		M	**6.6 Bath, Kitchen, Laundry Surfaces** *(Mandatory for New Construction and Substantial Rehab. Moderate Rehabs that do not include work in the shower and tub areas are exempt from the shower and tub enclosure requirement.)* Use materials that have durable, cleanable surfaces throughout bathrooms, kitchens, and laundry rooms. Use moisture-resistant backing materials per ASTM # D 6329 or 3273 behind tub/shower enclosures, apart from one-piece fiberglass enclosures which are exempt.	
		4 max	**6.7 Regional Materials** Use products that were extracted, processed, and manufactured within 500 miles of the project for a minimum of 90%, based on weight or on cost, of the amount of the product category installed. Select any or all of these options (every two compliant materials can qualify for 1 point): • Framing Cladding (e.g. siding, masonry, roofing) • Flooring Concrete/cement and aggregate • Drywall/interior sheathing	
		M	**6.8 Managing Moisture: Foundations** *(Mandatory for all New Construction projects and all Rehab projects with either basement and/or crawl space foundations)* Install capillary breaks and vapor retarders that meet specified criteria appropriate for the foundation type.	
		M	**6.9 Managing Moisture: Roofing and Wall Systems** *(Mandatory for all Rehab projects that include deficiencies in or include replacing particular assemblies called out below. New Construction projects are considered compliant per Criterion 5.1.)* Provide water drainage away from walls, window, and roofs by implementing the list of techniques.	
Yes		M	**6.10 Construction Waste Management**	
		6 max	Develop and implement a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging, or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.	
		2	**6.11 Recycling Storage** For projects with municipal recycling infrastructure and/or haulers, provide separate bins for the collection of trash and recycling for each dwelling unit and all shared community rooms. OR For projects without that infrastructure, advocate to the local waste hauler or municipality for regular collection of recyclables.	
0	0		6. MATERIALS SUBTOTAL	
Yes	**Maybe**		**7. HEALTHY LIVING ENVIRONMENT**	**Notes**
N/A		M	**7.1 Radon Mitigation** *(Mandatory for New Construction and Substantial Rehab)* For New Construction in EPA Zone 1 areas, install passive radon-resistant features below the slab and a vertical vent pipe with junction box within 10 feet of an electrical outlet in case an active system should prove necessary in the future. For Substantial Rehab projects in EPA Zone 1, test before and after the retrofit and mitigate per the specified protocols.	
N/A		M	**7.2 Reduce Lead Hazards in Pre-1978 Buildings** *(Mandatory for Substantial Rehab of Buildings Constructed Before 1978)* Conduct lead risk assessment or inspection to identify lead hazards. Control identified lead hazards using lead abatement or interim controls, using lead-safe work practices that minimize and contain dust.	

Yes	M	**7.3 Combustion Equipment** **For New Construction and Rehab projects:** Specify power-vented or direct-vent equipment when installing any new combustion appliance for space or water heating that will be located within the conditioned space. If there are any combustion appliances within the conditioned space, install one hard-wired carbon monoxide (CO) alarm with battery backup function for each sleeping zone, placed per National Fire Protection Association (NFPA) 72. **For Rehabs:** If there is any combustion equipment located within the conditioned space for space or water heating that is not power-vented or direct-vent and that is not scheduled for replacement, conduct combustion safety testing prior to and after the retrofit; remediate as indicated.	
Yes	M	**7.4 Garage Isolation** • Provide a continuous air barrier between the conditioned space and any garage space to prevent the migration of any contaminants into the living space. Visually inspect common walls and ceilings between attached garages and living spaces to ensure that they are air-sealed before insulation is installed. • Do not install ductwork or air handling equipment for the conditioned space in a garage. • Fix all connecting doors between conditioned space and garage with gaskets or make airtight. • Install one hard-wired CO alarm with battery backup function for each sleeping zone of the project, placed per NFPA 72 unless the garage is mechanically ventilated or an open parking structure.	
Yes	M	**7.5 Integrated Pest Management** Seal all wall, floor, and joint penetrations with low-VOC caulking or other appropriate nontoxic sealing methods to prevent pest entry.	
Yes 10	M 10	**7.6 Smoke-Free Policy** **Mandatory:** Implement and enforce a smoke-free policy in all common areas and within a 25-foot perimeter around the exterior of all residential buildings. Lease language must prohibit smoking in these locations and provide a graduated enforcement policy. Make the smoke-free policy readily available. **Optional:** Expand the policy above to include all indoor spaces in the property.	
	M 12 max	**7.7 Ventilation** *(Mandatory for New Construction and Substantial Rehab; Optional for Moderate Rehab)* For each dwelling unit in full accordance with ASHRAE 62.2-2010, install: • A local mechanical exhaust system in each bathroom *[3 points if Moderate Rehab]* • A local mechanical exhaust system in each kitchen *[3 points if Moderate Rehab]* • A whole-house mechanical ventilation system *[3 points if Moderate Rehab]* Verify these flow rates are either within +/- 15 CFM or +/- 15% of design value. For each multifamily building of four or more stories, in full accordance with ASHRAE¬†62.1-2010, install: • A mechanical ventilation system for all hallways and common spaces *[3 points if Moderate Rehab]* For all project types, in addition to the above requirements: • All systems and ductwork must be installed per manufacturer's recommendations • All bathroom fans must be ENERGY STAR-labeled and wired for adequate run-time. • If using central ventilation systems with rooftop fans, each fan must be direct-drive and variable-speed with speed controller mounted near the fan. Fans with design CFM 300-2000 must also have an ECM motor.	

N/A		M , 5	**7.8 Dehumidification** *(Mandatory for properties in Climate Zones 1A, 2A, 3A, and 4A following Criterion 5.2a, 5.2b, or 5.4. Optional for all other properties.)* **Option 1:** Design, select, and install supplemental dehumidification equipment to keep relative humidity OR **Option 2**: Equip all dwelling units with dedicated space, drain, and electrical hook-ups for permanent supplemental dehumidification systems to be installed if needed and install interior RH monitoring equipment as described.	
		3	**7.9 Construction Pollution Management** **Option 1:** Earn the EPA Indoor airPlus label OR **Option 2:** In all dwelling units, seal all heating, cooling, and ventilation return and supply floor ducts and returns throughout construction to prevent construction debris from entering. Flush all dwelling units after completion of construction and prior to occupancy for either 48 hours or with at least 14,000 ft3 per ft2 of floor area, then replace all air handling equipment filters.	
		3	**7.10 Noise Reduction** **Option 1:** Test and demonstrate that noise levels in bedrooms meet 30 dB LAeq (continuous) and 45 dB LAmax, (single sound). OR **Option 2:** Provide a noise abatement plan specific to the site covering general noise mitigation techniques in accordance with 24 CFR 51B. OR Option 3: Ensure all exterior wall and party wall penetrations are sealed with acoustical sealant, all party walls and floor/ceiling assemblies have an STC rating of at least 55, and exterior windows and doors in projects near a significant exterior noise source have an STC rating of at least 35	
Yes		8	**7.11 Active Design: Promoting Physical Activity** *(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* **Option 1:** Encouraging Everyday Stair Usage (buildings that include stairs as the only means to travel from one floor to another are not eligible for this option.) Provide a staircase that is accessible and visible from the main lobby and is visible within a 25-foot walking distance from any point in the lobby per the specifications listed. Place point-of-decision signage. OR **Option 2:** Activity Spaces. Provide on-site dedicated recreation space with exercise or play opportunities for adults and/or children that is open and accessible to all residents; see criterion for specifics.	Activity Space
8		8	**7.12 Beyond ADA: Universal Design** *(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* Select and implement at least one of the Options with at least three different strategies in at least 75% units. **Option 1:** Create welcoming and accessible spaces that encourage equitable use and social connections. **Option 2:** Create spaces that are easy and intuitive to use and navigate. **Option 3:** Promote safety and create spaces that allow for human error. **Option 4:** Create spaces that can be accessed and used with minimal physical effort. **Option 5:** Create spaces with the appropriate size and space to allow for use, whatever the user's form of mobility, size, or posture.	

		8	**7.13 Healing-Centered Design** *(All projects must comply with at least one of either Criterion 7.11, 7.12, or 7.13. Points are not available for that criterion, but, are available for projects that meet two or three of these criteria.)* Select and implement at least two of the Options with at least two different strategies listed in at least 75% units. **Option 1:** Provide an environment that promotes feelings of real and perceived safety. **Option 2:** Create flexible spaces that allow for personalization and/or manipulation to meet individual and community needs. **Option 3:** Connect residents and staff to a living landscape and the natural environment. **Option 4:** Utilize art and culture in project design and programming and promote social connectedness.	
18	0		7. HEALTHY LIVING ENVIRONMENT SUBTOTAL	
Yes	**Maybe**		**8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT**	**Notes**
Yes		M	**8.1 Building Operations & Maintenance Manual and Plan** *(For all Multifamily projects)* Develop a manual with thorough building operations and maintenance (O&M) guidance and a complementary plan. The manual and plan should be developed over the course of the project design, development, and construction stages, and should include sections/chapters addressing the list of topics.	
Yes		M	**8.2 Emergency Management Manual** *(For all Multifamily projects)* Provide a manual on emergency operations targeted toward operations and maintenance staff and other building-level personnel. The manual should address responses to various types of emergencies, leading with those that have the greatest probability of negatively affecting the project. The manual should provide guidance as to how to sustain the delivery of adequate housing throughout an emergency and cover a range of topics, including but not limited to: • communication plans for staff and residents • useful contact information for public utility and other service providers • infrastructure and building, "shutdown" procedures • plan for regular testing of backup energy systems, if these exist	
Yes		M	**8.3 Resident Manual** Provide a guide for homeowners and renters that explains the intent, benefits, use, and maintenance of their home's green features and practices. The Resident Manual should encourage green and healthy activities per the list of topics.	
Yes		M	**8.4 Walk-Throughs and Orientations to Property Operation** Provide a comprehensive walk-through and orientation for all residents, property manager(s), and buildings operations staff.	
Yes		M	**8.5 Energy and Water Data Collection and Monitoring** For rental properties, upload project energy and water performance data in an online utility benchmarking platform annually for at least five years from time of construction completion per one of the four methods provided; grant Enterprise view access for that period. For owner-occupied units, collect and monitor utility data in a manner that allows for easy access and review.	
0	0		8. OPERATIONS, MAINTENANCE + RESIDENT ENGAGEMENT SUBTOTAL	
44	**0**		**TOTAL**	

National Rater Field Checklist
ENERGY STAR Certified Homes, Version 3 / 3.1 (Rev. 10)

Home Address: _____ City: _____ State: _____ Permit Date: _____

Thermal Enclosure System	Must Correct	Builder Verified [1]	Rater Verified [2]	N/A [3]
1. High-Performance Fenestration & Insulation				
1.1 Fenestration meets or exceeds specification in Item 2.1 of the National Rater Design Review Checklist.	☐	☐	☐	-
1.2 Insulation meets or exceeds specification in Item 3.1 of the National Rater Design Review Checklist. [4]	☐	☐	☐	-
1.3 All insulation achieves Grade I install. per ANSI / RESNET / ICC Std. 301. Alternatives in Footnote 5. [5,6]	☐	☐	☐	-
2. Fully-Aligned Air Barriers [7] - At each insulated location below, a complete air barrier is provided that is fully aligned as follows:				
Ceilings: At interior or exterior horizontal surface of ceiling insulation in Climate Zones 1-3; at interior horizontal surface of ceiling insulation in Climate Zones 4-8. Also, at exterior vertical surface of ceiling insulation in all climate zones (e.g., using a wind baffle that extends to the full height of the insulation in every bay or a tabbed baffle in each bay with a soffit vent that prevents wind washing in adjacent bays). [8]				
2.1 Dropped ceilings / soffits below unconditioned attics, and all other ceilings.	☐	☐	☐	☐
Walls: At exterior vertical surface of wall insulation in all climate zones; also at interior vertical surface of wall insulation in Climate Zones 4-8. [9]				
2.2 Walls behind showers, tubs, staircases, and fireplaces.	☐	☐	☐	☐
2.3 Attic knee walls and skylight shaft walls. [10]	☐	☐	☐	☐
2.4 Walls adjoining porch roofs or garages.	☐	☐	☐	☐
2.5 Double-walls and all other exterior walls.	☐	☐	☐	-
Floors: At exterior vertical surface of floor insulation in all climate zones and, if over unconditioned space, also at interior horizontal surface including supports to ensure alignment. Alternatives in Footnotes 12 & 13. [11, 12, 13]				
2.6 Floors above garages, floors above unconditioned basements or crawlspaces, and cantilevered floors.	☐	☐	☐	☐
2.7 All other floors adjoining unconditioned space (e.g., rim / band joists at exterior wall or at porch roof).	☐	☐	☐	☐
3. Reduced Thermal Bridging				
3.1 For insulated ceilings with attic space above (i.e., non-cathedralized), Grade I insulation extends to the inside face of the exterior wall below and is ≥ R-21 in CZ 1-5; ≥ R-30 in CZ 6-8. [14]	☐	☐	☐	☐
3.2 For slabs on grade in CZ 4-8, 100% of slab edge insulated to ≥ R-5 at the depth specified by the 2009 IECC and aligned with the thermal boundary of the walls. [15, 16]	☐	☐	☐	☐
3.3 Insulation beneath attic platforms (e.g., HVAC platforms, walkways) ≥ R-21 in CZ 1-5; ≥ R-30 in CZ 6-8.	☐	☐	☐	☐
3.4 At above-grade walls separating conditioned from unconditioned space, one of the following options used (rim / band joists exempted): [17]				
3.4.1 Continuous rigid insulation, insulated siding, or combination of the two is: ≥ R-3 in CZ 1-4; ≥ R-5 in CZ 5-8 [18, 19, 20], **OR**;	☐	☐	☐	☐
3.4.2 Structural Insulated Panels **OR**; Insulated Concrete Forms **OR**; Double-wall framing **OR**; [18, 21]	☐	☐	☐	☐
3.4.3 Advanced framing, including all of the Items below: [22]				
3.4.3a Corners insulated ≥ R-6 to edge [23], **AND**;	☐	☐	☐	☐
3.4.3b Headers above windows & doors insulated ≥ R-3 for 2x4 framing or equivalent cavity width, and ≥ R-5 for all other assemblies (e.g., with 2x6 framing) [24], **AND**;	☐	☐	☐	☐
3.4.3c Framing limited at all windows & doors to one pair of king studs, plus one pair of jack studs per window opening to support the header and sill, **AND**;	☐	☐	☐	☐
3.4.3d Interior / exterior wall intersections insulated to same R-value as rest of exterior wall, [25] **AND**;	☐	☐	☐	☐
3.4.3e Minimum stud spacing of 16 in. o.c. for 2x4 framing in all Climate Zones and, in CZ 6-8, 24 in. o.c. for 2x6 framing. [26]	☐	☐	☐	☐
4. Air Sealing (Unless otherwise noted below, "sealed" indicates the use of caulk, foam, or equivalent material)				
4.1 Ducts, flues, shafts, plumbing, piping, wiring, exhaust fans, & other penetrations to unconditioned space sealed, with blocking / flashing as needed.	☐	☐	☐	-
4.2 Recessed lighting fixtures adjacent to unconditioned space ICAT labeled and gasketed. Also, if in insulated ceiling without attic above, exterior surface of fixture insulated to ≥ R-10 in CZ 4-8.	☐	☐	☐	☐
4.3 Above-grade sill plates adjacent to conditioned space sealed to foundation or sub-floor. Gasket also placed beneath above-grade sill plate if resting atop concrete / masonry & adjacent to cond. space. [27,28]	☐	☐	☐	☐
4.4 Continuous top plate or blocking is at top of walls adjoining unconditioned space, and sealed.	☐	☐	☐	☐
4.5 Drywall sealed to top plate at all unconditioned attic / wall interfaces using caulk, foam, drywall adhesive (but not other construction adhesives), or equivalent material. Either apply sealant directly between drywall and top plate or to the seam between the two from the attic above.	☐	☐	☐	☐
4.6 Rough opening around windows & exterior doors sealed. [29]	☐	☐	☐	-
4.7 Walls that separate attached garages from occupiable space sealed and, also, an air barrier installed and sealed at floor cavities aligned with these walls.	☐	☐	☐	☐
4.8 In multifamily buildings, the gap between the common wall (e.g. the drywall shaft wall) and the structural framing between units sealed at all exterior boundaries.	☐	☐	☐	☐
4.9 Doors adjacent to unconditioned space (e.g., attics, garages, basements) or ambient conditions made substantially air-tight with weatherstripping or equivalent gasket.	☐	☐	☐	☐
4.10 Attic access panels, drop-down stairs, & whole-house fans equipped with durable ≥ R-10 cover that is gasketed (i.e., not caulked). Fan covers either installed on house side or mechanically operated. [30]	☐	☐	☐	☐

National Rater Field Checklist
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HVAC System [31] (National HVAC Design Report Item # in parenthesis)			Must Correct	Rater Verified [2]	N/A [3]
5. Heating & Cooling Equipment - Complete Path A - HVAC Grading [32] or Path B - HVAC Credential					
Path A	5a.1 Blower fan volumetric airflow is Grade I or II per ANSI / RESNET / ACCA Std. 310.		☐	☐	-
	5a.2 Blower fan watt draw is Grade I or II per ANSI / RESNET / ACCA Std. 310.		☐	☐	☐
	5a.3 Refrigerant charge is Grade I per ANSI / RESNET / ACCA Std. 310. See Footnote 33 for exemptions.[33]		☐	☐	☐
Path B	5b.1 HVAC manufacturer & model number on installed equipment matches either of the following (check box):[34] ☐ National HVAC Design Report (4.3, 4.4, & 4.17) ☐ Written approval received from designer		☐	☐	-
	5b.2 External static pressure measured by Rater at contractor-provided test locations and documented below:[35] Return-Side External Static Pressure: _____IWC Supply-Side External Static Pressure: _____IWC		☐	☐	☐
	5b.3 Permitted, but not required: National HVAC Commissioning Checklist collected, with no items left blank.		☐	☐	☐
6. Duct Quality Installation (Applies to Heating, Cooling, Ventilation, Exhaust, & Pressure Balancing Ducts, Unless Noted in Footnote)					
6.1 Ductwork installed without kinks, sharp bends, compressions, or excessive coiled flexible ductwork. [36]			☐	☐	☐
6.2 Bedrooms pressure-balanced (e.g., using transfer grilles, jump ducts, dedicated return ducts, undercut doors) to achieve a Rater-measured pressure differential ≥ -3 Pa and ≤ +3 Pa with respect to the main body of the house when all air handlers are operating. Test configuration and an alternative compliance option in Footnote 37. [37]			☐	☐	-
6.3 All supply and return ducts in unconditioned space, including connections to trunk ducts, are insulated to ≥ R-6 [38]			☐	☐	☐
6.4 Rater-measured total duct leakage meets one of the following two options. Alternative in Footnote 40: [39, 40, 41]					
6.4.1 Rough-in: The greater of ≤ 4 CFM25 per 100 sq. ft. of CFA or ≤ 40 CFM25, with air handler & all ducts, building cavities used as ducts, & duct boots installed. In addition, all duct boots sealed to finished surface, Rater-verified at final. [42]			☐	☐	☐
6.4.2 Final: The greater of ≤ 8 CFM25 per 100 sq. ft. of CFA or ≤ 80 CFM25, with the air handler & all ducts, bldg. cavities used as ducts, duct boots, & register grilles atop the finished surface (e.g., drywall, floor) installed. [43]			☐	☐	☐
6.5 Rater-measured duct leakage to outdoors the greater of ≤ 4 CFM25 per 100 sq. ft. of CFA or ≤ 40 CFM25. [39, 44]			☐	☐	☐
7. Whole-House Mechanical Ventilation System					
7.1 Rater-measured ventilation rate is within either ± 15 CFM or ±15% of design value (2.3). [45]			☐	☐	-
7.2 A readily-accessible ventilation override control installed and also labeled if its function is not obvious (e.g., a label is required for a standalone wall switch, but not for a switch that's on the ventilation equipment). [46]			☐	☐	-
7.3 No outdoor air intakes connected to return side of the HVAC system, unless controls are installed to operate intermittently & automatically based on a timer and to restrict intake when not in use (e.g., motorized damper).			☐	☐	-
7.4 System fan rated ≤ 3 sones if intermittent and ≤ 1 sone if continuous, or exempted. [47]			☐	☐	-
7.5 If system utilizes the HVAC fan, then the specified fan type is ECM / ICM (4.7), or the controls will reduce the standalone ventilation run-time by accounting for hours when the HVAC system is heating or cooling.			☐	☐	☐
7.6 Bathroom fans are ENERGY STAR certified if used as part of the whole-house system. [48]			☐	☐	☐
7.7 Air inlet location (Complete if ventilation air inlet location was specified (2.12, 2.13); otherwise check "N/A"): [49, 50]			-	-	☐
7.7.1 Inlet pulls ventilation air directly from outdoors and not from attic, crawlspace, garage, or adjacent dwelling unit.			☐	☐	-
7.7.2 Inlet is ≥ 2 ft. above grade or roof deck; ≥ 10 ft. of stretched-string distance from known contamination sources not exiting the roof, and ≥ 3 ft. distance from dryer exhausts and sources exiting the roof. [51]			☐	☐	-
7.7.3 Inlet is provided with rodent / insect screen with ≤ 0.5 inch mesh.			☐	☐	-
8. Local Mechanical Exhaust - In each kitchen and bathroom, a system is installed that exhausts directly to the outdoors and meets one of the following Rater-measured airflow and manufacturer-rated sound level standards: [45, 52]					
Location		**Continuous Rate**	**Intermittent Rate** [53]		
8.1 Kitchen	Airflow	≥ 5 ACH, based on kitchen volume [54, 55]	≥ 100 CFM and, if not integrated with range, also ≥ 5 ACH based on kitchen volume [54, 55, 56]	☐	☐ -
	Sound	Recommended: ≤ 1 sone	Recommended: ≤ 3 sones		
8.2 Bathroom	Airflow	≥ 20 CFM	≥ 50 CFM	☐	☐ -
	Sound	Required: ≤ 1 sone	Recommended: ≤ 3 sones		
9. Filtration					
9.1 MERV 6+ filter(s) installed in each ducted mech. system, located to facilitate occupant access & regular service. [57]				☐	☐ ☐
9.2 Filter access panel includes gasket and fits snugly against exposed edge of filter when closed to prevent bypass. [58]				☐	☐ ☐
9.3 All return air and mechanically supplied outdoor air passes through filter prior to conditioning.				☐	☐ ☐
10. Combustion Appliances					
10.1 Furnaces, boilers, & water heaters are mechanically drafted or direct-vented. Alternatives in Footnote 61. [59, 60, 61]				☐	☐ ☐
10.2 Fireplaces are mechanically drafted or direct-vented. Alternatives in Footnote 62. [59, 60, 62]				☐	☐ ☐
10.3 If unvented combustion appliances other than cooking ranges or ovens are located inside the home's pressure boundary, the Rater has followed Section 802 of RESNET's Standards, encompassing ANSI/ACCA 12 QH-2014, Appendix A, Section A3 (Carbon Monoxide Test), and verified the equipment meets the limits defined within. [59, 63]				☐	☐ ☐

Rater Name: _____ Rater Pre-Drywall Inspection Date: _____ Rater Initials: _____
Rater Name: _____ Rater Final Inspection Date: _____ Rater Initials: _____
Builder Employee: _____ Builder Inspection Date: _____ Builder Initials: _____

Footnotes

1. At the discretion of the Rater, the builder may verify up to eight items in Sections 1-4 of this Checklist. When exercised, the builder's responsibility will be formally acknowledged by the builder signing off on the checklist for the item(s) that they verified. However, if a quality assurance review indicates that Items have not been successfully completed, the Rater will be responsible for facilitating corrective action.
2. The term 'Rater' refers to the person(s) completing the third-party verification required for certification. The person(s) shall: a) be a Certified Rater, Approved Inspector, or an equivalent designation as determined by a Verification Oversight Organization such as RESNET; and, b) have attended and successfully completed an EPA-recognized training class. See www.energystar.gov/newhomestraining.
3. The column titled "N/A," which denotes items that are "not applicable," should be used when the checklist Item is not present in the home or conflicts with local requirements.
4. In addition, the infiltration shall not exceed the limits specified in Item 3.1.2 of the National Rater Design Review Checklist, if this option has been used to comply with Item 3.1.
5. Two alternatives are provided: a) Grade II cavity insulation is permitted to be used for assemblies that contain a layer of continuous, air impermeable insulation ≥ R-3 in Climate Zones 1 to 4, ≥ R-5 in Climate Zones 5 to 8; b) Grade II batts are permitted to be used in floors if they fill the full width and depth of the floor cavity, even when compression occurs due to excess insulation, as long as the R-value of the batts has been appropriately assessed based on manufacturer guidance and the only defect preventing the insulation from achieving Grade I is the compression caused by the excess insulation.
6. Ensure compliance with this requirement using ANSI / RESNET / ICC Std. 301 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 301 shall also be followed.
7. For purposes of this Checklist, an air barrier is defined as any durable solid material that blocks air flow between conditioned space and unconditioned space, including necessary sealing to block excessive air flow at edges and seams and adequate support to resist positive and negative pressures without displacement or damage. EPA recommends, but does not require, rigid air barriers.

   Open-cell or closed-cell foam shall have a finished thickness ≥ 5.5 in. or 1.5 in., respectively, to qualify as an air barrier unless the manufacturer indicates otherwise.

   If flexible air barriers such as house wrap are used, they shall be fully sealed at all seams and edges and supported using fasteners with caps or heads ≥ 1 in. diameter unless otherwise indicated by the manufacturer. Flexible air barriers shall not be made of kraft paper, paper-based products, or other materials that are easily torn. If polyethylene is used, its thickness shall be ≥ 6 mil.
8. All insulated ceiling surfaces, regardless of slope (e.g., cathedral ceilings, tray ceilings, conditioned attic roof decks, flat ceilings, sloped ceilings), must meet the requirements for ceilings.
9. All insulated vertical surfaces are considered walls (e.g., above and below grade exterior walls, knee walls) and must meet the air barrier requirements for walls. The following exceptions apply: air barriers recommended, but not required, in adiabatic walls in multifamily dwellings; and, in Climate Zones 4 through 8, an air barrier at the interior vertical surface of insulation is recommended but not required in basement walls or crawlspace walls. For the purpose of these exceptions, a basement or crawlspace is a space for which ≥ 40% of the total gross wall area is below-grade.
10. Exterior air barriers are not required for attic knee walls that are ≤ 24 in. in height if an interior air barrier is provided and insulation extends in all directions from the top of this interior air barrier into unconditioned space at the following levels: CZ 1-5: ≥ R-21; CZ 6-8: ≥ R-30.
11. EPA highly recommends, but does not require, an air barrier at the interior vertical surface of floor insulation in Climate Zones 4-8.
12. Examples of supports necessary for permanent contact include staves for batt insulation or netting for blown-in insulation. Alternatively, supports are not required if batts fill the full depth of the floor cavity, even when compression occurs due to excess insulation, as long as the R-value of the batts has been appropriately assessed based on manufacturer guidance and the only defect preventing the insulation from achieving the required installation grade is the compression caused by the excess insulation.
13. Alternatively, an air barrier is permitted to be installed at the exterior horizontal surface of the floor insulation if the insulation is installed in contact with this air barrier, the exterior vertical surfaces of the floor cavity are also insulated, and air barriers are included at the exterior vertical surfaces of this insulation.
14. The minimum designated R-values must be achieved regardless of the trade-offs determined using an equivalent U-factor or UA alternative calculation. Note that if the minimum designated values are used, then higher insulation values may be needed elsewhere to meet Item 1.2. Also, note that these requirements can be met by using any available strategy, such as a raised-heel truss, alternate framing that provides adequate space, and / or high-density insulation.
15. Consistent with the 2009 IECC, slab edge insulation is only required for slab-on-grade floors with a floor surface less than 12 inches below grade. Slab insulation shall extend to the top of the slab to provide a complete thermal break. If the top edge of the insulation is installed between the exterior wall and the edge of the interior slab, it shall be permitted to be cut at a 45-degree angle away from the exterior wall. Alternatively, the thermal break is permitted to be created using ≥ R-3 rigid insulation on top of an existing slab (e.g., in a home undergoing a gut rehabilitation). In such cases, up to 10% of the slab surface is permitted to not be insulated (e.g., for sleepers, for sill plates). Insulation installed on top of slab shall be covered by a durable floor surface (e.g., hardwood, tile, carpet).
16. Where an insulated wall separates a garage, patio, porch, or other unconditioned space from the conditioned space of the house, slab insulation shall also be installed at this interface to provide a thermal break between the conditioned and unconditioned slab. Where specific details cannot meet this requirement, partners shall provide the detail to EPA to request an exemption prior to the home's certification. EPA will compile exempted details and work with industry to develop feasible details for use in future revisions to the program. A list of currently exempted details is available at: energystar.gov/slabedge.
17. Mass walls utilized as the thermal mass component of a passive solar design (e.g., a Trombe wall) are exempt from this Item. To be eligible for this exemption, the passive solar design shall be comprised of the following five components: an aperture or collector, an absorber, thermal mass, a distribution system, and a control system. For more information, see: energy.gov/sites/prod/files/guide_to_passive_solar_home_design.pdf.

Mass walls that are not part of a passive solar design (e.g., CMU block or log home enclosure) shall either utilize the strategies outlined in Item 3.4 or the pathway in the assembly with the least thermal resistance, as determined using a method consistent with the 2013 ASHRAE Handbook of Fundamentals, shall provide ≥ 50% of the applicable assembly resistance, defined as the reciprocal of the mass wall equivalent U-factor in the 2009 IECC Table 402.1.3. Documentation identifying the pathway with the least thermal resistance and its resistance value shall be collected by the Rater and any Builder Verified or Rater Verified box under Item 3.4 shall be checked.

18. Up to 10% of the total exterior wall surface area is exempted from the reduced thermal bridging requirements to accommodate intentional designed details (e.g., architectural details such as thermal fins, wing walls, or masonry fireplaces; structural details, such as steel columns). It shall be apparent to the Rater that the exempted areas are intentional designed details or the exempted area shall be documented in a plan provided by the builder, architect, or engineer. The Rater need not evaluate the necessity of the designed detail to certify the home.
19. If used, insulated siding shall be attached directly over a water-resistive barrier and sheathing. In addition, it shall provide the required R-value as demonstrated through either testing in accordance with ASTM C 1363 or by attaining the required R-value at its minimum thickness. Insulated sheathing rated for water protection can be used as a water resistant barrier if all seams are taped and sealed. If non-insulated structural sheathing is used at corners, the advanced framing details listed in Item 3.4.3 shall be met for those wall sections.
20. Steel framing shall meet the reduced thermal bridging requirements by complying with Item 3.4.1 of the Checklist.
21. Double-wall framing is defined as any framing method that ensures a continuous layer of insulation covering the studs to at least the R-value required in Item 3.4.1 of the Checklist, such as offset double-stud walls, aligned double-stud walls with continuous insulation between the adjacent stud faces, or single-stud walls with 2x2 or 2x3 cross-framing. In all cases, insulation shall fill the entire wall cavity from the interior to exterior sheathing except at windows, doors and other penetrations.
22. All advanced framing details shall be met except where the builder, architect, or engineer provides a framing plan that encompasses the details in question, indicating that structural members are required at these locations and including the rationale for these members (e.g., full-depth solid framing is required at wall corners or interior / exterior wall intersections for shear strength, a full-depth solid header is required above a window to transfer load to jacks studs, additional jack studs are required to support transferred loads, additional cripple studs are required to maintain on-center spacing, or stud spacing must be reduced to support multiple stories in a multifamily building). The Rater shall retain a copy of the detail and rationale for their records, but need not evaluate the rationale to certify the home.
23. All exterior corners shall be constructed to allow access for the installation of ≥ R-6 insulation that extends to the exterior wall sheathing. Examples of compliance options include standard-density insulation with alternative framing techniques, such as using three studs per corner, or high-density insulation (e.g., spray foam) with standard framing techniques.
24. Compliance options include continuous rigid insulation sheathing, SIP headers, other prefabricated insulated headers, single-member or two-member headers with insulation either in between or on one side, or an equivalent assembly. R-value requirement refers to manufacturer's nominal insulation value.
25. Insulation shall run behind interior / exterior wall intersections using ladder blocking, full length 2x6 or 1x6 furring behind the first partition stud, drywall clips, or other equivalent alternative.
26. In Climate Zones 6 - 8, a minimum stud spacing of 16 in. o.c. is permitted to be used with 2x6 framing if ≥ R-20.0 wall cavity insulation is achieved. However, all 2x6 framing with stud spacing of 16 in. o.c. in Climate Zones 6 - 8 shall have ≥ R-20.0 wall cavity insulation installed regardless of any framing plan or alternative equivalent total UA calculation.
27. Existing sill plates (e.g., in a home undergoing a gut rehabilitation) on the interior side of structural masonry or monolithic walls are exempt from this Item. In addition, other existing sill plates resting atop concrete or masonry and adjacent to conditioned space are permitted, in lieu of using a gasket, to be sealed with caulk, foam, or equivalent material at both the interior seam between the sill plate and the subfloor and the seam between the top of the sill plate and the sheathing.
28. In Climate Zones 1 through 3, a continuous stucco cladding system adjacent to sill and bottom plates is permitted to be used in lieu of sealing plates to foundation or sub-floor with caulk, foam, or equivalent material.
29. In Climate Zones 1 through 3, a continuous stucco cladding system sealed to windows and doors is permitted to be used in lieu of sealing rough openings with caulk or foam.
30. Examples of durable covers include, but are not limited to, pre-fabricated covers with integral insulation, rigid foam adhered to cover with adhesive, or batt insulation mechanically fastened to the cover (e.g., using bolts, metal wire, or metal strapping).
31. This Checklist is designed to meet the requirements of ASHRAE 62.2-2010 / 2013 / 2016, and ANSI / ACCA's 5 QI-2015 protocol, thereby improving the performance of HVAC equipment in new homes when compared to homes built to minimum code. However, these features alone cannot prevent all ventilation, indoor air quality, and HVAC problems, (e.g., those caused by a lack of maintenance by occupants). Therefore, this Checklist is not a guarantee of proper ventilation, indoor air quality, or HVAC performance.
32. Path A – HVAC Grading shall not be used until an Effective Date has been defined by RESNET for ANSI / RESNET / ACCA Std. 310. Path A – HVAC Grading shall then use ANSI / RESNET / ACCA Std. 310 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 310 shall also be followed. For Path A, all unitary HVAC Systems including air conditioners and heat pumps up to 65 kBtuh shall comply with 5a.1 through 5a.3 for the home to be certified.
33. If the non-invasive procedure in ANSI / RESNET / ACCA Std. 310 is not permitted to be used during the final inspection of a home (i.e., due to the equipment type or to outdoor air temperatures that do not meet the requirements of the non-invasive method), then the home is permitted to be certified with a default refrigerant charge designation of Grade III. Note that in these circumstances, the weigh-in method procedure in ANSI / RESNET / ACCA Std. 310 may still be used to pursue a Grade I designation.
34. If installed equipment does not match the National HVAC Design Report, then prior to certification the Rater shall obtain written approval from the designer (e.g., email, updated National HVAC Design Report) confirming that the installed equipment meets the requirements of the National HVAC Design Report. In addition, if "N/A" was selected for Item 1.2 of the National Rater Design Review Checklist, then the Rater shall verify that all installed equipment is an exempted type per Footnote 9 of that Checklist or, if not an exempted type, shall re-review the National Rater Design Review Checklist to ensure compliance with all requirements (e.g., contractor credential, full completion of HVAC Design Report, HVAC design tolerances).

In cases where the condenser unit is installed after the time of inspection by the Rater, the HVAC manufacturer and model numbers on installed equipment can be documented through the use of photographs provided by the HVAC Contractor after installation is complete.

35. The Rater shall measure and record the external static pressure in the return-side and supply-side of the system using the contractor-provided test locations. However, at this time, the Rater need not assess whether these values are within a specific range to certify the home.
36. Kinks are to be avoided and are caused when ducts are bent across sharp corners such as framing members. Sharp bends are to be avoided and occur when the radius of the turn in the duct is less than one duct diameter. Compression is to be avoided and occurs when flexible ducts in unconditioned space are installed in cavities smaller than the outer duct diameter and ducts in conditioned space are installed in cavities smaller than inner duct diameter. Ducts shall not include coils or loops except to the extent needed for acoustical control.
37. Item 6.2 does not apply to ventilation ducts, exhaust ducts, or non-ducted systems. For an HVAC system with a multi-speed fan, the highest design fan speed shall be used when verifying this requirement. When verifying this requirement, doors separating bedrooms from the main body of the house (e.g., a door between a bedroom and a hallway) shall be closed and doors to rooms that can only be entered from the bedroom (e.g., a closet, a bathroom) shall be open. As an alternative to the ± 3 Pa limit, a Rater-measured pressure differential ≥ -5 Pa and ≤ +5 Pa is permitted to be used for bedrooms with a design airflow ≥ 150 CFM. The Rater-measured pressure shall be rounded to the nearest whole number to assess compliance.
38. Item 6.3 does not apply to ducts that are a part of local mechanical exhaust and exhaust-only whole-house ventilation systems. EPA recommends, but does not require, that all metal ductwork not encompassed by Section 6 (e.g., exhaust ducts, duct boots, ducts in conditioned space) also be insulated and that insulation be sealed to duct boots to prevent condensation.
39. Items 6.4 and 6.5 only apply to heating, cooling, and balanced ventilation ducts. Duct leakage shall be determined and documented by a Rater using ANSI / RESNET / ICC Std. 380 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 380 shall also be followed. Leakage limits shall be assessed on a per-system, rather than per-home, basis. For balanced ventilation ducts that are not connected to space heating or cooling systems, a Rater is permitted to visually verify, in lieu of duct leakage testing, that all seams and connections are sealed with mastic or metal tape and all duct boots are sealed to floor, wall, or ceiling using caulk, foam, or mastic tape.
40. For a duct system with three or more returns, the total Rater-measured duct leakage is permitted to be the greater of ≤ 6 CFM25 per 100 sq. ft. of CFA or ≤ 60 CFM25 at 'rough-in' or the greater of ≤ 12 CFM25 per 100 sq. ft. of CFA or ≤ 120 CFM25 at 'final'.
41. Note that compliance with Item 6.4.1 or 6.4.2 in conjunction with Section 4a of the National Rater Design Review Checklist automatically achieves Grade I total duct leakage per ANSI / RESNET / ACCA Std. 310.
42. Cabinets (e.g., kitchen, bath, multimedia) or ducts that connect duct boots to toe-kick registers are not required to be in place during the 'rough-in' test.
43. Registers atop carpets are permitted to be removed and the face of the duct boot temporarily sealed during testing. In such cases, the Rater shall visually verify that the boot has been durably sealed to the subfloor (e.g., using duct mastic or caulk) to prevent leakage during normal operation.
44. Testing of duct leakage to the outdoors can be waived in accordance with the 2nd or 3rd alternative of ANSI / RESNET / ICC Std. 301, Table 4.2.2 (1), footnote (w). Alternatively, testing of duct leakage to outdoors can be waived in accordance with Section 5.5.2 of ANSI / RESNET / ICC Std. 380 if total duct leakage, at rough-in or final, is ≤ 4 CFM25 per 100 sq. ft. of conditioned floor area or 40 CFM25, whichever is larger. Guidance to assist partners with these alternatives, including modeling inputs, is available at http://www.energystar.gov/newhomesguidance.
45. The whole-house ventilation air flow and local exhaust air flows shall be determined and documented by a Rater using ANSI / RESNET / ICC Std. 380 including all Addenda and Normative Appendices, with new versions and Addenda implemented according to the Effective Date and Transition Period End Date defined by RESNET. RESNET interpretations of Standard 380 shall also be followed.
46. For an attached dwelling unit, excluding units in dwellings (i.e., duplex) and townhomes, the override control is not required to be readily accessible to the occupant. However, in such cases, EPA recommends but does not require that the control be readily accessible to others (e.g., building maintenance staff) in lieu of the occupant.
47. Whole-house mechanical ventilation fans shall be rated for sound at no less than the airflow rate in Item 2.3 of the National HVAC Design Report. Fans exempted from this requirement include HVAC air handler fans, remote-mounted fans, and intermittent fans rated ≥ 400 CFM. To be considered for this exemption, a remote-mounted fan must be mounted outside the habitable spaces, bathrooms, toilets, and hallways and there shall be ≥ 4 ft. ductwork between the fan and intake grill. Per ASHRAE 62.2-2010, habitable spaces are intended for continual human occupancy; such space generally includes areas used for living, sleeping, dining, and cooking but does not generally include bathrooms, toilets, hallways, storage areas, closets, or utility rooms.
48. Bathroom fans with a rated flow rate ≥ 500 CFM are exempted from the requirement to be ENERGY STAR certified.
49. Ventilation air inlets that are only visible via rooftop access are exempted from Item 7.7 and the Rater shall mark "n/a". The outlet and inlet of balanced ventilation systems shall meet these spacing requirements unless manufacturer instructions indicate that a smaller distance may be used. However, if this occurs the manufacturer's instructions shall be collected for documentation purposes.
50. Without proper maintenance, ventilation air inlet screens often become filled with debris. Therefore, EPA recommends, but does not require, that these ventilation air inlets be located so as to facilitate access and regular service by the occupant.
51. Known contamination sources include, but are not limited to, stacks, vents, exhausts, and vehicles.
52. Continuous bathroom local mechanical exhaust fans shall be rated for sound at no less than the airflow rate in Item 8.2. Intermittent bathroom and both intermittent and continuous kitchen local mechanical exhaust fans are recommended, but not required, to be rated for sound at no less than the airflow rate in Items 8.1 and 8.2. Per ASHRAE 62.2-2010, an exhaust system is one or more fans that remove air from the building, causing outdoor air to enter by ventilation inlets or normal leakage paths through the building envelope (e.g., bath exhaust fans, range hoods, clothes dryers). Per ASHRAE 62.2-2010, a bathroom is any room containing a bathtub, shower, spa, or similar source of moisture.
53. An intermittent mechanical exhaust system, where provided, shall be designed to operate as needed by the occupant. Control devices shall not impede occupant control in intermittent systems.

54. Kitchen volume shall be determined by drawing the smallest possible rectangle on the floor plan that encompasses all cabinets, pantries, islands, peninsulas, ranges / ovens, and the kitchen exhaust fan, and multiplying by the average ceiling height for this area. In addition, the continuous kitchen exhaust rate shall be ≥ 25 CFM, per 2009 IRC Table M1507.3, regardless of the rate calculated using the kitchen volume. Cabinet volume shall be included in the kitchen volume.
55. Homes shall meet this Item. Alternatively, the prescriptive duct sizing requirements in Table 5.3 of ASHRAE 62.2-2010 / 2013 / 2016 are permitted to be used for kitchen exhaust fans based upon the rated airflow of the fan at 0.25 IWC. If the rated airflow is unknown, ≥ 6 in. smooth duct shall be used, with a rectangular to round duct transition as needed. Guidance to assist partners with these alternatives is available at http://www.energystar.gov/newhomesguidance. As an alternative to Item 8.1, homes are permitted to use a continuous kitchen exhaust rate of 25 CFM per 2009 IRC Table M1507.3, if they are either a) PHIUS+ or PHI certified, or b) provide both whole-house ventilation and local mechanical kitchen exhaust using a balanced system, and have a Rater-verified whole-building infiltration rate ≤ 0.05 CFM50 per sq. ft. of Enclosure Area, and a Rater-verified dwelling unit compartmentalization rate ≤ 0.30 CFM50 per sq. ft. of Enclosure Area if multiple dwelling units are present in the building. 'Enclosure Area' is defined as the area of the surfaces that bound the volume being pressurized / depressurized during the test.
56. All intermittent kitchen exhaust fans must be capable of exhausting at least 100 CFM. In addition, if the fan is not part of a vented range hood or appliance-range hood combination (i.e., if the fan is not integrated with the range), then it must also be capable of exhausting ≥ 5 ACH, based on the kitchen volume.
57. Based upon ASHRAE 62.2-2010, ducted mechanical systems are those that supply air to an occupiable space with a total amount of supply ductwork exceeding 10 ft. in length and through a thermal conditioning component, except for evaporative coolers. Systems that do not meet this definition are exempt from this requirement. While filters are recommended for mini-split systems, HRV's and ERV's, these systems, ducted or not, typically do not have MERV-rated filters available for use and are, therefore, also exempted under this version of the requirements. HVAC filters located in the attic shall be considered accessible to the occupant if either 1) drop-down stairs provide access to attic and a permanently installed walkway has been provided between the attic access location and the filter or 2) the filter location enables arm-length access from a portable ladder without the need to step into the attic and the ceiling height where access is provided is ≤ 12 ft.
58. Sealing mechanisms comparable to a gasket are also permitted to be used. The filter media box (i.e., the component in the HVAC system that houses the filter) may be either site-fabricated by the installer or pre-fabricated by the manufacturer to meet this requirement. These requirements only apply when the filter is installed in a filter media box located in the HVAC system, not when the filter is installed flush with the return grill.
59. The pressure boundary is the primary enclosure boundary separating indoor and outdoor air. For example, a volume that has more leakage to outside than to conditioned space would be outside the pressure boundary.
60. Per the 2009 International Mechanical Code, a direct-vent appliance is one that is constructed and installed so that all air for combustion is derived from the outdoor atmosphere and all flue gases are discharged to the outside atmosphere; a mechanical draft system is a venting system designed to remove flue or vent gases by mechanical means consisting of an induced draft portion under non-positive static pressure or a forced draft portion under positive static pressure; and a natural draft system is a venting system designed to remove flue or vent gases under nonpositive static vent pressure entirely by natural draft.
61. This item only applies to furnaces, boilers, and water heaters located within the home's pressure boundary. Naturally drafted equipment is allowed within the home's pressure boundary in Climate Zones 1-3 if the Rater has followed Section 802 of RESNET's Standards, encompassing ANSI / ACCA 12 QH-2014, Appendix A, Sections A3 (Carbon Monoxide Test) and A4 (Depressurization Test for the Combustion Appliance Zone), and verified that the equipment meets the limits defined within.
62. This item only applies to fireplaces located within the home's pressure boundary. Naturally drafted fireplaces are allowed within the home's pressure boundary if the Rater has verified that the total net rated exhaust flow of the two largest exhaust fans (excluding summer cooling fans) is ≤ 15 CFM per 100 sq. ft. of occupiable space when at full capacity. If the net exhaust flow exceeds the allowable limit, it shall be reduced or compensating outdoor airflow provided. Per ASHRAE 62.2-2010, the term "net rated exhaust flow" is defined as flow through an exhaust fan minus the compensating outdoor airflow through any supply fan that is interlocked to the exhaust fan. Per ASHRAE 62.2-2010, the term "occupiable space" is defined as any enclosed space inside the pressure boundary and intended for human activities, including, but not limited to, all habitable spaces, toilets, closets, halls, storage and utility areas, and laundry areas. See Footnote 47 for the definition of "habitable spaces".
63. The minimum volume of combustion air required for safe operation by the manufacturer and / or code shall be met or exceeded. Also, in accordance with the National Fuel Gas Code, ANSI Z223.I / NFPA54, unvented room heaters shall not be installed in bathrooms or bedrooms.

NEW DATA RECEIVED FOR THE REGULAR MEETING OF JULY 13, 2026

From: Taormina, Mark
To: Kasprowicz, Sara
Cc: Alexander, Julie; SRypma@honigman.com; sfrye@rosecompanies.com
Subject: NEW DATA: Item #6 - 2026-06-15 Council Study Meeting, re: Ziegler Place Senior Apartments
Date: Tuesday, June 16, 2026 11:36:19 AM

As requested by the Council at last night's Study Meeting, please see the information below for the paid Annual Service Charges in lieu of property taxes for Ziegler Place Senior Apartments from 2011 through 2025.

Mark Taormina

Mark Taormina
Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov

From: Alexander, Julie <jalexander@livonia.gov>
Sent: Tuesday, June 16, 2026 10:41 AM
To: Taormina, Mark <mtaormina@livonia.gov>
Subject: RE: Ziegler Place PILOT Payments (30001 St. Martins)

Hi Mark,

Here is what I have for Ziegler Place. My records go back to 2011. Madison in Housing may be able to go back farther if you need.

2011	34,789.45
2012	33,189.17
2013	32,206.69
2014	33,975.02
2015	41,054.25
2016	40,584.50
2017	36,679.62
2018	35,984.25
2019	41,755.23
2020	45,988.65
2021	48,027.44
2022	47,482.46
2023	49,745.62
2024	51,508.62
2025	52,214.95
Total	625,185.92

Thanks,

Julie Alexander, MiCPT, MCAT, CPFA
Deputy Treasurer
City of Livonia | Treasurer's Office
(734) 466-2145
jalexander@livonia.gov

From: Taormina, Mark <mtaormina@livonia.gov>
Sent: Tuesday, June 16, 2026 8:32 AM
To: Alexander, Julie <jalexander@livonia.gov>
Subject: Ziegler Place PILOT Payments (30001 St. Martins)

Hi Julie,

To explain my phone message a little better, the Council is asking to see what Ziegler Place has paid over the years for its annual service charge. The owners are requesting an extension of the Payment in Lieu of Taxes (PILOT) program as part of an $8.8 million capital investment in the property to continue providing affordable rents for seniors.

Hopefully, this is something you can easily pull together, or you can point me in the right direction.

Thanks,

Mark

Mark Taormina
Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov

LETTER TO THE LIVONIA CITY COUNCIL

6.

MEETING DATE	PRESENTED BY
S061526/R071326/R072726	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

REQUEST FOR CONSIDERATION OF A PROPOSED ORDINANCE AMENDMENT AND TO EXTEND THE EXISTING PILOT (PAYMENT-IN-LIEU-OF-TAXES) FOR ZIEGLER PLACE SENIOR APARTMENTS: Steven J. Rypma, Honigman, LLP, to amend Chapter 3.12, Senior Citizens Housing Tax Exemption.

BACKGROUND DETAILS

This is a request by Honigman LLP, on behalf of the Jonathan Rose Companies, to amend Chapter 3.12 of the Code of Ordinances, Senior Citizens Housing Tax Exemption, and to renew the existing PILOT (payment-in-lieu-of-taxes) in connection with Ziegler Place Apartments, an existing affordable housing development containing 141 units, located at 30001 St. Martins. Chapter 3.12 provides tax exemptions and authorizes payments in lieu of taxes to nonprofit housing corporations and other organizations pursuant to the Michigan State Housing Development Authority (MSHDA) Act (PA 346 of 1966, as amended). The Ordinance allows owners of housing projects to be exempt from taxation and instead pay for public services through an Annual Service Charge. Existing City housing projects that rely on the PILOT program include McNamara Towers, Zeigler Place, Brashear Tower, and the soon-to-be-developed Villa St. Clare. For Ziegler Place, the PILOT is equal to 10% of the Annual Shelter Rent. The proposed ordinance amendment and PILOT extension are needed to facilitate the acquisition and rehabilitation of Ziegler Place. The projected cost of the facility's renovations and improvements is approximately $8.8 million. The Planning and Law Departments have reviewed the proposed ordinance amendments and have no objections. The PILOT extension would be 50 years, equal in length to the original PILOT for Ziegler Place.

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

Refer to the Law Department to prepare Ordinance for a First Reading

ATTACHMENTS

1. JRC - Ziegler Place (Livonia, MI), PILOT Proposal Letter(75818880.2)
2. JRC - Ziegler Place, Draft PILOT Ordinance Amendment (City of Livonia)(64329870.1)
3. JRC - Ziegler Place, City of Livonia PILOT Resolution (Ziegler Place)(75827425.1)
4. Zeigler TPBs as of trade pricing 12-21-2025 CE Ex
5. S061526 Prop Ord Amend Request - Ziegler Place

APPROVED BY

HONIGMAN

Steve J. Rypma
Office: 269.337.7842
Mobile: 317.504.5740
srypma@honigman.com

Via E-Mail

June 4, 2026

The Honorable Members of the City Council
City of Livonia
Attn: City Clerk
Email: clerk@livonia.gov

Re: PILOT Application – Ziegler Place Apartments, Livonia, Michigan

Ladies and Gentlemen:

Please consider this letter as a request by the Jonathan Rose Companies ("Applicant") for a renewal of the existing PILOT Ordinance pursuant to MCL 125.1415a ("PILOT Application"), in connection with the acquisition and rehabilitation of The Ziegler Place Apartments located in the City of Livonia, Michigan ("Ziegler Place" or the "Project").

Overview of the Ziegler Place Apartments:

Ziegler Place, located at 30001 St. Martins Street in Livonia, Michigan, is a critical component of the City's affordable housing infrastructure. Ziegler Place was built in 1976 and provides 141 units of affordable housing for the elderly and disabled residents of Livonia. The Project is supported by a Project-Based Section 8 Housing Assistance Payments Contract with the U.S. Department of Housing and Urban Development ("HUD" and the "HAP Contract"). The Project serves and has played a vital role in maintaining housing stability for low-income seniors in Livonia for decades.

Notwithstanding the consistently high occupancy rates and strong operational history, Ziegler Place is in need of rehabilitation. Ziegler Place has not undergone any material renovations or rehabilitation in its over 50-year history, which leaves it with significant deferred capital repairs, aging unit interiors, outdated and inefficient building systems and other necessary upgrades. A significant recapitalization of the Project is required in order to bring about a comprehensive rehabilitation and modernization of the community so as to extend its useful life as an affordable housing resource in the Livonia community.

The Applicant:

Jonathan Rose Companies is one of the country's leading owners, developers, and operators of affordable and mixed-income housing. Founded in 1989 with a mission to create a more environmentally thriving and socially just world, the firm develops, preserves, renovates, and owns communities that integrate environmental stewardship, social impact, and long-term economic performance. To date, Rose has created projects representing more than $5 billion in value and maintains a portfolio of over 19,000 apartment homes across 14 states and Washington, D.C. The firm is a fully integrated investment management, development, and asset management company, with affiliates in construction management, solar energy, mortgage finance, and title services.

Proposed Rehabilitation Project:

The Applicant plans to acquire Ziegler Place and invest approximately $8.8 million in hard construction costs into the rehabilitation of the Project, as further detailed in the attached MSHDA Trade Payment Breakdown. Improvements will include upgrades to mechanical, electrical, HVAC, and plumbing systems; elevator and fire protection upgrades; building envelope improvements including roofing and window replacement; and interior unit renovations such as resilient flooring, new cabinetry, hard-surface countertops, EnergyStar appliances and lighting fixtures, WaterSense plumbing fixtures, and ADA accessibility enhancements. These improvements are designed to extend the life of the building, improve energy efficiency, and improve resident comfort.

Resident Impact:

A primary objective of the development team is to ensure zero permanent displacement and a fully supported resident experience during construction. Residents will be temporarily relocated in phases, primarily within the building using furnished hospitality units during the approximately 2-week period that each unit will undergo construction. A limited number of residents will be temporarily housed off-site during ADA renovations, which will require moving walls to comply with current UFAS standards. All relocation services—including moving, packing, materials, and stipends where applicable—will be fully covered by the project budget. Residents will return to their units following renovation and will incur no out-of-pocket costs.

Financing Plan:

The Applicant intends to finance the project with a loan supported by pass-through bonds issued by MSHDA, 4% Low Income Housing Tax Credits, and assumption of the HAP Contract. A critical component in the financing package will be a renewal of the tax exemption and payment-in-lieu-of-taxes with the City of Livonia under MCL 125.1415a (the "Existing PILOT"). The renewal of the Existing PILOT is a foundational component of the project's capital sources and long-term financial viability. Without continuation of the Existing PILOT, the property would not

generate sufficient net operating income to support the planned rehabilitation project.

Targeted Incomes & Affordability Commitment:

The rehabilitation of Ziegler Place will include a renewal of the HAP Contract for an additional 20-year term, ensuring continued affordability for residents. The project would also add formal deed-restriction for a minimum of 30 years through a LIHTC regulatory agreement, further ensuring the Project's continued affordability for the long term by reserving units for residents at the 40%, 60%, and 80% AMI thresholds, as required by MSHDA, and averaging to no more than 60% across the property.

Economic and Community Impact:

The project will generate approximately $8.8 million in construction investment, support construction and operational jobs, and preserve 141 units of deeply affordable housing. It will stabilize an important community asset and ensure continued affordability for Livonia's low-income seniors.

Request for Project Support with a PILOT:

Establishing taxes as a fixed expense through the use of a PILOT is critical to creating a sustainable financing model for rent-restricted affordable housing projects. The combination of high construction costs, increased insurance rates and high financing costs creates a significant challenge in building or renovating affordable housing. In connection with the Applicant's closing on the MSHDA loan, LIHTC and assumption of the Project's HAP Contract, the Applicant will execute regulatory agreements with MSHDA and HUD that will impose income and rent restrictions on the Project for a period of not less than thirty (30) years. As a result, Ziegler Place will not be able to increase rents to counteract any increase in the Project's operating expenses, including real estate taxes. Extending the Project's Existing PILOT will permit the Applicant to make the necessary investments in the Project, complete the rehabilitation and subject the Project to the required income and rent restrictions without facing significant future increases in the Project's property tax expense.

The Applicant desires to extend the term of the existing PILOT for a period of 50 years from the completion of the rehabilitation of the Project, at the current rate of 10%.

We have enclosed a draft amendment to the City's PILOT area-wide ordinance that will incorporate some requirements specific to this Project, as well as a draft resolution extending the Existing PILOT as requested herein.

We look forward to discussing the Project in more detail with City Staff and working with the City in its consideration of this PILOT Application. Please contact me should you have any questions concerning the information included in this letter.

Very Truly Yours,

Steven J. Rypma

CC: ***Scott Frye – Jonathan Rose Companies***

Proposed Amendment to Chapter 12
Livonia Code of Ordinances, as amended

AN ORDINANCE AMENDING SECTIONS 020, 030, 040 AND 050 AND ADDING A NEW SECTION 120 OF TITLE 3, CHAPTER 12 (SENIOR CITIZENS HOUSING TAX EXEMPTION) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 020 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.020 Purpose of Provisions. The purpose of this chapter is to provide tax exemption to authorize payments in lieu of taxes by nonprofit housing corporations, consumer housing cooperatives, limited-dividend housing corporations **and limited-dividend housing associations** pursuant to provisions contained in 1966 PA 346, as amended, known and cited as the State Housing Development Authority Act of 1966, which tax exemptions shall be applicable to a certain category of housing projects within the city of Livonia, and to no other.

Section 2. Section 030 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.030 Definitions. As used in this chapter:

A. "Annual shelter rent" means the total collections during an annual period, as such period is designated by the city council, from all occupants of a housing project representing rents or occupancy charges, exclusive of any charges for gas, electricity, heat or other utilities furnished to the occupants, and exclusive of any housing assistance payments received by the owner under an annual contributions contract with the federal government.

B. "Annual service charge" means the charge which the owner of a housing project exempt from taxation by reason of this chapter shall pay to the city for public services in lieu of all general (real or personal) property taxes which annual service charge shall be **equal to** ~~the greater of (1) the tax on the property on which the project is located for the tax year prior to the date when construction of the housing project was commenced or (2)~~ ten percent (10%) of the annual shelter rents obtained from the housing project or a lesser amount, subject to the city council's approval**; provided, however, for newly constructed housing projects, the charge shall be not less than the tax on**

the property on which the project is located for the tax year prior to the date when construction of the housing project was commenced.

C. "Authority" means the authority created by the State Housing Development Authority Act of 1966, as amended.

D. "Elderly" means a family in which the head of the household is fifty-five (55) years of age or older or a single person who is fifty-five (55) years of age or older.

E. "Housing project" means a specific work or improvement for rental undertaken by a nonprofit housing corporation, consumer housing cooperative, limited-dividend housing corporation, or limited-dividend housing association, as such entities are defined in the State Housing Development Authority Act of 1966, as amended, pursuant to or receiving benefits under said Act to provide dwelling accommodations and such social, recreational and communal facilities as may be incidental or appurtenant thereto.

F. "Low-income or moderate-income persons" means families and persons who cannot afford to pay the amounts which private enterprise, without benefit of Federally-aided mortgages or loans from the Authority, must charge for decent, safe and sanitary housing.

G. **"Mortgage Loan" means a Federally-Aided mortgage or an Authority-Aided mortgage (both as defined in Section 11 of the State Housing Development Authority Act of 1966) for the construction, rehabilitation, acquisition and/or permanent financing of a housing project.**

H. **"Sponsor" means any persons or entities that receive or assume a Mortgage Loan.**

I. "Taxing jurisdiction" means any municipality, county or district, including any school district or any special district, having the power to levy or collect taxes upon real property or in whose behalf such taxes may be levied or collected.

Section 3. Section 040 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.040 Tax Exemption – Ineligible housing projects. The tax exemption for housing projects as established in Section 15a, subsection (1), of the State Housing Development Authority Act of 1966, as amended, being MCLA 125.1415a(1), shall not apply to any class or category of housing projects **unless such housing projects qualify under** ~~hereinafter designated in~~ Section 3.12.050.

Section 4. Section 050 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.050 Tax exemption – Eligible housing projects. A housing project shall be exempt from all taxes imposed by the state, city, and any public body or taxing district in which the housing project is located, provided that:

A. The housing project contains dwelling accommodations which are residential and which are designated for persons who are not transient in nature, and such social, recreational and communal facilities as are necessarily incidental or appurtenant to such residential land use but which shall not contain or accommodate any use which is industrial in nature; and provided further, that such project shall contain or accommodate only those commercial uses which are incidental to and intended to provide necessary goods and services to support the housing project; and

B. The housing project **has a Mortgage Loan** ~~is aided by a loan from the Authority secured by a mortgage naming the Authority, or has a Federally-aided mortgage as defined by MCL 125.1411 as the mortgagee~~; and

C. The housing project meets all the applicable requirements prescribed by the ordinances and codes of the city, including, but not limited to the Zoning Ordinance, Code of Ordinances, Building Code, Housing Code, Electrical Code, Plumbing Code, Heating Code and Fire Prevention code; and

D. The housing project shall not be occupied by other than low-income or moderate-income persons, as defined in subsection F of Section 3.12.030; and

E. All reductions in tax payments due to the exemption granted under this section shall be allocated by the owner of the housing project exclusively to the occupants of the project in the form of reduced housing charges.

Section 5. A new Section 120 is hereby added to Title 3, Chapter 12 of the Livonia Code of Ordinances, as follows:

> **3.12.120 Resolution; Contractual Effect**. A Resolution of the City Council granting tax exempt status and establishing the annual service charge, as provided in this Ordinance, shall be adopted for each housing project qualified under the terms and provisions of this Ordinance. Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, in the case of a housing project receiving a Mortgage Loan, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, will be effectuated upon adoption of such a Resolution by the City Council.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 7. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

PILOT RESOLUTION

Ziegler Place Apartments

WHEREAS, pursuant to the provisions of the Michigan State Housing Development Act, Act 346 of the Public Acts of 1966, as amended, being MCL 125.1401 se seq. (the "Act"), a request for exemption from property taxes has been received on behalf of Ziegler Place Preservation Limited Dividend Housing Association, LLC, an affiliate of the Jonathan Rose Companies (the "Sponsor"); and

WHEREAS, a housing project as defined in the Act is eligible for exemption from property taxes under Section 15a of the Act (MCL 125.1415a) if the Michigan State Housing Development Authority ("MSHDA") provides funding for the housing project, or if the housing project is funded with a federally-aided mortgage as determined by MSHDA; and

WHEREAS, Section 15a of the Act (MCL 125.1415a) provides that the local legislative body may establish by ordinance the service charge to be paid in lieu of taxes, commonly known as a PILOT; and

WHEREAS, the City of Livonia has adopted Title 3, Chapter 12 of the Livonia Code of Ordinances (the "City Code") to provide for the exemption from property taxes of eligible housing projects and to provide for the amount of the PILOT for said housing projects to be established by resolutions of the City Council of the City of Livonia; and

WHEREAS, the Sponsor is proposing to undertake a substantial rehabilitation of Ziegler Place, a 141-unit senior affordable housing project located at 30001 St. Martins Street in Livonia, Michigan (the "Project"); and

WHEREAS, the purpose of the Project is to serve low to moderate income persons as defined by Section 15a(7) of the Act, being MCL 125.1415a(7); and

WHEREAS, the Project is currently subject to an existing PILOT with the City of Livonia, which must be extended for a new term of years in order for Sponsor to secure its financing for the rehabilitation of the Project.

NOW, THEREFORE, BE IT:

RESOLVED, that in accordance with City Code Section 3.12.120, the project known as Ziegler Place Apartments, as described above, is entitled to be exempt from taxation but will be required to pay a service charge of ten percent (10%) of the annual shelter rent received from the Project as a payment in lieu of taxes as set forth in Act No. 346 of the Public Acts of 1966, as amended, being MCL 125.1401, et seq.; and be it further

RESOLVED, that the specific legal description for the Project shall be as set forth in the certification from MSHDA; and be it further

RESOLVED, the Project's existing PILOT shall remain in effect until substantial completion of the Sponsor's rehabilitation of the Project, after which this Resolution shall take effect and remain in effect for as long as the MSHDA-aided or Federally-aided financing is in effect, but not longer than fifty (50) years.

CONSTRUCTION COST TRADE PAYMENT BREAKDOWN

Date:	12/21/2025
Development No:	
Project Name:	Zeigler Place
City / County:	Livonia Michigan / Wayne County
Mortgagor:	
Contractor:	Rose Community Builders

MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

735 E. MICHIGAN AVE ■ P.O. BOX 30044 ■ LANSING, MICHIGAN 48909

Structures			
Line	**AIA/CSI #**	**Trade Item**	**Cost**
1	020000	Architectural Environmental Mitigation	253,300
2	030000	Building Concrete	
3	040000	Masonry	120,000
4	050000	Metals	
5	061000	Rough Carpentry	
6	062000	Finish Carpentry	252,700
7	072000	Insulation	
8	073000	Roofing	620,000
9	074000	Siding	
10	079000	Caulking and Exterior Sealants	
11	081000	Doors / Hardware	
12	085000	Windows	817,800
13	088000	Glazing	
14	092000	Gypsum Board	
15	093000	Tiling	
16	095000	Acoustical Ceilings	281,750
17	096500	Resilient Flooring	377,800
18	096800	Carpeting	
19	099000	Painting	147,150
20	100000	Specialties	164,750
21	110000	Special Equipment	40,000
22	113000	Appliances	373,650
23	122000	Window Treatments	
24	123000	Cabinets and Casework	592,000
25	130000	Special Construction	1,156,000
26	142000	Elevators	85,000
27	210000	Fire Protection	200,000
28	220000	Plumbing / Domestic Hot Water	479,865
29	230000	HVAC	360,150
30	260000	Electrical	810,200
31	262000	Low Voltage Electrical	
32	280000	Electronic Safety and Security	
Total Structures			7,132,115

Site Work			
Line	**AIA/CSI #**	**Trade Item**	**Cost**
33	020000	Site Environmental Mitigation	
34	310000	Earth Work	
35	321000	Roads / Walks	175,000
36	323000	Site Improvements	147,000
37	328000	Site Irrigation	
38	329000	Landscaping	
39	330000	Site Utilities	
Total Site Work			322,000

Misc. Structures and Sitework			
40		Community Building	
41		Accessory Buildings	
42		Off-Site Improvements	
43		Temporary Site Security	
Total Misc. Structures and Sitework			0

Total Structures, Sitework and Misc. Structures and Sitework	7,454,115

44		General Requirements @ 6%	447,247
45		Builder's Overhead @2%	149,082
46		Builder's Profit @ 6%	447,247
47		Building Permits	170,000
48		Bond Premium	122,322
49		Tap Fees	
50		Cost Certification Expense	
Total Construction			8,790,013

Comments:

Total construction costs shown have been approved by MSHDA. The line item breakdown of costs is subject to revision, prior to disbursement of construction draws, after review of subcontractor and supplier contracts and approval by MSHDA. The total construction contract may not be increased or decreased.

Rose Community Builders, LLC	Ziegler Place Preservation LDHA, LLC	
Contractor (please print)	Sponsor / Mortgagor (please print)	MSHDA Representative (please print)
Signature	Signature	Signature

(10/17)

From:	Rypma, Steven J.
To:	clerk
Cc:	Miller, Lori; Kasprowicz, Sara; Taormina, Mark; Fisher, Mike; Goldstein, Eric; Bjertness, Madison; Frye, Scott
Subject:	Ziegler Place - Proposed PILOT Extension
Date:	Thursday, June 4, 2026 1:53:50 PM
Attachments:	Zeigler TPBs as of trade pricing 12-21-2025 CE Ex.pdf JRC - Ziegler Place (Livonia, MI), PILOT Proposal Letter(75818880.2).pdf JRC - Ziegler Place, Draft PILOT Ordinance Amendment (City of Livonia)(64329870.1).docx JRC - Ziegler Place, City of Livonia PILOT Resolution (Ziegler Place)(75827425.1).docx

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To Whom it May Concern:

Per our recent discussions, please see attached for our letter requesting a PILOT extension for the Ziegler Place Apartments, along with the following attachments: (i) Trade Payment Breakdown delineating project costs and investment; (ii) draft amendment to the City of Livonia's area-wide ordinance (which updates the language of the ordinance to permit additional owner entity types and substantial rehabilitation projects under the PILOT ordinance, as is permitted by the state statute); and (iii) a draft City Council resolution extending the PILOT to Ziegler Place.

Please let me know if you need anything further from me or the Jonathan Rose team to move forward with this request.

Thanks,

Steve

Steven J. Rypma

HONIGMAN LLP
O 269.337.7842
M 317.504.5740
srypma@honigman.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please delete it and notify the sender of the error.

HONIGMAN

Steve J. Rypma
Office: 269.337.7842
Mobile: 317.504.5740
srypma@honigman.com

Via E-Mail

June 4, 2026

The Honorable Members of the City Council
City of Livonia
Attn: City Clerk
Email: clerk@livonia.gov

Re: PILOT Application – Ziegler Place Apartments, Livonia, Michigan

Ladies and Gentlemen:

Please consider this letter as a request by the Jonathan Rose Companies ("Applicant") for a renewal of the existing PILOT Ordinance pursuant to MCL 125.1415a ("PILOT Application"), in connection with the acquisition and rehabilitation of The Ziegler Place Apartments located in the City of Livonia, Michigan ("Ziegler Place" or the "Project").

Overview of the Ziegler Place Apartments:

Ziegler Place, located at 30001 St. Martins Street in Livonia, Michigan, is a critical component of the City's affordable housing infrastructure. Ziegler Place was built in 1976 and provides 141 units of affordable housing for the elderly and disabled residents of Livonia. The Project is supported by a Project-Based Section 8 Housing Assistance Payments Contract with the U.S. Department of Housing and Urban Development ("HUD" and the "HAP Contract"). The Project serves and has played a vital role in maintaining housing stability for low-income seniors in Livonia for decades.

Notwithstanding the consistently high occupancy rates and strong operational history, Ziegler Place is in need of rehabilitation. Ziegler Place has not undergone any material renovations or rehabilitation in its over 50-year history, which leaves it with significant deferred capital repairs, aging unit interiors, outdated and inefficient building systems and other necessary upgrades. A significant recapitalization of the Project is required in order to bring about a comprehensive rehabilitation and modernization of the community so as to extend its useful life as an affordable housing resource in the Livonia community.

The Applicant:

Jonathan Rose Companies is one of the country's leading owners, developers, and operators of affordable and mixed-income housing. Founded in 1989 with a mission to create a more environmentally thriving and socially just world, the firm develops, preserves, renovates, and owns communities that integrate environmental stewardship, social impact, and long-term economic performance. To date, Rose has created projects representing more than $5 billion in value and maintains a portfolio of over 19,000 apartment homes across 14 states and Washington, D.C. The firm is a fully integrated investment management, development, and asset management company, with affiliates in construction management, solar energy, mortgage finance, and title services.

Proposed Rehabilitation Project:

The Applicant plans to acquire Ziegler Place and invest approximately $8.8 million in hard construction costs into the rehabilitation of the Project, as further detailed in the attached MSHDA Trade Payment Breakdown. Improvements will include upgrades to mechanical, electrical, HVAC, and plumbing systems; elevator and fire protection upgrades; building envelope improvements including roofing and window replacement; and interior unit renovations such as resilient flooring, new cabinetry, hard-surface countertops, EnergyStar appliances and lighting fixtures, WaterSense plumbing fixtures, and ADA accessibility enhancements. These improvements are designed to extend the life of the building, improve energy efficiency, and improve resident comfort.

Resident Impact:

A primary objective of the development team is to ensure zero permanent displacement and a fully supported resident experience during construction. Residents will be temporarily relocated in phases, primarily within the building using furnished hospitality units during the approximately 2-week period that each unit will undergo construction. A limited number of residents will be temporarily housed off-site during ADA renovations, which will require moving walls to comply with current UFAS standards. All relocation services—including moving, packing, materials, and stipends where applicable—will be fully covered by the project budget. Residents will return to their units following renovation and will incur no out-of-pocket costs.

Financing Plan:

The Applicant intends to finance the project with a loan supported by pass-through bonds issued by MSHDA, 4% Low Income Housing Tax Credits, and assumption of the HAP Contract. A critical component in the financing package will be a renewal of the tax exemption and payment-in-lieu-of-taxes with the City of Livonia under MCL 125.1415a (the "Existing PILOT"). The renewal of the Existing PILOT is a foundational component of the project's capital sources and long-term financial viability. Without continuation of the Existing PILOT, the property would not

generate sufficient net operating income to support the planned rehabilitation project.

Targeted Incomes & Affordability Commitment:

The rehabilitation of Ziegler Place will include a renewal of the HAP Contract for an additional 20-year term, ensuring continued affordability for residents. The project would also add formal deed-restriction for a minimum of 30 years through a LIHTC regulatory agreement, further ensuring the Project's continued affordability for the long term by reserving units for residents at the 40%, 60%, and 80% AMI thresholds, as required by MSHDA, and averaging to no more than 60% across the property.

Economic and Community Impact:

The project will generate approximately $8.8 million in construction investment, support construction and operational jobs, and preserve 141 units of deeply affordable housing. It will stabilize an important community asset and ensure continued affordability for Livonia's low-income seniors.

Request for Project Support with a PILOT:

Establishing taxes as a fixed expense through the use of a PILOT is critical to creating a sustainable financing model for rent-restricted affordable housing projects. The combination of high construction costs, increased insurance rates and high financing costs creates a significant challenge in building or renovating affordable housing. In connection with the Applicant's closing on the MSHDA loan, LIHTC and assumption of the Project's HAP Contract, the Applicant will execute regulatory agreements with MSHDA and HUD that will impose income and rent restrictions on the Project for a period of not less than thirty (30) years. As a result, Ziegler Place will not be able to increase rents to counteract any increase in the Project's operating expenses, including real estate taxes. Extending the Project's Existing PILOT will permit the Applicant to make the necessary investments in the Project, complete the rehabilitation and subject the Project to the required income and rent restrictions without facing significant future increases in the Project's property tax expense.

The Applicant desires to extend the term of the existing PILOT for a period of 50 years from the completion of the rehabilitation of the Project, at the current rate of 10%.

We have enclosed a draft amendment to the City's PILOT area-wide ordinance that will incorporate some requirements specific to this Project, as well as a draft resolution extending the Existing PILOT as requested herein.

We look forward to discussing the Project in more detail with City Staff and working with the City in its consideration of this PILOT Application. Please contact me should you have any questions concerning the information included in this letter.

Very Truly Yours,

Steven J. Rypma

CC: ***Scott Frye – Jonathan Rose Companies***

CONSTRUCTION COST TRADE PAYMENT BREAKDOWN

Date:	12/21/2025
Development No:	
Project Name:	Zeigler Place
City / County:	Livonia Michigan / Wayne County
Mortgagor:	
Contractor:	Rose Community Builders

MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

735 E. MICHIGAN AVE ■ P.O. BOX 30044 ■ LANSING, MICHIGAN 48909

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49		Tap Fees	
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Comments:

Total construction costs shown have been approved by MSHDA. The line item breakdown of costs is subject to revision, prior to disbursement of construction draws, after review of subcontractor and supplier contracts and approval by MSHDA. The total construction contract may not be increased or decreased.

Rose Community Builders, LLC	Ziegler Place Preservation LDHA, LLC	
Contractor (please print)	Sponsor / Mortgagor (please print)	MSHDA Representative (please print)
Signature	Signature	Signature

(10/17)

PILOT RESOLUTION

Ziegler Place Apartments

WHEREAS, pursuant to the provisions of the Michigan State Housing Development Act, Act 346 of the Public Acts of 1966, as amended, being MCL 125.1401 se seq. (the "Act"), a request for exemption from property taxes has been received on behalf of Ziegler Place Preservation Limited Dividend Housing Association, LLC, an affiliate of the Jonathan Rose Companies (the "Sponsor"); and

WHEREAS, a housing project as defined in the Act is eligible for exemption from property taxes under Section 15a of the Act (MCL 125.1415a) if the Michigan State Housing Development Authority ("MSHDA") provides funding for the housing project, or if the housing project is funded with a federally-aided mortgage as determined by MSHDA; and

WHEREAS, Section 15a of the Act (MCL 125.1415a) provides that the local legislative body may establish by ordinance the service charge to be paid in lieu of taxes, commonly known as a PILOT; and

WHEREAS, the City of Livonia has adopted Title 3, Chapter 12 of the Livonia Code of Ordinances (the "City Code") to provide for the exemption from property taxes of eligible housing projects and to provide for the amount of the PILOT for said housing projects to be established by resolutions of the City Council of the City of Livonia; and

WHEREAS, the Sponsor is proposing to undertake a substantial rehabilitation of Ziegler Place, a 141-unit senior affordable housing project located at 30001 St. Martins Street in Livonia, Michigan (the "Project"); and

WHEREAS, the purpose of the Project is to serve low to moderate income persons as defined by Section 15a(7) of the Act, being MCL 125.1415a(7); and

WHEREAS, the Project is currently subject to an existing PILOT with the City of Livonia, which must be extended for a new term of years in order for Sponsor to secure its financing for the rehabilitation of the Project.

NOW, THEREFORE, BE IT:

RESOLVED, that in accordance with City Code Section 3.12.120, the project known as Ziegler Place Apartments, as described above, is entitled to be exempt from taxation but will be required to pay a service charge of ten percent (10%) of the annual shelter rent received from the Project as a payment in lieu of taxes as set forth in Act No. 346 of the Public Acts of 1966, as amended, being MCL 125.1401, et seq.; and be it further

RESOLVED, that the specific legal description for the Project shall be as set forth in the certification from MSHDA; and be it further

RESOLVED, the Project's existing PILOT shall remain in effect until substantial completion of the Sponsor's rehabilitation of the Project, after which this Resolution shall take effect and remain in effect for as long as the MSHDA-aided or Federally-aided financing is in effect, but not longer than fifty (50) years.

Proposed Amendment to Chapter 12
Livonia Code of Ordinances, as amended

AN ORDINANCE AMENDING SECTIONS 020, 030, 040 AND 050 AND ADDING A NEW SECTION 120 OF TITLE 3, CHAPTER 12 (SENIOR CITIZENS HOUSING TAX EXEMPTION) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 020 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.020 Purpose of Provisions. The purpose of this chapter is to provide tax exemption to authorize payments in lieu of taxes by nonprofit housing corporations, consumer housing cooperatives, limited-dividend housing corporations **and limited-dividend housing associations** pursuant to provisions contained in 1966 PA 346, as amended, known and cited as the State Housing Development Authority Act of 1966, which tax exemptions shall be applicable to a certain category of housing projects within the city of Livonia, and to no other.

Section 2. Section 030 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.030 Definitions. As used in this chapter:

A. "Annual shelter rent" means the total collections during an annual period, as such period is designated by the city council, from all occupants of a housing project representing rents or occupancy charges, exclusive of any charges for gas, electricity, heat or other utilities furnished to the occupants, and exclusive of any housing assistance payments received by the owner under an annual contributions contract with the federal government.

B. "Annual service charge" means the charge which the owner of a housing project exempt from taxation by reason of this chapter shall pay to the city for public services in lieu of all general (real or personal) property taxes which annual service charge shall be **equal to** ~~the greater of (1) the tax on the property on which the project is located for the tax year prior to the date when construction of the housing project was commenced or (2)~~ ten percent (10%) of the annual shelter rents obtained from the housing project or a lesser amount, subject to the city council's approval**; provided, however, for newly constructed housing projects, the charge shall be not less than the tax on**

the property on which the project is located for the tax year prior to the date when construction of the housing project was commenced.

C. "Authority" means the authority created by the State Housing Development Authority Act of 1966, as amended.

D. "Elderly" means a family in which the head of the household is fifty-five (55) years of age or older or a single person who is fifty-five (55) years of age or older.

E. "Housing project" means a specific work or improvement for rental undertaken by a nonprofit housing corporation, consumer housing cooperative, limited-dividend housing corporation, or limited-dividend housing association, as such entities are defined in the State Housing Development Authority Act of 1966, as amended, pursuant to or receiving benefits under said Act to provide dwelling accommodations and such social, recreational and communal facilities as may be incidental or appurtenant thereto.

F. "Low-income or moderate-income persons" means families and persons who cannot afford to pay the amounts which private enterprise, without benefit of Federally-aided mortgages or loans from the Authority, must charge for decent, safe and sanitary housing.

G. **"Mortgage Loan" means a Federally-Aided mortgage or an Authority-Aided mortgage (both as defined in Section 11 of the State Housing Development Authority Act of 1966) for the construction, rehabilitation, acquisition and/or permanent financing of a housing project.**

H. **"Sponsor" means any persons or entities that receive or assume a Mortgage Loan.**

I. "Taxing jurisdiction" means any municipality, county or district, including any school district or any special district, having the power to levy or collect taxes upon real property or in whose behalf such taxes may be levied or collected.

Section 3. Section 040 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.040 Tax Exemption – Ineligible housing projects. The tax exemption for housing projects as established in Section 15a, subsection (1), of the State Housing Development Authority Act of 1966, as amended, being MCLA 125.1415a(1), shall not apply to any class or category of housing projects **unless such housing projects qualify under** ~~hereinafter designated in~~ Section 3.12.050.

Section 4. Section 050 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.050 Tax exemption − Eligible housing projects. A housing project shall be exempt from all taxes imposed by the state, city, and any public body or taxing district in which the housing project is located, provided that:

A. The housing project contains dwelling accommodations which are residential and which are designated for persons who are not transient in nature, and such social, recreational and communal facilities as are necessarily incidental or appurtenant to such residential land use but which shall not contain or accommodate any use which is industrial in nature; and provided further, that such project shall contain or accommodate only those commercial uses which are incidental to and intended to provide necessary goods and services to support the housing project; and

B. The housing project **has a Mortgage Loan** ~~is aided by a loan from the Authority secured by a mortgage naming the Authority, or has a Federally-aided mortgage as defined by MCL 125.1411 as the mortgagee~~; and

C. The housing project meets all the applicable requirements prescribed by the ordinances and codes of the city, including, but not limited to the Zoning Ordinance, Code of Ordinances, Building Code, Housing Code, Electrical Code, Plumbing Code, Heating Code and Fire Prevention code; and

D. The housing project shall not be occupied by other than low-income or moderate-income persons, as defined in subsection F of Section 3.12.030; and

E. All reductions in tax payments due to the exemption granted under this section shall be allocated by the owner of the housing project exclusively to the occupants of the project in the form of reduced housing charges.

Section 5. A new Section 120 is hereby added to Title 3, Chapter 12 of the Livonia Code of Ordinances, as follows:

> **3.12.120 Resolution; Contractual Effect**. A Resolution of the City Council granting tax exempt status and establishing the annual service charge, as provided in this Ordinance, shall be adopted for each housing project qualified under the terms and provisions of this Ordinance. Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, in the case of a housing project receiving a Mortgage Loan, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, will be effectuated upon adoption of such a Resolution by the City Council.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 7. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

AN ORDINANCE AMENDING SECTIONS 020, 030, 040 AND 050 AND ADDING A NEW SECTION 120 OF TITLE 3, CHAPTER 12 (SENIOR CITIZENS HOUSING TAX EXEMPTION) OF THE LIVONIA CODE OF ORDINANCES, AS AMENDED.

THE CITY OF LIVONIA ORDAINS:

Section 1. Section 020 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.020 Purpose of Provisions. The purpose of this chapter is to provide tax exemption to authorize payments in lieu of taxes by nonprofit housing corporations, consumer housing cooperatives, limited-dividend housing corporations **and limited-dividend housing associations** pursuant to provisions contained in 1966 PA 346, as amended, known and cited as the State Housing Development Authority Act of 1966, which tax exemptions shall be applicable to a certain category of housing projects within the city of Livonia, and to no other.

Section 2. Section 030 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.030 Definitions. As used in this chapter:

A. "Annual shelter rent" means the total collections during an annual period, as such period is designated by the city council, from all occupants of a housing project representing rents or occupancy charges, exclusive of any charges for gas, electricity, heat or other utilities furnished to the occupants, and exclusive of any housing assistance payments received by the owner under an annual contributions contract with the federal government.

B. "Annual service charge" means the charge which the owner of a housing project exempt from taxation by reason of this chapter shall pay to the city for public services in lieu of all general (real or personal) property taxes which annual service charge shall be **equal to** ~~the greater of (1) the tax on the property on which the project is located for the tax year prior to the date when construction of the housing project was commenced or (2)~~ ten percent (10%) of the annual shelter rents obtained from the housing project or a lesser amount, subject to the city council's approval**; provided, however, for newly constructed housing projects, the charge shall be not less than the tax on the property on which the project is**

located for the tax year prior to the date when construction of the housing project was commenced.

C. "Authority" means the authority created by the State Housing Development Authority Act of 1966, as amended.

D. "Elderly" means a family in which the head of the household is fifty-five (55) years of age or older or a single person who is fifty-five (55) years of age or older.

E. "Housing project" means a specific work or improvement for rental undertaken by a nonprofit housing corporation, consumer housing cooperative, limited-dividend housing corporation, or limited-dividend housing association, as such entities are defined in the State Housing Development Authority Act of 1966, as amended, pursuant to or receiving benefits under said Act to provide dwelling accommodations and such social, recreational and communal facilities as may be incidental or appurtenant thereto.

F. "Low-income or moderate-income persons" means families and persons who cannot afford to pay the amounts which private enterprise, without benefit of Federally-aided mortgages or loans from the Authority, must charge for decent, safe and sanitary housing.

G. **"Mortgage Loan" means a Federally-Aided mortgage or an Authority-Aided mortgage (both as defined in Section 11 of the State Housing Development Authority Act of 1966) for the construction, rehabilitation, acquisition and/or permanent financing of a housing project.**

H. **"Sponsor" means any persons or entities that receive or assume a Mortgage Loan.**

I. "Taxing jurisdiction" means any municipality, county or district, including any school district or any special district, having the power to levy or collect taxes upon real property or in whose behalf such taxes may be levied or collected.

Section 3. Section 040 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.040 Tax Exemption – Ineligible housing projects. The tax exemption for housing projects as established in Section 15a, subsection (1), of the State Housing Development Authority Act of 1966, as amended, being MCLA 125.1415a(1), shall not apply to any class or category of housing projects **unless such housing projects qualify under** ~~hereinafter designated in~~ Section 3.12.050.

Section 4. Section 050 of Title 3, Chapter 12 of the Livonia Code of Ordinances, as amended, is hereby amended to read as follows:

3.12.050 Tax exemption – Eligible housing projects. A housing project shall be exempt from all taxes imposed by the state, city, and any public body or taxing district in which the housing project is located, provided that:

A. The housing project contains dwelling accommodations which are residential and which are designated for persons who are not transient in nature, and such social, recreational and communal facilities as are necessarily incidental or appurtenant to such residential land use but which shall not contain or accommodate any use which is commercial or industrial in nature; ~~and provided further, that such project shall contain or accommodate only those commercial uses which are designated as permitted uses in Section 29.04(b) of Ordinance No. 543, as amended incidental to and intended to provide necessary goods and services to support the housing project~~; and

B. The housing project **has a Mortgage Loan** ~~is aided by a loan from the Authority secured by a mortgage naming the Authority, or has a Federally-aided mortgage as defined by MCL 125.1411 as the mortgagee~~; and

C. The housing project meets all the applicable requirements prescribed by the ordinances and codes of the city, including, but not limited to the Zoning Ordinance, Code of Ordinances, Building Code, Housing Code, Electrical Code, Plumbing Code, Heating Code and Fire Prevention code; and

D. The housing project shall not be occupied by other than low-income or moderate-income persons, as defined in subsection F of Section 3.12.030; and

E. All reductions in tax payments due to the exemption granted under this section shall be allocated by the owner of the housing project exclusively to the occupants of the project in the form of reduced housing charges.

Section 5. A new Section 120 is hereby added to Title 3, Chapter 12 of the Livonia Code of Ordinances, as follows:

3.12.120 Resolution; Contractual Effect. A Resolution of the City Council granting tax exempt status and establishing the annual service charge, as provided in this Ordinance, shall be adopted for each housing project qualified under the terms and provisions of this Ordinance. Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, in the case of a housing project receiving a Mortgage Loan, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept

payments in lieu of taxes, as previously described, will be effectuated upon adoption of such a Resolution by the City Council.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 7. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

NEW DATA RECEIVED FOR THE REGULAR MEETING OF JULY 13, 2026

#159-26 RESOLVED, that having considered a communication from the Assistant Director of Public Works, dated March 19, 2026, which bears the signatures of the Director of Finance and the Chief Assistant City Attorney, and is approved for submission by the Mayor, THE COUNCIL DOES HEREBY ACCEPT THE BID SUBMITTED BY GUARDIAN ENVIRONMENTAL SERVICES, 34400 GLENDALE AVE., LIVONIA, MI 48154 FOR PERFORMING ALL WORK REQUIRED IN CONNECTION WITH THE REMOVAL AND REPLACEMENT OF THE HVAC, BOILER AND PUMPING AND ANCILLARY EQUIPMENT AT THE SANDBURG LIBRARY, IN AN AMOUNT NOT TO EXCEED $121,922.00, the same having been the lowest qualified bid received which meets all specifications; FURTHER, the Council does hereby authorize an expenditure in an amount not to exceed $121,922.00 from funds budgeted in Account No: GL# 401-000-976-000 for this purpose; and the Mayor and City Clerk are hereby authorized to execute a contract, subject to approval as to form and substance by the Department of Law, for and on behalf of the City of Livonia with Guardian Environmental Services, and to do all things necessary or incidental to the full performance of this resolution.

BID OPENING

REPLACEMENT OF HVAC AND BOILER SYSTEMS AT SANDBURG LIBRARY - BID DUE DATE 2/17/2026

VENDOR NAME	**GUARDIAN ENVIRONMENTAL SERVICES INC.**	
CITY/STATE	34400 GLENDALE AVE., LIVONIA, MI 48154	
MATERIAL AND LABOR COST		
PERMIT COST		
TOTAL COST	**$ 121,922**	

VENDOR NAME	**CONTI LLC**	**DE-CAL INC.**
CITY/STATE	6417 CENTER, STERLING HEIGHTS, MI 48312	24659 SCHOENHERR RD., WARREN, MI 48226
MATERIAL AND LABOR COST		
PERMIT COST		
TOTAL COST	**$ 132,000**	**$ 145,000**

VENDOR NAME	**A.J. MILLER MECHANICAL INC.**	**ENGINEERED COMFORT SYSTEMS INC.**
CITY/STATE	28525 BECK RD., SUITE 101, WIXOM, MI 48393	12480 ALLEN ROAD, TAYLOR, MI 48180
MATERIAL AND LABOR COST		
PERMIT COST		
TOTAL COST	**$ 177,402**	**$ 187,450.50**

CITY REPRESENTATIVES: AARON LINDENMUTH, OFFICE OF THE CITY CLERK, GUS KANDAH, PURCHASING MANAGER

Please Submit in Triplicate

City of Livonia

PROPOSAL FORM

HVAC and Boiler Replacement-Sandburg Library

Honorable Members of the Council
33000 Civic Center Dr.
Livonia, MI 48154

Dear Council Members:

The undersigned, by the submission of this proposal, represents that they are familiar with and have determined for themselves the nature, and extent of the proposed work, and the conditions under which it must be performed, and completed, and agrees that they will contract with the City of Livonia furnish at, and for the following monies all materials, labor, equipment, permits, insurance , supervision, and all other things necessary, or incidental to complete the entire work in accordance with the appended specifications, general conditions, and related contract documents. By submission of this bid, the undersigned represents that they are familiar with, and understand all of the above referenced contract documents.

COMPANY NAME: GUARDIAN ENVIRONMENTAL SERVICES, INC.

ITEM	DESCRIPTION	COMPLETE FOR THE SUM
1	Furnish all labor, materials, and equipment necessary for removal and replacement of HVAC, Boiler, and pumping and ancillary equipment at the Sandburg Library.	$ 120,442.00
2	Permit Costs	$ 1,480.00
2	Total Cost	$ 121,922.00

Number of days required to complete the project upon notice to proceed: 30 days

Warranty on Parts: 1-YEAR Warranty on Labor: 1-YEAR Installation

The undersigned has checked the bid figures carefully and understands that he shall be responsible for any error or omission in this bid offer and is in receipt of all addenda issued. Indicate addendum number to confirm receipt.

Addendum #_____ Addendum #_____ Addendum #_____

The undersigned agrees that, if the proposal made herein is accepted, he will satisfactorily perform and complete all of the work and meet all of the requirements and obligations imposed upon him by the contract including the plans, specifications and general conditions.

Also, the undersigned agrees that, if the above proposal is accepted, he will execute the contract and furnish the necessary proofs of insurance within fifteen (15) calendar days from such acceptance.

To guarantee his fulfillment of the foregoing covenants, the bidder attaches hereto his certified check or bid bond in the sum of $ $6,096.10 (5% of proposal) and agrees that same shall be forfeited to the City of Livonia in the event of his failure to execute the contract or furnish acceptable bonds, not as a penalty but as actual liquidated damages. The City shall not be required to prove or show such liquidated damage.

In submitting this sealed bid, it is understood that the City of Livonia reserves the right to reject or accept any or all proposals in whole or in part and waive any irregularities or informalities therein. It is agreed that this bid may not be withdrawn for sixty (60) days from the opening thereof.

The contractor and his subcontractors agree that they will not discriminate against any employee or applicant for employment to be employed in the performance of this contract with respect to his hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment, because of his sex or age, except when based on a bona fide occupational qualification, or because of his race, color, religion, national origin or ancestry (Act 251, P.A. 1955, as amended). The contractor further agrees that he will take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to age, sex, race, creed, color or national origin. Breach of this covenant may be regarded as a material breach of the contract.

Bidder will identify business entity as individual, or if doing business under assumed name, indicate assumed name, partnership (naming partners), corporation, foreign or domestic (naming principal officers), and indicate official capacity of person executing proposal and bid.

Proposal Submitted by:

Company Name	GUARDIAN ENVIRONMENTAL SERVICES, INC.
Address	34400 GLENDALE AVE.
City/State/Zip	LIVONIA MI 48150
Phone Number	734-513-9500
By:	MIKE WEDZINA
Print Name/Title	ACCOUNT MANAGER
Telephone Number	313 402 3695
Email Address	MIKEWEDZINA@HVAC-GES.COM
Date:	2-16-2026

CONTACT PERSON TO WHOM QUESTIONS REGARDING PROPOSAL RESPONSE SHOULD BE DIRECTED:

COMPANY NAME: GUARDIAN ENVIRONMENTAL SERVICES, INC.

NAME: MIKE WEDZINA **TITLE:** ACCOUNT MANAGER

PHONE: 313 · 402 · 3695

EMAIL: MIKEWEDZINA@HVAC-GES.COM

- ❑ Form of Proposal (PF1-PF8)
- ❑ References
- ❑ Qualifications Statement
- ❑ Detailed Warranty Information
- ❑ Bid Security

Guardian Environmental Services, Inc.

34400 GLENDALE AVENUE LIVONIA, MI 48150

PHONE: (734) 513-9500 FAX: (734) 261-8350

February 16, 2026

Guardian Environmental Services (GES) is a full service HVAC Mechanical Contractor. GES was founded in 1984 and has been servicing South East Michigan for now 40 years. Our service, construction and controls team includes over 30 technicians and an average loyalty of 10 years.

At GES, we pride ourselves on the service we provide our customers. Our technicians are factory trained in the equipment we service and install to ensure your mechanical assets are in good hands.

References

1. **David Ellis Academy, West**, 19800 Beech Daly, Redford Charter Twp, Mi. 48240
   $698,154.00, Replacement of 38-Classroom Unit ventilators with AC
   Started 6/18/2024 - Completed 2/28/2024
   ShoRon Graham, 313-574-0538, itshos@yahoo.com

2. **Tram Group**, 47200 Port Street, Plymouth Mi. 48170
   $150,000.00, Replacement of the 100-Ton Chiller with remote Evap
   Started 10/17/2023 – Completed 12/22/2023
   Kyle Fuller, 734-254-8500 (8608), kfuller@tramgroup.com

3. **48th District Court**, 4280 Telegraph, Bloomfield Hills, Mi. 48302
   $108,250.00, 40-Ton RTU replacement
   Started 3/20/2023 – Completed 3/26/2023
   Bob Drago, 248-915-4298, RDragoo@bloomfieldtwp.org

Respectfully,
GUARDIAN ENVIRONMENTAL SERVICES, INC.

Michael S. Wedzina
313-402-3695
mikewedzina@hvac-ges.com
Service Sales Manager

STATEMENT OF QUALIFICATIONS
SANDBURG LIBRARY HVAC AND BOILER REPLACEMENT

Bidders must answer all questions. If more space is needed to complete a question, attach a separate sheet.

Company Name: GOARDIAN ENVIRONMENTAL SERVICES, INC.

Address 34400 GLENDALE AVE. LIVONIA MI. 48150

Contact Person: MIKE WEDZINA Title ACCOUNT MANAGER

Phone No. 313 402 3695 Email MIKEWEDZINA@HVAC-GES.COM

1. Number of years operating under you present name: OVER 40 YEARS.

2. General nature of work performed by your company:

LIGHT INDUSTRIAL & COMMERCIAL HVAC SERVICE + REPLACE

3. Number of years you have performed work similar in scope and size to the work requested in the Invitation for Bid: OVER 40 YEARS

4. Have performed work for the City of Livonia in the last ten (10) years? If so, please specify:

Year of Service	Department Serviced	Description of Services Provided
2022	FIRE STATION HQ	RTU REPLACEMENT
2025	CLEMENTS CIRCLE SPLASH	BOILER REPLACEMENT

COMPANY NAME: GUARDIAN ENVIRONMENTAL SERVICES, INC.

5. List the members of the team who will be assigned to this project and the roles they will perform. Attach copies of the resumes of the persons listed below:

Name	Title	Role	Years of Experience	Number of other projects currently assigned
TBD				

6. What challenges to you foresee with this project?

None

7. What is included in your base price for services? What services will incur additional fees:

Equipment Replacement, Air + Water Balancing, Electrical

No additional fees

HVAC AND BOILER REPLACMENT – SUBCONTRACTOR'S LIST

COMPANY NAME: Smith Bros. Electric. Inc.

ITEM Electrical

COMPANY NAME

ADDRESS: 24032 Haggerty Rd.

CITY/STATE: Farmington Hills MI 48335

PHONE: 248-957-9344

CONTACT PERSON: George Fick

EMAIL gFick@sBElectric.com

[redacted]

ITEM Air Balance

COMPANY NAME Barmatic Inspecting Co. Inc.

ADDRESS: 25648 E. Huron River Dr.

CITY/STATE: Flat Rock, MI 48134

PHONE: 313-381-6600

CONTACT PERSON: Patty Toth

EMAIL VB@Barmatic.net

[redacted]

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Guardian Environmental Services, Inc
34400 Glendale Avenue
Livonia, MI 48150-1302

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)
HVAC and Boiler Replacement - Sandburg Library

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 **17th** day of **February, 2026**

	Guardian Environmental Services, Inc
	(Principal) *(Seal)*
(Witness)	
	(Title)
	Atlantic Specialty Insurance Company
	(Surety) *(Seal)*
(Witness)	
	(Title) **Susan L Small, Attorney-in-Fact**

Init.
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intact INSURANCE

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.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

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.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
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 17th day of February, 2026.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

_____
Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2030

Please direct bond verifications to surety@intactinsurance.com

VTC INSURANCE GROUP

VTC Insurance Group

Farmington Hills, MI 48335
(248)471-0970

BID BOND RESULTS FORM

Guardian Environmental Services, Inc
34400 Glendale Avenue
Livonia, MI 48150-1302

Bid Date: 2/17/2026

Fold — — Fold

You have received a bid bond for the project described below. The Surety Company needs the results of this bid before issuance of further bonds. If you do not know the result, other than your own bid amount, please indicate this when returning it. Thank you for your cooperation.

Account #: **Name:** Guardian Environmental Services, Inc

Project Description: HVAC and Boiler Replacement - Sandburg Library

Obligee name: City of Livonia

Project No: **Bid Amount:** $121,922.00

Bidder's Name	Bid Amount
1.)_____	$_____
2.)_____	$_____
3.)_____	$_____
4.)_____	$_____
5.)_____	$_____

Total Number of Bidders:_____

Remarks: _____

Please return this bid bond result report to:

BOND DEPT
VTC Insurance Group
37000 Grand River Ave, Suite 150
Farmington Hills, MI 48335

Attn: Susan L. Small

LETTER TO THE LIVONIA CITY COUNCIL

11.

DPW
March 19, 2026

MEETING DATE	PRESENTED BY
S040826/R042026	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

AWARD OF BID: for the replacement of the HVAC and boiler system at Sandburg Library, from budgeted funds.

BACKGROUND DETAILS

As we enter into Phase 2 of the Building Controls System Upgrade project (098-23), the DPW went out for bid for the replacement of the HVAC, boiler, pumping and ancillary equipment at the Sandburg Library, 30100 West Seven Mile. A request for bid was placed on the MITN website on January 20, 2026 and the submitted proposals opened in the presence of the Bid Committee on February 17, 2026. Five (5) companies bid on the project. After reviewing the bids, verifying references and insurance, it was decided to award the project to Guardian Environmental Services, 34400 Glendale Ave., Livonia, MI 48154

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

Award bid for the replacement of the HVAC, boiler, pumping and ancillary equipment at the Sandburg Library to Guardian Environmental Services, 34400 Glendale Ave., Livonia, MI 48154 for the bid price of $121,922.00. Funds for this project have been reserved in GL# 401-000-976-000.

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

Replacement of HVAC and boiler systems at Sandburg Library

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

$121,922.00 GL# 401-000-976-000.

DETAILED WORK BEING PERFORMED

Furnish all labor, materials and equipment necessary for removal and replacement of HVAC, boiler and pumping and ancillary equipment at the Sandburg Library

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

$121,922.00 GL# 401-000-976-000.

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

Lowest Bid accepted

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

ATTACHMENTS

1. S040826 LTC HVAC and boiler sys repl @ Sandburg
2. Guardian Bid Sandburg (1)
3. BID TAB - Sandburg Lib 2026
4. 098-23 - Building Controls Upgrade

APPROVED BY

Douglas L. Moore, MSA, Assistant Director of Public Works — Date: March 19, 2026

Benjamin N. Grier, JD, CPA, Finance Director — Date: March 26, 2026

Mike Fisher, Chief Assistant City Attorney — Date: March 26, 2026

Maureen Miller Brosnan, Mayor — Date: March 27, 2026

LETTER TO THE LIVONIA CITY COUNCIL
FROM THE DEPARTMENT OF PUBLIC WORKS

11.

MEETING DATE	PRESENTED BY
S061526/R071326	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

REQUEST FOR AUTHORIZATION TO WAIVE THE FORMAL BIDDING PROCESS AND AWARD OF BID: for the replacement of the boiler system at Robert and Janet Bennett Civic Center Library, from budgeted funds.

BACKGROUND DETAILS

The proposal for the replacement of the Raypak boilers supplying the Robert and Janet Bennett Civic Center Library at 32777 Five Mile Rd. We are replacing them with BTU Lochinvar boilers, includes, as an added cost, the replacement of the two (2) main system pumps. We are requesting Guardian Environmental Services at 34400 Glendale Ave. Livonia, MI 48150, who recently did similar work replacing the HVAC system at Sandburg Library (CR# 159-26).

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

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

- Waive the formal bidding process under 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.

- Award the bid in the amount of $114,667.00 from GL# 401-000-976-000 to Guardian Environmental Services at 34400 Glendale Ave. Livonia, MI 48150, for the replacement of the Raypak boilers supplying the Robert and Janet Bennett Civic Center Library at 32777 Five Mile Rd. Livonia MI 48154

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

Replacement of boiler system at Robert and Janet Bennett Civic Center Library

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

$114,667.00 GL# 401-000-976-000

DETAILED WORK BEING PERFORMED

- Lock out the units
- Disconnect the electrical and controls
- Demo the existing Raypak boiler
- Demo loop for the supply and return gate valves to the boilers.
- Furnish and Install two (2) new Lochinvar CHN1442-M13 Copper-Fin II boilers
- Pipe in the new boilers with new gauges, triple duty valves, check valves and strainers.
- Replace the Expansion Tank bladder
- Reconfigure the gas piping
- Reconfigure the flue piping with new barometric dampers.
- Add fresh air ductwork to close the gap from the intake.
- Reconnect the electrical and the controls
- Insulating the lines
- Check test and start up
- Mechanical permits
- Labor to complete the above scope of work

Option:

- Furnish and install two (2) new main system pumps (10HP base mounted pumps)
- Furnish and install two (2) new B&G gauge Kits

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

$114,667.00 GL# 401-000-976-000

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

NA

REASON TO WAIVE BID PROCESS (Emergency, Professional services, No advantage to City and why, Consortium package, etc): Waive the formal bidding process under 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. 46654 Livonia Library Boilers-main pumps

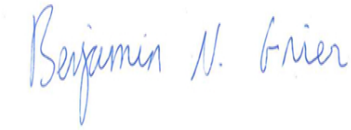
APPROVED BY

Date: June 04, 2026

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

Date: June 04, 2026

Lindsay Fricke, Library Director



Date: June 04, 2026

Benjamin N. Grier, JD, CPA, Finance Director

Date: June 05, 2026

Eric Goldstein, City Attorney

Date: June 05, 2026

Maureen Miller Brosnan, Mayor

Guardian Environmental Services, Inc.
34400 GLENDALE AVENUE LIVONIA, MICHIGAN 48150-1302
PHONE: (734) 513-9500 FAX: (734) 513-9560

Arnold Pollis May 21, 2026
734-446-2653

City of Livonia, Library Quote # 46654
32777 Five Mile Rd.
Livonia, Mi. 48154

Subject:
Proposal for the replacement of the Raypak boilers suppling the Civic Center. We are replacing with like BTU Lochinvar boilers. Included as an added cost, the replacement of the Two (2) main system pumps.

Scope:
- Lock out the units
- Disconnect the electrical and controls
- Demo the existing Raypak boiler
- Demo loop for the supply and return gate valves to the Boilers
- Furnish and Install Two (2) new Lochinvar CHN1442-M13 Copper-Fin II boilers
- Pipe in the new boilers with new gauges, Triple duty valves, check valves and strainers
- Replace the Expansion Tank bladder
- Reconfigure the gas piping
- Reconfigure the Flue piping with new Barometric dampers
- Add fresh air ductwork to close the gap from the intake
- Reconnect the electrical and the controls
- Insulating the lines
- Check test and start up
- Mechanical permits
- Labor to complete the above scope of work

COST…… **Ninety-Six Thousand, Eight Hundred Seventy-Eight Dollars ($96,878.00)**

Option:
- Furnish and install Two (2) new main system pumps (10HP base mounted pumps)
- Furnish and install Two (2) new B&G gauge Kits

Additional: $17,789.00

Total Cost: $114,667.00

Please note:
Due to the current volatility in product pricing, availability and delivery, the prices quoted above are good for seven (7) days from the date of this proposal. Approvals received beyond seven (7) days are subject to revisions in pricing which will be submitted in writing for further authorization before proceeding.

Not Included:
Any additional work will be brought to the customers attention to be quoted

Hours of Work:
All work to be performed during normal business hours, 8:00a.m. – 4:30p.m., Monday through Friday.

Guardian Environmental Services, Inc.
34400 GLENDALE AVENUE LIVONIA, MICHIGAN 48150-1302
PHONE: (734) 513-9500 FAX: (734) 513-9560

Terms:
50% due at signing, 50% after completion

Thank you in advance,
Guardian Environmental Services, Inc.

Michael Wedzina
313-402-3695
mikewedzina@hvac-ges.com
Service Sales Manager

Accepted for:
City of Livonia, Civic Center Library

By: _____Date: _____ Purchase Order No.: _____

LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

15.

MEETING DATE	PRESENTED BY
R061526/R071326	Eric Goldstein, City Attorney

AGENDA ITEM

ROLL CALL: Proposed Amendment to the Livonia Code of Ordinances, as amended, Petition 2026-03-03-01, submitted by Seven Mile/Farmington Venture LP, requesting to vacate the existing water main and scenic easements at 33500 Seven Mile Road.
First reading given by Councilmember Carrie Budzinski on June 15, 2026.

BACKGROUND DETAILS

At your regular meeting of June 1, 2026, you unanimously approved Petition 2026-03-03-01, submitted by Seven Mile/Farmington Venture LP, requesting to vacate the existing water main and scenic easements (33500 Seven Mile Road), located on the Southeast ¼ of Section 4.

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

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

First Read

ATTACHMENTS

1. R061526 LTC Vacating Seven and Farmington
2. Ordinance for 2026-03-03-01 - Schostak
3. S051826 2026-03-03-01 Seven Mile and Farm Venture Mintues
4. S051826 LTC 2026-03-03-01, Seven MileFarmington
5. 2026-03-03-01_Notice of PH
6. 2026-03-03-01_E-COUNCIL Pkt

APPROVED BY

_____ Date:
Eric Goldstein, City Attorney

_____ Date:
Maureen Miller Brosnan, Mayor

LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

17.

MEETING DATE	PRESENTED BY
R061526/R071326	Eric Goldstein, City Attorney

AGENDA ITEM

PROPOSED AMENDMENT TO THE LIVONIA CODE OF ORDINANCES, AS AMENDED: Petition 2026-03-03-01, submitted by Seven Mile/Farmington Venture LP, requesting to vacate the existing water main and scenic easements at 33500 Seven Mile Road.

BACKGROUND DETAILS

At your regular meeting of June 1, 2026, you unanimously approved Petition 2026-03-03-01, submitted by Seven Mile/Farmington Venture LP, requesting to vacate the existing water main and scenic easements (33500 Seven Mile Road), located on the Southeast ¼ of Section 4.

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

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

First Read

ATTACHMENTS

1. Ordinance for 2026-03-03-01 - Schostak

APPROVED BY

Eric Goldstein, City Attorney — Date: June 02, 2026

Maureen Miller Brosnan, Mayor — Date: June 04, 2026

AN ORDINANCE VACATING THE USE OF PORTIONS OF STREET, ALLEY AND PUBLIC GROUND.

THE CITY OF LIVONIA ORDAINS:

Section 1. The report and recommendation of the City Planning Commission, dated May 6, 2026, setting forth its resolution #05-32-2026 on Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., requesting to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road, in the Southeast 1/4 of Section 4, City of Livonia, Wayne County, Michigan, is hereby accepted and adopted and the Council does hereby approve all proceedings on said Petition 2026-03-03-01, it appearing that a public hearing thereon was held on May 5, 2026, as provided by law and that the proper notices of such hearing were given.

Section 2. Pursuant to Chapter 8 of Title 12 of the Livonia Code of Ordinances, as amended, the City of Livonia's use of the following property is hereby vacated:

> Twenty (20) foot wide easements, the center lines of said easements being more particularly described as:
>
> Beginning at a point on the west line of Farmington Road (120' wide) distant North 660 feet along the center line of Farmington Road and West 60 feet from the S.E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan; thence West 784.20 feet, thence South 600 feet to the North line of Seven Mile Road (120' wide) and the point of ending
>
> and
>
> Beginning at a point distant 511 feet west and 660 feet north of the S.E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence North 15 feet to the point of ending
>
> and

Beginning at a point distant 884.20 feet West and 590 feet North from the S.E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, Thence West 278 feet to the point of ending

and

Beginning at a point distant 152 feet West and 660 feet North of the S.E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence South 322 feet to the point of ending

and

Beginning at a point distant 844.20 feet West and 350 feet North of the S.E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence West 33 feet to the point of ending.

also

The South 60 feet of the East 160 feet of the following parcel of land:

That part of the S.E. ¼ of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as: Beginning at the intersection of the W. line of Farmington Road with the N. line of Seven Mile Road, which point is distant S. 89° 57' 10" W., 60.00' and N. 00° 00' 50" W., 60.00' from the S.E. corner of said Section 4; thence along the N. line of said Seven Mile Road, S. 89° 57' 10" W., 886.20'; thence N. 00° 00' 50" W., 640.00'; thence N. 62° 55' 45" E., 275.11'; thence N. 89° 57' 10" E., 200.00'; thence S. 00° 00' 50" E., 150.00'; thence N. 89° 57' 10" E., 441.20' to a point on the W. line of said Farmington Road; thence along said line, S. 00° 00' 50" E., 615.00' to the point of beginning.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Should any portion of this ordinance be held invalid for any reason, such holding shall not be construed as affecting the validity of any of the remaining portions of this ordinance.

CITY OF LIVONIA – CITY COUNCIL
MINUTES OF STUDY MEETING HELD MAY 18, 2026

Meeting was called to order at 8:17 p.m. by President Reid. Present: Robin Persiconi, Martha Ptashnik, Vice President Brockway, Eileen McDonnell, and President Reid. Absent: Carrie Budzinski and Brandon McCullough.

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

5. VACATING PETITION 2026-03-03-01: submitted by Seven Mile/Farmington Venture LP, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the Southeast ¼ of Section 4.

   Mark Taormina, Planning and Economic Development Director, stated the water lines have all been removed, the easements that still exist are an encumbrance on the property and need to be removed, and the scenic easement no longer functions as originally intended.

   Motion was made by Vice President Brockway to put the matter on the Consent portion of the next Regular Agenda.

   DIRECTION: APPROVING CONSENT

LETTER TO THE LIVONIA CITY COUNCIL

5.

Planning
May 6, 2026

MEETING DATE	PRESENTED BY
S051826/R060126	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

VACATING PETITION 2026-03-03-01: submitted by Seven Mile/Farmington Venture LP, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the Southeast ¼ of Section 4.

BACKGROUND DETAILS

May7, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-03-03-01– Schostak

Dear Council Members:

At the 1,245th Meeting held by the Livonia City Planning Commission on May 5, 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)

#05-32-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on May 5, 2026, Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the southeast ¼ of Section 4, the Planning Commission does hereby recommend to the City Council that Petition 2026-03-03-01, be approved for the following reasons:

1. The water main infrastructure associated with the easement is no longer in use or has been relocated as part of the site's redevelopment;

2. The scenic easement is no longer necessary given the updated site layout and improvements; and

3. No reporting City department or public utility has objected to the proposed vacating.

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. 2026-03-03-01_Notice of PH
2. 2026-03-03-01_E-COUNCIL Pkt

APPROVED BY

Date: May 07, 2026

Mark Taormina, Planning and Economic Development Director

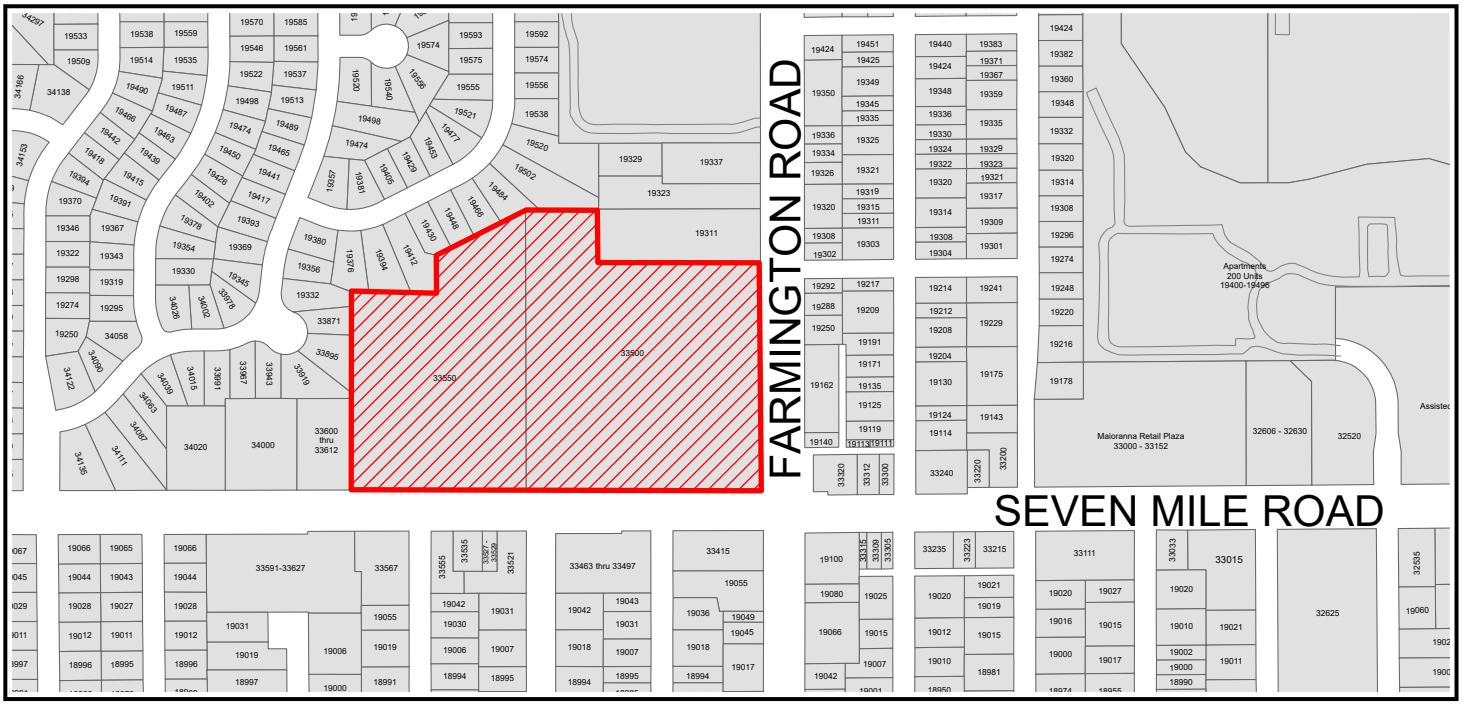
Date: May 08, 2026

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA PLANNING COMMISSION

A PUBLIC HEARING WILL TAKE PLACE BEFORE THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA ON TUESDAY MAY 5, 2026 AT THE LIVONIA CITY HALL, 33000 CIVIC CENTER DRIVE, LIVONIA, MICHIGAN AT 7:00 P.M., OR AS SOON THEREAFTER AS THE AGENDA WILL PERMIT ON THE FOLLOWING ITEMS:

Petition 2026-03-03-01 submitted by Seven Mile/Farmington Venture LP, pursuant to Chapter 12.08.030 of the Livonia Code of Ordinances, and Section 2.3 of the Development Agreement between the City of Livonia and Seven Mile/Farmington Venture LP, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the Southeast ¼ of Section 4.



YOU ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING AND PRESENT YOUR VIEWS ON THIS MATTER TO THE CITY PLANNING COMMISSION. IN LIEU OF ATTENDING THE MEETING, YOU MAY PRESENT YOUR VIEWS IN WRITING ADDRESSED TO: CITY OF LIVONIA PLANNING COMMISSION, 33000 CIVIC CENTER DRIVE, LIVONIA, MI 48154, OR BY EMAIL TO: PLANNING@LIVONIA.GOV

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Planning Department of the City of Livonia, upon adequate notice, will make reasonable accommodations for persons with special needs. Please call 734-466-2290 if you need assistance.

CITY OF LIVONIA PLANNING COMMISSION

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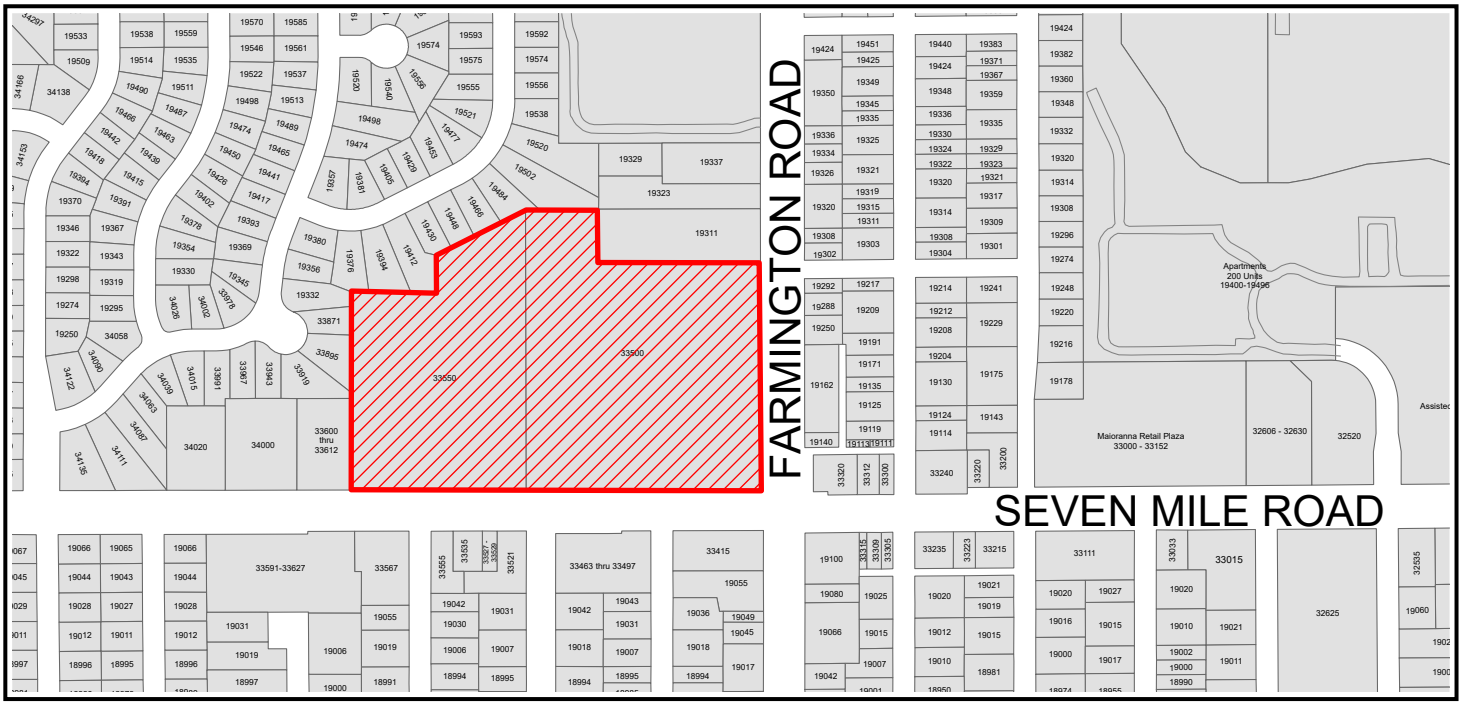

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schostak
BROTHERS & COMPANY
est. 1920

17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248.262.1000
www.schostak.com

DAVID H. JOHNS
Vice President
Development and Construction Division

direct: 248.357.6152
johns@schostak.com

March 26, 2026

Via Hand Delivery

City Council via City Clerk
City of Livonia
33000 Civic Center Drive
City Hall, 1st Floor
Livonia, MI 48154

CITY OF LIVONIA
PLANNING DEPARTMENT
MAR 26 2026
RECEIVED

RE: Easement Vacations
7 Mile Planned General Development
33500 Seven Mile Road
Livonia, MI

Dear City Council:

Pursuant to Section 2.3 of the Development Agreement between the City of Livonia and Seven Mile/Farmington Venture LP, attached are following items needed for the vacation of the existing easements regarding the 7 Mile Planned General Development:

- One (1) copy of ALTA / NSPS Land Title Survey (prior to redevelopment of site)
- One (1) copy of Exception 13 for the existing Water Main Easement, Liber 17973, page 705
- One (1) copy of Exception 17 for the existing Scenic Easement, Liber 26193, page 866
- One (1) Check No. 002591 in the amount of $650 for the processing fee

We are requesting that the city vacate the existing water main and scenic easements as they are no longer needed as part of the redevelopment of this site. Please feel free to forward these items to the Law Department and Engineering Division as needed in order to place us on upcoming Planning Commission and City Council meeting agendas.

Please feel free to contact me if you have any questions or if you should need additional information. Thank you.

Sincerely,

SEVEN MILE/FARMINGTON VENTURE LP
By: Schostak Brothers & Company, Inc.
Its: Managing Agent

By: David H. Johns, VP Development & Construction
Its: Authorized Representative

DHJ/amg

Encls.

ec: Erik Fix

MINUTES OF THE 1,245th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, May 5, 2026, the City Planning Commission of the City of Livonia held its 1,245th 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	David Bongero	Glen Long
	Peter Ventura	Sam Caramagno	Ian Wilshaw

Members absent: Patrick Droze

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 #3 PETITION 2026-03-03-01 Schostak Brothers

Mr. Caramagno, Secretary, announced the first item on the agenda Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the southeast ¼ of Section 4.

Mr. Uhazie: Thank you. This is a request to vacate the existing main, water main and scenic easements. The location, as mentioned, is on

the northwest corner of Seven and Farmington, the future site of the Meijer and multifamily development. The property is currently zoned C-2. There is a 20-foot-wide water main easement that is C shaped along the perimeter of the property, and then the scenic easement is located in the southeast corner of the site. The petitioner has stated that they no longer have a need for the infrastructure and it has been relocated to other parts of the redevelopment. The Engineering Department has supported the vacating request. Approval of this petition will help avoid future title issues for the owners and anyone with interest in this subject 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 March 31, 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 easement vacations but would like to note the following items: 1. The subject parcel is assigned to the address of #33500 Seven Mile Road. 2. The developer has been in contact with this department and will be providing replacement easements over the public utilities installed during the proposed project, once the final locations are known."* The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Finance Department, dated April 15, 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 Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated March 30, 2026, which reads as follows: "*The owner of the property is current on the property taxes*" The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Alright, thank you, Mr. Uhazie. Any questions for staff as there is no one here representing the petitioner for this.

Mr. Uhazie: We told them that they didn't have to. It's not necessary.

Mr. Wilshaw: Okay, very good. There's no questions from my colleagues. Is there anyone in the audience wishing to speak on this item. No one in the…go ahead. Feel free to come forward. Good evening, sir.

Charles Johnson, 32930 Stamford, Livonia, MI. The property backs up against the property in question and to the easement. We've actually…our family has been associated with the property since 1989, quite a long time. We're really excited about the project. I mean, it seems like Shostak is just doing a great job. They've taken great care to ensure that the owners are not in a bad position as it relates to the supermarket. My only reason for stepping to the podium is just to make sure that I understand. So, one of the things that Shostak said, when they sold the property was that, in order to protect the property owners rights, that about this, you know, development, that they would add a couple of feet to the wall, and that they would build it like a berm along the wall, and that they would put plantings up there. Is any of that affected in any way by this release of the easements?

Mr. Wilshaw: And you're referring to the westerly and the sort of north and west sides of the property where it abuts the residential?

Mr. Johnson: Yes, right there, where your pointer is. That would be my property, but they…so the answer to your question is yes, that's what I'm referring to.

Mr. Wilshaw: Okay. Very good. Thank you, sir, Mr. Uhazie, do you want to address that question in terms of where these easements are located and if that would be affected?

Mr. Uhazie: Yes. So these easements are located closer to the roads. Vacating this would not change any of the site plans. They would be held to their approved development agreement. So all that will be unchanged. This is basically just so that…it kind of cleans up the entitlements for the property in the future that the easements will…when they redo the easements, the easements will actually line up with the existing infrastructure, because right now it would not. They would no longer match up. So, anything that was part of the development plan, as far as the landscaping, fences and all that stuff, building design, would all remain the same as what was approved originally.

Mr. Johnson: So, I took a peek over the back wall, and I looked to see where, you know, the fire hydrants, or you know the water access were, and there are…there is water access along that back wall there. Are they pulling those water mains out? And if they are pulling them out is it because they're putting new ones in in another more convenient place?

Mr. Uhazie: Well, the vacating that we're discussing here is closer to Seven Mile but yes, they would be, I would imagine that they are

relocating to where the plan did clearly state where all the water mains would be and the fire department did review those. So they will be following the approved plan that was originally submitted.

Mr. Johnson: I don't think this affects the neighbors in any way then, thank you.

Mr. Wilshaw: Thank you, Mr. Johnson, for coming. Anyone else wishing to speak on this item? If not, I will close the public hearing if there's no other comments from my colleagues and a motion is in order.

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

#05-32-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on May 5, 2026, Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the southeast ¼ of Section 4, the Planning Commission does hereby recommend to the City Council that Petition 2026-03-03-01, be approved for the following reasons:

1. The water main infrastructure associated with the easement is no longer in use or has been relocated as part of the site's redevelopment;

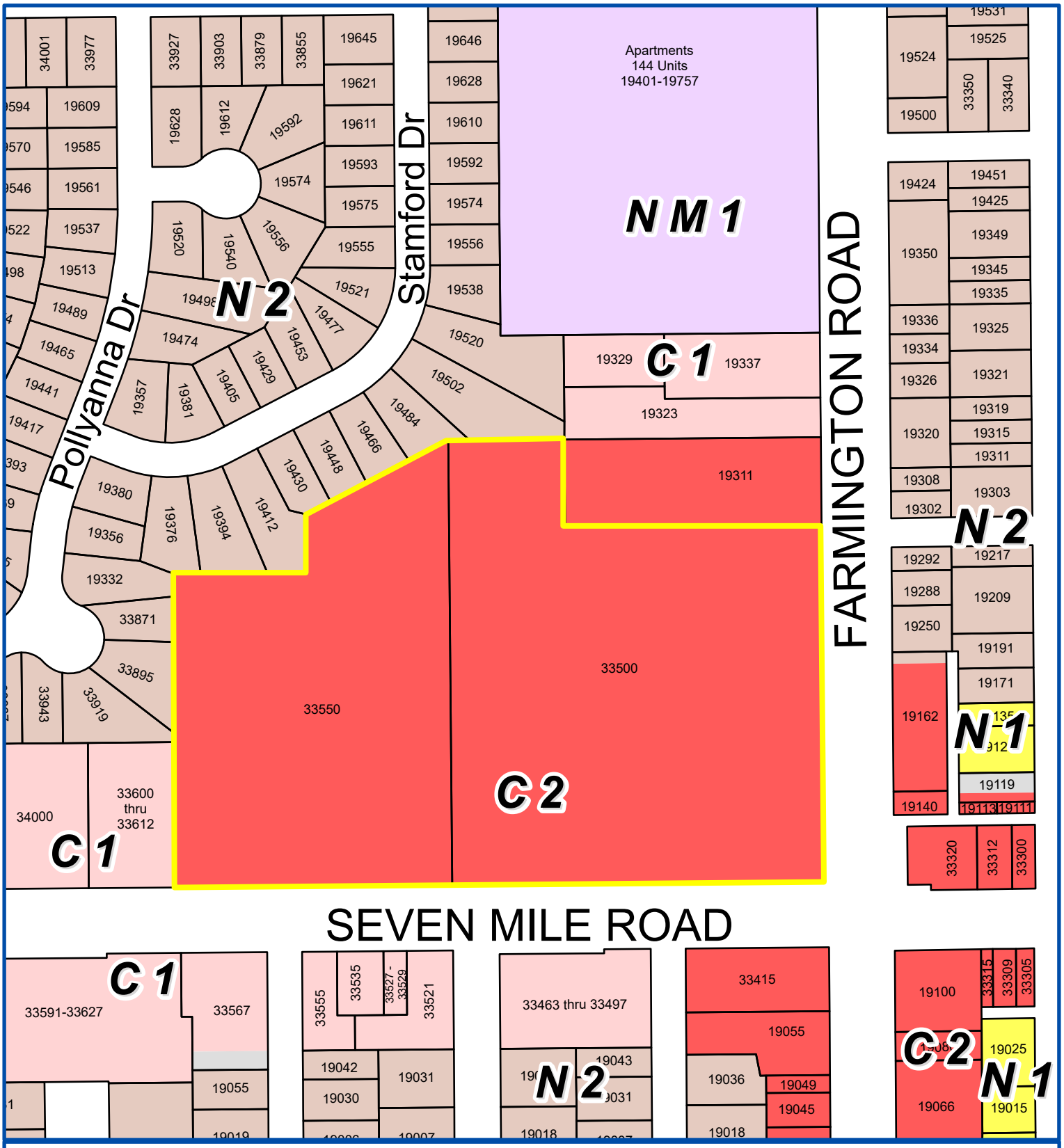
2. The scenic easement is no longer necessary given the updated site layout and improvements; and

3. No reporting City department or public utility has objected to the proposed vacating.

***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.



8 MILE ROAD

WAYNE ROAD

FARMINGTON ROAD

7 MILE ROAD

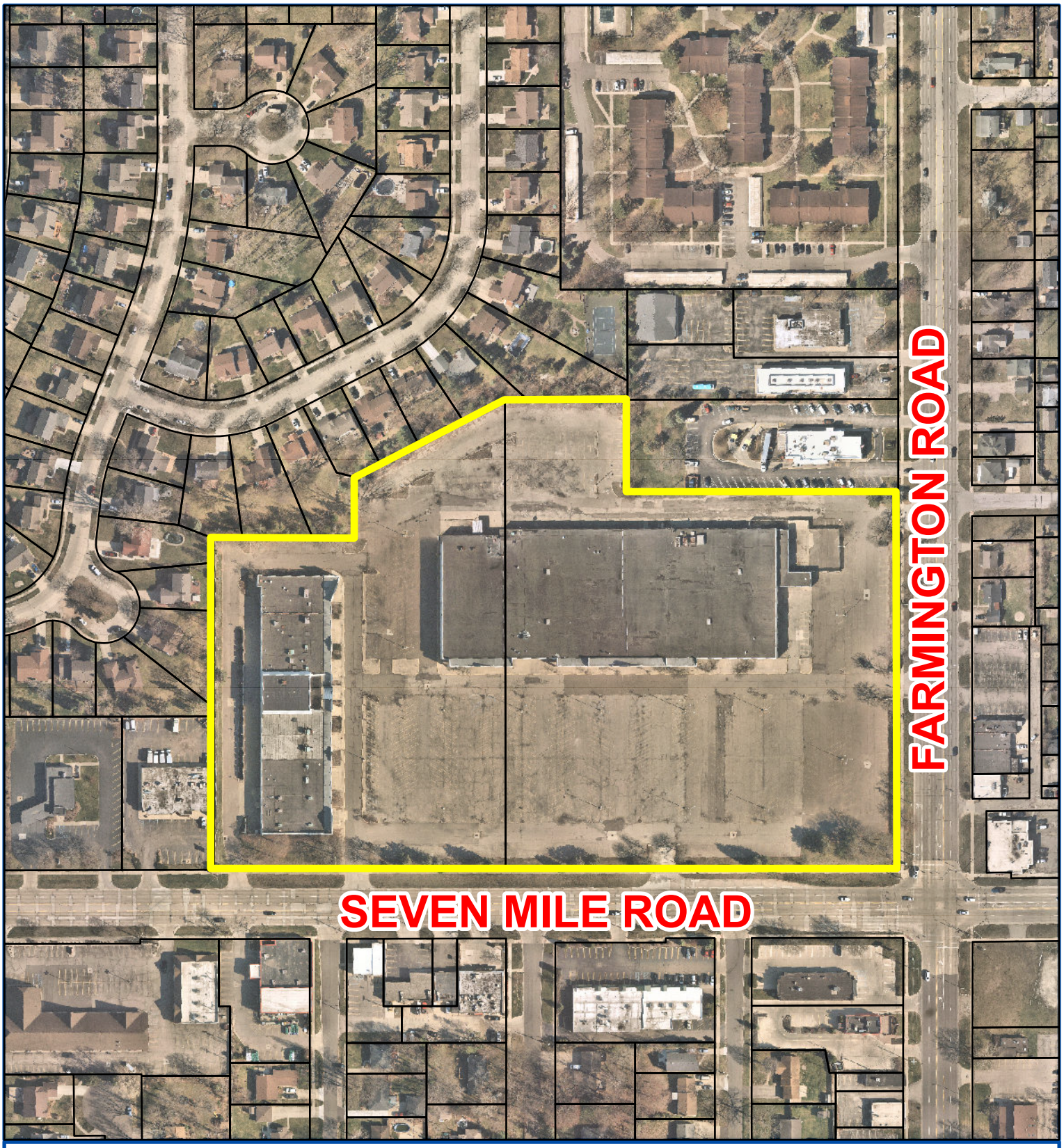
Address & Zoning Map

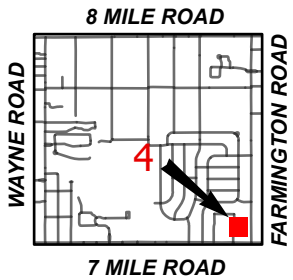
Petition 2026-03-03-01
Schostak
33500 W. Seven Mile Rd.

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-03-03-01
Schostak
33500 W. Seven Mile Rd.

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 2

Petition 2026-03-03-01 submitted by Schostak Brothers & Company Inc., pursuant to Section 12.03 of the Livonia Code of Ordinances, as amended, to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road, located on the northwest corner of Farmington Road and Seven Mile Road in the southeast ¼ of Section 4.

April 28, 2026: Study Meeting:

The petitioner is requesting approval to vacate an existing twenty-foot (20') wide water main easement and a scenic easement located on the property at 33500 Seven Mile Road, situated at the northwest corner of Farmington Road and Seven Mile Road. The subject site has recently been redeveloped with a new Meijer grocery store, and the petitioner indicates that the existing easements are no longer necessary to support current or future utility or site operations. The water main easement is configured in a "C-shape" along the perimeter of the property, while the scenic easement is located in the southeast corner of the site.

Pursuant to the City of Livonia's review standards and general planning practices, easements may be considered for vacation when they are determined to be no longer required for public utilities, drainage, access, or other municipal purposes. In this case, the petitioner has indicated that the water main infrastructure associated with the easement is no longer in use or has been relocated as part of the site's redevelopment. Similarly, the scenic easement is no longer necessary given the updated site layout and improvements. Any action to vacate these easements would be contingent upon verification from the City's Engineering Division and other applicable departments that no existing or future public need will be compromised.

Should the easements be vacated, the land area would revert to the control of the property owner and may be incorporated into the overall site without restriction. The proposed vacation appears consistent with the intent of the Livonia Zoning Ordinance to allow reasonable use of property while ensuring that adequate infrastructure and public interests are maintained. Final approval would require confirmation that all utilities have been properly addressed and that no adverse impacts will result from the removal of these easements.

City ordinance requires that vacating petitions first have a public hearing by the Planning Commission, with a report and recommendation submitted to the City Council. Notice of this petition to vacate the easement has been provided to all known utility and communications companies.

May 5, 2026: Public Hearing:

Approving Resolution: The request to determine whether or not to vacate the existing water main and scenic easements at 33500 Seven Mile Road is hereby approved subject to the following conditions and for the reasons stated below:

1. The water main infrastructure associated with the easement is no longer in use or has been relocated as part of the site's redevelopment;

2. The scenic easement is no longer necessary given the updated site layout and improvements; and

3. No reporting City department or public utility has objected to the proposed vacating.

REC. 1 FEB 3 1972 11 3 58 A M
BERNARD J. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN 48226

F678509

L 17973 PA 705

GRANT OF EASEMENT

THIS INDENTURE, made this 26th day of October, 19 71, between Jerome L. Schostak and Nat Korash, both married men, / Arlene Schostak and Betty Korash whose street number and post office address is 21311 Civic Center Drive, Southfield, Michigan, parties of the first part, and the CITY OF LIVONIA, a Michigan Municipal Corporation, party of the second part, whose street number and post office address is 33001 Five Mile Road, Livonia, Michigan, 48154.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration to them in hand paid by the said party of the second part, the receipt of which is hereby confessed and acknowledged, do by these presents grant unto the said party of the second part, its successors and assigns an easement for public purposes and use, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

Twenty (20) foot wide easements, the center lines of said easements being more particularly described as
Beginning at a point on the west line of Farmington Road (120' wide) distant North 660 feet along the center line of Farmington Road and West 60 feet from the S. E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan; thence West 784.20 feet, thence South 600 feet to the North line of Seven Mile Road (120' wide) and the point of ending

and

Beginning at a point distant 511 feet west and 660 feet north of the S. E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence North 15 feet to the point of ending

and

Beginning at a point distant 884.20 feet West and 590 feet North from the S. E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, Thence West 278 feet to the point of ending

and

Beginning at a point distant 152 feet West and 660 feet North of the S. E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence South 322 feet to the point of ending

and

Beginning at a point distant 844.20 feet West and 350 feet North of the S. E. corner of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, thence West 33 feet to the point of ending.

(Water Main Easements)

F678509

LEGAL DESCRIPTION APPROVED 10-28-71

including the right of access in the party of the second part to go over and upon that part of said piece of land of the parties of the first part, for public purposes and use, of the party of the second part providing that the granting of the above easement does not vest in the party of the second part authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the said party of the second part, its successors and assigns, shall maintain same for public purposes and use.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the party of the second part will use every effort possible to leave the premises in as good condition as at present.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

In the Presence of)

Ruth Ross

Alice Dunning

768366

Arlene Schostak

Jerome L. Schostak

Nat Korash

Betty Jane Korash

RECEIVED
MAR 26 2026
CITY OF LIVONIA
PLANNING DEPARTMENT

L 17973 PA 706

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

On this 26th day of October, 19 71, before me personally appeared Jerome L. Schostak and Nat Korash, Arlene Schostak and Betty Korash to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Alice Dunning
Notary Public, Wayne County, Michigan

My Commission expires: June 15, 1974

(corporate form)

STATE OF MICHIGAN)
) SS
COUNTY OF WAYNE)

On this _____ day of _____, 19___, before me personally appeared _____ to me personally known, who being by me sworn, did each for himself say that they are respectively the _____ and _____ of the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said _____ acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, _____ County, Michigan

My commission expires: _____, 19___.

Approved as to form:
DEPARTMENT OF LAW

Dated: 10-29-71

Instrument drafted by:

Harry C. Tatigian - City Attorney
Department of Law
33001 Five Mile Road
Livonia, Michigan 48154

When recorded return to:
OFFICE OF THE CITY CLERK
33001 Five Mile Road
Livonia, Michigan 48154

7683366

92267112

L126193PA866

NATURAL USE, SCENIC AND OPEN SPACE EASEMENT

WHEREAS, Grantor, Seven Mile/Farmington Venture Limited Partnership, a Michigan limited partnership, whose address is First Center Office Plaza, Suite 600, 26913 Northwestern Highway, Southfield, Michigan 48034 (hereinafter referred to as the "Owner"), is the owner in fee simple of the real property described in CLAUSE I of this declaration, and is desirous of subjecting the real property described in CLAUSE I to the conditions, covenants, restrictions, reservations and easements hereinafter set forth, each and all of which is and are for the benefit of said property and/or any portion thereof, and shall inure to the benefit of said property and each and every parcel thereof, and for the public as described in the Conservation and Historic Preservation Easement Act.

NOW, THEREFORE, the Owner hereby conveys and grants an easement in the real property described in and referred to in CLAUSE I hereof to the City of Livonia, a Michigan municipal corporation, its successors and assigns, for the purposes, restrictions, reservations and limitations hereinafter set forth in CLAUSES II, III, IV, V and VI.

92267112

92 DEC -2 PM 2:12

CLAUSE I

The land to be affected by the Natural Use, Scenic and Open Space Easement contained herein is described as follows:

The South 60 feet of the East 160 feet of the following parcel of land:

That part of the S.E. 1/4 of Section 4, T. 1 S., R. 9 E., City of Livonia, Wayne County, Michigan, described as: Beginning at the intersection of the W. line of Farmington Road with the N. line of Seven Mile Road, which point is distant S. 89° 57' 10" W., 60.00' and N. 00° 00' 50" W., 60.00' from the S.E. corner of said Section 4; thence along the N. line of said Seven Mile Road, S. 89° 57' 10" W., 886.20'; thence N. 00° 00' 50" W., 640.00'; thence N. 62° 55' 45" E., 275.11'; thence N. 89° 57' 10" E., 200.00'; thence S. 00° 00' 50" E., 150.00'; thence N. 89° 57' 10" E., 441.20' to a point on the W. line of said Farmington Road; thence along said line, S. 00° 00' 50" E., 615.00' to the point of beginning. 046-016-99-0016-003.

APPROVED AS TO FORM
DEPARTMENT OF LAW

LEGAL DESCRIPTION APPROVED

DEC 1, 1992

CLAUSE II

GENERAL PURPOSES OF EASEMENT

The real property described in CLAUSE I hereof is subjected to a Natural Use, Scenic and Open Space Easement in accordance with enabling provisions in Act No. 197 of the Michigan Public Acts of 1980, MCLA 399.251 et seq. to insure proper use and preserve and protect the property described in CLAUSE I hereof; to insure adequate and reasonable development of said property; to encourage the erection of attractive improvements thereon; and in general to provide adequately for landscaping and open space in and upon said property

2 12 MED

CLAUSE III

OPEN SPACE

The property described in CLAUSE I hereof is to be used and utilized for natural, scenic, open space landscaping and beautification purposes only.

CLAUSE IV

LANDSCAPING

The Owner and its heirs, administrators, executors and assigns shall be required to maintain all plantings and landscaping located, from time to time, within the property described in CLAUSE I hereof.

CLAUSE V

INSTALLATION AND CONSTRUCTION OF SIGNS

With respect to any and all development and/or construction on the property described in CLAUSE I, it shall be required that prior to the installation and construction of any and all kinds and manner of signs, whether detached, affixed or free-standing, written approval of the City of Livonia be obtained. This Clause shall be applicable to the subject property regardless of any ordinance provisions promulgated by the City of Livonia which might otherwise permit the installation of such signs.

CLAUSE VI

INGRESS AND EGRESS - MOTOR VEHICLE TRAFFIC

No points of egress or ingress shall be permitted with respect to the subject property described in CLAUSE I relating to public rights-of-way. The application and effect of this Clause shall be limited to motor vehicle traffic only and shall not be applicable to pedestrian traffic.

Dated this 7th day of August, 1992.

Signed in the presence of:

CAROLYN I. [illegible]

MIRIAM BLOOM

SEVEN MILE/FARMINGTON VENTURE LIMITED PARTNERSHIP, a Michigan limited partnership

By: Seven Mile/Farmington, Inc., a Michigan corporation, General Partner

By: DAVID W. SCHOSTAK

Its: Vice President

STATE OF MICHIGAN)
) SS
COUNTY OF [illegible])

The foregoing instrument was acknowledged before me this 7th day of [illegible], 1992, by [illegible] and DAVID W.S. HASTAK the [illegible] of Seven Mile/Farmington, Inc., a Michigan corporation, which is a General Partner of Seven Mile/Farmington Venture Limited Partnership, a Michigan limited partnership, on behalf of said partnership.

CAROLYN M. [illegible]
Notary Public, [illegible]
My Commission [illegible]

[signature]
Notary Public
[illegible] County, Michigan
My commission expires: 5-25-95

WHEN RECORDED RETURN TO:

Office of the City Clerk
Livonia City Hall
33000 Civic Center Drive
Livonia, Michigan 48154

DRAFTED BY:

George A. Weible
Assistant City Attorney
City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

A5733g

FORECLOSURE ENVIRONMENTAL COUNTY REGISTER OF DEEDS
DEC 17 1992

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

DOUGLAS L. MOORE, MSA
INTERIM DIRECTOR OF PUBLIC WORKS

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

March 31, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-03-03-01 – #33500 Seven Mile Road (Meijer)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#33500 Seven Mile Road**.

2. The developer has been in contact with this department and will be providing replacement easements over the public utilities installed during the proposed project, once the final locations are known.

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 FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT

MAUREEN MILLER BROSNAN
MAYOR

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

April 15, 2026

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

Petition 2026-03-03-01 - 33500 Seven Mile Road (Seven Mile/Farmington Venture LP)

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,

Ermon Sims
Chief Accountant

ES: jw

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

March 30, 2026

RE: 33500 Seven Mile

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

LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

16.

MEETING DATE	PRESENTED BY
R071326	Eric Goldstein, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from A&R Packing Co., Inc., for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-109-03-0822-012).

BACKGROUND DETAILS

We are transmitting for Council acceptance of a Grant of Easement, secured without monetary consideration, from A&R Packing Co., Inc., for a storm sewer easement in the Northwest 1/4 of Section 28, in connection with the storm sewer constructed at 34150 Autry.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated June 1, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from A&R Packing Co, Inc., executed by Cynthia Iannetta, Its Plant Manager, for A&R Packing Co., Inc., for a storm sewer easement in connection with the construction of a storm sewer at 34150 Autry, the subject location in the Northwest 1/4 of Section 28, more particularly described as:

STORM SEWER EASEMENT

AN EASEMENT FOR STORM SEWER OVER PARCEL 46-109-03-0822-012, BEING PART OF THE LOT 822, OF SUPERVISOR'S LIVONIA PLAT NO. 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 70 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS.

DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 822; THENCE NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 531.72 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, 252.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 820 OF SAID

SUPERVISOR'S LIVONIA PLAT NO. 14; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST, 129.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST, 24.88 FEET; THENCE SOUTH 09 DEGREES 55 MINUTES 01 SECONDS WEST, 46.84 FEET TO A POINT ON A CURVE ON THE NORTHERLY LINE OF AUTRY AVENUE (60.00 FEET WIDE), AS DEDICATED TO THE CITY OF LIVONIA; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, 20.10 FEET MEASURED ALONG THE ARC OF SAID CURVE , HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 27 MINUTES 15 SECONDS AND WHOSE CHORD BEARS NORTH 76 DEGREES 46 MINUTES 27 SECONDS WEST, A LENGTH OF 20.03 FEET; THENCE NORTH 09 DEGREES 55 MINUTES 01 SECONDS EAST, 70.21 FEET; THENCE SOUTH 80 DEGREES 24 MINUTES 56 SECONDS EAST, 16.45 FEET TO THE POINT OF BEGINNING.

SEE ATTACHED STORM SEWER EASEMENT SKETCH

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

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

RESOLVED, that having considered a communication from the Department of Law, dated June 1, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from A&R Packing Co, Inc., executed by Cynthia Iannetta, Its Plant Manager, for A&R Packing Co., Inc., for a storm sewer easement in connection with the construction of a storm sewer at 34150 Autry, the subject location in the Northwest 1/4 of Section 28, more particularly described as:

STORM SEWER EASEMENT

AN EASEMENT FOR STORM SEWER OVER PARCEL 46-109-03-0822-012, BEING PART OF THE LOT 822, OF SUPERVISOR'S LIVONIA PLAT NO. 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 70 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS.

DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 822; THENCE NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 531.72 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, 252.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 820 OF SAID SUPERVISOR'S LIVONIA PLAT NO. 14; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST, 129.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST, 24.88 FEET; THENCE SOUTH 09 DEGREES 55 MINUTES 01 SECONDS WEST, 46.84 FEET TO A POINT ON A CURVE ON THE NORTHERLY LINE OF AUTRY AVENUE (60.00 FEET WIDE), AS DEDICATED TO

THE CITY OF LIVONIA; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, 20.10 FEET MEASURED ALONG THE ARC OF SAID CURVE , HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 27 MINUTES 15 SECONDS AND WHOSE CHORD BEARS NORTH 76 DEGREES 46 MINUTES 27 SECONDS WEST, A LENGTH OF 20.03 FEET; THENCE NORTH 09 DEGREES 55 MINUTES 01 SECONDS EAST, 70.21 FEET; THENCE SOUTH 80 DEGREES 24 MINUTES 56 SECONDS EAST, 16.45 FEET TO THE POINT OF BEGINNING.

SEE ATTACHED STORM SEWER EASEMENT SKETCH

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. A&R Packing - Storm Sewer Easement 34150 Autry

APPROVED BY

Eric Goldstein, City Attorney

Date: June 01, 2026

Maureen Miller Brosnan, Mayor

Date: June 12, 2026

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
Interim Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

May 27, 2026

Department of Law
City of Livonia

Re: Public Utility Easement for Storm Sewer
N.W. 1/4 of Section 28
For A&R Packing Co., Inc.
34150 Autry – Parcel ID: 46-109-03-0822-012

Ladies and Gentlemen:

Transmitted herewith is the signed Grant of Easement received from A&R Packing Co., Inc. for a public utility easement in the N.W. 1/4 of Section 28. The above easement was required by this office in connection with A&R Packing Co., Inc.

The legal description contained in the instrument meets with the approval of this office. In addition, we attach herewith the maps showing the proposed conveyance.

Please review the instruments as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kmm
Attachment
cc: Cynthia Iannetta, Plant Manager, A&R Packing Co., Inc., 34400 Industrial, Livonia, MI 48150
File

RECEIVED
MAY 29 2026
DEPARTMENT OF LAW
CITY OF LIVONIA

M:\ALL OTHER MATTERS\Easements\34150 Autry - A&R Packing, Storm Sewer Easement\5-27-26 Letter to Law, Storm Sewer Easements, 34150 Autry.doc

GRANT OF EASEMENT
Tax I.D. No. 46-109-03-0822-012
34150 Autry
Livonia Michigan 48150

GRANT OF EASEMENT

THIS INDENTURE, made this 9th day of December, 2024, between A&R Packing Co. Inc. a Michigan corporation whose street number and post office address is 34400 Industrial, Livonia, Michigan 48150 (Grantor), and the CITY OF LIVONIA, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar ($1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns an easement for the purpose of installing and maintaining a storm sewer line, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **#46-109-03-0822-012**

PROPERTY ADDRESS: **34150 Autry**

LEGAL DESCRIPTION APPROVED
5-27-26

EASEMENT DESCRIPTION:

STORM SEWER EASEMENT

AN EASEMENT FOR STORM SEWER OVER PARCEL 46-109-03-0822-012, BEING PART OF THE LOT 822, OF SUPERVISOR'S LIVONIA PLAT NO. 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 70 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS.

DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 822; THENCE NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 531.72 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, 252.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 820 OF SAID SUPERVISOR'S LIVONIA PLAT NO. 14; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST, 129.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST, 24.88 FEET; THENCE SOUTH 09 DEGREES 55 MINUTES 01 SECONDS WEST, 46.84 FEET TO A POINT ON A CURVE ON THE NORTHERLY LINE OF AUTRY AVENUE (60.00 FEET WIDE), AS DEDICATED TO THE CITY OF LIVONIA; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, 20.10 FEET MEASURED ALONG THE ARC OF SAID CURVE , HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 27 MINUTES 15 SECONDS AND WHOSE CHORD BEARS NORTH 76 DEGREES 46 MINUTES 27 SECONDS WEST, A LENGTH OF 20.03 FEET; THENCE NORTH 09 DEGREES 55 MINUTES 01 SECONDS EAST, 70.21 FEET; THENCE SOUTH 80 DEGREES 24 MINUTES 56 SECONDS EAST, 16.45 FEET TO THE POINT OF BEGINNING.

SEE ATTACHED STORM SEWER EASEMENT SKETCH

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said storm sewer line of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by storm sewer installation, leaks, breaks, repair and maintenance shall be limited to backfilling the excavation and establishment of grass. It shall exclude all other improvements such as paved surfaces, corresponding sub-base materials, plants, trees, flower beds, electrical lines and lights, boulders and any other miscellaneous items located within the storm sewer easement.

GRANT OF EASEMENT
Tax I.D. No. 46-109-03-0822-012
34150 Autry
Livonia Michigan 48150

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.

IT WITNESS WHEREOF, the said Grantor has executed this Easement and Dedication the day and year above written.

GRANTOR:

A&R Packing Co., Inc.
a Michigan corporation

By: Cynthia Iannetta
Cynthia Iannetta
Its: Plant Manager

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 9 day of December, 2024 before me personally appeared Cynthia Iannetta, the Plant Manager of A&R Packing Co, Inc. which executed the within instrument, and the instrument was signed and sealed on behalf of said corporation and acknowledged said instrument to be of the free act and deed of said corporation.

N. LANTTO
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 10, 2025
ACTING IN COUNTY OF Wayne

N. Lantto 12/9/2024

Notary Public acting in and for the
County of Wayne, State of Michigan
My Commission expires: Aug 10 2025

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, Michigan 48150

Approved as to form:
DEPARTMENT OF LAW

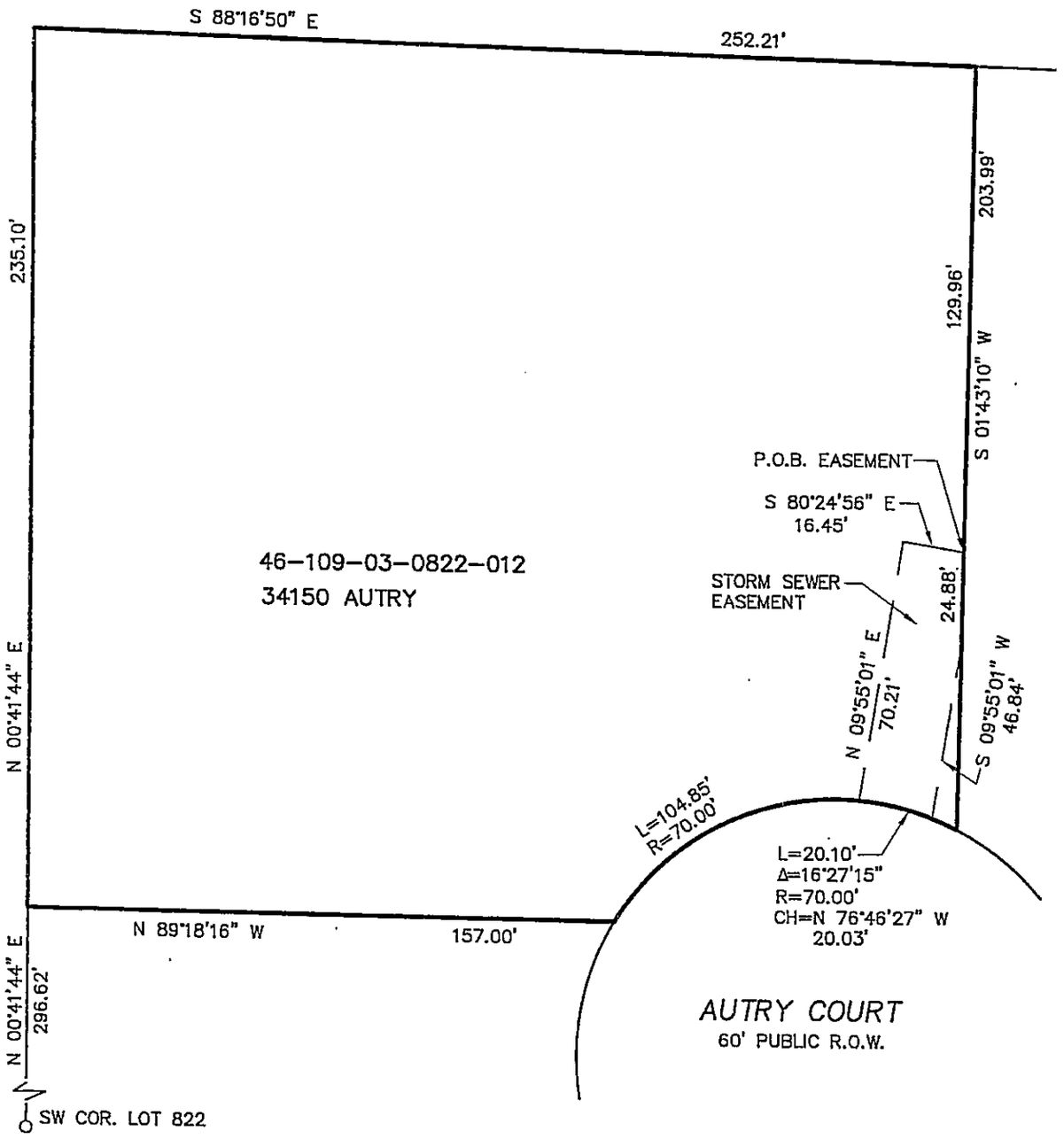
_____

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive,
Livonia, Michigan 48154

EXHIBIT "A"

SCALE: 1 IN. = 40 FT.



ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150

DATE:	11/16/24
FB:	DRAWN: TBS
PROJ. NO:	24048
SHEET	1 OF 2

EXHIBIT "A"

PROPERTY DESCRIPTION (PER WARRANTY DEED)

46-109-03-0822-012

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF LOT 822, OF SUPERVISOR'S LIVONIA PLAT NO. 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 70 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 822; THENCE NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 296.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE OF LOT 822, NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, 235.10 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, 252.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 820 OF SAID SUPERVISOR'S LIVONIA PLAT NO. 14; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST, 203.99 FEET TO A POINT ON A CURVE ON THE NORTHERLY LINE OF AUTRY AVENUE (60.00 FEET WIDE), AS DEDICATED TO THE CITY OF LIVONIA; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, 104.85 FEET MEASURED ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 85 DEGREES 49 MINUTES 14 SECONDS AND WHOSE CHORD BEARS SOUTH 74 DEGREES 28 MINUTES 14 SECONDS WEST, A LENGTH OF 95.32 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST, 157.00 FEET TO THE POINT OF BEGINNING.

STORM SEWER EASEMENT

AN EASEMENT FOR STORM SEWER OVER PARCEL 46-109-03-0822-012, BEING PART OF LOT 822, OF SUPERVISOR'S LIVONIA PLAT NO. 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 70 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 822; THENCE NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 531.72 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, 252.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 820 OF SAID SUPERVISOR'S LIVONIA PLAT NO. 14; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST, 129.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 43 MINUTES 10 SECONDS WEST 24.88 FEET; THENCE SOUTH 09°55'01" WEST, 46.84 FEET TO A POINT ON A CURVE ON THE NORTHERLY LINE OF AUTRY AVENUE (60.00 FEET WIDE), AS DEDICATED TO THE CITY OF LIVONIA; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, 20.10 FEET MEASURED ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 27 MINUTES 15 SECONDS AND WHOSE CHORD BEARS NORTH 76 DEGREES 46 MINUTES 27 SECONDS WEST, A LENGTH OF 20.03 FEET; THENCE NORTH 09 DEGREES 55 MINUTES 01 SECONDS EAST, 70.21 FEET; THENCE SOUTH 80 DEGREES 24 MINUTES 56 SECONDS EAST, 16.45 FEET TO THE POINT OF BEGINNING.

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150

DATE: 11/16/24	
FB:	DRAWN: TBS
PROJ. NO: 24048	
SHEET 2 OF 2	

LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

17.

MEETING DATE	PRESENTED BY
R071326	Eric Goldstein, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from A&R Packing Co., Inc., for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-110-99-0003-003).

BACKGROUND DETAILS

We are transmitting for Council acceptance of a Grant of Easement, secured without monetary consideration, from A&R Packing Co., Inc., for a storm sewer easement in the Northwest 1/4 of Section 28, in connection with the storm sewer constructed at 34400 Industrial.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated June 1, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from A&R Packing Co, Inc., executed by Cynthia Iannetta, Its Plant Manager, for A&R Packing Co., Inc., for a storm sewer easement in connection with the construction of a storm sewer at 34400 Industrial, the subject location in the Northwest 1/4 of Section 28, more particularly described as:

Storm Sewer Easement

An easement for storm sewer over parcel 46-110-99-0003-003, being part of the NW ¼ of Section 28, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan.

Described as commencing at the North ¼ corner of Section 28; thence S 00°41'44" W 1305.31 feet; thence S 83°33'02" E 92.09 feet to the Point of Beginning; thence N 01°13'20" E 49.67 feet; thence N 03°46'43" E 153.62 feet; thence N 74°32'48" E 51.26 feet; thence S 89°31'49" E 164.48 feet; thence N 00°26'47" E 161.38 feet; thence 14.12 feet along a 70.00 foot radius curve to the left, the chord of which bears N 88°05'38" E 14.09 feet; thence S 00°41'44" W 181.96 feet; thence N 89°31'49" W 174.98 feet; thence S 74°32'48" W 33.94 feet; thence N 88°16'56" W 19.88 feet thence S 00°41'44" W 189.10 feet; thence N 83°33'02"

W 8.40 feet to the point of beginning.

See Attached Storm Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

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

RESOLVED, that having considered a communication from the Department of Law, dated June 1, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from A&R Packing Co, Inc., executed by Cynthia Iannetta, Its Plant Manager, for A&R Packing Co., Inc., for a storm sewer easement in connection with the construction of a storm sewer at 34400 Industrial, the subject location in the Northwest 1/4 of Section 28, more particularly described as:

Storm Sewer Easement
An easement for storm sewer over parcel 46-110-99-0003-003, being part of the NW ¼ of Section 28, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan.

Described as commencing at the North ¼ corner of Section 28; thence S 00°41'44" W 1305.31 feet; thence S 83°33'02" E 92.09 feet to the Point of Beginning; thence N 01°13'20" E 49.67 feet; thence N 03°46'43" E 153.62 feet; thence N 74°32'48" E 51.26 feet; thence S 89°31'49" E 164.48 feet; thence N 00°26'47" E 161.38 feet; thence 14.12 feet along a 70.00 foot radius curve to the left, the chord of which bears N 88°05'38" E 14.09 feet; thence S 00°41'44" W 181.96 feet; thence N 89°31'49" W 174.98 feet; thence S 74°32'48" W 33.94 feet; thence N 88°16'56" W 19.88 feet thence S 00°41'44" W 189.10 feet; thence N 83°33'02" W 8.40 feet to the point of beginning.

See Attached Storm Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

ATTACHMENTS

1. A&R Packing - Storm Sewer Easement - 34400 Industrial

APPROVED BY

Date: June 01, 2026

Eric Goldstein, City Attorney

Date: June 12, 2026

Maureen Miller Brosnan, Mayor

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
Interim Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

May 27, 2026

Department of Law
City of Livonia

Re: Public Utility Easement for Storm Sewer
N.W. 1/4 of Section 28
For A&R Packing Co., Inc.
34400 Industrial – Parcel ID: 46-110-99-0003-003

Ladies and Gentlemen:

Transmitted herewith is the signed Grant of Easement received from A&R Packing Co., Inc. for a public utility easement in the N.W. 1/4 of Section 28. The above easement was required by this office in connection with A&R Packing Co., Inc.

The legal description contained in the instrument meets with the approval of this office. In addition, we attach herewith the maps showing the proposed conveyance.

Please review the instruments as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik, P.E.
City Engineer

TJZ:kmm
Attachment
cc: Cynthia Iannetta, Plant Manager, A&R Packing Co., Inc., 34400 Industrial, Livonia, MI 48150
File

RECEIVED
MAY 29 2026
DEPARTMENT OF LAW
CITY OF LIVONIA

M:\ALL OTHER MATTERS\Easements\34400 Industrial - A&R Packing, Storm Sewer Easement\5-27-26 Letter to Law, Storm Sewer Easements, 34400 Industrial.doc

GRANT OF EASEMENT
Tax I.D. No. 46-110-99-0003-003
34400 Industrial
Livonia Michigan 48150

GRANT OF EASEMENT

THIS INDENTURE, made this 9th day of December, 2024, between A&R Packing Co. Inc. a Michigan corporation whose street number and post office address is 34400 Industrial, Livonia, Michigan 48150 (Grantor), and the CITY OF LIVONIA, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar ($1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns an easement for the purpose of installing and maintaining a storm sewer line, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **#46-110-99-0003-003**

PROPERTY ADDRESS: **34400 Industrial**

LEGAL DESCRIPTION APPROVED
Todd Gilinich
5-27-26

EASEMENT DESCRIPTION:

STORM SEWER EASEMENT

AN EASEMENT FOR STORM SEWER OVER PARCEL 46-110-99-0003-003, BEING PART OF THE NW ¼ OF SECTION 28, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN.

DESCRIBED AS COMMENCING AT THE NORTH ¼ CORNER OF SECTION 28; THENCE S 00°41'44" W 1305.31 FEET; THENCE S 83°33'02" E 92.09 FEET TO THE POINT OF BEGINNING; THENCE N 01°13'20" E 49.67 FEET; THENCE N 03°46'43" E 153.62 FEET; THENCE N 74°32'48" E 51.26 FEET; THENCE S 89°31'49" E 164.48 FEET; THENCE N 00°26'47" E 161.38 FEET; THENCE 14.12 FEET ALONG A 70.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 88°05'38" E 14.09 FEET; THENCE S 00°41'44" W 181.96 FEET; THENCE N 89°31'49" W 174.98 FEET; THENCE S 74°32'48" W 33.94 FEET; THENCE N 88°16'56" W 19.88 FEET THENCE S 00°41'44" W 189.10 FEET; THENCE N 83°33'02" W 8.40 FEET TO THE POINT OF BEGINNING.

SEE ATTACHED STORM SEWER EASEMENT SKETCH

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said storm sewer line of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by storm sewer installation, leaks, breaks, repair and maintenance shall be limited to backfilling the excavation and establishment of grass. It shall exclude all other improvements such as paved surfaces, corresponding sub-base materials, plants, trees, flower beds, electrical lines and lights, boulders and any other miscellaneous items located within the storm sewer easement.

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.

GRANT OF EASEMENT
Tax I.D. No. 46-110-99-0003-003
34400 Industrial
Livonia Michigan 48150

IT WITNESS WHEREOF, the said Grantor has executed this Easement and Dedication the day and year above written.

GRANTOR:

A&R Packing Co., Inc.
a Michigan corporation

By: Cynthia Iannetta
Cynthia Iannetta
Its: Plant Manager

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 9 day of December, 2024, before me personally appeared Cynthia Iannetta, the Plant Manager of A&R Packing Co, Inc. which executed the within instrument, and the instrument was signed and sealed on behalf of said corporation and acknowledged said instrument to be of the free act and deed of said corporation.

12/9/2024

N. LANTTO
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 10, 2025
ACTING IN COUNTY OF Wayne

Notary Public acting in and for the
County of Wayne, State of Michigan
My Commission expires: Aug 10, 2025

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, Michigan 48150

Approved as to form:
DEPARTMENT OF LAW

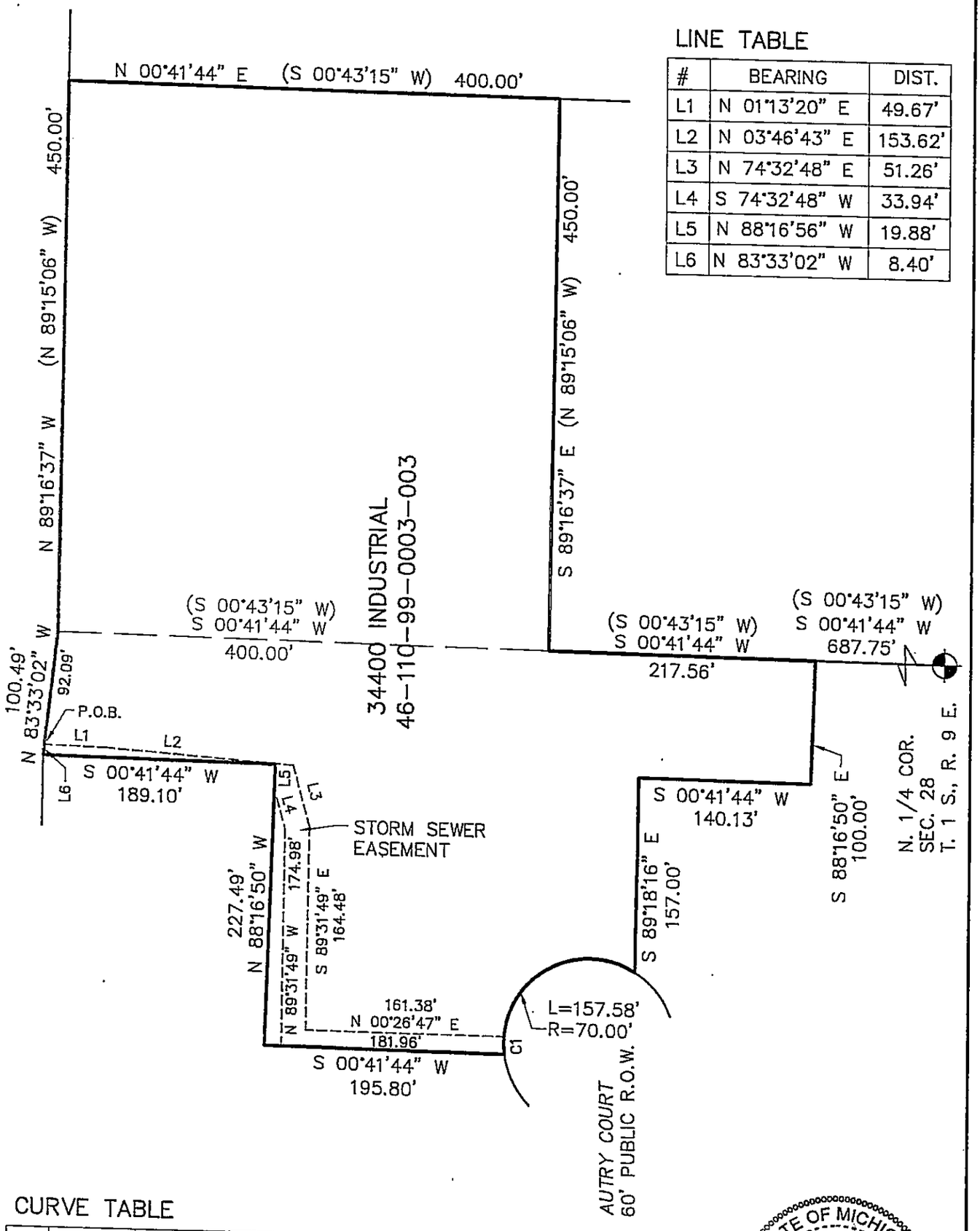
_____

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive, Livonia, Michigan 48154

EXHIBIT "A"

SCALE: 1 IN. = 100 FT.



LINE TABLE

#	BEARING	DIST.
L1	N 01°13'20" E	49.67'
L2	N 03°46'43" E	153.62'
L3	N 74°32'48" E	51.26'
L4	S 74°32'48" W	33.94'
L5	N 88°16'56" W	19.88'
L6	N 83°33'02" W	8.40'

CURVE TABLE

#	LENGTH	DELTA	RADIUS	CHORD
C1	14.12'	11°33'17"	70.00'	N 88°05'38" E 14.09'

STATE OF MICHIGAN
WILLIAM DONNAN
PROFESSIONAL SURVEYOR
No. 4001063483
LICENSED PROFESSIONAL SURVEYOR

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150

DATE: 11/16/24	
FB:	DRAWN: TBS
PROJ. NO: 24048	
SHEET 1 OF 2	

EXHIBIT "A"

PROPERTY DESCRIPTION
46-110-99-0003-003

PART OF THE NW 1/4 SEC 28, T1S R9E, BEGINNING S 00D 43M 15S W (MEAS AS S 00D 41M 44S W) 905.31 FT FROM THE N 1/4 COR SEC 28; THENCE S 00D 43M 15S W (MEAS AS S 00D 41M 44S W) 400 FT; THENCE N 89D 15M 06S W (MEASURED AS N 89D 16M 37S W) 450.00 FT; THENCE N 00D 43M 15SE (MEASURED AS N 00D 41M 44S E) 400 FT; THENCE S 89D 15M 06S E (MEASURED AS S 89D 16M 37S E) 450.00 FT TO THE POB 4.13 ACRES. ALSO PART OF LOT 822 AND PART OF LOT 823 EXCLUDING THE NORTH 585.93 FT AND EXCLUDING THE SOUTH 30 FT ON THE W LINE AND 20 FT ON THE EAST LINE OF SUPERVISORS LIVONIA PLAT NO 14, T1S R9E, LIBER 71 PAGE 69 WCR; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NW COR LOT 1 MICHAEL-KIRBY INDUSTRIAL SUB L96 P66-68 WCR; PROCEEDING THENCE S 89D 34M 41S E 35.00 FT AND S 89D 34M 16S E 165.00 FT; THENCE S 00D 41M 44S W 439.93 FT TO THE POB; THENCE S 88D 16M 50S E 100.00 FT; THENCE S 00D 41M 44S W 140.13 FT; THENCE S 89D 18M 16S E 157.00 FT; THENCE ALONG CURVE CONCAVE TO LEFT, ARC DIST 157.58 FT, RADIUS 70.00 FT, CHORD BEARS S 33D 11M 41S E, CHORD DIST 126.35 FT; THENCE S 00D 41M 44S W 195.80 FT; THENCE N 88D 16M 50S W 227.49 FT; THENCE S 00D 41M 44S W 189.10 FT; THENCE N 83D 33M 02S W 100.49 FT; THENCE N 00D 41M 44S E 617.56 FT TO POB. 2.819 AC, TOTAL ACRES 6.95 AC.

STORM SEWER EASEMENT

AN EASEMENT FOR STORM SEWER OVER PARCEL 46-110-99-0003-003, BEING PART OF THE NW 1/4 SEC 28, T1S R9E, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE N 1/4 COR SEC 28; THENCE THENCE S 00°41'44" W 1305.31 FEET; THENCE S 83°33'02" E 92.09 FEET TO THE POINT OF BEGINNING; THENCE N 01°13'20" E 49.67 FEET; THENCE N 03°46'43" E 153.62 FEET; THENCE N 74°32'48" E 51.26 FEET; THENCE S 89°31'49" E 164.48 FEET; THENCE N 00°26'47" E 161.38 FEET; THENCE 14.12 FEET ALONG A 70.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 88°05'38" E 14.09 FEET; THENCE S 00°41'44" W 181.96 FEET; THENCE N 89°31'49" W 174.98 FEET; THENCE S 74°32'48" W 33.94 FEET; THENCE N 88°16'56" W 19.88 FEET THENCE S 00°41'44" W 189.10 FEET; THENCE N 83°33'02" W 8.40 FEET TO THE POINT OF BEGINNING.

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150

DATE: 11/16/24	
FB:	DRAWN: TBS
PROJ. NO: 24048	
SHEET 2 OF 2	

LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

18.

MEETING DATE	PRESENTED BY
R071326	Eric Goldstein, City Attorney

AGENDA ITEM

ACCEPTANCE OF GRANT OF EASEMENT: secured without monetary consideration from TechnoSports, LLC, for a storm sewer easement in connection with the storm sewer constructed in connection with A&R Packing Co., Inc., in the Northwest ¼ of Section 28. (Tax I.D. No. 46-109-03-0822-009).

BACKGROUND DETAILS

We are transmitting for Council acceptance of a Grant of Easement, secured without monetary consideration, from TechnoSports, LLC, for a storm sewer easement in the Northwest 1/4 of Section 28, in connection with the storm sewer constructed at 34119 Autry.

This document, recently received from the Engineering Division, has been approved as to form by the Department of Law and the legal description approved by the Engineering Division. A map prepared by the Engineering Division is attached indicating the location of the proposed subject conveyance.

Should the Council determine to accept the aforesaid Grant of Easement, the following proposed resolution is submitted for the Council's consideration:

RESOLVED, that having considered a communication from the Department of Law, dated June 1, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from TechnoSports, LLC, executed by Robert Nowakowski, Its President and CEO, for TechnoSports, LLC, for a storm sewer easement in connection with the construction of a storm sewer at 34119 Autry, the subject location in the Northwest 1/4 of Section 28, more particularly described as:

Storm Sewer Easement

A 6.0 foot wide easement for storm sewer over parcel 46-109-0822-009, being part of Lot 822 of Supervisor's Plat No. 14, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan according to the plat thereof recorded in Liber 70 of Plats, Page 69, Wayne County Records, described as;

Commencing at the Southeast corner of said Lot 822; thence North 88 Degrees 16 Minutes 50 Seconds West along the South line of said Lot, 220.00 feet; thence North 00 Degrees 44 Minutes 16 Seconds East (North 00 Degrees 41 Minutes 44 Seconds East, recorded) 14.01

feet to the Point of Beginning; thence North 00 Degrees 44 Minutes 16 Seconds East (North 00 Degrees 41 Minutes 44 Seconds East, recorded) 181.79 feet to a Point of Curve; thence along a curve to the left, radius of 70.00 feet; through a central angle of 05 Degrees 00 Minutes 40 Seconds, arc distance of 6.12 feet, chord bearing north 79 Degrees 21 Minutes 37 Seconds East 6.12 feet; thence South 00 Degrees 44 Minutes 16 Seconds West, thence South 00 Degrees 44 Minutes 16 Seconds West, 183.00 feet; thence North 89 Degrees 15 Minutes 44 Seconds West, 6.00 feet to the Point of Beginning.

See Attached Storm Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this resolution.

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

RESOLVED, that having considered a communication from the Department of Law, dated June 1, 2026, approved for submission by the Mayor, transmitting for Council acceptance of a Grant of Easement from TechnoSports, LLC, executed by Robert Nowakowski, Its President and CEO, for TechnoSports, LLC, for a storm sewer easement in connection with the construction of a storm sewer at 34119 Autry, the subject location in the Northwest 1/4 of Section 28, more particularly described as:

Storm Sewer Easement

A 6.0 foot wide easement for storm sewer over parcel 46-109-0822-009, being part of Lot 822 of Supervisor's Plat No. 14, Town 1 South, Range 9 East, City of Livonia, Wayne County, Michigan according to the plat thereof recorded in Liber 70 of Plats, Page 69, Wayne County Records, described as;

Commencing at the Southeast corner of said Lot 822; thence North 88 Degrees 16 Minutes 50 Seconds West along the South line of said Lot, 220.00 feet; thence North 00 Degrees 44 Minutes 16 Seconds East (North 00 Degrees 41 Minutes 44 Seconds East, recorded) 14.01 feet to the Point of Beginning; thence North 00 Degrees 44 Minutes 16 Seconds East (North 00 Degrees 41 Minutes 44 Seconds East, recorded) 181.79 feet to a Point of Curve; thence along a curve to the left, radius of 70.00 feet; through a central angle of 05 Degrees 00 Minutes 40 Seconds, arc distance of 6.12 feet, chord bearing north 79 Degrees 21 Minutes 37 Seconds East 6.12 feet; thence South 00 Degrees 44 Minutes 16 Seconds West, thence South 00 Degrees 44 Minutes 16 Seconds West, 183.00 feet; thence North 89 Degrees 15 Minutes 44 Seconds West, 6.00 feet to the Point of Beginning.

See Attached Storm Sewer Easement Sketch

The Council does hereby, for and on behalf of the City of Livonia, accept the aforesaid Grant of Easement and the City Clerk is hereby requested to have the same recorded in the Office of the Register of Deeds and to do all other things necessary or incidental to fulfill the purpose of this

resolution.

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

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

DETAILED WORK BEING PERFORMED

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

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

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

ATTACHMENTS

1. TechnoSports - Storm Sewer Easement

APPROVED BY

Eric Goldstein, City Attorney — Date: June 01, 2026

Maureen Miller Brosnan, Mayor — Date: June 12, 2026

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TODD J. ZILINCIK, P.E.
City Engineer

DAVID W. LEAR, P.E.
Assistant City Engineer

MAUREEN MILLER BROSNAN
MAYOR

DOUGLAS L. MOORE, MSA
Interim Director of Public Works

12973 FARMINGTON ROAD
LIVONIA, MICHIGAN 48150
(734) 466-2655

May 27, 2026

Department of Law
City of Livonia

Re: Public Utility Easement for Storm Sewer
N.W. 1/4 of Section 28
For TechnoSports, LLC
34119 Autry – Parcel ID: 46-109-03-0822-009

Ladies and Gentlemen:

Transmitted herewith is the signed Grant of Easement received from Technosports, LLC for a public utility easement in the N.W. 1/4 of Section 28. The above easement was required by this office in connection with A&R Packing Co., Inc.

The legal description contained in the instrument meets with the approval of this office. In addition, we attach herewith the maps showing the proposed conveyance.

Please review the instruments as to form and forward same to the City Council for their acceptance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Todd J. Zilincik

Todd J. Zilincik, P.E.
City Engineer

TJZ:kmm
Attachment
cc: Robert Nowakowski, President + CEO, 34119 Autry, Livonia, MI 48150
File

RECEIVED
MAY 29 2026
DEPARTMENT OF LAW
CITY OF LIVONIA

M:\ALL OTHER MATTERS\Easements\34119 Autry - Technosports, Storm Sewer Easement\5-27-26 Letter to Law, Storm Sewer Easements, 34119 Autry.doc

GRANT OF EASEMENT
Tax I.D. No. 46-109-03-0822-009
34119 Autry
Livonia Michigan 48150

GRANT OF EASEMENT

THIS INDENTURE, made this 25TH day of FEBRUARY, 2025, between Technosports, LLC, a Michigan limited liability company whose street number and post office address is 34119 Autry, Livonia, Michigan 48150 (Grantor), and the CITY OF LIVONIA, a Michigan municipal corporation (Grantee), whose street number and post office address is 33000 Civic Center Drive, Livonia, Michigan, 48154.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar ($1.00) paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does by these presents grant unto Grantee, its successors and assigns an easement for the purpose of installing and maintaining a storm sewer line, in, unto and upon that certain piece of land situated in the City of Livonia, County of Wayne and State of Michigan, described as follows:

PARCEL ID: **#46-109-03-0822-009**

PROPERTY ADDRESS: **34119 Autry**

LEGAL DESCRIPTION APPROVED
Todd Galvich
5-27-26

EASEMENT DESCRIPTION:

STORM SEWER EASEMENT

A 6.0 FOOT WIDE EASEMENT FOR STORM SEWER OVER PARCEL 46-109-0822-009, BEING PART OF LOT 822 OF SUPERVISOR'S PLAT NO. 14, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 70 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS, DESCRIBED AS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 822; THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT, 220.00 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 16 SECONDS EAST (NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, RECORDED) 14.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 44 MINUTES 16 SECONDS EAST (NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, RECORDED) 181.79 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, RADIUS OF 70.00 FEET; THROUGH A CENTRAL ANGLE OF 05 DEGREES 00 MINUTES 40 SECONDS, ARC DISTANCE OF 6.12 FEET, CHORD BEARING NORTH 79 DEGREES 21 MINUTES 37 SECONDS EAST 6.12 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 16 SECONDS WEST, THENCE SOUTH 00 DEGREES 44 MINUTES 16 SECONDS WEST, 183.00 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 44 SECONDS WEST, 6.00 FEET TO THE POINT OF BEGINNING.

SEE ATTACHED STORM SEWER EASEMENT SKETCH

Including the right of access for the Grantee to go over and upon that part of said piece of land of the Grantor, for the purpose of installing, repairing and maintaining said storm sewer line of the Grantee providing that the granting of the above easement does not vest in the Grantee authority to use any portion of said property for any purpose other than herein designated; provided also, that this easement shall continue only for such period of time as the Grantee, its successors and assigns, shall maintain said public utility. Any restoration of property by the Grantee necessitated by storm sewer installation, leaks, breaks, repair and maintenance shall be limited to backfilling the excavation and establishment of grass. It shall exclude all other improvements such as paved surfaces, corresponding sub-base materials, plants, trees, flower beds, electrical lines and lights, boulders and any other miscellaneous items located within the storm sewer easement.

GRANT OF EASEMENT
Tax I.D. No. 46-109-03-0822-009
34119 Autry
Livonia Michigan 48150

IT IS UNDERSTOOD AND AGREED, as a part of the consideration for the granting of the above easement, that the Grantee will use every effort possible to leave the premises in as good condition as at present.

IT WITNESS WHEREOF, the said Grantor has executed this Easement and Dedication the day and year above written.

GRANTOR:

Technosports, LLC

By: _____
Robert Nowakowski
Its: President + CEO

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 25th day of February, 25, before me personally appeared Robert Nowakowski, the President + CEO of Technosports, LLC which executed the within instrument, and the instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be of the free act and deed of said limited liability company.

LAYALI BATAYEH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires May 29, 2028
Acting in the County of Wayne

_____
Notary Public acting in and for the
County of Wayne, State of Michigan
My Commission expires: May 29th 2028

Prepared by: Todd J. Zilincik, P.E.
City Engineer
Engineering Division
12973 Farmington Road
Livonia, Michigan 48150

Approved as to form:
DEPARTMENT OF LAW

_____

Dated: _____

When recorded, return to: OFFICE OF THE CITY CLERK, 33000 Civic Center Drive,
Livonia, Michigan 48154

EXHIBIT "A"

SCALE: 1 IN. = 30 FT.

AUTRY COURT
60' PUBLIC R.O.W.

L=19.55'
R=70.00'

L=63.18'
R=140.00

S 88°16'50" E
40.04'

L=6.12'
Δ=5°00'40"
R=70.00'
CH=N 79°21'37" E
6.12'

195.80'

6.0

6' STORM SEWER EASEMENT

181.79'

183.00'

N 00°44'16" E

S 00°44'16" W

46-110-99-0003-003

LOT 822

46-109-03-0822-009
34119 AUTRY

215.80'

S 00°44'16" W

N 89°15'44" W
6.00'

P.O.B. EASEMENT

14.01'

N 88°16'50" W
120.00'

N 88°16'50" W
100.00'

SE COR. LOT 822

STATE OF MICHIGAN
WILLIAM DONNAN
PROFESSIONAL SURVEYOR
No. 4001063483
LICENSED PROFESSIONAL SURVEYOR

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150

DATE: 11/16/24	
FB:	DRAWN: TBS
PROJ. NO: 24048	
SHEET 1 OF 2	

EXHIBIT "A"

PROPERTY DESCRIPTION (PER WARRANTY DEED)

46-109-03-0822-009

LAND SITUATED IN THE CITY OF LIVONIA, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF LOT 822 OF SUPERVISOR'S PLAT NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 70 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS, DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 822; THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT, 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 50 SECONDS WEST ALONG SAID SOUTH LINE, 120.00 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 16 SECONDS EAST (NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, RECORDED) 195.80 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, RADIUS OF 70.00 FEET; THROUGH A CENTRAL ANGLE OF 16 DEGREES 00 MINUTES 17 SECONDS, ARC DISTANCE OF 19.55 FEET, CHORD BEARING NORTH 73 DEGREES 51 MINUTES 48 SECONDS EAST 19.49 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT, RADIUS OF 140.00 FEET THROUGH A CENTRAL ANGLE OF 25 DEGREES 51 MINUTES 32 SECONDS, ARC DISTANCE OF 63.18 FEET, CHORD BEARING NORTH 78 DEGREES 47 MINUTES 22 SECONDS EAST 62.65 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS EAST 40.04 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 16 SECONDS WEST (SOUTH 00 DEGREES 41 MINUTES 44 SECONDS WEST, RECORDED) 215.80 FEET TO THE POINT OF BEGINNING.

STORM SEWER EASEMENT

A 6.0 FOOT WIDE EASEMENT FOR STORM SEWER OVER PARCEL 46-109-03-0822-009, BEING PART OF LOT 822 OF SUPERVISOR'S PLAT NO. 14, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 70 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS, DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 822; THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT, 220.00 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 16 SECONDS EAST (NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, RECORDED) 14.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 44 MINUTES 16 SECONDS EAST (NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, RECORDED) 181.79 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, RADIUS OF 70.00 FEET; THROUGH A CENTRAL ANGLE OF 05 DEGREES 00 MINUTES 40 SECONDS, ARC DISTANCE OF 6.12 FEET, CHORD BEARING NORTH 79 DEGREES 21 MINUTES 37 SECONDS EAST, 6.12 FEET; THENCE SOUTH 00°44'16" WEST, 183.00 FEET; THENCE NORTH 89°15'44" WEST, 6.00 FEET TO THE POINT OF BEGINNING.

ARPEE/DONNAN, INC.
LAND SURVEYING • ENGINEERING • MAPPING
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335
LIVONIA, MICHIGAN 48150

DATE: 11/16/24	
FB:	DRAWN: TBS
PROJ. NO: 24048	
SHEET 2 OF 2	

LETTER TO THE LIVONIA CITY COUNCIL FROM THE LAW DEPARTMENT

19.

MEETING DATE	PRESENTED BY
rEGULAR 7-13-2026	Sydnee Rogers, Assistant City Attorney

AGENDA ITEM

REQUEST TO SCHEDULE A CLOSED COMMITTEE OF THE WHOLE MEETING: for the purpose of discussing pending litigation and attorney/client privileged communications with respect to Shaun Day v City of Livonia, Wayne County Circuit Court Case No. 25-010729-NI.

BACKGROUND DETAILS

Dear Council Members:

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

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

It is respectfully suggested that this request be placed on the agenda for the regular meeting of July 13, 2026. Thank you.

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

RESOLVED, that having considered a communication from the Department of Law, dated July 8, 2026, approved for submission by the Mayor, THE COUNCIL DOES HEREBY, BY A TWO-THIRDS ROLL CALL VOTE IN ACCORDANCE WITH SECTION 7(1) OF THE OPEN MEETINGS ACT, DIRECT THAT A CLOSED COMMITTEE OF THE WHOLE MEETING BE HELD FOR THE PURPOSE OF DISCUSSING LITIGATION MATTERS AND ATTORNEY/CLIENT PRIVILEGED COMMUNICATIONS IN CONNECTION WITH PENDING LITIGATION RE: SHAUN DAY V CITY OF LIVONIA, WAYNE COUNTY CIRCUIT COURT CASE NO. 25-010729-NI.

ATTACHMENTS

None

APPROVED BY

Date: July 08, 2026

Eric Goldstein, City Attorney

Date: July 09, 2026

Maureen Miller Brosnan, Mayor