Study Meeting of the Council of the City of Livonia
Monday, July 27, 2026 - Revised

*8:00 p.m. - City Hall Auditorium
33000 Civic Center Drive, Livonia, Michigan
View meeting packet here: https://livoniami.portal.civicclerk.com/

AUDIENCE COMMUNICATION

NEW BUSINESS

External Requests

1. BLOCK PARTY: Karen Werden, to be held Saturday, August 29, 2026, from 3:00 p.m. to 10:00 p.m., on Flamingo Boulevard between St. Martins and Bretton Streets, with a rain date of Sunday, August 30, 2026.

2. BLOCK PARTY: Caren Shatter, to be held Saturday, September 12, 2026, from noon to 10:00 p.m. on Sussex Street between Sherwood and Fitzgerald Streets, with a rain date of Sunday, September 13, 2026.

3. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Gaspare Compo of TCM Development LLC, for the property located at 37633 Scone Court.

4. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Bilal Saad, for the property located at 27416 Sunnydale.

5. REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Joe Eadeh of American Building Co., for the property located at 18252 Lathers.

Department of Civil Service

6. REQUEST TO ESTABLISH A NEW CLASSIFICATION: for the position of Capital Planning and Budget Manager.

Planning Commission

7. WAIVER PETITION 2026-06-02-16: submitted by J.B. Donaldson Company, requesting waiver use approval to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the northwest 1/4 of Section 6.

8. WAIVER PETITION 2026-06-02-17: submitted by PEA Group, requesting waiver use approval to construct a drive-through restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, located on the south side of Seven Mile Road between Middle Belt Road and Maplewood Street in the northwest 1/4 of Section 12.

Department of Public Works

9. AWARD OF BID: for the replacement of the boiler system at Robert and Janet Bennett Civic Center Library, from budgeted funds.

Engineering Division

10. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Emerson Oaks - Livonia, LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for the Emerson Oaks Condominium, in the Northwest 1/4 of Section 36.

11. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from UAG Realty LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for Bill Brown Ford (Penske Automotive Group) at 32400 Plymouth Road in the Southwest 1/4 of Section 27.

12. REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from The Cornelia Group LLC in conjunction with the construction of a storm drain system that provides adequate drainage for the Penske Automotive Group at 27777 Schoolcraft Road, in the Northeast 1/4 of Section 25.

13. AWARD OF CONTRACT: for the Robert and Janet Bennett Civic Center Library ADA Restroom Renovations.

AUDIENCE COMMUNICATION

*The start time of the Study Meeting may be delayed if the 7:00 PM Regular Meeting has not yet adjourned.

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 CITY CLERK

1.

MEETING DATE	PRESENTED BY
S072726	

AGENDA ITEM

BLOCK PARTY: Karen Werden, to be held Saturday, August 29, 2026, from 3:00 p.m. to 10:00 p.m., on Flamingo Boulevard between St. Martins and Bretton Streets, with a rain date of Sunday, August 30, 2026.

BACKGROUND DETAILS

Neighbors will gather for a barbecue, live music, and games.

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

Approve as submitted.

ATTACHMENTS

1. S072726, block party - Karen Werden, 19651 Flamingo
2. S072726, REVISED block party - Karen Werden, 19651 Flamingo

APPROVED BY

Lori L. Miller

Lori Miller, MiPMC Level 2, CMC, City Clerk

Date: July 19, 2026

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: July 16, 2026 Date to appear at a Council Meeting: _____

Name of Neighborhood Representative: Karen Werden

Address (please include zip code): 19651 Flamingo

Telephone Number with area code: Home: 248-252-4251 Office: _____

Email: wrenwyn@msn.com

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

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.**
SAT Sept 5, 2026	SUN Sept 6, 2026	3PM - 10 PM

Location of Block Party and/or Barricading: (Be specific. Indicate which streets and between which boundaries.)
We want to block the street on Flamingo (north of 7Mi) from St. Martins to Bretton

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

How many barricades are you requesting (max. 10)? 6 Blinkers, 2 Sawhorses

Approximate Number Attending: 20

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED JUL 16 AM 11:45 CITY CLERK'S OFFICE

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: 7-23-26 Date to appear at a Council Meeting: S072726

Name of Neighborhood Representative: Karen Werden

Address (please include zip code): 19651 Flamingo

Telephone Number with area code: Home: 248-252-4251 Office: _____

Email: Wrenwyn@msn.com

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

update the date to

AUG. 29, 2026 (Date of Block Party and/or Barricading) AUG. 30 (Rain Date) 3PM - 10PM (Start/end time of Block Party and/or Barricading)

End time is no later than 10:00 p.m. *

*NOT original application date of SEPT 5, 2026

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

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

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

Approximate Number Attending:

Date of Council Approval/Denial:

Council Resolution Number:

LETTER TO THE LIVONIA CITY COUNCIL FROM THE CITY CLERK

2.

MEETING DATE	PRESENTED BY
S072726	

AGENDA ITEM

BLOCK PARTY: Caren Shatter, to be held Saturday, September 12, 2026, from noon to 10:00 p.m. on Sussex Street between Sherwood and Fitzgerald Streets, with a rain date of Sunday, September 13, 2026.

BACKGROUND DETAILS

This block party will have games, food, crafts, music and bonfire.

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

Approve as submitted.

ATTACHMENTS

1. S072726, block party - Caren Shatter, 15642 Sussex

APPROVED BY

Lori L Miller

Lori Miller, MiPMC Level 2, CMC, City Clerk

Date: July 19, 2026

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: 7-9-26 Date to appear at a Council Meeting: 5 072726

Name of Neighborhood Representative: Caren Shatter

Address (please include zip code): 15642 Sussex St., Liv, MI 48154

Telephone Number with area code: ~~Home:~~ cell 313-549-3864 Office: _____

Email: CASHATYK@AOL.COM

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

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.**
Sep. 12, 2026	Sep. 13, 2026	12:00 — 10:00 PM

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

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

How many barricades are you requesting (max. 10)? 4 Lighted, 4 sawhorse things

Approximate Number Attending: 60-70

Date of Council Approval/Denial: _____

Council Resolution Number: _____

RECEIVED
2026 JUL -9 PM 4:13
CITY CLERK'S OFFICE

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

LETTER TO THE LIVONIA CITY COUNCIL FROM THE ENGINEERING DEPARTMENT

3.

MEETING DATE	PRESENTED BY
S07272026	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Gaspare Compo of TCM Development LLC, for the property located at 37633 Scone Court.

BACKGROUND DETAILS

As requested in Mr. Gaspare Compo's letter dated July 7, 2026, we have reviewed the surrounding neighborhood regarding the presence of sidewalks (see attached aerial). Since there are no sidewalks on their side of the street, we recommend waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

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

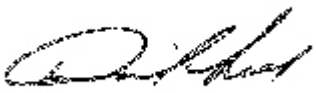
Since there are no sidewalks on their side of the street, we recommend waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

ATTACHMENTS

1. 37633 Scone Ct Sidewalk Waiver Request
2. 37633 Scone Ct Aerial

APPROVED BY



David Lear, Assistant City Engineer

Date: July 15, 2026



Date: July 17, 2026

Maureen Miller Brosnan, Mayor

Sidewalk Waiver Request

July 7th, 2026

To Whom It May Concern:

We respectfully request to waive the sidewalk requirement for 37633 Scone Ct. There are no sidewalks on my side of Scone, they would dead end into the westerly neighbor's backyard and to the easterly neighbor who has no sidewalk. The city would have to build a sidewalk ramp on both sides of Scone Ct and reconfigure the sidewalks and right of way, which is highly unlikely. So, we respectfully request to waive the sidewalk requirement for this house.

The $250 each is included.

37633 Scone Ct, Livonia, MI

Gaspare Compo

TCM DEVELOPMENT LLC
248-755-3370
Gcampo79@yahoo.com

RECEIVED
CITY OF LIVONIA CITY CLERK
2026 JUL 13 PM 2:36

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

3430

TCM Development LLC
18708 Telegraph Road, Suite C1
Romulus, MI 48174

Community Financial Credit Union

74-8374/2724

07/09/2026

SECURE DOCUMENT SQUARE IMAGES FADE WHEN HEAT IS APPLIED

PAY TO THE ORDER OF City of Livonia $ **250.00

Two hundred fifty and 00/100********** DOLLARS

City of Livonia
Treasurer's Office
33000 Civic Center Drive
Livonia, MI 48154

MEMO Sidewalk Waiver Request 37633 Scone Ct

AUTHORIZED SIGNATURE MP

⑆272483743⑆ 00000274783O⑈ 3430

TCM Development LLC 3430

07/09/2026 **City of Livonia**

	Sidewalk Waiver Fee	250.00

Community Financial - Checking	Sidewalk Waiver Request 37633 Scone Ct	250.00

TCM Development LLC 3430

07/09/2026 **City of Livonia**

	Sidewalk Waiver Fee	250.00

Community Financial - Checking	Sidewalk Waiver Request 37633 Scone Ct	250.00

CITY OF LIVONIA

33000 CIVIC CENTER DR
LIVONIA, MI 48154-3060
United States

Receipt: 00356929 07/13/26

Cashier: alindenmuth
Received Of: TCM DEVELOPMENT

The sum of: 250.00

CLK0190	WAIVER			250.00
		101-000-613-000	250.00	
			Total	250.00

TENDERED: CHECK 3430 250.00

Signed: _____


37633 Scone
Castle Gardens Sub No 3 02
SAVANNA CT
SCONE CT
SCONE CT
RICHFIELD AVENUE
Zimmerman and Porter's Schoolcraft Estates Sub 01
37633
37640
37642
37656
37619
37587
37567
37568
37526
37750
37800
37844
37715
37675
37645
37619
37593
37803
37833
37905
37965
13994
13997
13960
13930
14040
14025
14003
13979
75.84
75.44
245.00
132.08
123.97
108.10
100.90
55.00
65.00
136.00
120.00
75.00
76.01
75.10
75.16
100.00
221.61
260.81
261.11
88.00
68.76
60.78
64.14
60.00
82.00

LETTER TO THE LIVONIA CITY COUNCIL FROM THE ENGINEERING DEPARTMENT

4.

MEETING DATE	PRESENTED BY
S07272026	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Bilal Saad, for the property located at 27416 Sunnydale.

BACKGROUND DETAILS

As requested in Mr. Bilal Saad's letter dated July 13, 2026, we have reviewed the surrounding neighborhood regarding the presence of sidewalks (see attached aerial). Due to the lack of sidewalks in this area, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

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

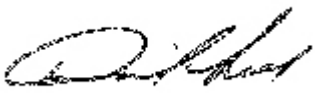
Due to the lack of sidewalks in this area, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

ATTACHMENTS

1. 27146 Sunnydale Sidewalk Waiver Request
2. 27146 Sunnydale Aerial

APPROVED BY



David Lear, Assistant City Engineer — Date: July 15, 2026



Maureen Miller Brosnan, Mayor — Date: July 17, 2026

From: Bilal Saad

Regarding: 27416 Sunnydale Livonia

Subject: Requesting a sidewalk waiver.

July 13th, 2026

RECEIVED
CLERK'S OFFICE CITY OF LIVONIA
2026 JUL 13 AM 11:26

Subject: Sidewalk Waiver Request & Expedited Review – 27416 Sunnydale

Dear Building Department / City Engineering],

I am the owner of the newly constructed residential property located at 27416 Sunnydale, Livonia. I am writing to formally request a waiver for the sidewalk installation requirement.

Currently, none of the adjacent or neighboring properties feature sidewalks. Installing a sidewalk at this location would disrupt the established aesthetic uniformity of the neighborhood.

Because the pouring of the driveway is currently on hold pending the resolution of this waiver, I respectfully request that this review be expedited so we may proceed with the final completion of the home.

Please let me know if you require any additional information or further documentation to process this request. Thank you very much for your time and assistance.

Sincerely, Bilal Saad

CITY OF LIVONIA

33000 CIVIC CENTER DR
LIVONIA, MI 48154-3060
United States

Receipt: 00356750 07/13/26

Cashier: rdively
Received Of: SAAD, BILAL

27416 SUNNYDALE
LIVONIA MI 48154

The sum of: 250.00

CLK0190	WAIVER			250.00
		101-000-613-000	250.00	
			Total	250.00

TENDERED: CREDIT CARD 1992 250.00

PAID
JUL 13 2026
CITY OF LIVONIA

Signed: _____


27416 Sunn
SUNNYDALE AVE
27420
27411
15936
15894
15872
15860
15852
15840
15836
15828
15825
15805
15790
15786
15785
15775
15760
15745
15740
15735
15725
15711
15708
Parkway Strip 01

LETTER TO THE LIVONIA CITY COUNCIL FROM THE ENGINEERING DEPARTMENT

5.

MEETING DATE	PRESENTED BY
S072726	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO WAIVE THE SIDEWALK REQUIREMENT: Joe Eadeh of American Building Co., for the property located at 18252 Lathers.

BACKGROUND DETAILS

As requested in Mr. Joe Eadeh's letter dated July 8, 2026, we have reviewed the surrounding neighborhood regarding the presence of sidewalks (see attached aerial). Due to the intermittent and few sidewalks in this area, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

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

Due to the intermittent and few sidewalks in this area, we are recommending waiving the sidewalk requirement at this time.

The City has no plans to construct sidewalks in the area in the near future.

ATTACHMENTS

1. 18252 Lathers Sidewalk Waiver Request
2. 18252 Lathers Aerial

APPROVED BY

Date: July 13, 2026

David Lear, Assistant City Engineer

Date: July 17, 2026

Maureen Miller Brosnan, Mayor

Sidewalk Waiver Request

July 8th, 2026

To Whom It May Concern:

We respectfully request to waive the sidewalk requirement for the below address; there are no sidewalks on Lathers St near my address. There are intermittent sidewalks, but very little from 7 mile to 6 mile. We respectfully request to waive the sidewalk requirement.

The $250.00 fee is included.

Property:

18252 Lathers St

American Building Co

Joe Eadeh
734-612-0726
Jmeadeh@yahoo.com
12283 Merriman Rd,
Livonia, MI 48150

RECEIVED
CITY CLERK
2026 JUL -8 PM 3:48

CITY OF LIVONIA

33000 CIVIC CENTER DR
LIVONIA, MI 48154-3060
United States

Receipt: 00355646 07/08/26

Cashier: tgarcia
Received Of: JOE EADEH

12283 MERRIMAN RD
LIVONIA MI 48150-1912

The sum of: 250.00

CLK0190	WAIVER			250.00
		101-000-613-000	250.00	
			Total	250.00

TENDERED: CHECK 1468 250.00

Signed: _____

1468

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com
9-32/720

7-8-26

American Carpet & Floors, Inc.

PAY TO THE ORDER OF CITY OF LIVONIA

$ 250^00

TWO Hundred FIFTY 1/00 3/100 DOLLARS

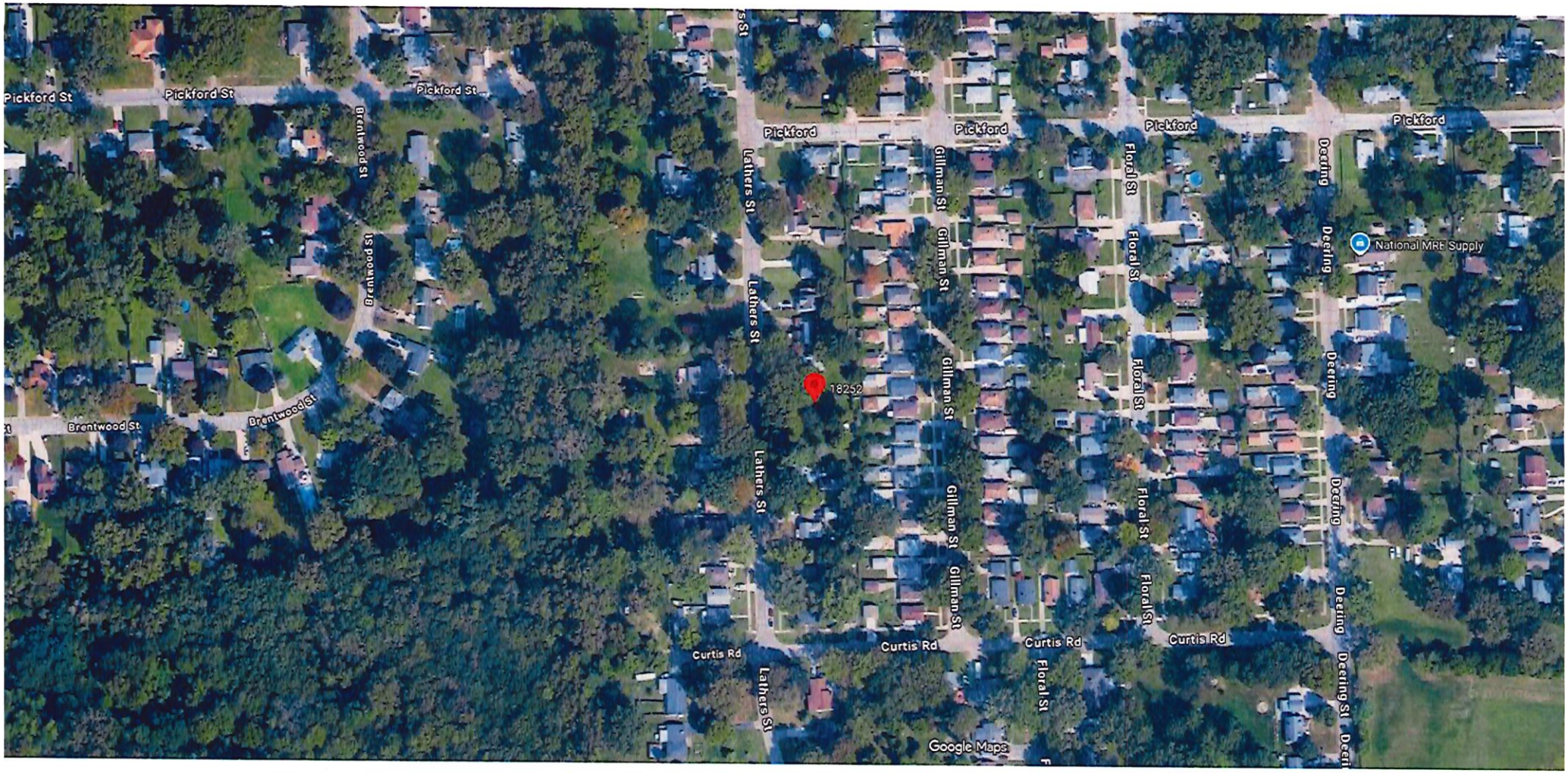
Security features. Details on back.

SIDEWALK WAIVER

MEMO 18252 LATHRUP, LIVONIA

AUTHORIZED SIGNATURE

⑈001468⑈ ⑆072000326⑆ 335302011⑈



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft



18252 Lathers St

Building

Directions | Save | Nearby | Send to phone | Share

18252 Lathers St, Livonia, MI 48152

Photos

LETTER TO THE LIVONIA CITY COUNCIL FROM THE CIVIL SERVICE DEPARTMENT

6.

MEETING DATE	PRESENTED BY
S072726	Jeannine Laible, Human Resources Director

AGENDA ITEM

REQUEST TO ESTABLISH A NEW CLASSIFICATION: for the position of Capital Planning and Budget Manager.

BACKGROUND DETAILS

Honorable Members of City Council
City of Livonia

Subject: Request to Establish a New Classification of Capital Planning and Budget Manager

Dear Council Members:

At a Special Civil Service Commission meeting of July 21, 2026, with Chairperson Paul Bernier and Commissioner Charlotte Mahoney being present, it was requested that the Commission consider approving a new classification of Capital Planning and Budget Manager and, pending City Council approval, the posting for a promotional examination for the Capital Planning and Budget Manager position. Below is the job description for the classification:

Description of work:
The Capital Planning and Budget Manager supports the development and execution of the City's Capital Improvement Plan (CIP), working closely with City departments to maintain and improve City facilities and infrastructure. This position is responsible for assisting in the planning, coordination, and tracking of capital projects, ensuring they align with the City's financial goals and priorities. The Capital Planning and Budget Manager also identifies potential funding sources, such as grants and bonds, and works to secure these funds for City projects.

This position reports directly to the Director of Finance and works collaboratively with the departments to support capital funding priorities, develop, analyze, and monitor the annual budget. The Capital Planning and Budget Manager will coordinate with the Building Maintenance Manager to ensure that approved capital projects are completed effectively and within budget.

The proposed salary range would be equivalent to the Chief Accountant classification of $101,004.80 to $117,936.00, to be paid from funds designated for this position in the approved 2025-2026 budget. The Capital Planning & Budget Manager position will be exempt from overtime/compensatory time, and, therefore, it is requested that this position be eligible for the new

vacation policy applicable to exempt classifications.

QUALIFICATIONS

This examination is open only to employees of the City of Livonia, who, by the closing date of this announcement:

1. Are currently employed in the City of Livonia's Accounting, Water Accounting, or Finance Department; and
2. Have regular status as an Accountant II or above; and
3. Possess a bachelor's degree from an accredited college or university with a major in Accounting, Finance, Economics, or a related business field with comparable research and analytical focus; and
4. Have at least five years of experience in governmental accounting; and
5. Has at least two years of experience developing the City of Livonia budgets and interacting with other departments for this purpose; and
6. At least five years of experience with the City of Livonia's Enterprise Resource System.

PARTS OF EXAMINATION AND WEIGHTS

100 % Interview*

*In the event there is only one qualified applicant for this position, the parts of examination and weights will be 100% Departmental Rating.

It is recommended that the new classification of Capital Planning and Budget Manager be considered for adoption and the effective date would be upon Council approval, at which point the promotional examination for Capital Planning and Budget Manager would be posted.

Thank you for your consideration.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

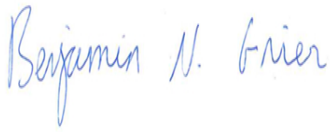
ATTACHMENTS

1. Packet to Council Transmitting Request for New Classification of Capital Planning & Budget Manager7.26

APPROVED BY



Jeannine Laible, Human Resources Director — Date: July 21, 2026



Benjamin N. Grier, JD, CPA, Finance Director — Date: July 21, 2026



Eric Goldstein, City Attorney — Date: July 21, 2026



Maureen Miller Brosnan, Mayor — Date: July 21, 2026

LETTER TO THE LIVONIA CITY COUNCIL FROM THE CIVIL SERVICE DEPARTMENT

6.

MEETING DATE	PRESENTED BY
S072726	Jeannine Laible, Human Resources Director

AGENDA ITEM

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City of Livonia

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overtime/compensatory time, and, therefore, it is requested that this position be eligible for the new vacation policy applicable to exempt classifications.

QUALIFICATIONS

This examination is open only to employees of the City of Livonia, who, by the closing date of this announcement:

1. Are currently employed in the City of Livonia's Accounting, Water Accounting, or Finance Department; and
2. Have regular status as an Accountant II or above; and
3. Possess a bachelor's degree from an accredited college or university with a major in Accounting, Finance, Economics, or a related business field with comparable research and analytical focus; and
4. Have at least five years of experience in governmental accounting; and
5. Has at least two years of experience developing the City of Livonia budgets and interacting with other departments for this purpose; and
6. At least five years of experience with the City of Livonia's Enterprise Resource System.

PARTS OF EXAMINATION AND WEIGHTS

100 % Interview*

*In the event there is only one qualified applicant for this position, the parts of examination and weights will be 100% Departmental Rating.

It is recommended that the new classification of Capital Planning and Budget Manager be considered for adoption and the effective date would be upon Council approval, at which point the promotional examination for Capital Planning and Budget Manager would be posted.

Thank you for your consideration.

Sincerely,

Jeannine Laible
Human Resources Director

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

Approve as submitted

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

.

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): .

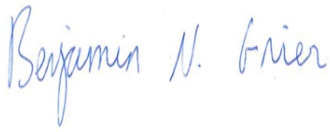
ATTACHMENTS

1. Packet to Council Transmitting Request for New Classification of Capital Planning & Budget Manager7.26

APPROVED BY



Jeannine Laible, Human Resources Director — Date: July 21, 2026



Benjamin N. Grier, JD, CPA, Finance Director — Date: July 21, 2026



Eric Goldstein, City Attorney — Date: July 21, 2026



Maureen Miller Brosnan, Mayor — Date: July 21, 2026

MEMORANDUM

TO: Jeannine Laible, Human Resources Director
FROM: Jillian Emmitt, Program Supervisor JE
DATE: July 20, 2026
SUBJECT: Request to Establish a New Classification of Capital Planning & Budget Manager

In a letter dated July 20, 2026, Benjamin Grier, Director of Finance, requests to establish a new classification of Capital Planning & Budget Manager. The job description is below:

Description of work:
The Capital Planning and Budget Manager supports the development and execution of the City's Capital Improvement Plan (CIP), working closely with City departments to maintain and improve City facilities and infrastructure. This position is responsible for assisting in the planning, coordination, and tracking of capital projects, ensuring they align with the City's financial goals and priorities. The Capital Planning and Budget Manager also identifies potential funding sources, such as grants and bonds, and works to secure these funds for City projects.

This position reports directly to the Director of Finance and works collaboratively with the departments to support capital funding priorities, develop, analyze, and monitor the annual budget. The Capital Planning and Budget Manager will coordinate with the Building Maintenance Manager to ensure that approved capital projects are completed effectively and within budget.

It is requested that the Capital Planning & Budget Manager would be eligible for the new vacation policy for classifications that are exempt from overtime/compensatory time.

The proposed salary range would be equivalent to the Chief Accountant classification of $101,004.80 to $117,936.00. It is recommended the Civil Service Commission approve to establish the new classification of Capital Planning & Budget Manager.

COMMENTS BY THE HUMAN RESOURCES DIRECTOR:
Concur Jeannine Laible

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

July 20, 2026

Civil Service Commission
City of Livonia, Michigan

Re: Request to Establish the New Classification of Capital Planning and Budget Managers.

Dear Commissioners,

We respectfully request the Commission to establish a new classification of Capital Planning and Budget Manager position in the Finance Department. The proposed equivalent salary and job description are attached.

Thank you for your consideration.

Very truly yours,

Benjamin N. Grier, JD, CPA
Director of Finance

Capital Planning and Budget Manager

SALARY **Equivalent to Chief Accountant**
$101,004.80 - $117,936.00 (as of 7/31/2026)
$105,560.00 - $123,240.00 (effective 12/1/2026)

JOB TYPE **Regular Full-Time**

DEPARTMENT Finance

GENERAL DESCRIPTION OF ROLE

About Us:

The City of Livonia is a safe, well-planned community spanning 36 square miles in southeast Michigan. With a population of approximately 95,000 residents, Livonia is the ninth-largest city in the state. Strategically located with easy access to I-96 and I-275, the city is known for its strong community spirit and well-maintained neighborhoods. Our motto, "Families First," reflects our commitment to public safety, parks, and high-quality public services.

Benefits Highlights:

- **Retirement & Savings:** 401(a) plan with 13% City contribution; Retirement Health Savings Plan
- **Health & Wellness:** Medical, dental, and vision insurance; Life insurance
- **Time Off:** Paid time off, personal business days, and 14 paid holidays
- **Additional Perks:** Clothing voucher; Flexible work hours

What We're Looking For:

- Is currently employed in the City of Livonia's Accounting, Water Accounting, or Finance Department; and
- Have regular status as an Accountant II or above; and
- Possess a bachelor's degree from an accredited college or university with a major in Accounting, Finance, Economics, or a related business field with comparable research and analytical focus; and

- Have at least five years of experience in governmental accounting.
- Have at least five years of experience working with the City of Livonia's Enterprise Resource Management system.

The Role:

The Capital Planning and Budget Manager supports the development and execution of the City's Capital Improvement Plan (CIP), working closely with City departments to maintain and improve City facilities and infrastructure. This position is responsible for assisting in the planning, coordination, and tracking of capital projects, ensuring they align with the City's financial goals and priorities. The Capital Planning and Budget Manager also identifies potential funding sources, such as grants and bonds, and works to secure these funds for City projects.

This position reports directly to the Director of Finance and works collaboratively with the departments to support capital funding priorities, develop, analyze, and monitor the annual budget. The Capital Planning and Budget Manager will coordinate with the Building Maintenance Manager to ensure that approved capital projects are completed effectively and within budget.

Key Responsibilities:
Capital Improvement Planning & Management:

- Supports the creation and management of the multi-year Capital Improvement Plan (CIP) by helping identify and prioritize capital needs and funding sources.
- Helps ensure that capital improvements are aligned with the City's goals and fiscal priorities, using a priority-based approach.
- Collaborates with the Finance Director and department heads to integrate capital improvement needs into the annual budgeting process.
- Supports the Building Maintenance Manager in tracking ongoing capital projects, ensuring fiscal responsibility, timely completion, and transparency.
- Assists in coordinating the annual CIP review process to ensure funding compliance and meet reporting requirements.
- Identifies and tracks potential external funding sources, such as grants, bonds, and other appropriated funds, to support capital projects.

Project Oversight & Fiscal Management:

- Assists the Finance Director in financial oversight of major construction projects.
- Ensures construction projects remain on scope, within budget, and on schedule.

- Prepares financial reports related to capital projects for senior leadership.

Asset Management & Maintenance Planning:

- Helps support the development of an asset management strategy for City facilities, parks, transportation infrastructure, and utilities.
- Assists department heads with aligning asset management practices with the City's long-term objectives.
- Works with the Building Maintenance Manager to secure funding for preventive maintenance programs, helping to minimize costly repairs and improve asset longevity.
- Supports the management of budgets for asset maintenance and improvement projects.
- Monitors expenditures and tracks financial performance to ensure resources are being allocated effectively.
- Maintains records of asset conditions, lifecycle costs, and performance data to support ongoing planning and decision-making.

Budget & Fiscal Services:

- Performs complex analytical and administrative work, including financial planning and control, to support citywide budgeting and organizational analysis.
- Partners with the Director of Finance on budget system administration and citywide budget adjustments.
- Leads budget development, monitoring, and control for departments and divisions, working with department heads and staff to analyze expenditures and revenues.
- Manages fund oversight and serves as liaison to finance and accounting divisions, offering research, recommendations, and budget support to department management.
- Researches and implements budgeting and CIP process improvements, and prepares and presents financial reports to City Council, leadership, and the public.

Why You'll Love Working with Us:

- **Community Impact:** Play a key role in maintaining and improving Livonia's public infrastructure and facilities. See your projects come to life and directly benefit residents.

- **Collaborative Environment:** Join a team that values innovation, strategic planning, and professional growth. We support career advancement and skill development.
- **Work-Life Balance:** Enjoy flexible work hours and a supportive environment focused on employee well-being.
- **Comprehensive Benefits:** Competitive salary, health benefits, and professional development opportunities.

DRAFT

CITY OF LIVONIA
ADMINISTRATIVE & PROFESSIONAL
2025-2028 WAGE RATE SCHEDULE
EFFECTIVE 12/01/2025

CLASSIFICATION		3.5% 2025-2026			4.5% 2026-2027			3.5% 2027-2028		
		HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL	HOURLY	BI-WEEKLY	ANNUAL
CAPITAL PLANNING & BUDGET MANAGER	STEP 1	48.56	3,884.80	101,004.80	50.75	4,060.00	105,560.00	52.53	4,202.40	109,262.40
	STEP 1.5	49.51	3,960.80	102,980.80	51.74	4,139.20	107,619.20	53.56	4,284.80	111,404.80
	STEP 2	50.46	4,036.80	104,956.80	52.73	4,218.40	109,678.40	54.58	4,366.40	113,526.40
	STEP 3	52.43	4,194.40	109,054.40	54.79	4,383.20	113,963.20	56.71	4,536.80	117,956.80
	STEP 4	54.52	4,361.60	113,401.60	56.97	4,557.60	118,497.60	58.96	4,716.80	122,636.80
	STEP 5	56.70	4,536.00	117,936.00	59.25	4,740.00	123,240.00	61.32	4,905.60	127,545.60

LETTER TO THE LIVONIA CITY COUNCIL FROM THE PLANNING DEPARTMENT

7.

MEETING DATE	PRESENTED BY
S072726	Mark Taormina, Planning and Economic Development Director

AGENDA ITEM

WAIVER PETITION 2026-06-02-16: submitted by J.B. Donaldson Company, requesting waiver use approval to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the northwest 1/4 of Section 6.

BACKGROUND DETAILS

July 17, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-06-02-16 – J. B. Donaldson Co.

Dear Council Members:

At the 1,247th Meeting held by the Livonia City Planning Commission on July14, 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)

#07-43-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-02-16 submitted by J.B. Donaldson Company requesting waiver use approval under Sections 3.06 and 6.02 of the Livonia Zoning Ordinance, as amended, to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the Northwest 1/4 of Section 6., the Planning Commission does hereby recommend to City Council that Petition 2026-06-02-16 be approved subject to the following conditions:

1. That the submitted floor plan on Sheet A-03, prepared by A&M Consultants, is hereby approved and any modifications are subject to the approval of the Planning Director and Inspection Department.

2. That the specific plans referenced in this approving resolution shall be submitted to the

Inspection Department at the time the building permits are applied for.

3. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

4. The proposed building and all associated site improvements shall be designed and constructed in full compliance with the accessibility requirements of the Americans with Disabilities Act (ADA), as amended. This shall include, but not be limited to, accessible building entrances, routes, parking spaces, signage, and interior facilities to ensure equal access for individuals with disabilities.

5. Any additional fencing shall comply with the requirements set forth in Section 7.24 and of the Livonia Zoning Ordinance and Chapter 15.44 of the City of Livonia Code of Ordinances, including all applicable regulations pertaining to height, location, materials, and permitting.

6. All parking spaces shall be 10' x 20' and double-striped. Barrier-free parking spaces shall be sized, signed, and striped in accordance with the Michigan Building Code and its standards.

7. The existing historical building on the site shall be preserved and maintained in a manner consistent with its historic character, including the retention of significant architectural features and materials, subject to applicable codes and ordinances; and

8. This waiver use is granted to this petitioner only, and any new user of this license is required to seek and receive City Council's consent prior to the transfer.

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. 2026-06-02-16_E-COUNCIL Pkt

APPROVED BY



Date: July 17, 2026

Mark Taormina, Planning and Economic Development Director



Date: July 17, 2026

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

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

For filing fee see below for computation

Date Filed: _____ Petition 2026-06-02-16

Site Address: 38525 8 Mile Rd Sidwell 022 99 0001 000 Zoning of Property RUF

Requesting Approval To ADULT FOSTER CARE

Applicant: Alin Brazdau Business/Company: _____

Applicant's Address: 11373 Willow Wood Ln. City: Plymouth State: MI Zip Code: 48170

Applicant's Phone # (248) 894-0011 Applicant's Email alinbrazdau@icloud.com

Contact Person: Alin Brazdau Business/Company: _____

Contact's Address: 11373 Willow Wood Ln. City: Plymouth State: MI Zip Code: 48170

Contact's Phone # (248) 894-0011 Contact's Email alinbrazdau@icloud.com

RECEIVED
JUN 12 2026
CITY OF LIVONIA
PLANNING COMMISSION

Please provide the following information:

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

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

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

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

_____ sq. ft. of new construction x $20.00 per 1,000 sq. ft. or $30 per lot or unit for residential construction.

Total Amount Due $ _____ (To avoid scams, please see note above regarding invoices)

Owner of Property: Alin Brazdau

Owner's Address: 11373 Willow Wood Ln. City: Plymouth State: MI Zip Code: 48170

Owner's Phone # (248) 894-0011 Owner's Email alinbrazdau@icloud.com

Signature of Owner _____ Print Name: Alin Brazdau

SUHAD TADROS
Notary Public - State of Michigan
County of Wayne
My Commission Expires Oct 9, 2030
Acting in the County of Wayne

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

on this 8TH day of June 2026.

Signature of Notary _____ My commission expires 10/9/2030

SUHAD TADROS
Notary Public - State of Michigan
County of Wayne
My Commission Expires Oct 9, 2030
Acting in the County of Wayne

Acting in the County of Wayne.

MINUTES OF THE 1,247th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 14, 2026, the City Planning Commission of the City of Livonia held its 1,247th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Wafa Dinaro, Patrick Droze, Peter Ventura, Ian Wilshaw

Members absent: Dave Bongero, Sam Caramagno

Mr. Jacob Uhazie, Assistant Planning Director, Kristoffer Canty, Planner IV, 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 2026-06-02-16 J.B. Donaldson Co.

Ms. Dinaro, Acting Secretary, announced the next item on the agenda Petition 2026-06-02-16 submitted by J.B. Donaldson Company requesting waiver use approval under Sections 3.06 and 6.02 of the Livonia Zoning Ordinance, as amended, to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the Northwest 1/4 of Section 6.

Mr. Uhazie: Thank you, Mr. Chair. This is a request to operate a licensed foster care facility with a capacity of seven to 12 people, located in the southwest corner of Eight Mile and Meadowview. The existing zoning is RUF. One thing to note in the RUF is that adult foster care is a permitted use for six or fewer people. So, the waiver-use that we are discussing here is for them to operate with greater than six. Section 6.02 of the zoning ordinance requires waiver-use approval in the RUF for adult foster care facilities. Some of the requirements in that section are a parcel of no less than one half acre in size, no more than 16 mentally or physically handicapped persons, plus such persons as may be required to provide supervision. There shall be no more than two occupants per bedroom. An outdoor recreation area shall be provided equal to 500 square feet per bedroom. Some history on the site is that it is a historical building built in 1836. In 1988 under petition 87-12-1-39, the city denied a request by a previous owner of this property to rezone the parcel to PS (Professional Service). They were subsequently granted waiver-use approval to operate a law office. In 1990 fire damaged the main structure, and in 1992, the current owner was granted approval to convert a portion of the historical residential structure for use as a veterinary office, and then in 2002, there was requested approval to expand the scope of the business to include both interior and outdoor recreation photography. This resulted in a request to rezone the property to OS, which was denied by City Council. The ZBA denied the use variance, and then in 2003 received waiver-use approval to utilize the main existing building and site for a medical office under the waiver-use provisions of the RUF district regulations. Across Eight Mile is Farmington Hills, and then the rest of the property is surrounded by existing RUF zoned properties. The proposal proposes no significant exterior modifications. No changes to the existing four-foot wooden fence that is located to the west. The building is 5,075 square feet with a height of 30 feet. The project primarily involves the adaptive reuse of the former medical office building for residential care purposes. The floor plan shows 12 bedrooms with individual bathrooms. We did not receive an updated floor plan saying the new square footage, so the square footages identified on the site plan or the floor plan are a little bit off, but there are 12 proposed bedrooms, a common living room, dining room, kitchen, lounge area, and office. As I mentioned, there be no exterior modifications. Parking requirements for the site would be 16 parking spaces. The site plan shows 24 spaces, including four being barrier free. There is an existing monument sign along Eight Mile Road in accordance with Section 11.07 of the Livonia Zoning Ordinance. The proposed adult foster care facility permits one monument sign with a minimum sign area of 20 square feet. Anything beyond that would require approval by

the ZBA. 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 June 18, 2026, which reads as follows: "*In accordance with your request, the Engineering Division has reviewed the above referenced petition. We have no objections to the proposed waiver use at this time, but would like to note the following items: 1. The subject parcel is assigned the address of #38525 Eight Mile Road. 2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems. 3. Should revisions to the utility services to the building, or any work within the Eight Mile Road right-of-way be required, the owner will need to submit drawings to this Department and the Wayne County Department of Public Services for permitting*." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Livonia Fire & Rescue Division, dated June 18, 2026, which reads as follows: "*This office has reviewed the site plan submitted in connection with the renovation and use of the property located at the above referenced address. Referencing MI. Bldg Code (MBC) 2021 for Group R-4 (as stated on plans) 420.4 "Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with section 903.2.8 903.2.8 Group R An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area. A further detailed plan review will take place when this division receives an official plan set.*" The letter is signed by Brian Kukla, Fire Marshal. The next letter is from the Division of Police, dated June 18, 2026, which reads as follows: "*I have reviewed the plans in connection with the petition. I have no objections to the proposal*." The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated June 26, 2026, which reads as follows: "*Pursuant to your request, the above-referenced Petition has been reviewed. 1. All signage must conform to the ordinance. 2. Plans shall be submitted to the Inspection Department for review and approval in accordance with the state adopted codes if this project moves forward. 3. Permits and inspections are required for all proposed renovations and change of use. 4. All parking spaces shall be 10' x 20' and double-striped. Barrier-free parking spaces shall be sized, signed, and striped in accordance with the Michigan Building Code and its standards. This Department has no further*

objections to this Petition." The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 30, 2026, which reads as follows: "I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia: Unpaid water and sewer charges: (Customer name on record - Occupant) Total Due City of Livonia $ 628.52" The letter is signed by Ermon Sims, Chief Accountant. The next letter is from the Treasurer's Department, dated June 22, 2026, which reads as follows: "The owner of the property is current on the property taxes." The letter is signed by Susie Nash, Treasurer. Next is an email, dated July 8, 2026, that states: "I am writing as a homeowner and resident of the surrounding neighborhood to respectfully but strongly oppose the zoning ordinance petition seeking approval to operate an adult foster care facility across the street from my home within our residential community. My opposition is based on legitimate land use, zoning, and neighborhood planning concerns. It is not directed toward any individual who may require foster care services. Rather, it is based on preserving the character, stability, and intended use of our established residential neighborhood. Our subdivision consists of more than 300 homes and has long been maintained as a quiet, single-family residential community. Homeowners invested in this neighborhood with the reasonable expectation that the zoning regulations would protect the residential character that attracted us here. Approving this petition would represent a significant departure from that expectation and could establish a precedent for future nontraditional residential uses that gradually alter the nature of our community. Zoning decisions should be made with careful consideration of their long-term cumulative impact, not only on the immediate property but on the surrounding neighborhood as a whole. In evaluating this petition, I respectfully ask the Planning Commission and City Council to consider several important factors, including: 1. Preservation of the established residential character of the neighborhood. 2. Compatibility of the proposed use with surrounding single-family homes. 3. Increased traffic, service vehicles, deliveries, employee parking, and visitor activity that may accompany the operation. 4. Potential impacts on nearby homeowners' quiet enjoyment of their properties. The precedent this approval could establish for similar future zoning requests. The expectations of hundreds of homeowners who relied on existing zoning regulations when purchasing their homes. The city has an important responsibility to balance community needs while protecting the integrity of established residential neighborhoods. I respectfully request that the Planning Commission and City Council deny this zoning ordinance petition and preserve the

existing residential zoning that has served our neighborhood well for many years. I also encourage the City to carefully consider the concerns of the many residents who will be directly affected by this decision. The voices of the homeowners who have invested in this community deserve meaningful consideration throughout this process. Thank you for your thoughtful consideration of this important matter." The email is signed Bruce Folsom, 38520 Eight Mile, Northville, MI. Next is another email dated July 6, 2026, that states: "I am writing as a homeowner and resident of the surrounding neighborhood to respectfully but strongly oppose the zoning ordinance petition seeking approval to operate an adult foster care facility across the street from my home within our residential community. My opposition is based on legitimate land use, zoning, and neighborhood planning concerns. It is not directed toward any individual who may require foster care services. Rather, it is based on preserving the character, stability, and intended use of our established residential neighborhood. Our subdivision consists of more than 300 homes and has long been maintained as a quiet, single-family residential community. Homeowners invested in this neighborhood with the reasonable expectation that the zoning regulations would protect the residential character that attracted us here. Approving this petition would represent a significant departure from that expectation and could establish a precedent for future nontraditional residential uses that gradually alter the nature of our community. Zoning decisions should be made with careful consideration of their long-term cumulative impact, not only on the immediate property but on the surrounding neighborhood as a whole. In evaluating this petition, I respectfully ask the Planning Commission and City Council to consider several important factors, including: 1. Preservation of the established residential character of the neighborhood. 2. Compatibility of the proposed use with surrounding single-family homes. 3. Increased traffic, service vehicles, deliveries, employee parking, and visitor activity that may accompany the operation. 4. Potential impacts on nearby homeowners' quiet enjoyment of their properties. 5. The precedent this approval could establish for similar future zoning requests. 6. The expectations of hundreds of homeowners who relied on existing zoning regulations when purchasing their homes. The city has an important responsibility to balance community needs while protecting the stablished residential neighborhoods. I respectfully request that the Planning Commission and City Council deny this zoning ordinance petition and preserve the existing residential zoning that has served our neighborhood well for many years. I also encourage the city to carefully consider the concerns of the many residents who will be directly affected by this decision. The voices of the homeowners

who have invested in this community deserve meaningful consideration throughout this process. Thank you for your time, your service to our community, and your thoughtful consideration of this important matter." The email is signed Kimberly McInnis, Northville, MI. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for planning staff?

Mr. Droze: Thank you. Mr. Uhazie, I appreciate the walkthrough of the prior uses for the home to where it is today, and just looking at what's allowed through waiver uses for the RUF zoning, I think everything checked the boxes except for the medical office. Did that go through ZBA or how did that use come to be in this location? Do you know? It didn't appear that was an approved waiver-use.

Mr. Uhazie: That was approved under previous zoning ordinance. So, it was granted a waiver-use under that provision.

Mr. Droze: Understood.

Mr. Uhazie: The RUF standards have been updated since the new zoning ordinance in 2021.

Mr. Droze: Right. Okay. So today that particular use would not be basically permissible without a zoning change.

Mr. Uhazie: Correct. But the waiver-use travels with the property. So, if they wanted to, it is essentially grandfathered. If they wanted to operate a doctor's office out of there, they would still be allowed to.

Mr. Droze: Okay, appreciate that. Thank you.

Mr. Wilshaw: Any other questions?

Ms. Dinaro: Jacob, this site is a historic site, correct?

Mr. Uhazie: Historic in Livonia, yes.

Ms. Dinaro: And which limits the use, which limits what developers can come in there and what they can do in that site?

Mr. Uhazie: Correct.

Ms. Dinaro: Okay. Thank you.

Mr. Wilshaw: Thank you, Ms. Dinaro. Any other questions for staff? Okay.Thank you again. I believe our petitioner is in the audience. Feel free to come forward to our podium.

Joe Hammond, 2428 South Gregory Road, Fowlerville, MI. I am representing Alin Brasdau, who is the owner and potential operator of this facility. With me tonight is Ms. Surugiu. She will be the resident manager and operations manager of this. I'm answering some of the questions that were posed. I can't even imagine how there could be a complaint with respect to traffic in and out of that facility. These patients are locked down. They seldomly, if ever, have any visitors. If they do, it's on a weekend or perhaps a holiday, and generally it isn't even for all of them. I would like to question, not that I'm arguing with your fire marshal, but I don't think a facility that's up to 12 people requires an automatic sprinkler system. If it is required, we'll be happy to install it, but I don't think it is requirement at this time. There is absolutely no plan to change the exterior appearance of this building, and I have to say, if I was going to put my family member into a home, I can't even imagine a setting that would be more peaceful and more satisfactory for that to happen. With that, I'll answer any questions.

Mr. Wilshaw: All right, thank you, Mr. Hammond. Any questions for our petitioner?

Ms. Dinaro: Can you tell us a little bit about the patients, their age, mobility? Like, what are they there for? Just give us a little bit of what the neighbors can expect from the patients. Of course, and it's understandable the concerns as a resident myself, the high traffic and the concerns that are being brought up. Can you speak into the microphone?

Simona Surugiu, 2428 South Gregory Road, Fowlerville, MI: I apologize. The concerns are legitimate and it's understandable, but on the flip side, I think caring for the elderly, 55 and over, to be able to go into a residential area and not seclude them from the homes that they themselves grew up in would be a factor why it would be a perfect setting. In coming from an office space to an adult foster care setting, it actually decreases the traffic because one, we don't have that everyday appointment, every half hour traffic, you have visitors and family members, and for a 12 person, I'm one of 11 children in my family. So another person, 12, it'll be like a bigger family. So you could imagine the traffic with that would be minimal, understandably. As far as the residents we take care of, we currently have a six person residential home care that we care for, and it's 55 and above. And the residents are not mental health residents, but they are residents that need extra help. Excuse me.

Everyday assistance with their daily care. We provide all of their necessary needs as far as getting dressed for the day, meals, three meals a day, snacks, activities, recreation, and 24-hour supervision. Staff on board to be able to be there should they need assistance to the restroom. And they're usually residents that can no longer spend time in their home by themselves, or if they are home, they want to be in a setting where they have friends they can interact with, and then we can provide that in a setting that's not institutionalized so much. When you're a little bit smaller, you can have that more personal care, and we see that in our six-person residence home where we can get to know them a little bit better, and then be able to have a more personal and closer monitoring for them. So that's kind of the idea of what you're looking for. It's just an expansion of what we're currently doing.

Ms. Dinaro: Thank you.

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

Mr. Ventura: Good evening. Can you can you tell us how often the residents that are living there would be outside of the building and visible from anybody passing by or anybody living across the street.

Ms. Surugiu: Most of the time, even our current residents, and I'm going to use that as a reference point. I'm…

Mr. Ventura: Could you speak right into that microphone? It's hard to hear you.

Ms. Surugiu: I'm going to use my current residents as a reference point. On occasion, they like to sit out in the patio. Depending on the season, they can't tolerate high heat or cold weather because of the age and an ability to regulate. So, can they visit outside? Yes, they're occasionally out for 10, 15, 20 minutes. Most of the time, they are inside, but you know, occasionally they can visit with their families or sit out on the patio if they choose to.

Mr. Ventura: Is the patio enclosed?

Ms. Surugiu: Yes.

Mr. Ventura: When they're outside, are they supervised?

Ms. Surugiu: Yes, they have to be supervised.

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

Mr. Wilshaw: Thank you. Any other questions for our petitioner? Anything else? I do have a question for you in regard to looking at the floor plan that's provided for this redesigned building as it would be laid out as a…I guess we're going to call it a group home but I'm not sure exactly how you define this if it's assisted living or…

Mr. Hamond: Adult foster care.

Mr. Wilshaw: Okay I'm. seeing room sizes in the neighborhood of 70 and 80 square feet. Is that accurate for bedrooms for these residents?

Mr. Hammond: 70, no, and that was a mistake. I think Mr. Brazdov pointed that out in our study session. The minimum required for a 12-bed adult foster care is 80, as long as it's a single bed. If it's a double bed, which we don't have, of those would be 65 square feet per bed.

Mr. Wilshaw: Okay, so you're committing to at least an 80 square foot room.

Mr. Hammond: We will. We have to comply with the rules.

Mr. Wilshaw: Okay, but you're telling me what the minimum is. Is that what you're going to put in here?

Mr. Hammond: Yes.

Mr. Wilshaw: Okay, and will each of these rooms have ensuite bathrooms?

Mr. Hammond: Yes.

Mr. Wilshaw: Okay. And what other amenities will be provided to the residents who live there?

Ms. Surugiu: So, meals are required. Three meals a day, snacks. Amenities, as far as we do have an activities director that comes and does activities with the residents. Family members can come in at any time to visit. You know they have that opportunity to have that social piece with them. They're not secluded from living as much as possible as a daily life as they can. A lot of the residents do prefer quiet, especially after a certain age. So, majority of them, even right now, they prefer bingo and reading, certain television shows that they have watched their whole lives that they kind of reminisce, puzzles. So, all those are catered to the age, and whatever they come in and they tell me what their favorite activity is, and that's part of being in a smaller setting. They can do that with their friends and kind of have that. The biggest thing we've noticed is not so much the activities that you can pack their schedule with is that connection because you can pack an activity

session and put it on a schedule and then maybe two three people will show up and sit around at the table, but when we get to know them personally and know their favorite ice cream or things like that, for them to have that social piece with the staff and we get to connect with them every day and say good morning. That means so much more to them, and so that means more than just creating. But we do, you know, the residents that are more active and they want to engage in activities, the activities coordinators, both the staff that we have, but also externally come in and they offer those kinds of activities for them as well.

Mr. Wilshaw: So, besides their bedroom, that's going to be 80 square feet, there's going to be a living room area for the ones that are more mobile. Perhaps they're in a wheelchair or something. They are able to move around. They'll have a living room area that they can go to, watch TV, interact with their fellow residents.

Ms. Surugiu: Because most of the residents that do end up needing adult foster care are most of the time unable to walk on their own. They're either wheelchair bound or bedridden at that point. So therefore, we actually encourage outside of the room. We don't want that seclusion. We offer that privacy if they want it, but we do encourage them to sit in main area areas. That's what has been shown to be more beneficial.

Mr. Wilshaw: I would say socialization is very important at all ages. That's for sure. As far as staffing goes, obviously we've had an opportunity to meet you. There was a little bit of discussion at our study meeting, in terms of what other staffing you're going to have, in terms of caregivers, what their qualifications are. Can you tell me a little bit more about that?

Ms. Surugiu: Oh yes. So, I am a nurse practitioner. I will be doing the…even now I'm the liaison between the family members and the visiting physicians that come and see their families, and I do I manage pretty much the menus, the running of the home, and then I do hire caregivers that I train along with state approved training that they have to meet every single year. They are CPR certified, and they're the ones that, under my direction take care of the residents.

Mr. Wilshaw: Okay. What state-approved training will this be? Is there a name for that?

Ms. Surugiu: So, LARA actually has implemented certain training videos that they have to watch, take tests, and then I review those tests and

I keep track of their training, and they also have to be CPR certified, and that's by American Heart Association. We don't have to use those specific websites. We have used direct care training in the past as well, which is vetted by the state as approved training for direct care workers. Impart Alliance is also a big organization right now that is working on training caregivers and also keeping a database that allows both caregivers to sign in and also us as providers to tap in and find caregivers that are trained and approved to care for the elderly.

Mr. Wilshaw: There's certainly a lot of concern in most communities. Communities with these types of facilities and the quality of the caregivers that work within them, that they provide, you know, quality service to these, you know, residents who are there, and there's been certainly concerns with abuse and other things that have happened in some facilities. So, I want to make sure that you're using properly licensed caregivers. Would any of these caregivers carry CNA or other professional designations or training?

Ms. Surugiu: They can. They can. They don't have to as direct caregivers in adult foster care home. It is not state required. They do have to have direct care training.

Mr. Wilshaw: Okay.

Ms. Surugiu: CNA is preferred,, but it's not required.

Mr. Wilshaw: Okay, all right.

Ms. Surugiu: You have to be vetted, trained, background checked, and then when we have our inspections, then the state comes in and checks all our documentation.

Mr. Wilshaw: Okay. And how about medicine delivery of narcotics and other pharmaceuticals to these people? Are there is there special licensing and training for that?

Ms. Surugiu: Yes, there is medication education and administration is also part of staff. All staff has to be trained and educated in medication administration. We have long-term care pharmacies that manage all the patient's medication with their primary physicians, and get delivered to where I take them in, reconcile all the medications, and then they are stored and locked and administered as the physician is prescribed.

Mr. Wilshaw: Okay.

Ms. Surugiu: Every month we have blister pack system where they get delivered for the month, get administered on the date and the time that they are to be administered for safety of the residents, and also increase compliance from a staff and then myself as I double check to make sure that they are administered on the proper dates.

Mr. Wilshaw: Okay, is that is that any caregiver can administer that medicine or is special?

Ms. Surugiu: After training, yes.

Mr. Wilshaw: Okay. all right. Okay, that's my questions for now. Any other questions from my colleagues?

Mr. Long: Thank you. I understand that it's always going to be different, but what's your average turnover? Like you said, you have a six-bed facility right now. So how long have those six people been there?

Ms. Surugiu: Residents or the staff?

Mr. Long: The residents.

Ms. Surugiu: The residents. Yeah. Our home currently, we've about a little bit over four years. We currently have two that have been with us the full time four years, and there's between three and the most current one has been with us since November, and no one has moved out. Unfortunately, we do take care of hospice residents, and so they have passed on, but the beauty of it is those family members have still come back to visit because we were able to provide like a home environment for their loved ones to pass. So it depends on the resident. We have long-term ones, and unfortunately, if their health declines, we are able to provide that care until the end of life.

Mr. Long: Okay, and again, this is anecdotal, but how many visitors do you normally get in a day?

Ms. Surugiu: Just based on current housing we have one that visits every day with his wife and spends a few hours with her. Two that visit every day. The other, on occasion, they have you know families, little children, and work schedules, so, they'll visit once every couple weeks. One does every other day.

Mr. Long: Okay, so what I'm getting at is that you don't have you know 30 cars in and out every day or anything like that. You've got one or two cars that are coming and going.

Ms. Surugiu: Yeah.

Mr. Long: Okay. What will this…you're going to be the manager, right? Is that the proper term?

Ms. Surugiu: Yes.

Mr. Long: Is this the only facility you're going to be managing? Are you overseeing four facilities?

Ms. Surugiu: No, I just have this six-person residential home right now. So, this is it. And the hope is if we can transition to the 12.

Mr. Long: Okay. Thank you.

Mr. Wilshaw: Thank you, Mr. Long. Any other questions? If not, is there anyone in the audience wishing to speak for or against this item? If so, please feel free to come forward. We'll have you just sit down for a little bit while we listen to our residents' questions, and we'll have you come back up after. Thank you. Good evening, sir.

Jim Biga, Lavonia, Michigan. I'm looking at the State of Michigan guidelines for adult foster care licensing and what they should have. Couple of things that I don't see in the floor plans. One is an adequate kitchen for food preparation, with the you know commercial, not fully commercial, but you know what they show is just a home kitchen, and I don't think that's adequate to feed up to 12 people. I don't think that's going to cut it in my mind, I mean, I really am favor of using this for something like this, but I don't think for the number of people that without major changes to the floor plan that it can be done. One thing they are missing is the state requires one full bath with a shower or tub for up to eight residents. So if you're going to have 12 residents, you need two showers or bathtubs in there, and if you have mixed men and women in there, the women need you know separate facilities that are very private. You mentioned about room size. The 80 square feet per room is great, but that doesn't…there's no closets in here. Closets are excluded from that dimension. So, when you do this, you have to exclude the closet size or a bureau or you know standalone closet from that. So, these rooms are going to have to be changed to fit those requirements for the bed and a chair and a dresser and things like that, I think that growing up in a home in Livonia in an eight by 10 bedroom, there ain't a whole lot of room in 80

square feet. A couple other things in there…the living room barely fits 12. It doesn't even qualify for the 35 square feet per person living area that they're supposed to have. The dining room's supposed to be able to sit all 12 residents. It doesn't look big enough to do that. Multi-purpose space. Are you going to say that the living room is the multi-purpose room plus you know a place for people to do things, I'm not sure. Locked storage of medicines- that wasn't really brought up. Where are they going to have a medicine storage room? They have an office, but is that going to be where everything is kept? And where's the staff going to be at night? Where do they sit and stand or stay? There's no laundry facility on site. I didn't see a laundry room anywhere in there. So where do the residents get their laundry? Is there going to be somebody coming in and taking laundry out, and how is that going to be handled? Things like that. So, I just I think that the petitioner needs to go back and relook at what they can fit in that building space. I'm not sure it's up to 12. I think it's some number less than 12, and I think before you approve this and send it to City Council, that needs to be relooked at, re-presented to you. But thank you.

Mr. Wilshaw: Thank you, Mr. Biga. I neglected to tell you as a speaker that you had two minutes, but you kept it right in the window. You did good.

Mr. Biga: I am good at this.

Mr. Wilshaw: Yeah, I hear you had practice at this. Good evening, Mr. Karasinski.

Jerry Karasinski 19488 Bainbridge Avenue, Livonia, MI. My only concern is the ratio of caregivers to residents to ensure that either during the day or in the evening, there's proper support for the number of residents that they do have. Thank you.

Mr. Wilshaw: Thank you, sir. Hi. Good evening, sir.

Raymond Waldo. I live at 38603 Eight Mile Road, Livonia, MI. I am about 125 feet away, and my question really has to do with well, my analysis is based on 16 residents, but because that's what the ordinance allows, if their plan is for 12, it doesn't change it much. But if you multiply three meals a day times 16 residents, you're at 48 meals a day, 300, roughly 350 a week. The older population is generating probably significant. incontinence and different types of trash that might not ordinarily be…you might not ordinarily expect. Right now, they have two ordinary garbage cans, but I think you're looking at when I do the math, somewhere around 850 pounds of garbage a week, which obviously the two cans

wouldn't be adequate. You're looking at a dumpster. Different things, things like that. It's very close to Greenmead, which has quite a bit of wildlife living next door. I know 10 raccoons I caught in a live trap one summer, an opossum and a skunk the same year. Really concerned about animals and trash, and also the unsightliness of a dumpster. I mean, even if I can see that they fence it off, a fenced off dumpster doesn't change. It certainly changes the look of the neighborhood, and it doesn't alleviate the problems. The problems caused by the potential smell, potential animals getting in to that. When you're looking at 12 people, the dynamics of 12 people and the meal preparation, as it was said before, you're almost looking at a at a commercial kitchen and commercial food disposal.

Mr. Wilshaw: Mr. Waldo, the two minutes have expired. You've pretty much summarized…

Mr. Waldo: I think I've covered…

Mr. Wilshaw: Trash. Got it. Thank you, sir.

Mr. Waldo: Okay, thank you.

Mr. Wilshaw: Thank you for your comments. Hello, good evening, sir.

Doug and Carol Ann Strohmer Livonia, MI. We live on the property directly to the south at 20535, okay, so I just…I'm not…I don't know if I'm for against, not specifically one way or the other. Just have concerns that were brought to me by some of the other residents. When Dr. Pierce in 2003 had the conditional use, there was certain requirements that he had, and the ordinance was changed, I believe, and it was petitioned in May 21, 2003 subject to conditions, and it was petitioned again by the residents in Livonia Hills community, there's 44 residents. I don't think we were adequately notified, like the entire community, like what's going on. The notification that I got, like 10 days ago or two weeks ago, just was the immediate houses around it. When Dr. Pierce petitioned before, it was the entire community because of the traffic flow was a problem, and then the fact that he was it was allowed as a single doctor, and part of the reason was the traffic, you know, and some other reasons that are cited in the conditional uses. So, I just think that we should probably take a look at maybe notifying the rest of the residents, perhaps getting a little more input from the remainder of the residents in Livonia Hills. The notification was given to the three brand new houses right across the street, two of which are not even occupied yet. So, I mean, so you're notifying people that don't even have a say

or haven't been in the community long enough to know what the concerns are. So, I think that should be considered.

Mr. Wilshaw: Okay. Thank you for your comments.

Mr. Strohmer: Yep. Okay. Thank you.

Mr. Wilshaw: Hi. Good evening, ma'am.

Barb Bauman, 20469 Meadowview Street, Livonia, MI. Our sub is Livonia Hills Estates, and we didn't want the doctor's office. We did not want…we already have an adult foster care home in our neighborhood, so this would be the second. And out of 44 houses, and we sure didn't want the three houses that were put on the end of our street, which does not fit in with our neighborhood at all. The traffic is already horrendous. People going, turning left into Meadowview, are going face to face with the people going left onto Luzon, and there's been several accidents there because it's just really messed up. It's going to be worse traffic if there's going to be adult foster care home and. It's just…how many more group homes do we need in our neighborhood, or adult foster care homes? Since the woods have been torn up, and those three new homes went in, we have about 40 groundhogs in our neighborhood. I had to hire somebody. Cost me a lot of money. He told me he took 35 out of Greenmead the other day. Oh yeah. We have raccoons. We have skunks. We have opossums. I have in my backyard only. Just my backyard. Eight groundhogs, the mother and seven babies. I've got those mole volcanoes, 10 of them. Never had a year like this till those houses went up, and that's what you know. I really wanted to get that point across too.

Mr. Wilshaw: But your two minutes has run up on you.

Ms. Bauman: Pardon me?

Mr. Wilshaw: Your two minutes has run out on you.

Ms. Bauman: Oh, okay. Thank you.

Mr. Wilshaw: Thank you for your comments. Hi. Good evening, ma'am. Hi.

Debbie Waldo, 38603 Eight Mile Road, Livonia, MI. My concern is they're saying they're not going to change the outside, but isn't there an ordinance that says you need a recreational area outside the facility for so many bedrooms. So that would mean my concern that at some point, don't they have to change the outside of the

facility to make that recreational area. My other concern is that the traffic is a concern. They're saying minimally, but at every…I'm a nurse. I'm a home care nurse. Every adult foster care home that I go into and take care of patients at, if you have hospice in there. You have a hospice nurse. You have a hospice aide. You have a minister. You have a social worker. They all go into the home frequently. It is not like no visitors, and there is many people who love their family and are at these adult foster care homes day and night till 10 o'clock at night. So, when they pull out of there and go in that subdivision in the circle subdivision, they're causing traffic. That usually there's no traffic in that subdivision at all because it's not a throughway subdivision. So, I'm just saying that that needs to be considered that there is going to be more traffic and more visitors than they're thinking. There's going to be doctors, social workers, physical therapists, occupational therapists, hospice. I mean, there is more than just a few in a week.

Mr. Wilshaw: Very good. Thank you for your comments.

Carol Ann Strohmer, 20535 Meadowview Street, Livonia, MI. My concern is the hours of visiting when they would come to visit. There has been when the doctor was there, the lights were on 24/7 you know, the outdoor lights, and we live right next door, so we had no privacy. So, I just, I don't want that again.

Mr. Wilshaw: Okay, thank you. Hello, good evening.

Denise Micah, Livonia, MI, Couple comments on the design. Those aren't bathrooms in the rooms? Those are just…I would call that a restroom because you can't take a bath in there. If you look at the public areas there and by the dining room, there are no restrooms by those rooms. People would have to go back to their room to go to the bathroom, and as we know, people age; they need the bathrooms closer than ever. Of the 12 bedrooms they have, only three are marked handicapped, which I find that alarming that it's for aging people, and I would think all the rooms would be ADA compliant. And also, there was a comment made that they're going to have a lockdown. Okay, so then, are they going to want to put up fencing in that area too, just in case? And that's going to ruin the esthetic of that beautiful farmhouse. So, and no shower room. I mean, you for the, you know, that's kind of like even in the hospitals, they would have a shower room down the hall or whatever if it's not included in your room. And you know, I don't know how people are going to get taken care of there. So thank you.

Mr. Wilshaw: Thank you. Anyone else wishing to speak on this item. I think you already had a chance to speak, right, sir? Okay. You'll have 30 seconds. Come on.

Mr. Strohmer: I just want to reiterate the point that was made just a few minutes ago about the esthetics of the building, so I think it's really important to keep that look. I'm concerned also about changing the look of that building, the historic value of it, and the fencing. We just did a battle through ordinance with fencing. So, I mean, green fence is fine, but I definitely don't want to see fencing going up. It definitely would change the look of the entire neighborhood, definitely.

Mr. Wilshaw: Thank you. Yep, appreciate your comments. All right, our petitioner is welcome to come forward again. You've had an opportunity to listen to some of the comments of folks in the area that have raised some concerns. Is there anything that you wanted to address before we ask some additional questions of you?

Ms. Surugiu: As far as the resident care, I know there was concerns about staffing. That seems to be a concern across the board in every industry. Even currently with the six-person residence we have, my staff has been with me for three years and two years. My turnaround time or staff turnaround to…two of the staff that have been with me. Just to give you an example of the environment that we want to create in our home. One went through a divorce and had to move, and the other one had a physical disability and needed to retire. The rest of the staff have been with me from the start, and so I appreciate that relationship that had with them. Definitely, the care to resident care. So we currently run two to six, state required residential care, which is what you'll see in the larger facilities, are one to 12 and one to 16 at night. So we are running at way closer staff to resident care than is even required by the state. So even at 12 residents, typically, depending on the level of care that they need, you would need one staff, and we are going for three to four. Just to give you an idea of what the state requires, what larger facilities are going versus where we're at. Trash-wise, I understand that's a concern as well. We do have six trash cans that we use right now, and again, that's whatever the state and the city is allowing us to use to address that, and to address the animal issue within our current home right now. Also in Livonia, we've actually encased our trash cans into guard it with grate crates, so that way the trash cans are locked in with the top trap door that we use to put the trash in there it gets closed, and therefore we do not have an animal problem on our current property. We do need to address the bathroom and the laundry

area, which we don't have outside services coming in. That is all done by us. All our cooking, including I know the meals may sound like it would be a big undertaking for 12, but like I said, I'm one of 11 in a regular home, in a 1,500 square foot in Dearborn Heights, and we were able to do just fine in a regular kitchen, and I don't believe that the state is requiring a…

Mr. Hammond: It is not required to have a commercial kitchen up to 12. From 12 up to 20, you have to have a commercial kitchen. If you put commercial appliances in, then you would have to have a state-regulated health department certificate for those.

Mr. Wilshaw: Okay. So, thank you.

Ms. Surugiu: Any other concerns that I might have missed? We'll be glad to answer at any point.

Ms. Dinaro: Visitation hours too. Somebody addressed that.

Ms. Surugiu: Our visiting hours are 11 to 7, and that is to allow for all the care to be provided to the residents in the morning. And most families love that because when they're coming in, they're not walking in on our residents, giving them their baths in the morning and taking care of them, so then when the families come in at 11, they're just visiting with their mom and dad. They're not dealing with, you know, taking a bathroom or you know things like that. So, and then seven, most of our residents at this point, that's their winding down time. They are getting tired. They're most of them are very weak and they don't really make it past seven, so that's our time where we get them ready for their nighttime. Some stay up and read; majority don't. By usually 9o'clock most are sleeping unless they're in their rooms and recliners or bed, watching TV or reading a book as they're climbing in. So, families love that. That's their time. So it's 11 to seven, because also it works with the flow at the home and the residents being able to rest, and it doesn't create noise in the house. So that, you know, if someone does go to bed early, they're not kept up by visitors. End of life care; they're more than welcome to stay, but lights are typically dimmed down, and they're in their personal space.

Mr. Wilshaw: Alright. There was a couple other points made that I wanted to just highlight to see if we can get answers on outdoor recreation. What are you doing for that?

Mr. Hammond: The backyard is completely fenced already, and I don't know why we'd have to do any more than that. If we had to put down some kind of pavers, we would be happy to do that.

Mr. Wilshaw: You are not planning any changes at this point?

Mr. Hammond: No, not at all.

Mr. Wilshaw: Okay, and any changes of fencing?

Mr. Hammond: None whatsoever.

Mr. Wilshaw: Okay, specifically in regards to the fact that some, I assume you may have some residents that would have Alzheimer's or other conditions that may make them tend to wander, because that is common in a lot of facilities. How do you handle that? You say it's a lockdown facility, you know, in a sense. How is that managed?

Ms. Surugiu: So, locked. I mean, the doors are locked for coming in, but state regulations are it has to be not against egress. So, for fire and safety purposes, we have to be able to get out immediately. But we do have central alarms on all of our doors, and on occasion when we do have a resident that may have the ability to wander, currently we don't, in fact, in the last four years, I haven't had one because it also depends on me when I do assessments on every resident that I meet with families and them to make sure that whoever I accept into our home meets the culture of the home as well and meets the ability of me and my care staff and my staff members to be able to provide that care. So, I have control over who I accept into the home, and so we do have central alarms which we put on all the exit doors, and then should someone need, like maybe in a bathroom that I need to close off, I put individual alarms at the top of the door just to prevent specific areas, and then the medication areas are locked only for staff access.

Mr. Wilshaw: Okay, so you'd have a door buzzer of some sort to know if someone opened a door to leave. Okay.

Mr. Hammond: No, it's an alarm. It's an alarm.

Ms. Surugiu: You'll hear it. it's a central alarm in the building.

Mr. Wilshaw: Okay, all right, that's fair enough. You mentioned trash that you have currently six cans. Is that at your current facility or are you referring to this facility?

Ms. Surugiu: Two, and then we just have the mini ones that I have on standby.

Mr. Wilshaw: Are you referring to this facility or your current one that you are in?. What would you have at this location?

Ms. Surugiu: It also depends on if you're full. I'm anticipating obviously more than what I currently have. I guess I've never done the math. I don't know how to answer that.

Mr. Hammond: With respect to keeping the historic nature of the building, it probably should have a dumpster enclosure. But how do you do that when you're trying to maintain that look of that building? And we're sensitive to what people in the audience are saying. I am stunned by the number of people that are complaining about parking. Not trying to be rude here, but when you had a doctor's office in there, you had to have at least one or two cars in there every 20-30, minutes. I just can't imagine if we had six staff total in the building and an occasional visitor. We're never going to fill up that parking lot. They're never going to be there, so I just don't understand that.

Mr. Wilshaw: That's okay. You know, people have their thoughts on things, and we listen to both sides, and we'll evaluate that, and we'll make a decision based on our level of experience and education as well in these matters. So, but we welcome all comments, and we certainly take them all seriously. I think that covers the. I think you covered really well, actually, the bulk of the comments that were made by residents. I may not get every single one of them, but I appreciate that you've covered most of them. I'm going to go back to my colleagues and see if there's any follow-up questions or comments any my colleagues have for you as the petitioner.

Mr. Droze: Thank you, Mr. Chair. Just one small question. Early in the presentation, I think there was a discussion that there would be a patio space that patients could utilize. Is that referring to the basically the porch on the front of the building or maybe the side porch?

Ms. Surgui: There's currently tables in the backyard.

Mr. Droze: In the backyard, okay. So, it would be the backyard.

Ms. Surgui: Yes.

Mr. Droze: And my reason for asking that is relative to the historic preservation of the building. There is the porch on the front of the building, and that you intend to leave basically unaltered. It would stay?

Ms. Surgui: Yes, for the residents safety, I do not anticipate any, aside from coming in and out, due to also safeties as the…

Mr. Droze: There's no rails on that. Yeah. Okay. And then, relative to some of the internal floor plan questions, process-wise, my understanding is that you're going to get a review from the state of Michigan. LARA is going to look at it. When does that happen in the process?

Ms. Surgui: Prior to them giving the license to open.

Mr. Droze: Okay, so this is kind of the first crack at the floor plan. They're going to look at it and make sure it's all in accordance with those requirements.

Ms. Surgui: Yes, they're going to check everything before they administer the license.

Mr. Wilshaw: Alright, thank you, Mr. Droze. Any other questions or comments?

Mr. Ventura: Just one follow-up question. One of the residents asked you about exterior lighting and the hours that they'd be on. Can you address that?

Mr. Hammond: There's currently there's no overhead lighting currently. There are pedestal lights as you're coming through the parking lot. I believe they're like, if they're four foot tall, I'd be surprised, and there is a box light at the very top of it. I think we would have to maintain those just because of traffic coming in. If there was an emergency.

Mr. Ventura: What would the hours of operation for those lights be?

Mr. Hammond: From dusk to dawn.

Mr. Wilshaw: Okay. Thank you. Thank you, Mr. Ventura. Any other questions? All right, I think we've covered everything. Is there anything else you'd like to tell us before we make our decision?

Ms. Surgui: No, thank you.

Mr. Wilshaw: Alright, thank you. I think we've thoroughly covered this. I'm now going to close the public hearing, and a motion is in order.

On a motion by Droze, seconded by Dinaro, and adopted, it was

#07-43-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-02-16 submitted by J.B. Donaldson Company requesting waiver use approval under Sections 3.06 and 6.02 of the Livonia Zoning Ordinance, as amended, to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the Northwest 1/4 of Section 6., the Planning Commission does hereby recommend to City Council that Petition 2026-06-02-16 be approved subject to the following conditions:

1. That the submitted floor plan on Sheet A-03, prepared by A&M Consultants, is hereby approved and any modifications are subject to the approval of the Planning Director and Inspection Department.

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

3. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

4. The proposed building and all associated site improvements shall be designed and constructed in full compliance with the accessibility requirements of the Americans with Disabilities Act (ADA), as amended. This shall include, but not be limited to, accessible building entrances, routes, parking spaces, signage, and interior facilities to ensure equal access for individuals with disabilities.

5. Any additional fencing shall comply with the requirements set forth in Section 7.24 and of the Livonia Zoning Ordinance and Chapter 15.44 of the City of Livonia Code of Ordinances, including all applicable regulations pertaining to height, location, materials, and permitting.

6. All parking spaces shall be 10’ x 20’ and double-striped. Barrier-free parking spaces shall be sized, signed, and striped in accordance with the Michigan Building Code and its standards.

7. The existing historical building on the site shall be preserved and maintained in a manner consistent with its historic character, including the retention of significant architectural

features and materials, subject to applicable codes and ordinances; and

8. This waiver use is granted to this petitioner only, and any new user of this license is required to seek and receive City Council's consent prior to the transfer.

***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. Long: Mr. Chair, to the maker of the motion and the supporter. I guess my question or my concern is with item number one, the submitted floor plan that we're approving. Which there's this method where they're going to go through, and there's going to be changes. So, I don't know. Is there a way for us to, you know, this is going to go through the process. It's going to go to City Council and everything like that. I guess, is there something additional we should be putting in here to make sure that we're adequately addressing the fact that the floor plan will have to change.

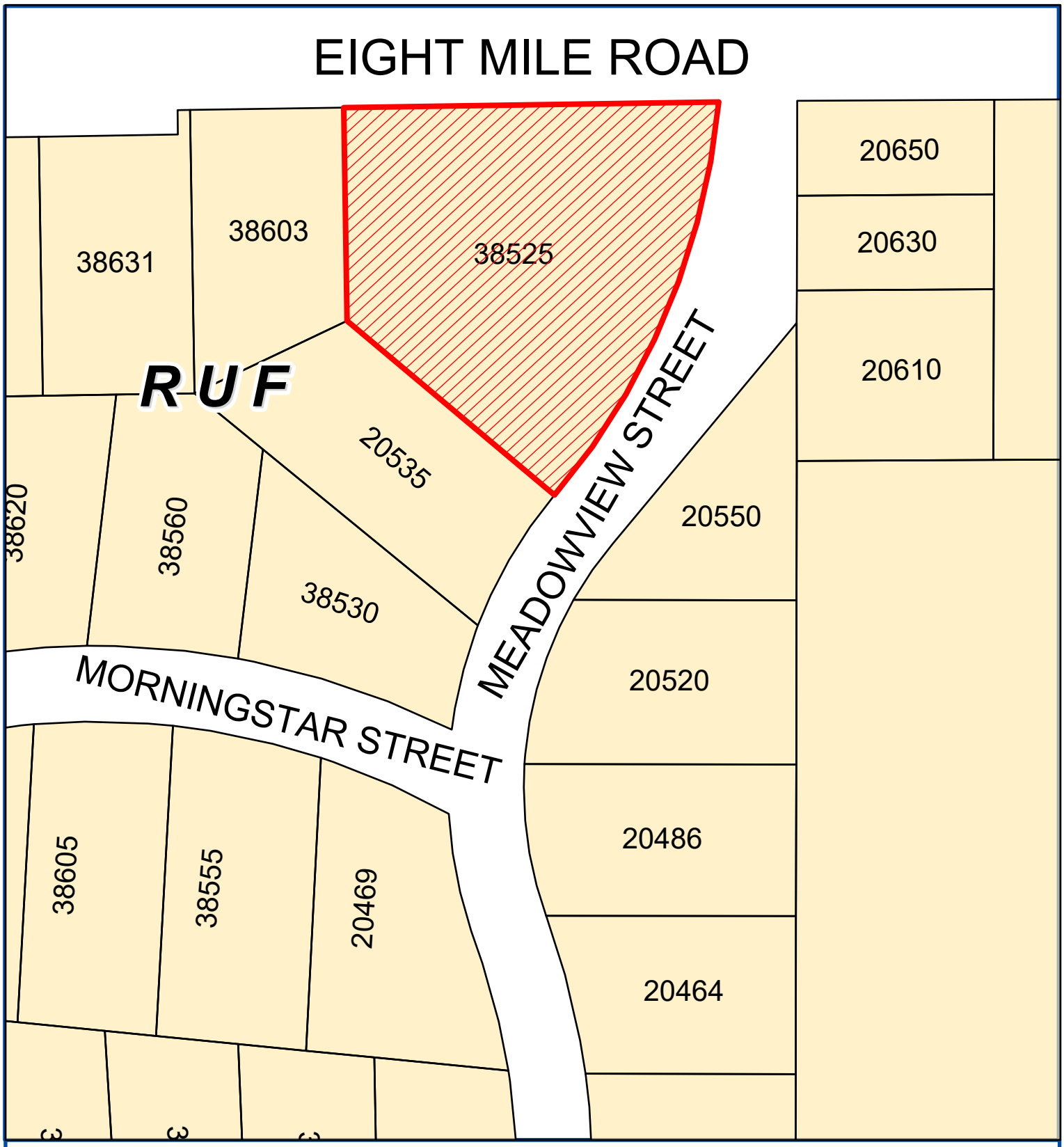
Mr. Uhazie: We could probably make any changes be to the satisfaction of the Planning and Inspection department. In case the state does require some things, at least Inspection and Planning can have a crack at it and say yes, it's not a problem, no need to come back. At least have a review of it.

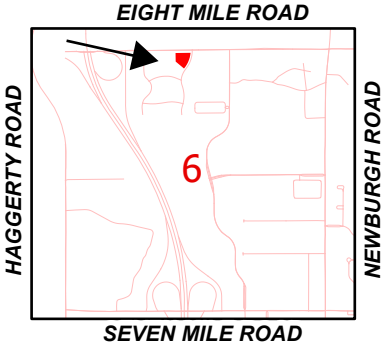
Mr. Long: If we can get language like that, I can get behind this as the maker and support that.

A roll call vote on the foregoing resolution resulted in the following:

AYES:	Dinaro, Droze, Long, Ventura
NAYS:	Wilshaw
ABSENT:	Caramagno, Bongero
ABSTAIN:	None

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





Address & Zoning Map

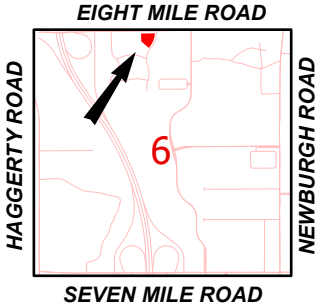
Petition 2026-06-02-16
Adult Foster Care
38525 Eight Mile Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-06-02-16
Adult Foster Care
38525 Eight Mile Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3 Petition 2026-06-02-16 - J.B. Donaldson Company

Petition 2026-06-02-16 submitted by J.B. Donaldson Company requesting waiver use approval under Sections 3.06 and 6.02 of the Livonia Zoning Ordinance, as amended, to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, located on the south side of Eight Mile Road between Meadowview Street and Hickory Street in the Northwest 1/4 of Section 6.

July 7, 2026 Study Meeting:

This petition request waiver use approval to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at a former 5,075 square-foot medical office located on the south side of Eight Mile Road between Meadowview Street and Hickory Street. The proposed facility would provide residential care and supervision for adults with mental and/or physical disabilities in a licensed group home setting. The subject property is zoned RUF (Rural Urban Farm). Pursuant to the Zoning Ordinance, residential facilities serving mentally or physically handicapped persons are classified as a waiver use within the RUF District and therefore require Planning Commission review and approval.

The building is an historical building in the City of Livonia and has been used as a law office in 1988, a veterinary office in 1992, and a medical office in 2003. To the North, across Eight Mile Road, are residential properties in the City of Farmington Hills. To the South is a residential property zoned RUF (Rural Urban Farm). To the East is a residential property zoned RUF (Rural Urban Farm). To the West is a residential property zoned RUF (Rural Urban Farm).

No significant exterior modifications to the existing building are proposed, as the project primarily involves the adaptive reuse of the former medical office building for residential care purposes.

According to the floor plan (Sheet A-03) prepared by A&M Consultants, the proposed adult foster care facility will consist of twelve (12) resident bedrooms, a living room, dining room, administrative offices, and ten (10) newly constructed bathrooms. The majority of the proposed improvements are interior renovations, including the construction of new bathrooms, the demolition and reconfiguration of interior walls to create common living areas, and other modifications necessary to accommodate the operation of the licensed adult foster care facility.

Thers is an existing monument sign along Eight Mile Road. In accordance with Section 11.07 of the Livonia Zoning Ordinance, the proposed adult foster care facility permits one (1) monument sign with a maximum sign area of twenty (20) square feet.

PUBLIC HEARING

ITEM 3 Petition 2026-06-02-16 - J.B. Donaldson Company

Specifically, awning signs, wall signs, window signs, electronic message signs, and canopy signs are prohibited within the RUF (Rural Urban Farm) zoning district. Any future signage associated with the facility shall be limited to a single monument sign that complies with the ordinance requirements.

Pursuant to the off-street parking requirements for adult foster care facilities, one (1) parking space is required for each bed. Based on the proposed twelve-bed (12) facility, a minimum of twelve (12) parking spaces is required to accommodate residents.

In addition to resident parking, the ordinance requires one (1) parking space for each staff member or visiting doctor and one (1) parking space for each employee, including nurses, who may be on-site during any given shift. The petitioner describes a maximum of four (4) employees on site during the day shift.

A total of sixteen (16) parking spaces would be required at the proposed capacity. The submitted site plan depicts a total of twenty-four (24) parking spaces, including four (4) barrier-free spaces. The parking provided exceeds the minimum resident requirement and appears capable of accommodating additional parking demands generated by staff and visiting medical personnel.

July 14, 2026 Study Meeting:

Following public comment, it should be noted that, under Michigan law, adult group homes serving six (6) or fewer residents are permitted uses within residential zoning districts, including the RUF District. The requested waiver is to allow an additional six (6) resident beds, increasing the facility's total capacity from six (6) to twelve (12) beds.

The petitioner proposes that fencing shall be installed around the adult foster care facility to ensure the safety and security of residents. The design, height, and location of the fencing shall be subject to review and approval by the Planning Commission and shall comply with all applicable provisions of the Livonia Zoning Ordinance.

The petitioner further indicates an intent to preserve and maintain the existing historical building on the site. All maintenance, repair, and any proposed improvements shall be undertaken in a manner that preserves the building’s historical character and architectural integrity, subject to review and approval by the Planning Commission and in accordance with all applicable ordinances and standards.

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3 Petition 2026-06-02-16 - J.B. Donaldson Company

Approving Resolution: That the request to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the submitted floor plan on Sheet A-03, prepared by A&M Consultants, is hereby approved and shall be adhered to.

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

3. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

4. The proposed building and all associated site improvements shall be designed and constructed in full compliance with the accessibility requirements of the Americans with Disabilities Act (ADA), as amended. This shall include, but not be limited to, accessible building entrances, routes, parking spaces, signage, and interior facilities to ensure equal access for individuals with disabilities.

5. The proposed fencing shall comply with the requirements set forth in Section 7.24 and of the Livonia Zoning Ordinance and Chapter 15.44 of the City of Livonia Code of Ordinances, including all applicable regulations pertaining to height, location, materials, and permitting.

6. All parking spaces shall be 10’ x 20’ and double-striped. Barrier-free parking spaces shall be sized, signed, and striped in accordance with the Michigan Building Code and its standards.

7. The existing historical building on the site shall be preserved and maintained in a manner consistent with its historic character, including the retention of significant architectural features and materials, subject to applicable codes and ordinances; and

8. This waiver use is granted to this petitioner only, and any new user of this license is required to seek and receive City Council’s consent prior to the transfer.

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 3 Petition 2026-06-02-16 - J.B. Donaldson Company

Denying Resolution: The request for a waiver use to operate a licensed adult foster care facility (Adult Medium Group Home – Capacity 7-12), at 38525 Eight Mile Road, is hereby denied for the following reasons:

1. That the proposed establishment would have a detrimental effect upon the neighboring properties.
2. That the petitioner has failed to comply with all the concerns deemed necessary for the safety and welfare of the City and its residents; and
3. That the petitioner has not sufficiently demonstrated that the site can accommodate the required parking, circulation, and operational needs associated with an adult foster care facility of this scale.

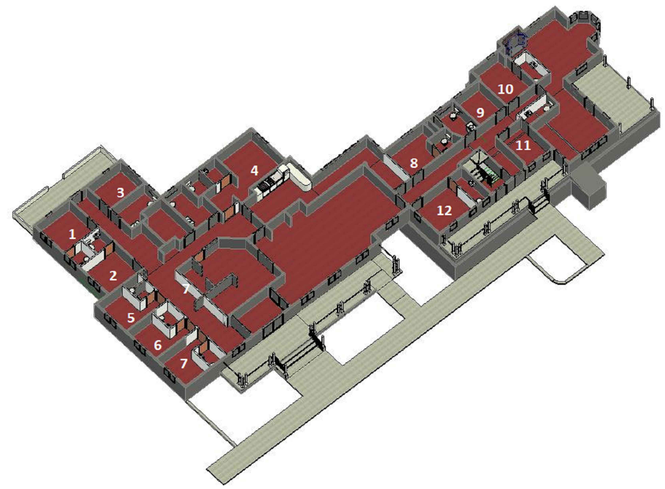
Adults Foster Care

38525 Eight Mile Rd. , Livonia , MI





Location Map
Scale: 1"=200'-0"



PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

Design Professional

A&M CONSULTANTS

ADNAN AL-SAATI, P.E.

835 Mason St. B290
Dearborn , MI 48124
Ph :(313)582-0022
aboled@yahoo.com

Applicable Codes

A. Michigan Rehabilitation Code for Existing Buildings Code 2021 (MRCEB)

B. Michigan Plumbing Code 2021.(MPC)

C. Michigan Mechanical Code 2021.(MMC)

D. Michigan Electrical Code (NEC / NFPA 70)2023

E. ICC / ANSI A117.1 – 2017 & Michigan Barrier Free Design Law of Public Act 1 Of 1966 as amended.

Site Information

Site Area = ±65,775 S.F ≈ 1.51 Acres
Building Area =±5075 S.F
Height = ±18ft & 30 ft

Code compliance & site parameters

#	Parameter	Result / Engineering spec	Code reference
1	Applicable codes	2021 MEBC (change of occupancy), 2021 MBC (baseline), Livonia Vision 21 Zoning Ordinance	State of Michigan BCC / City of Livonia
2	Site address & parcel	38525 8 Mile Rd, Livonia, MI 48152 Parcel: 46-022-99-0001-000	Wayne County / Livonia Assessor
3	Zoning district	RUF - Rural Urban Farm AFC Large Group Home (7-20 residents) ***requires Special Waiver Land Use from Planning Commission***	Livonia Vision 21 Zoning Ordinance
4	Building profile	1-story wood-framed, gable roof Net enclosed GFA: 5,075 SF Total w/ porches: 5,887 SF | Porch area: ~812 SF 12 resident rooms	as-builts
5	Use group	Group R-4 Residential Care / Assisted Living Cond. 1: residents self-evacuate | Cond. 2: requires assisted evacuation	2021 MBC §310.5
6	Construction type	Type VA - Protected 1-hr fire-resistance-rated walls upgrade from Type VB (unprotected)	2021 MBC Table 601 & Ch. 6
7	Occupant load	Code factor: 5,075 ÷ 200 = 25 persons max(used for plumbing fixture coun t & egress design)Licensed capacity: 12-16 beds (12 rooms)	2021 MBC Table 1004.5
8	Parking	Min. 4-6 spaces + shift staff 1 space / 3 beds + 1 / employee (largest shift) Paved, double-striped required Provide=24 surface spaces (include 4 HDK)	Livonia Vision 21 §2.02
9	Setbacks	Front: >=50 ft from 8 Mile Rd ROWSide: >=10 ftRear: >=50 ft (secure fence required for AFC use)-Provide=Front 148.1'-74.8'/ Side=12.3'-52.8'/Rear=66.4'	Vision 21 RUF Bulk Standards
10	Building height	Avg. finished grade to median of eave-to-ridge height Max allowable: 35 ft- Provide=18'/ 30'	Livonia Vision 21 Height Definition

Legal Description: 06D1A, that part of the NW 1/4 of Sec 6 described as beginning at a point on the N line of said section distant due West 60.0 ft from the NE corner thereof; thence S 0° 00' 00" E 1320.00 ft; thence due West 660.00 ft; thence N 0° 00' 00" W 1320.00 ft to the N line of said section; thence due East 660.00 ft to the point of beginning. Parcel 46-022-99-0001-000, Livonia, MI.

Sheet Index

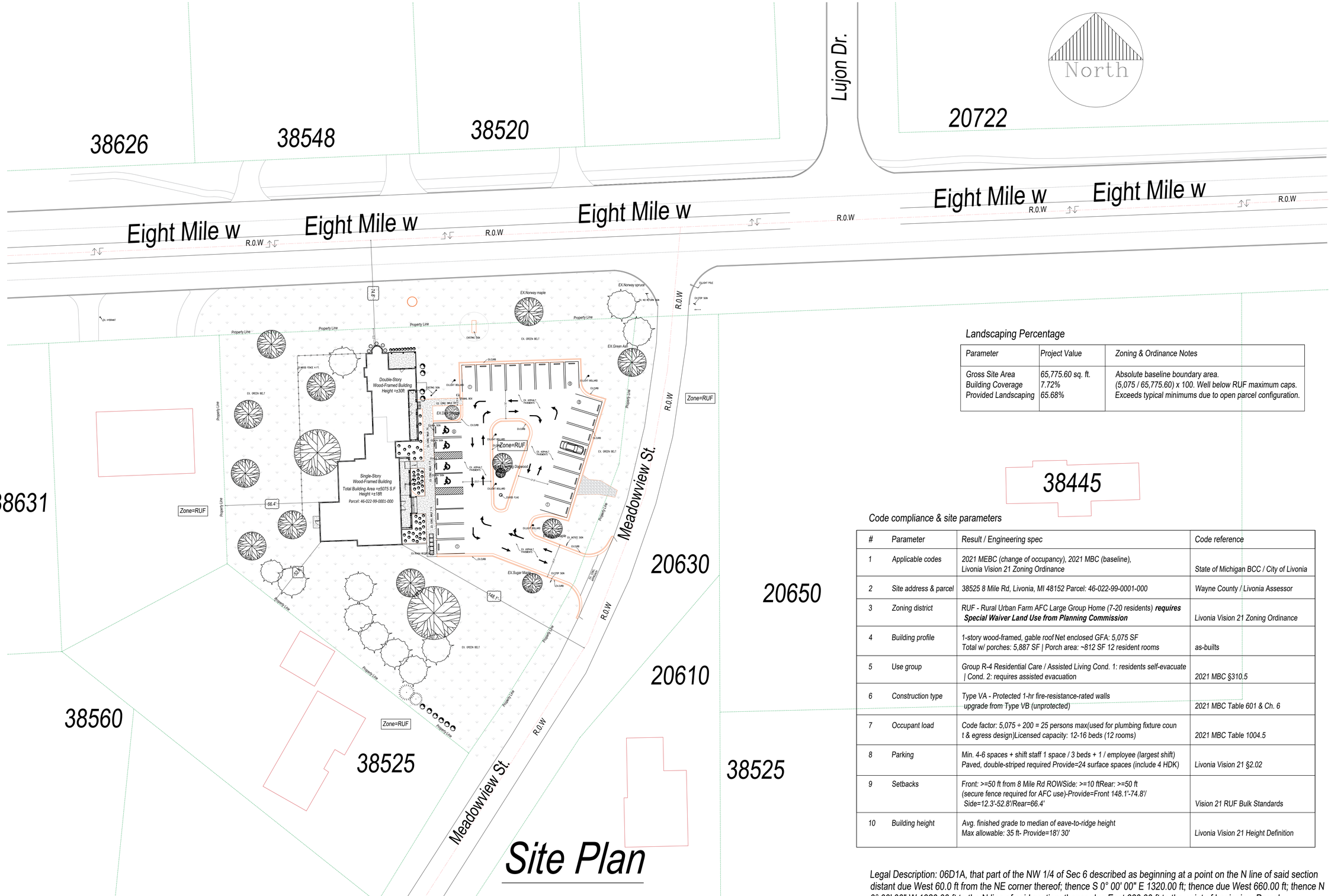
Sheet No~	Sheet Name
00	Cover Sheet
SP-01	Site Plan
A-01	Existing Floor Plan
A-02	Existing Basement & 2nd FL.Plan
A-03	Demo.& Proposed 1st.Floor Plan
A-04	Elevations
A-05	Building Sections



Date: 05/26/2026

REV.:

Cover Sheet



Site Plan

Scale: 1"=30'-0"

38445

Landscaping Percentage

Parameter	Project Value	Zoning & Ordinance Notes
Gross Site Area	65,775.60 sq. ft.	Absolute baseline boundary area.
Building Coverage	7.72%	(5,075 / 65,775.60) x 100. Well below RUF maximum caps.
Provided Landscaping	65.68%	Exceeds typical minimums due to open parcel configuration.

Code compliance & site parameters

#	Parameter	Result / Engineering spec	Code reference
1	Applicable codes	2021 MEBC (change of occupancy), 2021 MBC (baseline), Livonia Vision 21 Zoning Ordinance	State of Michigan BCC / City of Livonia
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10	Building height	Avg. finished grade to median of eave-to-ridge height Max allowable: 35 ft- Provide=18'/ 30'	Livonia Vision 21 Height Definition

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PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

NOTED

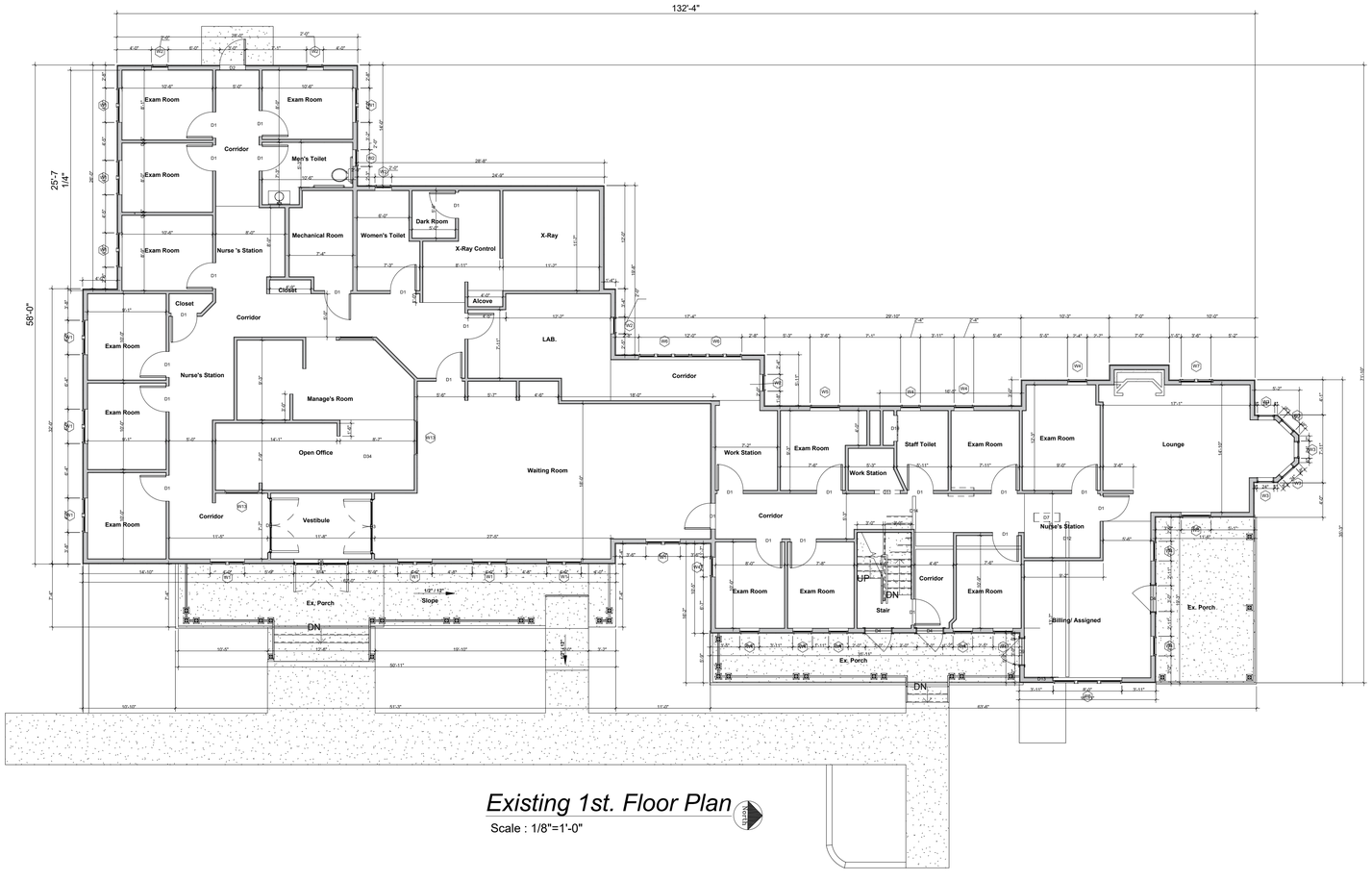
SHEET TITLE

Site Plan

SP-01

SEAL

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201038125
PROFESSIONAL ENGINEER



Existing 1st. Floor Plan

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

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

NOTED

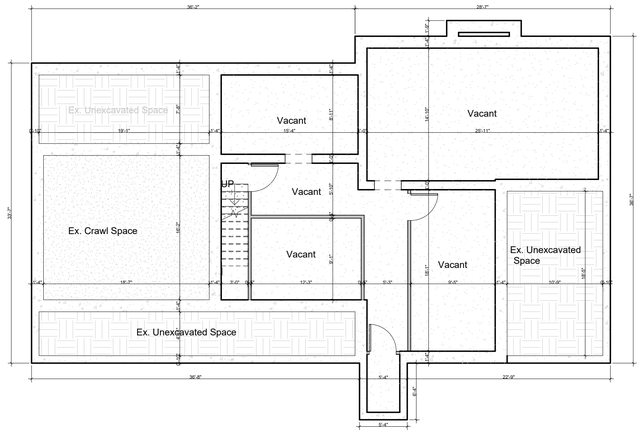
SHEET TITLE

Existing 1st. FL. Plan

A-01

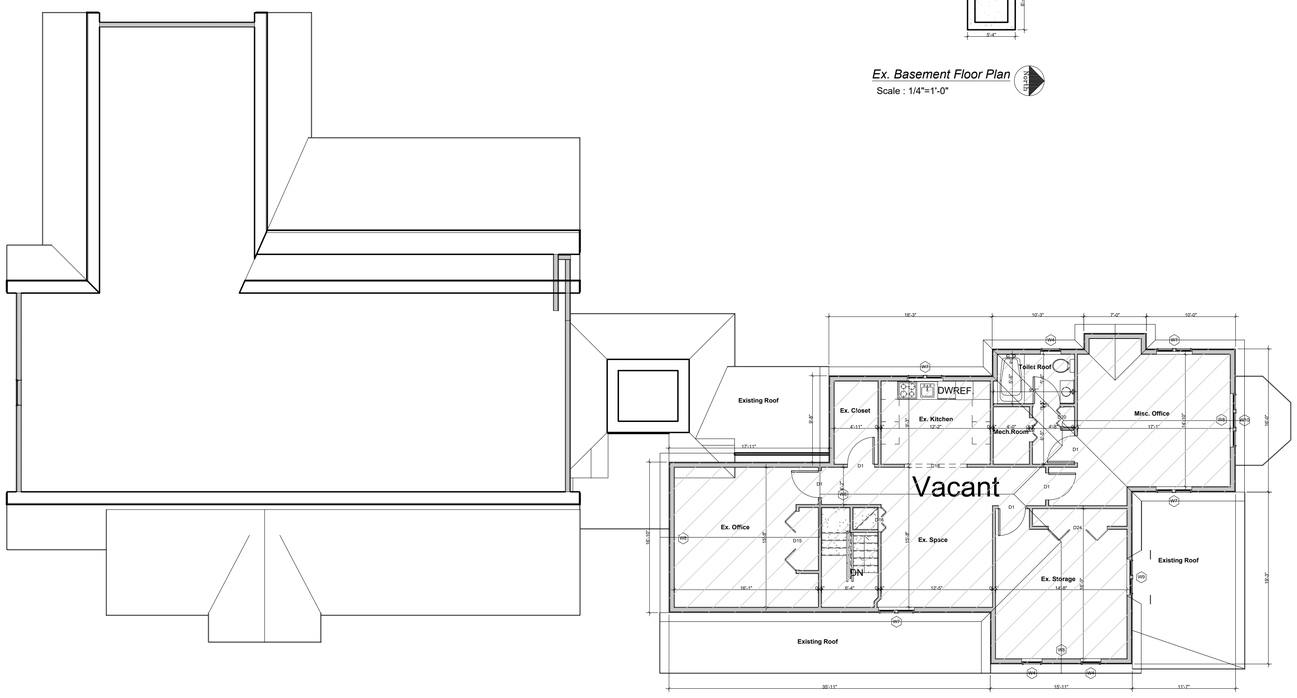
SEAL

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201038128
PROFESSIONAL ENGINEER



Ex. Basement Floor Plan

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



Existing 2nd Floor Plan

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

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

NOTED

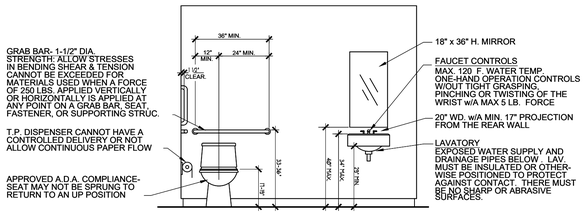
SHEET TITLE

Existing Basement &2nd Floor Plan

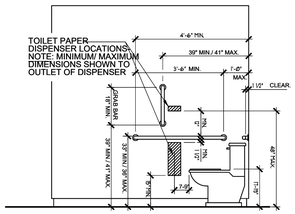
A-02

SEAL

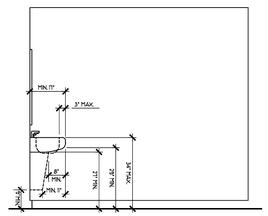
STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201038925
PROFESSIONAL ENGINEER



P.H. TOILET & SINK ELEV.
N.T.S.



P.H. TOILET SIDE ELEV.
N.T.S.



P.H. SINK SIDE ELEV.
N.T.S.

Dwelling Schedule (AFC Facility)

Unit/Room ID	Bed Count	Room Type	Sq. Footage (Usable)	Occupancy Type
BR-1	1 Bed	Resident Suite	104 S.F.	Single
BR-2	1 Bed	Resident Suite	104 S.F.	Single
BR-3	1 Beds	Resident Suite	84 S.F.	Single
BR-4	1 Beds	Resident Suite	186 S.F.	Single
BR-5	1 Beds	Resident Suite	95 S.F.	Single
BR-6	1 Beds	Resident Suite	95 S.F.	Single
BR-7	1 Beds	Resident Suite	95 S.F.	Single
BR-8	1 Beds	Resident Suite	98 S.F.	Single
BR-9	1 Beds	Resident Suite	73 S.F.	Single
BR-10	1 Beds	Resident Suite	108 S.F.	Single
BR-11	1 Beds	Resident Suite	81 S.F.	Single
BR-12	1 Beds	Resident Suite	169 S.F.	Single
TOTALS	12 BEDS	12 SLEEPING RMS	1,188 S.F. (GFA)	R-4, COND. 1

Door SChedule	
D1	Single-Flush 36"x80"/wood panel &frame
D2	Single-Flush 32"x80"/wood panel &frame
D3	Single-Flush 34"x80"/Wood panel &frame
D4	Single-flush 30"x80"
D5	Door Exterior 36"x80" +Glass
D6	Exterior French Door 76"x80" +Glass

WALL LEGEND	
	Partition WALL - 4 3/4"(3 1/2"Wood stud@16") 5/8"Gyps. Each Side -1 Hr. Rating
	Existing External Wall 7 1/4" -3/4"Siding+wood Stud 5 ½ " @ 16" +Ins.R-21 vapor retard+Gyp. Wall Board

LEGEND	
	Emergency Lighting
EXIT	Exit Sign
	Smoke Alarm
	Fire Alarm



PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

NOTED

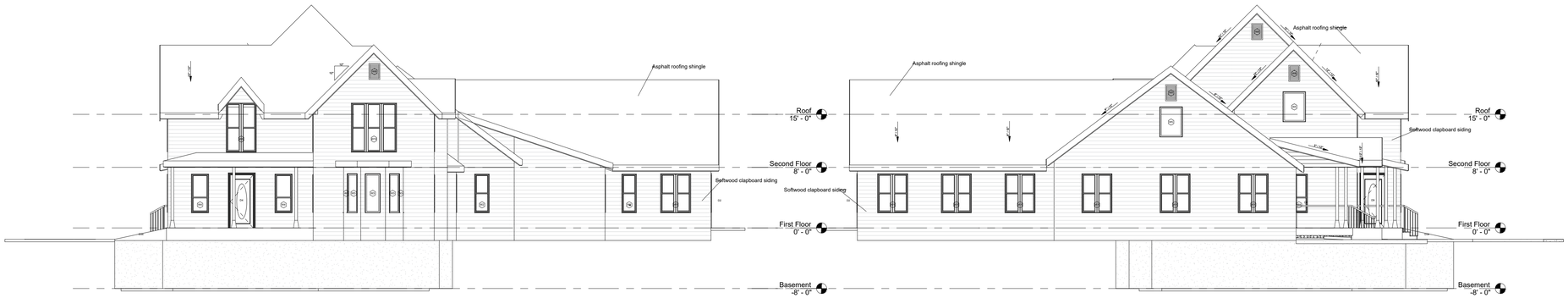
SHEET TITLE

Proposed Demo. & 1st. FL. Plan

A-03

SEAL



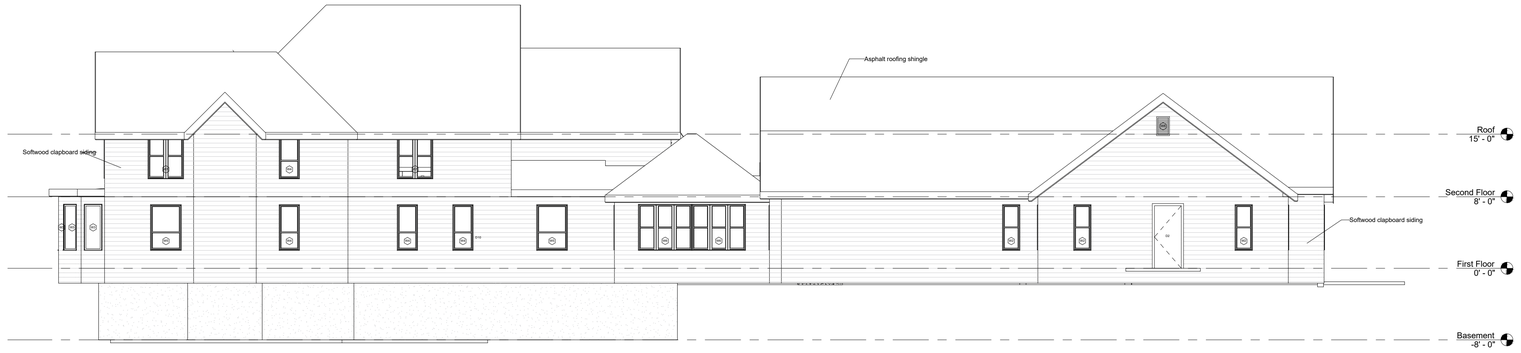


North Elevation

Scale:3/16"=1'-0"

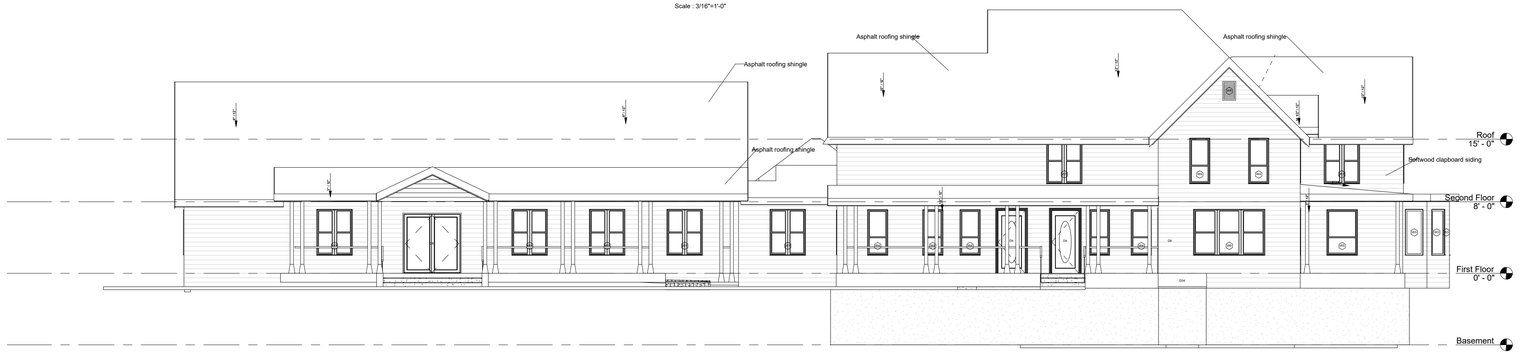
South Elevation

Scale: 3/16"=1'-0"



West Elevation

Scale : 3/16"=1'-0"



East Elevation

Scale: 3/16"=1'-0"

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO

#224-26

DATE

05/26/2026

SCALE

NOTED

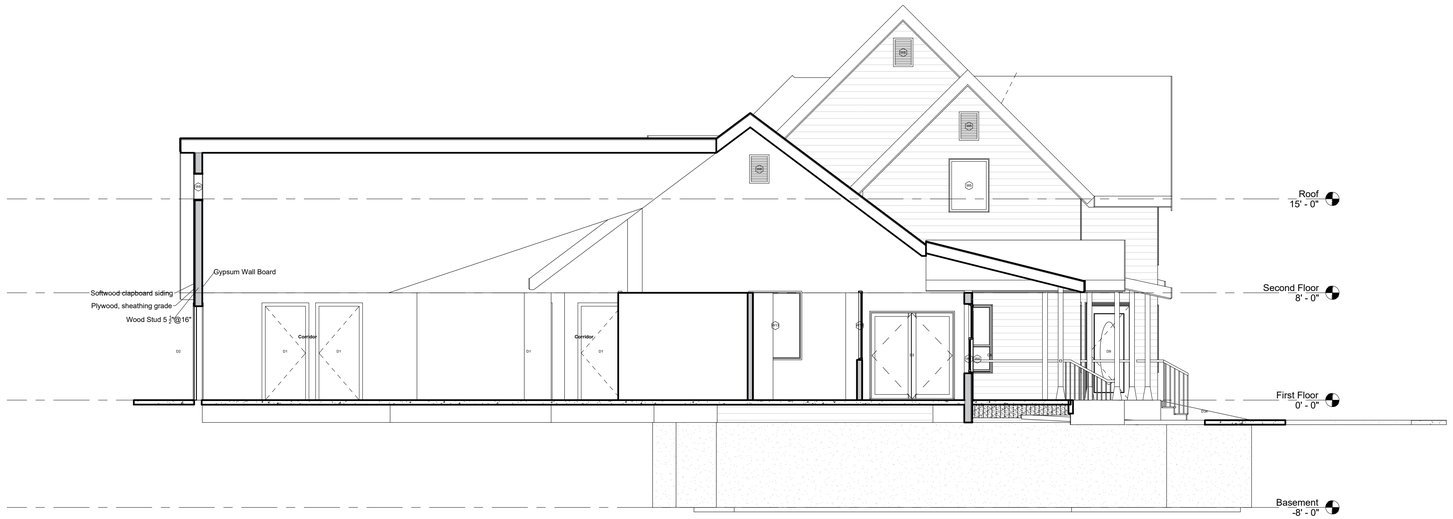
SHEET TITLE

Existing Elevations

A-04

SEAL

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No.
6201038105
PROFESSIONAL ENGINEER



Section 1-1

Scale : 3/16"=1'-0"



Section 2-2

Scale : 3/16"=1'-0"

PROJECT:

Re-Occupancy As Adults Foster Care

LOCATION:

38525 Eight Mile W Rd. , Livonia, MI 48152

A & M CONSULTANTS

835 Mason,St. B290
Dearborn, MI-48124

Ph: (313) 582-0022

DRAWN BY:

A.H

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

PROJECT NO
#224-26

DATE
05/26/2026

SCALE
NOTED

SHEET TITLE

Building Sections

A-05

SEAL

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No.
6201038105
PROFESSIONAL

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) 466-2655

June 18, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-02-16 – #38525 Eight Mile Road (Adult Foster Care Facility)

Dear Mr. Canty:

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

1. The subject parcel is assigned the address of **#38525 Eight Mile Road**.

2. The existing parcel is currently serviced by public sanitary sewer and water main, as well as private storm sewer. There is no mention of utility revisions with the proposal, so we do not believe there will be any adverse effects on the existing systems.

3. Should revisions to the utility services to the building, or any work within the Eight Mile Road right-of-way be required, the owner will need to submit drawings to this Department and the Wayne County Department of Public Services for permitting.

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

Sincerely,

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

cc: 2026 Petition File

DEPARTMENT OF PUBLIC SAFETY
LIVONIA FIRE & RESCUE

ROBERT JENNISON
FIRE CHIEF

MAUREEN MILLER BROSNAN
MAYOR

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

DATE: June 18, 2026

TO: Kristoffer Canty, Planner IV

FROM: Livonia Fire Prevention Division

SUBJECT: Petition #2026-06-02-16 at 38525 Eight Mile Rd. Adult Medium Group Home

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

Referencing MI. Bldg Code (MBC) 2021 for Group R-4 (as stated on plans) 420.4 “Group R occupancies ***shall*** be equipped throughout with an *automatic sprinkler system* in accordance with section 903.2.8
903.2.8 Group R An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area.

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

Sincerely,

Brian Kukla

Brian Kukla
Fire Marshal

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

June 18th, 2026

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

Re: Petitions 2026-06-02-16 - 38525 8 Mile Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: June 26, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-02-16 – 38525 Eight Mile Road

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

1. All signage must conform to the ordinance.
2. Plans shall be submitted to the Inspection Department for review and approval in accordance with the state adopted codes if this project moves forward.
3. Permits and inspections are required for all proposed renovations and change of use.
4. All parking spaces shall be 10’ x 20’ and double-striped. Barrier-free parking spaces shall be sized, signed, and striped in accordance with the Michigan Building Code and its standards.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT

MAUREEN MILLER BROSNAN
MAYOR

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

June 30, 2026

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

Petition 2026-06-02-16 – 38525 Eight Mile – J.B. Donaldson Company

Dear Kristoffer,

I have reviewed the addresses connected with the above noted petition. The following amounts are due to the City of Livonia:

Unpaid water and sewer charges: (Customer name on record – Occupant)	$ 628.52
Total Due City of Livonia	$ 628.52

Please contact me if you have any further questions.

Very truly yours,

Ermon Sims
Chief Accountant

ES: lp

Transaction Statement

Service Address
38525 EIGHT MILE
LIVONIA, MI 48152

Mailing Address

Occupant - 38525 EIGHT MILE
38525 EIGHT MILE
LIVONIA, MI 48152

Account Number	Amount Due
032200006-001	$628.52

Account Number	From - Through
032200006-001	12/30/2025 - 06/30/2026

Services
Water & Sewer - Metered

Service Address
38525 EIGHT MILE
LIVONIA, MI 48152

Beginning Balance
$147.62

Date	Type	Amount	Description
12/30/2025	Payment	($147.62)	Check
03/16/2026	Bill	$471.41	Due Date 04/10/2026
04/16/2026	Penalty	$47.14	
06/15/2026	Bill	$109.97	Due Date 07/10/2026

Total Due
$628.52

Transaction Statement

Account Number 032200006-001

City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

Date: 07/02/2026
Receipt: 2026-00087466
Cashier: Water Front Desk
Received From: Occupant - 38525
EIGHT MILE

628.52

WAT0070
Account No.: 032200006-001
Account Balance
: 0.00

Receipt Total	628.52
Total Charge	628.52
Total Remitted	628.52
Total Received	628.52

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

June 22, 2026

RE: 38525 Eight 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

Outlook

Opposition to Zoning Ordinance Petition for Adult Foster Care Facility

From Bruce Folsom <bruce.folsom@outlook.com>
Date Wed 7/8/2026 4:51 AM
To Planning <Planning@Livonia.gov>

Bruce Folsom

38520 8 Mile

Northville, MI 48167

To: Livonia Planning Commission and Livonia City Council

Dear Members of the Planning Commission and City Council,

I am writing as a homeowner and resident of the surrounding neighborhood to respectfully but strongly oppose the zoning ordinance petition seeking approval to operate an adult foster care facility across the street from my home within our residential community.

My opposition is based on legitimate land use, zoning, and neighborhood planning concerns. It is not directed toward any individual who may require foster care services. Rather, it is based on preserving the character, stability, and intended use of our established residential neighborhood.

Our subdivision consists of more than 300 homes and has long been maintained as a quiet, single-family residential community. Homeowners invested in this neighborhood with the reasonable expectation that the zoning regulations would protect the residential character that attracted us here.

Approving this petition would represent a significant departure from that expectation and could establish a precedent for future nontraditional residential uses that gradually alter the nature of our community. Zoning decisions should be made with careful consideration of their long-term cumulative impact, not only on the immediate property but on the surrounding neighborhood as a whole.

In evaluating this petition, I respectfully ask the Planning Commission and City Council to consider several important factors, including:

· Preservation of the established residential character of the neighborhood.

· Compatibility of the proposed use with surrounding single-family homes.

· Increased traffic, service vehicles, deliveries, employee parking, and visitor activity that may accompany the operation.

· Potential impacts on nearby homeowners' quiet enjoyment of their properties.

· The precedent this approval could establish for similar future zoning requests.

· The expectations of hundreds of homeowners who relied on existing zoning regulations when purchasing their homes.

The City has an important responsibility to balance community needs while protecting the integrity of established residential neighborhoods.

I respectfully request that the Planning Commission and City Council deny this zoning ordinance petition and preserve the existing residential zoning that has served our neighborhood well for many years.

I also encourage the City to carefully consider the concerns of the many residents who will be directly affected by this decision. The voices of the homeowners who have invested in this community deserve meaningful consideration throughout this process.

Thank you for your time, your service to our community, and your thoughtful consideration of this important matter.

Respectfully,

Bruce Folsom, Homeowner and Resident Northville, Michigan

Kimberly McInnis
20723 Lujin Drive
Northville, MI
July 6th, 2026

To: Livonia Planning Commission and Livonia City Council

Re: Opposition to Zoning Ordinance Petition for Adult Foster Care Facility

Dear Members of the Planning Commission and City Council,

I am writing as a homeowner and resident of the surrounding neighborhood to respectfully but strongly oppose the zoning ordinance petition seeking approval to operate an adult foster care facility across the street from my home within our residential community.

My opposition is based on legitimate land use, zoning, and neighborhood planning concerns. It is not directed toward any individual who may require foster care services. Rather, it is based on preserving the character, stability, and intended use of our established residential neighborhood.

Our subdivision consists of more than 300 homes and has long been maintained as a quiet, single-family residential community. Homeowners invested in this neighborhood with the reasonable expectation that the zoning regulations would protect the residential character that attracted us here.

Approving this petition would represent a significant departure from that expectation and could establish a precedent for future nontraditional residential uses that gradually alter the nature of our community. Zoning decisions should be made with careful consideration of their long-term cumulative impact, not only on the immediate property but on the surrounding neighborhood as a whole.

In evaluating this petition, I respectfully ask the Planning Commission and City Council to consider several important factors, including:

- Preservation of the established residential character of the neighborhood.
- Compatibility of the proposed use with surrounding single-family homes.
- Increased traffic, service vehicles, deliveries, employee parking, and visitor activity that may accompany the operation.
- Potential impacts on nearby homeowners' quiet enjoyment of their properties.
- The precedent this approval could establish for similar future zoning requests.
- The expectations of hundreds of homeowners who relied on existing zoning regulations when purchasing their homes.

The City has an important responsibility to balance community needs while protecting the integrity of established residential neighborhoods.

I respectfully request that the Planning Commission and City Council deny this zoning ordinance petition and preserve the existing residential zoning that has served our neighborhood well for many years.

I also encourage the City to carefully consider the concerns of the many residents who will be directly affected by this decision. The voices of the homeowners who have invested in this community deserve meaningful consideration throughout this process.

Thank you for your time, your service to our community, and your thoughtful consideration of this important matter.

Respectfully,

Kimberly McInnis
Homeowner and Resident
Northville, Michigan

OTHER ITEMS RELATED TO THE PETITION

LETTER TO THE LIVONIA CITY COUNCIL FROM THE PLANNING DEPARTMENT

8.

MEETING DATE	PRESENTED BY
S072726	

AGENDA ITEM

WAIVER PETITION 2026-06-02-17: submitted by PEA Group, requesting waiver use approval to construct a drive-through restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, located on the south side of Seven Mile Road between Middle Belt Road and Maplewood Street in the northwest 1/4 of Section 12.

BACKGROUND DETAILS

July 17, 2026

Honorable Members of the City Council
City of Livonia, Michigan

Re: Petition 2026-06-02-17 – PEA Group

Dear Council Members:

At the 1,247th Meeting held by the Livonia City Planning Commission on July14, 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)

#07-44-2026 RESOLVED, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-02-17 submitted by PEA Group requesting waiver use approval under Sections 3.11 and Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct a drive-thru restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, located on the south side of Seven Mile Road between Middle Belt Road and Maplewood Street in the Northwest 1/4 of Section 12, the Planning Commission recommends to City Council that Petition 2026-06-02-17

1. That the Preliminary Site Plan on Sheet C-3.0 prepared by PEA Group, is hereby approved and shall be adhered to.

2. The Petitioner shall work with planning staff to add sidewalks that provide a pedestrian route from Seven Mile Road to the restaurant and retail building. Sidewalk design and location shall be to the satisfaction of the Planning Director, Engineering Department and Inspection Department.

3. That the petitioner shall be allowed to bank up to fifty percent (50%) of the diagonal parking located along Seven Mile Road.

4. That the Landscaping Plan on Sheet L-1.0 prepared by PEA Group, is hereby approved and shall be adhered to.

5. That the Lighting Plan prepared by Gasser Bush Associates, is hereby approved and shall be adhered to.

6. That the building elevation rendering received on July 14, 2026, depicting the principal siding elements as Hardie Board or other similarly durable materials, with no more than ten percent (10%) of the total façade area being comprised of E.F.I.S, is hereby approved and shall be adhered to.

7. The petitioner shall return to the Planning Commission and City Council for a detailed review and site plan approval of the commercial building.

8. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding.

9. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

10. That the maximum customer seating count shall not exceed a total of 86 interior seats and sixteen (16) outdoor patio seats.

11. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character material and color to other exterior materials on the building.

12. The height of the proposed light fixtures shall not exceed 20’ measured from the finished grade to the top of the fixture.

13. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass, and when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality.

14. Grease interceptors shall be designed and shall perform in the manner provided for in Chapter 10 of the Michigan Plumbing Code, governing traps, interceptors, and separators, as such code is amended from time to time. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary, and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances.

15. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

16. That the Zoning Ordinance requirement of a minimum two (2) separate driveways, spaced at least 30 feet apart be waived by City Council.

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

18. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

ATTACHMENTS

1. 2026-06-02-17_E-COUNCIL Pkt

APPROVED BY



Date: July 17, 2026

Mark Taormina, Planning and Economic Development Director



Date: July 17, 2026

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA, MICHIGAN
APPLICATION FOR WAIVER USE APPROVAL

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

For filing fee see below for computation

Date Filed: 05/27/2026 Petition 2026-06-02-17

Site Address: See Parcel # and address below Sidwell _____ Zoning of Property C-2

Requesting Approval To CONSTRUCT NEW DRIVE-THROUGH RESTAURANT AND RETAIL CENTER

Applicant: LESLIE ACCARDO Business/Company: PEA GROUP

Applicant's Address: 1849 POND RUN City: AUBURN HILLS State: MI Zip Code: 48326

Applicant's Phone # (248) 376-7920 Applicant's Email LACCARDO@PEAGROUP.COM

Contact Person: SAME AS ABOVE Business/Company: _____

Contact's Address: _____ City: _____ State: _____ Zip Code: _____

Contact's Phone # (_____) _____ Contact's Email _____

Please provide the following inform

29085 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0011-002
29155 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0011-001
29205 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0014-002

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

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

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

FEE COMPUTATION **$700.00 ($400 publication fee plus $300 base review fee) plus**

9,124 sq. ft. of new construction x $20.00 per 1,000 sq. ft. or $30 per lot or unit for residential construction.

Total Amount Due $ 700 + 182 = 882 (To avoid scams, please see note above regarding invoices)

Owner of Property: FFM LIVONIA PROPERTIES, LLC

Owner's Address: PO BOX 490 City: MILFORD State: MI Zip Code 48381

Owner's Phone # (248) 310-9092 Owner's Email FUFIMUINC@GMAIL.COM

Signature of Owner: _____ Print Name: BRENT BRIDGEWATER

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

on this 28TH day of MAY 20 26

Signature of Notary _____ My commission expires 11/22/2027

Acting in the County of OAKLAND

TIFFANI CHILDS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 22, 2027
ACTING IN COUNTY OF Oakland

RECEIVED
CITY OF LIVONIA
2026 JUN 12 AM 10:55

MINUTES OF THE 1,247th PUBLIC HEARINGS AND REGULAR MEETING HELD BY THE CITY PLANNING COMMISSION OF THE CITY OF LIVONIA

On Tuesday, July 14, 2026, the City Planning Commission of the City of Livonia held its 1,247th Public Hearing and Regular Meetings in the Livonia City Hall, 33000 Civic Center Drive, Livonia, Michigan.

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

Members present: Wafa Dinaro, Patrick Droze, Peter Ventura, Ian Wilshaw

Members absent: Dave Bongero, Sam Caramagno

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

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

ITEM #4 PETITION 2026-06-02-17 Culver's

Ms. Dinaro, Acting Secretary, announced the next item on the agenda Petition 2026-06-02-17 submitted by PEA Group requesting waiver use approval under Sections 3.11 and Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct a drive-thru restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, located on the south side of Seven Mile Road between Middle Belt Road and Maplewood Street in the Northwest 1/4 of Section 12.

Mr. Uhazie: Thank you. This is a petition to construct a Culver's drive-through restaurant, and a 4,670-five square foot multi-tenant commercial building located on three lots on the south side of Seven Mile between Middlebelt and Maplewood. All three lots are zoned C-2 (General business). The site plan does identify the sites as parcel one, two, and three. Parcel one is the middle parcel, which measures 0.83 acres in size with 150 feet of frontage on Seven Mile, with a depth of 240 feet, and then parcel two is directly east of that is also 0.83 acres in size, with 150 feet of frontage on Seven Mile, and additionally the same depth of 240 feet. Parcel three is the westernmost parcel that is setback from Seven Mile, and it is 0.58 acres in size. The surrounding neighborhood includes to the north across Seven Mile the Livonia Budget Storage, which is zoned C-2. To the east is Livonia Town Grill, zoned C-2. To the south is an NM apartment complex, the Livonia Apartments, and then to the west is a C-2 property, Advanced Auto Parts. The property is currently occupied by a banquet hall and associated accessory parking. Waivers within the zoning district are required for drive-in restaurants and restaurants with drive-through or drive-up window facilities. The proposal includes on parcel two a 4,440-nine square foot drive-through restaurant with outdoor seating in the northwest. That would include four outdoor tables with umbrellas for a total of sixteen people, and then the seating area would be surrounded by three foot steel fencing with illuminated patio piers made of stone veneers. It would have interior seating with 26 tables for 86 people. Parcel one would have the 4,675 square foot multi-tenant commercial building. The number of units and interior layout, as well as the elevations, have not been provided as part of this petition. Parcel three shows a designated area for parking located to the southwest of the proposed retail building. For the drive thru, vehicles would head south along the western portion of the building, and then turn east where there are dual lanes measuring 11 feet and 10 and a half feet. The lanes run parallel to the menu boards and merge into a single lane for order pickup. A bypass lane is provided, measuring at least 12 feet in width, which complies with the zoning ordinance. Site access is provided off an existing two-way drive off Seven Mile in between parcel one and two. Section 6.51 of the zoning ordinance requires that drive-through establishments provide a minimum of two separate driveways spaced at least 30 feet apart. Access between parcel one and three and the existing commercial property north of parcel three appear to be unchanged. This access point here between the one and three, as well as this access to the north and south of parcel three, is all basically existing and would remain unchanged. Parking for the site requires a total of 88 spaces. The Culver’s would require 56 spaces, and the retail

would require 32 spaces. The site plan is in compliance, showing a total of 101 double striped spaces, and then five ADA spaces are shown on the site plan. The frontage landscaping does comply with the zoning ordinance, and the petitioner proposes maintaining the existing wall separating the south property from the NM neighborhood. The Culver's exterior is comprised mainly of E.I.F.S with stone veneer along the building corners and the lower one quarter of the building façade. Twelve canvas awnings at a height of six foot seven inches are shown. The building is approximately 23 feet tall and complies with the height requirements for the district. Rooftop screening to shield any building mechanical systems are required. The petitioner has not submitted any screening, but it is noted as a possibility on the site plan. The commercial building has no floor plan or elevations provided, and then there are two dumpster locations proposed on the site, one located at the rear of each building, the Culver's enclosure is would be two eight yard dumpsters at a height of eight foot six inches to the top of the prefabricated coping to match the building. The enclosure facade is shown as a stone veneer to match the proposed building. The enclosure doors face west and are labeled as wood planks with an aluminum gate frame. The retail building's dumpster faces south and is over here. It contains a single dumpster measuring six feet to the decorative stone cap and made of masonry block with an exterior of architectural masonry to match the proposed building. The door of the enclosure would be treated cedar that is stained to match the masonry of the building. The petitioner did submit a lighting plan that indicates that no light would spill over into adjacent properties, and that light poles will not exceed 20 feet in height, which is consistent with the ordinance standards. The petition also provides stormwater detention managed through an underground detention system located west of the Culver's building in the parking lot, and then the site is permitted one ground sign not to exceed 30 square feet in area and six feet in height, with a minimum setback of 10 feet along the right of way. A monument sign is proposed to the east of the existing site access to Seven Mile. 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 June 24, 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 waiver petition at this time but would like to note the following items: 1. The project is located on three separate parcels with the addresses of #29085, #29155

and #29205 Seven Mile Road**.** If additional addresses are needed for the proposed buildings, the owner will need to contact this department once approvals have been granted. 2. The existing parcel is currently serviced by public sanitary sewer, water main storm sewer. The submitted drawings do not show calculations for the proposed utility connections, but we do not believe there will be any negative impacts to the existing systems with the proposed project. 3. If approvals are granted, the developer will need to submit Engineering drawings to this department to determine what permits will be required. They will also be required to submit drawings to the Wayne County Department of Public Service for permitting storm sewer detention and outlet, as well as for any work in the Seven Mile Road right-of-way. 4. If a lot combination is planned for proposed project, the owner will need to start the process by contacting the Assessor's Office prior to any permitting." The letter is signed by David W. Lear, P.E., Assistant City Engineer. The next letter is from the Division of Police, dated June 24, 2026, which reads as follows: "I have reviewed the plans in connection with the petition. I have no objections to the proposal." The letter is signed by Brendan Adams, Sergeant, Traffic Bureau. The next letter is from the Inspection Department, dated June 30, 2026, which reads as follows: "Pursuant to your request, the above-referenced Petition has been reviewed. 1. Signage shall conform to the ordinance, or a variance from the Zoning Board of Appeals would be required. 2. The height of the proposed light fixtures shall not exceed 20' measured from the finished grade to the top of the fixture. 3. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass, and when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality. 4. Grease interceptors shall be designed and shall perform in the manner provided for in Chapter 10 of the Michigan Plumbing Code, governing traps, interceptors, and separators, as such code is amended from time to time. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary, and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the

Livonia Code of Ordinances. This Department has no further objections to this Petition." The letter is signed by Jerome Hanna, Director of Inspection. The next letter is from the Finance Department, dated June 30, 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 June 22, 2026, which reads as follows: "The owner of the property is current on their property taxes." The letter is signed by Susie Nash, Treasurer. That is the extent of the correspondence.

Mr. Wilshaw: Are there any questions for planning staff?

Mr. Droze: One question, Mr. Uhazie, we have effectively one building that's well detailed. We have full facades for it and materials. The other one is mystery. Is it safe to assume that that building would come back to us when it is time to propose a design for that?

Mr. Uhazie: That is one of the conditions that we recommend that they come back for a site plan review of the proposed building they are ready to proceed.

Mr. Droze: So, similar to like, maybe what we saw with the two restaurants over on Six Mile to use as an example. Okay, thank you.

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions for staff? All right. Our petitioner is in the audience. Feel free to come forward to our podium. Either one. It is 90-one degrees out, and I don't know if anybody told the petitioner they're supposed to bring samples.

Jim Butler, 1849 Pond Run, Auburn Hills, MI. We will certainly remember that. Good evening.

Brent Bridgewater, Culver's, Commerce Township, MI.

Mr. Wilshaw: Thank you very much. What would you like to tell us about your petition here, your proposal?

Mr. Bridgewater: So, I'm a current owner operator of Culver's in Commerce Township. I reside in Commerce Township. I've lived around this area my whole life. Spent 25 years with Ford Motor Company in roles that supported community and made lives better, so I had an opportunity to switch gears about a 180 degrees, I guess I would say there, but. I've got a passion for community, for people. Culver's, and the way that Culver's operates is I'll just right up my

alley. I love supporting the community. I love serving good food, and we'd love to be here in the northern end of Livonia and help out with something a little bit closer.

Mr. Wilshaw: Okay. And anything else that you'd like to tell us about the other building at this point?

Mr. Bridgewater: I think you guys hit the nail on the head there. I think you know our intention is we would come back and present plans for that second location. Our intent is to leave those properties separate, so we have no intention to do anything there. But the existing building that sits there is more on the east side of the one property and does have to come down. I think that is a good thing for the City of Livonia. It's been sitting there vacant, so we'd love to beautify that a little bit more and putting the Culver's on the east side, it just makes sense. There's just too much space there.

Mr. Wilshaw: Okay, very good. Appreciate that. Let's see if we have any questions for you. Any questions from my colleagues on this?

Mr. Droze: Thank you, and thank you both for being here tonight. I had a couple questions, and maybe I'll start with what we talked about last time with the facades. So, we represented some facades that have a pretty high amount of E.I.F.S, and done a little bit of research on some of the others. And here we have a rendering that looks a heck of a lot better so, thank you

Mr. Bridgewater: I'll just apologize up front. You know, we needed to submit our information. About a month before this meeting, and some of the selections, some of those things had not been ironed out yet. So the rendering that was put into the material for you guys was not complete. What you see in the drawing that has been put up will be a lot closer to what we'll look at doing. What I will say is I'm not a huge fan of E.I.F.S. either, so it would look similar to the drawing, and I would say, from a material standpoint, probably support what is closer to what you're looking for. Anyway, the corner post there, where you see E.I.F.S., we wouldn't be able to, obviously, side or put anything there. Our intent is to stone that all the way up on the four corners, where the E.I.F.S is below the horizontal siding. We would look to put something closer to like a James Hardie board or something else with the similar color that you see in the rendering.

Mr. Droze: Okay. And Mr. Uhazie was putting up some screenshots that I grabbed this afternoon of six Culver's in the area, and I think what I saw consistently is that the only time I saw E.I.F.S was on the Heartland store on M-59.

Mr. Droze: Canton's all brick and stone, and so I guess, that to me is the standard that I think, I mean even the one in Livonia, it's mostly stone and it has some you know it might be like the Hardie board siding that just looks more of what I would expect.

Mr. Bridgewater: This is better, but I'm going to keep pushing.

Mr. Droze: My other question is pertaining to the site itself and the layout. From my notes here, it seems like we are a little overparked, which I think we see kind of frequently, and especially commercial spaces. And I was wondering if there's an opportunity to implement some better pedestrian access to Seven Mile. We had an example. We had a Wendy's on Plymouth Road that came in a couple years ago, and they were able to work the site to put a sidewalk in. It just makes it more accessible. Seven mile is a commercial corridor, and people do access from the Seven right-of-way. So, if there's an opportunity to do that, it looked like maybe you could tee something up in that middle island.

Mr. Bridgewater: Yeah, I mean we can certainly take a look at that. We have that in Commerce as well. So, if it allows us to do that, we'll certainly take a look at that. I mean, in general, I would say that myself and with Culver's, it's always centered around our guests, so if we can make a better experience for our guests wherever they're traveling from, we would certainly look at doing that.

Mr. Droze: Yeah, I would echo that. I always find that the restaurants are clean, and you know you feel appreciated when you go there. So, looking forward to maybe seeing this. Thank you.

Mr. Wilshaw: Thank you, Mr. Droze. Any other questions? I did want to make the comment to Mr. Droze's discussion about pedestrian access, that you know there is a nearby… on the northwest corner of Middle Belt and Seven Mile, there's a rather large piece of property that's been a thorn in the side of many people in this community, and the city itself. And there's aspirational goals to see that redeveloped at some point into some great development. Whether that'll happen in my lifetime or not, I don't know. But I hope to stick around long enough to see that you know be a really nice mixed-use development, and if that happens, it would certainly go to Mr. Droze's idea that you would have pedestrians perhaps wanting to come over and take advantage of the wonderful Culver's that's going to be nearby. So, I think that's a very good idea to have pedestrian access there. I did want to ask one question while I have the microphone at the moment. We discussed this briefly at the study meeting, and I just wanted to

get it on record. I did have some concern over the angled parking at the front of your store, not because it's angled, but because for a person to access that angled parking, they essentially have to drive all the way around the building through the bypass lane to get to those parking spots. It doesn't seem particularly user friendly for the average driver who wants to go to the shortest route possible to get to a parking space, what's the thought on that?

Mr. Bridgewater: So, I'll say twofold. Our entrance is on that west side, so parking in the front, there is no entrance to the front, so they would have to come up anyway. The other concern is, we have that drive-through on our east side, so as those cars come around and look to exit, we don't want traffic going the same way, even though there's two lanes there, so we don't want confusion there. That's the other main reason for that. Sometimes we also have…because we're a fast casual restaurant, we have some guests…we make the food as it's ordered, right? You're not going to get it at the window. You get the number and we bring it to you. So, for that reason, every once in a while, we do have guests that will park in those front spaces. So it's natural as they're coming around that corner.

Mr. Wilshaw: Okay, yeah, I don't see those spaces getting overly utilized, other than that scenario. Mr. Uhazie, how overparked are they on this site? I assume we're going to be including that area in the back. That's kind of…

Mr. Uhazie: I would say it's mostly probably in the back. They have a total of 88 spaces are required, and 101 are shown.

Mr. Wilshaw: So, I wonder if there's an opportunity to land bank some of those spaces in that front section. I think there is a need to have some of those because, as the petitioner noted, there's going to be drive-through pickup parking going on there, and that makes sense to me. But I don't know that you're going to have 12 spaces needed there. There may be an opportunity to expand the landscaping a little bit. Does that seem to make sense to you?

Mr. Uhazie: Yes, if that's what you guys…

Mr. Bridgewater: We will have cross- access with the other building as well as the utilization of that third lot. That southern lot we'll look to use for a lot of our employee parking so it keeps everything else clear.

Mr. Wilshaw: Okay, what I'm referring to when I say land banking parking spaces is you can show those parking spaces on our plans and

designate those as land banked to landscape them, but it would give you the option to put those, if needed…so it kind of allows us to make it look a little cleaner. If you don't need them. If you do need them, then they're available to you if that makes sense. So that's something we might want to consider in this case. Obviously, again, not for all the spaces, but perhaps some of them. Maybe expand your entrance landscaping a little bit. Alright, that's all my thoughts at this point. Anyone else with any comments? Anybody in the audience wishing to speak on this item? Mr. Karazinski is back. Good evening.

Mr. Karazinski: I live about a mile from there. Just recently, I was at the Burger King, a couple doors down, and there was a woman who has a power wheelchair who came through to the parking area actually to get to the Burger King, and then went through the parking area to head back to Middle Belt. So, I would be in favor of having a sidewalk there for just that reason. The second thing is that building that you purchased. I see cars behind it all the time when I go to Advance Auto. So, I don't know what's going on in that building. It's not totally vacant. Perhaps that tenant is leaving, whatever. But that is my concern because I would love to see that building gone as soon as possible. Thank you.

Mr. Wilshaw: Thank you for your comments. Hi, good evening.

Vicky Johnson, Livonia, MI. My question is, my battery on my phone went out, so I didn't have the map of or the scheme of the site. Are you going to have two drive-throughs, two lanes for drive-through, like the one on Middle Belt and the expressway, which started out with one, and then they changed it to two?

Mr. Bridgewater: Yeah. That creates some complexity when you do it after the fact. We will have two drive-throughs. It's one lane coming up to it, kind of splits for ordering purposes, but then they come back together, so the perception or what you would see from Seven Mile or the front of the building is just going to be the one lane. It's just for ordering purposes.

Ms. Johnson: I was just concerned about backup maybe onto a main road with a long line, trying to get that food.

Mr. Bridgewater: I appreciate that our drive-through will be entered through the southern end of the building. So, hopefully, not only is it not an eyesore, but if that were the case, but also enough space where we have something in the back where we'd be fine. Some additional queue. We're designed to take that away. Yeah.

Mr. Wilshaw: And you have adequate facilities for your traffic there. I think. Okay. Very good. I don't see any other people in the audience wishing to speak on this item, so I am going to go back to the petitioner. Is there anything else you'd like to tell us before we make our decision?

Mr. Bridgewater: No, just hopefully would love to be a part of the Livonia community.

Mr. Wilshaw: Very good. We appreciate it. One of your colleagues is coming up to give you last-minute advice there.

Mr. Bridgewater: One of the things my colleague mentioned is Culver's did require us to have those front parking spaces there.

Mr. Wilshaw: Okay.

Mr. Bridgewater: But certainly, we can look at…also the sidewalk or walkway potentially going across.

Mr. Wilshaw: That seems like a fair compromise. All right, thank you. Is there anything else from my colleagues on this item before I close the public hearing?

Mr. Droze: I guess I would like a little more resolution on the rendering. So generally, you know, everything seems like it's a pretty good spot. But not having actual rendering in front of us, I mean, would you guys be willing to commit to like a 10% or less E.I.F.S. target?

Mr. Bridgewater: Sure.

Mr. Droze: I don't know what we want to say as to where and how that looks, but I mean…I'm open to any other commissioners if they want to weigh in on that because I know we've talked about this on various sites.

Mr. Bridgewater: If you look at the rendering that that we handed out, the light-colored area that would be above the stone below the horizontal siding at the top, that light colored area where the awnings are at, along with the upper portions of the cornered pillars, is where the E.I.F.S. is at. Intention is for those corner pillars where you see the upper part being E.I.F.S. for us to stone that all the way up, so there's already plans for us to do that. Where the other light-colored area is, where the awnings are at, I'm going to look to do a like a James Hardie board instead of the E.I.F.S.

Mr. Droze: Okay.

Mr. Bridgewater: So, if there is any E.I.F.S., I would say it'll be probably well under the 10%, so I can say yes, I'd commit to the under 10%.

Mr. Droze: That's helpful. Thank you.

Mr. Wilshaw: All right. Any other questions, comments before we close the hearing? I hear nothing else. I'm going to close the public hearing. A motion is in order.

On a motion by Long, seconded by Dinaro, and unanimously adopted, it was

#07-44-2026 **RESOLVED**, That pursuant to a Public Hearing having been held by the City Planning Commission on July 14, 2026, on Petition 2026-06-02-17 submitted by PEA Group requesting waiver use approval under Sections 3.11 and Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct a drive-thru restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, located on the south side of Seven Mile Road between Middle Belt Road and Maplewood Street in the Northwest 1/4 of Section 12, the Planning Commission recommends to City Council that Petition 2026-06-02-17

1. That the Preliminary Site Plan on Sheet C-3.0 prepared by PEA Group, is hereby approved and shall be adhered to.

2. The Petitioner shall work with planning staff to add sidewalks that provide a pedestrian route from Seven Mile Road to the restaurant and retail building. Sidewalk design and location shall be to the satisfaction of the Planning Director, Engineering Department and Inspection Department.

3. That the petitioner shall be allowed to bank up to fifty percent (50%) of the diagonal parking located along Seven Mile Road.

4. That the Landscaping Plan on Sheet L-1.0 prepared by PEA Group, is hereby approved and shall be adhered to.

5. That the Lighting Plan prepared by Gasser Bush Associates, is hereby approved and shall be adhered to.

6. That the building elevation rendering received on July 14, 2026, depicting the principal siding elements as Hardie

Board or other similarly durable materials, with no more than ten percent (10%) of the total façade area being comprised of E.F.I.S, is hereby approved and shall be adhered to.

7. The petitioner shall return to the Planning Commission and City Council for a detailed review and site plan approval of the commercial building.

8. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding.

9. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

10. That the maximum customer seating count shall not exceed a total of 86 interior seats and sixteen (16) outdoor patio seats.

11. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character material and color to other exterior materials on the building.

12. The height of the proposed light fixtures shall not exceed 20’ measured from the finished grade to the top of the fixture.

13. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass, and when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality.

14. Grease interceptors shall be designed and shall perform in the manner provided for in Chapter 10 of the Michigan Plumbing Code, governing traps, interceptors, and separators, as such code is amended from time to time. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from

obstructions, leaks, and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary, and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances.

15. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

16. That the Zoning Ordinance requirement of a minimum two (2) separate driveways, spaced at least 30 feet apart be waived by City Council.

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

18. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

Mr. Wilshaw: Is there any discussion?

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

29085 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0011-002
29155 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0011-001
29205 7 Mile Rd, Livonia, MI 48152, Parcel 046-99-0014-002

Owner of Property: FFM LIVONIA PROPERTIES, LLC

Owner's Address: PO BOX 490 City: MILFORD State: MI Zip Code: 48381

Owner's Phone # (248) 310-9092 Owner's Email FUFIMUINC@GMAIL.COM

Signature of Owner: [signature] Print Name: BRENT BRIDGEWATER

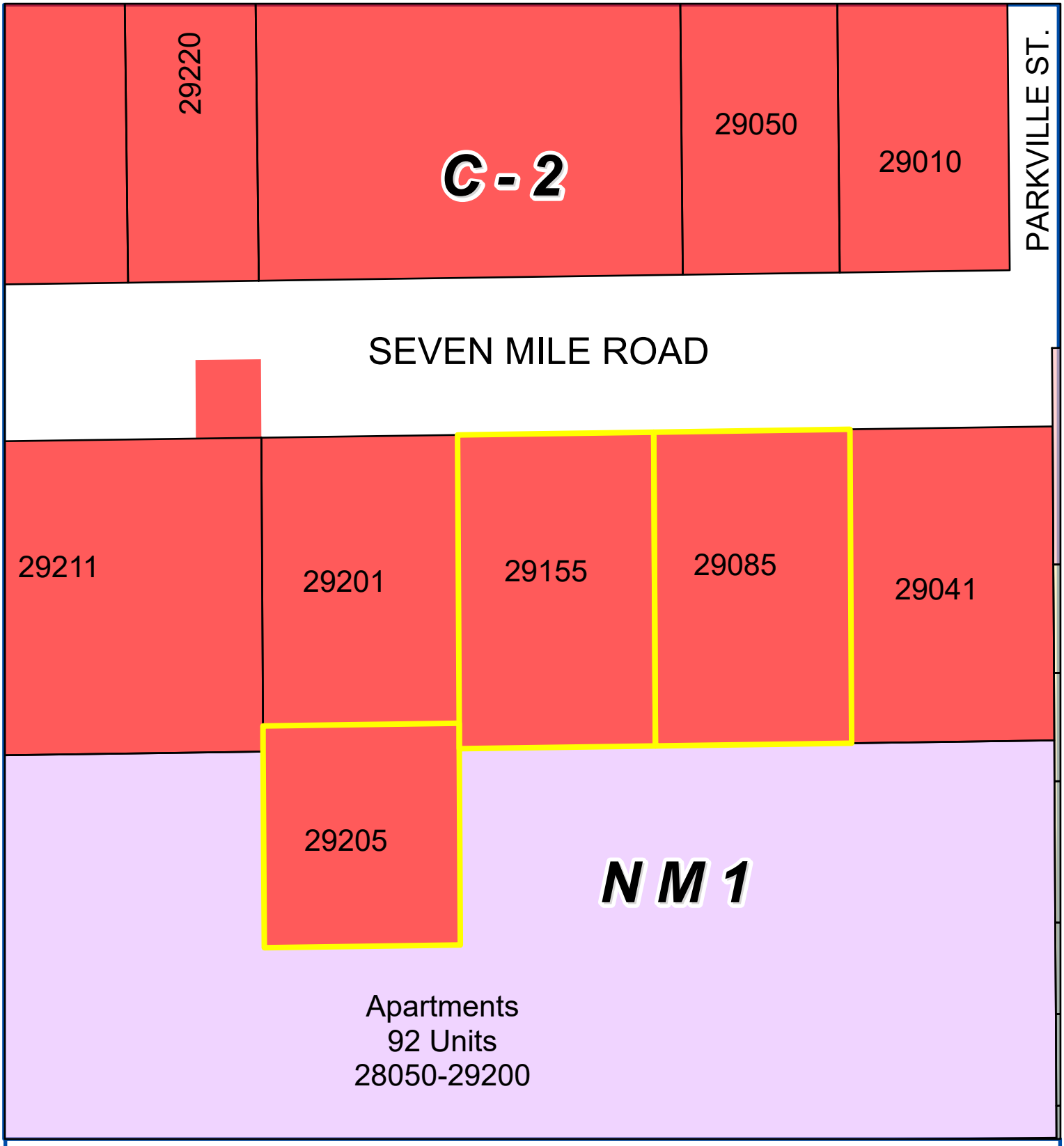
Subscribed and sworn to before me, a Notary Public in and for the County of OAKLAND State of MI

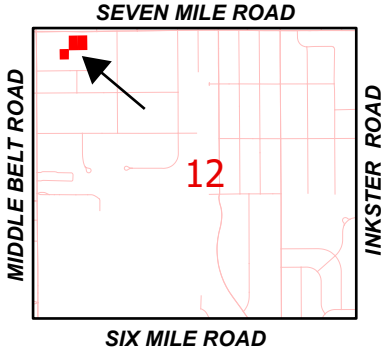
on this 28TH day of MAY 20 26.

Signature of Notary [signature] My commission expires 11/22/2027

Acting in the County of OAKLAND.

TIFFANI CHILDS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 22, 2027
ACTING IN COUNTY OF Oakland





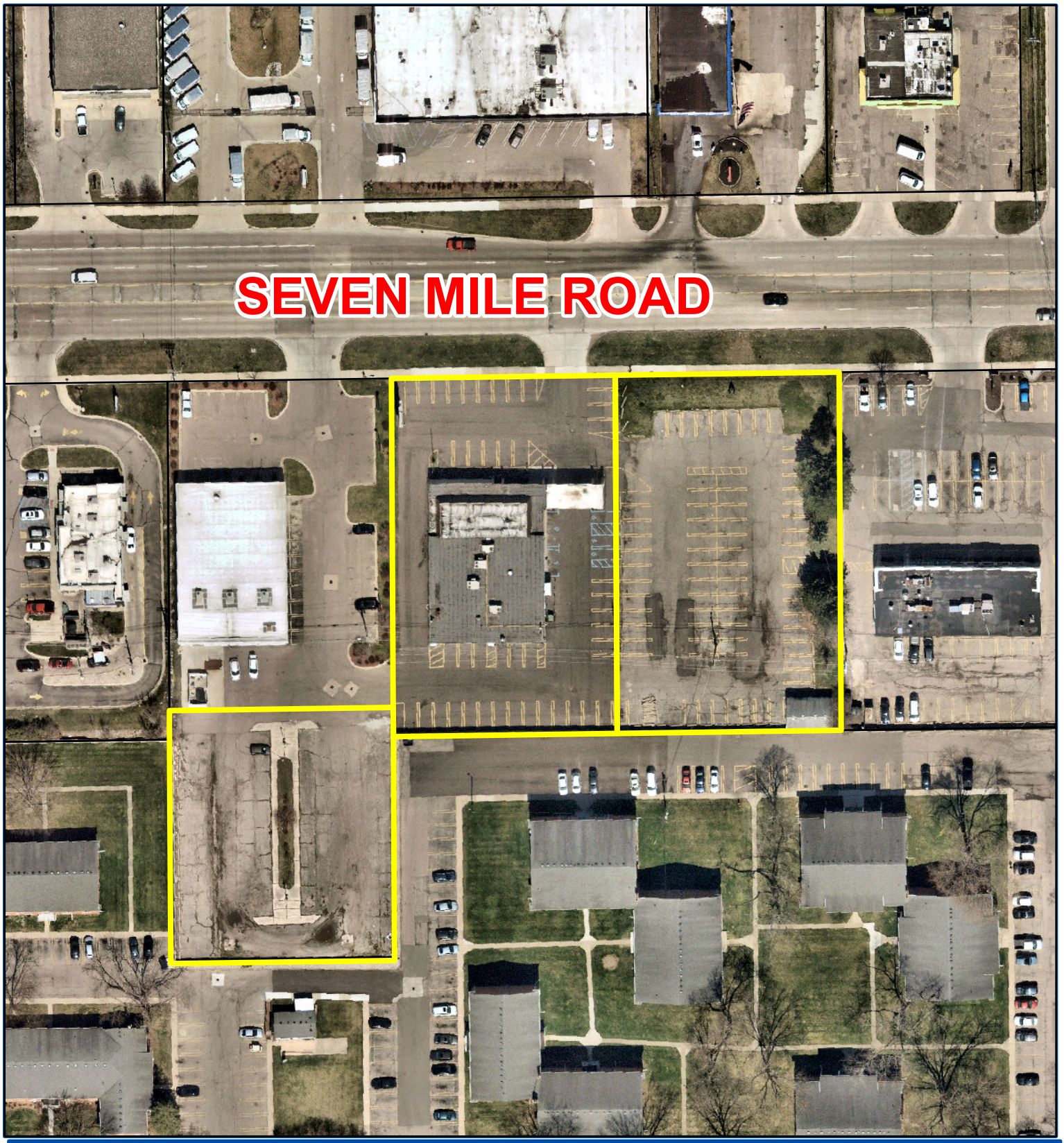
Address & Zoning Map

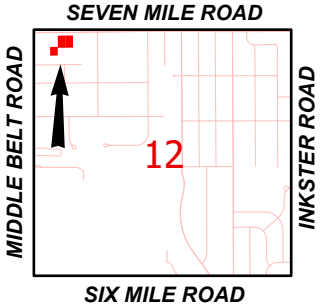
Petition 2026-06-02-17
Culver's
29085, 29155, 29205 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department





Aerial Map

Petition 2026-06-02-17
Culver's
29085, 29155, 29205 Seven Mile Road

N

Not to Scale

City of Livonia
Planning Department

PLANNING COMMISSION STAFF NOTES

PUBLIC HEARING

ITEM 4

Petition 2026-06-02-17 submitted by PEA Group requesting waiver use approval under Sections 3.11 and Section 6.51 of the Livonia Zoning Ordinance, as amended, to construct a drive-thru restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, located on the south side of Seven Mile Road between Middle Belt Road and Maplewood Street in the Northwest 1/4 of Section 12.

July 7, 2026: Study Meeting:

This petition requests waiver use approval to construct a multi-tenant retail building and a full-service restaurant with a drive-thru window and outdoor seating. The proposal includes demolition of the existing building and parking areas. The subject site is located on the south side of Seven Mile Road between Middlebelt Road and Maplewood Street. The property is currently occupied by a banquet hall and associated accessory parking lots.

The proposal includes the redevelopment of three (3) connected parcels. The Topographic Survey labels the easternmost parcel located directly on Seven Mile Road as "Parcel 2". The center parcel which also has frontage on Seven Mile Road is labeled as "Parcel 1". "Parcel 3" sits back off Seven Mile Road to the southwest of the other parcels and is connected via an existing drive.

The petition parcels are zoned C-2 (General Business). Within this zoning district, drive-in restaurants and restaurants with drive-through or drive-up window facilities are permitted only as waiver uses, subject to approval by the Planning Commission.

To the north, across Seven Mile Road, are commercial properties including a storage facility, Hometown Car Wash, and Chicken Shack, all zoned C-2 (General Business). To the south is a multi-family residential development zoned NM-1 (Neighborhood Multi-Family). To the east is a family restaurant zoned C-2, and to the west is a commercial property occupied by an Advanced Auto Parts, also zoned C-2.

Site plans show the area identified as "Parcel 2" measures .83 acre with 150 feet of frontage on Seven Mile Road and a depth of 240 feet. The area contains a 4,449-square-foot Culver's drive-thru restaurant. The Culver's plan shows outdoor seating consisting of four (4) tables with a total of sixteen (16) seats beneath umbrellas located at the northeast corner of the building and 26 interior tabletops with seating for 86. The outdoor seating area would be bordered on the west and south by three foot (3') steel fencing and illuminated patio piers made of a stone veneer.

The area identified as “Parcel 1” also measures .83 acre in size with 150 feet of frontage on Seven Mile Road by a depth of 240 feet. This area shows a proposed 4,675-square-foot multi-tenant commercial building. The number of units and interior layout was not provided with this petition.

The area identified as “Parcel 3” measures approximately 0.58 acres and is designated for access and parking located southwest of the proposed retail building.

Access to the site is proposed via one (1) existing driveway along Seven Mile Road. Section 6.51 of the Zoning Ordinance requires that drive-through establishments provide a minimum of two (2) separate driveways, spaced at least thirty (30) feet apart. Access between “Parcel 1” and “Parcel 3” and the existing commercial property north of “Parcel 3” appear to be unchanged.

Per Section 9.03, off-street parking requirements states Drive-through restaurants: one (1) space per 125 square feet of floor area, plus one (1) space per three (3) outdoor seats, plus one (1) space per employee. Retail uses: one (1) space per 150 square feet of floor area. Based on these standards, the Culver’s restaurant requires a minimum of fifty-six (56) parking spaces, and the retail building requires thirty-two (32) spaces, for a total of eighty-eight (88) parking spaces. The site plan provides a total of 101 double stripped parking spaces. A minimum of four (4) barrier-free spaces are required. The site plan includes three (3) ADA-compliant parking spaces with accessible ramps and detectable warning strips.

The required setbacks in the C-2 district include a fifteen (15) foot front yard, eight (8) foot side yards (minimum total of sixteen (16) feet), and an eight (8) foot rear yard. The proposed development exceeds these minimum requirements, with approximately sixty-five (65) feet of front setback, a total of forty-one (41) feet of side setbacks, and approximately eighty-four (84) feet at the rear.

To access the drive-thru cars head south past the building then turning east. There are duel order lanes measuring approximately eleven (11) feet and ten and one-half (10.5) feet in width. The lanes run parallel to menu boards and merge into a single lane for order pickup. A bypass lane is provided, measuring at least twelve (12) feet in width, which complies with ordinance requirements.

Frontage landscaping requirements under Section 10.03 requires one (1) tree per 40 feet of frontage, one (1) ornamental tree per 100 feet; eight (8) shrubs per 40 feet. With approximately 272 feet of frontage, the site requires seven (7) deciduous trees, three (3) ornamental trees, and fifty-five (55) shrubs. The landscape plan meets and exceeds these requirements.

Interior landscaping is also required for parking areas exceeding forty (40) spaces. The plan provides eight (8) interior trees, exceeding the minimum requirement of seven (7). Where C-2 zoning abuts NM-1 zoning, a six (6) foot masonry wall or opaque fence and/or a twenty (20) foot greenbelt buffer is required. The petitioner proposes to maintain the existing wall along the southern property line and the eastern edge of the access drive.

Elevations show the proposed Culver's building material is comprised mainly of EIFS with veneer stone along the building corners and lower ¼ of building façade. There are a total of twelve (12) canvas awnings at a height of six feet and seven inches (6' 7"). The maximum permitted building height in the C-2 district is thirty-five (35) feet. The proposed Culver's building is approximately twenty-three (23) feet in height and complies with this requirement. Rooftop screening to shield building mechanical systems are required. The petitioner has not submitted building elevations or floor plans for the proposed retail building.

Two (2) dumpster enclosures are proposed on the site, one at the rear of each building. The Culver's enclosure contains two (2) eight-yard dumpster at a height of 8 foot 6 inches to the top of the pre-fabricated coping to match the building. The enclosure façade is shown as a stone veneer to match the proposed building. The enclosure doors face west and are labeled as wood planks with an aluminum gate frame. The retail building dumpster enclosure faces south and contains a single dumpster. The enclosure would measure six feet to the decorative stone cap and be made of masonry block with an exterior of architectural masonry to match the proposed building. The door of the enclosure are treated cedar that is stained to match the masonry of the building.

Stormwater runoff is proposed to be managed through an underground detention system. Detailed engineering plans must be submitted to the Engineering Division prior to issuance of building permits.

The photometric plan indicates that lighting will not spill onto adjacent properties. Light poles shall not exceed twenty (20) feet in height, consistent with ordinance standards.

The site is permitted one (1) ground sign not exceeding thirty (30) square feet in area and six (6) feet in height, with a minimum setback of ten (10) feet from the right-of-way.

Drive-through facilities are permitted one (1) menu board and one (1) pre-menu board per lane, subject to size limitations. Any nonconforming signage will require approval from the Zoning Board of Appeals.

July 14, 2026: Public Hearing:

Approving Resolution: That the request for waiver use approval to construct a drive-thru restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, is hereby approved, subject to City Council approval and the following conditions:

1. That the Preliminary Site Plan on Sheet C-3.0 prepared by PEA Group, is hereby approved and shall be adhered to.

2. That the Landscaping Plan on Sheet L-1.0 prepared by PEA Group, is hereby approved and shall be adhered to.

3. That the Lighting Plan prepared by Gasser Bush Associates, is hereby approved and shall be adhered to.

4. That the Building Elevation Plans, prepared by Culver Franchising System, LLC, dated January 01, 2026, are hereby approved, and shall be adhered to.

5. The petitioner shall return to the Planning Commission and City Council for a detailed review and site plan approval of the commercial building.

6. That all disturbed lawn areas shall be sodded in lieu of hydro-seeding.

7. That underground sprinklers are to be provided for all landscaped and sodded areas and all planted materials shall be installed to the satisfaction of the Inspection Department and thereafter permanently maintained in a healthy condition.

8. That the maximum customer seating count shall not exceed a total of 86 interior seats and sixteen (16) outdoor patio seats.

9. That all rooftop mechanical equipment shall be concealed from public view on all sides by screening that shall be of a compatible character material and color to other exterior materials on the building.

10. The height of the proposed light fixtures shall not exceed 20' measured from the finished grade to the top of the fixture.

11. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is

greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass, and when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality.

12. Grease interceptors shall be designed and shall perform in the manner provided for in Chapter 10 of the Michigan Plumbing Code, governing traps, interceptors, and separators, as such code is amended from time to time. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary, and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances.

13. That only conforming signage is approved with this petition, and any additional signage shall be separately submitted for review and approval by the Zoning Board of Appeals.

14. That the Zoning Ordinance requirement of a minimum two (2) separate driveways, spaced at least 30 feet apart be waived by City Council.

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

16. Per Section 13.13 of the Livonia Zoning Ordinance, this approval is valid for one (1) year from the date of approval by the City Council. Unless a building permit is obtained, this approval shall be null and void after the one (1) year period.

Denying Resolution: The request for a waiver use approval to construct a drive-thru restaurant (Culver's) and a 4,675 square-foot multi-tenant retail building, at 29155 Seven Mile Road, is hereby denied for the following reasons:

1. That the petitioner has failed to affirmatively show that the proposed use complies with all the general waiver use standards and requirements as set forth in Section 6.51 of the Livonia Zoning Ordinance.

2. That the proposal fails to conclusively deal with all the concerns deemed necessary for the safety and welfare of the City and its residents.

3. That the petitioner has failed to show that another restaurant is needed in this area.

4. That the proposal is in conflict with the spirit and intent of the Zoning Ordinance to promote and encourage a balanced and appropriate mix of uses and not to oversaturate an area with similar uses; and

5. That the proposal is contrary to the goals and objectives of the Zoning Ordinance which, among other things, are intended to ensure suitability and appropriateness of uses.

PRELIMINARY SITE PLANS

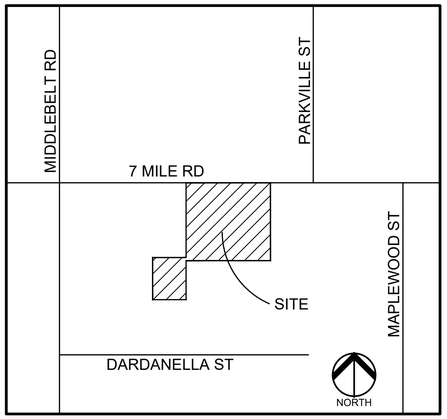
LIVONIA MIXED USE

29155 W SEVEN MILE RD.

LIVONIA, MICHIGAN

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
6/12/2026		SITE PLAN APPROVAL



LOCATION MAP
NO SCALE



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-3.1	TRUCK TURNING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
	ARCHITECTURAL DRAWINGS
A-2.0	DIMENSIONED FLOOR PLAN
A-2.1	FURNITURE & FIXTURE PLAN
A-3	EXT. ELEV'S DOOR AND WIND. SCHEDULE
A-8	X-SCTN'S DETAILS
A-9	X-SCTN'S DETAILS
A-10	X-SCTN'S DETAILS
R-1	REFUSE ENCL.
	PHOTOMETRIC PLANS
SHEET 1	LIGHTING PLAN
SHEET 2	LIGHTING DETAILS

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY, SUITE 200
FARMINTON HILLS, MI 48334
CONTACT: MATTHEW SWANKTO
EMAIL: MSWANTKO@LANDMARKCRES.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: LESLIE ACCARDO
PHONE: 844.813.2949
EMAIL: LACCARDO@PEAGROUP.COM

ARCHITECT

HENRICKSON ARCHITECTURE
2325 BELMONT CENTER DR., SUITE B
BELMONT, MI 49306
CONTACT: JACKIE VANDERPLOEG
PHONE: 616.458.5554
EMAIL: JACKIE@HENRICKSONAP.COM

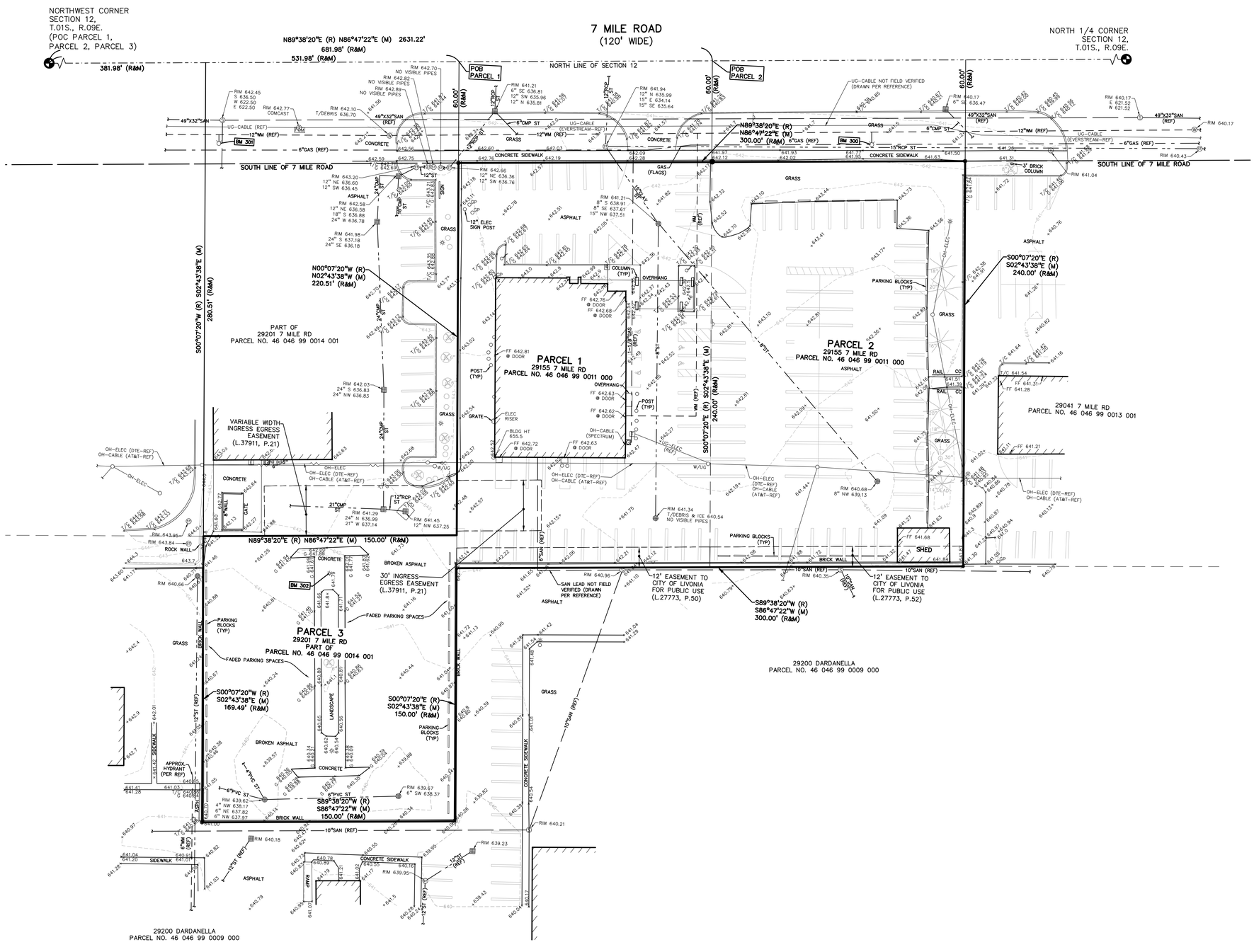
LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
SITE PLAN APPROVAL	6/12/2026

NOT FOR CONSTRUCTION



LEGEND:

–OH–ELEC–	EX. OH, ELEC, POLE & GUY WIRE
–UG–CATV–	EX. U.G. CABLE TV & PEDESTAL
–UG–COMM–	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
–UG–ELEC–	EX. U.G. ELEC,MANHOLE & METER
	EX. GAS LINE
GAS	EX. GAS VALVE & GAS LINE MARKER
T	EX. TRANSFORMER & IRRIGATION VALVE
	EX. WATER MAIN
W	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
W	EX. WATER VALVE BOX & SHUTOFF
	EX. SANITARY SEWER
S	EX. SANITARY CLEANOUT & MANHOLE
C	EX. COMBINED SEWER MANHOLE
	EX. STORM SEWER
	EX. CLEANOUT, MANHOLE & CULVERT
	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
	EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
?	EX. UNIDENTIFIED STRUCTURE
M	EX. MAILBOX, SIGN & GUARD POST
	EX. LIGHT POLE & YARD LIGHT
P	EX. PUBLIC LIGHTING MANHOLE
X	EX. FENCE
	EX. GUARD RAIL
	EX. DEC, TREE, CONIFEROUS TREE & SHRUB
+124	EX. TREE TAG, & TREE LINE
208.91	EX. SPOT ELEVATION
670	EX. CONTOUR
	EX. WETLAND
	IRON FOUND / SET
	NAIL FOUND / NAIL & CAP SET
	BRASS PLUG SET
	MONUMENT FOUND / SET
	SECTION CORNER FOUND
(R) (M) (C)	RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:
SURVEY, LANDMARK ENGINEERING JOB NO. 1248, FILE NO. TS-1, DATED 01/24/2022

ELECTRIC	DTE ELECTRIC MAP 268-338, DATED 01/26/2026
CABLE	AT&T MAP A1, DATED 01/26/2026 EVERSTREAM MAP, EMAIL DATED 01/22/2026
GAS	CONSUMERS MAP 5159122, DATED 10/09/2025 CONSUMERS SERVICE MAP, EMAIL DATED 01/21/2026
SANITARY SEWER	SANITARY SEWER & WATER MAIN, CITY OF LIVONIA EMAIL DATED 01/22/2026
STORM SEWER	PAVING & STORM SEWER, CITY OF LIVONIA EMAIL DATED 01/22/2026
WATER MAIN	SANITARY SEWER & WATER MAIN, CITY OF LIVONIA EMAIL DATED 01/22/2026

LEGAL DESCRIPTION:
(PER FIRST AMERICAN INSURANCE COMPANY COMMITMENT NO. NCS-1290202-MICH, COMMITMENT DATE 10/01/2025)

LAND IN THE CITY IF LIVONIA, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 1 SOUTH, RANGE 9 EAST DESCRIBED AS BEGINNING AT A POINT ON THE NORTH SECTION LINE DISTANT NORTH 89 DEGREES 36 MINUTES*, 20 SECONDS EAST, 531.98 FEET FROM THE NORTHWEST CORNER OF SECTION 12 AND PROCEEDING THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST ALONG SAID LINE 150.0 FEET; THENCE SOUTH 0 DEGREE 07 MINUTES 20 SECONDS WEST 300.0 FEET; THENCE SOUTH 89 DEGREES, 38 MINUTES, 20 SECONDS WEST 150.0 FEET; THENCE NORTH 0 DEGREE, 07 MINUTES, 20 SECONDS EAST 300.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET THEREOF.

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 1 SOUTH, RANGE 9 EAST, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH SECTION LINE DISTANT NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST 681.98 FEET FROM THE NORTHWEST CORNER OF SECTION 12, AND PROCEEDING THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST ALONG SAID LINE 150 FEET; THENCE SOUTH 0 DEGREE, 07 MINUTES, 20 SECONDS WEST 300.0 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES, 20 SECONDS WEST 150.0 FEET; THENCE NORTH 0 DEGREE 07 MINUTES, 20 SECONDS EAST 300.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 60 FEET THEREOF.

PARCEL 3:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWN 1 SOUTH, RANGE 9 EAST, THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST 381.98 FEET AND SOUTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 280.51 FEET TO THE POINT OF BEGINNING CONTINUING THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS EAST 150.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 20 SECONDS WEST 169.49 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS WEST 150.00 FEET THENCE NORTH 00 DEGREES 07 MINUTES 20 SECONDS EAST 169.49 FEET TO THE POINT OF BEGINNING.

* APPEARS TO BE A TYPOGRAPHICAL ERROR IN THE TITLE COMMITMENT, SHOULD 38 MINUTES

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF 7 MILE ROAD APPROX. 170' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 29155 7 MILE RD.
ELEV - 643.70

BM #301
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF 7 MILE ROAD, IN FRONT OF 20291 7 MILE RD (ADVANCE AUTO PARTS).
ELEV - 645.13

BM #302
MAG NAIL IN TOP NORTH SIDE OF ALIGHT POLE BASE LOCATED APPROX. 66' SOUTH FROM THE SOUTHEAST BUILDING CORNER OF 29201 7 MILE RD.
ELEV - 645.52

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26163C0062E, DATED 02/02/2012.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
REGISTERED PROFESSIONAL ENGINEER

NORTH
0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

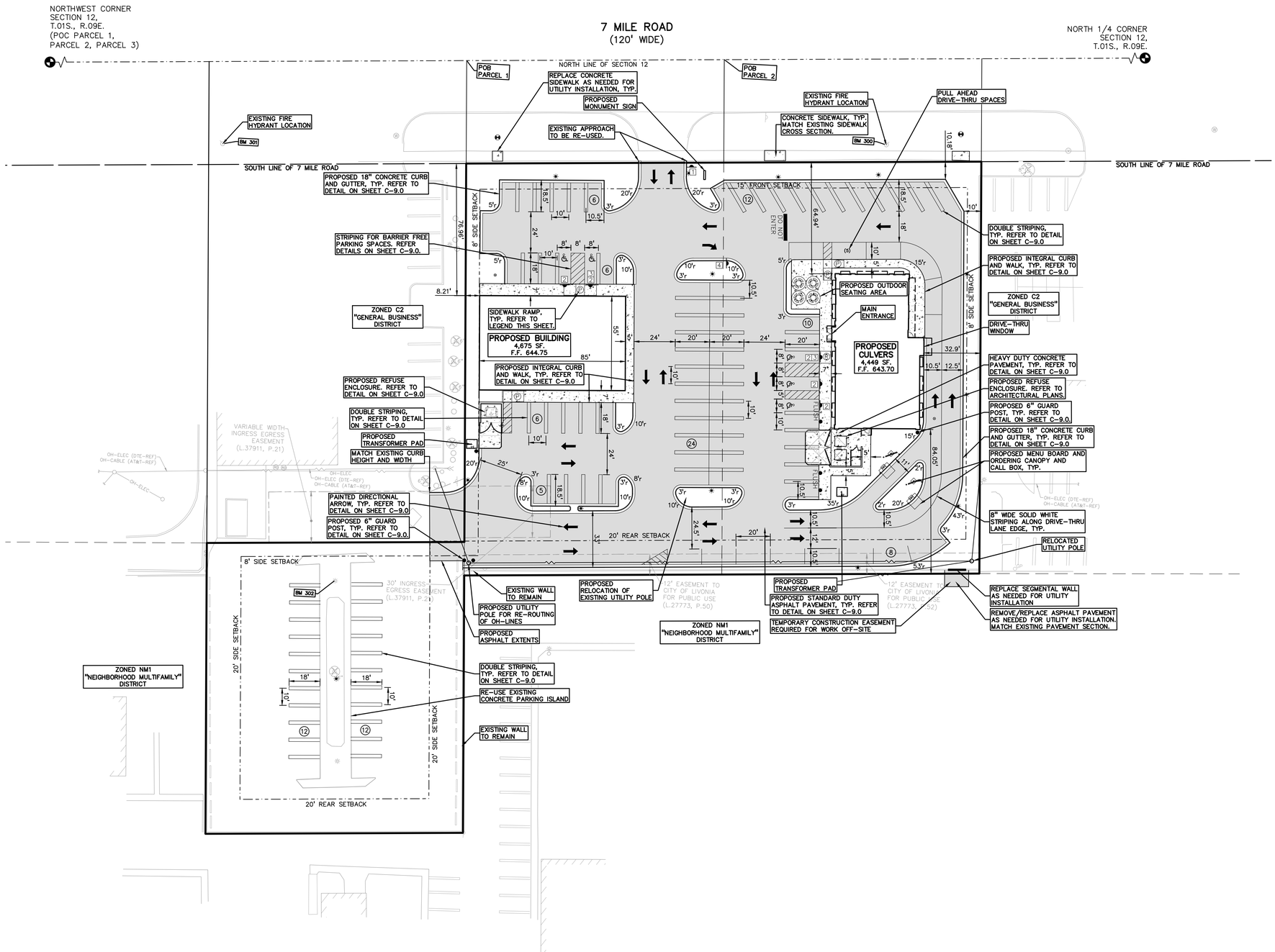
ORIGINAL ISSUE DATE:
JUNE 12, 2026

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-1.0

S:\PROJECTS\2026\26-0014_7MILE_MIXED_USE\DWG\2_SITE_PLAN\(C-1.0)TOPO-26-0014.dwg PLOT DATE: 6/11/2026 2:49 PM BY: Brendon Vargo



LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- CONCRETE CURB AND GUTTER
- SETBACK LINE
- SIGN
- LIGHTPOLE

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

SITE DATA TABLE:

SITE AREA:
PARCEL 1 (# 46 046 99 0011 000): 35,998 SF (0.83 ACRE)
PARCEL 2 (# 46 046 99 0011 000): 35,998 SF (0.83 ACRE)
PARCEL 3 (# 46 046 99 0011 001): 25,423 SF (0.58 ACRE)
TOTAL: 97,419 SF (2.24 ACRE)

ZONING: C-2 GENERAL BUSINESS

PROPOSED USE: RETAIL (4,675 SF)/RESTAURANT (4,060 SF.)

BUILDING INFORMATION:
- MAXIMUM ALLOWABLE BUILDING HEIGHT = 35 FT.(2 STORIES)
- PROPOSED BUILDING HEIGHT = 1 STORY

- BUILDING FOOTPRINT AREA (RESTAURANT) = 4,060 SF
- BUILDING FOOTPRINT AREA (RETAIL) = 4,675 SF
- BUILDING FOOTPRINT AREA (TOTAL) = 8,735 SF

- BUILDING LOT COVERAGE = 8.97%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
• FRONT (NORTH)	15'	64.94'
• SIDE (EAST)	8'	32.90'
• SIDE (WEST)	8'	8.21'
• REAR (SOUTH)	20'	84.05'

PARKING CALCULATIONS:

REQUIRED
- RETAIL = 1 SPACE PER 150 SF.
- TOTAL RETAIL PARKING REQUIRED = 4,675/150 = 32 SPACES

RESTAURANT = 1 SPACE PER 125 SF OF FLOOR AREA + 1 SEAT PER 3 OUTDOOR SEATS + 1 SPACE PER EMPLOYEE
= (4,060/125) + (16/3) + (15) = 54 SPACES

TOTAL PARKING REQUIRED = 86 SPACES

TOTAL PARKING PROVIDED = 101 SPACES

NOTE: NUMBER OF REQUIRED STACKING SPACES NOT DEFINED IN ORDINANCE

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE P'	(P)

REFER TO STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

'STOP' SIGN	[1]
'BARRIER FREE PARKING' SIGN	[2]
'VAN ACCESSIBLE' SIGN	[3]
'RIGHT TURN ONLY' SIGN	[4]

REFER TO DETAIL SHEET FOR SIGN DETAILS

PEA GROUP
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NORTH
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FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

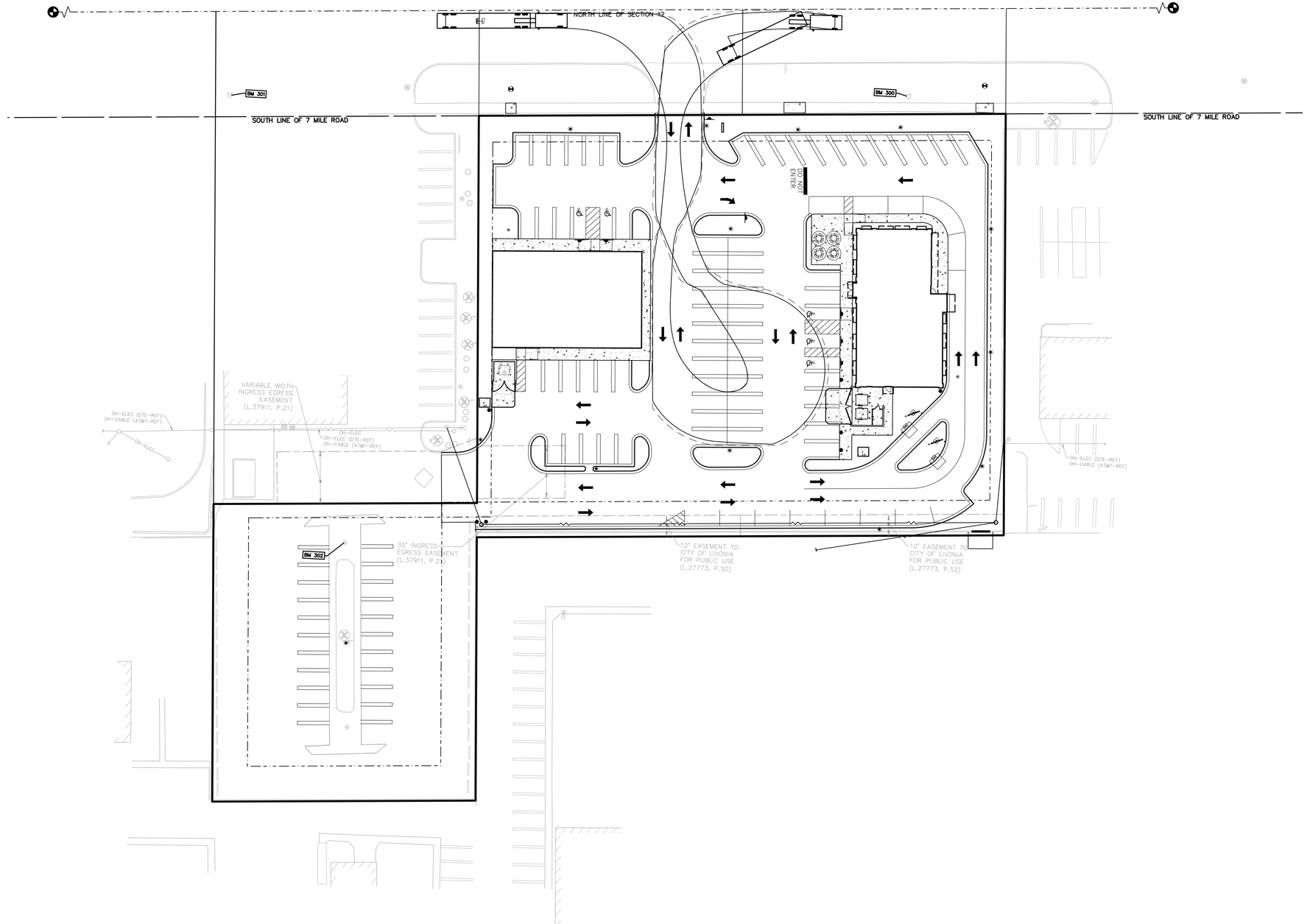
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PRELIMINARY SITE PLAN

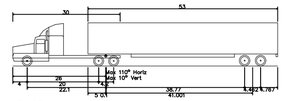
PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0014_7MILE_MIXED_USE\ENGV\2_SITE_PLAN\(C-3.0)DM-26-0014.dwg PLOT DATE: 6/11/2026 2:49 PM BY: Brandon Varpo





WB-67	
Overall Length	74.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min. Body Ground Clearance	1.134ft
Max Track Width	8.500ft
Lock-to-lock Time	4.0s
Max Wheel Angle	35.00°

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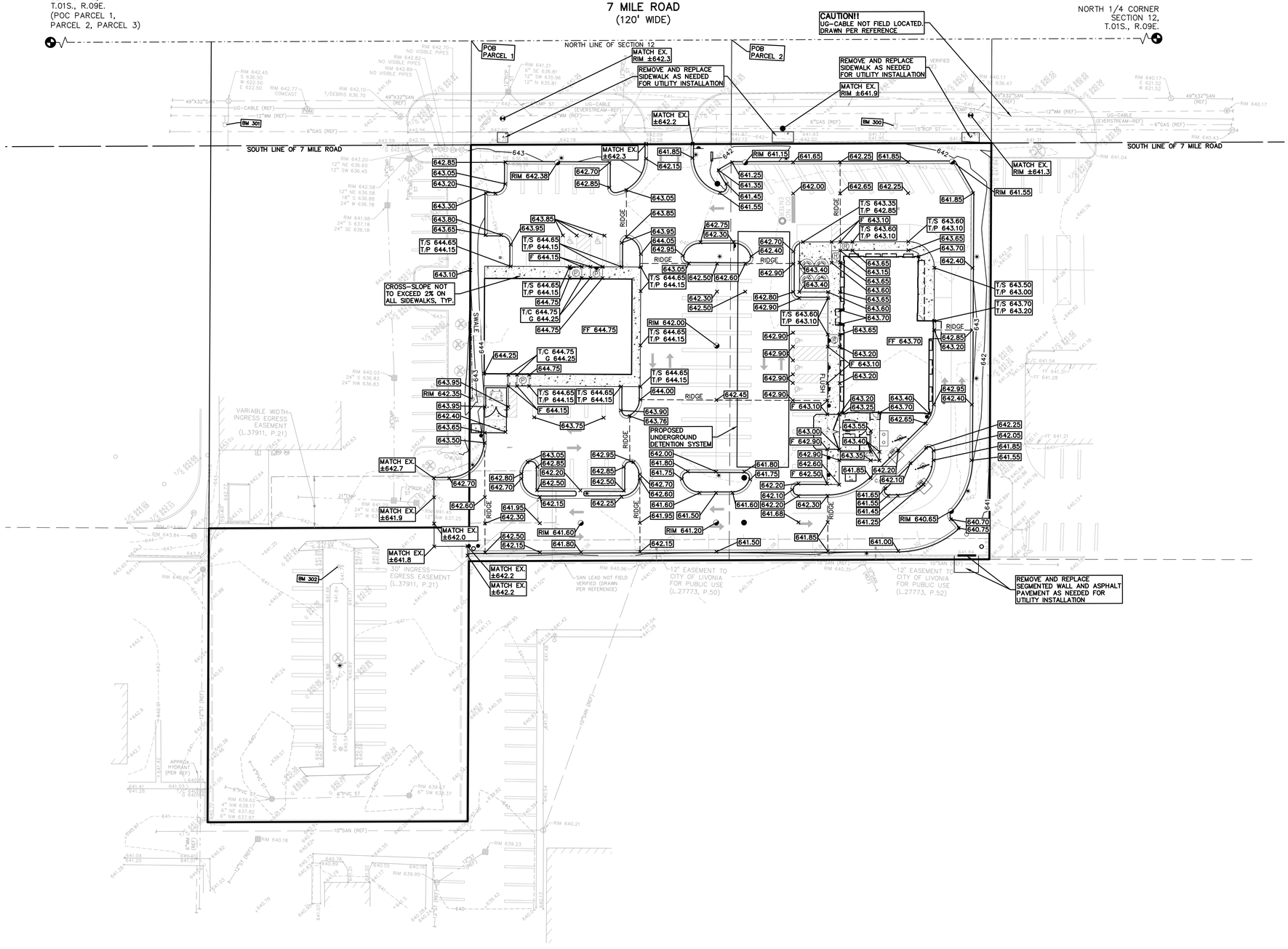
DRAWING TITLE
TRUCK TURNING PLAN

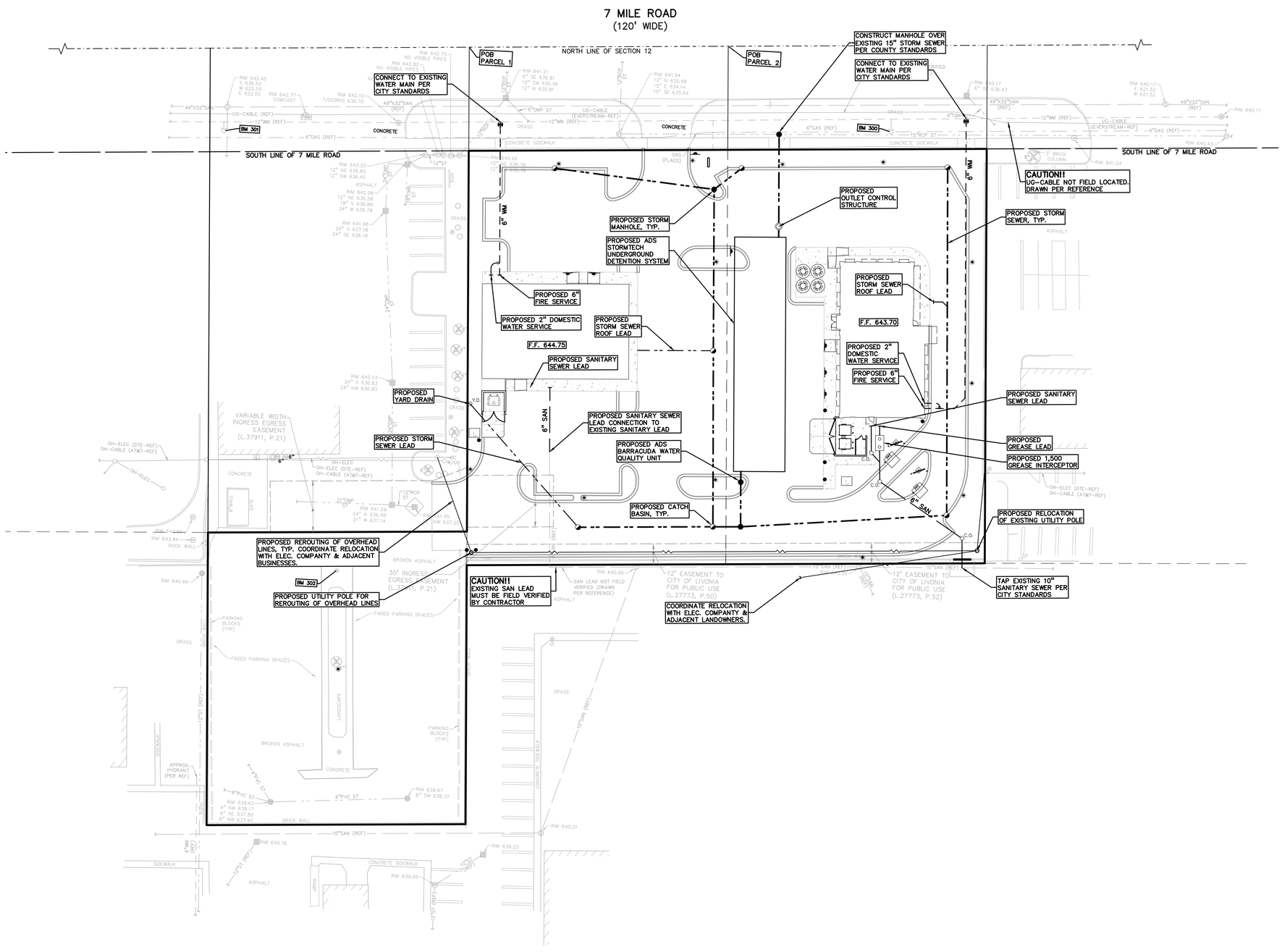
PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0014_7MILE_MIXED_USE\LIVNOV\2_SITE_PLAN\[C-3.1]TRUCK-26-0014.dwg PLOT DATE:6/11/2026 2:50 PM BY:Brendon Vargo


NORTHWEST CORNER
SECTION 12,
T.01S., R.09E.
(POC PARCEL 1,
PARCEL 2, PARCEL 3)
7 MILE ROAD
(120' WIDE)
NORTH 1/4 CORNER
SECTION 12,
T.01S., R.09E.
NORTH LINE OF SECTION 12
SOUTH LINE OF 7 MILE ROAD
SOUTH LINE OF 7 MILE ROAD
POB PARCEL 1
POB PARCEL 2
CAUTION!!
UG-CABLE NOT FIELD LOCATED.
DRAWN PER REFERENCE
MATCH EX. RIM ±642.3
REMOVE AND REPLACE SIDEWALK AS NEEDED FOR UTILITY INSTALLATION
MATCH EX. RIM ±641.9
MATCH EX. ±642.2
MATCH EX. ±642.3
MATCH EX. RIM ±641.3
CROSS-SLOPE NOT TO EXCEED 2% ON ALL SIDEWALKS, TYP.
PROPOSED UNDERGROUND DETENTION SYSTEM
MATCH EX. ±642.7
MATCH EX. ±641.9
MATCH EX. ±642.0
MATCH EX. ±641.8
MATCH EX. ±642.2
MATCH EX. ±642.2
REMOVE AND REPLACE SEGMENTED WALL AND ASPHALT PAVEMENT AS NEEDED FOR UTILITY INSTALLATION
VARIABLE WIDTH INGRESS EGRESS EASEMENT (L.37911, P.21)
30' INGRESS-EGRESS EASEMENT (L.37911, P.21)
12' EASEMENT TO CITY OF LIVONIA FOR PUBLIC USE (L.27773, P.50)
12' EASEMENT TO CITY OF LIVONIA FOR PUBLIC USE (L.27773, P.52)
SAN LEAD NOT FIELD VERIFIED (DRAWN PER REFERENCE)
APPROX HYDRANT (PER REF.)
BM 301
BM 300
BM 302
RIDGE
SWALE
FLUSH
FF 644.75
FF 643.70
RIM 642.00
RIM 641.15
RIM 642.38
RIM 641.60
RIM 641.20
RIM 640.65
RIM 641.55
RIM 642.35
RIM 642.03
RIM 641.98
RIM 641.04
RIM 640.66
RIM 640.18
RIM 640.21
RIM 639.23
RIM 639.95
RIM 639.37
RIM 640.96
RIM 640.35
RIM 640.17
RIM 640.43
RIM 641.04
RIM 640.76
RIM 641.54
RIM 641.21
RIM 641.28
RIM 640.82
RIM 640.54
RIM 640.18
RIM 640.39
RIM 640.44
RIM 640.34
RIM 640.38
RIM 640.41
RIM 640.42
RIM 640.13
RIM 640.10
RIM 640.07
RIM 640.04
RIM 640.01
RIM 639.98
RIM 639.95
RIM 639.92
RIM 639.89
RIM 639.86
RIM 639.83
RIM 639.80
RIM 639.77
RIM 639.74
RIM 639.71
RIM 639.68
RIM 639.65
RIM 639.62
RIM 639.59
RIM 639.56
RIM



UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

NORTH
0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. NO GUARANTEE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

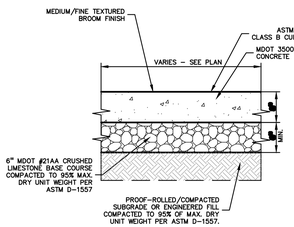
DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

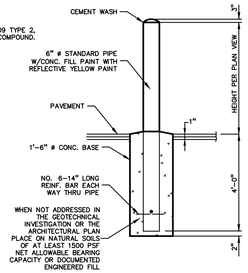
DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION

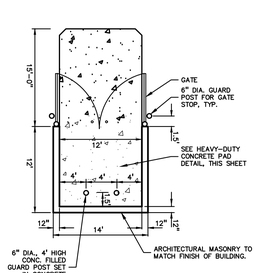
S:\PROJECTS\2026\26-0014_7MILE_MIXED_USE\ENGV_SITE_PLAN\{C-6.0}UTIL_26-0014.dwg PLOT DATE:6/1/2026 2:50 PM BY:Brendon Vargo



HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



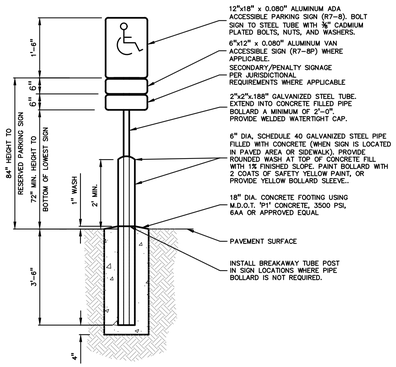
6" DIA. GUARD POST DETAIL
NOT TO SCALE



SINGLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

ADA ACCESSIBLE SIGN NOTES:

1. ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.



ADA ACCESSIBLE SIGN AND POST DETAIL
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

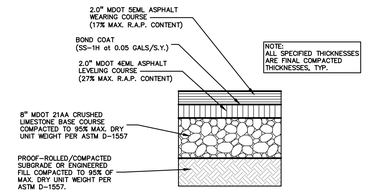
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT (HMA) MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) SHALL MEET MDOT SPECIAL PROVISION 12SP501(E). REFER TO ADJACENT CHART FOR BINDER.

IF RAP IS USED IN ANY HMA MIX, THE ASPHALT BINDER GRADE MUST BE ADJUSTED IN ACCORDANCE WITH MDOT TIER 1 OR TIER 2 REQUIREMENTS (RAP BINDER CONTRIBUTION UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT PERMITTED.

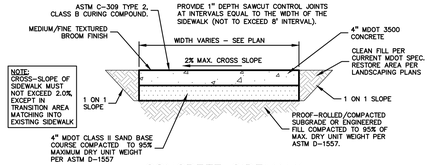
AN APPROVED ASPHALT MIX DESIGN FOR EACH SPECIFIED MIX SHALL BE SUBMITTED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION.

ASPHALT MIX DESIGN CHART

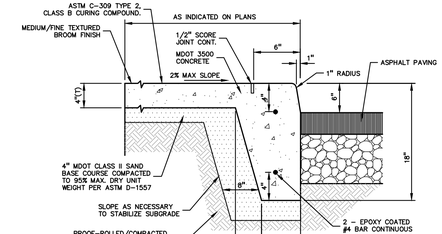
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT ≥3401	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28 (TIER 1) PG 64-22 (TIER 2)	PG 64-28 (TIER 1) PG 64-22 (TIER 2)	PG 70-28P		



STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

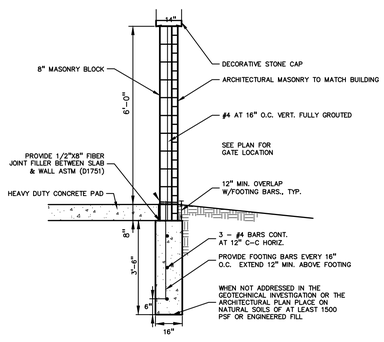


CONCRETE SIDEWALK
NOT TO SCALE

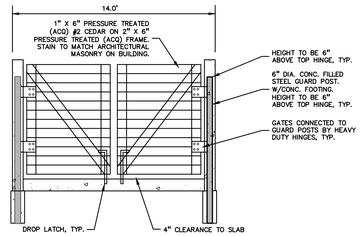


CONTRACTION JOINTS TO BE T/4 DEEP, SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2-INCH PRE-MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

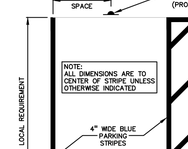
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE



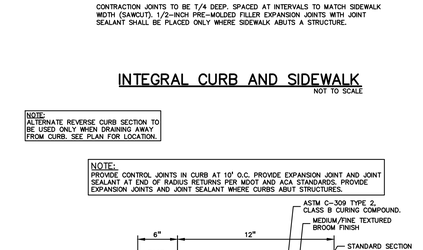
24" x 30"
BLACK ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R3-5R)

RIGHT TURN ONLY SIGN DETAIL
NOT TO SCALE

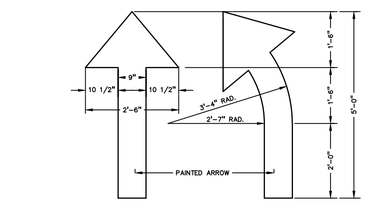


12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

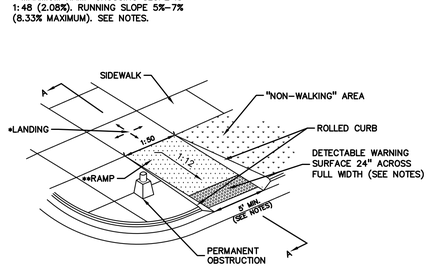


ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE

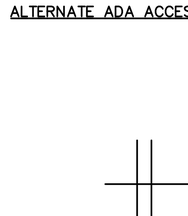


NOTE:
TRAFFIC MARKINGS SHOULD BE STRIPE USING WHITE TRAFFIC PAINT, UNLESS OTHERWISE NOTED ON THE PLANS.

PAINTED DIRECTIONAL ARROWS
NOT TO SCALE



CURB RAMP TYPE R
(ROLLED SIDES)
NOT TO SCALE



30" x 30"
WHITE ON RED REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R1-1)

STOP SIGN DETAIL
NOT TO SCALE

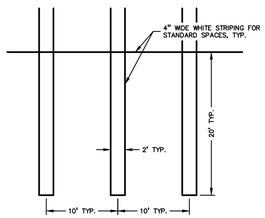


12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

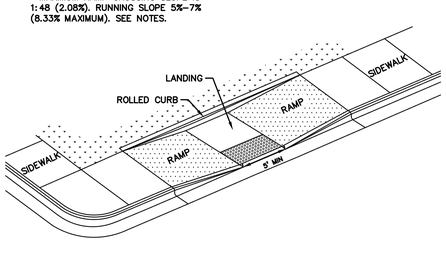
NOTE:
MAY ONLY BE USED AT 11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A 5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES

6" x 12" (R7-8P)
GREEN BORDER AND LEGEND
REFLECTORIZED

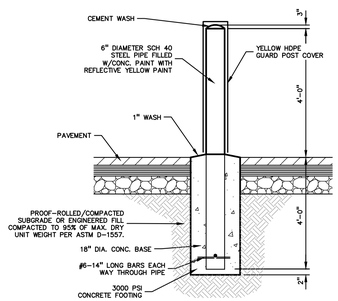
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



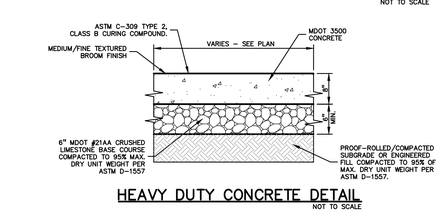
DOUBLE STRIPING DETAIL
NOT TO SCALE



CURB RAMP TYPE P1
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR
NOT TO SCALE



6" DIA. GUARD POST DETAIL
NOT TO SCALE



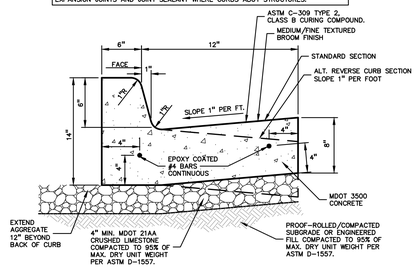
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE

18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

SINGLE TRASH ENCLOSURE DETAILS
NOT TO SCALE

NOTE:
ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.

NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.



18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

S:\PROJECTS\2026\26-0014_TALL_MIXED_USE\DWG\2_SITE_PLAN\(C-9.0)SITE NO. 26-0014.dwg PLOT DATE: 6/11/2026 2:50 PM BY: Brendon Varga

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
REGISTERED PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

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CLIENT
FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

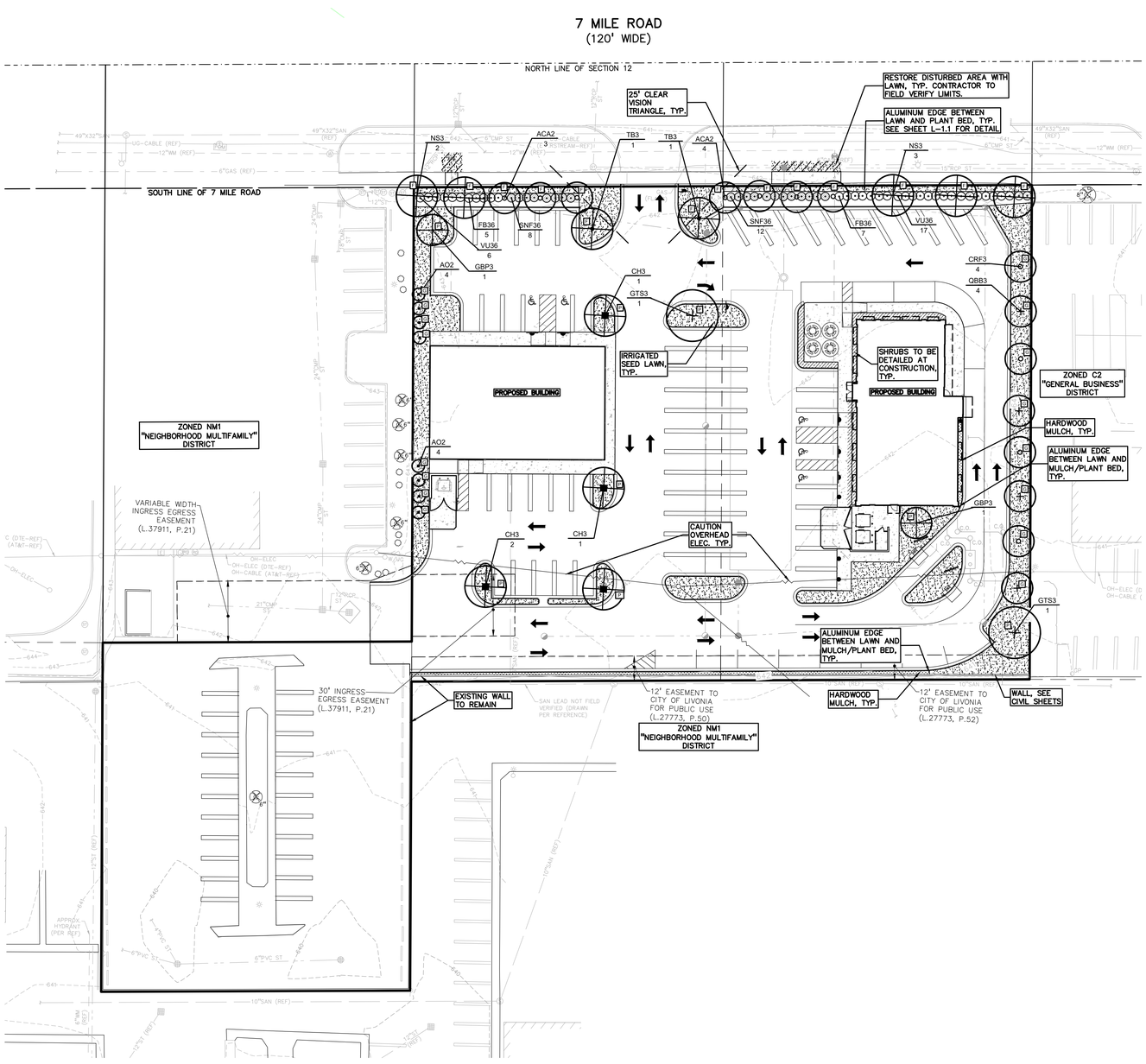
ORIGINAL ISSUE DATE:
JUNE 12, 2026

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	26-0014
P.M.	LAA
DN.	BV
DES.	BV

DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION



GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. ALL PLANT MATERIAL SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM SIZE AT TIME OF INSTALLATION.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
6. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
7. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
8. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
9. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
10. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
11. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
12. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
13. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
14. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
15. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
16. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
17. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
18. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
19. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
20. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

KEY:

= PROPOSED DECIDUOUS TREES

= PROPOSED SHRUBS

= IRRIGATED SEED LAWN

= RESTORE/NON-IRRIGATED SEED LAWN

= HARDWOOD MULCH 3" DEPTH OVER WEED MAT

= SHRUBS TO BE DETAILED AT CONSTRUCTION

= EXISTING TREE ON ADJACENT PROPERTY

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL
F = FRONTAGE TREE
P = INTERIOR PARKING LOT TREE
G = GREENBELT TREE
SEE SHEET L-1.1 FOR LA DETAILS

LANDSCAPE CALCULATIONS:

PER CITY OF LIVONIA ZONING ORDINANCE
C-2 GENERAL BUSINESS DISTRICT

FRONTAGE LANDSCAPING = F

REQUIRED: PER 40 LF ALONG PUBLIC ROW,
(ROAD LESS DRIVES AND SIDEWALK OPENINGS)
1 DEC. OR EVG TREE, 1 ORNAMENTAL, 8 SHRUBS

SEVEN MILE ROAD: 300 LF - 28' = 272 LF
DEC./EVG. = 272/40= 7, 3" DEC. OR 8' HT. EVG. TREE
ORN. TREE = 272/40= 7, 2" ORN. TREE
SHRUBS = 272/40 X 8 = 55, 3' HT DEC./30" HT. EVG

PROVIDED:
SEVEN MILE ROAD:
DEC./EVG. = 7, 3" DEC./8'HT. EVG. TREE
ORN. TREE = 7, 2" ORN. TREE
SHRUBS = 55, 3' HT DEC./30" HT. EVG

INTERIOR PARKING LOT LANDSCAPING = P

REQUIRED: LANDSCAPE MUST BE 5% OF PAVED AREA AND 1 TREE/ISLAND;
44,631 SF (PAVED AREA) X 5% = 2,232 SF REQ.
1 TREE/300 SQ FT INTERIOR LANDSCAPE
2232 SF INTERIOR LANDSCAPE/300 = 7.4 TREES

PROVIDED: 8 PROPOSED TREES,
AND 2,232 MIN. SF LANDSCAPE AREA;
1 TREE/ISLAND EXCEPT WHERE UTILITY CONFLICTS

PARKING LOT SCREENING
REQUIRED:5' WIDE YARD WITH EVERGREEN OR DECIDUOUS HEDGE,
3' HT. HEDGE OR 3' BERM OR 3' WALL

PROVIDED: 3' HT. FRONTAGE SHRUBS ALONG SEVEN MILE

GREENBELT BUFFERING = G

REQUIRED:
EAST AND WEST SIDES; C-2 ADJ.TO C-2; 10' BUFFER,1 TREE/30 LF;
EAST P/L; 240'/30 = 8 TREES
WEST P/L; 220.51'/30 = 7.3 TREES
SOUTH SIDE; C-2 ADJ. TO NM1; 6' HT. MASONRY WALL OR OPAQUE FENCE AND OR 20' WIDE GREENBELT WITH 1 TREE/20 LF(MIN. 50% EVG.)

PROVIDED:
EAST P/L = 8 TREES
WEST P/L = 8 TREES
SOUTH P/L = EXISTING 6' HT. MASONRY WALL ADJ. TO NM1

NOTES PER CITY OF LIVONIA ORDINANCE:

MINIMUM PLANTING SIZES PER CITY ARE:
3" CAL. DEC TREE, 8' HT. EVG,
2" CAL. ORNAMENTAL 36" HT. DEC. SHRUB AND 30" HT. EVG SHRUB

TREES AND SHRUBS MAY NOT BE PLANTED CLOSER THAN 4' TO FENCE OR PROPERTY LINE.
NO ROCK, STONE OR PEBBLES PERMITTED IN LANDSCAPE AREAS.
ALL LAWN AND LANDSCAPED AREAS TO HAVE AN UNDERGROUND IRRIGATION SYSTEM.
IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS.
MECHANICAL UTILITY EQUIPMENT MUST BE TOTALLY ENCLOSED OR SCREENED FROM VIEW OFF-SITE.

PLANT SCHEDULE OVERALL LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
CRF3	4	CARPINUS CAROLINIANA 'UXBRIDGE'	RISING FIRE® AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE	
CH3	4	CRATAEGUS CRUS-GALLI 'CRUZAM'	CRUSADER® COCKSPUR HAWTHORN	3" CAL.	B&B	PER PLAN	NATIVE	THORNLESS
GBP3	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B	PER PLAN	NON-NATIVE	
GTS3	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
NS3	5	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
QBB3	4	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON® OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TB3	2	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
	23	SUBTOTAL:						
ORNAMENTAL TREES								
AO2	8	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION™ SERVICEBERRY	2" CAL.	B&B	PER PLAN	NATIVE	
ACA2	7	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2" CAL.	B&B	PER PLAN	NATIVE	
	15	SUBTOTAL:						
SHRUBS								
FB36	12	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	BLUE SHADOW FOTHERGILLA	36" HT.	CONT.	4' O.C.	ADAPTED NATIVE	
SNF36	20	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	36" HT.	CONT.	36"O.C.	NON-NATIVE	
VU36	23	VIBURNUM DENTATUM DEAMII	GLITTERS & GLOWS® ARROWOOD VIBURNUM	36" HT.	CONT.	4' O.C.	NATIVE	
	55	SUBTOTAL:						

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1360 — REGISTERED LANDSCAPE ARCHITECT

NORTH

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
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CLIENT
FFM LIVONIA PROPERTIES, LLC
30500 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

PROJECT TITLE
LIVONIA MIXED USE
29155 W SEVEN MILE RD.
LIVONIA, MI

REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

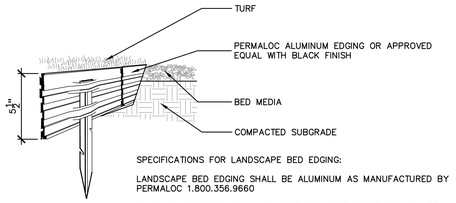
DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	26-0014
P.M.	LAA
DN.	TKC
DES.	JLE

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0014_7MILE_MIXED_USE\DWG\2_SITE_PLAN\L-1.0_LANDSCAPE-26-0014.dwg PLOT DATE:5/21/2026 8:47 AM BY:Janet Evans, PLA



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

EDGING SHALL BE $\frac{3}{16}$" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND $\frac{1}{8}$" THICK X 5 $\frac{1}{2}$" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1"-2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

3 **ALUMINUM EDGE DETAIL**

SCALE: 1/2" = 1'-0"



PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN POORLY DRAINED SOILS

DO NOT COVER TOP OF ROOTBALL WITH SOIL

FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

SHREDDED HARDWOOD BARK MULCH 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TRUNK

FINISH GRADE

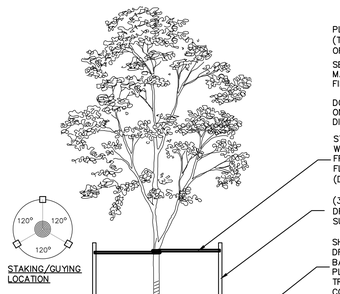
SPECIFIED PLANTING MIX. WATER AND TAMP TO REMOVE AIR POCKETS

REMOVE ALL BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

2 **SHRUB PLANTING DETAIL**

SCALE: 1" = 2'-0"



PLANT SO THAT THE TREE'S ROOT FLARE (TRUNK FLARE) IS VISIBLE AND AT GRADE, OR 1-2" HIGHER IN POORLY DRAIN SOIL.

SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER

DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT

STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

(3) THREE 2"X2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

SPECIFIED PLANTING MIX. WATER & TAMP TO REMOVE AIR POCKETS. AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

FINISH GRADE

EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

1 **DECIDUOUS TREE PLANTING DETAIL**

SCALE: 1" = 3'-0"

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1302
REGISTERED LANDSCAPE ARCHITECT

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PROJECT TITLE
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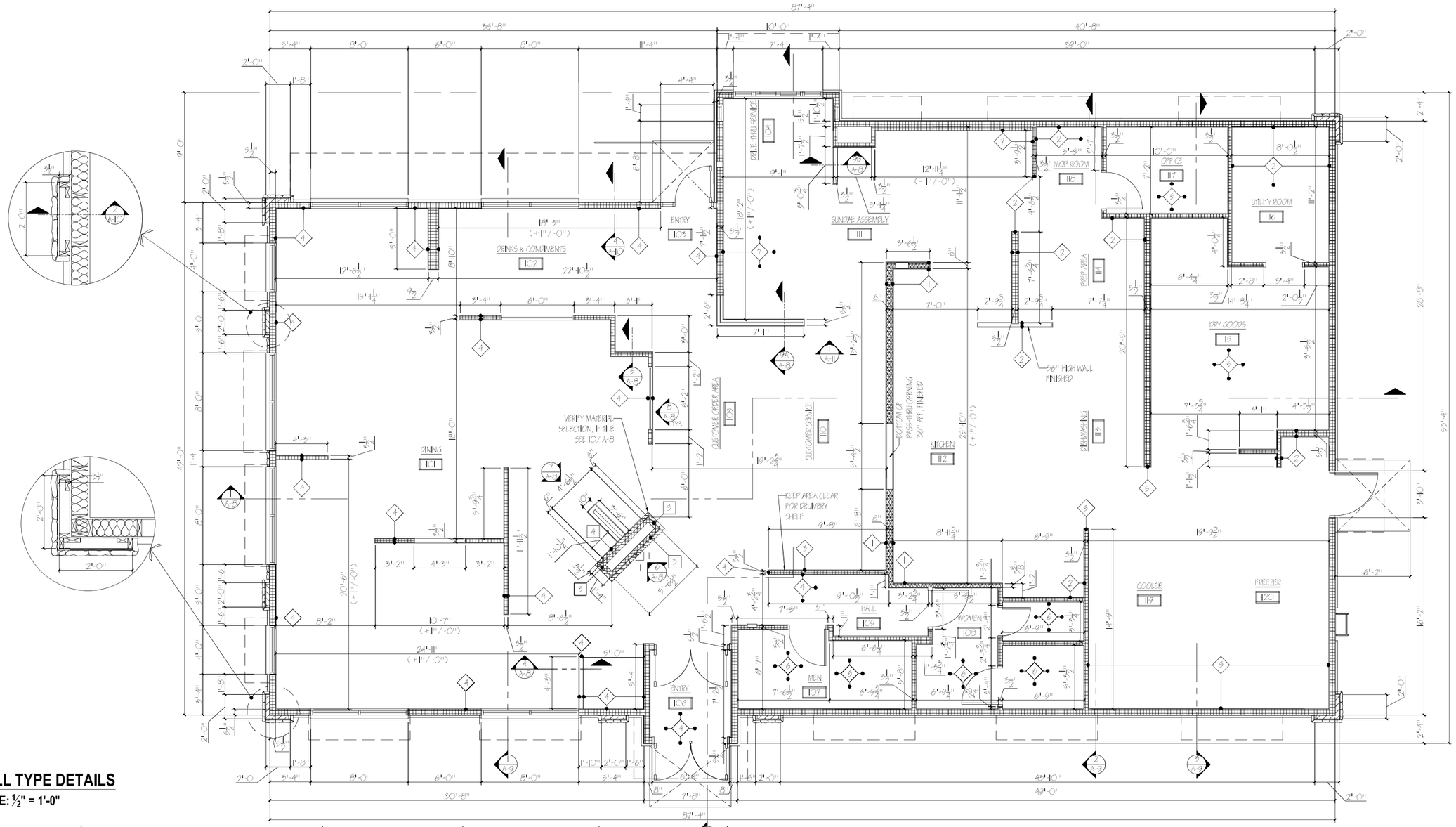
REVISIONS
- -

ORIGINAL ISSUE DATE:
JUNE 12, 2026

DRAWING TITLE
LANDSCAPE DETAILS

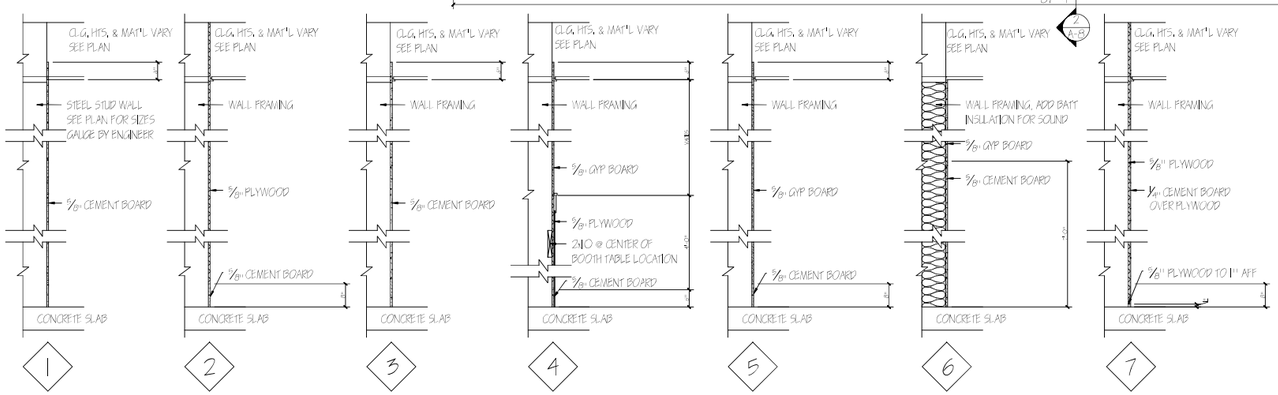
PEA JOB NO.	26-0014
P.M.	LAA
DN.	TKC
DES.	JLE

DRAWING NUMBER:
L-1.1



WALL TYPE DETAILS

SCALE: ½" = 1'-0"



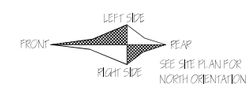
GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL INTERIOR GYPSUM TO RECEIVE PAINT OR VWC SHOULD BE TAPED, SEALED, AND SANDED TO RECEIVE FINISH.

DIMENSIONED FLOOR PLAN - METRO M - 2026 PROTOTYPE

SCALE: ¼" = 1'-0"

4,060 SQUARE FEET



Date	Revision	By

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

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CULVER FRANCHISING SYSTEM, LLC

METRO M - 2026 PROTOTYPE PLANS

Sheet Contents:
DIMENSIONED FLOOR PLAN

Project No.: Metro M - 2026
Drawn By: S. Datka
Date: Jan. 1, 2026

Sheet
A-2.0

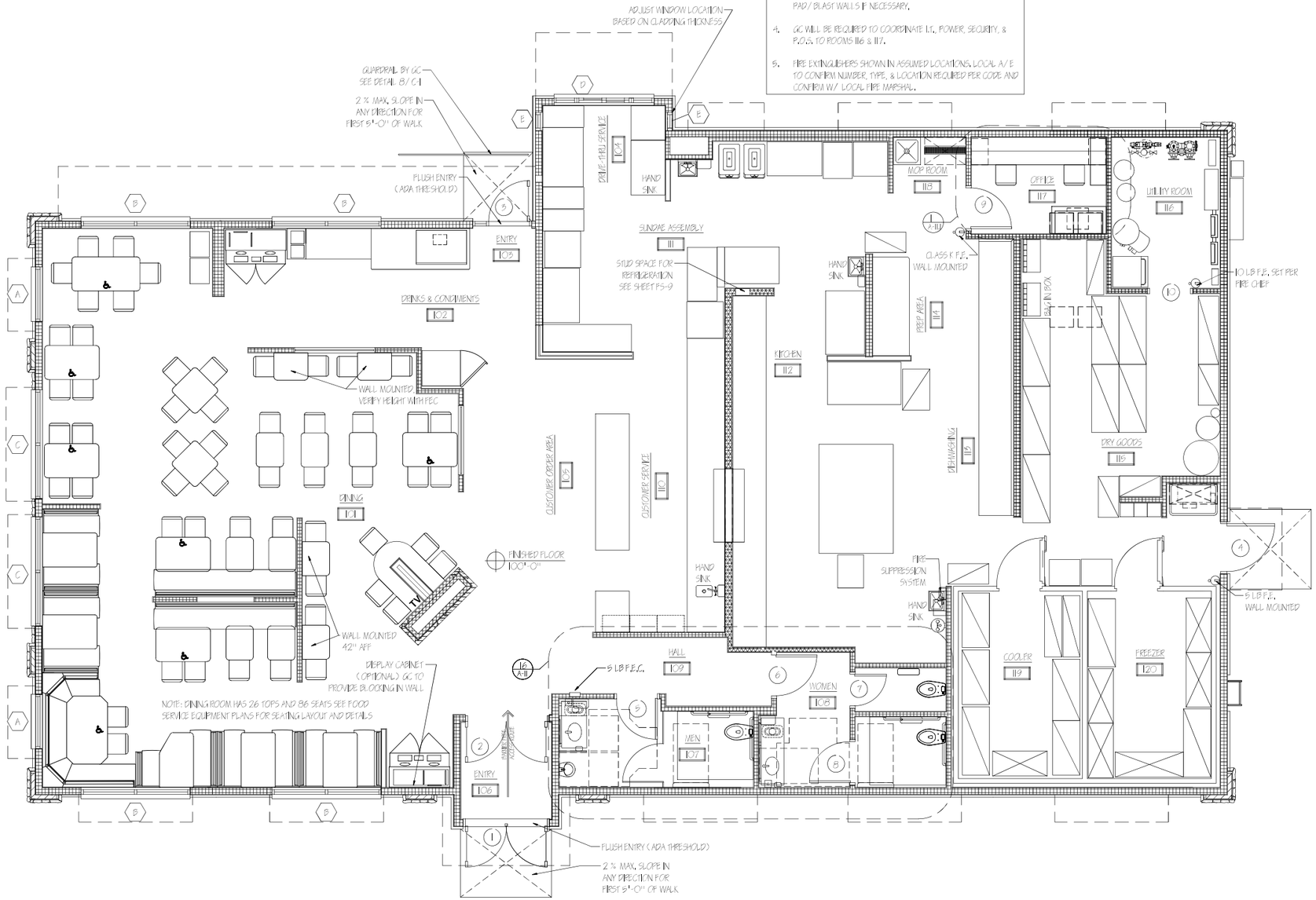
GENERAL NOTES:

1. GC SHALL VERIFY & COORDINATE W/ ANY CLEARANCE REQUIREMENTS FOR WATER METER, ELECTRICAL TRANSFORMER, AND GAS METER.
2. PROVIDE SEALED PENETRATIONS INTO BUILDING FOR CABLE T.V. & TELEPHONES. COORDINATE W/ OWNER.
3. VERIFY LOCAL REQUIREMENTS FOR ELECTRIC TRANSFORMER PAD / BLAST WALLS IF NECESSARY.
4. GC WILL BE REQUIRED TO COORDINATE I.T., POWER, SECURITY, & P.O.S. TO ROOMS 116 & 117.
5. FIRE EXTINGUISHERS SHOWN IN ASSUMED LOCATIONS. LOCAL A/E TO CONFIRM NUMBER, TYPE, & LOCATION REQUIRED PER CODE AND CONFIRM W/ LOCAL FIRE MARSHAL.

SYMBOL KEY:

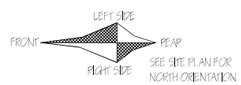
(XX) DOOR NUMBER - SEE SHEET A-3

(XX) WINDOW TYPE - SEE SHEET A-3



FURNITURE AND FIXTURE PLAN - METRO M - 2026 PROTOTYPE

SCALE: ¼" = 1'-0" 4,060 SQUARE FEET



Date	Revision	By

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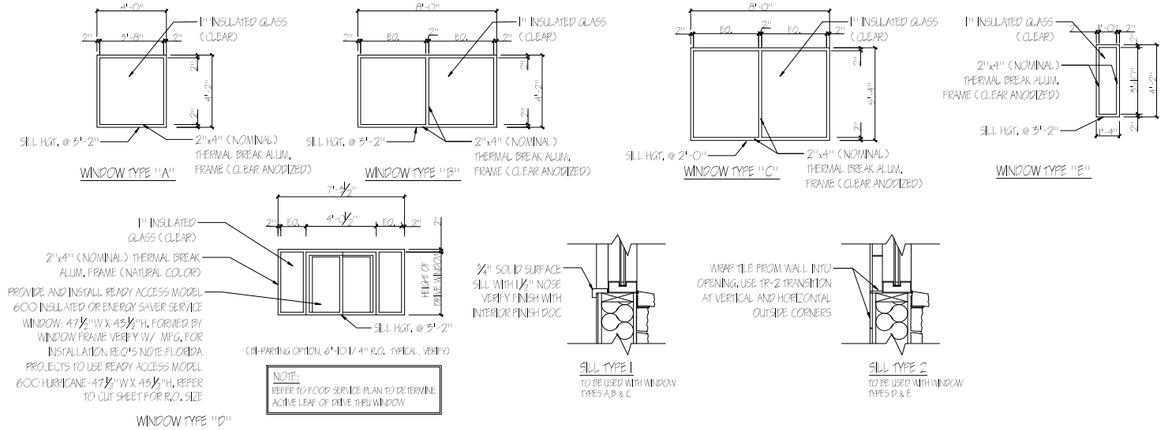
CULVER FRANCHISING SYSTEM, LLC
METRO M - 2025 PROTOTYPE PLANS

Sheet Contents:
FURNITURE & FIXTURE PLAN

Project No.: Metro M - 2025
Drawn By: S. Datka
Date: Jan. 1, 2025

Sheet
A-2.1

WINDOW TYPES



DOOR SCHEDULE

DOOR:					FRAME:		HARDWARE GROUP	NOTES
NO.	WIDTH	HGT.	MAT'L	TYPE	MATERIAL	TYPE		
1	2 @ 36"	84"	ALUM.	A	ALUM	A	1	
2	2 @ 36"	84"	ALUM.	A	ALUM	B	2	
3	36"	84"	ALUM.	A	ALUM	C	3	
4	42"	84"	ALUM.	B	ALUM	D	4	
5	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL
6	36"	84"	HPL	C	ALUM	E	5	OPTIONAL ARM PULL
7	28"	60"	HPL	E	ALUM	E, 2'-8"	6	
8	36"	60"	HPL	E	ALUM	E, 3'-4"	6	
9	36"	84"	HPL	D	ALUM	E	7	GLASS FOR DOOR PROVIDED BY GC
10	-	-	-	-	ALUM	E	-	DOOR OPTIONAL

NOTE: SEE PROTOTYPE SHEET G-1 FOR NATIONAL ACCOUNT INFORMATION

HARDWARE GROUPS

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
1	1	2	CONT. HINGE	112HD	625	IVES
EXTERIOR DOUBLE DOOR		1	REMOVABLE MULLION	5694	628	VON DUPRIN
		2	PANIC HARDWARE	35A-NL-OP-3S8-299	625	VON DUPRIN
		2	PIN CYLINDER	20-057	626	SCHLAGE
		2	90 DEG OFFSET PULL	8190H 10" O	630	IVES
		2	OH STOP	100S	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN
		2	MEETING STILE	9795AA	AA	ZERO
		2	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

* NOTES - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
2	2	2	CONT. HINGE	112HD	625	IVES
INTERIOR DOUBLE DOOR		2	PUSH / PULL BAR (SET)	8190H 10" -NS	630	IVES
		2	OH STOP	100S	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LCN
		2	MOUNTING PLATE	4110-18	689	LCN
		2	BLADE STOP SPACER	4110-61	689	LCN

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
3	3	1	CONT. HINGE	112HD	625	IVES
SECONDARY ENTRY DOOR		1	PANIC HARDWARE	35A-NL-OP-3S8-299	625	VON DUPRIN
		1	PIN CYLINDER	20-057	626	SCHLAGE
		1	90 DEG OFFSET PULL	8190H 10" O	630	IVES
		1	OH STOP	100S	630	GLYNN
		1	SURFACE CLOSER	4111 EDA	689	LCN
		1	MOUNTING PLATE	4110-18	689	LCN
		1	BLADE STOP SPACER	4110-61	689	LCN
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

* NOTE - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.

FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURF. AUTO OPERATOR 4642 WMS AND WALL MOUNT ACTUATOR 8310-88 ST AND REMOVE (1) SURFACE CLOSER, (1) MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG
4	4	1	CONT. HINGE	122HD	628	IVES
REAR EXTERIOR DOOR		1	PIN CYLINDER	20-057	626	SCHLAGE
		1	90 DEG OFFSET PULL	8190H 10" O	630	IVES
		1	PUSH BAR	35A	630	VON DUP
		1	LOCK GUARD	LG12	630	IVES
		1	SURFACE CLOSER	4111 SHOSH	689	LCN
		1	GASKETING	429A	A	ZERO
		1	DOOR SWEEP	5128AA	AA	ZERO
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	655A-MSLA-10	A	ZERO
		1	RAIN DRIP	142A	A	ZERO

* NOTE - MOUNT 429A HEAD SEAL PRIOR TO MOUNTING CLOSER, NICK PLATE IS BOTH SIDES.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
5	5, 6	3	HINGE		MARLITE
PUBLIC RR DOOR		1	PUSH PLATE	#63 x US32D	BURNS
		1	PULL PLATE	#8302B x US32D	BURNS
		1	SURFACE CLOSER	4011	LCN
		2	KICK PLATE	8" x 34" ALUM 628	ROCKWOOD
		1	WALL STOP	831W-US32D	IVES
		1	ARM PULL	MPN 69811	NEMCO

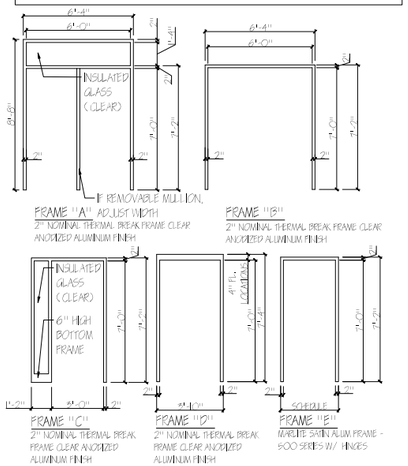
* NOTE - ARM PULL IS OPTIONAL, VERIFY WITH FRANCHISEE.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
6	7,8	2	HINGE		MARLITE
AIR STALL DOOR		1	SPRING HINGE	SATIN BOZ SPRING 4.5x4	MCKINNEY
		1	PRIVACY LOCK	00.240.MM626.SA.47B5.SC.K9	STANLEY
		1	WALL STOP	831W-US32D	IVES

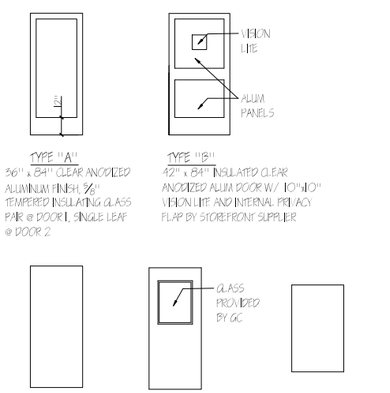
* NOTE - INSTALL SPRING HINGE TO HOLD DOOR SLIGHTLY OPEN.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	MFG
7	9	1	HINGE		MARLITE
OFFICE DOOR		1	STOREROOM LOCK	00.270.MM626.SA.47B5.SC.K9	STANLEY
		1	WALL STOP	831W-US32D	IVES

FRAME TYPES



DOOR TYPES



EXTERIOR MATERIAL OPTIONS: SEE EXTERIOR FINISH DOCUMENT FOR SELECTIONS

GENERAL NOTES:
1. DO NOT DRYSTACK CULTURED STONE

MATERIAL OPTIONS:
METAL ROOF EDGE AND RUNNER CANOPY FLASHING:
- EXCEPTIONAL METALS, COLOR: REGAL BLUE

STONE:
- ENVIRONMENTAL STONEWORKS, STYLE / COLOR: SEE EXTERIOR FINISH DOCUMENT
OR
- WESTLAKE STONE, STYLE / COLOR: SEE EXTERIOR FINISH DOCUMENT

SILL & ACCESSORIES:
- COORDINATE COLOR PER MFG. RECOMMENDATION, FLAT LIGHT STONES TO BE USED AT SCONCE FIXTURES

TOWERS AND ACCENT BAND:
BIPS: MEDIUM SAND FINISH, OR LONGBOARD ALUMINUM SIDING, COLORS: SEE EXTERIOR FINISH DOCUMENT

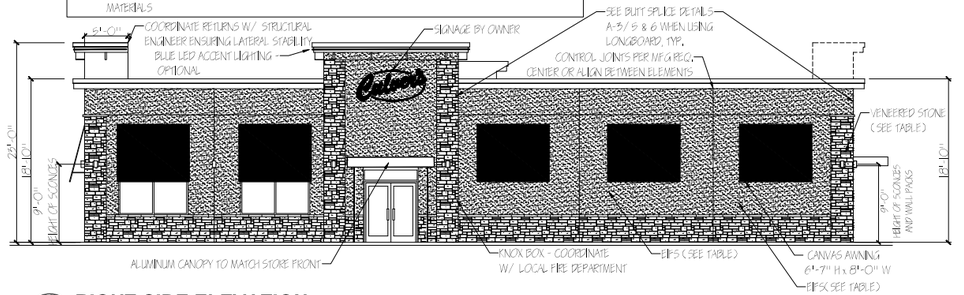
MAIN FIELD MATERIAL: BIPS: MEDIUM SAND FINISH, SEE EXTERIOR FINISH DOCUMENT FOR COLORS OR ALTERNATE MATERIALS

STANDARD PROTOTYPE AWNING
(OWNER SUPPLIED / VENDOR INSTALLED)

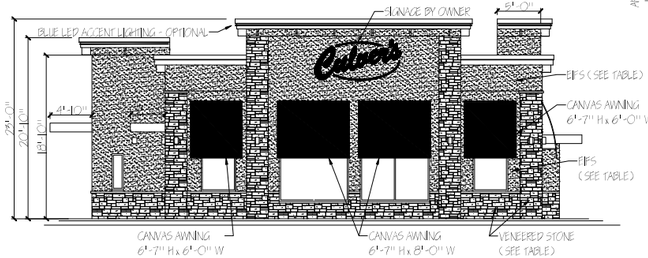
QUANTITIES:
10 - CANVAS AWNINGS @ 6'-7" H x 8'-0" W x 2'-0" D
2 - CANVAS AWNINGS @ 6'-7" H x 6'-0" W x 2'-0" D
12 - TOTAL

AWNING COLOR SPECIFICATIONS:

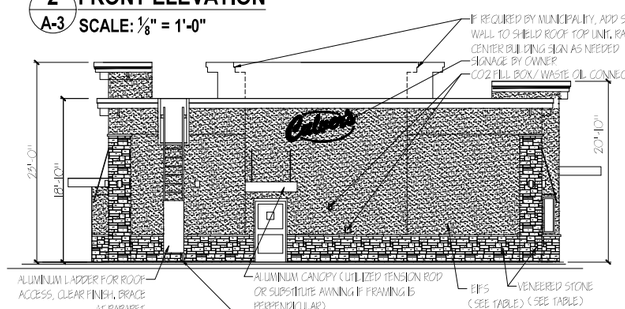
- CANVAS OPTION SUNBRELLA, ROYAL BLUE, STYLE 4617
- METAL OPTION, RAL 5001 GREEN BLUE



1 RIGHT SIDE ELEVATION
A-3 SCALE: ⅛" = 1'-0"



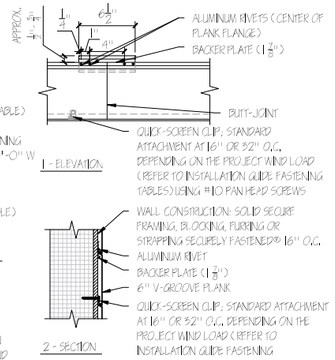
2 FRONT ELEVATION
A-3 SCALE: ⅛" = 1'-0"



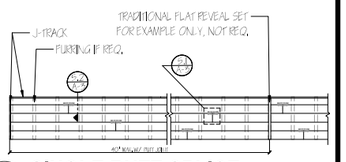
3 REAR ELEVATION
A-3 SCALE: ⅛" = 1'-0"



4 LEFT SIDE ELEVATION
A-3 SCALE: ⅛" = 1'-0"



5 LONGBOARD BUTT SPLICE
A-3 SCALE: 1 ½" = 1'-0"



6 SINGLE BUTT SPLICE
A-3 SCALE: ¼" = 1'-0"

Culver Franchising System, LLC
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

Date	Revision	By

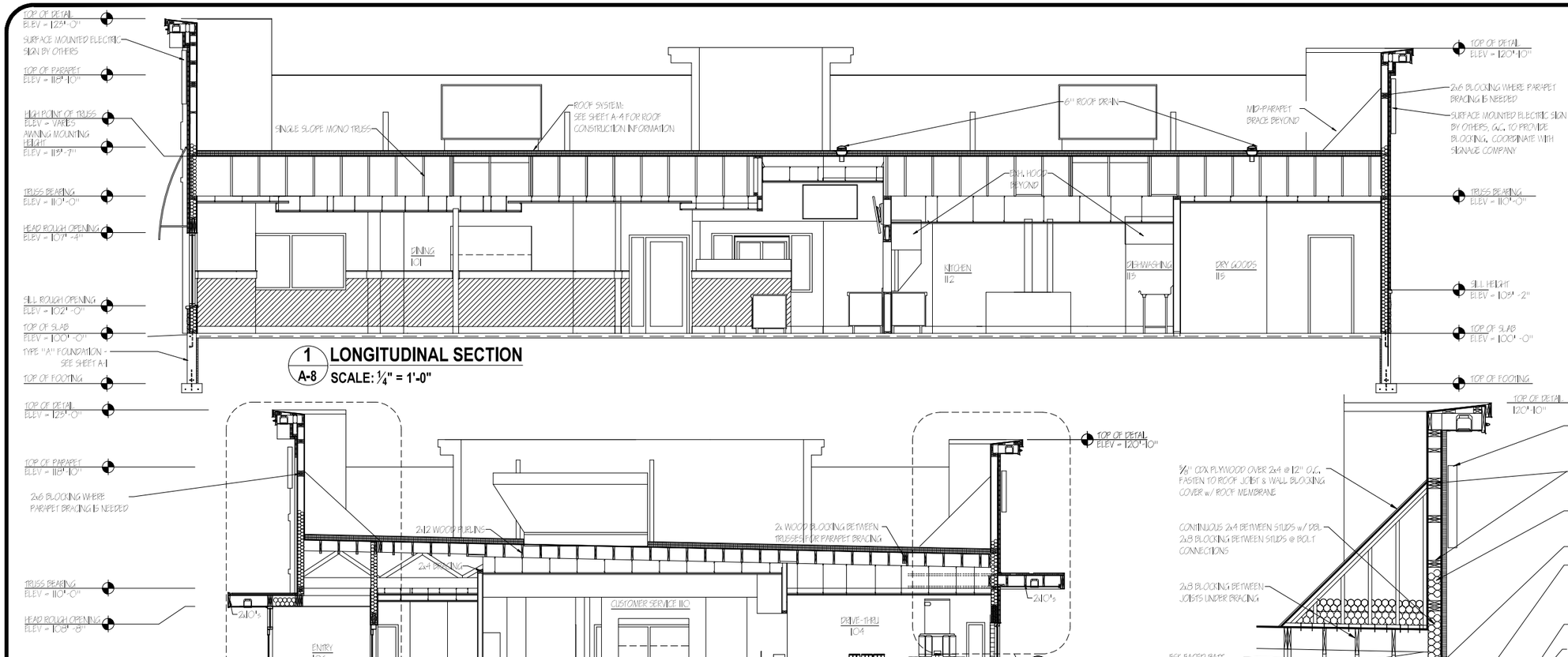
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CULVER FRANCHISING SYSTEM, LLC
METRO M - 2026
PROTOTYPE PLANS

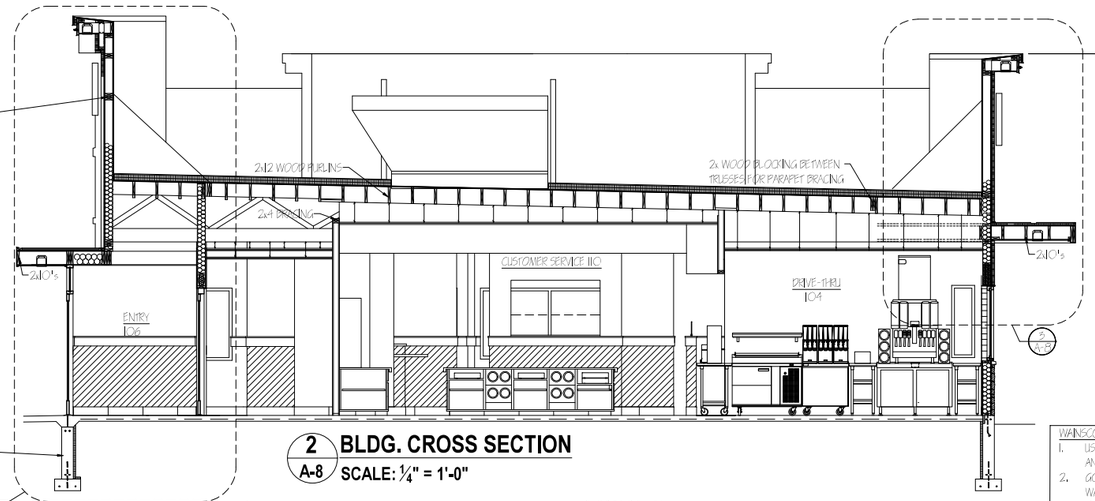
Sheet Contents:
EXT. ELEV'S, DOOR & WIND. SCHEDULE

Project No.	Metro M - 2026
Drawn By:	S. Datka
Date:	Jan. 1, 2026

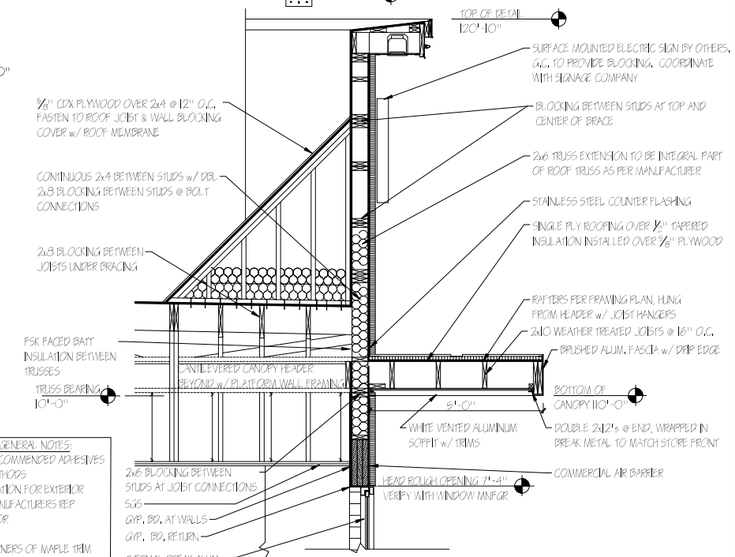
Sheet
A-3



1 A-8 **LONGITUDINAL SECTION**
SCALE: ¼" = 1'-0"



2 A-8 **BLDG. CROSS SECTION**
SCALE: ¼" = 1'-0"

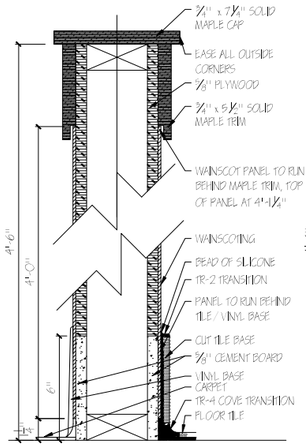


3 A-8 **DETAIL - DRIVE-THRU CANOPY**
SCALE: ½" = 1'-0"

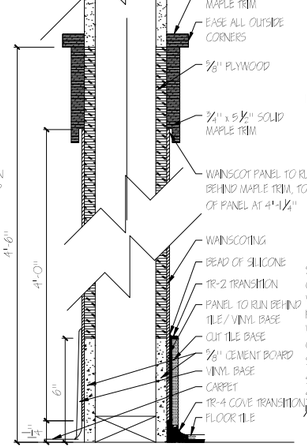
WAINSCOTING INSTALLATION GENERAL NOTES:
1. USE MANUFACTURER RECOMMENDED ADHESIVES AND INSTALLATION METHODS
2. GC TO VERIFY INSTALLATION FOR EXTERIOR WALLS w/ MARLITE MANUFACTURERS REP
3. TILE BASE AT TILE FLOOR
4. VINYL BASE AT CARPET
5. EASE ALL OUTSIDE CORNERS OF MAPLE TRIM
6. MAPLE TRIM PACKAGE BY PEG, INSTALLED BY GC

MAPLE TRIM PACKAGE:

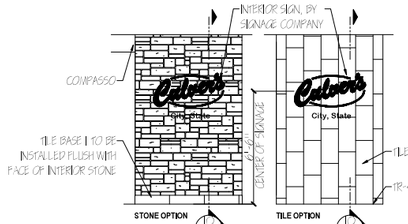
DESCRIPTION	SIZE
FULL WALL TOP CAP	¾" X 11¼"
HALF WALL & PUNCHED OPENING TOP CAP	¾" X 7¼"
WAINSCOTING CAP	¾" X 5¼"



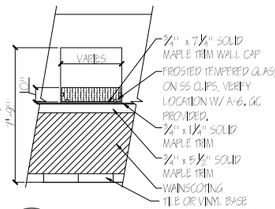
4 A-8 **DETAIL - HALF WALL**
SCALE: 3" = 1'-0"



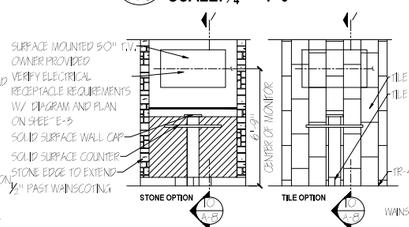
5 A-8 **DETAIL - FULL WALL**
SCALE: 3" = 1'-0"



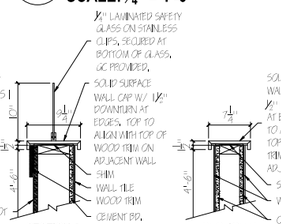
6 A-8 **ELEV. - FEATURE WALL**
SCALE: ¼" = 1'-0"



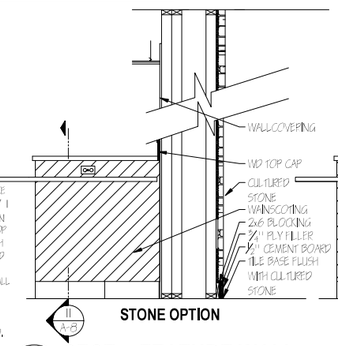
8 A-8 **ELEV. - DECO GLASS**
SCALE: ¼" = 1'-0"



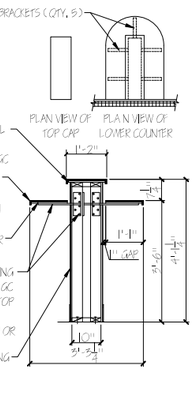
7 A-8 **ELEV. - DINING**
SCALE: ¼" = 1'-0"



9 A-8 **SECT. - CAP**
SCALE: 1" = 1'-0"



10 A-8 **SECT. - FEATURE WALL**
SCALE: ½" = 1'-0"



11 A-8 **SECT. - TO-GO**
SCALE: ½" = 1'-0"

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Date	Revision	By

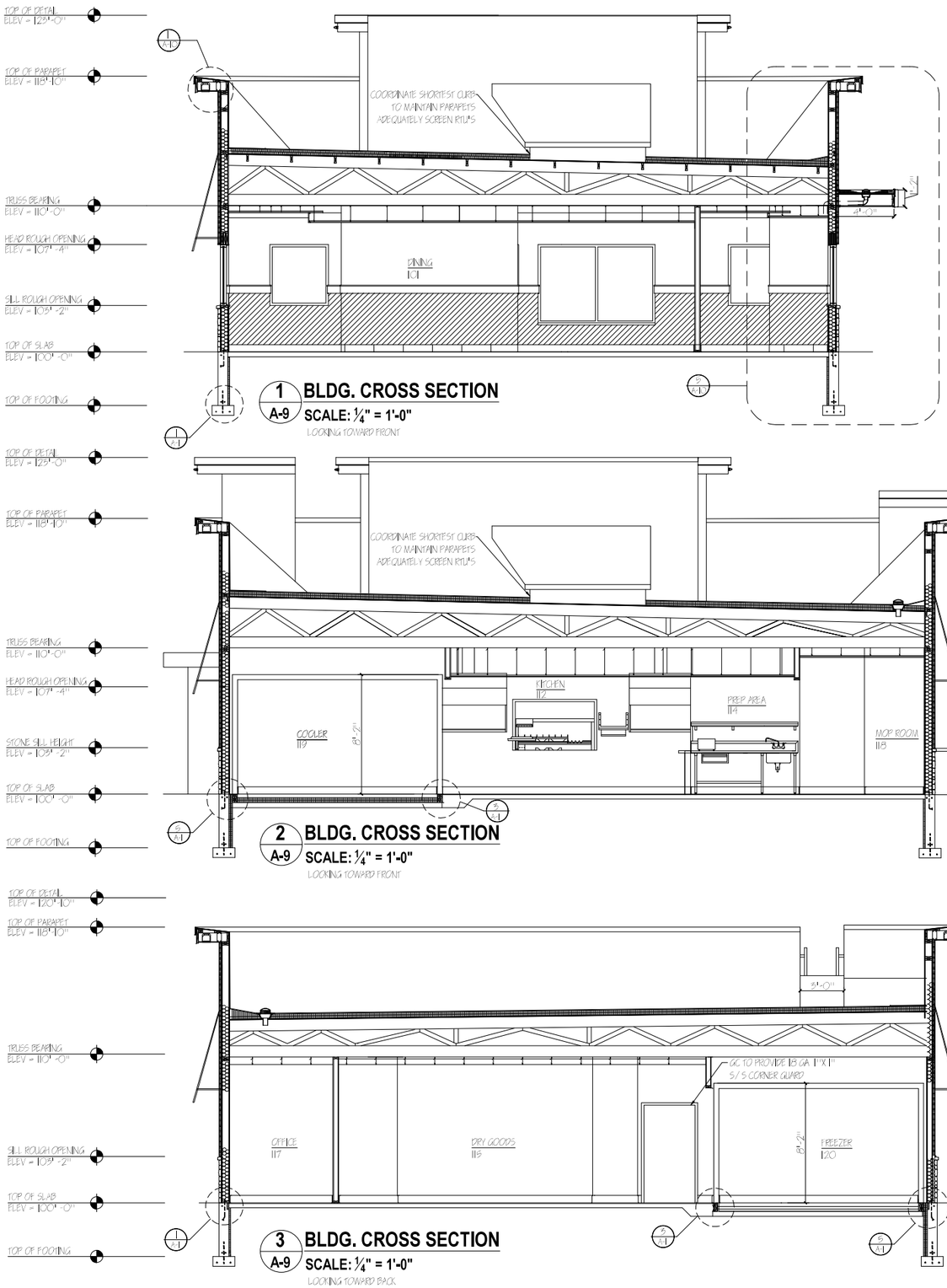
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1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

CULVER FRANCHISING SYSTEM, LLC
METRO M - 2026 PROTOTYPE PLANS

Sheet Contents:
X-SCTN'S DETAILS

Project No.	Metro M - 2026
Drawn By:	S, Datka
Date:	Jan. 1, 2026

Sheet
A-8



Date	Revision	By

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CULVER FRANCHISING SYSTEM, LLC

METRO M - 2026 PROTOTYPE PLANS

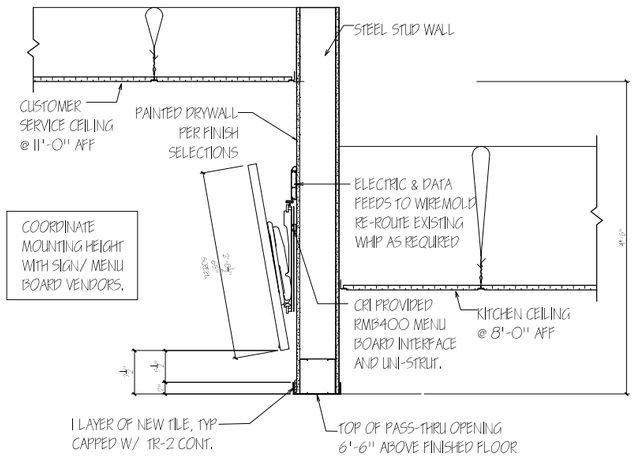
Sheet Contents:

X-SCTN'S DETAILS

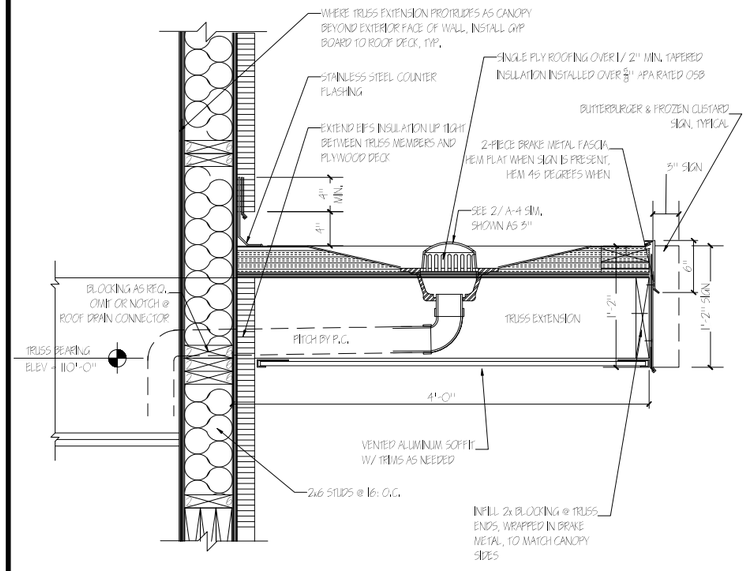
Project No.	Metro M - 2026
Drawn By:	S. Datka
Date:	Jan. 1, 2026

Sheet

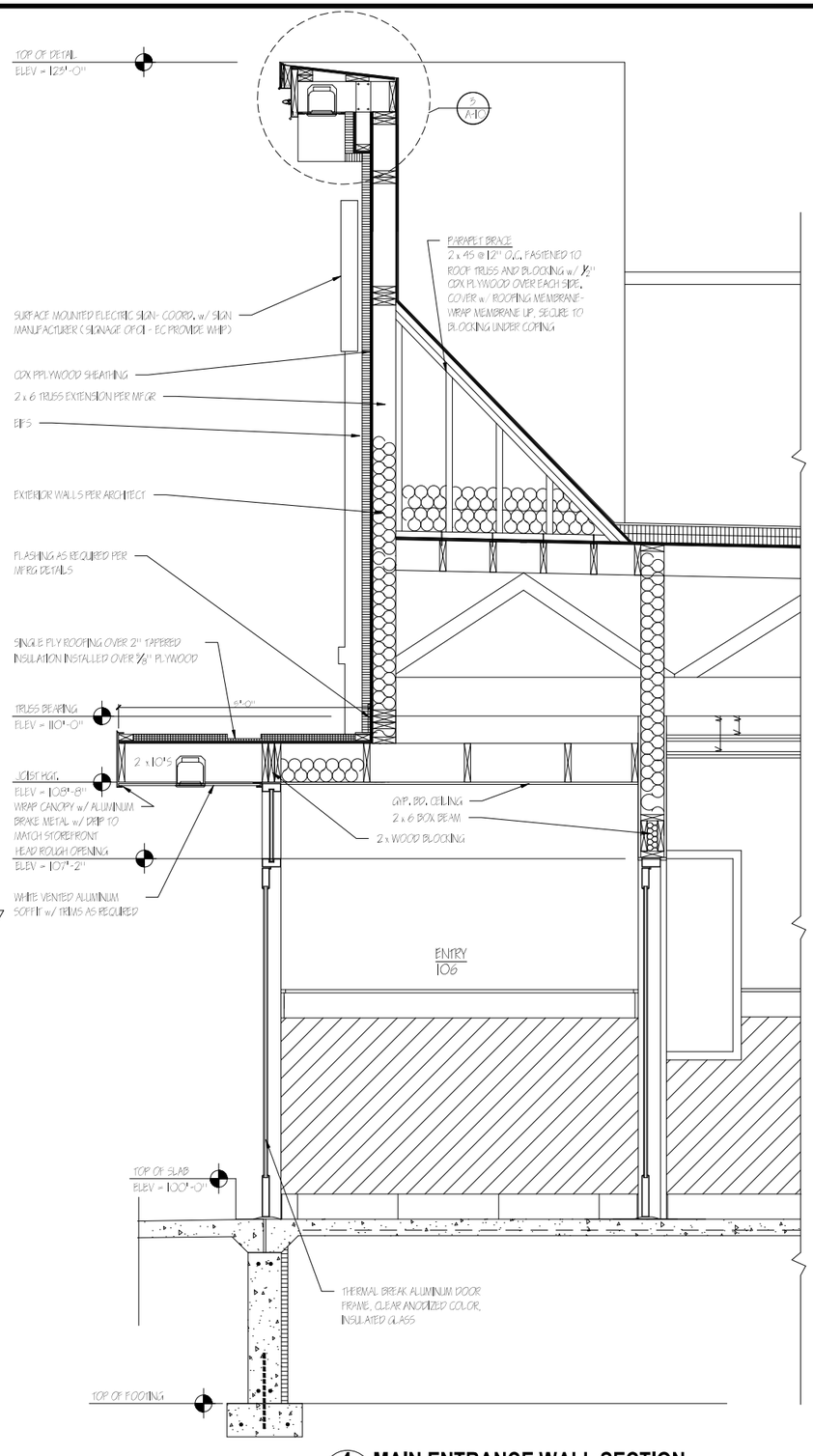
A-9



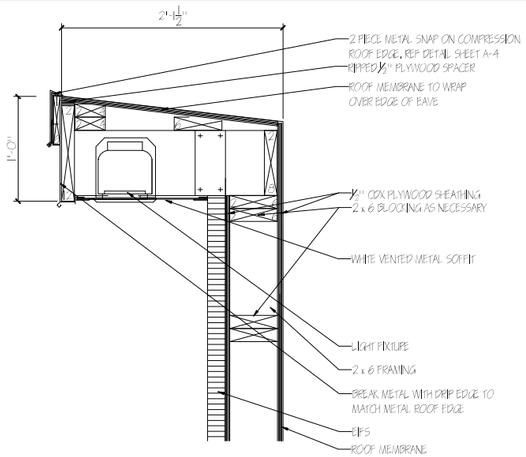
6 / A-10 DIGITAL MENU BOARD DETAIL
SCALE: 1" = 1'-0"



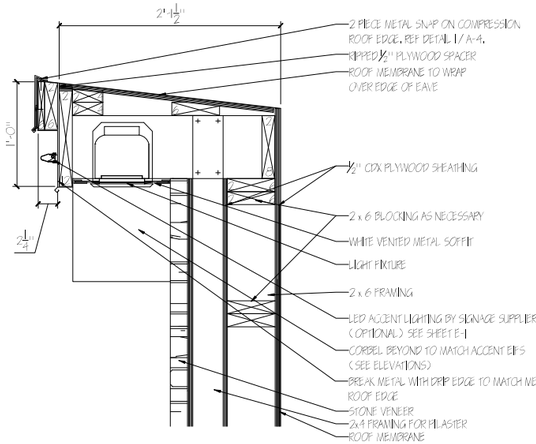
5 / A-10 RUNNER CANOPY DETAIL
SCALE: 1 ½" = 1'-0"



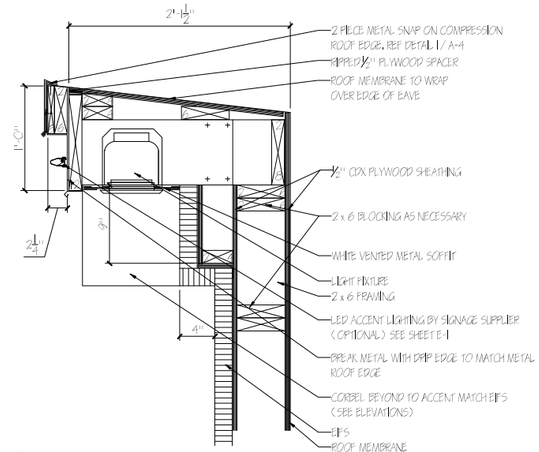
4 / A-10 MAIN ENTRANCE WALL SECTION
SCALE: ¾" = 1'-0"



1 / A-10 TYP. LOWER PARAPET DETAIL
SCALE: 1 ½" = 1'-0"



2 / A-10 TYP. TOWER PARAPET DETAIL @ PILASTERS
SCALE: 1 ½" = 1'-0"



3 / A-10 TYP. TOWER PARAPET DETAIL
SCALE: 1 ½" = 1'-0"

By	Revision	Date

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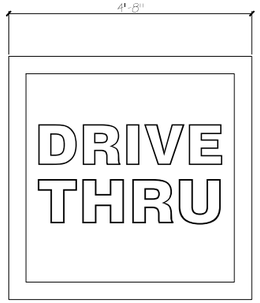
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608-643-7980

CULVER FRANCHISING SYSTEM, LLC
METRO M - 2026 PROTOTYPE PLANS

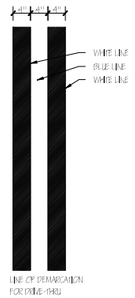
Sheet Contents:
X-SCTN'S DETAILS

Project No.	Metro M - 2026
Drawn By:	S, Datka
Date:	Jan. 1, 2026

Sheet
A-10



NOTE: ALL PARKING LOT SYMBOLS TO HAVE WHITE TEXT AND BORDER WITH BLUE BACKGROUND STRIPING. ALL PARKING LOT STRIPING TO BE WHITE WITH TRIPLE LINE SHOWN AT RIGHT FOR DRIVE-THRU.



2 C-1 PAINTED SYMBOL & STRIPING STANDARDS
SCALE: ¾" = 1'-0"

NATIONAL ACCOUNTS PROGRAM:

1. CRESCENT ELECTRIC SUPPLY COMPANY: INTERIOR AND EXTERIOR LIGHTING, LIGHTING CONTROLS, DISTRIBUTION GEAR, DEVICES, COVER PLATES, AND LIGHT POLES/ HEADS.

   NATIONAL ACCOUNT SUPPORT: allvers@cesco.com
   CONTACT FOR SITE PHOTOMETRIC PLAN

TYPICAL SITE LIGHTING SPECS:

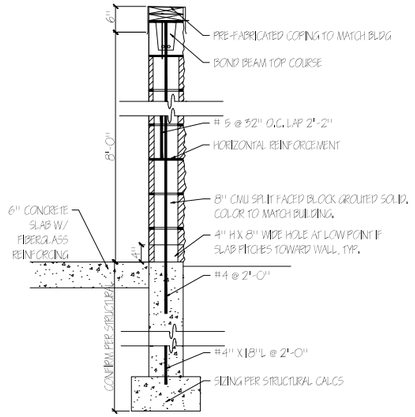
LA — LITHONIA D-SERIES SIZE 3 LED FLOOD LIGHT. (FOR OPTIONAL FLAG POLE)

TYPICAL PARKING LOT LIGHTING SPECS: (VERIFY WITH CRESCENT ELECTRIC)

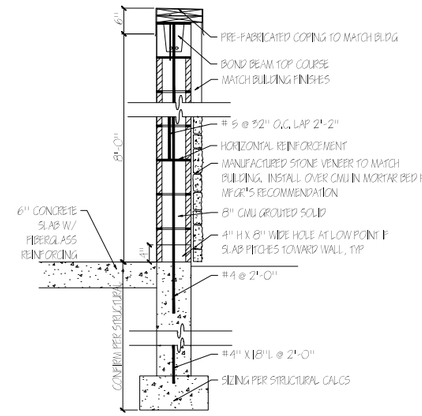
PL — PARKING LOT FIXTURE
LITHONIA D-SERIES SIZE 1, DSXL1LED, VERIFY EXACT SPECS AND POLE HEIGHT WITH SITE PHOTOMETRICS AND CITY REQUIREMENTS NOT SHOWN. VERIFY WITH CIVIL PLANS

GENERAL NOTES:

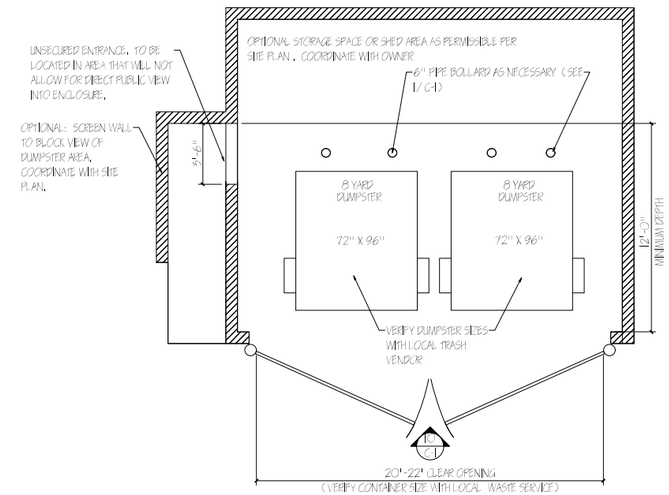
1. THIS IS A GENERIC SITE / BUILDING PLAN. PLEASE SEE PROJECT SPECIFIC SITE, BUILDING, AND CIVIL PLANS FOR ACTUAL CONDITIONS AND SIGNAGE LOCATIONS.
2. COORDINATE PATIO AND LANDSCAPE LIGHTING WITH OWNER.
3. CONTRACTOR TO VERIFY SIGNAGE REQUIREMENTS WITH ASSIGNED SIGN VENDOR PRIOR TO ROUGH-INS.
4. PARKING LOT LIGHTING, MAIN BUILDING SIGNAGE, AND MENU BOARD SIGNAGE TO BE CONTROLLED SEPARATELY. SEE SHEET E-8 FOR EXTERIOR LIGHT SWITCHING
5. DETAILS LISTED ARE SUGGESTED STANDARD DETAILS. ARCHITECT AND ENGINEER FOR EACH PROJECT ARE RESPONSIBLE TO MODIFY AS NECESSARY TO COMPLY WITH LOCAL CODES OR CONDITIONS.



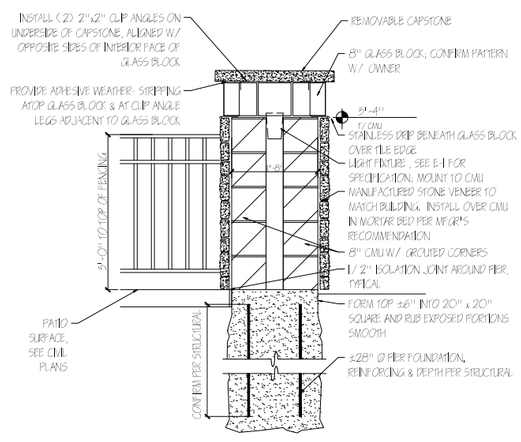
4 C-1 SECT. - DUMPSTER ENCLOSURE
SCALE: ¾" = 1'-0" (DETACHED FROM BUILDING)



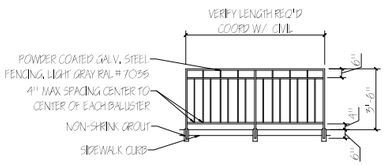
5 C-1 SECT. - DUMPSTER ENCLOSURE
SCALE: ¾" = 1'-0" (ATTACHED TO BUILDING)



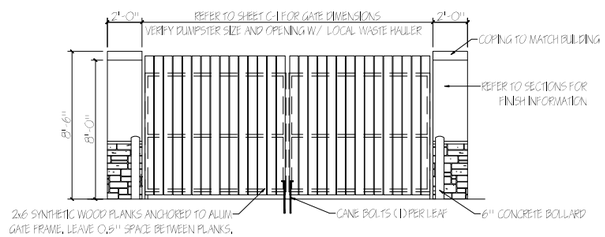
6 C-1 SCHEMATIC DUMPSTER PLAN - DETACHED
SCALE: ¼" = 1'-0"



7 C-1 SECT. - PATIO PIER
SCALE: ¾" = 1'-0"



8 C-1 ELEV. GUARD RAIL
SCALE: ¼" = 1'-0"



NOTE: DUMPSTER MAY BE ATTACHED OR DETACHED. REFER TO PROJECT SPECIFIC SITE PLAN.

10 C-1 ELEV. DUMPSTER ENCLOSURE
SCALE: ¼" = 1'-0"

Date	Revision	By

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608-643-7980

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CULVER FRANCHISING SYSTEM, LLC.
METRO M - 2026
PROTOTYPE PLANS

Sheet Contents:
REFUSE ENCL.

Project No: Metro M - 2026
Drawn By: J. DeLonay
Date: Jan. 1, 2026

Sheet
R-1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage	Mounting Height
	P1	8	Lithonia Lighting	DSX1 LED P1 35K 80CRI BLC3 EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	4604	0.9	50.9	20'-0"
	P2	1	Lithonia Lighting	DSX1 LED P1 35K 80CRI RCCO EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	4971	0.9	50.9	20'-0"
	P3	1	Lithonia Lighting	[...]	[...]	[. . .]	0.9	220.4972	20'-0"
			Lithonia Lighting	DSX1 LED P2 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P2 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	7917	0.9	67.7927	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI T2M EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 2 Medium External Glare Shield	5632	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
	P4	1	Lithonia Lighting	[...]	[...]	[. . .]	0.9	203.606	20'-0"
			Lithonia Lighting	DSX1 LED P1 35K 80CRI T2M EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 2 Medium External Glare Shield	5632	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
	P5	1	Lithonia Lighting	[...]	[...]	[. . .]	0.9	101.803	20'-0"
			Lithonia Lighting	DSX1 LED P1 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	6158	0.9	50.9015	
			Lithonia Lighting	DSX1 LED P1 35K 80CRI T2M EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 2 Medium External Glare Shield	5632	0.9	50.9015	
	P6	3	Lithonia Lighting	DSX1 LED P3 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P3 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	11161	0.9	204.3454	20'-0"
			Lithonia Lighting	DSX1 LED P3 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P3 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	11161	0.9	102.1727	
			Lithonia Lighting	DSX1 LED P3 35K 80CRI TFTM EGS	D-Series Size 1 Area Luminaire P3 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield	11161	0.9	102.1727	
	W1	21	Spectrum Lighting	EB1214GV-15L-35K-EX-TF1-MWI	Nom. 12" diam x 12.1" H, Angled Emblem Sign Light	1251	0.9	10	16'-0"
	W2	2	Lithonia Lighting	WPX0 LED ALO @850LM SWW2 @3000K MVOLT	WPX0 LED, 850 Lumen setting, 3000K Setting, 120-277V	814	0.9	6.2384	7'-6" & 8'-0"
	W3	6	Lithonia Lighting	WDGE1 LED P1 35K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3500K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1194	0.9	10.0002	10'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.8 fc	6.5 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes (Retail)	*	1.7 fc	5.4 fc	0.3 fc	18.0:1	5.7:1
Parknig & Drive Lanes	*	1.7 fc	4.3 fc	0.4 fc	10.8:1	4.3:1
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

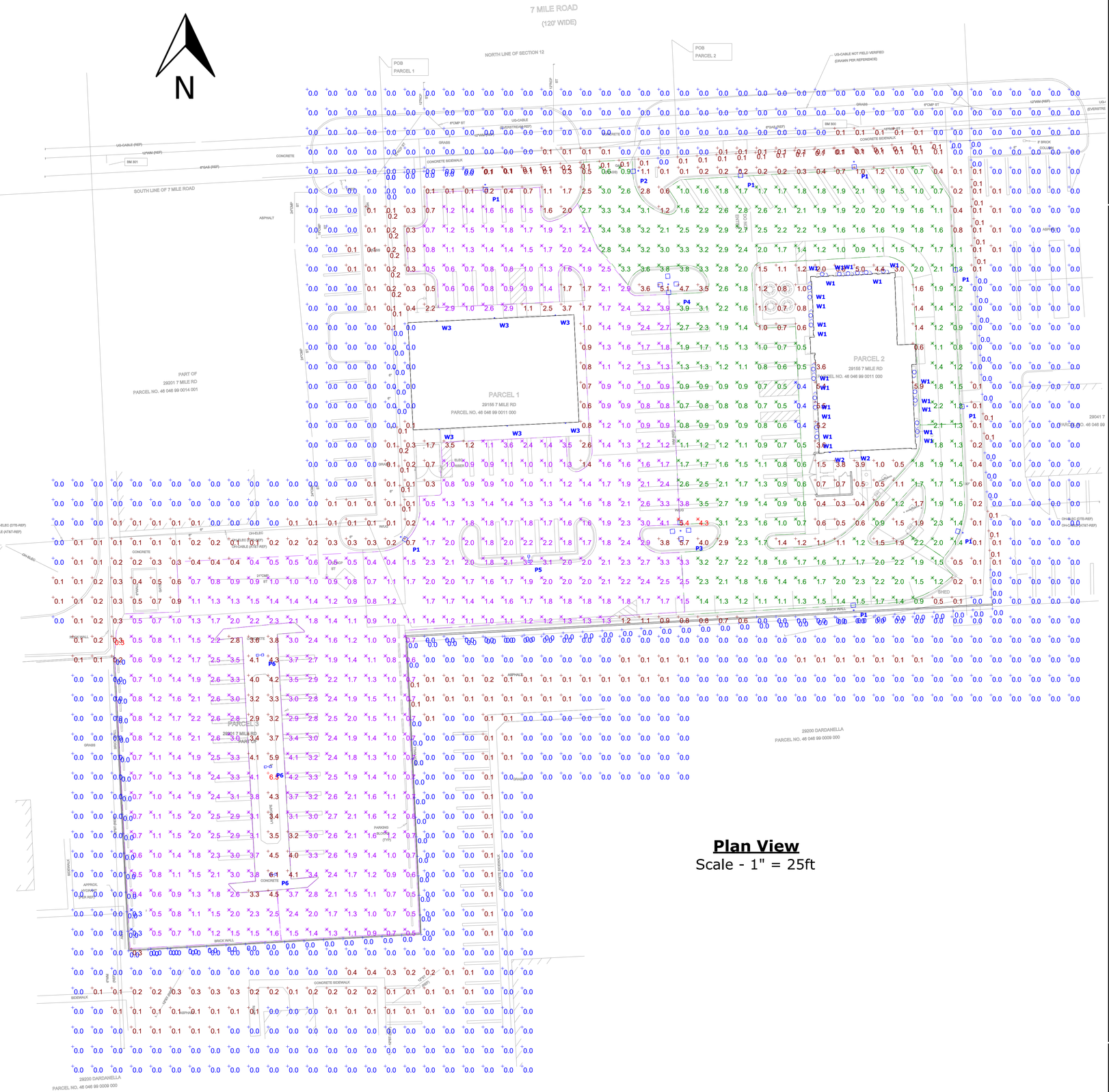
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Plan View
Scale - 1" = 25ft

CULVERS - 29211 7 MILE, LIVONIA
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
06/10/2026
REV 06/11/2026
Scale
Not to Scale
Drawing No.
#26-59701 V2



WPX0 LED
Wall Pack

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

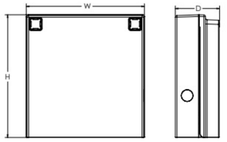
Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Specifications

Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.5lbs



Ordering Information

EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.acuitybrands.com/CustomerResources/terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

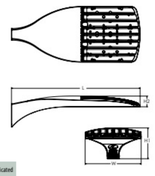
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[4,5] HVOLT (347V-480V)[4,5] XVOLT (277V - 480V)[4,5] 120[4,26] 208[4,26] 240[4,26] 277[4,26] 347[4,26] 480[4,26]	**Shipped included** SPA Square pole mounting (4ft drilling) RPA Round pole mounting (4ft drilling) SPA5 Square pole mounting #5 drilling[7] RPA5 Round pole mounting #5 drilling[7] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD Dark Bronze	DBTXD Textured dark bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,18,21]	PER7 Seven-pin receptacle only (controls ordered separately)[14,21]	SPD20KV 20KV surge protection		DBLBD Black	DBLBXD Textured black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,18,21]	FAO Field adjustable output[15,21]	HS Houseside shield (black finish standard)[22]		DNATD Natural Aluminum	DNATXD Textured natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separately)[14]	BL30 Bi-level switched dimming, 30%[9,21]	L90 Left rotated optics[1]		DWHXD White	DWHGXD Textured white
PER5 Five-pin receptacle only (controls ordered separately)[14,21]	BL50 Bi-level switched dimming, 50%[9,21]	R90 Right rotated optics[1]		DSSTD Sandstone	DSSTXD Textured sandstone
	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[9]	CCE Coastal Construction[23]			
	DS Dual switching[9,16,21]	HA 50°C ambient operation[24]			
		BAA Buy America(n) Act and/or Build America Buy America Qualified			
		SF Single fuse (120, 277, 347V)[24]			
		DF Double fuse (208, 240, 480V)[24]			
		Shipped separately			
		EGSR External Glare Shield (reversible, field install required, matches housing finish)			
		BSDB Bird Spikes (field install required)			

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RLM CLASSICS

EMBLEM SIGN
DAMP / WET LOCATION
SIGN LIGHTS

PROJECT:
QUANTITY: TYPE:









SERIES	LUMENS[1]	CCT	DRIVER / DIMMING[2]	ACCESSORIES[3]	MOUNTING[4]	FINISH[5,6]	WET KIT
EB07090V EB09100V EB12140V	15L 1500 Lm 27L 2700 Lm	80 CRI 27K 2700K 30K 3000K 35K 3500K 40K 4000K 90 CRI 27HK 2700K 30HK 3000K 35HK 3500K 40HK 4000K	EX Electronic Driver, 120V/277V DOXDK 1%, 0-10V, 120V/277V DSZWH ELV/MLV, 120V DLTEY Lutron® 2-Wire Forward Phase (MLV), 120V DL3EK[7] 1%, Lutron® EcoSystem®, Fadeto-Black, 120V/277V	ENCLOSURES TFY 3" Frosted Dome TDY[8] 3" Dome Wire Guard MFS 3" Frosted Mini MGS 3" Short Wire Guard FJS 3" Frosted Tall FGS 3" Tall Wire Guard	WALL MOUNT CP5D4 Small Driver Canopy CP5D4GD Small Driver Canopy w/ Knockouts CP5D6 Large Driver Canopy CP6/8MD Remote Mount Driver SPXO_[9] Straight Arm PA_[9] Mounting Arm Style CEILING MOUNT RDCS Small Driver Canopy CP5S Large Driver Canopy HM_[9] Hang Straight AT_[9] Hang Straight All Thread PM_[9] Rigid Pendant Mount EMCD[10] 10W Large Driver Canopy EM EMRM 7W Remote EM EMEN 7W Remote with Enclosure	MW[11] Matte White MB[11] Matte Black PT[11] Platinum Silver CC Custom Color	WLKA Wall Location Kit

EXAMPLE: EB12140V15L35KEXTF1/CP104PA36BL

NOTES:
1 Nominal Source Lumens at 35K. 2 Contact Factory for Additional Options. 3 Available with CP06/CP10 Only. 4 Enclosure, Wire Guard Required. Choose One Option. 5 Standard Enclosure. 6 TDY Not Available With EB07090. 7 See Mounting Page for Details on Components and Finishes. 8 See Mounting Page for Available Arm Options. 9 Specify Length in Inches. See Mounting Page for Available Lengths. 10 EMCR Replaces RDCS or CP10. 11 Reference Color Sheet Located on Product Webpage for Full List of Available Colors. 12 Standard Finishes.

Spectrum Lighting

ILLUMINATING WHAT'S POSSIBLE.

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.



WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

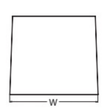
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



ds design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer[4] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[5]

Options		Finish			
E4WH Emergency battery backup, Certified in CA Title 20 MAED&S (4W, 0°C min)[1]	DDBXD Dark bronze	DBTXD Textured dark bronze
PE Photocell, Button Type[6]	DBLBD Black	DBLBXD Textured black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[1]	DNATD Natural aluminum	DNATXD Textured natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White	DWHGXD Textured white
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSTD Sandstone	DSSTXD Textured sandstone
DSLE Dual Switching (1 Driver, 2 Light Engines)		
CCE Coastal Construction[7]		

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CULVERS - 29211 7 MILE, LIVONIA
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
06/10/2026
REV 06/11/2026
Scale
Not to Scale
Drawing No.
#26-59701 V2

STANDARD SITE FEATURES / OPERATIONS

Our Mission: We genuinely care, so every guest who chooses Culver's leaves happy

- Handcrafted Freshness: As Craig Culver always says, "We never compromise on quality." It's a promise that begins with sourcing the best ingredients and continues through to the way we prepare your meal: fresh, just for you. In 1946, founder S. Truett Cathy opened his first restaurant the Dwarf Grill. It was a small ten-stool diner located in Hapeville, GA.
- Hometown Hospitality: Hospitality has always been near and dear to our hearts. So, dining in or on the go, we make a point of treating you the way we'd want to be treated. From holding a door to asking about your meal, it's our pleasure to serve you – and we do it with a smile.
- Craig and Lea Culver — along with Craig's parents, George and Ruth — opened the first Culver's restaurant in 1984 in the family's hometown of Sauk City, Wisconsin. Their ButterBurgers and Fresh Frozen Custard were hits, leading to the first successful Culver's franchise opening in 1990 in Baraboo, Wisconsin. Business has only gotten better. In 2024, Culver's began celebrating its 40th anniversary — and now it's celebrating its seventh year in a row in the Franchise 500's Top 10.

Giving Back:

- Give Local: Our franchisees are members of the communities where their restaurants are and have always looked for opportunities to support the folks who support Culver's. Fundraising events, donations and sponsorships continue to be some of those ways.
- The Culver's Foundation™: Serving our communities goes beyond the restaurant to help make sure all folks have access to basic needs, as well as to promote the development of our youth and their families.
- Thank You Farmers® Project: To make sure we have enough good, wholesome food to serve our growing population, we started this project in 2013 to support agricultural education programs that encourage smart farming.

Hours of Operation:

- Lobby, Dine-in and Drive-through hours: 10:30am – 10:00pm Daily

Number of Employees (Typical Shift): 8-10 employees

Building

- Veneered stone and EIFS



Refuse:

- Dumpster Enclosure provides space for two trash containers – Pickup day/time is based on vendor schedule by intended to be completed during off-peak hours.
- Enclosed room at dumpster enclosure is locked and utilized to store site related maintenance equipment (ie. Shovels, blower, salt, brooms, extra traffic cones, etc)

Drive-through lane circulation

- Drive-through lane features two menu boards which filter into a single lane for payment and meal delivery
- Canopy over the menu boards and pick-up window
- Bypass lane provided to allow for circulation around the building

Site Lighting:

- 20’ light poles are standard height with internal house shields that provide cut-off and reducing lighting spillage at property lines.
- Building mounted sconces

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

June 24, 2026

Mr. Kristoffer Canty
Planner IV
City of Livonia

Re: Petition 2026-06-02-17 – #29155 Seven Mile Road (Culver's)

Dear Mr. Canty:

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

1. The project is located on three separate parcels with the addresses of **#29085, #29155 and #29205 Seven Mile Road**. If additional addresses are needed for the proposed buildings, the owner will need to contact this department once approvals have been granted.

2. The existing parcel is currently serviced by public sanitary sewer, water main storm sewer. The submitted drawings do not show calculations for the proposed utility connections, but we do not believe there will be any negative impacts to the existing systems with the proposed project.

3. If approvals are granted, the developer will need to submit Engineering drawings to this department to determine what permits will be required. They will also be required to submit drawings to the Wayne County Department of Public Service for permitting of the storm sewer detention and outlet, as well as for any work in the Seven Mile Road right-of-way.

4. If a lot combination is planned for proposed project, the owner will need to start the process by contacting the Assessor's Office prior to any permitting.

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

FIRE

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF POLICE

THOMAS GORALSKI
CHIEF OF POLICE

MAUREEN MILLER BROSNAN
MAYOR

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

June 24th, 2026

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

Re: Petition 2026-06-02-17 - 29155 Seven Mile Road

Mr. Canty,

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

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

Sincerely,

FOR THE CHIEF OF POLICE,

Sgt. Badams

Brendan Adams, Sergeant
Traffic Bureau
(734) 466-2107

INSPECTION DEPARTMENT

BUILDING
HEATING
PLUMBING
ELECTRICAL
ZONING
ENVIRONMENTAL PROTECTION
ORDINANCE ENFORCEMENT

MAUREEN MILLER BROSNAN
MAYOR

JEROME A. HANNA
DIRECTOR

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

Date: June 30, 2026

To: Kristoffer Canty

From: Jerome Hanna

RE: Petition 2026-06-02-17 – 29155 Seven Mile Road

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

1. Signage shall conform to the ordinance, or a variance from the Zoning Board of Appeals would be required.
2. The height of the proposed light fixtures shall not exceed 20’ measured from the finished grade to the top of the fixture.
3. An enclosure of sufficient height to completely screen the dumpster is required on three (3) sides of the waste receptacle, with a solid gate on the fourth side. The height of the enclosure must be not less than six (6) feet or at least one (1) foot above the height of the dumpster, whichever is greater. The enclosure gates shall be of solid panel steel construction or durable, long-lasting solid panel fiberglass, and when not in use, closed at all times. The enclosure must be constructed of the same or compatible material and colors as the principal building in terms of texture and quality.

4. Grease interceptors shall be designed and shall perform in the manner provided for in Chapter 10 of the Michigan Plumbing Code, governing traps, interceptors, and separators, as such code is amended from time to time. All grease interceptors shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks, and defects, and shall be capable of performing the function for which such devices are designed, as specified herein. All grease interceptors shall be maintained in a safe, sanitary, and functional condition. The City shall be granted access to conduct on-site inspections as necessary to assure compliance with Chapter 13.42 of the Livonia Code of Ordinances.

This Department has no further objections to this Petition.

I trust this provides the requested information.

Jerome Hanna
Jerome Hanna
Director of Inspection

DEPARTMENT OF FINANCE

Benjamin N. Grier, JD, CPA
DIRECTOR OF FINANCE

Ermon Sims
CHIEF ACCOUNTANT

MAUREEN MILLER BROSNAN
MAYOR

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

June 30, 2026

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

Petition 2026-06-02-17 – 29155 Seven Mile Rd – PEA Group

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: lp

OFFICE OF THE TREASURER

SUSAN M. NASH
CITY TREASURER

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

June 22, 2026

RE: 29155 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

OTHER ITEMS RELATED TO THE PETITION

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

9.

MEETING DATE	PRESENTED BY
SM 07/27/26	Douglas L. Moore, MSA, Assistant Director of Public Works

AGENDA ITEM

AWARD OF BID: for the replacement of the boiler system at Robert and Janet Bennett Civic Center Library, from budgeted funds.

BACKGROUND DETAILS

At the June 15, 2026, study meeting, the department asked City Council to extend pricing, from Guardian Environmental Services, for the replacement of the boiler system at the Robert and Janet Bennett Civic Center Library. The extended pricing came from the earlier MITN RFB for the same boiler replacement program at Sandburg Library. The bid opening for that project occurred on February 17, 2026. Council was reluctant to extend the program, and wished for the project to be competitively bid on MITN again. Therefore, a new bid was prepared. In that process, staff met to discuss the needs of the project, a pre-bid meeting was held, and bidder questions were answered, which led to increased staff time on the bid preparation. Further, some additional items were added to the new bid. This list of items is:

Chemical treatment vessel

Air separator

Butterfly valves

Removal of old ceiling mounted expansion tank

The cost for those items was approximately $2,500. Sending this back out to bid gave the previous low bidder the opportunity to compare their pricing with previous competitors and increase their bid while still being the relative low bidder – resulting in an increased cost to the City and more time rather than extending the original bid.

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 to award the boiler replacement project to the low bidder, Guardian Environmental Services at 34400 Glendale Ave. Livonia MI 48150, for a total

cost of $152,596.00, from funds budgeted in GL# 401-000-976-000, for the replacement of the Raypak boiler supplying the Robert and Janet Bennett Civic Center Library at 32777 Five Mile Rd. Livonia MI 48154.

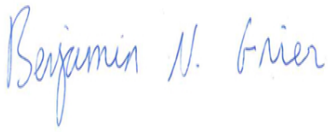
ATTACHMENTS

1. Bennett Civic Library Boiler BID SUMMARY JULY 13 2026
2. Engineered Comfort Systems
3. Goyette Mechanical Bid Form and Bond, Livonia Boilers (1)
4. Guardian Bennett CC Library (1)
5. Harper city of livonia library boilers bid (1)
6. Long Mechanical Bid Forms Upload with bid bond (1)
7. Bennett Library ADA Restrooms Letter 7-16-26

APPROVED BY



Douglas L. Moore, MSA, Assistant Director of Public Works — Date: July 15, 2026



Benjamin N. Grier, JD, CPA, Finance Director — Date: July 16, 2026



Eric Goldstein, City Attorney — Date: July 16, 2026



Maureen Miller Brosnan, Mayor — Date: July 17, 2026

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

9.

MEETING DATE	PRESENTED BY
SM 07/27/26	Douglas L. Moore, MSA, Assistant Director of Public Works

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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)

$152,596.00 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

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

$152,596.00 GL# 401-000-976-000

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

Bid opening on 07/13/26: Lowest bidder to perform the Bennet Civic Library boiler replacement:

VENDOR NAME	GUARDIAN ENVIRONMENTAL S
CITY/STATE	34400 GLENDALE AVE., LIVONI

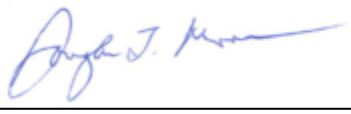
LABOR, MATERIAL AND EQUIPMENT COST	$146,518
HAVEL TO REMOVE/REINSTALL ACS	$4,768
PERMIT COSTS	$600
TOTAL COST	$152,596

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

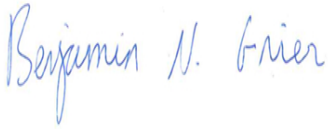
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2. Engineered Comfort Systems
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5. Harper city of livonia library boilers bid (1)
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APPROVED BY



Douglas L. Moore, MSA, Assistant Director of Public Works — Date: July 15, 2026



Benjamin N. Grier, JD, CPA, Finance Director — Date: July 16, 2026



Eric Goldstein, City Attorney — Date: July 16, 2026



Maureen Miller Brosnan, Mayor — Date: July 17, 2026

BID OPENING
BENNETT CIVIC LIBRARY BOILER REPLACEMENT
BID DUE DATE 7/13/2026

VENDOR NAME	ENGINEERED COMFORT SYSTEMS INC	GOYETTE MECHANCAL
CITY/STATE	12480 ALLEND ROD, TAYLOR, MI 48180	3842 GOREY AVE., FLINT, MI 48506
LABOR, MATERIAL AND EQUIPMENT COST	$194,973.79	$260,163
HAVEL TO REMOVE/REINSTALL ACS	$4,768	$4,768
PERMIT COSTS	$200	$1,200
TOTAL COST	$199,941.79	$266,131.00

VENDOR NAME	GUARDIAN ENVIRONMENTAL SERVICES, INC	HARPER MECHANICAL
CITY/STATE	34400 GLENDALE AVE., LIVONIA, MI 48154	8811 SATELITE, WHITE LAKE, MI 48386
LABOR, MATERIAL AND EQUIPMENT COST	$146,518	$
HAVEL TO REMOVE/REINSTALL ACS	$4,768	$
PERMIT COSTS	$600	$
TOTAL COST	$152,596	$342,000

VENDOR NAME	LONG MECHANICAL	
CITY/STATE	190 EAST MAIN STREET, NORTHVILLE, MI 48167	
LABOR, MATERIAL AND EQUIPMENT COST	$200,882	
HAVEL TO REMOVE/REINSTALL ACS	$4,768	
PERMIT COSTS	$750	
TOTAL COST	$206,400	

CITY REPRESENTATIVES: AARON LINDENMUTH, OFFICE OF THE CITY CLERK, GUS KANDAH, PURCHASING MANAGER

Please Submit in Triplicate

City of Livonia

PROPOSAL FORM

Boiler Replacement – Bennett Civic Center 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: Engineered Comfort Systems, Inc

ITEM	DESCRIPTION	COMPLETE FOR THE SUM
1	Furnish all labor, materials, and equipment necessary for removal and replacement of Boiler, and ancillary equipment at the Bennett Civic Center Library.	$ 194,973.79
2.	Havel to remove and reinstall the existing ABB/Niagara N4 direct digital system of automatic temperature control and building controls	$ $4,768.00
3	Permit Costs	$ 200.00
4	Total Cost	$ 199,941.79

Number of days required to complete the project upon notice to proceed: _____ days

Warranty on Parts: One (1) Year Warranty on Labor: One (1) Year

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 #_01_ Addendum #_02_ Addendum #_03_
Addendum # 04 Addendum # 05

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 $_9,997.08_____(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	Engineered Comfort Systems, Inc
Address	12480 Allen Road
City/State/Zip	Taylor, MI 48180
Phone Number	734.287.4111 Ext-103
By:	
Print Name/Title	Michelle Edwards, VP of Operations
Telephone Number	734.287.4111 Ext-103
Email Address	michellee@ecshvac.com
Date:	July 13, 2026

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

COMPANY NAME: Engineered Comfort Systems, Inc

NAME: Michelle Edwards **TITLE:** VP of Operations

PHONE: 734.287.4111 Ext-103

EMAIL: michellee@ecshvac.com

- ❑ Form of Proposal (PF1-PF8)
- ❑ References
- ❑ Qualifications Statement
- ❑ Detailed Warranty Information
- ❑ Bid Security

BOILER REPLACEMENT REFERENCE FORM

COMPANY NAME: Engineered Comfort Systems, Inc

Reference Company Name:	State of Michigan DTMB - Women's Huron Valley		
City/State:	Ypsilanti, MI		
Summary of Work Performed:	Replace three 700hp boilers, associated venting, all piping pumps and ancillaries. Oversee electrical, masonry and BAS controls subcontractors.		
Dates of Work:	March 2023 through June 2026		
Company Contact Person:	Jesse Hendershot	Title:	Project Manager
Phone Number:	616.617.2230	Email:	jhendershot@towerpinkster.com

Reference Company Name:	Livonia Public Schools - District wide boiler replacement (seven schools)		
City/State:	Livonia, MI		
Summary of Work Performed:	Replace boilers in seven schools (27 total) including pumps, VFD's, piping, venting, electrical and controls.		
Dates of Work:	March 2022 through April 2023		
Company Contact Person:	Jim Casler	Title:	Facility Manager
Phone Number:	734.536.1159	Email:	jcasler@livoniapublicschools.org

Reference Company Name:	ITC Holdings - Boiler replacement		
City/State:	Novi, MI		
Summary of Work Performed:	Replace three Aerco boilers including venting, piping and electrical		
Dates of Work:	February 2024 through July 2024		
Company Contact Person:	Brian Rosol	Title:	Facilities Manager
Phone Number:	734.391.5645	Email:	brosol@itctransco.com

STATEMENT OF QUALIFICATIONS
BENNETT CIVIC CENTER LIBRARY BOILER REPLACEMENT

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

Company Name: Engineered Comfort Systems, Inc

Address 12480 Allen Road, Taylor MI 48180

Contact Person: Michelle Edwards Title VP of Operations

Phone No. 734.287.4111 Ext-103 Email michellee@ecshvac.com

1. Number of years operating under you present name: 35

2. General nature of work performed by your company:
Mecahnical and BAS controls contractor

3. Number of years you have performed work similar in scope and size to the work requested in the Invitation for Bid: 42

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
2024	Civic Center Library	Chiller install
2025	Police Department	Chiller replacement

COMPANY NAME: Engineered Comfort Systems, 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
Tony Woods	Sr PM	Project Manager	34	3
Brad Barrett	Supervisor	Job site Supervisor	23	1

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:

Base Bid total cost includes entire scope of work as described in bid documents to include

Demolition and replacement of Lochinvar boilers, pumps and ancillaries, VFD's and expansion tank. Necessary piping, low voltage, TAB, permits and bonding.

BOILER REPLACMENT – SUBCONTRACTOR'S LIST

COMPANY NAME: Engineered Comfort Systems, Inc

ITEM

Test and Balance

COMPANY NAME Synergy Test and Balance

ADDRESS: 1715 Indian Wood Circle #200

CITY/STATE: Maumee, MI

PHONE: 248.403.8202

CONTACT PERSON: Carlos Marrero

EMAIL carlos@synergytandb.com

ITEM

Insulation

COMPANY NAME Ideal Contracting

ADDRESS: 6270 Cunningham Lake Road

CITY/STATE: Brighton, MI

PHONE: 810.772.8894

CONTACT PERSON: Jason Jewell

EMAIL jasonjewel25@yahoo.com

ITEM COMPANY NAME_____

_____ ADDRESS:_____

CITY/STATE:_____

PHONE:_____

CONTACT PERSON:_____

EMAIL_____

ITEM COMPANY NAME_____

_____ ADDRESS_____

CITY/STATE:_____

PHONE:_____

COMPANY NAME: Engineered Comfort Systems, Inc

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Engineered Comfort Systems, Inc.
12480 Allen Road
Taylor, MI 48180

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 (5%) 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)
Replacement of Boiler - Bennett Civic Center Library - Replace One (1) Boiler

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 **13th** day of **July, 2026**

(Witness)

Engineered Comfort Systems, Inc.
(Principal) *(Seal)*

(Witness)

(Title) Michelle Edwards, Vice President of Operations

Hudson Insurance Company
(Surety) *(Seal)*

(Title) **Susan L Small , Attorney-in-Fact**

Init.

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BID BOND 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

Alan P. Chandler, Robert Trobec, Jeffrey A. Chandler, Susan L. Small

John L. Budde, Krista L. Pocket, Wendy L. Hingson

of the State of Michigan

its true and lawful Attorney(s)-in-Fact, at New York City in the State of 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, bid bonds and Consents of Surety for any and all purposes.

Such bid bonds and Consents of Surety, 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 Company described herein and which executed the above instrument, that he knows the seal of said Company, that the seal affixed to said instrument is the corporate seal of said Company, that it was so affixed by order of the Board of Directors of said Company, and that he signed his name thereto by like order.

(Notarial Seal)

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 undertaking 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 Company this 13th day of July 2026.

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

Please Submit in Triplicate

City of Livonia

PROPOSAL FORM

Boiler Replacement – Bennett Civic Center 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: Goyette Mechanical Co.

ITEM	DESCRIPTION	COMPLETE FOR THE SUM
1	Furnish all labor, materials, and equipment necessary for removal and replacement of Boiler, and ancillary equipment at the Bennett Civic Center Library.	$ $260,163.00
2.	Havel to remove and reinstall the existing ABB/Niagara N4 direct digital system of automatic temperature control and building controls	$ $4,768.00
3	Permit Costs	$ $1,200.00
4	Total Cost	$ $266,131.00

Number of days required to complete the project upon notice to proceed: 90 days

Warranty on Parts: Per Manufacturer Warranty on Labor: One year from substantial date of completion

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 #_1_ Addendum #_2_ Addendum #_3_

Addendum #4 Addendum #5

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 $_13,306.50_____(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	Goyette Mechanical Co.
Address	3842 Gorey Ave.
City/State/Zip	Flint, MI 48506
Phone Number	(810) 743-6883
By:	C M B
Print Name/Title	Chad M. Burke, Vice President
Telephone Number	810-743-6883
Email Address	cburke@goyettemechanical.com
Date:	07/13/2026

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

COMPANY NAME: Goyette Mechanical Co.

NAME: Brad Reedy **TITLE:** Project Manager

PHONE: (586) 850-3502

EMAIL: breedy@goyettemechanical.com

- ☑ Form of Proposal (PF1-PF8)
- ☑ References
- ☑ Qualifications Statement
- ☑ Detailed Warranty Information
- ☑ Bid Security

BOILER REPLACEMENT REFERENCE FORM

COMPANY NAME: Goyette Mechanical Co.

Reference Company Name: Consumers Energy	
City/State: Multiple Michigan project locations (Flint, Saginaw, Bay City, Traverse City, Fremont)	
Summary of Work Performed: Boiler replacements and HVAC renovations	
Dates of Work: 2023 to present	
Company Contact Person: Eugene Blesing	Title: Project Manager
Phone Number: (269)615-6117	Email: eugene.blesing@cmsenergy.com

Reference Company Name: McCarthy & Smith	
City/State: Ann Arbor, MI	
Summary of Work Performed: Boiler installations and HVAC renovations at multiple Ann Arbor Public School buildings	
Dates of Work: 2023 to present	
Company Contact Person: William Laurin	Title: Project Manager
Phone Number: (248) 427-8400	Email: wlaurin@mccarthysmith.com

Reference Company Name: AUCH Construction	
City/State: Pontiac, MI	
Summary of Work Performed: Boiler replacements and HVAC renovations for multiple Fenton Public School buildings	
Dates of Work: 2025 to present	
Company Contact Person: Rich Gorski	Title: Sr. Project Manager
Phone Number: (248) 334-2000	Email: rgorski@auchconstruction.com

STATEMENT OF QUALIFICATIONS
BENNETT CIVIC CENTER LIBRARY BOILER REPLACEMENT

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

Company Name: Goyette Mechanical Co.

Address 3842 Gorey Ave. Flint, MI 48506

Contact Person: Brad Reedy Title Project Manager/Estimator

Phone No. (586) 850-3502 Email breedy@goyettemechanical.com

1. Number of years operating under you present name: 98

2. General nature of work performed by your company:
Design-build mechanical contracting specializing in HVAC, plumbing/piping, and electrical

3. Number of years you have performed work similar in scope and size to the work requested in the Invitation for Bid: 98

4. Have performed work for the City of Livonia in the last ten (10) years? If so, please specify: None

Year of Service	Department Serviced	Description of Services Provided
N/A		

COMPANY NAME: Goyette Mechanical Co.

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
Brad Reedy			32	5
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:

Bid base price includes full cost of labor and materials completion minus any potential changes in scope or contract.

BOILER REPLACMENT – SUBCONTRACTOR'S LIST

COMPANY NAME: Goyette Mechanical Co.

ITEM

Insulation

COMPANY NAME Mechanical Heat & Frost

ADDRESS: PO Box 20639

CITY/STATE: Ferndale, MI 48220

PHONE: (517) 861-7583

CONTACT PERSON: Don Burke

EMAIL donburke.mhf@gmail.com

ITEM

Test & Balance

COMPANY NAME Ener-Tech Testing

ADDRESS: 4221 E. Baldwin Rd.

CITY/STATE: Holly, MI 48442

PHONE: (810) 579-4328

CONTACT PERSON: Lee Marshall

EMAIL leem@ener-tech.biz

ITEM

COMPANY NAME Havel Controls

Controls

ADDRESS: 21661 Melrose Ave.

CITY/STATE: Southfield, MI 48075

PHONE: (269) 207-4288

CONTACT PERSON: Rod Devries

EMAIL rdevries@shambaugh.com

ITEM

COMPANY NAME

ADDRESS

CITY/STATE:

PHONE:

COMPANY NAME: Goyette Mechanical Co.

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Goyette Mechanical Company, Inc.
3842 Gorey Ave.
Flint, MI 48506

SURETY:
(Name, legal status and principal place of business)
Nationwide Mutual Insurance Company
One West Nationwide Blvd., 1-14-301
Columbus, OH 43215-2220
Mailing Address for Notices
Same as above

OWNER:
(Name, legal status and address)
City of Livonia

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.

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
Boiler Upgrade - Bennett Civic Center 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 13th day of July, 2026.

(Witness)

Goyette Mechanical Company, Inc.
(Principal) *(Seal)*

By:
(Title) Chad M. Burke, Vice President

(Witness) Jodie Sellers

Nationwide Mutual Insurance Company
(Surety) *(Seal)*

By:
(Title) William T. Krumm, Attorney-in-Fact

SEAL
NATIONWIDE MUTUAL INSURANCE COMPANY
COLUMBUS, OHIO
SURETY USE ONLY

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

William T Krumm

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i)bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

Surety Bond Number: Bid Bond
Principal: Goyette Mechanical Company, Inc.
Obligee : City of Livonia

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss
On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Karen L. Karn
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028

Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 13th day of July, 2026.

Assistant Secretary

BDJ 1(10-25)00

Please Submit in Triplicate

City of Livonia

PROPOSAL FORM

Boiler Replacement – Bennett Civic Center 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 Boiler, and ancillary equipment at the Bennett Civic Center Library.	$ 146,518.00
2.	Havel to remove and reinstall the existing ABB/Niagara N4 direct digital system of automatic temperature control and building controls	$ $4,768.00
3	Permit Costs	$ 600.00
4	Total Cost	$ 152,596.00

Number of days required to complete the project upon notice to proceed: 23 days

Warranty on Parts: 1 YEAR Warranty on Labor: 1 YEAR

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 # 1,2 Addendum # 3,4 Addendum # 5

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 $ 7,630.00 (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	Main 734-513-9500
By:	Mike Wedzina
Print Name/Title	Michael Wedzina Account Manager
Telephone Number	313 402 3695
Email Address	MikeWedzina@HVAC-GES.com
Date:	7-9-2026

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

COMPANY NAME: GES

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

July 9, 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
BENNETT CIVIC CENTER LIBRARY BOILER REPLACEMENT

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

Company Name: GUARDIAN ENVIRONMENTAL SERVICES INC

Address 34400 GLENDALE AVE LIVONIA MI 48150

Contact Person: MIKE WEDZINA Title ACCOUNT MANAGER

Phone No. 313 402 3695 Email MIKE WEDZINA @ HVAC-GES.COM

1. Number of years operating under you present name: OVER 40 YEARS

2. General nature of work performed by your company:

COMMERCIAL LIGHT INDUSTRIAL HVAC

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 REPL.

COMPANY NAME: GES

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:

Insulator, Electrician

No additional Fees

BOILER REPLACMENT – SUBCONTRACTOR'S LIST

COMPANY NAME: Smith Bros. Electric

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

ITEM Insulator

COMPANY NAME Resource Mechanical Insulation

ADDRESS: 11677 Wayne RD. #112

CITY/STATE: Romulus MI 48174

PHONE: 248-379-5156

CONTACT PERSON: Graham Goupille

EMAIL ggoupille@RMI-llc.net

ITEM COMPANY NAME_____

_____ ADDRESS:_____

CITY/STATE:_____

PHONE:_____

CONTACT PERSON:_____

EMAIL_____

ITEM COMPANY NAME_____

_____ ADDRESS_____

CITY/STATE:_____

PHONE:_____

COMPANY NAME:_____

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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)
Replacement of Boiler - Bennett Civic Center 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 **14th** day of **July, 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 14th day of July, 2026.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Kara L.B. Barrow, Secretary

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: 7/14/2026

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: Replacement of Boiler - Bennett Civic Center Library

Obligee name: City of Livonia

Project No: **Bid Amount:** $152,596.00

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

Guardian Environmental Services, Inc.
34400 GLENDALE AVENUE LIVONIA, MICHIGAN 48150-1302
PHONE: (734) 513-9500 FAX: (734) 513-9560

Arnold Pollis
734-446-2653

July 13, 2026

City of Livonia, Library
32777 Five Mile Rd.
Livonia, Mi. 48154

Quote # 46654

Subject:
Proposal for the replacement of the Raypak boilers suppling the Civic Center. We are replacing with like BTU Lochinvar boilers. Includes the replacement of the Two (2) main system pumps. Includes the Havel controls cost.

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
- Furnish and install Two (2) new main system pumps (10HP base mounted pumps)
- Furnish and install Two (2) new B&G gauge Kits
- Havel controls quote ($4,768.00)
- Insulating the lines
- Check test and start up
- Mechanical permits
- Labor to complete the above scope of work

Total Cost…… **One Hundred Fifty-Two Thousand, Five Hundred Ninety-Six Dollars ($152,596.00)**

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.

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.: _____

SCOPE OF WORK – BENNETT CIVIC CENTER LIBRARY

Project:
Replacement of Existing Raypak Boilers and Circulating Pumps

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1. PROJECT OBJECTIVE

The objective of this project is to remove and replace the existing Raypak boiler system serving the Civic Center with two (2) new Lochinvar CHN1442-M13 Copper-Fin II boilers of equivalent heating capacity with a ProtoNode interface gateway for the BMS. The project also includes replacement of the existing circulating pumps and associated mechanical modifications necessary to ensure a safe, reliable, and code-compliant heating system.

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2. SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, supervision, permits, and incidental items required to complete the work described herein.

A. Demolition and Disposal

The Contractor shall:

- Remove and properly dispose of the existing Raypak boilers.
- Remove and properly dispose of the existing circulating pumps.
- Remove and dispose of the old expansion tank located in the ceiling.
- Remove associated piping, valves, controls, and appurtenances as required for installation of the new equipment.
- Dispose of all removed materials in accordance with applicable federal, state, and local regulations.

B. Boiler Installation

The Contractor shall furnish and install:

- Two (2) Lochinvar CHN1442-M13 Copper-Fin II boilers.
- Required mounting hardware, supports, and accessories.
- Connections necessary for integration into the existing heating system.

Boilers shall be installed in accordance with the manufacturer's recommendations and industry best practices.

C. Mechanical Piping Modifications

The Contractor shall:

- Install all necessary supply and return piping.
- Furnish and install new pressure and temperature gauges.
- Furnish and install triple-duty valves.
- Furnish and install check valves.
- Furnish and install strainers.
- Furnish new air separator.
- Furnish new boiler supply and return manifold.
- Remove the treatment feeder and replace it with a new one.
- Replace butterfly valves at the air separator.
- Remove old chemical feed tank and furnish a new one.
- Complete all piping modifications required for proper system operation.

All piping work shall conform to applicable mechanical codes and industry standards.

D. Circulating Pump Replacement

The Contractor shall:

- Remove two (2) existing circulating pumps.
- Furnish and install two (2) new B&G circulating pumps sized to meet system requirements.
- Complete all associated piping, electrical, and control connections.

E. Expansion Tank Replacement

The Contractor shall:

- Remove the existing expansion bladder tank.

- Furnish and install one (1) new expansion bladder properly sized for the system.
- Verify proper pressure settings and operation upon startup.

F. Gas Piping Modifications

The Contractor shall:

- Reconfigure and modify existing gas piping as required to serve the new boilers.
- Perform pressure testing and leak testing of all modified piping.
- Ensure compliance with all applicable fuel gas codes and manufacturer requirements.

G. Flue System Modifications

The Contractor shall:

- Reconfigure flue piping to accommodate the new boiler installation.
- Furnish and install new barometric dampers.
- Remove and install new power venter motor.
- Remove and install new exhaust pipe.
- Verify proper draft and venting performance during system startup.

H. Combustion Air Improvements

The Contractor shall:

- Furnish and install fresh air intake ductwork as required.
- Properly seal and extend intake openings to provide adequate combustion air.
- Install new barometric damper.
- Remove and dispose the old combusting vent assembly and install a new one.
- Ensure compliance with manufacturer requirements and applicable mechanical codes.

I. Electrical and Controls

The Contractor shall:

- Reconnect all electrical services associated with the new equipment.
- Reconnect and verify operation of all controls and safety devices.
- Remove existing motor starters and provide and install (2) (ABB or Yaskawa) Variable Frequency Drives (VFDs) on the circulating pumps. Set up the points according to the manufacturer's specifications.
- Coordinate with Havel and have controls removed from old boilers and new controllers installed.
- Inspect and repair emergency shut off, as needed.
- Test all control sequences and operating functions.
- Ensure all work complies with applicable electrical codes.

J. Insulation

The Contractor shall:

- Insulate all new and modified piping.
- Provide insulation materials suitable for heating system applications.
- Install insulation in accordance with industry standards to minimize heat loss and prevent condensation.

K. Testing and Startup

Upon completion of installation, the Contractor shall:

- Perform pressure testing of water and gas piping systems.
- Conduct electrical system testing and verification.
- Verify proper operation of controls and safety devices.
- Start and commission the complete heating system.
- Confirm proper performance of all installed equipment.

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3. EXISTING INFRASTRUCTURE REUSE AND VERIFICATION

Where existing infrastructure is reused, the Contractor shall:

- Flush all existing piping systems.
- Pressure test and inspect reused piping and components.
- Verify compatibility with the new equipment.
- Certify compliance with manufacturer requirements and applicable engineering standards.

Any deficient, damaged, or incompatible infrastructure discovered during the course of work shall be immediately reported to the City. No corrective work outside the scope of this proposal shall be performed

without written authorization from the City.

4. PERMITS AND CODE COMPLIANCE

The Contractor shall:

- Obtain all required mechanical permits.
- Obtain all required electrical permits.
- Coordinate all required inspections.
- Perform all work in accordance with applicable local, state, and national codes.

5. PROJECT CLOSEOUT

Upon completion of the work, the Contractor shall:

- Verify all equipment is fully operational.
- Balance and calibrate the system as required.
- Clean all work areas and remove construction debris.
- Provide an operational overview and basic maintenance training for designated City personnel.
- Deliver warranty documentation, startup reports, inspection approvals, and closeout documentation.

6. EXCLUSIONS

Unless specifically identified herein, the following are excluded from this proposal:

- Structural modifications.
- Asbestos abatement or hazardous material remediation.
- Electrical service upgrades beyond equipment connections.
- Repair or replacement of concealed conditions discovered after demolition.
- Work resulting from unforeseen code deficiencies not visible at the time of proposal.

Such work, if required, shall be addressed through a written change order approved by the City prior to execution.

July 9, 2026

HARPER MECHANICAL INC.

Heating / Cooling / Geothermal / Boilers
8811 Satelite Dr.
White Lake, MI 48386
Phone – 248-330-1664
E-Mail – S1harper@comcast.net

PROPOSAL FOR:

City of Livonia
Bennett Civic Center Library

SCOPE OF WORK

A. Harper Mechanical will remove existing Raypak Boiler and dispose of them.
B. Will remove existing system pumps, valves, old expansion tank any and all associated piping and all required for installation of the new equipment.
C. Will install (2) new Lochinvar CHN1442-M13 copper Fin 11 Boilers.
D. 2 - New E60611S ¾ HP . 1 phase pumps for Boilers.
E. 2 New E15103BD 15 HP. 3 phase 230/460 V system pumps.
F. New Triple duty valve.
G. New -2- Yaskawa HV600 VFD 15 HP. 208/230 3 phase drives.
H. New -2- Yaskawa HV600 VFD 15 HP 460 3 phase.
I. New 53 Gallon bladder tank.
J. New Tank purge valve.
K. New RL-4 Rolairtrol with air vent.
L. New 5 gallon chemical shot feeder with VP 75 valve.

Lockinvar K module Bacnet Gateway

Any all new piping, valves, fittings required for complete install included. All new Boiler venting and Power venter as specified included. All combustion air requirements included. Wire new pumps and VFD drives all near Boiler Controls. All management Bacnet to be done by Havil. All state & local permits required. Flush & fill new system. Lockinvar support start up.

NOTES

1. City Maintenance to assist in removal of ventilation louver wall to access boiler room for removal of old boilers and deliver of new boilers.
2. Wood ramp in combustion room access may or should be removed for proper equipment access of boilers.
3. Any all carpentry, repairs, modifications to access wall responsibility of city of Livonia.
4. Boiler lead times will be verified after bid is awarded.
5. Schedule dates for installation to be determined.
6. System pumps may need more lead time then boilers. TBD.
7. City of Livonia maintenance to be available on site for power, water, and gas shut downs as needed.

TERMS AND CONDITIONS

TOTAL COST ..... $ 342,000.00

Down Payment Draw at time of Delivery of Boilers on site to be paid within 10 days ..... $ 100,000.00

Balance of Bid minus retainer of 10% to be paid net 30 days from Finish / start up..... $ 242,000.00

-10% $ 34,200.00

BALANCE $ 207,800.00

All material to be as specified. All work to be completed in a workman like manner according to standard practices. Any alterations or deviations from the above specifications involving extra work orders will become extra charge over and above this estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner, City of Livonia to carry Fire, Tornado and other necessary Insurance. Harper Mechanical workers are covered by our Workers Comp. and Liability Insurance.

Scott Harper 7/9/26

Scott Harper, Harper Mechanical Date

City of Livonia Date
Authorized signature acceptance
Of the proposal.

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA DOCUMENT A310
Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

Harper Mechanical
8811 Satelite Dr
White Lake, MI 48386-3355

as Principal, hereinafter called the Principal, and

Western National Mutual Insurance Company
4700 West 77th Street, Edina, MN 55435-4818

A Corporation duly organized under the laws of the State of MN as Surety, hereinafter called the Surety, are held and firmly bound unto

City of Livonia
Livonia, MI

as Oblige, hereinafter called the Oblige, in the sum of

5% of the accompanying bid Dollars ($-----5%-----),

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

WHEREAS, the Principal has submitted a bid for

Bennett Civic Center

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

Signed and sealed this 13th day of July, 2026

Harper Mechanical
(Principal) (Seal)

(Witness)

(Title)

Renee Muray
(Witness)

Western National Mutual Insurance Company
(Seal)

(Title)
Kathleen M. Reilly, Attorney-in-Fact

WESTERN NATIONAL INSURANCE

The relationship company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Western National Mutual Insurance Company, a Minnesota mutual insurance company, does make, constitute, and appoint: **Kathleen M. Reilly, Kristin M Jackomino, Renee Murany**

(Mayfair Insurance Agency, Inc. dba Oakland Insurance Agency, Inc. #9666)

Its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto (if a seal is required) bond, undertakings recognizances or other written obligations in the nature thereof, **(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, hazardous waste remediation bonds or black lung bonds),** as follows:

All written instruments in an amount not to exceed an aggregate of Seven Million Five Hundred Thousand and 00/100 Dollars ($7,500,000.00) for any single obligation, regardless of the number of instruments issued for the obligation.

and to bind Western National Mutual Insurance Company thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a meeting held on September 28, 2010. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of Western National Mutual Insurance Company on September 28, 2010:

RESOLVED that the president, any vice president, or assistant vice president in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the Company to bonds, undertakings, recognizances, and suretyship obligations of all kinds, and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

(i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or

(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or

(iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the Company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, Western National Mutual Insurance Company has caused these presents to be signed by its proper officer and its corporate seal to be affixed this 5th day of December, 2023.

Jennifer A. Young, Secretary

SEAL

Mark S. Hewitt, Vice President, Surety

STATE OF MINNESOTA, COUNTY OF HENNEPIN

On this 5th day of December, 2023, personally came before me, Jennifer A. Young and Mark S. Hewitt and to me known to be the individuals and officers of the Western National Mutual Insurance Company who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally dispose and say; that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.

DEENA ANJALI ENTRIKIN
NOTARY PUBLIC
MINNESOTA
My Commission Expires 1/31/2029

Deena Anjali Entrikin, Notary Public
My commission expires January 31, 2029

CERTIFICATE

I, the undersigned, Secretary of the Western National Mutual Insurance Company, a Minnesota corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

SEAL

Signed and sealed at the City of Edina, MN this 13 day of July 2026

Jennifer A. Young, Secretary

Please Submit in Triplicate

City of Livonia

PROPOSAL FORM

Boiler Replacement – Bennett Civic Center 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: Long Mechanical

ITEM	DESCRIPTION	COMPLETE FOR THE SUM
1	Furnish all labor, materials, and equipment necessary for removal and replacement of Boiler, and ancillary equipment at the Bennett Civic Center Library.	$ 200,882.00
2.	Havel to remove and reinstall the existing ABB/Niagara N4 direct digital system of automatic temperature control and building controls	$ $4,768.00
3	Permit Costs	$ 750.00
4	Total Cost	$ 206,400.00

Number of days required to complete the project upon notice to proceed: Based on lead times days

Warranty on Parts: 1 Year Warranty on Labor: 1 Year

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 #1 Addendum #2 Addendum #3
Addendum #4 Addendum #5

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 $ 5% bid bond (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	Long Mechanical
Address	190 E. Main
City/State/Zip	Northville, MI 48167
Phone Number	248-349-0373
By:	
Print Name/Title	Ron Tini, Vice President
Telephone Number	248-349-0373
Email Address	Rtini@longmechanical.com
Date:	7-13-2026

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

COMPANY NAME: Long Mechanical

NAME: Jim Ballantine **TITLE:** Estimator

PHONE: 248-349-0373

EMAIL: Jballantine@longmechanical.com

- ❑ Form of Proposal (PF1-PF8)
- ❑ References
- ❑ Qualifications Statement
- ❑ Detailed Warranty Information
- ❑ Bid Security

BOILER REPLACEMENT REFERENCE FORM

COMPANY NAME: Long Mechanical

Reference Company Name: McCarthy & Smith City/State: Farmington Hills, MI	
Summary of Work Performed: Plumbing and HVAC, boiler and pump installations. Many various schools and commercial projects over 30 years.	
Dates of Work: 1980-present	
Company Contact Person: Bill McCarthy	Title: President
Phone Number: 248-427-8400	Email:

Reference Company Name: J.S Vig City/State: Plymouth, MI	
Summary of Work Performed: Plumbing and HVAC, boiler and pump installations Catholic Central High School- STEM Building Garden City hospital- Urgent care	
Dates of Work: March 2019-Current	
Company Contact Person: Joe Vig	Title: President
Phone Number: 734-283-3002	Email:

Reference Company Name: Daniels Building Co. City/State: Livonia, MI	
Summary of Work Performed: Many various projects at VA hospitals, University of Detroit Mercy, including several boiler and pump installations	
Dates of Work:	
Company Contact Person: Ted Smith	Title: Project Manager
Phone Number: 248-860-8076	Email:

STATEMENT OF QUALIFICATIONS
BENNETT CIVIC CENTER LIBRARY BOILER REPLACEMENT

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

Company Name: Long Mechanical

Address 190 E. Main, Northville MI 48167

Contact Person: Jim Ballantine Title Estimator

Phone No. 248-349-0373 Email Jballantine@longmechanical.com

1. Number of years operating under you present name: 77 Years

2. General nature of work performed by your company:
All aspects of plumbing and HVAC

3. Number of years you have performed work similar in scope and size to the work requested in the Invitation for Bid: 77 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
40 Years	Many various projects	HVAC and plumbing

COMPANY NAME: Long Mechanical

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
Ron Tini	V.P	P.M	56	1
Chad Neuer	P.M	P.M	30	2
J. Ballantine	Est/ P.M	Proj. Engineer	26	2
Gary Steiner	Service MGR	P.M	20	2

6. What challenges to you foresee with this project?

Combustion air volumes- This was discussed at bid walkthrough

7. What is included in your base price for services? What services will incur additional fees:

Boilers, pumps, and accessories per scope of work and addenda 1-5.

Any work outside of these documents will be brought to owners attention

BOILER REPLACMENT – SUBCONTRACTOR'S LIST

COMPANY NAME: Long Mechanical

ITEM Insulation

COMPANY NAME Michigan Mechanical Insulation

ADDRESS: 38900 W. 10 Mile Rd

CITY/STATE: Farmington Hills, MI 48335

PHONE: 248-478-7505

CONTACT PERSON: Andrew Anderson

EMAIL

[redacted]

ITEM Balancing

COMPANY NAME Enertech

ADDRESS: 4221 E. Baldwin Rd

CITY/STATE: Holly, MI 48442

PHONE: 810-523-0158

CONTACT PERSON: Lee Marshall

EMAIL

[redacted]

ITEM COMPANY NAME_____

_____ ADDRESS:_____

CITY/STATE:_____

PHONE:_____

CONTACT PERSON:_____

EMAIL_____

ITEM COMPANY NAME_____

_____ ADDRESS_____

CITY/STATE:_____

PHONE:_____

COMPANY NAME:_____

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Long Mechanical Inc
190 East Main Street
Northville, MI 48167

SURETY:
(Name, legal status and principal place of business)
Hartford Fire Insurance Company
One Hartford Plaza
Hartford, CT 06155-0001

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 (5%) of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
Replacement of Boiler - Bennett Civic Center 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 14th day of July, 2026

(Witness)	Long Mechanical Inc *(Principal)* *(Seal)* *(Title)*
(Witness)	Hartford Fire Insurance Company *(Surety)* *(Seal)* *(Title)* Susan L Small, Attorney-in-Fact

Init.
/

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POWER OF ATTORNEY

Direct Inquiries, Bond Authenticity and Claims to:
THE HARTFORD
BOND, T-14
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: VTC INSURANCE GROUP
Agency Code: 35-351225

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :
Jeffrey A. Chandler, Alan P. Chandler, Bryan Formsma, Wendy L. Hingson, Meagan L. Reynolds, Susan L. Small of TROY, Michigan

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Phyllis A. Clark, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 30th day of March, 2026, before me personally came Joelle L. LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Jessica Ciccone
My Commission HH 644184
Expires June 20, 2029

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of **July 14th, 2026**.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
mayor@livonia.gov
(734) 466-2201

July 16, 2026

Dear Council Members,

We are pleased to bring to your attention an expanded plan to construct ADA accessible restrooms on the first floor of the Robert and Janet Bennett Library.

You may have been aware that the original plan called for the construction of an ADA accessible family restroom. **Due to a favorable bid scenario, we will be able to construct a family restroom and remodel the women's restroom, with plans to design and reconfigure the men's restroom later this year or at the beginning of next year.**

Approval of the construction project for the family restroom and women's restroom will be on the Council's July 27, 2026, Study Agenda.

These new accessible family and women's restrooms will be built in spaces adjacent to each other in the building, ensuring this initial portion of the project will be handled most economically and with a more limited impact on the building operations. Construction is scheduled to begin at the end of September with completion by December.

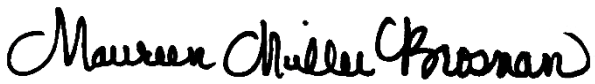
As you will recall, funding has been assigned from the Community Development Block Grant program, directed by the Livonia Housing Commission.

We will use the Qualifications Based Selection (QBS) process to design and prepare plans for construction of an accessible men's restroom which will require a larger scope of work due to structural issues needed to meet ADA standards. The construction contractor you approve will be asked to extend their competitive pricing to finish the project and construct the accessible men's restroom, also in the lobby on the first floor. This will require additional funding, as the Community Development Block Grant budget provided by the Housing Commission will be exhausted.

Moving forward, we expect to continue improving accessibility at the Bennett Library by adding ADA accessible restrooms in the interior of library as well as on the second and third floors of the building. The City has submitted an $850,000 grant funding request to support these improvements through the Office of Congresswoman Rashida Tlaib. We expect to hear about the grant status in early 2027.

Thank you for your support as we look to better serve all members of our community through this important project.

Sincerely,



Maureen Miller Brosnan
Mayor

cc. Engineering, DPW, Library, Housing, Finance

LETTER TO THE LIVONIA CITY COUNCIL FROM THE ENGINEERING DEPARTMENT

10.

MEETING DATE	PRESENTED BY
S072726	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from Emerson Oaks - Livonia, LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for the Emerson Oaks Condominium, in the Northwest 1/4 of Section 36.

BACKGROUND DETAILS

In conjunction with the development of the property located north of West Chicago Road, west of Harrison Road, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the owner, Emerson Oaks - Livonia, LLC requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for the Emerson Oaks Site Condominium, located north of West Chicago Road, west of Harrison Road in the N.W. ¼ of Section 36.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

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

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the actions:

- Accept the Storm Water Management System (SWMS) for the Emerson Oaks Site Condominium, located north of West Chicago Road, west of Harrison Road in the N.W. ¼ of Section 36.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. REVISED 1-28-22 STORM WATER FACILITIES MAINTENANCE AGREEMENT (Emerson Oaks Site Condominium, NW of Section 36)

APPROVED BY



David Lear, Assistant City Engineer — Date: July 14, 2026



Douglas L. Moore, MSA, Assistant Director of Public Works — Date: July 14, 2026



Eric Goldstein, City Attorney — Date: July 14, 2026



Maureen Miller Brosnan, Mayor — Date: July 17, 2026

STORM WATER FACILITIES MAINTENANCE AGREEMENT

EMERSON OAKS SITE CONDOMINIUM

THIS AGREEMENT is made this _____day of _____, 20____, by and between the City of Livonia, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and Emerson Oaks – Livonia, LLC, a Michigan limited liability company with principal offices located at 42400 Grand River, Suite 112, Novi, Michigan 48375 hereafter collectively "Proprietor".

RECITALS

1. The Proprietor has completed the development located in the City of Livonia, Wayne County, Michigan, as Emerson Oaks Site Condominium ("Development"), as more particularly described in Exhibit "A" attached hereto.

2. In conjunction with the Development, the Proprietor has constructed a storm drainage system to provide adequate drainage for the Development.

3. Such storm drainage system will encompass or impact storm runoff from the Development into the City of Livonia's storm system.

4. The City issued a permit authorizing the construction, operations and maintenance of the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, on or adjacent to the Development described in Exhibit "A" attached hereto and incorporated herein by reference.

5. The Permit included the Storm Water Management System – Long Term Maintenance Plan described in Exhibit" A" attached to said Permit, which is attached hereto and incorporated herein as Exhibit "B".

6. The Permit signed by the City will benefit the Proprietor and the proposed Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:

    a. The Proprietor agrees that Proprietor will maintain, at its own cost and expense, the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, and on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto to the Permit and incorporated herein by reference as Exhibit "B".

b. In the event the Proprietor fails to maintain the storm drainage system as herein agreed and after the City has notified Proprietor in writing of such failure, the City may enter upon said premises for the purposes of maintaining said storm drainage system, in which event the Proprietor agrees to pay the City all reasonable charges and expenses incurred thereon. The City will provide sufficient written notice prior to performing any work for which the Proprietor will be charged.

c. In the event of any failure or settlement in the Development, resulting from said storm drainage system, the City shall take immediate steps, after providing notice to the Proprietor, to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All reasonable expenses to perform the foregoing, including engineering will be remitted by the Proprietor to the City.

d. If it is found necessary to repair all or any portion of said storm drainage system within the Development because of work initiated by Proprietor, the City shall cause such repair to be accomplished, after providing notice to the Proprietor, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.

2. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long-Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.

3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the maintenance or repair (or omission in such regard) of the storm drainage system referred to in the permit as Exhibit "A" hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement (except those Claims caused in whole or in part by the willful or negligent acts or omissions of the City, its employees or agents). This indemnity and hold harmless shall include any costs, expenses and attorney fees reasonably incurred by the City in connection with such Claims or the enforcement of this Agreement.

4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

5. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the Proprietor and City have executed this Agreement on the day and year first above written.

Emerson Oaks – Livonia, LLC
a Michigan limited liability company

By: _____
Enrico Soave
Its: Member

STATE OF MICHIGAN)
) ss.
COUNTY OF Wayne)

On this 23 day of February, 2022, before me personally appeared Enrico Soave to me personally known, who being sworn, did for himself say that he is the Member of Emerson Oaks – Livonia, LLC, a Michigan limited liability company which executed the within instrument and said instrument was signed on behalf of said limited liability company in accordance with its Operating Agreement and Articles of Organization, and said Enrico Soave acknowledged said instrument to be the free act and deed of said limited liability company.

N. LANTTO
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 10, 2025
ACTING IN COUNTY OF Wayne

_____ 2/23/22
Notary Public

Wayne County, Michigan
My Commission Expires On: 8/10/2025

CITY OF LIVONIA
a municipal corporation

By: _____
Maureen Miller Brosnan

Its: Mayor

By: _____
~~Susan M. Nash~~
Lori M. Miller

Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____day of _____, 20_____, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Susan M. Nash to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

_____
Notary Public

_____ County, Michigan
My Commission Expires On:

INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154

WHEN RECORDED RETURN TO:
City of Livonia
Attn: Engineering Division
Todd J. Zilincik, P.E.
33000 Civic Center Drive
Livonia, MI 48154

EXHIBIT A

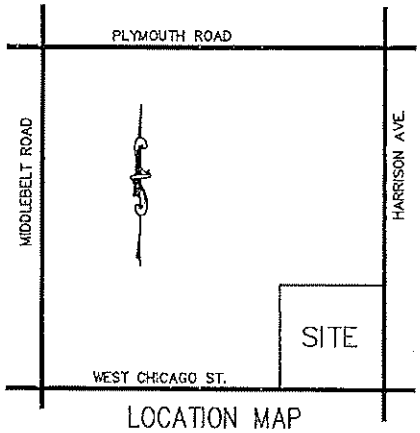
PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM

LEGEND

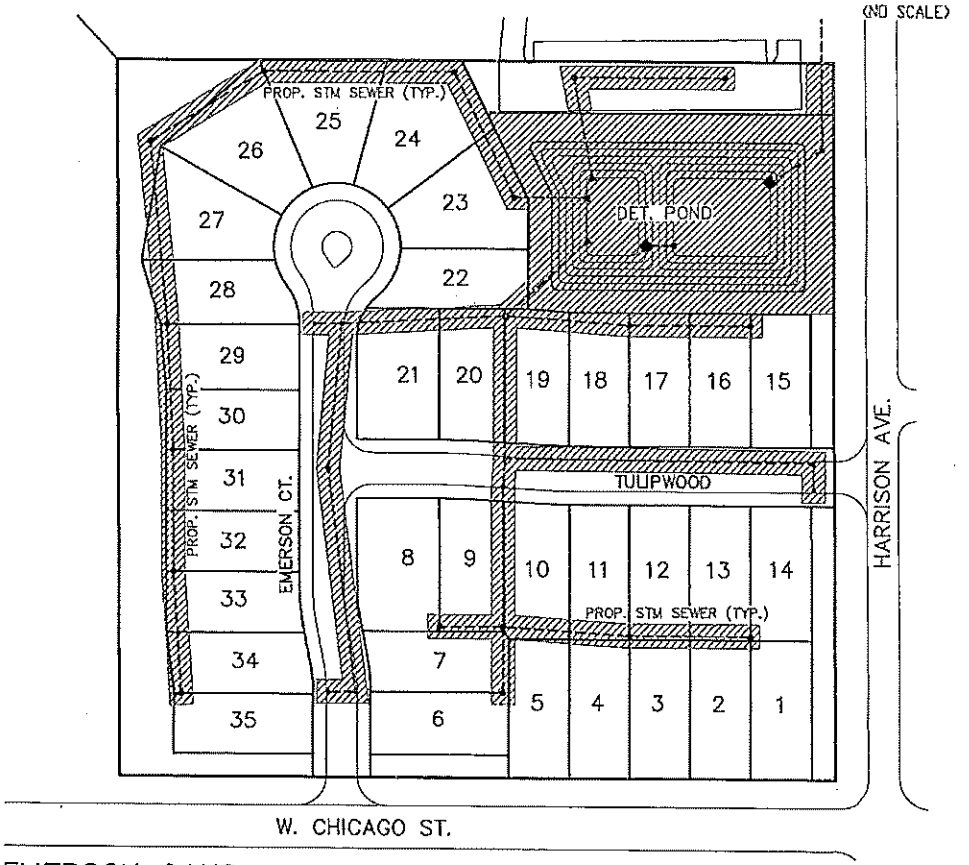
CITY OF LIVONIA MAINTENANCE RESPONSIBILITY

STORM SEWER

SCALE: 1" = 100'



LOCATION MAP
(NO SCALE)



EMERSON OAKS

PARCEL NO. 46-142-99-0016-000
LAND IN THE CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
THE WEST 330.00 FEET OF THE EAST 660.00 FEET OF THE SOUTH 660.00 FEET OF THE NORTHWEST 1/4 OF OF SECTION 36, T. 1 S. R. 9 E., EXCEPT THE SOUTH 43.00 FEET THEREOF.
AND THE EAST 330.00 FEET OF THE SOUTH 660.00 FEET OF THE NORTHWEST 1/4 OF OF SECTION 36, T. 1 S. R. 9 E. EXCEPT THE SOUTH 43.00 FEET THEREOF, ALSO EXCEPT THE EAST 43.00 FEET OF THE SOUTH 660.00 FEET THEREOF.
CONTAINING 8.74 ACRES.

ARPEE/DONNAN, INC.
LAND SURVEYING · ENGINEERING · MAPPING
32233 SCHOOLCRAFT ROAD, SUITE 103
LIVONIA, MICHIGAN 48150
PHONE (734) 953-3335 FAX (734) 953-3324

PREPARED FOR
INFINITY HOMES
42400 GRAND RIVER AVE.
NOVI, MICHIGAN 48375
248-449-8084

DATE: 09/20/21	
DRAWN: TBS	
PROJ. NO: 200022	
SHEET 1 OF 2	

EXHIBIT B

STORM WATER MANAGEMENT SYSTEM
LONG–TERM MAINTENANCE PLAN

PROPERTY INFORMATION: EMERSON OAKS
WEST CHICAGO & HARRISON
LIVONIA, MICHIGAN 48150

APPLICANT: INFINITY HOMES
42400 GRAND RIVER AVE., SUITE 112
NOVI, MICHIGAN 48375
248–449–8084

A. PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM

THE STORM WATER MANAGEMENT SYSTEM (SWMS) SUBJECT TO THIS LONG–TERM MAINTENANCE PLAN (PLAN) IS DEPICTED ON EXHIBIT A TO THE PERMIT AND INCLUDES WITHOUT LIMITATION THE STORM SEWERS, SWALES, MANHOLES, CATCH BASINS, STORM WATER INLETS, FOREBAY, DETENTION BASIN, OUTLET STRUCTURE, EMERGENCY OVERFLOW, AND BUFFER STRIP.

FOR PURPOSES OF THIS PLAN, THIS STORM WATER MANAGEMENT SYSTEM AND ALL OF ITS COMPONENTS AS SHOWN ON EXHIBIT A IS REFERRED TO AS EMERSON OAKS.

B. TIME FRAME FOR LONG–TERM MAINTENANCE RESPONSIBILITY

INFINITY HOMES IS RESPONSIBLE FOR MAINTAINING THE EMERSON OAKS, INCLUDING COMPLYING WITH APPLICABLE REQUIREMENTS OF THE LOCAL OR WAYNE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL PROGRAM, UNTIL WAYNE COUNTY RELEASES THE CONSTRUCTION PERMIT. LONG–TERM MAINTENANCE RESPONSIBILITY FOR THE EMERSON OAKS COMMENCES WHEN DEFINED BY THE MAINTENANCE PERMIT ISSUED BY THE COUNTY. LONG–TERM MAINTENANCE CONTINUES IN PERPETUITY.

C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY

THE CITY OF LIVONIA HAS ASSUMED RESPONSIBILITY FOR LONG–TERM MAINTENANCE OF EMERSON OAKS. THE RESOLUTION BY WHICH THE CITY OF LIVONIA HAS ASSUMED MAINTENANCE RESPONSIBILITY IS ATTACHED TO THE PERMIT AS EXHIBIT C. INFINITY HOMES THROUGH AN AGREEMENT TO REIMBURSE FOR MAINTENANCE, REPAIRS, RESTORATION, AND ANY NECESSARY CONSTRUCTION OF THE STORM WATER MAINTENANCE SYSTEM (THE "MAINTENANCE AGREEMENT") WITH THE CITY OF LIVONIA HAS AGREED TO PERFORM THE MAINTENANCE ACTIVITIES REQUIRED BY THIS PLAN. THE CITY OF LIVONIA RETAINS THE RIGHT TO ENTER THE PROPERTY AND PERFORM THE NECESSARY MAINTENANCE OF THE EMERSON OAKS, IF INFINITY HOMES FAILS TO PERFORM THE REQUIRED MAINTENANCE ACTIVITIES.

TO ENSURE THAT EMERSON OAKS IS MAINTAINED IN PERPETUITY, THE MAP OF THE PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM (EXHIBIT A), THIS PLAN (EXHIBIT B), THE RESOLUTION ATTACHED AS EXHIBIT C, AND THE MAINTENANCE AGREEMENT BETWEEN THE CITY AND THE PROPERTY OWNER WILL BE RECORDED WITH THE WAYNE COUNTY REGISTER OF DEEDS. UPON RECORDING, A COPY OF THE RECORDED DOCUMENT WILL BE PROVIDED TO THE COUNTY.

D. LONG–TERM MAINTENANCE PLAN AND SCHEDULE

TABLE 1 IDENTIFIES THE MAINTENANCE ACTIVITIES TO BE PERFORMED, ORGANIZED BY CATEGORY (MONITORING, PREVENTATIVE MAINTENANCE, AND REMEDIAL ACTIONS). TABLE 1 ALSO IDENTIFIES SITE SPECIFIC WORK NEEDED TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY.

TABLE 1

LONG TERM MAINTENANCE SCHEDULE

MAINTENANCE ACTIVITIES	SYSTEM COMPONENT: CATCH BASINS, INLETS & STORM SEWERS	CHANNELS & SWALES	INLETS TO DETENTION SYSTEM	FOREBAY	OPEN DETENTION BASIN	FLOW RESTRICTORS OVERFLOW STRUCTURES & OUTLET PIPES	EMERGENCY SPILLWAYS	RIPRAP	BUFFER STRIP	FREQUENCY
MONITORING/INSPECTION										
INSPECT FOR SEDIMENT ACCUMULATION**/CLOGGING OF STONE FILTER	X	X	X	X	X	X	X			ANNUALLY
INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X	X	X	X		X	ANNUALLY AND AFTER MAJOR EVENTS
INSPECT FOR EROSION AND INTEGRITY OF BANKS AND BERM.		X	X	X	X		X	X	X	ANNUALLY AND AFTER MAJOR EVENTS
INSPECT ALL COMPONENTS DURING WET WEATHER AND COMPARE TO AS–BUILT PLANS	X	X	X	X	X	X	X	X	X	ANNUALLY
MONITOR PLANTING/VEGETATION		X	X	X	X		X		X	2 TIMES PER YEAR
ENSURE MEANS OF ACCESS FOR MAINTENANCE REMAIN CLEAR/OPEN	X	X	X	X	X	X	X	X	X	ANNUALLY
PREVENTATIVE MAINTENANCE										
MOWING		X			X		X		X	UP TO 2 TIMES/YEAR*
REMOVE ACCUMULATED SEDIMENT	X	X			X	X				AS NEEDED**
REMOVE FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X	X	X	X			AS NEEDED
REPLACE OR WASH/REUSE STONE RISER FILTERS						X	X	X		EVERY 3 YEARS; MORE FREQUENTLY AS NEEDED***
REMOVE INVASIVE PLANT SPECIES		X		X	X				X	ANNUALLY
REMEDIAL ACTIONS										
REPAIR/STABILIZE AREAS OF EROSION		X	X	X	X		X	X	X	AS NEEDED
REPLACED DEAD PLANTINGS, BUSHES, TREES		X		X	X				X	AS NEEDED
RESEED BARE AREAS		X		X	X		X		X	AS NEEDED
STRUCTURAL REPAIRS	X		X			X	X	X		AS NEEDED
MAKE ADJUSTMENTS/REPAIRS TO ENSURE PROPER FUNCTIONING	X	X	X	X	X	X	X	X	X	AS NEEDED

* NOT TO EXCEED THE LENGTH ALLOWED BY LOCAL COMMUNITY ORDINANCE.
** FOREBAY TO BE CLEANED WHENEVER VOLUME IS REDUCED BY 30 PERCENT OR MORE DUE TO SEDIMENT ACCUMULATION.
*** REPLACE STONE IF IT CAN NOT BE ADEQUATELY CLEANED.

ARPEE/DONNAN, INC.
LAND SURVEYING · ENGINEERING · MAPPING
32233 SCHOOLCRAFT ROAD, SUITE 103
LIVONIA, MICHIGAN 48150
PHONE (734) 953-3335 FAX (734) 953-3324

PREPARED FOR
INFINITY HOMES
42400 GRAND RIVER AVE.
NOVI, MICHIGAN 48375
248–449–8084

DATE: 09/20/21
DRAWN: TBS
PROJ. NO: 20022
SHEET 2 OF 2

LETTER TO THE LIVONIA CITY COUNCIL FROM THE ENGINEERING DEPARTMENT

11.

MEETING DATE	PRESENTED BY
S 07/27/2026	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from UAG Realty LLC, in conjunction with the construction of a storm drain system that provides adequate drainage for Bill Brown Ford (Penske Automotive Group) at 32400 Plymouth Road in the Southwest 1/4 of Section 27.

BACKGROUND DETAILS

In conjunction with the development of the property Bill Brown Ford (Penske Automotive Group) located at 32400 Plymouth Road, Livonia, Michigan, 48150, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the Assistant Secretary of UAG Realty, LLC requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the following actions:

- Accept the Storm Water Management System (SWMS) for Penske Automotive Group located at 32400 Plymouth Road in the S.W. ¼ of Section 27.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

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

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the following actions:

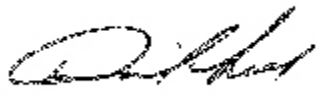
- Accept the Storm Water Management System (SWMS) for Penske Automotive Group located at 32400 Plymouth Road in the S.W. ¼ of Section 27.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. Revised - Storm Water Facilities Maint Agreement & Exhibits - Penske Automotive Group, 32400 Plymouth Road

APPROVED BY



Date: July 14, 2026

David Lear, Assistant City Engineer



Date: July 15, 2026

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



Date: July 15, 2026

Eric Goldstein, City Attorney



Date: July 17, 2026

Maureen Miller Brosnan, Mayor

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____day of _____, 20____, by and between the City of Livonia, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and

UAG Realty, LLC

a New jersey limited liability company with principal offices located at 2555 S. Telegraph Road, Bloomfield Hills, Michigan 48302 hereafter "Proprietor".

RECITALS

1. The Proprietor has developed certain property located in the City of Livonia, Wayne County, Michigan, as Penske Automotive Group, 32400 Plymouth Road Livonia, Michigan 48150 ("Development") as more particularly described in Exhibit "A" attached hereto.

2. The Proprietor constructed a storm drainage system that provides adequate drainage to the Development.

3. Such storm drainage system encompasses or impacts storm runoff from the Development.

4. The City has issued a permit ("Permit") authorizing the construction, operation and maintenance of the storm drainage system which is located within the Development and/or the City of right-of-way and/or drain, on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference.

5. The Permit signed by the City benefits the Proprietor and the Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:

    a. The Proprietor agrees that Proprietor will maintain, at Proprietor's own expense, the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, and on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference. In the event the Proprietor fails to maintain the storm drainage system as herein agreed and after the City has notified Proprietor in writing of such failure, the City may enter upon said premises for the purposes of maintaining said storm drainage system, in which event the Proprietor agrees to pay the City all reasonable charges and

expenses incurred thereon. The City will provide sufficient written notice prior to performing any work for which the Proprietor will be charged.

b. In the event of any failure or settlement in the Development, resulting from said storm drainage system, the City shall take immediate steps, after providing notice to the Proprietor, to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All reasonable expenses to perform the foregoing, including engineering will be remitted by the Proprietor to the City.

c. If it is found necessary to repair all or any portion of said storm drainage system within the Development because of work initiated by Proprietor, the City shall cause such repair to be accomplished, after providing written notice to the Proprietor, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.

2. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.

3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omission in such regard) of the storm drainage system referred to in the permit hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by the City in connection with such Claims or the enforcement of this Agreement.

4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

5. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the Proprietor and City have executed this Agreement on the day and year first above written.

UAG Realty, LLC
a Delaware limited liability company

By: _____

Printed Name: Maggie Feher

Its: Assistant Secretary

STATE OF Michigan)
) ss.
COUNTY OF Wayne)

On this 13 day of December, 2024, before me personally appeared Maggie Feher, to me personally known, who being by me sworn, did for themself say that he/she is the Assistant Secretary of UAG Realty, LLC which executed the within instrument, and the said instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be the free act and deed of said limited liability company.

_____ 12/13/24
Notary Public

N. LANTTO
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 10, 2025
ACTING IN COUNTY OF Wayne

County of Wayne
My Commission Expires On: Aug 10 2025

CITY OF LIVONIA
a municipal corporation

By:_____
Maureen Miller Brosnan
Its: Mayor

By:_____
Lori L. Miller
Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____day of _____, 20_____, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

_____
Notary Public

_____ County, Michigan
My Commission Expires On:

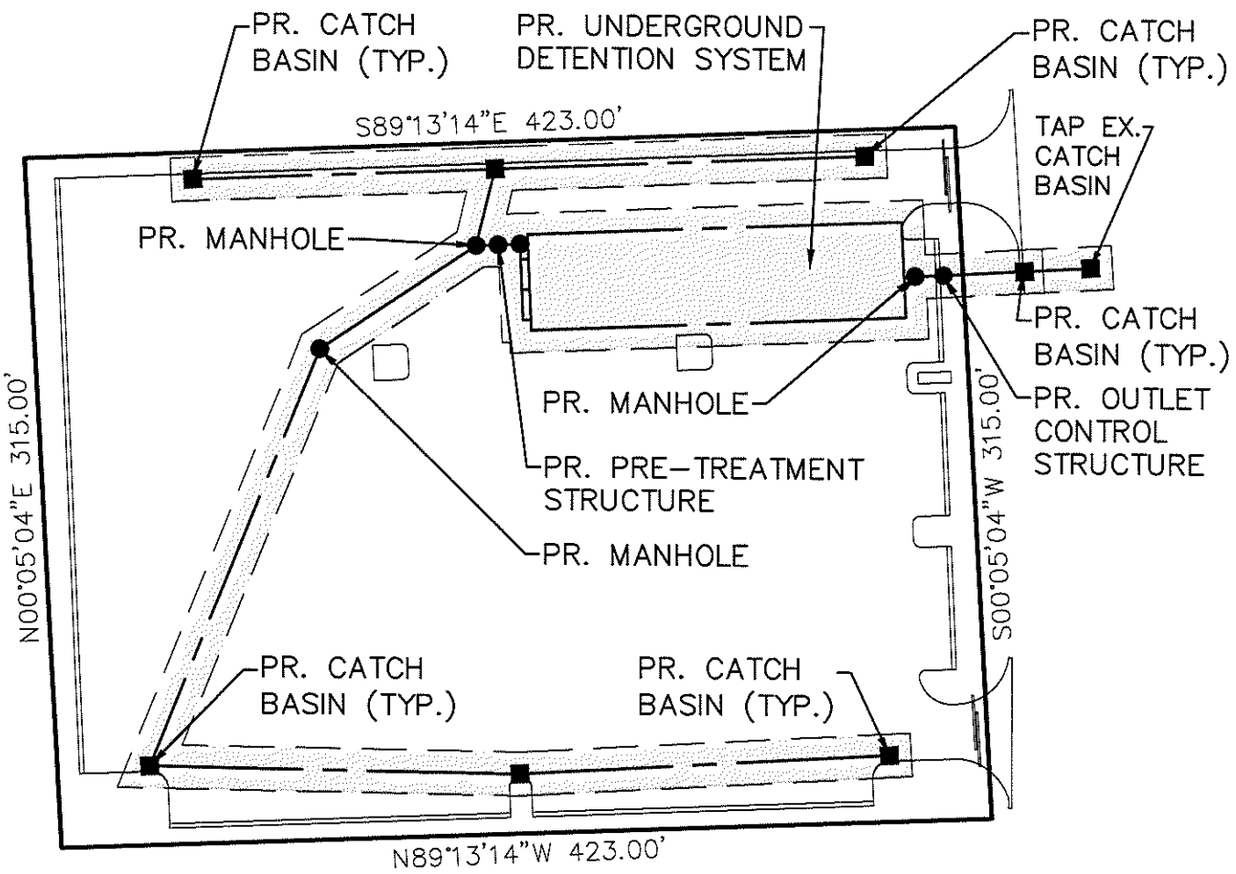
INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154
Attn: City Clerk

Engineering:M:Storm Water Facilities: Agreement

Exhibit A

PHYSICAL LIMITS OF STORMWATER MANAGEMENT SYSTEM
32400 PLYMOUTH ROAD



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

STATE OF MICHIGAN
TIMOTHY D. WOOD
ENGINEER NO. 69829
LICENSED PROFESSIONAL ENGINEER

Timothy D. Wood

LEGEND

- CITY OF LIVONIA MAINTENANCE RESPONSIBILITY
- STORM SEWERS & STRUCTURES

SCALE	DATE	DRAWN	JOB NO.	SHEET
1"=200'	2026-07-13	BG	N431	1 of 2

Exhibit A

PROPERTY DESCRIPTION
32400 PLYMOUTH ROAD

LEGAL DESCRIPTION

LAND IN THE SOUTHWEST 1/4 SECTION 27, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, AS DESCRIBED: BEGINNING AT A POINT ON THE NORTH LINE OF PLYMOUTH ROAD (120 FEET WIDE) DISTANT NORTH 00 DEGREES 00 MINUTES 39 SECONDS EAST, 60.00 FEET AND SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST, 2184.51 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS EAST, 315.00 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 14 SECONDS EAST 423.00 FEET TO A POINT ON THE WEST LINE OF HUBBARD STREET (66 FEET WIDE); THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 05 MINUTES 04 SECONDS WEST 315.00 FEET TO A POINT ON SAID NORTH LINE OF SAID PLYMOUTH ROAD; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 13 MINUTES 14 SECONDS WEST, 423.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 133,235 SQUARE FEET OF 3.059 ACRES

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

STATE OF MICHIGAN
TIMOTHY D. WOOD
ENGINEER NO. 69829
LICENSED PROFESSIONAL ENGINEER

Timothy D. Wood

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	2026-07-13	BG	N431	2 of 2

EXHIBIT "B" - STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN
32400 Plymouth Road

A. Physical Limits of the Storm Water Management System
The storm water management system (SWMS) subject to this long-term maintenance plan (Plan) is depicted on Exhibit A to the permit and includes without limitation the storm sewers, catch basins, manholes, inlets, manufactured treatment system, detention system, flow restrictor structure and outlet pipe that conveys flow from the underground detention system to an existing storm manhole within the site. For the purposes of this plan, this SWMS and all its components as shown in Exhibit A is referred to as "**32400 Plymouth Road SWMS**".

B. Time Frame for Long-Term Maintenance Responsibility
Penske Automotive Group is responsible for maintaining **32400 Plymouth Road SWMS** including complying with applicable requirements of the local or **Wayne County** soil erosion and sedimentation control program until **Wayne County** releases the construction permit. Long-term maintenance responsibility for the **32400 Plymouth Road SWMS** commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

C. Manner of Insuring Maintenance Responsibility
The **City of Livonia** has assumed responsibility for long-term maintenance of **32400 Plymouth Road SWMS**. The resolution, by which The **City of Livonia** has assumed maintenance responsibility is attached to the permit as Exhibit C. **Penske Automotive Group** through a maintenance agreement with the **City of Livonia**, has agreed to perform the maintenance activities required by this plan. The **City of Livonia** retains the right to enter the property and perform the necessary maintenance of **32400 Plymouth Road SWMS** if **Penske Automotive Group** fails to perform the required maintenance activities.

To ensure that **32400 Plymouth Road SWMS** is maintained in perpetuity, the map of the physical limits of the storm water management system (Exhibit A), this plan (Exhibit B), the resolution attached as Exhibit C, and the maintenance agreement between the **City of Livonia** and the property owner will be recorded with the **Wayne County** Register of Deeds. Upon recording, a copy of the recorded documents will be provided to the County.

D. Long-Term Maintenance Plan and Schedule
Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance, and remedial actions). Table 1 also identifies site-specific work needed to ensure that the storm water management system functions properly as designed.

TABLE 1
STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE

SYSTEM COMPONENTS	Storm Collection System (Sewers, Swales, Catch Basins, Manholes)	Pre-Treatment Structure	Underground Detention System	Flow Restrictor Structure & Outlet Pipe	Pavement Areas		FREQUENCY
Monitoring/Inspection							
Inspect for Sediment Accumulation/Clogging	X	X	X	X	X		Annually
Inspect For Floatables, Dead Vegetation & Debris	X	X	X	X	X		Annually & After Major Events
Inspect For Erosion and Integrity of System	X				X		Annually & After Major Events
Inspect All Components During Wet weather and Compare to As-Built Plans	X			X	X		Annually
Ensure Maintenance Access Remain Open/Clear	X	X	X	X	X		Annually
Preventative Maintenance							
Remove Accumulated sediments	X	X	X	X	X		As Needed (See Note Below)
Remove Floatables, Dead Vegetation & Debris	X	X	X	X	X		As Needed
Sweeping of Paved Surfaces					X		As Needed
Remedial Actions							
Structural Repairs	X	X	X	X	X		As Needed
Make Adjustments/Repairs to Ensure Proper Functioning	X	X	X	X	X		As Needed

NOTE: Manufactured treatment system and underground detention system to be cleaned according to the manufacturer's recommendations; at a minimum, whenever sediments accumulate to a depth of 6-12 inches, or if sediment resuspension is observed.

PROJECT:	PROPERTY OWNER:	ENGINEER:	DATE: 07 / 13 / 2026
32400 Plymouth Rd.	Penske Automotive Group 2555 S. Telegraph Rd. Bloomfield Hills, MI 48302 Contact: Mr. Jeff Anderson Phone: (248) 648-2500	Nowak & Fraus Engineers 46777 Woodward Avenue Pontiac, MI 48342 Contact: Mr. Timothy Wood, P.E. Phone: (248) 332-7931	SHEET 1 OF 1

LETTER TO THE LIVONIA CITY COUNCIL FROM THE ENGINEERING DEPARTMENT

12.

MEETING DATE	PRESENTED BY
S072726	Todd Zilincik, P.E., City Engineer

AGENDA ITEM

REQUEST TO ACCEPT STORM WATER FACILITIES MAINTENANCE AGREEMENT: from The Cornelia Group LLC in conjunction with the construction of a storm drain system that provides adequate drainage for the Penske Automotive Group at 27777 Schoolcraft Road, in the Northeast 1/4 of Section 25.

BACKGROUND DETAILS

In conjunction with the development of the property (Penske Automotive Group) located at 27777 Schoolcraft Road, Livonia, Michigan, 48150, the City of Livonia required the proprietor to construct a storm drainage system to provide adequate drainage for the site at their own expense. In reference to this storm sewer system, the office has received the attached storm water maintenance agreement from the President of The Cornelia Group, LLC requiring them to reimburse the City for any such maintenance that may become necessary.

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the following actions:

- Accept the Storm Water Management System (SWMS) for Penske Automotive Group located at 27777 Schoolcraft Road in the N.E. ¼ of Section 25.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

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

The Engineering Division has approved the storm sewer plans and respectfully recommends that the City Council take the following actions:

- Accept the Storm Water Management System (SWMS) for Penske Automotive Group located at 27777 Schoolcraft Road in the N.E. ¼ of Section 25.

- Authorize the Mayor and the City Clerk to execute the Storm Water Facilities Maintenance Agreement on behalf of the City.

ATTACHMENTS

1. Storm Water Facilities Maint Agreement + Exhibits - Penske Automotive Group, 27777 Schoolcraft

APPROVED BY



David Lear, Assistant City Engineer — Date: July 15, 2026



Douglas L. Moore, MSA, Assistant Director of Public Works — Date: July 15, 2026



Eric Goldstein, City Attorney — Date: July 15, 2026



Maureen Miller Brosnan, Mayor — Date: July 17, 2026

STORM WATER FACILITIES MAINTENANCE AGREEMENT

THIS AGREEMENT is made this _____day of _____, 20____, by and between the City of Livonia, a municipal corporation, with principal offices located at 33000 Civic Center Drive, Livonia, Michigan 48154, hereafter "City" and

The Cornelia Group, LLC

a Michigan limited liability company whose mailing address is, P.O. Box 252901, West Bloomfield, Michigan 48322 hereafter "Proprietor".

RECITALS

1. The Proprietor has developed certain property located in the City of Livonia, Wayne County, Michigan, as Penske Automotive Group, 27777 Schoolcraft Road, Livonia, Michigan 48150 ("Development") as more particularly described in Exhibit "A" attached hereto.

2. The Proprietor constructed a storm drainage system that provides adequate drainage to the Development.

3. Such storm drainage system encompasses or impacts storm runoff from the Development.

4. The City has issued a permit ("Permit") authorizing the construction, operation and maintenance of the storm drainage system which is located within the Development and/or the City of right-of-way and/or drain, on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference.

5. The Permit signed by the City benefits the Proprietor and the Development.

NOW, THEREFORE, for and in consideration of the mutual covenants and benefits to be derived hereunder, the receipt, adequacy and sufficiency of which is hereby acknowledged, the City and the Proprietor agree as follows:

1. The Proprietor shall assume the obligations of the City under the Permit, as follows:

    a. The Proprietor agrees that Proprietor will maintain, at Proprietor's own expense, the storm drainage system which is located within the Development and/or the City of Livonia's right-of-way and/or drain, and on or adjacent to the Development described in the Permit as Exhibit "A" attached hereto and incorporated herein by reference. In the event the Proprietor fails to maintain the storm drainage system as herein agreed and after the City has notified Proprietor in writing of such failure, the City may enter upon said premises for the purposes of maintaining said storm drainage system, in which event the Proprietor agrees to pay the City all reasonable charges and

expenses incurred thereon. The City will provide sufficient written notice prior to performing any work for which the Proprietor will be charged.

b. In the event of any failure or settlement in the Development, resulting from said storm drainage system, the City shall take immediate steps, after providing notice to the Proprietor, to correct the situation so that the public health, safety and welfare shall not be endangered nor the road improvement damaged. All reasonable expenses to perform the foregoing, including engineering will be remitted by the Proprietor to the City.

c. If it is found necessary to repair all or any portion of said storm drainage system within the Development because of work initiated by Proprietor, the City shall cause such repair to be accomplished, after providing notice to the Proprietor, and all reasonable expenses to perform the foregoing, including engineering, will be remitted by the Proprietor to the City. Prior to any work being performed in a City of Livonia road right-of-way, a separate permit shall be secured from the Engineering Department.

2. Without limitation of the foregoing, Proprietor, its successors and assigns, at its sole cost and expense shall perform maintenance of the storm water facilities described in the City of Livonia's Storm Water Management and Long Term Maintenance Plan as Exhibit "B" attached hereto and incorporated herein by reference.

3. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the City harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omission in such regard) of the storm drainage system referred to in the permit hereto, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by the City in connection with such Claims or the enforcement of this Agreement.

4. In accordance with 1976 PA 453, the parties hereto covenant: (1) not to discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, sex, age, height, weight or marital status.

5. That this Agreement shall be recorded at the Proprietor's expense with the Wayne County Register of Deeds.

IN WITNESS WHEREOF, the Proprietor and City have executed this Agreement on the day and year first above written.

The Cornelia Group, LLC
a Michigan limited liability company

By: _____
Samuel Mass
Its: President

STATE OF Michigan)
) ss.
COUNTY OF Oakland)

On this 14th day of May, ____, before me personally appeared Samuel Mass to me personally known, who being by me sworn, did for themself say that they are the President of The Cornelia Group, LLC which executed the within instrument, and the said instrument was signed and sealed on behalf of said limited liability company and acknowledged said instrument to be the free act and deed of said limited liability company.

_____
Notary Public

County of Wayne
My Commission Expires On: 10/20/2026

M. FEHER
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 20, 2026
ing in the County of Oakland

CITY OF LIVONIA
a municipal corporation

By:_____
Maureen Miller Brosnan

Its: Mayor

By:_____
Lori L. Miller

Its: City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this _____day of _____, 20_____, before me, a Notary Public in and for said County, appeared Maureen Miller Brosnan and Lori L. Miller to me personally known, who, being sworn, did for themselves say that they are respectively the Mayor and the City Clerk of the City of Livonia, the municipal corporation named in and which executed the within instrument and acknowledged said instrument the free act and deed of said municipal corporation.

.

_____
Notary Public

_____ County, Michigan
My Commission Expires On:

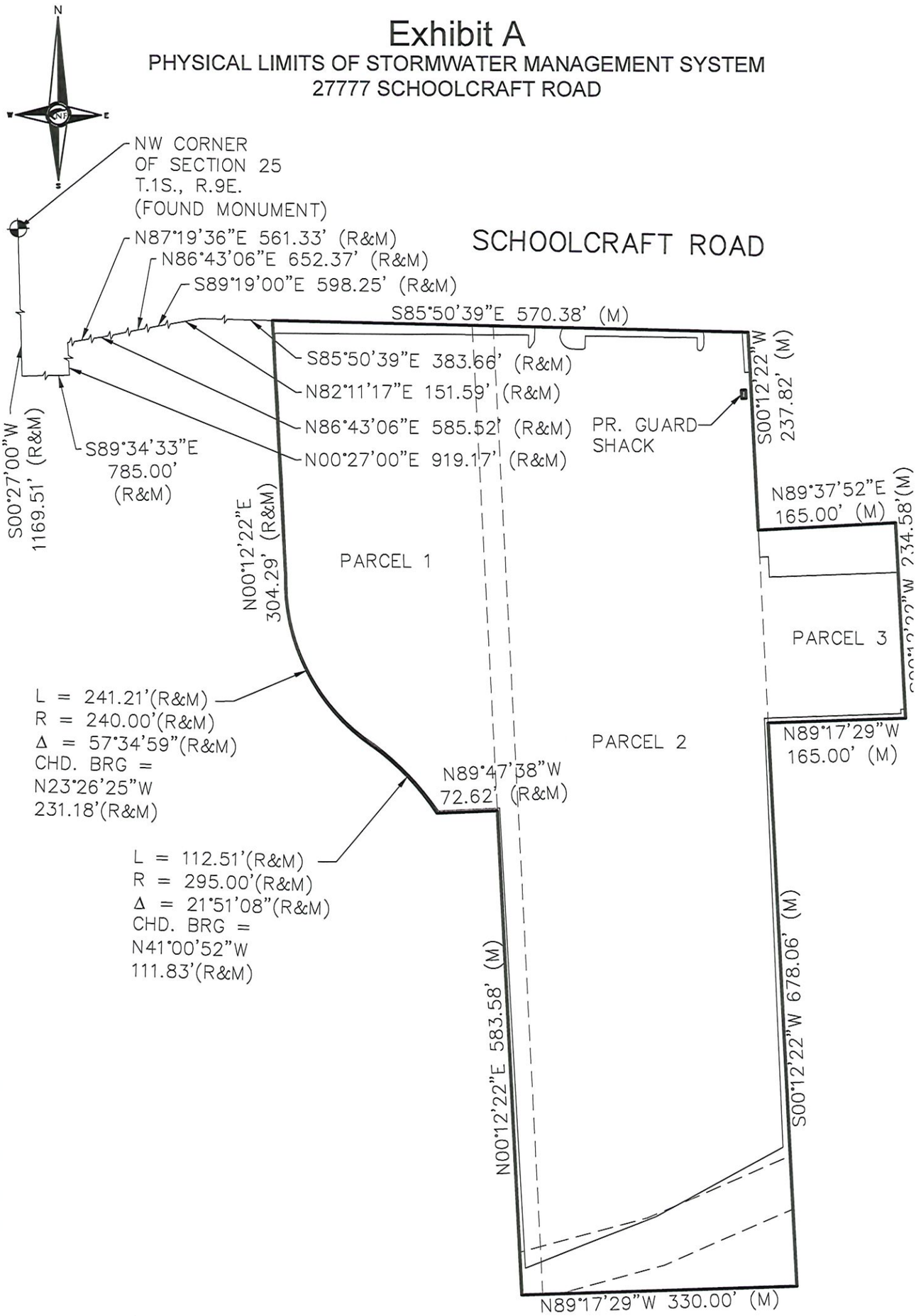
INSTRUMENT DRAFTED BY:
Todd J. Zilincik, P.E.
City Engineer
City of Livonia
12973 Farmington Road
Livonia, MI 48150

WHEN RECORDED RETURN TO:
City of Livonia
33000 Civic Center Drive
Livonia, MI 48154
Attn: City Clerk

Engineering:M:Storm Water Facilities: Agreement

Exhibit A

PHYSICAL LIMITS OF STORMWATER MANAGEMENT SYSTEM
27777 SCHOOLCRAFT ROAD



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

STATE OF MICHIGAN
TIMOTHY D. WOOD
ENGINEER NO. 69829
LICENSED PROFESSIONAL ENGINEER

Timothy D. Wood

SCALE	DATE	DRAWN	JOB NO.	SHEET
1"=150'	2026-07-13	BG	O267	1 of 3

Exhibit A

PROPERTY DESCRIPTION
27777 SCHOOLCRAFT ROAD

LEGAL DESCRIPTION

PART OF THE NORTH 1/2 OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWN 1 SOUTH, RANGE 9 EAST, CITY OF LIVONIA, WAYNE COUNTY, MICHIGAN AND RUNNING THENCE SOUTH 00 DEGREES 27 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1169.51 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS EAST, A DISTANCE OF 785.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST, A DISTANCE OF 919.17 FEET TO A POINT ON THE SOUTHERLY LINE OF SCHOOLCRAFT ROAD; THENCE PROCEEDING ALONG SAID SOUTHERLY LINE OF SAID SCHOOLCRAFT ROAD THE FOLLOWING SIX COURSES: NORTH 87 DEGREES 19 MINUTES 36 SECONDS EAST, A DISTANCE OF 561.33 FEET AND NORTH 86 DEGREES 43 MINUTES 06 SECONDS EAST, A DISTANCE OF 585.52 FEET; THENCE NORTH 82 DEGREES 11 MINUTES 17 SECONDS EAST, A DISTANCE OF 151.59 FEET; THENCE NORTH 86 DEGREES 43 MINUTES 06 SECONDS EAST, A DISTANCE OF 652.37 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 598.25 FEET; THENCE SOUTH 85 DEGREES 50 MINUTES 39 SECONDS EAST, A DISTANCE OF 383.66 FEET TO THE POINT OF BEGINNING OF THE SITE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SCHOOLCRAFT ROAD, SOUTH 85 DEGREES 50 MINUTES 39 SECONDS EAST, A DISTANCE OF 570.38 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 237.82 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 52 SECONDS EAST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 234.58 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 678.06 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 29 SECONDS WEST, A DISTANCE OF 330.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 583.58 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 72.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF 295.00 FEET, CENTRAL ANGLE OF 21 DEGREES 51 MINUTES 08 SECONDS, (THE CHORD OF SAID CURVE BEARS NORTH 41 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 111.83 FEET) AND HAVING AN ARC DISTANCE OF 112.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 240.00 FEET; CENTRAL ANGLE 57 DEGREES 34 MINUTES 59 SECONDS; (THE CHORD OF SAID CURVE BEARS NORTH 23 DEGREES 26 MINUTES 25 SECONDS WEST, 231.18 FEET) AND HAVING AN ARC DISTANCE OF 241.21 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 304.29 FEET TO THE POINT OF BEGINNING OF THE SITE HEREIN DESCRIBED.

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

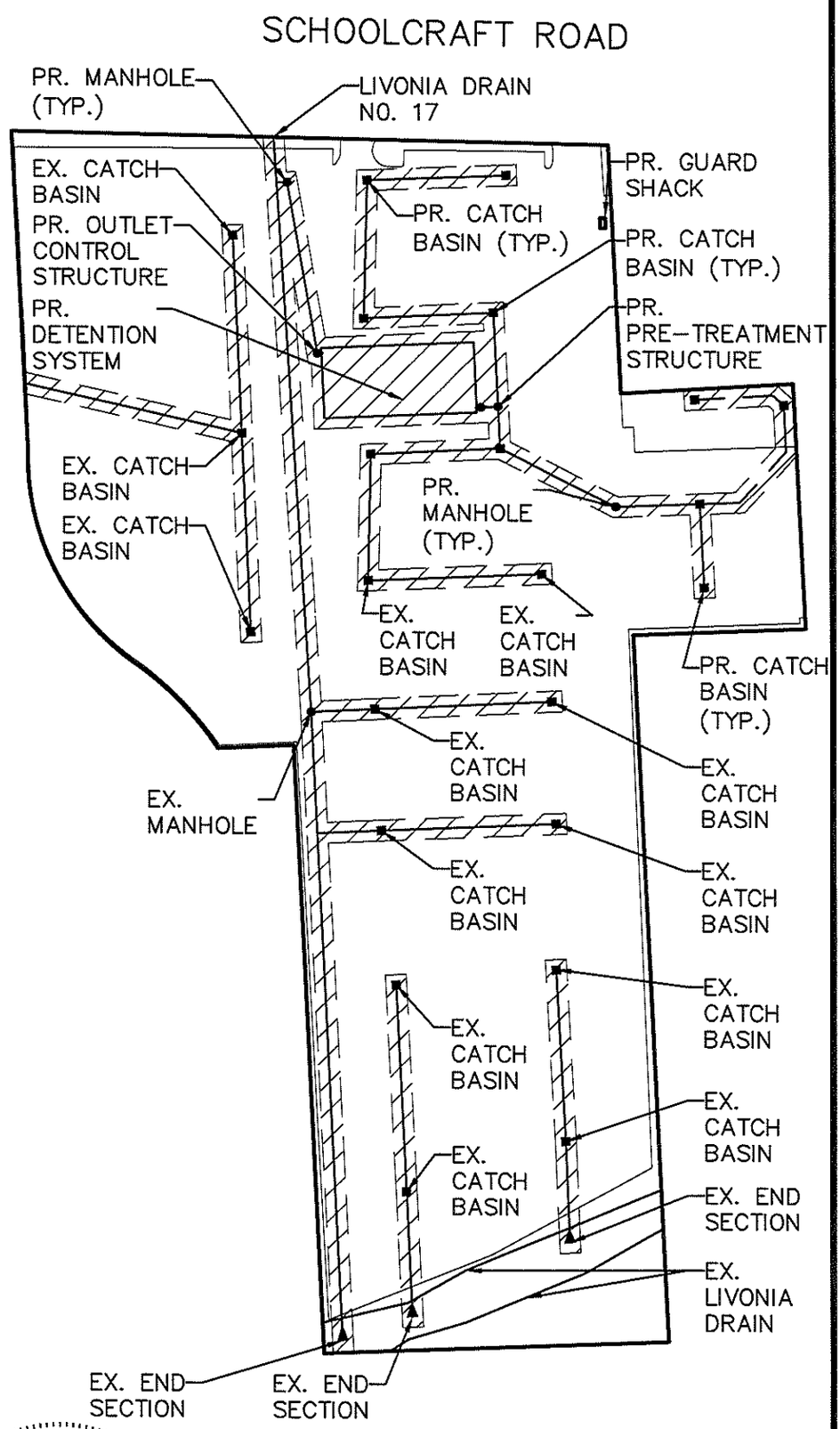
STATE OF MICHIGAN
TIMOTHY D. WOOD
ENGINEER NO. 69829
LICENSED PROFESSIONAL ENGINEER

Timothy D. Wood

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	2026-07-13	BG	O267	2 of 3

Exhibit A

PHYSICAL LIMITS OF STORMWATER MANAGEMENT SYSTEM
27777 SCHOOLCRAFT ROAD



LEGEND

- CITY OF LIVONIA MAINTENANCE RESPONSIBILITY
- STORM SEWERS & STRUCTURES

STATE OF MICHIGAN
TIMOTHY D. WOOD
ENGINEER NO. 69829
LICENSED PROFESSIONAL ENGINEER

Timothy D. Wood

NF ENGINEERS
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46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1"=150'	2026-07-13	BG	O267	3 of 3

LETTER TO THE LIVONIA CITY COUNCIL FROM THE ENGINEERING DEPARTMENT

13.

MEETING DATE	PRESENTED BY
S072726	David Lear, Assistant City Engineer

AGENDA ITEM

AWARD OF CONTRACT: for the Robert and Janet Bennett Civic Center Library ADA Restroom Renovations.

BACKGROUND DETAILS

The Robert and Janet Bennett Civic Center Library, located at 32777 Five Mile Road, was constructed in 1986 and encompasses approximately 65,000 s.f. (including a 4,300 s.f. atrium). Due to the age and design of the existing building, structural and functional upgrades are required to maintain the service level the community expects. Items such as the HVAC system and entrance improvements have been addressed in recent years, and additional improvements for interior bathrooms and the leaking roof are in the planning stages.

In order to address one of the more immediate deficiencies, scope development services were assigned to the Architectural and Engineering firm DLZ for the creation of an ADA accessible bathroom within the atrium area of the building. Competitive bids were solicited on MITN and opened on June 9th, 2026. Four bids were received, and the results are as follows:

1. C & S Construction Management — $ 145,400.00
   1306 Emmons, Lincoln Park, MI. 48146
2. Decima, LLC — $ 146,494.99
   16870 Schaefer Hwy, Detroit, MI. 48235
3. KEO & Associates, Inc. — $ 258,888.00
   18266 Wyoming, Detroit, MI. 48221
4. JE Estate, LLC — $ 420,000.00
   16192 Coastal Hwy, Lewes, DE. 19958

The Housing Department had pledged $450,000.00 in Community Development Block Grant (CDBG) funding for this project, and based on initial bid prices, we decided to try to expand the scope of work to use as much of the CDBG funding as possible. Since the women's restroom is abutting the proposed family restroom and minimal work, structurally speaking, would be required to update it to ADA standards, it was decided to contact the two low bidders from the initial bid (C & S Construction Management and Decima) to have them provide competitive bids for the additional work. (The initial bids from the other two companies were not close enough in pricing to make up the difference with the extra scope.) Bids for the additional work were received on July 15, and the

results are as follows:

1. C & S Construction Management — $ 158,723.00 **($304,123.00 total)**
   1306 Emmons, Lincoln Park, MI. 48146
2. Decima, LLC — $ 190,770.00 **($337,264.99 total)**
   16870 Schaefer Hwy, Detroit, MI. 48235

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

- Award a contract for construction and remodeling of the family and women's atrium restrooms in the not to exceed amount of $304,123.00 to C & S Construction Management, 1306 Emmons, Lincoln Park, MI. 48146.

- Award a contract for Professional Architecture Services through the QBS process (CR 378-20) for the construction contract administration in the not to exceed amount of $29,500.00 to DLZ Michigan, Inc., 607 Shelby Street, Suite 650, Detroit, Michigan 48226.

- Authorize an appropriation and expenditure in the amount of $333,623.00 for the Robert and Janet Bennett Civic Center Library ADA Restroom Renovations project from Account No. 235-800-818-681 (Neighborhood Revitalization Fund).

- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

It is recommended that the Council proceed as follows:

- Award a contract for construction and remodeling of the family and women's atrium restrooms in the not to exceed amount of $304,123.00 to C & S Construction Management, 1306 Emmons, Lincoln Park, MI. 48146.

- Award a contract for Professional Architecture Services through the QBS process (CR 378-20) for the construction contract administration in the not to exceed amount of $29,500.00 to DLZ Michigan, Inc., 607 Shelby Street, Suite 650, Detroit, Michigan 48226.

- Authorize an appropriation and expenditure in the amount of $333,623.00 for the Robert and Janet Bennett Civic Center Library ADA Restroom Renovations project from Account No. 235-800-818-681 (Neighborhood Revitalization Fund).

- Authorize the City Engineer to approve minor adjustments in the work, as required.

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

N/A

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

$333,623.000

DETAILED WORK BEING PERFORMED

Creation of an ADA accessible bathroom within the atrium area of the Robert and Janet Bennett Civic Center Library.

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

$333,623.00 from Account No. 234-800-818-681 (Neighborhood Revitalization Fund).

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

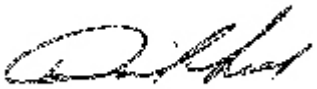
Competitive bids were solicited on MITN and opened on June 9th, 2026. Four bids were received, and the lowest bid is recommended.

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

ATTACHMENTS

1. Construction Documents - Drawings
2. Contract Book - City Bidding Information 05-18-26
3. DLZ Proposal - 07-15-26
4. Bid Information - 06-09-26
5. Bid Information - 07-15-26
6. CR 378-20
7. Bennett Library ADA Restrooms Letter 7-16-26

APPROVED BY

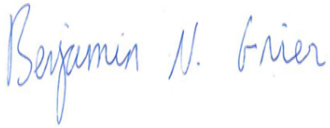


David Lear, Assistant City Engineer — Date: July 16, 2026

Lindsay Fricke, Library Director — Date: July 17, 2026



Madison Bjertness, Executive Director of Housing — Date: July 17, 2026



Date: July 17, 2026

Benjamin N. Grier, JD, CPA, Finance Director



Date: July 17, 2026

Eric Goldstein, City Attorney



Date: July 17, 2026

Maureen Miller Brosnan, Mayor

CITY OF LIVONIA

LIVONIA LIBRARY TOILET RENOVATION - HUD

LIVONIA, MICHIGAN

100% CONSTRUCTION DOCUMENTS

DECEMBER 18, 2024

OWNER
CITY OF LIVONIA
32777 FIVE MILE RD
LIVONIA, MI 48154

CLIENT
LIVONIA PUBLIC LIBRARY
ENGINEERING
12973 FARMINGTON
LIVONIA, MI 48150

PROJECT LOCATION
32777 FIVE MILE RD
LIVONIA, MI 48154

ARCHITECT
DLZ MICHIGAN, INC.
607 SHELBY ST. SUITE 650
DETROIT, MI 48226

STRUCTURAL
DLZ INDIANA, INC.
2211 E JEFFERSON BLVD
SOUTH BEND, IN 46615

ELECTRICAL & MECHANICAL
DLZ INDIANA, INC.
2211 E JEFFERSON BLVD
SOUTH BEND, IN 46615

OWNER APPROVAL SIGNATURES

NAME:_____

DATE:_____

SIGNATURE:_____



CONCEPTUAL RENDERING



LOCATION MAP (FOR ENLARGED, SEE G1.1)

DRAWING INDEX

GENERAL
G1.0H TITLE SHEET - HUD
G1.1H GENERAL NOTES - HUD
G1.2H CODE INFORMATION - HUD

ARCHITECTURE
A2.1H FIRST FLOOR AREA REMOVAL, NEW WORK, AND PHASING PLANS
A9.1H ENLARGED RESTROOM REMOVAL AND NEW WORK PLANS
A9.2H NEW WORK ELEVATIONS
A10.1H INTERIOR SECTIONS & DETAILS
A10.2H ROOM FINISH SCHEDULE AND DETAILS

PLUMBING
PD2.1H FIRST LEVEL PLUMBING REMOVAL PLAN - HUD
P0.1H GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS - HUD
P2.1H FIRST FLOOR PLUMBING PLAN - HUD
P6.2H PLUMBING DETAILS AND SCHEDULES

MECHANICAL
M0.1H GENERAL INFORMATION HUD
M2.1H FIRST FLOOR MECH DEMO AND NEW PLAN - HUD

ELECTRICAL
E2.1H FIRST FLOOR POWER REMOVAL AND INSTALL PLANS - HUD
E3.1H FIRST FLOOR LIGHTING REMOVAL AND INSTALL PLANS

DLZ PROJECT NO. 2142-7258-06H

DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

ARCHITECT/ENGINEER:
DLZ MICHIGAN, INC.
607 SHELBY ST.
STE 650
DETROIT, MI 48226
WWW.DLZ.COM

EACH SEAL APPLIES TO ITS DESIGNATED DISCIPLINE.

ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL
BRIAN WISNIEWSKI, RA	COREY VAN LUCHENE, PE	TALESE YENSCH, PE	MICHAEL KRIZMAN, PE

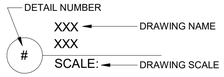
ABBREVIATIONS

ABBREVIATIONS:

A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
A.C.T	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
ADD.	ADDENDUM
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE GRADE
A.P.	ACCESS PANEL
A.P.C.	ACOUSTICAL PLASTER CEILING
A.V.	AUDIO VISUAL
ADMIN.	ADMINISTRATION
AGGR.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (ARCHITECTURAL)
ASPH.	ASPHALT
ASSOC.	ASSOCIATE
AVG.	AVERAGE
B.(BOTT.)	BOTTOM
BB	BOND BEAM
B.C.	BOTTOM OF CURB
B.F.	BARRIER FREE
B.F.P.	BACK FLOW PREVENTER
B.L.	BUILDING LINE
B.M.	BENCH MARK
B.T.U.	BRITISH THERMAL UNIT
B.U.	BUILT UP
BD.	BOARD
BTWN	BETWEEN
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BR	BULLET RESISTANT
BRG.	BEARING
BRZ.	BRONZE
BSMT.	BASEMENT
C.	CONDUIT
CAB.	CABINET
C.B.	CATCH BASIN
CB.	CORNER BAR
C.C.	CENTER TO CENTER
CEM.	CEMENT
CER.	CERAMIC
C.F.M.	CUBIC FEET PER MINUTE
CG	CORNER GUARD
C.I.	CAST IRON
C.I.P.	CAST IRON PIPE
CIR.	CIRCLE OR CIRCULAR
CJ	CONTROL JOINT
CKBD.	CHALKBOARD
CL	CENTERLINE
C.L.	CONSTRUCTION LINE
CLG.	CEILING
CLOS.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
COMP.	COMPACTED
CONC.	CONCRETE
COND.	CONDENSATE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
COORD.	COORDINATE
CORR.	CORRIDOR
CORG.	CORRUGATED
CPT.	CARPETING
CSJ	CONSTRUCTION JOINT
C.S.	CAULKING SEAM
CTB	CERAMIC TILE BASE
CTF	CERAMIC TILE FLOOR
CTW	CERAMIC TILE WALL
CTR.	CENTER OR CENTERING
CU.	CUBIC
CW	COLD WATER
D.	DEEP
D.F.	DRINKING FOUNTAIN
D.L.	DEAD LOAD
D.S.	DOWN SPOUT
DBL.	DOUBLE
DEG.	DEGREE
DEMO	DEMOLISH (ED)
DEPT.	DEPARTMENT
DIA.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
DWG.	DRAWING
DTL.	DETAIL
E.	EAST
E.A.	EXHAUST AIR
E.C.	ELECTRICAL CONTRACTOR
E.F.	EXHAUST FAN
E.I.F.S.	EXT. INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EMER.	EMERGENCY
E.PAN.	ELECTRICAL PANEL
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EL.	ELEVATION
ELEC.	ELECTRICAL OR ELECTRIC
ELEV.	ELEVATOR
ENG.	ENGINEER OR ENGINEERING
EQ.	EQUAL
E.S.	EXPOSED STRUCTURE
EQUIP.	EQUIPMENT
ETC.	ET CETERA
ETR.	EXISTING TO REMAIN
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.C.P.	FIRE ALARM CONTROL PANEL
F.A.I.	FRESH AIR INTAKE
F.C.	FURNACE
F.D.	FOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.M.	FLOOR MOUNTED
F.R.	FIN RADIATION
F.S.	FOOD SERVICE
F.V.	FIELD VERIFY
F.W.C.	FABRIC WALL COVERING
FWP.	FABRIC WALL PANEL
FIN.	FINISH
FLR.	FLOOR
FT.	FOOT OR FEET
FTG.	FOOTING
G.A.	GAUGE
G.C.	GENERAL CONTRACTOR
G.R.V.	GRAVITY ROOF VENTILATOR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.BD.	GYPSUM BOARD
H.	HIGH
H.B.	HOSE BIBB
H.M.	HOLLOW METAL
H.O.A.	HAND-OFF-AUTOMATIC
H.V.A.C.	HEATING VENTILATING & AIR-CONDITIONING
HW	HOT WATER
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
HDWD.	HARDWOOD
HDWR.	HARDWARE
HT.(HGT.)	HEIGHT
H.D.P.	HIGH DENSITY PARTICALE BOARD
HORIZ.	HORIZONTAL
HR.	HOUR
HYD.	HYDRAULIC
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
I.R.	INSIDE RADIUS
IN.	INCH
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR OR JANITORIAL
J.B.	JUNCTION BOX
JCT.	JUNCTION
JT.	JOINT
K.D.	KILN-DRIED
KIT.	KITCHEN
K.O.	KNOCKOUT
KP.	KICK PLATE
L.	LEFT
LAM.	LAMINATED
LAV.	LAVATORY
LBS.	POUNDS
LG.	LARGE
LGTH	LENGTH
L.H.	LEFT HAND
LFT.(LF.)	LINEAR FEET
L.H.R.	LEFT HAND REVERSE
L.L.	LIVE LOAD
L.O.A.	LENGTH OVER ALL
LIN.	LINEAR
LTG.	LIGHTING
M.C.	MECHANICAL CONTRACTOR
M.D.P.	MAIN DISTRIBUTION PANEL
M.H.	MAN HOLE
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MIX.	MIXTURE
MK.	MARK
M.O.	MASONRY OPENING
MSRY.	MASONRY
MTD.	MOUNTED
MTL.	METAL
MTG.	MOUNTING
N.	NORTH
NA(N/A)	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NF	NEAR FACE
N.O.P.	NOT OTHERWISE PROVIDED
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
OA.	OVERALL
O.A.	OUTSIDE AIR
O.A.I.	OUTSIDE AIR INTAKE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O. TO O.	OUT TO OUT
OF	OUTSIDE FACE
O.R.	OUTSIDE RADIUS
OL.	OVERLOAD
OFC.	OFFICE
OH	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
OR.	OUTSIDE RADIUS
ORIG.	ORIGINAL
OZ.	OUNCE
P.A.	PIPE ANCHOR
P.C.	PLUMBING CONTRACTOR
P.D.	PRESSURE DROP
P.J.F.	PRE MOLDED JOINT FILLER
P.R.V.	PRESSURE REDUCING VALVE
PASS.	PASSENGER
PAT.	PATTERN
PERP.	PERPENDICULAR
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNEU.	PNEUMATIC
PNL.	PANEL
PREFAB.	PREFABRICATED
PROJ.	PROJECT
PT.	PAINT
P.CONC.	PRECAST CONCRETE SLAB
PTN.	PARTITION
PV.	PAVERS
PVC.	POLYVINYL CHLORIDE
QCV	QUICK COUPLER VALVE
Q.T.	QUARRY TILE
QUAL.	QUALITY
QTY.	QUANTITY
R	THERMAL RESISTANCE
R.	RISER OR RIGHT
RAD.(R.)	RADIUS
R.A.	RETURN AIR
R.B.	RUBBER BASE
RBR	RUBBER
RD.	ROAD
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REV.	REVISION
REM.	REMOVABLE
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
RCP	REINFORCED CONCRETE PIPE
RE:	REFER TO:
RECPT.	RECEPTACLE
RECT.	RECTANGLE OR RECTANGULAR
REFR.	REFRIGERATOR
REINF.	REINFORCE (D) (ING) (MENT)
REQD.	REQUIRED
REV.	REVERSE
RFG.	ROOFING
R.H.	RIGHT HAND
RHR	RIGHT HAND REVERSE
RLG.	RAILING
RM.	ROOM
R.R.	RAIL ROAD
RT.	RIGHT
ROW (R/W)	RIGHT OF WAY
RVS.	REVERSE
RWC.	MAIN WATER COLLECTOR
RWL	RAIN WATER LEADER
S.A.	SUPPLY AIR
S.A.T.	SUSPENDED ACOUSTICAL TILE
S.C.	SEALED CONCRETE
S.F.S.	STORE FRONT SYSTEM
S.P. S.	STAND PIPE
S.	SOUTH
S.S.	STAINLESS STEEL
S. TO S.	STUD TO STUD
SHM.	SECURITY HOLLOW METAL
S.V.	SHEET VINYL
SAN.	SANITARY
SCHED.	SCHEDULE
SECT.	SECTION
SEW.	SEWER
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
S.O.	SECTIONAL OVERHEAD
SPECS.	SPECIFICATIONS
SPKR.	SPEAKER
SPNK.	SPRINKLER HEAD
SQ.	SQUARE
ST.	STEEL
STD.	STANDARD
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SW.	SWITCH
T	TEMPERED
T.&B.	TOP AND BOTTOM
T.&G.	TONGUE AND GROOVE
T.C.	TOP CURB
T.C.C.	TEMP. CONTROL CONTRACTOR
T.C.P.	TEMP. CONTROL PANEL
T.P.	TEPID WATER
T.W.C.	TEPID WATER CONTROLLER
TBB	TILE BACKER BOARD
TEL.	TELEPHONE
TEMP.	TEMPERATURE
TERR.	TERRAZZO
THRU.	THROUGH
TKBD.	TACK BOARD
TLT.	TOILET
TOL.	TOLERANCE
TYP.	TYPICAL
U	HEAT TRANSFER COEFFICIENT
U.F.D.	UNDER FLOOR DUCT
U.L.	UNDERWRITER'S LABORATORIES
UNO	UNLESS NOTED OTHERWISE
U.V.	UNIT VENTILATOR
UR.	URINAL
UTIL.	UTILITY
VYL	VINYL
VAP.	VAPOR
VAR.	VARIES
VCB	VINYL COVE BASE
V.C.P.	VITRIFIED CLAY PIPE
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
VENT.	VENTILATE
VIF	VERIFY IN FIELD
VOL.	VOLUME
V.P.	VENT PIPE
V.S.	VENT STACK
VWC	VINYL WALL COVERING
W.	WEST
W.C.	WATER CLOSET
WD.	WOOD
W.F.	WASH FOUNTAIN
WH	WALL HUNG
W.H.	WATER HEATER
W.I.	WROUGHT IRON
WP	WORKING POINT
W.P.	WATERPROOFING
W.L.	WIND LOAD
W.M.	WALK OFF MAT
WS	WEATHER STRIP
W.S.	WORK SINK
W.W.F.	WELDED WIRE FABRIC
WT.	WEIGHT
XFMR	TRANSFORMER
XFR	TRANSFER
YD.	YARD
YCO	YARD CLEAN OUT
°	DEGREE
±	PLUS OR MINUS
Ø	DIAMTER CENTERLINE
P	PLATE
&	AND
x	BY
@	AT
#	NUMBER
W/	WITH

SYMBOLS

DRAWING TITLE

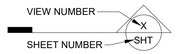


ROOM NAME

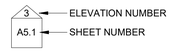
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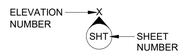
SECTION DETAIL TARGET



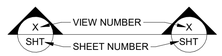
EXTERIOR ELEVATION TARGET



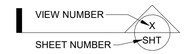
INTERIOR ELEVATION TARGET



BUILDING SECTION TARGET



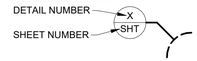
WALL SECTION TARGET



VERTICAL ELEVATION BUBBLE



DETAIL TARGET



NORTH ARROW



LOCATION MAP



PROJECT SITE:
32777 FIVE MILE RD LIVONIA, MI 48154

GENERAL NOTES

A. CONTRACTOR IS RESPONSIBLE TO CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS INCLUDING APPLICABLE ORDINANCES AND REFERENCED STANDARDS.

B. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING A BID OR BEGINNING ANY WORK. CONDITIONS FOUND TO BE IN VARIANCE FROM THE INFORMATION IN THE DRAWINGS OR PROJECT MANUAL SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION.

C. KEYNOTES ARE MEANT AS A GENERAL GUIDE FOR TYPICAL LOCATIONS. CONTRACTOR TO PERFORM FULL EXTENT OF WORK REQUIRED TO ACCOMPLISH DESIGN INTENT. THE ABSENCE OF A KEYNOTE DOES NOT ABSOLVE THE CONTRACTOR FROM PROVIDING THE FEATURE GRAPHICALLY INDICATED ON THE DRAWINGS.

D. SPECIFIC WORK ITEMS SHALL BE COORDINATED AND INTERFACED WITH ALL OTHER TRADES TO ALLOW FOR NEW CONSTRUCTION AND COMPLETE INSTALLATION AS REQUIRED TO ACCOMPLISH DESIGN INTENT.

E. REFER TO DRAWINGS OF EACH TRADE OR DISCIPLINE FOR ADDITIONAL GENERAL NOTES AND INFORMATION, INCLUDING, ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION AND ELECTRICAL.

F. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IDENTIFIED ON ALL DRAWINGS AND INFORMATION IN THE PROJECT MANUAL, AS A COMPLETE PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE SPECIFIC SCOPE OF WORK FOR ANY SUBCONTRACTORS FOR THIS PROJECT.

G. FIELD VERIFY ACTUAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES, STRUCTURES, WATER LINES, STORM AND SANITARY LINES, GAS LINES, ELECTRICAL CONDUIT, AND OTHER UNDERGROUND UTILITIES PRIOR TO PERFORMING LARGE EQUIPMENT MOBILIZATIONS. ENGAGE THE SERVICES OF A PRIVATE UTILITY LOCATE COMPANY IF NECESSARY TO COMPLETELY LOCATE EXISTING UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING HEATED WALK SURFACE SYSTEMS.

H. LOCATION OF ALL TEMPORARY FACILITIES SHALL BE COORDINATED WITH OWNER AND ARCHITECT PRIOR TO MOBILIZATION ON-SITE, INCLUDING BUT NOT LIMITED TO TEMPORARY STAGING AREA, MATERIAL STORAGE AREA, ACCESS DRIVE(S), PARKING AREA, TOPSOIL STOCKPILE AREA, WASTE DISPOSAL AREA, FIELD OFFICES AND TEMPORARY FACILITIES, JOB SIGN, AND TEMPORARY FENCING.

I. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MISCELLANEOUS BLOCKING REQUIRED FOR INSTALLATION OF ALL BUILDING COMPONENTS, INCLUDING BUT NOT LIMITED TO FURNISHINGS, FIXTURES, EQUIPMENT, HARDWARE, BRACKETS, AND OWNER-PROVIDED EQUIPMENT. CONTRACTOR SHALL COORDINATE SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH TRADE AND WITH OWNER'S REPRESENTATIVE.

J. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MISCELLANEOUS WOOD AND METAL TRIM, FLASHING, CLIP ANGLES, ANCHORS, SUPPORTS, AND CLOSURE TRIM REQUIRED TO PROVIDE A COMPLETE, UNIFORM, AND WEATHERTIGHT ASSEMBLY AS REQUIRED TO ACCOMPLISH THE DESIGN INTENT.

K. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORY COMPONENTS AS REQUIRED TO FULLY COMPLY WITH MANUFACTURER'S RECOMMENDATIONS.

L. CONTRACTOR SHALL PROVIDE ACCESS DOORS IN ALL WALLS AND CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, FIRE PROTECTION OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS DOORS SHALL BE OF AN APPROPRIATE SIZE REQUIRED FOR EACH APPLICATION. WHERE APPLICABLE, ACCESS DOORS SHALL MATCH THE FIRE RATING OF THE WALL AND CEILING ASSEMBLY.

M. WHERE DISCREPANCIES EXIST IN THE CONTRACT DOCUMENTS INCLUDING DISCREPANCIES BETWEEN DRAWINGS AND PROJECT MANUAL, CONTRACTOR SHALL REQUEST CLARIFICATION IN WRITING FROM ARCHITECT. THE CONTRACTOR SHALL NOT ASSUME ANY ITEM TAKES PRECEDENCE OVER THE OTHER. ANY ACTION THE CONTRACTOR MAKES PRIOR TO NOTIFICATION IN WRITING SHALL BE SOLELY AT THE CONTRACTOR'S RISK.

N. CONTRACTOR SHALL SEAL ALL PENETRATIONS IN EXTERIOR WALL AND ROOF ASSEMBLIES WITH APPROPRIATE JOINT SEALANT(S) AND FLASHING(S) TO MAINTAIN A WEATHERTIGHT AND AIRTIGHT BUILDING ENVELOPE. ALL JOINTS AND PENETRATIONS SHALL BE SEALED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE, INCLUDING THE FOLLOWING:
1. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
2. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
3. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
4. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
5. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

O. COORDINATE WITH OTHER CONSTRUCTION ACTIVITIES AND CONSTRUCTION SEQUENCING WITH OTHER PROJECT(S) AND WORK BEING PERFORMED CONCURRENTLY ON-SITE.

P. BUILDING ELEVATION 100'-0" EQUALS EXISTING INTERIOR FINISH FLOOR.

Q. CONTRACTOR TO PROTECT ALL ITEMS WITHIN THE CONSTRUCTION LIMITS (INCLUDING SITE ELEMENTS) THAT ARE DESIGNATED TO REMAIN; ITEMS DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION.

R. ALL PENETRATIONS AND JOINTS IN FIRE-RATED WALL ASSEMBLIES AND FLOOR/CEILING ASSEMBLIES SHALL BE SEALED WITH THE FIRESTOPPING SYSTEM OR FIRE-RESISTIVE JOINT SYSTEM WHICH IS THE MOST APPROPRIATE FOR THE SPECIFIC APPLICATION BASED ON THE TYPE OF ASSEMBLY AND TYPE OF PENETRATING ELEMENT. SYSTEMS SHALL BE U.L.-LISTED FOR EACH APPLICATION.

S. ALL VERTICAL FENESTRATION (OPERABLE AND FIXED GLAZED ASSEMBLIES) SHALL BE LABELED BY THE MANUFACTURER WITH U-FACTOR, SHGC RATING, SAFETY RATING, AND FIRE-RESISTANCE RATING, WHERE APPLICABLE. WINDOWS AND DOORS SHALL BE CERTIFIED AS MEETING AIR LEAKAGE REQUIREMENTS PER NFRC 400.

T. THESE DRAWINGS SHALL NOT BE SCALED TO OBTAIN DIMENSIONS. IF THE DIMENSIONS CANNOT BE DETERMINED BY THE INFORMATION GIVEN, CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU, OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FACE OF FINISHED CEILING MATERIALS, UNLESS NOTED OTHERWISE.

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NO.	REVISION	DATE
	100% CONSTRUCTION DOCUMENTS	DEC 18, 2024

DRAWN: BRW
CHK'D: JB
DESIGNED: JH
APPRV'D: BRW
DATE: DECEMBER 18, 2024
PROJECT NUMBER 2142-7258-06H

LIVONIA MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD
GENERAL NOTES - HUD

DRAWING NUMBER G1.1H GENERAL

Autodesk Docs://Livonia Civic Center Library Renovation/2142-7258-06_Livonia Library Atrium_ARCH.rvt
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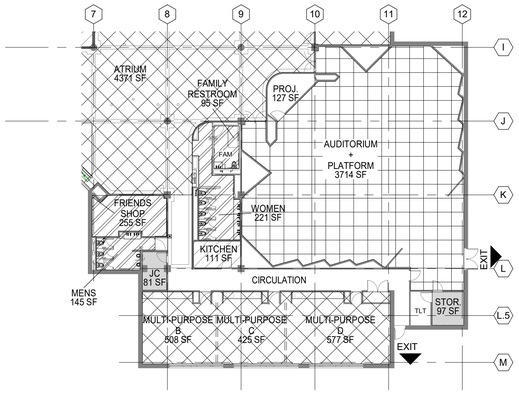
GRAPHIC LEGEND

- EXISTING USE GROUP A-1
- EXISTING USE GROUP A-3
- NEW USE GROUP B
- EXISTING USE GROUP B
- EXISTING USE GROUP S-1
- EXISTING USE GROUP L-STACK
- EXISTING USE GROUP L-READING
- EXISTING 2 HOUR FIRE BARRIER
- EXISTING 1 HOUR FIRE PARTITION
- NEW 2 HOUR FIRE BARRIER
- EGRESS TRAVEL PATH
- NEW CONSTRUCTION, NOT RATED
- EXISTING CONSTRUCTION, NOT RATED

ALTERATIONS LEVEL 1 (MRCEB) HUD

Number	ROOM NAME	(ASSIGNABLE) AREA
FIRST FLOOR		
164H	FAMILY RESTROOM	95 SF
165	MENS	145 SF
167	WOMEN	221 SF
		461 SF
Grand total		461 SF

LEVEL 1 FINISH ALTERATIONS: 0.8% FLOOR AREA.
CALCULATION: 500 SF / 59,218 SF TOTAL = 0.8%



1 FIRST FLOOR CODE COMPLIANCE PLAN HUD
SCALE: 3/64" = 1'-0"

NORTH

ROOM OCCUPANCY SCHEDULE

Number	ROOM NAME	(ASSIGNABLE) AREA	FUNCTION OF SPACE	OCCUPANT LOAD	NO. OF OCCUPANTS
LOWER LEVEL PLAN- DEMO					
B2	MACHINE RM.	42 SF	Accessory Storage	300	1
B3	STOR.	453 SF	Accessory Storage	300	2
B4	MECHANICAL ROOM	5161 SF	Accessory Storage	300	18
B5	LIBRARY STORAGE	1604 SF	Accessory Storage	300	6
B6	MACHINE RM.	89 SF	Accessory Storage	300	1
ST200	STAIR 200	269 SF	Business Areas	100	3
ST300	STAIR 300	179 SF	Business Areas	100	2
		7797 SF			33
FIRST FLOOR					
100	AUDITORIUM + PLATFORM	3714 SF	Assembly - Auditorium Fixed Seating	12	310
100A	STOR.	97 SF	Accessory Storage	300	1
100B	TLT	61 SF	Business Areas	100	1
101	FRIENDS SHOP	255 SF	Accessory Storage	300	1
103	MEN	175 SF	Business Areas	100	2
104	WOMENS	175 SF	Business Areas	100	2
105	JC	36 SF	Accessory Storage	300	1
106	STAFF TOILET	47 SF	Business Areas	100	1
107	ATRIUM	4371 SF	Assembly - Unconentrated (tables and chairs)	15	292
108	PROJ.	127 SF	Business Areas	100	2
110	CHILDRENS STACKS	2950 SF	Library - Stack area	100	30
111	CIRC	172 SF	Business Areas	100	2
111A	CHILDRENS READING	1570 SF	Library - Reading room	50	32
133	BOOK DROP	140 SF	Accessory Storage	300	1
134	VEST	58 SF	Accessory Storage	300	1
136	CIRC. DESK	456 SF	Business Areas	100	5
137	OPEN OFFICE	1549 SF	Business Areas	100	16
137A	STOR.	50 SF	Accessory Storage	300	1
137B	STOR.	59 SF	Accessory Storage	300	1
137C	CIRC	29 SF	(none)		
138	LIBRARY OFFICES	486 SF	Business Areas	100	5
139	OFFICE	120 SF	Business Areas	100	2
140	MICHIGAN RM	480 SF	Assembly - Unconentrated (tables and chairs)	15	32
160	CORRIDOR	674 SF	Business Areas	100	7
161	MULTI-PURPOSE B	508 SF	Assembly - Unconentrated (tables and chairs)	15	34
162	MULTI-PURPOSE C	425 SF	Assembly - Unconentrated (tables and chairs)	15	29
164	MULTI-PURPOSE D	577 SF	Assembly - Unconentrated (tables and chairs)	15	39
164H	FAMILY RESTROOM	95 SF	Business Areas	100	1
165	MENS	145 SF	Business Areas	100	2
166	JC	81 SF	Accessory Storage	300	1
167	WOMEN	221 SF	Business Areas	100	3
168	KITCHEN	111 SF	Business Areas	100	2
170	CIRC	2079 SF	Business Areas	100	21
170C	CENTRAL STAIR	332 SF	Business Areas	100	4
188	LIBR. OF THINGS	265 SF	Library - Stack area	100	3
189	READING AREA	2695 SF	Library - Reading room	50	54
189A	STACKS	1800 SF	Library - Stack area	100	18
189B	STACKS	1818 SF	Library - Stack area	100	19
1223	ELEV. VEST.	206 SF	Business Areas	100	3
ST400	STAIR	163 SF	Business Areas	100	2
		29371 SF			983
SECOND FLOOR					
201	ELEV. VEST.	207 SF	Business Areas	100	3
205	MENS	175 SF	Business Areas	100	2
206	WOMENS	175 SF	Business Areas	100	2
206	OFFICE	109 SF	Business Areas	100	2
209	TLT	47 SF	Business Areas	100	1
210	OPEN OFFICE	1164 SF	Business Areas	100	12
211	CIRC	336 SF	(none)		
211A	STOR.	90 SF	Accessory Storage	300	1
212	JC	36 SF	Accessory Storage	300	1
220	STORAGE	294 SF	Accessory Storage	300	1
221	CONFERENCE ROOM	265 SF	Business Areas	100	3
230	CIRC.	2607 SF	(none)		
231	ART GALLERY	1263 SF	Assembly - Unconentrated (tables and chairs)	15	85
240	READING AREA	2695 SF	Library - Reading room	50	54
240A	STACKS	1805 SF	Library - Stack area	100	19
240B	STACKS	1520 SF	Library - Stack area	100	16
250	READING	4143 SF	Library - Reading room	50	83
250A	STACKS	573 SF	Library - Stack area	100	6
250B	STUDY PODS	557 SF	Accessory Storage	300	2
		18060 SF			293
THIRD FLOOR					
300	TLT 313	25 SF	Business Areas	100	1
301	GENERAL OFFICE	934 SF	Business Areas	100	10
302	OFFICE	238 SF	Business Areas	100	3
305	STOR.	327 SF	Accessory Storage	300	2
306	STOR.	249 SF	Accessory Storage	300	1
309	MEETING ROOM	371 SF	Business Areas	100	4
312	TLT	24 SF	Business Areas	100	1
314	STAFF LOUNGE	451 SF	Business Areas	100	5
399	MECHANICAL	1371 SF	Accessory Storage	300	5
		3990 SF			32
Grand total		59218 SF			1341

NOTE: ADDITIONAL SPACES NOT ILLUSTRATED ARE EXISTING TO REMAIN

CODE REVIEW

APPLICABLE CODES:
- ASHRAE 90.1-2013
- MICHIGAN ENERGY CODE 2015 (IECC-2015)
- MICHIGAN BUILDING CODE 2015 (MBC-2015)
- NATIONAL ELECTRICAL CODE 2023 (NEC-2015)
- MICHIGAN PLUMBING CODE 2021 (MPC-2021)
- MICHIGAN MECHANICAL CODE 2021 (MMC-2021)
- MICHIGAN REHABILITATION CODE 2015 (MRCEB-2015)

A. PROJECT SUMMARY

1. RENOVATION GROSS SQUARE FOOTAGE: SEE TABLE AT LEFT FOR LEVEL1 ALTERATION (MAX. 500 SF)

2. BUILDING DESCRIPTION:
BUILDING IS A 1986 CIVIC LIBRARY WITH STACKS, ADMINISTRATION, AND RESEARCH ON NORTHWEST THREE-STORY AND SINGLE-STORY COMMUNITY AUDITORIUM AND RESALE SHOP ON THE SOUTHEAST. BASEMENT WORK IS ONLY AS NEEDED TO ACCESS FIRST FLOOR WORK. NO WORK WILL COMMENCE ON LEVELS TWO OR THREE PROPER, UNLESS A FUNCTION OF SCOPE FROM LEVEL ONE.

PROJECT WILL BE COMPRISED OF:

INTERIOR LOBBY AREA WILL RECEIVE ALL NEW RENOVATED ADA-COMPLIANT RESTROOMS IN PLACE OF EXISTING NON-COMPLIANT SPACES, WITH DUAL-GENDER TO REMAIN, AND A NEW SINGLE-OCCUPANY FAMILY RESTROOM (FROM CONVERTED COAT CHECK) ADDED ON THE FIRST FLOOR. ALL CEILING TILES AND FLOORING WILL BE REMOVED AND REPLACED, AND FRESH TOUCH-UP PAINT, AS FINISH UPDATES. INCLUDING LAVATORIES AND PARTITIONS. DOOR SWINGS WILL BE REVISED FOR IMPROVED EGRESS WIDTH AND ACCESSIBILITY. TOTAL EGRESS DOORS AND PATHS IN PROJECT WILL NOT CHANGE. FIRE EXTINGUISHER LOCATIONS, EXIT SIGNAGE, AND ALARMS WILL BE REPLACED IN EXISTING LOCATIONS. TOTAL FIXTURES WILL BE INCREASED FROM EXISTING BY ONE.

3. STRUCTURAL FRAMING SYSTEM (NO CHANGE. N/A)
   a. FIRST FLOOR ATRIUM: PARTIALLY EXPOSED STEEL FRAMING & DECK. EXIST, HSS SUPPORTING CROSS-GRID OF HSS TUBE GIRTS.
   b. FIRST, SECOND AND THIRD FLOORS: CONCEALED STEEL FRAMING, CONCRETE SLAB ON STEEL DECK.

4. FLOOR & FOUNDATION SYSTEMS (NO CHANGE. N/A)
   a. FIRST FLOOR: CONCRETE ON STEEL DECKING (EASTERN AREA OVER BASEMENT) AND CONCRETE SLAB-ON-GRADE (WESTERN AREA)
   b. SECOND AND THIRD FLOORS: CONCRETE ON STEEL DECKING

5. ROOFING SYSTEM (NO CHANGE. N/A)
   a. EXISTING TO REMAIN: SINGLE-PLY MEMBRANE ROOFING SYSTEM
   b. NEW ROOFING: STANDING SEAM METAL ROOF ON 1-1/2" METAL DECK. 6" RIGID POLYISOCYANURATE INSULATION TO MEET MINIMUM R30 VALUE, SUPPORTED ON NEW STEEL TUBE SHAPES GIRTS.

B. OCCUPANCY CLASSIFICATION

1. USE GROUPS: A-1, A-3, B, S-1, L

C. OCCUPANCY SEPARATION: N/A

D. CONSTRUCTION CLASSIFICATION

1. IIB CONSTRUCTION

E. FIRE RESISTIVE REQUIREMENTS (TABLE 601, 602)

1. BEARING WALLS - EXTERIOR	NON-RATED
2. BEARING WALLS - INTERIOR	NON-RATED
3. NON-BEARING WALLS - EXTERIOR	NON-RATED
4. STRUCTURAL FRAME	NON-RATED
5. PARTITIONS - PERMANENT	NON-RATED
6. ROOFS AND ASSOCIATED SECONDARY MEMBERS	NON-RATED

F. ALLOWABLE HEIGHT AND AREA: NO CHANGE. N/A

G. OCCUPANT LOAD: NO CHANGE. N/A

H. EXIT WIDTH REQUIRED: NO CHANGE. NO CHANGE. N/A

I. FIRE ALARM SYSTEM

THE BUILDING IS SERVICED WITH A FULLY ADDRESSABLE FIRE ALARM SYSTEM THROUGHOUT.

J. FIRE SPRINKLER SYSTEM

THE BUILDING IF FULLY SPRINKLERED AS EXISTS. ATRIUM IS SERVICED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM. FORMER SYSTEM TO BE RETROFIT TO DOWN SPRINKLER HEADS WITHIN NEW CEILING SCOPE.

K. SEISMIC DESIGN

STRUCTURES AND PORTIONS THEREOF SHALL, AT A MINIMUM, BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF SEISMIC GROUND MOTION. SEE STRUCTURAL SHEET S1.0.

L. PLUMBING FIXTURES PROVIDED: SEE SCHEDULE BELOW.

M. THERMAL VALUES: NO CHANGE. N/A

N. EXIT ACCESS DOORWAYS: NO CHANGE. N/A

O. EXIT ACCESS TRAVEL DISTANCE: NO CHANGE. N/A

P. COMMON PATH OF EGRESS TRAVEL DISTANCE: NO CHANGE. N/A

PLUMBING FIXTURES PROVIDED (MPC TABLE 403.1) ADA SINGLE OCCUPANT TOILETS COUNTED AS 0.5 FIXTURES REQUIRED PER GENDER

OCCUPANCY	ANTICIPATED MAX. OCCUPANT LOAD		WATER CLOSETS/URINALS MEN (1 PER 125) & WOMEN (1 PER 65)				LAVATORIES MEN & WOMEN (1 PER 200)				DRINKING FOUNTAIN (1 PER 500)	
	TOTAL	50%	REQ'D M	PROV. M	REQ'D W	PROV. W	REQ'D M	PROV.	REQ'D W	PROV.	REQ'D	PROV.
A-1	511	255.5	2.04 = 3	5	3.93 = 4	5	1.28 = 2	3.5	1.28 = 2	3	1.02 = 2	2
A-3	310	155	1.24 = 2	3	2.38 = 3	3	0.78 = 1	2	0.78 = 1	2	0.62 = 1	1
B	137	68.5	0.55 = 1	2	1.05 = 2	2	0.34 = 1	2.5	0.34 = 1	2.5	0.27 = 1	1
S-1	49	24.5	0.2 = 1	1	0.38 = 1	1	0.13 = 1	2	0.13 = 1	2	0.1 = 0	0
L-STACKS	111	55.5	0.44 = 1	1	0.85 = 1	1	0.28 = 1	2	0.28 = 1	2	0.22 = 1	1
L-READ	223	111.5	0.89 = 1	2	1.72 = 2	2	0.56 = 1	2	0.56 = 1	2	0.45 = 1	1
TOTAL:	1341	670.5	7.16 | 9	14	10.31 | 13	14	3.37 | 7	8	3.37 | 7	13	2.68 | 3*	5*

*NOTE: CURRENT DRINKING FOUNTAIN COUNT (3) FOR BUILDING BELOW CODE MINIMUM. NEW DESIGN WILL ADD 2 FIXTURES TO TOTAL COUNT (5).

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LIVONIA — MICHIGAN

CITY OF LIVONIA

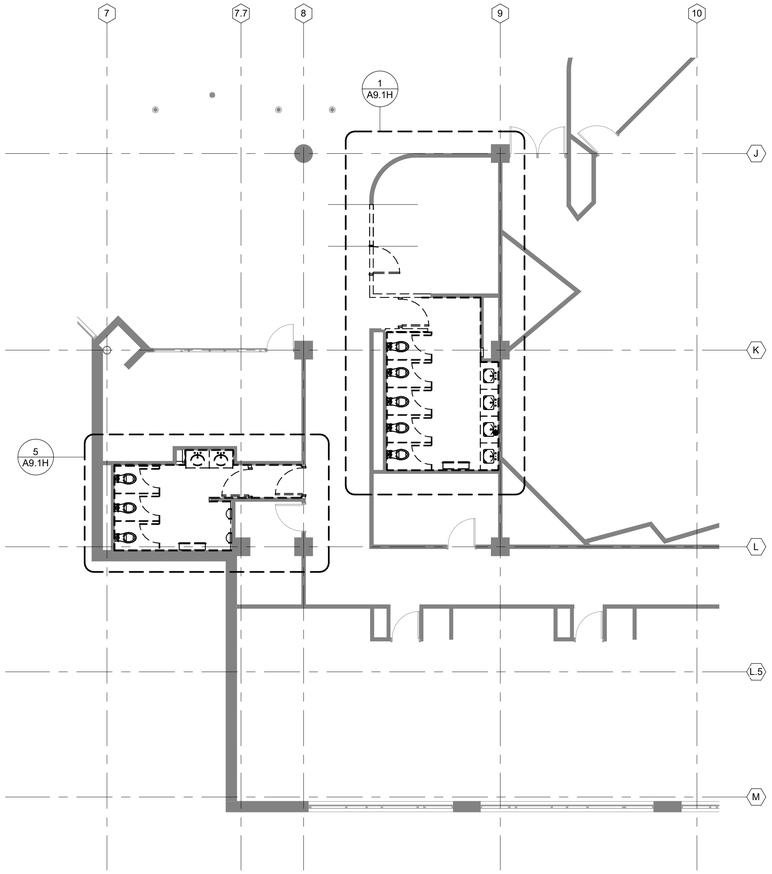
LIVONIA LIBRARY TOILET RENOVATION - HUD

CODE INFORMATION - HUD

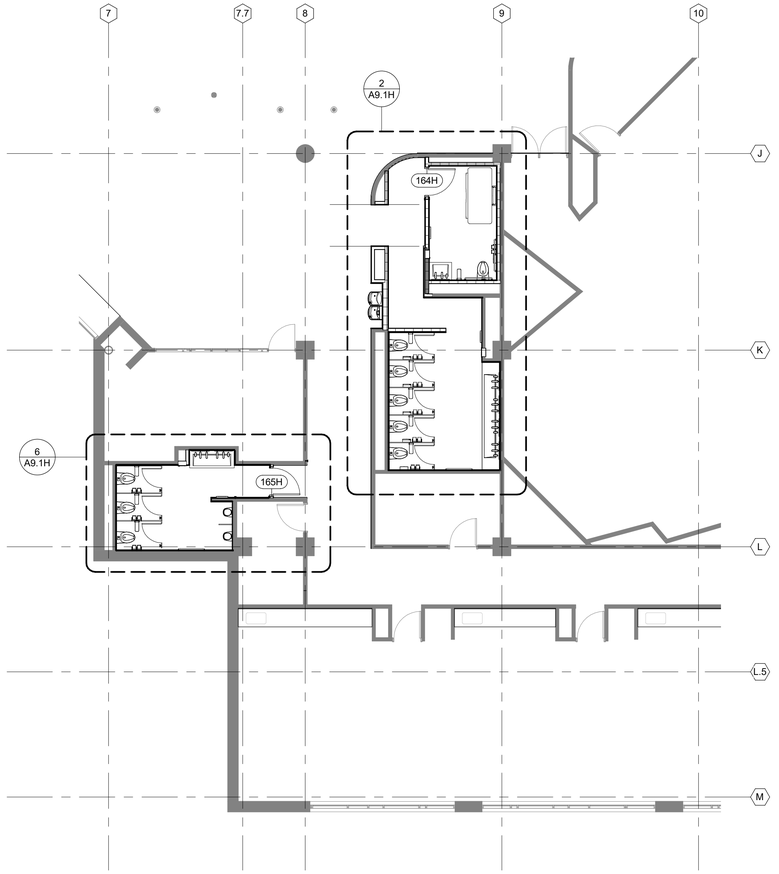
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GENERAL

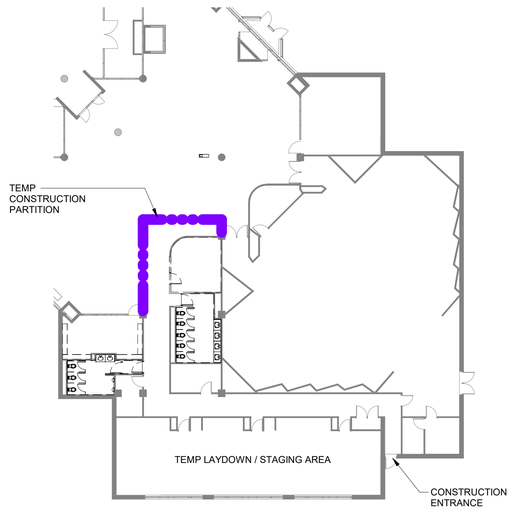
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2 **FIRST FLOOR PLAN - REMOVAL - HUD**
SCALE: 1/8" = 1'-0"
NORTH



1 **FIRST FLOOR PLAN - NEW - HUD**
SCALE: 1/8" = 1'-0"
NORTH



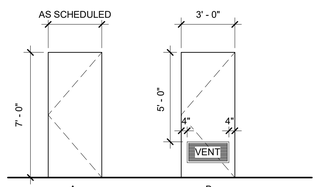
3 **PHASING CONCEPT PLAN - FIRST FLOOR HUD**
SCALE: 1" = 20'-0"
NORTH

DOOR AND FRAME SCHEDULE - HUD

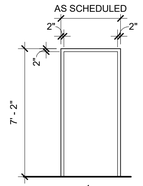
OPNG. NO.	DOOR					FRAME				DETAILS			REMARKS
	WIDTH	HEIGHT	ELEV.	MAT'L	GLAZING TYPE	FRAME ELEV.	FRAME MAT'L	FRAME TYPE	DEPTH	HEAD	JAMB	SILL	
164H	3' - 0"	7' - 0"	B	WD	-	1	PT	HM	SEE NOTE 2				ADA PUSH BUTTON
165H	3' - 0"	7' - 0"	B	WD	-	1	PT	HM	SEE NOTE 2				ADA PUSH BUTTON

ABBREVIATIONS:
ALUM ALUMINUM
HM HOLLOW METAL
STL STEEL
WD WOOD

REMARKS:
1. FOR DOOR HARDWARE, REFER TO PROJECT MANUAL SECTION 08 71 00.
2. REFER TO PARTITION SCHEDULE FOR MINIMUM DEPTH. CONTRACTOR TO SCHEDULE ACCORDINGLY.



DOOR ELEVATIONS



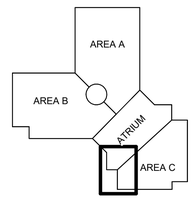
FRAME ELEVATION

GENERAL NOTES:

A. REFER TO G1.1H FOR ADDITIONAL GENERAL NOTES AND INFORMATION.

B. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.

KEY PLAN



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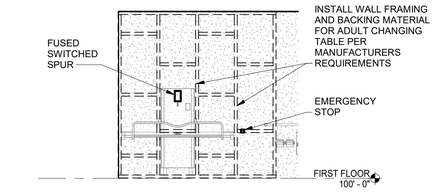
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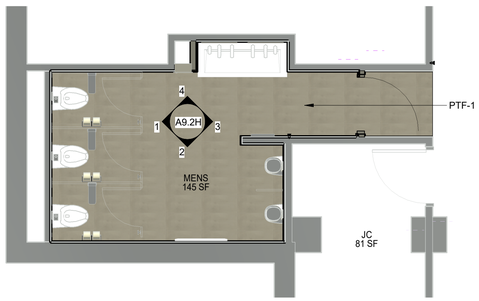
LIVONIA MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD
FIRST FLOOR AREA REMOVAL, NEW WORK, AND PHASING PLANS

DRAWING NUMBER A2.1H ARCHITECTURE

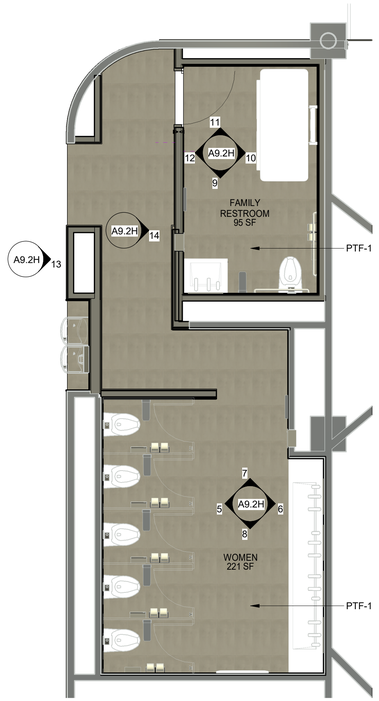
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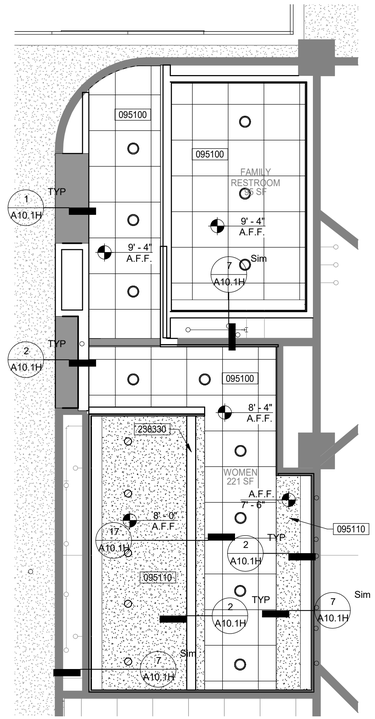
11 ADULT CHANGING TABLE FRAMING DIAGRAM
SCALE: 1/4" = 1'-0"



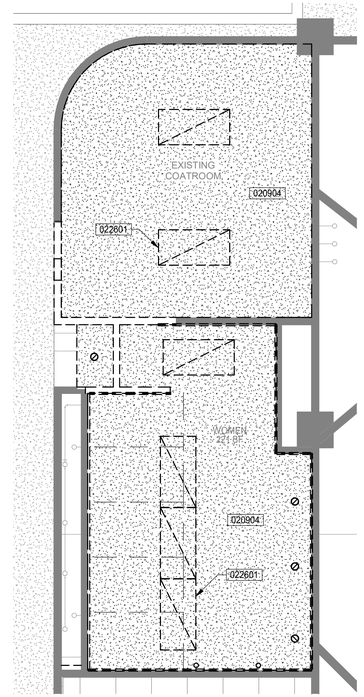
10 FIRST FLOOR MENS RESTROOM - FINISH PLAN
SCALE: 1/4" = 1'-0"



9 FIRST FLOOR WOMENS RESTROOM - FINISH PLAN
SCALE: 1/4" = 1'-0"



4 FIRST FLOOR WOMENS RESTROOM REFLECTED CEILING PLAN - NEW WORK
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR WOMENS RESTROOM REFLECTED CEILING PLAN - REMOVAL
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO G1.1H FOR ADDITIONAL GENERAL NOTES AND INFORMATION.

B. ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.

KEYNOTES

020301 PATCH EXISTING FLOOR PENETRATIONS AS REQUIRED. PREP LEAVE-OUTS AND OPENINGS IN EXISTING FLOOR FOR NEW STRUCTURAL INFILL FLOOR DECK AND CONCRETE.

020807 REMOVE EXISTING DOOR AND FRAME IN ENTIRETY

020903 REMOVE EXISTING TILE FLOOR AND GROUT IN ENTIRETY. GRIND DOWN FLOOR TO PREP FOR NEW TILE INSTALLATION.

020904 REMOVE EXISTING GYPSUM BD. CEILING SYSTEM IN ENTIRETY.

020905 REMOVE PARTITION IN ENTIRETY. EXISTING PARTITION RESTROOM WALL FACES CLAD IN EXISTING TILE AND GROUT TO CEILING.

020909 REMOVE EXISTING LVT FLOOR IN ENTIRETY. GRIND DOWN FLOOR TO PREP FOR NEW TILE INSTALLATION.

021003 REMOVE EXISTING TOILET PARTITIONS AND ACCESSORIES IN ENTIRETY.

022201 REMOVE EXISTING PLUMBING OR VANITY FIXTURE IN ENTIRETY

022601 REMOVE EXISTING LIGHTING FIXTURES, PENDANT STEMS AND ALL ASSOCIATED ELECTRICAL APPURTENANCES, INCLUDING BOXES, WIRE, AND CONDUIT COMPLETE BACK TO ACCESSIBLE JUNCTION BOX. REFER TO LIGHTING INSTALLATION PLAN FOR NEW LIGHTING FIXTURES TO BE CONNECTED TO EXISTING LIGHTING CIRCUIT.

095100 ACOUSTICAL PANEL CEILING AND GRID

095110 SUSPENDED GYPSUM BOARD CEILING SYSTEM

102101 TOILET COMPARTMENT, FLOOR ANCHORED

102110 WALL-MOUNTED URINAL SCREEN

102801 SURFACE MOUNTED TOILET TISSUE DISPENSER

102804 SURFACE MOUNTED SANITARY NAPKIN DISPOSAL UNIT

102807 SURFACE MOUNTED SEAT-COVER DISPENSER

102813 RECESSED WASTE RECEPTACLE

102825 FOLD DOWN SHELF

102831 36" GRAB BAR

102834 COAT HOOK

102836 24" X 36" WALL MOUNTED MIRROR UNIT

102846 BABY CHANGING STATION

102847 ADULT CHANGING STATION

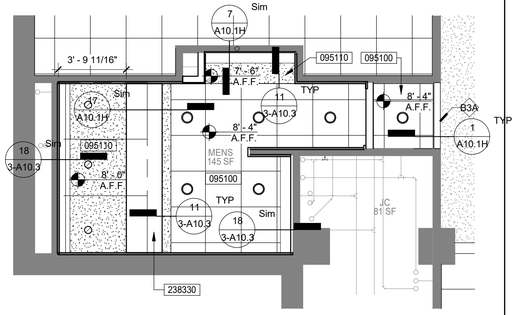
224201 WALL-MOUNTED PLUMBING FIXTURE REFER TO MECHANICAL DRAWINGS.

224202 HI/LOW DRINKING FOUNTAIN REFER TO MECHANICAL DRAWINGS.

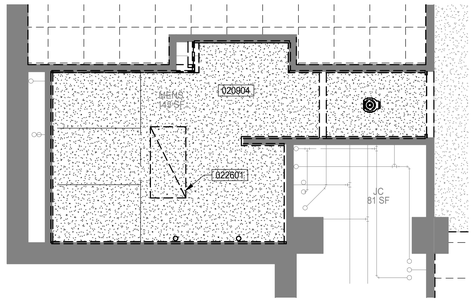
224203 WALL-MOUNTED TROUGH VANITY REFER TO MECHANICAL DRAWINGS.

238330 CEILING MOUNTED RADIANT HEATER. SEE MECHANICAL DRAWINGS.

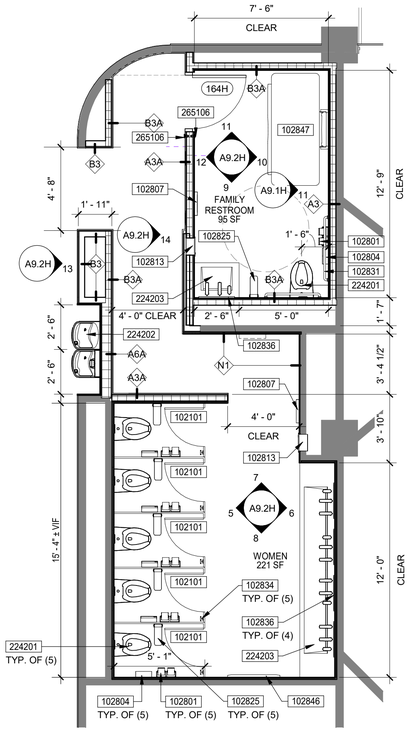
265106 ADA PUSH BUTTON



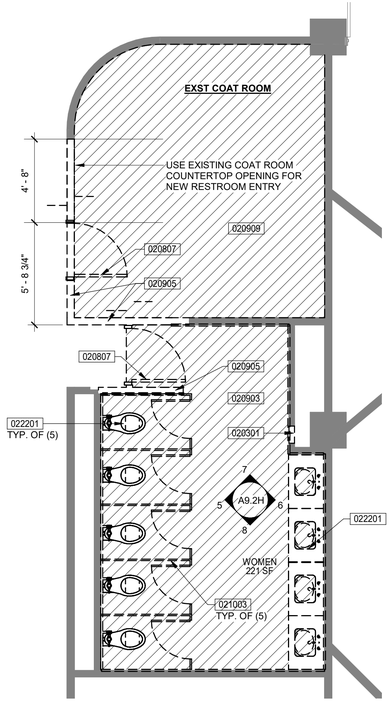
8 FIRST FLOOR MENS RESTROOM - NEW WORK REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



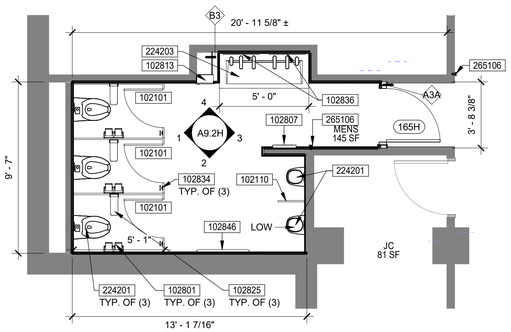
7 FIRST FLOOR MENS RESTROOM - REMOVAL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



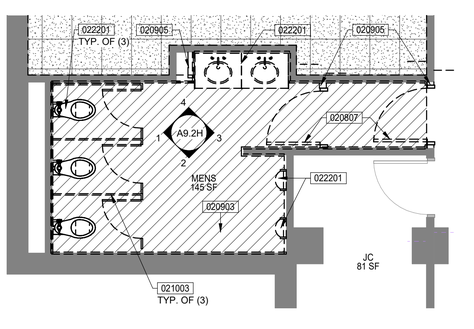
2 FIRST FLOOR WOMENS RESTROOM PLAN - NEW WORK
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR WOMENS RESTROOM PLAN - REMOVAL
SCALE: 1/4" = 1'-0"



6 FIRST FLOOR MENS RESTROOM - NEW WORK PLAN
SCALE: 1/4" = 1'-0"



5 FIRST FLOOR MENS RESTROOM - REMOVAL PLAN
SCALE: 1/4" = 1'-0"

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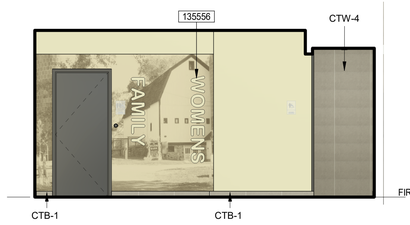
NO.	REVISION	DATE
	100% CONSTRUCTION DOCUMENTS	DEC 18, 2024

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DESIGNED: JH | APPRV'D: LF
DATE: DECEMBER 19, 2024
PROJECT NUMBER 2142-7258-06H

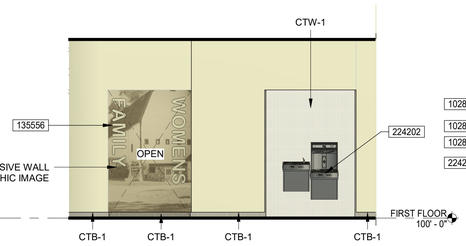
LIVONIA | MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD
ENLARGED RESTROOM REMOVAL AND NEW WORK PLANS

DRAWING NUMBER A9.1H ARCHITECTURE

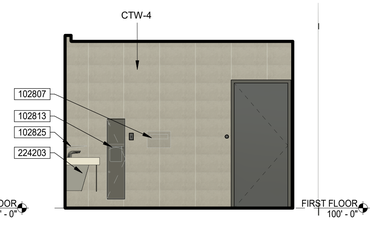
SCALE: 1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0"



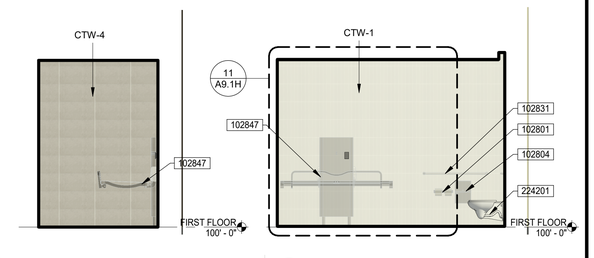
14 RESTROOM ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



13 LOBBY EWC ALCOVE ELEVATION
SCALE: 1/4" = 1'-0"

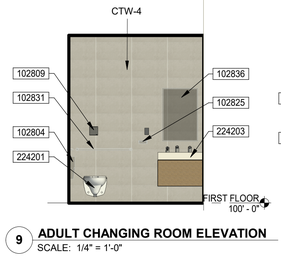


12 ADULT CHANGING ROOM ELEVATION
SCALE: 1/4" = 1'-0"

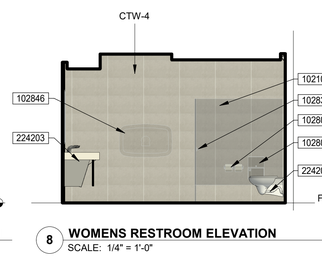


11 ADULT CHANGING ROOM ELEVATION
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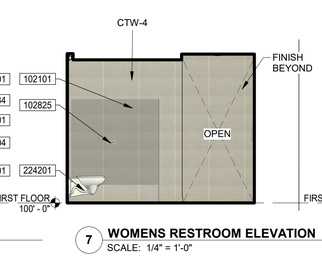
10 ADULT CHANGING ROOM ELEVATION
SCALE: 1/4" = 1'-0"



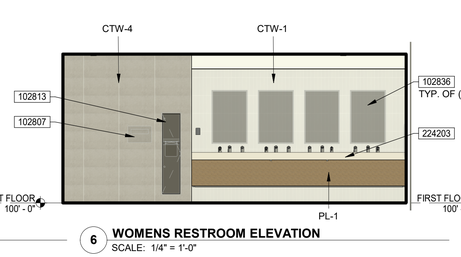
9 ADULT CHANGING ROOM ELEVATION
SCALE: 1/4" = 1'-0"



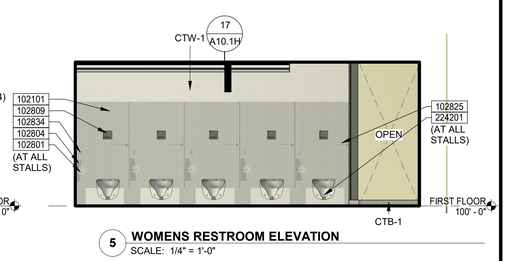
8 WOMENS RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"



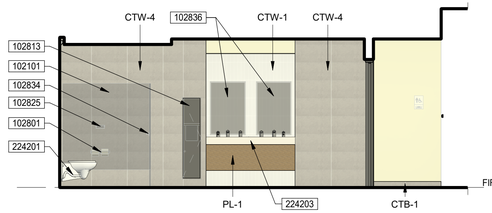
7 WOMENS RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"



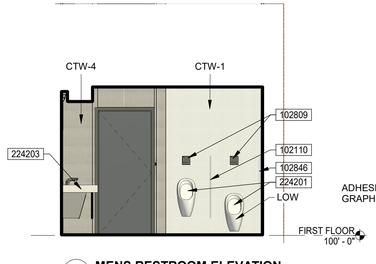
6 WOMENS RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"



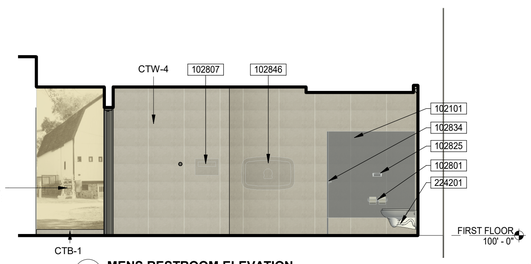
5 WOMENS RESTROOM ELEVATION
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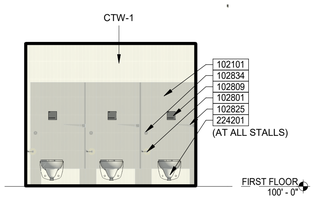
4 MENS RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"



3 MENS RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"

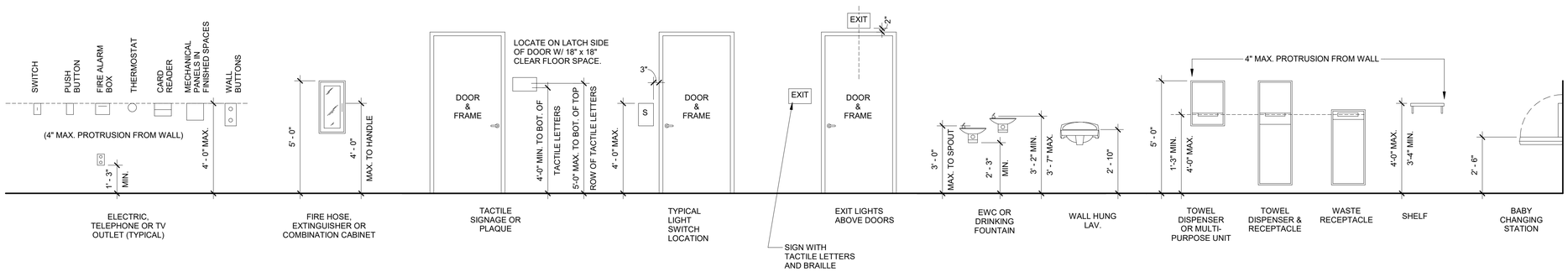


2 MENS RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"



1 MENS RESTROOM ELEVATION
SCALE: 1/4" = 1'-0"

STANDARD AND ADA MOUNTING HEIGHTS



GENERAL NOTES:

A. REFER TO G1.1 FOR ADDITIONAL GENERAL NOTES AND INFORMATION.

B. ALL HOLLOW METAL DOORS AND FRAMES ARE TO BE PAINTED.

C. EXTERIOR HOLLOW METAL DOORS AND FRAMES ARE TO BE GALVANIZED.

D. ALL EXTERIOR DOORS SHALL BE INSULATED.

E. COORDINATE DOORS WITH ACCESS CONTROL HARDWARE WITH ELECTRICAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL WIRING, CONNECTIONS, AND INITIAL PROGRAMMING AND TRAINING FOR ACCESS CONTROL SYSTEMS, INCLUDING SOFTWARE AND DEVICES REQUIRED FOR PROGRAMMING ACCESS CONTROL SYSTEM.

F. ALL WOOD DOORS TO BE FACTORY-FINISHED.

G. PROVIDE A ROOM IDENTIFICATION PANEL SIGN FOR EACH INTERIOR DOOR LOCATION, INCLUDING MALE/FEMALE/UNISEX AND ADA GRAPHICS WHERE APPLICABLE. FINAL ROOM NAMES, ROOM NUMBERS, AND LOCATIONS TO BE DETERMINED PRIOR TO FABRICATION. MOUNTING FOR PANEL SIGNS TO BE ON THE WALL ADJACENT TO THE DOOR APPROXIMATELY 48"-54" A.F.F.

H.. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

KEYNOTES

102101	TOILET COMPARTMENT, FLOOR ANCHORED
102110	WALL-MOUNTED URINAL SCREEN
102801	SURFACE MOUNTED TOILET TISSUE DISPENSER
102804	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL UNIT
102807	SURFACE MOUNTED SEAT-COVER DISPENSER
102809	CONCEALED SENSOR WELL CERTIFIED WATER CLOSET FLUSHOMETER AND ELECTRICAL OVERRIDE
102813	RECESSED WASTE RECEPTACLE
102825	FOLD DOWN SHELF
102831	36" GRAB BAR
102834	COAT HOOK
102836	24" X 36" WALL MOUNTED MIRROR UNIT
102846	BABY CHANGING STATION
102847	ADULT CHANGING STATION
135556	1/8" FLAT-CUT CUT-OUT ACRYLIC DIMENSIONAL FONT LETTERS; NONE-GLARE FACE WITH PAINTED SIDE & BACK; COLOR FROM SUPPLIERS FULL RANGE. INSTALL WITH CONCEALED ADHESIVE TAPE.
224201	WALL-MOUNTED PLUMBING FIXTURE REFER TO MECHANICAL DRAWINGS.
224202	HI/LOW DRINKING FOUNTAIN REFER TO MECHANICAL DRAWINGS.
224203	WALL-MOUNTED TROUGH VANITY REFER TO MECHANICAL DRAWINGS.

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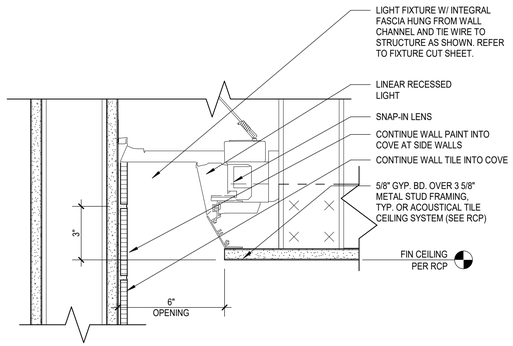
NO.	REVISION	DATE
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DRAWN: BW | CHK'D: JB
DESIGNED: JH
APPRV'D: LF
DATE: DECEMBER 18, 2024
PROJECT NUMBER: 2142-7258-06H

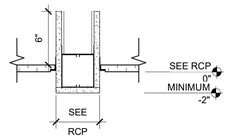
LIVONIA
MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD
NEW WORK ELEVATIONS

DRAWING NUMBER: A9.2H
ARCHITECTURE

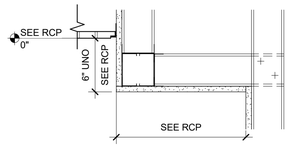
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7 CEILING DETAIL - TYP COVE LIGHT AT GYP CEILING
SCALE: 3" = 1'-0"

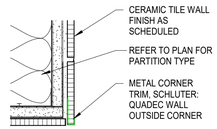


1 CEILING DETAIL - BULKHEAD
SCALE: 1 1/2" = 1'-0"

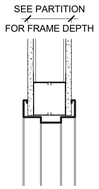


NOTE: SEE RCP & ELEC DRAWINGS LIGHTING FIXTURE FOR LOCATIONS

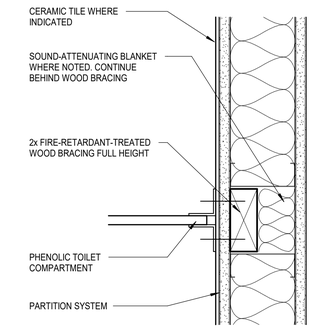
2 CEILING DETAIL - SOFFIT
SCALE: 1 1/2" = 1'-0"



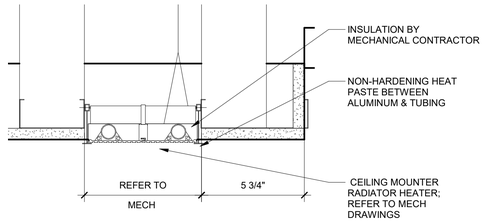
8 TILE OUT SIDE CORNER PLAN DETAIL
SCALE: 3" = 1'-0"



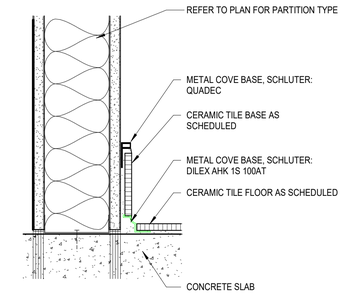
3 HOLLOW METAL HEAD / JAMB DETAIL AT GYP BD PARTITION
SCALE: 1 1/2" = 1'-0"



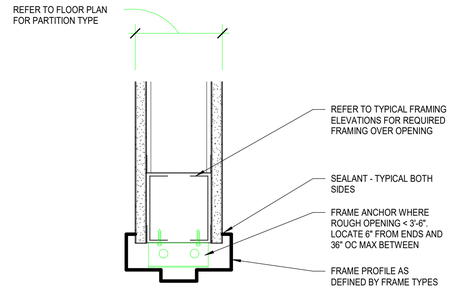
12 PARTITION ATTACHMENT PLAN DETAIL
SCALE: 3" = 1'-0"



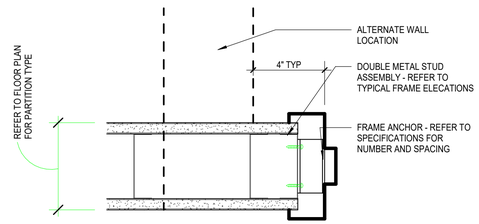
17 CEILING MOUNTED RADIATOR HEATER
SCALE: 3" = 1'-0"



16 TILE WALL BASE AT GYP BD. WALL
SCALE: 3" = 1'-0"



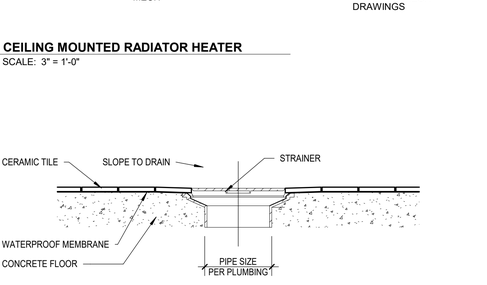
A FRAME HEAD



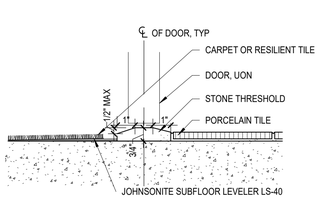
B FRAME JAMB

AT METAL STUD PARTITION

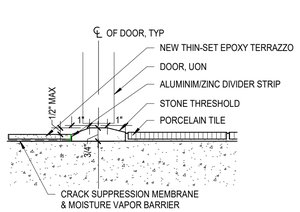
15 FRAME DETAILS
SCALE: 3" = 1'-0"



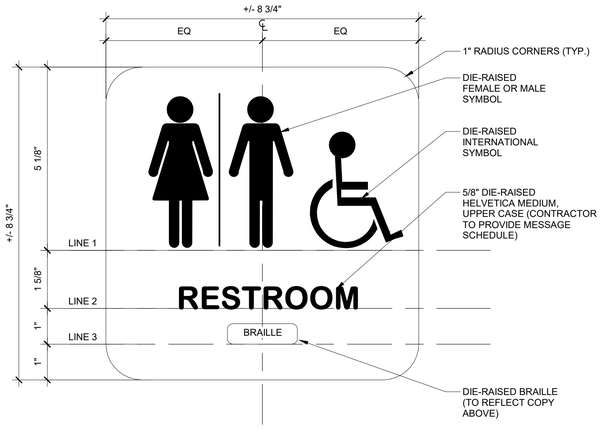
13 TOILET DRAIN DETAIL
SCALE: 3" = 1'-0"



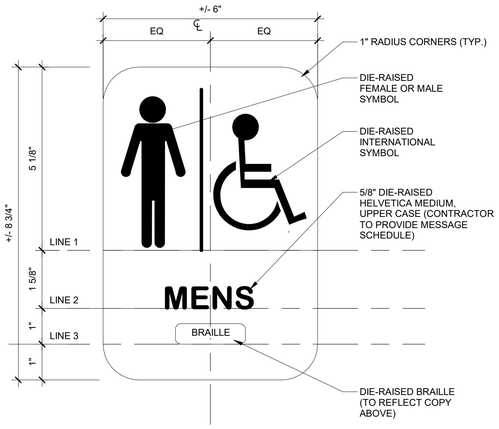
10 TILE TRANSITION - CARPET
SCALE: 3" = 1'-0"



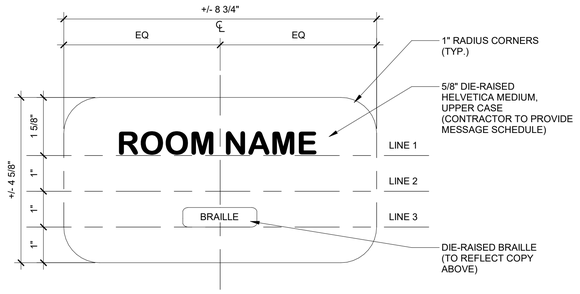
11 TILE TRANSITION - TILE
SCALE: 3" = 1'-0"



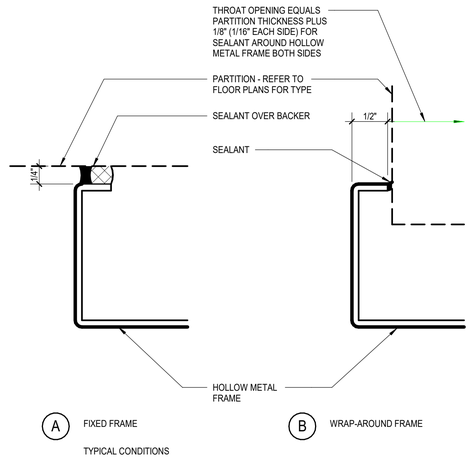
4 ALL-GENDER RESTROOM
SCALE: 6" = 1'-0"



5 MEN / WOMEN RESTROOM
SCALE: 6" = 1'-0"



6 TYPICAL ROOM SIGNAGE
SCALE: 6" = 1'-0"



A FIXED FRAME
TYPICAL CONDITIONS
B WRAP-AROUND FRAME

14 TYPICAL FRAME DETAIL
SCALE: 12" = 1'-0"

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NO.	REVISION	DATE
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DRAWN: BRW
CHK'D: JB
DESIGNED: BW
APPRV'D: LF
DATE: DECEMBER 18, 2024
PROJECT NUMBER 2142-7258-06H

LIVONIA — CITY OF LIVONIA, MICHIGAN
LIVONIA LIBRARY TOILET RENOVATION - HUD
INTERIOR SECTIONS & DETAILS

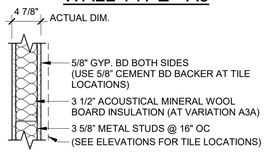
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ARCHITECTURE

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PARTITION SCHEDULE

NOTE: PROVIDE APPROPRIATE FIRESTOPPING SYSTEM AT ALL THRU-WALL PENETRATIONS/OPENINGS FOR RATED WALL AND FLOOR ASSEMBLIES. NOT ALL ASSEMBLIES MAY BE USED. REFER TO FLOOR PLANS FOR LOCATIONS.

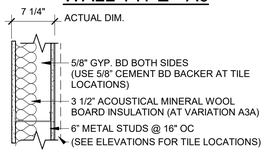
WALL TYPE - A3



- TAKE TO STUDS UNDERSIDE OF STRUCTURE, BOARDS TO 8" ABOVE CEILING

- **VARIATION A3A:**
  1. ACOUSTIC BATT INSULATION & ACOUSTICAL SEALANT BOTH SIDES WITH BATT INSULATION BETWEEN SEALANT AT DECK. ACOUSTICAL SEALANT AT FLOOR.
  2. TAKE BOARDS TO UNDERSIDE OF STRUCTURE

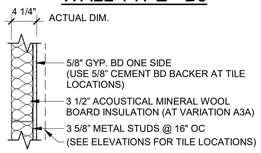
WALL TYPE - A6



- TAKE TO STUDS UNDERSIDE OF STRUCTURE, BOARDS TO 8" ABOVE CEILING

- **VARIATION B6A:**
  1. ACOUSTIC BATT INSULATION & ACOUSTICAL SEALANT BOTH SIDES WITH BATT INSULATION BETWEEN SEALANT AT DECK. ACOUSTICAL SEALANT AT FLOOR.
  2. TAKE BOARDS TO UNDERSIDE OF STRUCTURE

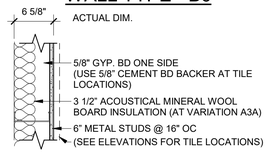
WALL TYPE - B3



- TAKE TO STUDS UNDERSIDE OF STRUCTURE, BOARDS TO 8" ABOVE CEILING

- **VARIATION B3A:**
  1. ACOUSTIC BATT INSULATION & ACOUSTICAL SEALANT BOTH SIDES WITH BATT INSULATION BETWEEN SEALANT AT DECK. ACOUSTICAL SEALANT AT FLOOR.
  2. TAKE BOARDS TO UNDERSIDE OF STRUCTURE

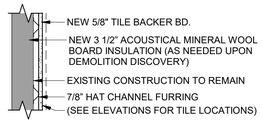
WALL TYPE - B6



- TAKE TO STUDS UNDERSIDE OF STRUCTURE, BOARDS TO 8" ABOVE CEILING

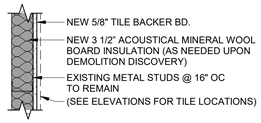
- **VARIATION B6A:**
  1. ACOUSTIC BATT INSULATION & ACOUSTICAL SEALANT BOTH SIDES WITH BATT INSULATION BETWEEN SEALANT AT DECK. ACOUSTICAL SEALANT AT FLOOR.
  2. TAKE BOARDS TO UNDERSIDE OF STRUCTURE

WALL TYPE - F1



- TAKE TO UNDERSIDE OF STRUCTURE
- PROVIDE MOISTURE RESISTANT GYP. BD. AT RESTROOM WALLS AND TILE BACKER BOARD AT TILE LOCATIONS.

WALL TYPE - N1



- TAKE TO UNDERSIDE OF STRUCTURE
- PROVIDE MOISTURE RESISTANT GYP. BD. AT RESTROOM WALLS AND TILE BACKER BOARD AT TILE LOCATIONS

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NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWN: BRW | CHK'D: JIB
DESIGNED: BW
APPRV'D: LF
DATE: DECEMBER 19, 2024
PROJECT NUMBER
2142-7258-06H

DRAWING NUMBER
A10.2H
ARCHITECTURE

LIVONIA
CITY OF LIVONIA
MICHIGAN
LIVONIA LIBRARY TOILET RENOVATION - HUD
ROOM FINISH SCHEDULE AND DETAILS

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EQUIPMENT ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
DF	DRINKING FOUNTAIN
EWC	ELECTRIC WATER COOLER
FC	FLOOR CLEAN OUT
FD	FLOOR DRAIN
GI	GREASE INTERCEPTOR
HB	HOSE BIBB
LAV	LAVATORY
MB	MOP BASIN
OI	OIL INTERCEPTOR
RD	ROOF DRAIN
RP	RECIRCULATING PUMP
SH	SHOWER
SK	SINK
TD	TRENCH DRAIN
TV	TEMPERING VALVE
UR	URINAL
WH	WALL HYDRANT
WC	WATER CLOSET
WH	WATER HEATER
WS	WATER SOFTENER

PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BT	BRINE TANK
BV	BALANCING VALVE
CONT	CONTINUATION
CW	CW
(D)	DEMOLISH
DN	DOWN
DWG.	DRAWING
(E) or EX or X	EXISTING
ELEV.	ELEVATION
FBG	FROM BELOW GRADE
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
FUT	FUTURE
G	NATURAL GAS
GPM	GALLONS PER MINUTE
HW	HOT WATER
HWR	HOT WATER RETURN
IE	INVERT ELEVATION
LKW	LAVATORY KITCHEN
MAX	MAXIMUM
MIN	MINIMUM
OS&Y	OUTSIDE SCREW & YOKE
PHE	PLATE HEAT EXCHANGER
(R)	REMOVE/REINSTALL
ST	STORM
SQFT	SQUARE FEET
TBG	TO BELOW GRADE
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
TS	TEMPERATURE SENSOR
TYP	TYPICAL
V	VENT
VTR	VENT THROUGH ROOF
W	WASTE

PLUMBING GENERAL NOTES

1. INSTALLATION OF PLUMBING FIXTURES AND ACCESSORIES, INCLUDING FLUSH CONTROL VALVES INTENDED FOR PEOPLE WITH DISABILITIES, SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
2. INSTALLATION OF PLUMBING PIPING SHALL BE FULLY COORDINATED WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND HVAC DRAWINGS TO AVOID CONFLICT.
3. NO PLUMBING (WATER, DRAINS, VENT, OR GAS PIPING) SHALL BE INSTALLED DIRECTLY ABOVE ANY ELECTRICAL PANELS. COORDINATE WITH OTHER DIVISIONS BEFORE PROCEEDING WITH INSTALLATION.
4. IF NON DESIGN BASE EQUIPMENT IS SELECTED, CONTRACTOR SHALL BEAR ADDITIONAL COSTS FOR MODIFICATIONS TO THE ORIGINAL SYSTEM(S).
5. PROVIDE WATER HAMMER ARRESTERS AT PLUMBING FIXTURES AND GROUPS OF PLUMBING FIXTURES THAT ARE SUBJECT TO WATER HAMMER. SELECT ARRESTERS IN ACCORDANCE WITH THE PLUMBING AND DRAINAGE INSTITUTE STANDARD.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS, LABOR AND EQUIPMENT PERMIT FEES, REQUIRED FOR, OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATIONAL PLUMBING SYSTEM AS INDICATED IN THE CONTRACT DOCUMENTS INCLUDING SPECIFICATIONS.
7. ALL PLUMBING SERVICES GOING INTO THE BUILDING AND LEAVING THE BUILDING SHALL BE CONNECTED TO THE SITE UTILITIES, COORDINATE WITH SITE UTILITIES DWGS. COORDINATE ALL EXTERIOR UNDERGROUND PLUMBING WORK WITH THE SITE UTILITIES BEFORE COMMENCING WORK. COORDINATE ALL UNDERGROUND PIPING WITH FOUNDATION DRAWINGS.
8. ALL PLUMBING WORK SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL PLUMBING CODE, LATEST EDITION ADOPTED BY THE STATE OF MICHIGAN WITH MICHIGAN AMENDMENTS, MUNICIPAL OR CITY CODES, AND THE AUTHORITY HAVING JURISDICTION.
9. INSTALL BALL VALVE CLOSE TO WATER MAIN ON EACH BRANCH AND RISER SERVING PLUMBING EQUIPMENT AND FIXTURES.
10. CONTRACTOR SHALL PROVIDE ACCESS DOORS IN ALL WALLS AND CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR FIRE PROTECTION ITEMS MAY BE REQUIRED. ACCESS DOORS SHALL BE OF AN APPROPRIATE SIZE REQUIRED FOR EACH APPLICATION. WHERE APPLICABLE, ACCESS DOORS SHALL MATCH THE FIRE RATING OF THE WALL ASSEMBLY.

PLUMBING SYMBOLS

——DCW——	DOMESTIC COLD WATER
——DTW——	DOMESTIC TEMPERED WATER
—— G ——	NATURAL GAS
——DHW——	DOMESTIC HOT WATER
——DHWR——	HOT WATER RETURN
—— SAN ——	SANITARY ABOVE GROUND/FLOOR
— — — — — "X" — — — — —	PIPING BELOW GROUND/FLOOR
—— V ——	VENT
— — — — (TYP.) — — — —	DEMOLISHED PIPING
	BALL VALVE
	CALIBRATED BALANCING VALVE
	CHECK VALVE
	SINGLE LINE - PIPE DROP
	SINGLE LINE - PIPE RISE
	SINGLE LINE - PIPE RISE TEE
	SINGLE LINE - PIPE DROP TEE
	TWO LINE - PIPE DROP
	TWO LINE - PIPE RISE
	ROOF DRAIN
	OVERFLOW ROOF DRAIN

ANNOTATION SYMBOLS

X	DEMO WORK KEYNOTE
1	NEW WORK KEYNOTE

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DRAWN: TY | CHK'D: NB
DESIGNED: TY
APPRV'D: TY
DATE: NOVEMBER 8, 2024
PROJECT NUMBER 2142-7258-06H

LIVONIA | MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD
GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS - HUD

DRAWING NUMBER P0.1H
PLUMBING

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GENERAL NOTES

A. REFER TO SHEETS G1.1, P0.1H, AND 3-M0.1 FOR ADDITIONAL GENERAL NOTES AND INFORMATION.

B. INSTALL ALL EQUIPMENT, FIXTURES, AND ASSOCIATED ACCESSORIES AS PER MANUFACTURER'S RECOMMENDATION.

C. COORDINATE WITH ALL OTHER DISCIPLINES BEFORE INSTALLING ANY PIPING DEVICES.

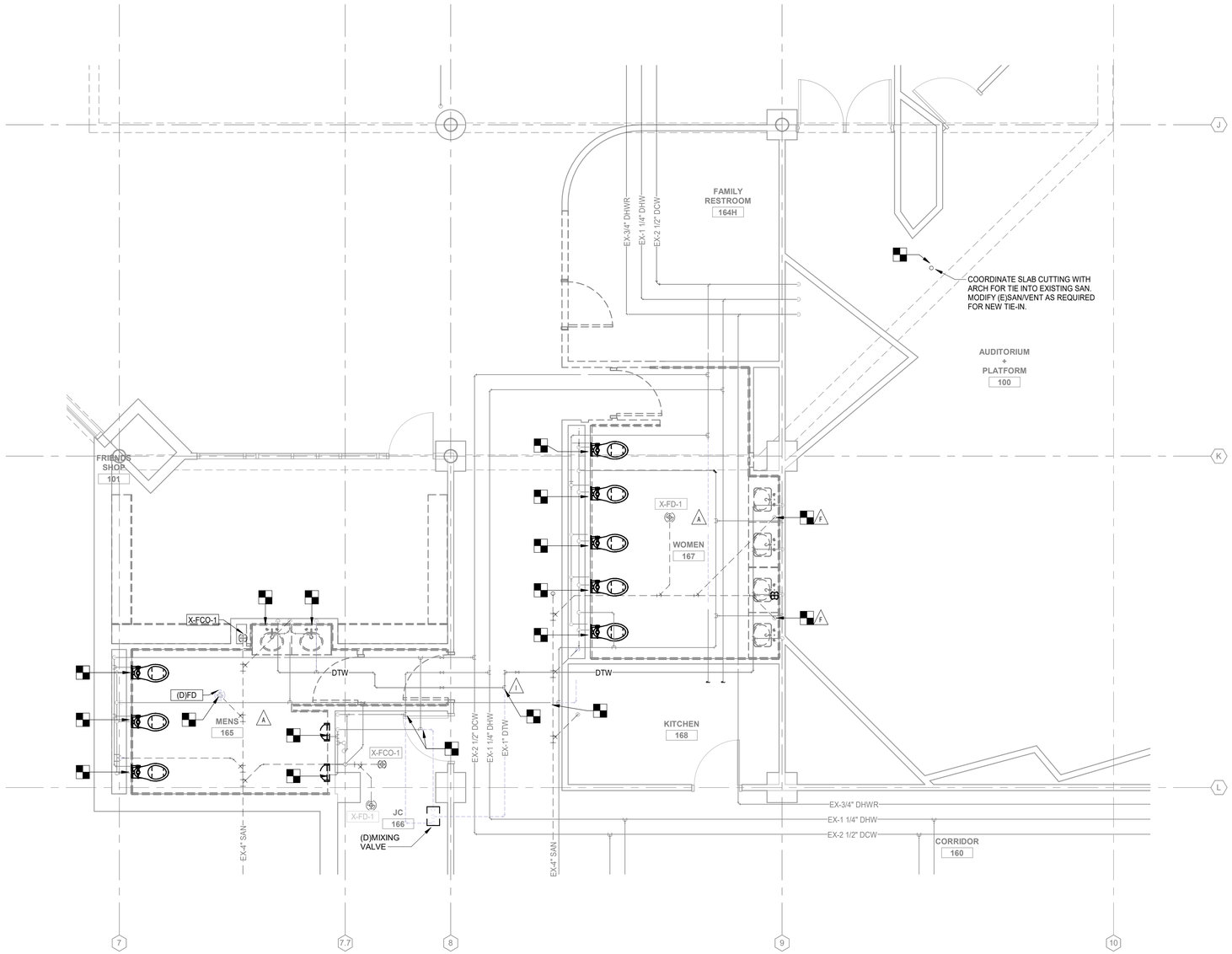
D. EXACT LOCATION OF PLUMBING FIXTURES SHALL BE COORDINATED WITH ARCHITECTURAL PLANS TO MEET ADA REQUIREMENTS.

KEYNOTES

A REMOVE PLUMBING FIXTURES WITHIN RESTROOM INCLUDING WATER CLOSETS, URINALS (WHERE APPLICABLE), FLOOR DRAIN, AND LAVATORIES. REMOVE DTW AND DCW FROM WALL PENETRATION TO FIXTURE. REMOVE SAN AND VENT PIPING BACK TO WALL PENETRATION OR AS REQUIRED FOR INSTALLATION OF NEW FIXTURES.

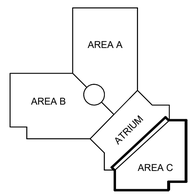
F REMOVE LAV AND ASSOCIATED SAN TRAP BACK TO SAN RISER.

I DISCONNECT EXISTING TEMPERED WATER LINE WHERE INDICATED ON DRAWINGS. MAIN LINE TO REMAIN IN PLACE FOR RECONNECTION.



1 FIRST FLOOR PLUMBING REMOVAL PLAN
SCALE: 1/4" = 1'-0"

NORTH



SCALE: 1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0"

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CHK'D: NB
DESIGNED: JC
APPRV'D: TY
DATE: NOVEMBER 8, 2024
PROJECT NUMBER 2142-7258-06H

LIVONIA MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD
FIRST LEVEL PLUMBING REMOVAL PLAN - HUD

DRAWING NUMBER PD2.1H PLUMBING

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12/9/2024 10:42:10 AM

GENERAL NOTES

A. REFER TO SHEETS G1.1, P0.1H, AND 3-M0.1 FOR ADDITIONAL GENERAL NOTES AND INFORMATION.

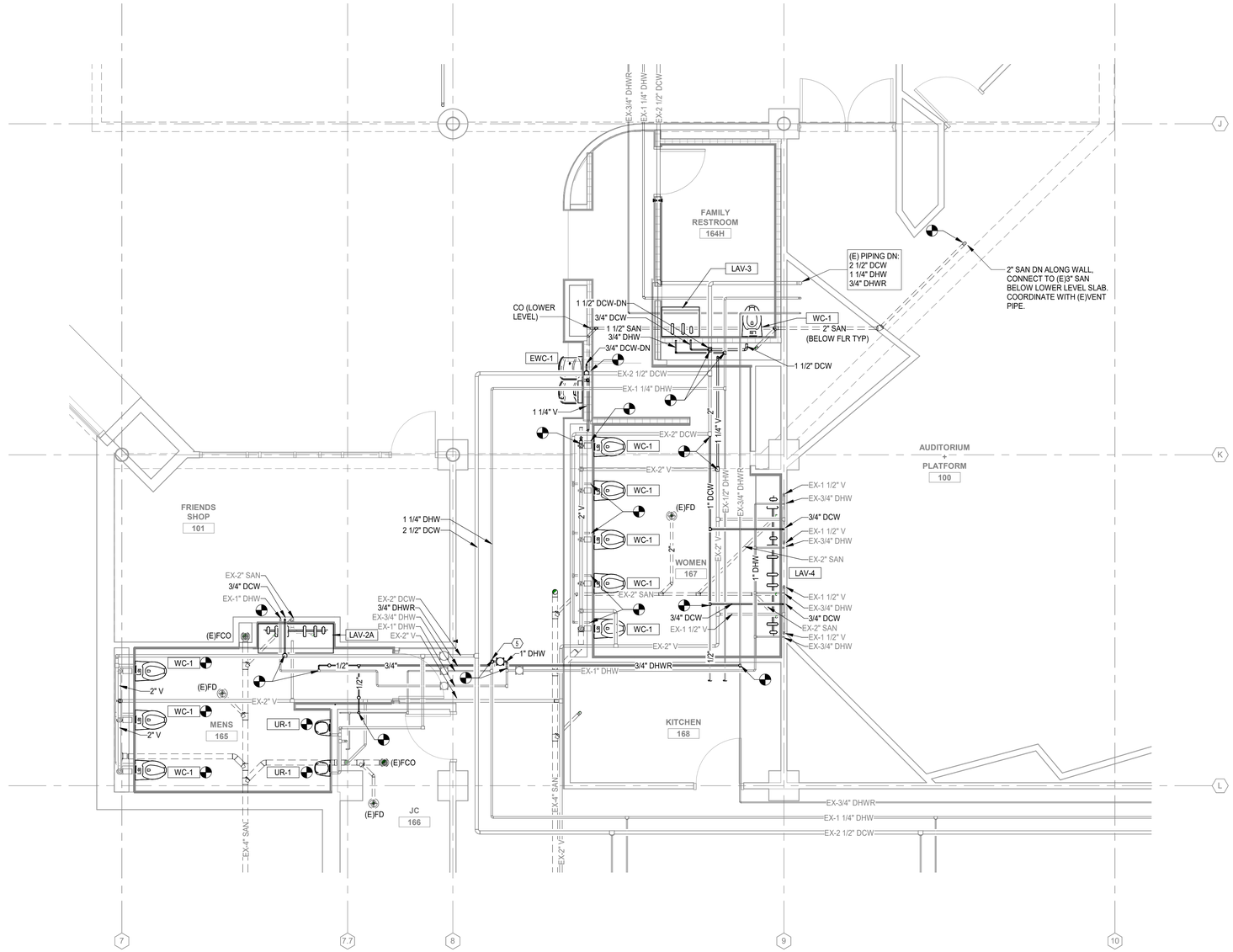
B. INSTALL ALL EQUIPMENT, FIXTURES, AND ASSOCIATED ACCESSORIES AS PER MANUFACTURER'S RECOMMENDATION.

C. COORDINATE WITH ALL OTHER DISCIPLINES BEFORE INSTALLING ANY PIPING DEVICES.

D. EXACT LOCATION OF PLUMBING FIXTURES SHALL BE COORDINATED WITH ARCHITECTURAL PLANS TO MEET ADA REQUIREMENTS.

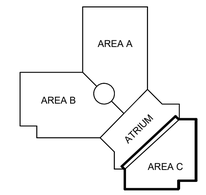
KEYNOTES

5 CONNECT EXISTING TEMPERED WATER PIPING TO DOMESTIC HOT WATER MAIN. RELABLE PIPING TO INDICATE DOMESTIC HOT WATER.



1 FIRST FLOOR PLUMBING INSTALLATION PLAN
SCALE: 1/4" = 1'-0"

NORTH



SCALE: 1/4" = 1'-0"
0 2' - 0" 4' - 0" 8' - 0"

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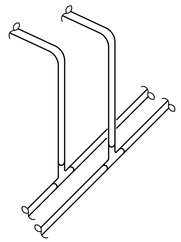
NO.	REVISION	DATE
5	100% CONSTRUCTION DOCUMENTS	DEC. 18, 2024

DRAWN: JC, GD | CHK'D: NB
DESIGNED: JC
APPR'D: TY
DATE: NOVEMBER 8, 2024
PROJECT NUMBER 2142-7258-06H

LIVONIA MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD
FIRST FLOOR PLUMBING PLAN - HUD

DRAWING NUMBER P2.1H PLUMBING

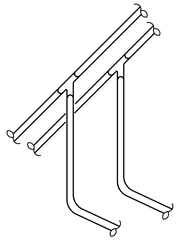
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BRANCH CONNECTION OFF TOP

APPLIES TO THE FOLLOWING SYSTEMS:

DOMESTIC WATER



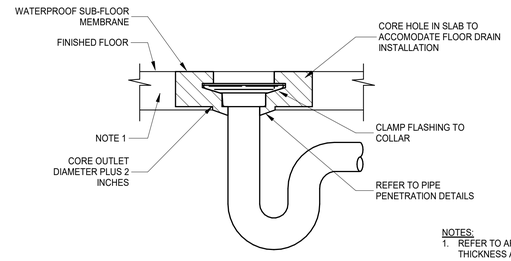
BRANCH CONNECTION OFF BOTTOM

APPLIES TO THE FOLLOWING SYSTEMS:

HEATING HOT WATER (HHW)

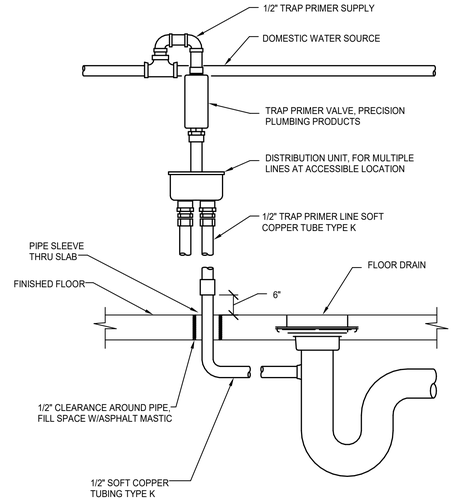
NOTE: BOTTOM AS INDICATED OR SIDE CONNECTION IS APPLICABLE. CONNECTION TO THE TOP OF THE MAINS IS NOT ACCEPTABLE.

3 TYPICAL BRANCH TAKE-OFF CONNECTION PIPING DETAILS
SCALE: N.T.S.



NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR THICKNESS AND FINISHES.
2. WHERE WATERPROOF FLOOR COVERINGS OCCUR, PROVIDE WIDE FLANGE STRAINER AND PLUG SEEPAGE OPENINGS.
3. PROVIDE EXTENSIONS WHERE REQUIRED TO ACCOMODATE FLOOR THICKNESS.

2 FLOOR DRAIN DETAIL
SCALE: N.T.S.



1 TRAP PRIMER DETAIL
SCALE: N.T.S.

WATER HAMMER ARRESTOR SCHEDULE

TYPE	FIXTURE UNIT RATING	I.P.S.	NOTES
WHA-A	1-11	1/2"	
WHA-C	33-60	1"	

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	DESCRIPTION	ACCEPTABLE MANUFACTURER	Model	SAN/WASTE	VENT	COLD WATER	HOT WATER	SCHEDULE NOTES
EWC-1	BI-LEVEL ELECTRIC WATER COOLER	BI-LEVEL ELECTRIC WATER COOLER WITH ELECTRONIC SENSOR ACTIVATION FOR BOTTLE FILLING STATION. ELECTRICAL REQ'S: 115V/60Hz, 370W, 5FLA.	ELKAY	LZOSTL8*C	1 1/2"	1 1/4"	1/2"	-	ADA COMPLIANT. MOUNT AT ADA HEIGHT.
F-1.2	LAV FAUCET	HARD WIRED ELECTRONIC SENSOR WITH (4) "AA" BATTERY BACKUP. DIE-CAST METAL HAND WASHING FAUCET FOR PRE-TEMPERED OR HOT AND COLD WATER OPERATION. ALL WETTED COMPONENTS TO BE STAINLESS STEELSINGLE HOLE INSTALLATION. INCLUDES ALL MOUNTING HARDWARE. FLEXIBLE, HIGH PRESSURE SUPPLY HOSES, 3/8" COMPRESSION CONNECTIONS.	SLOAN VALVE	BASYS EFX 100	-	-	1/2"	1/2"	ADA COMPLIANT. THE EFX-100 ALSO COMES WITH A MATCHING SENSOR ACTIVATED, HARDWIRED SOAP DISPENSER (SLOAN MODEL ESD-500; INSTALL THIS DISPENSER WITH ALL SLOAN AER-DEC MODEL LAVS). INSTALL THIS FAUCET WITH ALL LAVS ON SCHEDULE.
F-2	MOP SINK FAUCET	service sink faucet	KOHLER Co.	K-830T40-4A-CP	-	-	1/2"	1/2"	INSTALL WITH SS-1
FCO-1	221301	LACQUERED CAST-IRON BODY FLOOR CLEANOUT WITH ADJUSTABLE, HEAVY DUTY STAINLESS STEEL SQUARE 5" TOP WITH INTEGRAL PLUG. TOP TO BE ANSI HEAVY DUTY LOAD RATED. CLEANOUTS TO BE LOCATED IN UNFINISHED AREAS.	WATTS CO-1203-S OR EQUIVALENT	CO-1203-S					
FD-1	FLOOR DRAIN	FLOOR DRAIN WITH ROUND HEAVY DUTY STRAINER	WATTS	FD-102-B6	2"	1 1/4"	-	-	
LAV-2	LAVATORY	WALL HUNG SINK WITH 4" CENTERSET. FAUCET LEDGE. VITREOUS CHINA. FOR WALL HANGER (INCLUDED) OR CONCEALED ARMS BY OTHERS. PROVIDE RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE (MODEL BOBRICK B-3803.MBLK). PROVIDE WALL MOUNTED SOAP DISPENSER (MODEL BOBRICK B-5050).	AMERICAN STANDARD	0355012.020	1 1/4"	1 1/4"	-	-	
LAV-2A	LAVATORY	AER-DEC® 2-STATION WALL-MOUNTED SINK. CORIAN VENARO WHITE.	Sloan Valve	CLARK STREET ST AD-82000	1 1/2"	1 1/4"	1/2"	1/2"	ADA COMPLIANT. MOUNT AT ADA HEIGHT. ELECTRICAL: 3 POLES AVAILABLE FOR SOAP DISPENSER, FAUCET, AND HAND DRYER (0.8 POWER FACTOR, 110 V, 15 A, 60 Hz).
LAV-2B	LAVATORY	AER-DEC® 2-STATION WALL-MOUNTED SINK (EXTENDED ENDS). CORIAN VENARO WHITE.	Sloan Valve	CLARK STREET ST AD-82000	1 1/2"	1 1/4"	1/2"	1/2"	ADA COMPLIANT. MOUNT AT ADA HEIGHT. ELECTRICAL: 3 POLES AVAILABLE FOR SOAP DISPENSER, FAUCET, AND HAND DRYER (0.8 POWER FACTOR, 110 V, 15 A, 60 Hz)
LAV-3	LAVATORY	AER-DEC® 1-STATION WALL-MOUNTED SINK. CORIAN VENARO WHITE.	Sloan Valve	CLARK STREET ST AD-81000	1 1/2"	1 1/4"	1/2"	1/2"	ADA COMPLIANT. MOUNT AT ADA HEIGHT. ELECTRICAL: 3 POLES AVAILABLE FOR SOAP DISPENSER, FAUCET, AND HAND DRYER (0.8 POWER FACTOR, 110 V, 15 A, 60 Hz)
LAV-4	LAVATORY	AER-DEC® 4-STATION WALL-MOUNTED SINK (EXTENDED ENDS). CORIAN VENARO WHITE.	Sloan Valve	CLARK STREET ST AD-84000	1 1/2"	1 1/4"	1/2"	1/2"	ADA COMPLIANT. MOUNT AT ADA HEIGHT. ELECTRICAL: 3 POLES AVAILABLE FOR SOAP DISPENSER, FAUCET, AND HAND DRYER (0.8 POWER FACTOR, 110 V, 15 A, 60 Hz)
SS-1	MOP SINK	BASIN - ONE PIECE MOLDED STONE 24"x24"x10" WITH INTEGRAL STAINLESS STEEL BODY DRAIN, STAINLESS STEEL CAPS ON ALL CURBS, AND WALL GUARDS.	FIAT	MSBIDTG2424	3"	1 1/2"	-	-	
UR-1	URINAL (WALL MOUNT)	BOWL - VITREOUS WHITE CHINA, WALL HUNG, WASHDOWN URINAL COMPLETE WITH ¾" REAR SPUD CONNECTION. FLUSH VOLUME (0.125 – 1.0 GPF), DETERMINED BY FLUSHSOMETER USED WITH THE FIXTURE. 2" NPT OUTLET FLANGE. FULLY CONCEALED TRAPWAY. VANDAL RESISTANT STRAINER ASSEMBLY INCLUDED. ALL MOUNTING HARDWARE INCLUDED.___FLUSH VALVE – HARDWIRED (INCLUDE CEILING MOUNT TRANSFORMER), CONCEALED, SENSOR OPERATED FLUSH VALVE. PISTON VALVE POWERED BY (4) "AA" BATTERIES (5 YEAR LIFE) WITH ELECTICAL OVERRIDE OPTION. SEMI-RED BRASS VALVE BODY AND METAL COVER WITH CHROME FINISH. VACUUM BREAKER ASSEMBLY SHORT V500A. INTEGRATED CONTROL STOP. FRONT ACCESS WALL PLATE. WATER CONSUMPTION (0.125 GPF; 0.25 GPF; 0.5 GPF).___ELECTRICAL REQ'S FOR FLUSH VALVE: 6 VDC INPUT (CONTROL CIRCUIT), 6 VAC (SOLENOID OPERATOR); TRANSFORMERS: EL-386 (UP TO 1 FLUSH VALVE), EL-451 (UP TO 6 FLUSH VALVES).	SLOAN VALVE; ZURN	BOWL (SLOAN SU-7419)___URINAL FLUSH VALVE (SLOAN CX 8198-0.5; CX 8198-0.25; CX 8198-0.125)___CARRIER (ZURN Z1222)	2"	1 1/4"	3/4"	-	ADA COMPLIANT. MOUNT AT ADA HEIGHT.
WC-1	WATER CLOSET (WALL MOUNT)	BOWL - VITREOUS CHINA, WHITE, ELONGATED, SIPHON JET, WALL HUNG, 1 1/2" TOP SPUD, LOW WATER CONSUMPTION (1.1 -1.6 GPF).___FLUSH VALVE – HARDWIRED (INCLUDE CEILING MOUNT TRANSFORMER, ONE PER TOILET ROOM), CONCEALED, SENSOR OPERATED FLUSH VALVE. PISTON VALVE POWERED BY (4) "AA" BATTERIES (5 YEAR LIFE) WITH ELECTICAL OVERRIDE OPTION. SEMI-RED BRASS VALVE BODY AND METAL COVER WITH CHROME FINISH. VACUUM BREAKER ASSEMBLY SHORT V500A. INTEGRATED CONTROL STOP. FRONT ACCESS WALL PLATE. LOWER WATER CONSUMPTION (1.28 GPF; 1.6 GPF).___CARRIER - HEAVY DUTY 750LBS, BOLTED TYPE CLOSET FITTING, ADJUSTABLE SHORT FOOT WITH BEARING PLATE, SIZE AND TYPE AS REQUIRED.___ELECTRICAL REQ'S FOR FLUSH VALVE: 6 VDC INPUT (CONTROL CIRCUIT), 6 VAC (SOLENOID OPERATOR); TRANSFORMERS: EL-386 (UP TO 1 FLUSH VALVE), EL-451 (UP TO 6 FLUSH VALVES).	SLOAN VALVE; ZURN	BOWL (SLOAN ST-2469-STG)___CLOSET FLUSH VALVE (SLOAN CX 8158-1.28; CX 8158-1.6)___CARRIER (ZURN Z1201-N_3-XH – 750LBS)	2"	1 1/4"	1 1/2"	-	ADA COMPLIANT. MOUNT AT ADA HEIGHT. TOILET SEATS ARE NOT INCLUDED. RECOMMENDED SEAT OPTIONS: OPTION 1 (BEMIS - 1955CT/1955SSCT & 2155CT/2155SSCT) OR OPTION 2 (CHURCH - 295CT/295SSCT & 2155CT/2155SSCT).
WCO-1	221301	EPOXY COATED CAST-IRON BODY, EPOXY COATED CAST-IRON ROUND 4" TOP WITH INTEGRAL GASKETED PLUG. NO HUB CONNECTION. STAINLESS STEEL ACCESS COVER WITH VANDAL PROOF STAINLESS STEEL SCREW.	WATTS CO-450-RD OR EQUIVALENT.	CO-454-RD	4"	2"	-	-	

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DRAWN: GD | CHK'D: NB
DESIGNED: TY | APPRV'D: TY
DATE: NOVEMBER 8, 2024
PROJECT NUMBER: 2142-7258-06H

LIVONIA, MICHIGAN
CITY OF LIVONIA
LIVONIA LIBRARY TOILET RENOVATION - HUD

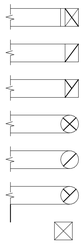
PLUMBING DETAILS AND SCHEDULES

DRAWING NUMBER: P6.2H
PLUMBING

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SYMBOLS

AxB	RECTANGULAR DUCT DIMENSION
A/B	FLAT-OVAL DUCT DIMENSION
AØ	ROUND DUCT DIMENSION



RECTANGULAR SUPPLY OR OUTSIDE AIR DUCT - UP OR DOWN

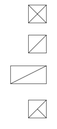
RECTANGULAR RETURN AIR DUCT - UP OR DOWN

RECTANGULAR EXHAUST AIR DUCT - UP OR DOWN

ROUND SUPPLY OR OUTSIDE AIR DUCT - UP OR DOWN.

ROUND RETURN AIR DUCT - UP OR DOWN.

ROUND EXHAUST AIR DUCT - UP OR DOWN.



SUPPLY AIR DIFFUSER (SQUARE)

RETURN AIR GRILLE (SQUARE)

RETURN AIR GRILLE OR EXHAUST REGISTER (RECTANGULAR)

EXHAUST GRILLE (SQUARE)



DUCT SMOKE DETECTOR



BACKDRAFT DAMPER



VOLUME DAMPER



ROUND DIFFUSER

SLOT DIFFUSER



BALL VALVE

BUTTERFLY VALVE



ISOLATION VALVE



BALANCE VALVE



MOTORIZED CONTROL VALVE (2-WAY)



THERMOSTAT

TEMPERATURE SENSOR



EQUIPMENT TYPE (SEE ABBREVIATIONS)
SCHEDULE #



THERMOSTATIC MIXING VALVE
OUTLET TEMPERATURE SENSOR



BUILDING PRESSURE SENSOR



CARBON MONOXIDE SENSOR



NITROGEN DIOXIDE SENSOR



CARBON DIOXIDE SENSOR



NEW FIRE DAMPER

EXISTING OR DEMO FIRE DAMPER

NEW DUCT/PIPING

DEMO DUCT/PIPING

EXISTING DUCT/PIPING

RL — REFRIGERANT LIQUID

RG — REFRIGERANT GAS

HHWS — HEATING HOT WATER SUPPLY

HHWR — HEATING HOT WATER RETURN

COND — CONDENSATE LINE

HVAC BASIS OF DESIGN

SUMMER	
OUTDOOR	89°FDB, 73°F WB
INDOOR	75°FDB, 63°F WB
WINTER	
OUTDOOR	-3°F DB
INDOOR	70°F DB

ABBREVIATIONS

AMPS	AMPERES
ADJ.	ADJUSTABLE
ATC	AUTOMATIC TEMPERATURE CONTROL
APD	AIR PRESSURE DROP
A.F.F.	ABOVE FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
CO.	COMPANY
COND.	CONDENSATE
D	DRAIN
DSP	DUCT STATIC PRESSURE
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
EFF	EFFICIENCY
ELECT.	ELECTRICAL
ESP	EXTERNAL STATIC PRESSURE
EWB	ENTERING WET BULB
EWC	ELECTRIC WATER COOLER
F	FIRE DAMPER
FPM	FEET PER MINUTE
FD	FLOOR DRAIN
FT	FEET
GAL	GALLON
GPM	GALLONS PER MINUTE
GC	GENERAL CONTRACTOR
HC	HEATING COIL
HP	HORSE POWER
HR	HOUR
HTG.	HEATING
I.D.	IDENTIFICATION
IH	INTAKE HOOD
IN	INCH
L	LOUVER
LAT	LEAVING AIR TEMPERATURE
LDB	LEAVING DRY BULB
LBS	POUNDS
LWB	LEAVING WET BULB
MAX	MAXIMUM
MBH	1000 BRITISH THERMAL UNITS PER HOUR
MIN.	MINIMUM
NO.	NUMBER
OA	OUTSIDE AIR
P.C.	PLUMBING CONTRACTOR
PH	PHASE
PSI.	POUNDS PER SQUARE INCH
RA	RETURN AIR
RF	RELIEF AIR FAN
RH	RELIEF AIR HOOD
RM	ROOM
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SE	SMOKE EXHAUST
S	SMOKE DAMPER
SENS	SENSIBLE
TSP	TOTAL STATIC PRESSURE
V	VENT
VAV	VARIABLE AIR VOLUME BOX
VOLTS	VOLTAGE
VFD	VARIABLE FREQUENCY DRIVE
W.C.	WATER COLUMN
W.O.	WALL OPENING
WPD	WATER PRESSURE DROP

PIPE ABBREVIATIONS

COMBUSION FLUE	CF
COMBUSTION AIR INTAKE	CI
CONDENSATE	C
HEATING HOT WATER RETURN	HHWR
HEATING HOT WATER SUPPLY	HHWS

GENERAL DEMOLITION NOTES

1. REFER TO DRAWINGS OF ALL OTHER DISCIPLINES FOR ADDITIONAL REMOVALS AND SELECTIVE DEMOLITION ACTIVITIES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SELECTIVE DEMOLITION ACTIVITIES. ANY ITEMS NOT INDICATED ON DRAWINGS OR SPECIFICATIONS THAT ARE IN CONFLICT WITH THE CONTRACT WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID FOR CLARIFICATION.
3. FOR DURATION OF THE PROJECT IF ANY EXISTING ITEM IS DAMAGED DURING CONSTRUCTION, IT SHALL BE REPLACED AND RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL TEMPORARY SHORING AND BRACING REQUIRED TO COMPLETE THE WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED, INCLUDING ASSOCIATED REPAIR AND FINISHING TO MATCH ADJACENT SURFACES.
6. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY ENVIRONMENTAL CONTROL MEASURES INCLUDING ACCEPTABLE AIR QUALITY CONTROL MEASURES, DUST CONTROL, EROSION CONTROL AND OTHER MEASURES REQUIRED FOR PROTECTION OF PROPERTY DURING SELECTIVE DEMOLITION AND CONSTRUCTION ACTIVITIES.
7. CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATING CONTRACT DRAWINGS WITH FIELD CONDITIONS AND WORK ASSOCIATED WITH EACH TRADE.
8. CONTRACTOR SHALL COORDINATE DEMOLITION ACTIVITIES WITH NEW WORK TO VERIFY DIMENSIONS AND EXTENT OF REMOVALS PRIOR TO BEGINING OF WORK.
9. CONTRACTOR IS RESPONSIBLE FOR REMOVAL, STORAGE, AND REINSTALLATION OF REMAINING WALL MOUNTED DEVICES INTENDED FOR REUSE.
10. ALL DEMOLITION WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE STATE OF MICHIGAN, LOCAL BUILDING CODES, OSHA AND NFPA, WHICHEVER IS MORE STRINGENT.
11. OWNER RESERVES THE RIGHT TO SALVAGE ANY EQUIPMENT OR MATERIAL INDICATED TO BE DEMOLISHED.
12. PIPING DEMOLITION PLANS ARE FOR DIAGRAMMATIC PURPOSES ONLY. CONTRACTOR TO REMOVE ANY UNUSED / ABANDONED DUCTWORK, EQUIPMENT, PIPING (SANITARY, VENT, DOMESTIC WATER, ETC.), ASSOCIATED ACCESORIES COMPLETE THAT INHIBIT INSTALLATION DESIGN INTENT WHETHER INDICATED ON THE PLANS OR NOT. CONTRACTOR TO VERIFY EXTENT OF DEMOLITION ON THE FIELD AND COORDINATE WITH THE ENGINEER (AT NO ADDITIONAL COST TO THE OWNER). PATCH WALLS, CEILINGS, ROOF AND/OR FLOOR TO MATCH ADJACENT CONDITIONS WHETHER INDICATED ON THE PLANS OR NOT.

HVAC GENERAL NOTES

1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH MICHIGAN MECHANICAL CODE, LATEST APPLICABLE EDITION, THE AUTHORITY HAVING JURISDICTION AND AS SPECIFIED (WHICHEVER IS MORE STRINGENT).
2. IF NON-DESIGN BASE EQUIPMENT IS SELECTED, THIS CONTRACTOR SHALL BEAR ANY ADDITIONAL COSTS FOR MODIFICATION TO THE PROPOSED BUILDING SYSTEM CAUSED BY SELECTION OF THE NON-DESIGN BASE EQUIPMENT. DEVIATIONS FROM BASIS OF DESIGN THAT AFFECT OTHER TRADES ARE THE RESPONSIBILITY OF THIS CONTRACTOR. ADDITIONAL COSTS TO PROVIDE LARGER ELECTRICAL CIRCUITS, MORE FLOOR SPACE, ADDITIONAL SUPPORTS, ADDITIONAL MATERIALS, ETC. SHALL BE BORNE BY THIS CONTRACTOR. COORDINATE ALL WORK WITH OTHER TRADES.
3. DO NOT SCALE DRAWINGS FOR DIMENSIONS. REFER TO DIMENSIONED DRAWINGS. IF DIMENSIONS CANNOT BE ACCURATELY DETERMINED, REQUEST THE INFORMATION FROM THE ARCHITECT/ENGINEER.
4. KEY NOTES ARE MEANT AS A GENERAL GUIDE FOR TYPICAL LOCATIONS. CONTRACTOR TO PERFORM FULL EXTENT OF WORK REQUIRED TO ACCOMPLISH DESIGN INTENT.
5. CONTRACTOR IS RESPONSIBLE FOR ALL WORK IDENTIFIED ON ALL DRAWINGS AND INFORMATION IN THE PROJECT MANUAL, AS A COMPLETE PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE SPECIFIC SCOPE OF WORK FOR ANY SUBCONTRACTORS FOR THIS PROJECT EXCEPT AS SPECIFICALLY NOTED.
6. CONTRACTOR SHALL PROVIDE ACCESS DOORS IN ALL WALLS AND CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR FIRE PROTECTION ITEMS MAY BE REQUIRED. ACCESS DOORS SHALL BE OF AN APPROPRIATE SIZE REQUIRED FOR EACH APPLICATION. WHERE APPLICABLE, ACCESS DOORS SHALL MATCH THE FIRE RATING OF THE WALL ASSEMBLY.
7. DUCT AND PIPING LAYOUTS ARE SCHEMATIC IN NATURE. PROVIDE ADDITIONAL TRANSITIONS, ELBOWS, OFFSETS, AS NECESSARY AND COORDINATE ANY STRUCTURAL SUPPORTS FOR OPENINGS WITH STRUCTURAL TRADES.
8. DUCTWORK:
   A. ALL LISTED DUCTWORK DIMENSIONS ARE CLEAR AIR FLOW DIMENSIONS.
   B. ALL DUCTS IN FINISHED ROOMS AND SPACES SHALL BE CONCEALED IN CHASES OR ABOVE THE CEILINGS, UNLESS OTHERWISE NOTED.
   C. FIELD VERIFY LOCATION OF BEAMS, GENERAL STRUCTURE, LIGHTING, PIPING, ETC., BEFORE FABRICATION AND INSTALLATION OF DUCTWORK COORDINATE ELEVATIONS, OFFSETS, AND TRANSITIONS AS REQUIRED.
   D. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'-0". FLEX DUCT SHALL NOT BE USED WHERE DUCTWORK IS EXPOSED. THE LAST ELBOW BEFORE CONNECTION TO AN AIR DEVICE SHALL BE A HARD DUCT.
   E. VOLUME DAMPERS SHALL BE INSTALLED IN ALL BRANCH DUCTS.
   F. THE ELBOWS FOR DUCTWORK SHALL HAVE TURNING VANES UNLESS NOTED OTHERWISE.
   G. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR AIR DEVICE LOCATIONS.
   H. ALL AIR DEVICES IN CMU WALLS SHALL MATCH BLOCK COURSING.
   I. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF FIRE RATED WALLS, SMOKE BARRIERS, AND SECURITY WALLS. CONTRACTOR SHALL PROVIDE FIRE DAMPERS, SMOKE DAMPERS, OR SECURITY BARS IN ALL DUCTS PENETRATING SAID WALLS, WHETHER INDICATED ON THE MECHANICAL PLANS OR NOT.
9. ALL STRUCTURAL OPENINGS SHALL BE COORDINATED WITH THE STRUCTURAL DRAWING. COORDINATE ANY STRUCTURAL SUPPORTS FOR OPENINGS WITH STRUCTURAL TRADES.
10. ALL HANGER SYSTEMS FOR PIPING AND EQUIPMENT SHALL BE SECURED TO BUILDING STRUCTURAL SYSTEM.
11. COORDINATE ALL WORK WITH EXISTING WORK TO PERMIT ACCESS AND SERVICE CLEARANCES TO ALL SYSTEMS. COORDINATE DUCT WITH ELECTRICAL J-BOXES TO PREVENT OBSTRUCTIONS.
12. CONNECTION TO EQUIPMENT SHALL CONFORM TO MANUFACTURER'S SPECIFICATION.
13. ALL MECHANICAL EQUIPMENT REQUIRING NATURAL GAS SHALL BE FURNISHED WITH PRESSURE REGULATOR. THE GAS PRESSURE REGULATOR SHALL REGULATE THE GAS PRESSURE BETWEEN THE INLET AND OPERATING PRESSURE OF THE EQUIPMENT. PROVIDE VENT TO OUTDOOR FROM EACH REGULATOR.
14. ALL HVAC CONTROL WIRING SHALL BE PROVIDED BY DIVISION 23 CONTRACTOR UNLESS OTHERWISE NOTED. EXPOSED CONTROL WIRING SHALL BE IN CONDUIT. TEMPERATURE CONTROL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND LOCATING ANY 24V TRANSFORMERS REQUIRED FOR CONTROL COMPONENTS. COORDINATE WITH DIV 26 CONTRACTOR FOR POWER WIRING.
15. HVAC EQUIPMENT, INCLUDING HEAT TRACE, SHALL BE CONNECTED TO A BUILDING MANAGEMENT SYSTEM.
16. REFER TO DETAIL SHEETS FOR ADDITIONAL INFORMATION ON INSTALLMENT METHODS.
17. TRADE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PENETRATIONS WITH STRUCTURAL DRAWING REQUIREMENTS. ADDITIONALLY, THE TRADE CONTRACTORS SHALL COORDINATE ALL PENETRATIONS THROUGH PRECAST CONCRETE UNITS WITH THE PRECAST CONCRETE MANUFACTURER TO PRODUCE A SHOP DRAWING SUBMITTAL NOTING ALL PENETRATIONS AND THEIR SIZES. TRADE CONTRACTORS AND PRECAST MANUFACTURE SHALL PROVIDE DOCUMENTATION WITH THE PRECAST SHOP DRAWING SUBMITTAL INDICATING THAT ALL TRADES HAVE SIGNED OFF ON ALL AFOREMENTIONED COORDINATION.

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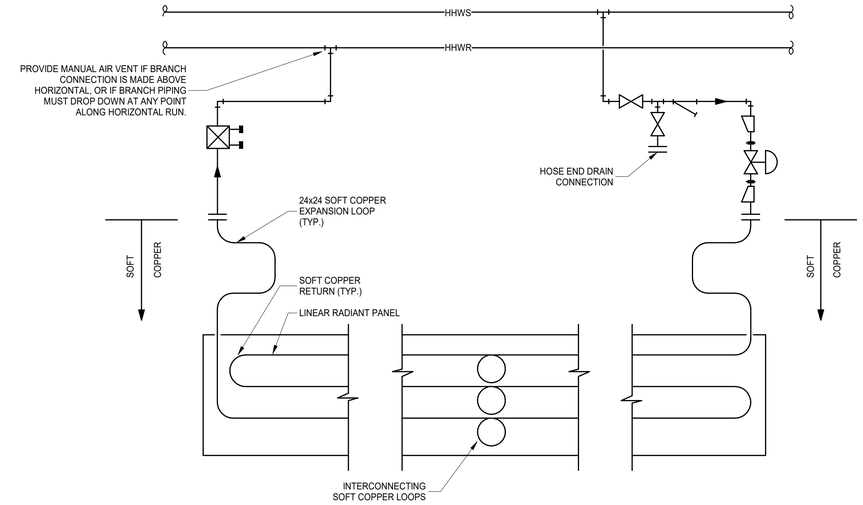
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DATE: NOVEMBER 8, 2024
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LIVONIA LIBRARY TOILET RENOVATION - HUD
GENERAL INFORMATION HUD

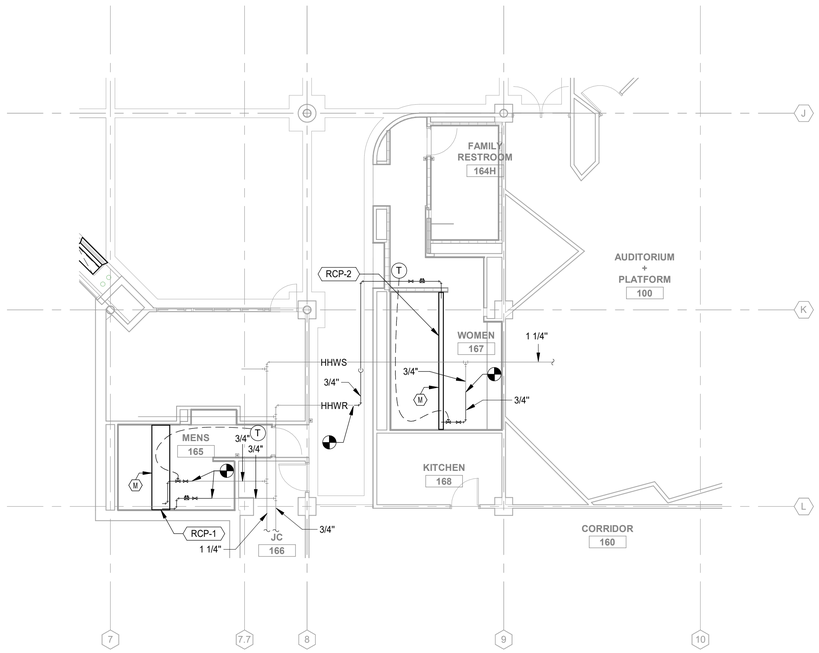
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LIVONIA
MECHANICAL

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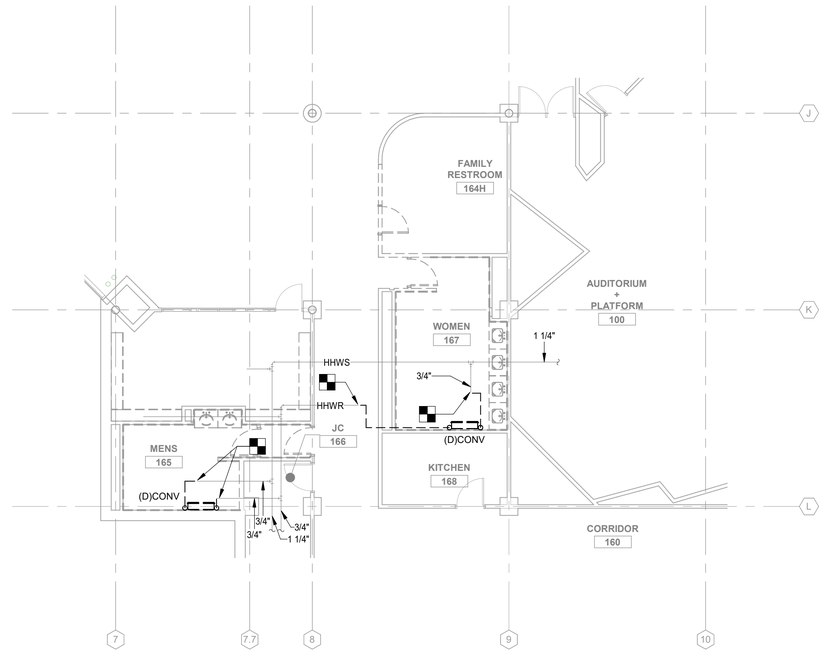
NOTES:
1. ODD NUMBER PASSES INDICATED. INSTALLATION FOR EVEN NUMBER PASSES SIMILAR EXCEPT RUNOUT CONNECTIONS MADE AT SAME END.
2. REFER TO FLOOR PLANS FOR ZONING.

3 RADIANT CEILING PANEL DETAIL
SCALE: N.T.S.



NORTH

2 FIRST FLOOR MECHANICAL INSTALLATION PLAN
SCALE: 1/8" = 1'-0"



NORTH

1 FIRST FLOOR MECHANICAL REMOVAL PLAN
SCALE: 1/8" = 1'-0"

HYDRONIC RADIANT CEILING PANEL SCHEDULE

TAG		MANUFACTURER	AREA SERVED	HEATING COIL							EXTERNAL DIMENSIONS (IN)		NOTES
				CAPACITY (MBH)	EAT DB (°F)	# OF PASSES	WATER TEMPERATURE (°F) ENTERING	WATER TEMPERATURE (°F) LEAVING	WATER FLOW (GPM)	MAX WATER PRESSURE DROP (FT WC)	LENGTH (FT)	WIDTH (IN)	
RCP	1	STERLING	MEN'S ROOM	5.3	70	8	190	170	0.5	0.345	9' 5"	24	
RCP	2	STERLING	WOMEN'S ROOM	2.4	70	1	190	170	0.2	0.015	15' 4"	6	

GENERAL NOTES

A. REFER TO SHEETS G1.1, P0.1H, AND 3-M0.1 FOR ADDITIONAL GENERAL NOTES AND INFORMATION.

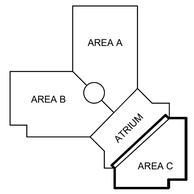
B. INSTALL ALL EQUIPMENT, FIXTURES, AND ASSOCIATED ACCESSORIES AS PER MANUFACTURER'S RECOMMENDATION.

C. COORDINATE WITH ALL OTHER DISCIPLINES BEFORE INSTALLING ANY PIPING DEVICES.

D. EXACT LOCATION OF PLUMBING FIXTURES SHALL BE COORDINATED WITH ARCHITECTURAL PLANS TO MEET ADA REQUIREMENTS.

KEYNOTES

M INSTALL FLUSH WITH CEILING. PROVIDE MOUNTING FRAME, ANGLES, HARDWARE AND PANEL INSULATION. RADIANT PANELS SHALL EXTEND WALL TO WALL.



SCALE: 1/8" = 1'-0"
0 4' - 0" 8' - 0" 16' - 0"

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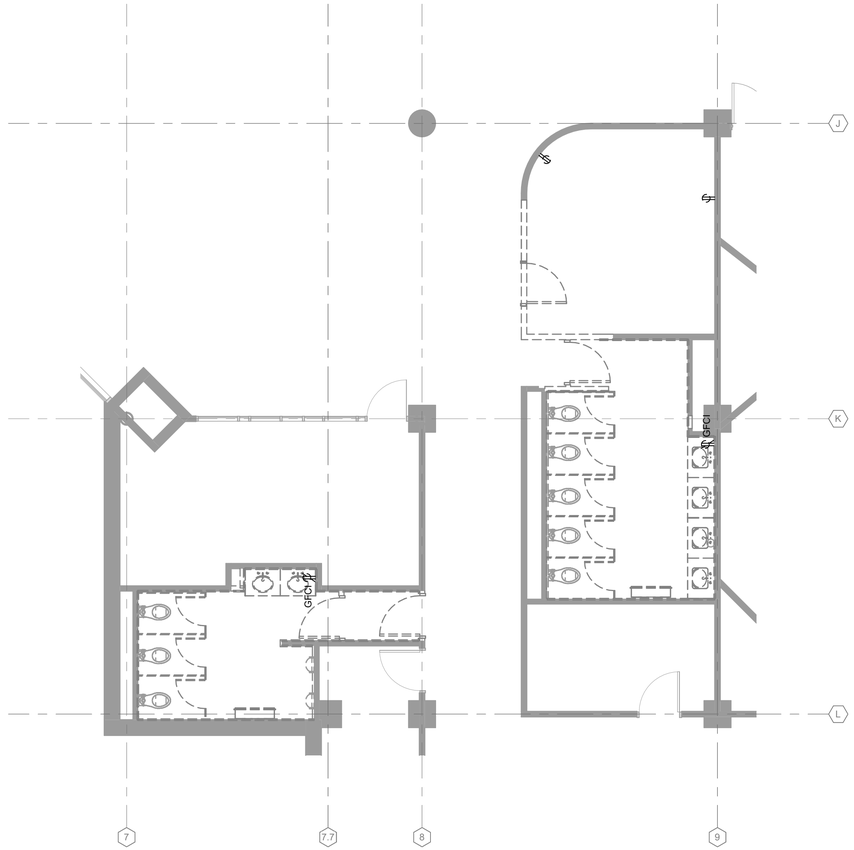
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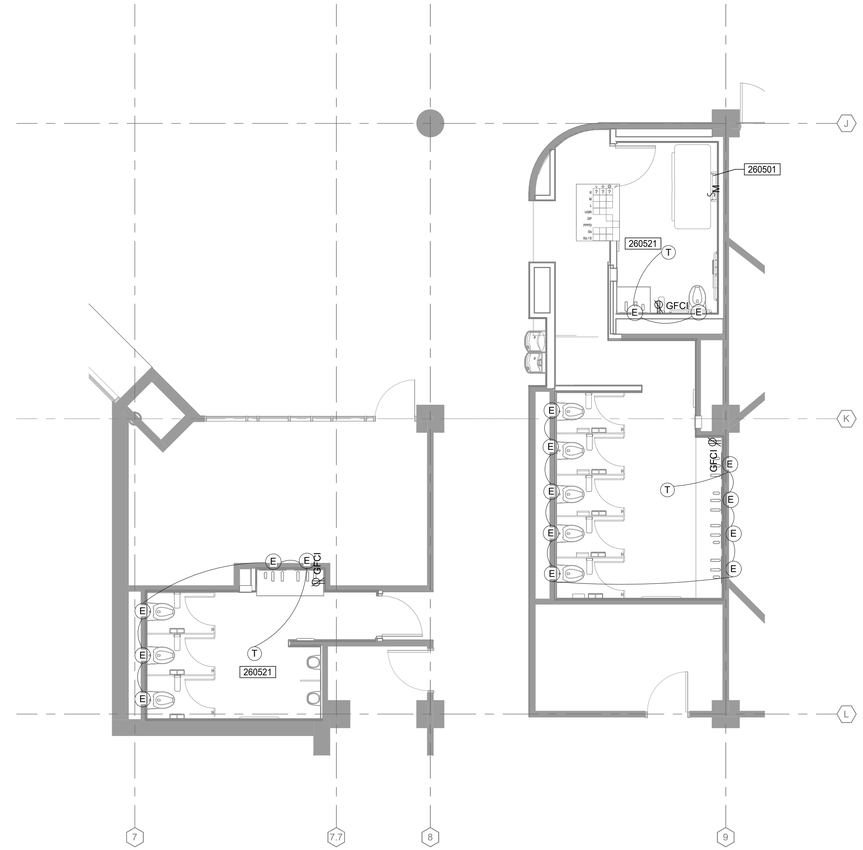
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FIRST FLOOR MECH DEMO AND NEW PLAN - HUD

DRAWING NUMBER M2.1H MECHANICAL

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1 **FIRST FLOOR POWER REMOVAL PLAN**
SCALE: 3/16" = 1'-0"
NORTH



2 **FIRST FLOOR POWER PLAN**
SCALE: 3/16" = 1'-0"
NORTH

GENERAL NOTES:

A. REFER TO SHEETS G1.1 AND E0.1 FOR ADDITIONAL GENERAL NOTES AND INFORMATION.

B. DASHED LINES INDICATE EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED. REMOVE ASSOCIATED ELECTRICAL ITEMS (E.G. CABLE, CONDUIT, SUPPORTS, DISCONNECTS, ETC.) COMPLETE BACK TO POWER AND/OR SIGNAL SOURCE OR TO NEAREST REMAINING DEVICE(S) U.O.N.

C. SHADED LINES INDICATE EXISTING ELECTRICAL ITEMS TO REMAIN.

D. E.R. = EXISTING DEVICE TO REMAIN.

E. T.B.R. = EXISTING DEVICE TO BE REMOVED.

F. ALL EXISTING LIGHTING, POWER, SYSTEMS DEVICES / EQUIPMENT TO REMAIN UNLESS OTHERWISE NOTED.

G. REFER TO ARCHITECTURAL DRAWINGS WHICH SHOW THE TOTAL DEMOLITION IN SPECIFIC AREAS. E.C. SHALL COORDINATE IN THIS DEMOLITION TO ENSURE THAT POWER IS OFF AND THAT ELECTRICAL EQUIPMENT THAT MUST REMAIN IS PROPERLY PROTECTED.

H. PRIOR TO CONSTRUCTION, FIELD CONFIRM EXISTING CIRCUITS FOR EQUIPMENT, OUTLETS AND DEVICES TO BE AFFECTED BY CONSTRUCTION. MARK EXISTING CIRCUIT NUMBERS ON AS-BUILT DRAWINGS.

I. FOR EXTENSION OF EXISTING CIRCUITS TO NEW EQUIPMENT AND DEVICE LOCATIONS, PROVIDE NEW JUNTION BOX(ES) AS NEEDED IN ACCESSIBLE SPACES ABOVE DROP CEILINGS.

KEYNOTES

260501 LOCATE FUSED DISCONNECT SWITCH AS PER MANUFACTURER REQUIREMENTS.

260521 PROVIDE 120VAC POWER TO 120VAC/24VAC TRANSFORMER (FOR SINK FAUCET VALVES, FLUSH VALVES, AND ASSOCIATED SENSORS). TRANSFORMER, VALVES, SENSORS, AND LOW VOLTAGE WIRING TO EACH VALVE SOLENOID/SENSOR FURNISHED AND INSTALLED BY DIVISION 22. PROVIDE FLUSH DEVICE BOX AND 1/2" RACEWAY WITH PULLSTRING FOR EACH VALVE SOLENOID/SENSOR DEVICE. FIELD COORDINATE EXACT REQUIREMENT WITH DIVISION 22 CONTRACTOR PRIOR TO CONSTRUCTION. FIELD COORDINATE EXACT LOCATIONS AND HEIGHTS OF TRANSFORMERS, VALVES, SENSORS, AND DEVICE BOXES WITH DIVISION 22 PRIOR TO CONSTRUCTION. REFER TO AUTOMATIC ELECTRONIC FAUCET VALVE WIRING DETAIL #1 ON DRAWING E5.1.

SCALE: 1/8" = 1'-0"
0 4'-0" 8'-0" 16'-0"

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NO.	REVISION	DATE
5	100% CONSTRUCTION DOCUMENTS	DEC. 18, 2024

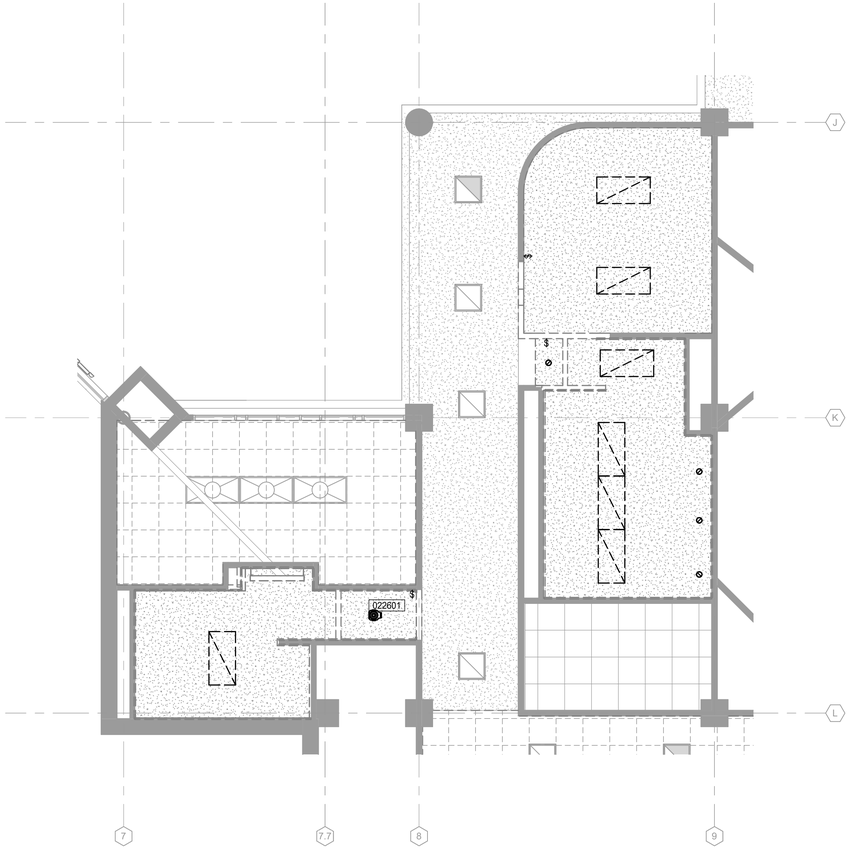
DRAWN: Author | CHK'D: Chkd | NO. 5
DESIGNED: Designer
APPRV'D: Approver
DATE: MONTH XX, XXXX
PROJECT NUMBER 0000-0000-00

LIVONIA
MICHIGAN
CITY OF LIVONIA
BENNETT LIBRARY ATRIUM & RENOVATION

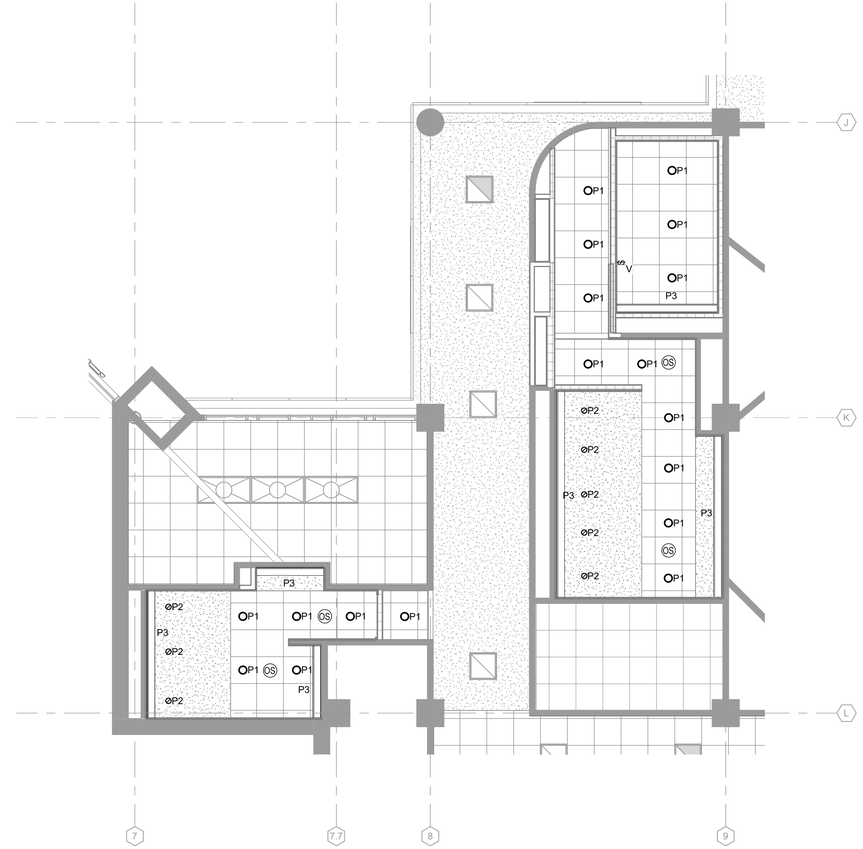
FIRST FLOOR POWER REMOVAL AND INSTALL PLANS - HUD

DRAWING NUMBER E2.1H
ELECTRICAL

Autodesk Docs://Livonia Civic Center Library Renovation/2142-7258-06_Livonia Library Atrium_ELEC.rvt
12/12/2024 9:44:58 AM



1 **FIRST FLOOR LIGHTING REMOVAL PLAN**
SCALE: 3/16" = 1'-0"
NORTH



2 **FIRST FLOOR LIGHTING PLAN**
SCALE: 3/16" = 1'-0"
NORTH

GENERAL NOTES:

A. REFER TO SHEETS G1.1 AND E0.1 FOR ADDITIONAL GENERAL NOTES AND INFORMATION.

B. DASHED LINES INDICATE EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED. REMOVE ASSOCIATED ELECTRICAL ITEMS (E.G. CABLE, CONDUIT, SUPPORTS, DISCONNECTS, ETC.) COMPLETE BACK TO POWER AND/OR SIGNAL SOURCE OR TO NEAREST REMAINING DEVICE(S) U.O.N.

C. SHADED LINES INDICATE EXISTING ELECTRICAL ITEMS TO REMAIN.

D. E.R. = EXISTING DEVICE TO REMAIN.

E. T.B.R. = EXISTING DEVICE TO BE REMOVED.

F. ALL EXISTING LIGHTING, POWER, SYSTEMS DEVICES / EQUIPMENT TO REMAIN UNLESS OTHERWISE NOTED.

G. REFER TO ARCHITECTURAL DRAWINGS WHICH SHOW THE TOTAL DEMOLITION IN SPECIFIC AREAS. E.C. SHALL COORDINATE IN THIS DEMOLITION TO ENSURE THAT POWER IS OFF AND THAT ELECTRICAL EQUIPMENT THAT MUST REMAIN IS PROPERLY PROTECTED.

H. PRIOR TO CONSTRUCTION, FIELD CONFIRM EXISTING CIRCUITS FOR EQUIPMENT, OUTLETS AND DEVICES TO BE AFFECTED BY CONSTRUCTION. MARK EXISTING CIRCUIT NUMBERS ON AS-BUILT DRAWINGS.

I. FOR EXTENSION OF EXISTING CIRCUITS TO NEW EQUIPMENT AND DEVICE LOCATIONS, PROVIDE NEW JUNTION BOX(ES) AS NEEDED IN ACCESSIBLE SPACES ABOVE DROP CEILINGS.

KEYNOTES

022601 REMOVE EXISTING LIGHTING FIXTURES, PENDANT STEMS AND ALL ASSOCIATED ELECTRICAL APPURTENANCES, INCLUDING BOXES, WIRE, AND CONDUIT COMPLETE BACK TO ACCESSIBLE JUNCTION BOX. REFER TO LIGHTING INSTALLATION PLAN FOR NEW LIGHTING FIXTURES TO BE CONNECTED TO EXISTING LIGHTING CIRCUIT.

SCALE: 1/8" = 1'-0"
0 4'-0" 8'-0" 16'-0"

DLZ
ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES
0

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
5	100% CONSTRUCTION DOCUMENTS	DEC. 18, 2024

DRAWN: Author | CHK'D: Chkr
DESIGNED: Designer
APPRV'D: Approver
DATE: MONTH XX, XXXX
PROJECT NUMBER 0000-0000-00

LIVONIA MICHIGAN
CITY OF LIVONIA
BENNETT LIBRARY ATRIUM & RENOVATION

FIRST FLOOR LIGHTING REMOVAL AND INSTALL PLANS

DRAWING NUMBER E3.1H
ELECTRICAL

Autodesk Docs://Livonia Civic Center Library Renovation/2142-7258-06_Livonia Library Atrium_ELEC.rvt
12/12/2024 9:45:01 AM

SPECIFICATIONS AND CONTRACT DOCUMENTS

FOR

2142-7258-06H – Bennett Civic Library HUD Restrooms Renovation

May 18, 2026

CITY OF LIVONIA
DEPARTMENT OF PUBLIC WORKS

12973 Farmington Road
Livonia, MI 48150
(734) 466-2655

CITY OF LIVONIA, MICHIGAN

BENNETT CIVIC LIBRARY -
HUD RESTROOMS RENOVATION

OWNER REVIEW

PROJECT MANUAL

ISSUED: JANUARY 24, 2025

ISSUED FOR BIDS

DIVISIONS 00 – 26



Prepared For:
City of Livonia
Department of Public Works Engineering
12973 Farmington Rd
Livonia, MI 48154

Project Site:
32777 Five Mile Rd.,
Livonia, MI 48154

Prepared by:

DLZ MICHIGAN, INC.
Project No: 2142-7258-06H

STATE OF MICHIGAN
TALESE ELIZABETH-ELLEN YENSCH
License No. 6201059567
LICENSED PROFESSIONAL ENGINEER

STATE OF MICHIGAN
Michael S. Krizman, Jr.
License No. 6201314494
LICENSED PROFESSIONAL ENGINEER
01/28/2025

STATE OF MICHIGAN
BRIAN RICHARD WISNIEWSKI
ARCHITECT
No. 1301066555
LICENSED ARCHITECT

STAMPS / SEALS

DLZ
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2142-7258-06H – Bennett Library Restroom Renovations

Table of Contents

The Contract Documents consist of two parts as follows:

PART I Bidding Requirements, Contract Forms, Contract Conditions, and Specifications

PART II Drawings

PART I

	Section Title	Pages
1.	Table of Contents	TC-1
2.	Notice to Bidders	NB-1 – NB-2
3.	Instructions to Bidders	IB-1 – IB-5
4.	Form of Proposal	FP-1 – FP-2
5.	Statement of Qualifications and Project References	SQ-1 – SQ-3
6.	Subcontractor List	SL-1
7.	City Ordinance Regarding Bids from City-Based Firms	2 sheets
8.	Certificate of Insurance Form	1 sheet
9.	General Conditions	GC-1 – GC-19
10.	General Specifications	SG-1 – SG-4
11.	Performance Bond	PB
12.	Labor and Materials Bond	LMB
13.	Maintenance and Guarantee Bond	MGB-1 – MGB-2
14.	Contractor's Declaration	CD
15.	Contractor's Affidavit	CA
16.	Contract	C-1 – C-2
17.	City Council Meeting Schedule	
18.	HUD Compliance Forms and Information	
19.	Technical Specifications	

PART II

Plan Sheets
Refer to Drawing Index on Drawings Title Sheet (Sheet Count: 16)

NOTICE TO BIDDERS
CITY OF LIVONIA, MICHIGAN

Bennett Civic Library Restroom Renovations

The City of Livonia is requesting proposals for the **Bennett Civic Library Restroom Renovations**. The City of Livonia seeks proposals for the following:

> **The building is the City's existing 1986 Civic Center Library Public Library with book stacks, administration, and research on three-floors located at the building's northwest portion and a single-story community auditorium, resale and meeting room wing at the southeast portion of the building, separated by a large entrance atrium lobby. This Department of Housing and Urban Development funded project will refresh and enhance the existing first-floor entrance lobby coatroom only and convert to new ADA Family restroom for improved accessible compliance. New LED lighting, plumbing, tile, ceilings, and paint will be installed.**

Plans and specifications will only be available online at the Michigan Inter-Governmental Trade Network (MITN) Purchasing Group at https://www.bidnetdirect.com/mitn beginning January 24, 2025. Hard copies of plan and specifications will not be available for purchase. Instructions to bidders may be obtained by registering with MITN at https://www.bidnetdirect.com/mitn.

Electronic proposals will be received through the Michigan Inter-Governmental Trade Network (MITN) Purchasing Group at https://www.bidnetdirect.com/mitn until **2:00 P.M., local time, on June 9, 2026** at which time the bids will be publicly opened and read aloud.

There will be a mandatory pre-bid meeting and site walk-thru held at 2:00 P.M. on May 27, 2026 at the Bennett Civic Library, 32777 Five Mile Rd., Livonia, MI 48154. Prospective bidders must be in attendance at the pre-bid meeting in order to be eligible. Pre-bid meeting minutes will be distributed as an addendum to the contract documents to all parties in attendance.

Bidders are to submit questions in writing to the attention of Gus Kandah, Purchasing Manager at gkandah@livonia.gov. No phone calls will be accepted.

Proposals submitted by Bidders who have been debarred, suspended, or made ineligible by any Federal Agency will be rejected.

Each bidder agrees to waive any claim it has or may have against the Owner, the Architect, and their respective employees, arising out of or in connection with the administration, evaluations, or recommendation of any bid.

Each proposal shall be accompanied by a bid security in the amount of five percent (5%) of the proposal, payable to the City of Livonia, as security for the acceptance of the contract. A bid bond on the Michigan Standard Form, issued by an approved Surety Company, may be furnished. The City will make arrangements to collect bid securities after the bid opening.

All bids shall be opened publicly at the date and time specified. Each bid shall be recorded together with the name of the bidder. Bids shall be in accordance with the requirements of this notice in order to be deemed "responsive."

Bids received via the MITN website by the specified due date and time will be publicly opened at the due date and time via Zoom. Vendors may attend the bid opening virtually by using the following credentials:

By Computer: https://us02web.zoom.us/j/82294127641
By Phone: (312) 626-6799, Webinar ID: 822 9412 7641

No bidder may withdraw his proposal within one hundred twenty (120) calendar days after the date set for opening thereof. The right to accept any bid, to reject any or all proposals and to waive irregularities in bidding is reserved by the City of Livonia. Portions of this Contract may be deleted due to unforeseen circumstances without compensation. Acceptance of any bid does not constitute a binding agreement until a written Contract is signed by both parties.

The successful bidder will be required to furnish satisfactory Performance, Labor and Material, and Maintenance and Guarantee Bonds.

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

Maureen Miller Brosnan
Mayor

CITY OF LIVONIA
Wayne County, Michigan

INSTRUCTIONS TO BIDDERS

1. QUALIFICATIONS OF BIDDER

To demonstrate Bidder's qualifications to perform the Work, the OWNER requires the Bidder to furnish all of the applicable information on the enclosed Statement of Qualifications and Project References as well as the Subcontractor List. The aforementioned statement must be submitted with the sealed Bid at the time of the Bid Opening.

2. ADVERTISEMENT

The published Advertisement for Bids for the proposed work contains information necessary to Bidders. A copy of the Advertisement for Bids is attached hereto as the Notice to Bidders and is to be considered a part of the Instructions to Bidders as fully as if repeated herein.

3. EXAMINATION OF THE CONTRACT DOCUMENTS

Before submitting a Bid, each Bidder should:

a. Examine the Contract Documents (including any Addenda and the other related data identified in the Bidding Documents) thoroughly;
b. Visit the site to become familiar with local conditions that may in any manner affect performance of the Work;
c. Become familiar with Federal, State, and local laws, ordinances, rules and regulations affecting performance of the work; and
d. Carefully correlate his observations with the requirements of the Contact Documents.

Where information concerning existing conditions, including subsurface conditions, is provided in the Contract Documents, such information is provided for the convenience of the Bidder and not as a guarantee of conditions. The Bidder shall be satisfied as to the sufficiency and representation of such data, and shall make all investigations necessary so that the Bid shall be based upon knowledge and estimation of conditions to be met. The Bidder shall make all the investigations necessary to become adequately informed regarding the availability of all facilities which will be required to perform the work.

Submission of a Bid will constitute an incontrovertible representation by the Bidder that Bidder has complied with all the requirements of this Section.

4. PRE-BID CONFERENCE

A Pre-Bid meeting may be held if noted in the Advertisement or Invitation to Bid. Representatives of OWNER and ARCHITECT will be present to discuss the Project. Bidders are required to attend and participate in the conference. ARCHITECT will transmit to all prospective Bidders of record such Addenda as ARCHITECT considers necessary in response to questions arising at the conference. Oral statements may not be relied upon and will not be binding or legally effective.

5. INTERPRETATION OF CONTRACT DOCUMENTS

All questions about the meaning or intent of the Contract Documents shall be submitted to the ENGINEER in writing. Replies will be issued by Addenda and mailed or delivered to all parties

recorded by the PURCHASING MANAGER as having received the Bidding Documents. Questions received less than four (4) days prior to the date of opening of Bids will not be answered. Only those questions that are answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

6. ADDENDA

Addenda may be issued to clarify, correct, or change the Bidding Documents as deemed by OWNER or ARCHITECT. Any addenda issued during the time of bidding or forming a part of the Contract Documents shall be included in the Bid and shall be made a part of the Contract Documents. Receipt of each Addendum shall be acknowledged in the Bid.

7. BID SECURITY

A Bid must be accompanied by Bid security made payable to OWNER in an amount of 5% of Bidder's maximum Bid price. The required security must be in the form of a Bid bond by a surety licensed to conduct business in the State of Michigan and named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Department. Attorneys-in-fact who execute the Bid Security or Bid Bond on behalf of the Surety shall affix to the bond a certified and copy of the power of attorney. The Bid security of the successful Bidder will be retained until the Agreement has been executed and the successful bidder has furnished the required Contract security, whereupon Bid Security will be returned. If Bidder fails to execute and deliver the Agreement and furnish the required Contract security within ten days of receipt of the Notice of Award, OWNER may annul the Notice of Award and the Bid security of that Bidder will be forfeited. The Bid Security of any Bidder whom OWNER believes to have a reasonable chance of receiving the Award may be retained by the OWNER until the earlier of the seven (7) days after the effective date of the Agreement or 120 days after the Bid opening. Bid Security of other Bidders will be returned within seven (7) days of the Bid opening.

8. CONTRACT TIME

The number of days allowed for the Completion of Work (the Contract Time) is set forth in the Bid and will be included in the executed Agreement. Any provisions for liquidated damages are set forth in the Contract Documents.

9. SUBSTITUTE AND "OR EQUAL" ITEMS

The Contract, if awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration of possible substitute or "or equal" items. Whenever materials or equipment are specified or described in the Bidding Documents by using the name of one or more Suppliers, the Bid shall be based on providing the materials or equipment of one of the Suppliers named. Whenever it is specified or described in the Bidding Documents that a substitute or an "or equal" item of material may be furnished or used by CONTRACTOR if acceptable to ARCHITECT, application for such acceptance will not be considered by ARCHITECT until after the Effective Date of the Agreement.

10. SUBCONTRACTOR, SUPPLIERS AND OTHERS

The Bidder to whom an Award is made will not be entitled to additional compensation or extension of Contract Time by reason of failure to fully understand all Subcontractor or Supplier quotations. The Bidder is responsible for all coordination between Subcontractors and Suppliers during bidding and construction so that work is completed for the Contract Price and within the Contract Time.

11. PREPARATION OF BID

The Bid form is included with the Bidding Documents. Additional copies may be obtained from MITN website. All blanks on the Bid form shall be completed by printing in ink or by typewriter and the Bid signed. A Bid price shall be indicated for each unit price item listed therein, or the words “no Bid”, “No Change”, or “Not Applicable” entered. In case of discrepancy between the Total Amount Bid and the summation of the products of item quantity and unit price, unit prices shall govern.

The Bid shall contain an acknowledgement of receipt of all Addenda, the numbers of which shall be filled in on the Bid form. Alternate Bids will not be considered unless expressly requested by the OWNER or ARCHITECT. Oral Bids will not be considered. A conditional Bid or conditions attached to Bids shall have no force or effect.

Submit the completed Bid form, Statement of Qualifications and Project References, the Subcontractor List, and bid surety **by uploading the required documents in PDF format via the MITN website on or before the due date and time specified.**

12. REQUIREMENTS FOR SIGNING BIDS

A Bid that has not been signed by the individual authorized to do so shall have attached thereto a Power of Attorney evidencing authority to sign the Bid in the name of the person for whom it is signed. Bids that are signed by a partnership shall be signed by all of the partners or by an Attorney-in-Fact. If signed by an Attorney-in-Fact, there shall be attached to the Bid a Power of Attorney evidencing authority to sign the Bid, executed by the partners.

Bids that are signed for a corporation shall have the correct corporate name thereof and the signatures of the president or other authorized officers of the corporation manually written below the corporate name following the word “By.” If such a Bid is manually signed by an officer other than the president of the corporation, a certified resolution of the Board of Directors evidencing the authority of such official to sign the Bid shall be attached to it. Such a Bid shall also bear the attested signature of the secretary of the corporation and the impression of the corporate seal.

13. MODIFICATION OR WITHDRAWAL OF BIDS

Any Bidder may withdraw its Bid, by written request to the Purchasing Manager, at any time prior to the scheduled time for Bid Opening. If, within 24 hours after Bids are opened, any Bidder files a duly signed, written notice with OWNER and promptly thereafter demonstrated to the reasonable satisfaction of OWNER that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid and the Bid security will be returned. Thereafter, if the Work is rebid, that Bidder will be disqualified from further bidding on the Work. No withdrawal of a Bid shall be permitted on account of mistake or any other reason after the expiration of this 24-hour period.

14. OPENING OF BIDS

Bids will be opened at the time and place indicated in the Advertisement for Bids and, read aloud publicly. An abstract of the amounts of the Bids and alternates, if any, will be made available to Bidders after the opening of Bids. Bid opening results will be posted to the MITN website.

15. AWARD OF CONTRACT

The OWNER reserves the right to accept any Bid or alternate and award the Contract to other than the lowest bidder; to waive any irregularities or informalities, or both; to reject any or all Bids; and in general to make the award of the Contract in any manner deemed by the OWNER, in its sole discretion, to be in the best interests of the OWNER.

More than one Bid for the same Work from an individual or entity under the same or different names will not be considered. Reasonable grounds for believing that any Bidder has an interest in more than one Bid for the Work may be cause for disqualification of the Bidder and the rejection of all Bids in which that Bidder has an interest.

Opening and reading the Bids shall not constitute the acceptance of a Bidder as qualified. The right is reserved by the OWNER to determine a Bidder's qualifications, either from the OWNER'S knowledge or from other sources.

Should the OWNER be unable to award the Contract within 90 calendar days following the opening of Bids, the OWNER reserves the right to award the Contract at a later date to the lowest qualified Bidder at its Bid price, providing said Bidder is willing to accept such award.

Award of the Contract may be contingent upon receipt of permits from involved outside regulatory agencies, and commitment of funding to the Project by the OWNER. The OWNER reserves the right to delay issuance of a Notice to Proceed or terminate the Contract pending acquisition of such permits. The CONTRACTOR shall not be entitled to compensation or damages in the event of such termination.

The OWNER further reserves the right to require the CONTRACTOR to schedule work in such a manner as to remain outside of those areas for which easements have not been obtained until such time as easements are obtained. The OWNER further reserves the right to add or delete items of work or entire sections of work for any reason whatsoever, including but not limited to, budgetary constraints or the inability to obtain necessary construction easements.

16. INSURANCE

The successful Bidder will be required to carry insurance in the amounts and kinds specified in the General Conditions, as may be modified by the Supplementary Conditions. Such insurance must be issued by companies and in a form satisfactory to the OWNER. Certificates of such insurance must be attached to each copy of the executed Contract Documents. These certificates shall contain a provision that coverages afforded under the policies will not be cancelled or materially changed unless at least thirty (30) days prior written notice has been given to the OWNER and ARCHITECT, as evidenced by return receipt or registered or certified mail.

17. BONDS

The successful Bidder will be required to furnish for each set of executed Contract Documents and conformed copies thereof, original conformed performance bond, payment bond and maintenance and guarantee bonds on the forms attached hereto a surety acceptable to the OWNER and meeting the requirements specified in the General Conditions, as may be modified by the Supplementary Conditions.

18. EXECUTION OF THE AGREEMENT

When the OWNER issues a Notice of Award to the successful Bidder, it will be accompanied by the required number of unsigned counterparts of the Agreement bound into the Project Manual with the other Contract Documents. Within ten (10) days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Agreement and attached documents to the OWNER. Within ten (10) days thereafter, OWNER will deliver one fully signed counterpart to the Successful Bidder.

In case of failure to comply with this requirement, the Successful Bidder shall be considered to have abandoned all rights and interest in the Award and its Bond Security may be declared forfeited to the OWNER and the Contract may be awarded to another Bidder.

19. PROGRESS MEETING

A bi-weekly progress meeting will be held at the **Civic Center Library, located at 32777 Five Mile Rd, Livonia, MI 48154.** The bi-weekly meetings will start during the first week when the Contractor or one of his sub-contractors is scheduled to begin work as presented at the pre-construction meeting. The time and day of the progress meetings will be scheduled at the pre-construction meeting.

Representatives of the Contractor and any sub-contractors scheduled to perform work during the upcoming week will be required to attend.

Meetings will continue until the project is complete or work is suspended due to weather or seasonal limitations. Meetings will be rescheduled when the work suspension is lifted.

The site of the meeting may be changed to the project site at the discretion of the Public Works or Facility Maintenance Supervisor. Only the Public Works or Facility Maintenance Supervisor may cancel a scheduled progress meeting. A failure of the Contractor to attend the scheduled meetings may result in increased retainage being imposed until the situation is corrected.

FORM OF PROPOSAL
for
BENNETT CIVIC LIBRARY RESTROOM RENOVATIONS

Bid of _____ hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as _____*.

* 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 ARCHITECT, 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 total lump sum amount for all work associated with the Scope of Work and inclusive of all specified allowances. Schedule of Values to be presented 24 hours after request.

The Bidder agrees to complete the Project for the following lump sum price:

Item No.	Item Description	Qty	Unit	Unit Price ($)	Total Price ($)
1	Library Family ADA Restroom	1	LS		
3	Allowance 2: Permit Allowance	1	Ea	$10,000	
TOTAL BID				**$**	

Bidder: _____

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. **The undersigned shall complete the Work to Substantial Completion within 180 CALENDAR DAYS of "Notice to Proceed", and to Final Completion within 210 CALENDAR DAYS of "Notice to Proceed".** Substantial completion shall be met when summary OF WORK ITEMS COMPETED TO CONSIDER SUBSTANTIAL COMPLETION. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of $1,000.00 per day,and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

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 _____ BY:_____

Date* Name of Bidder*

_____

Street*

_____

Signature

_____

City, State, ZIP*

_____

Name and Title of Signatory*

_____

Telephone Number*

_____

Facsimile Number*

*Typed or printed in ink.

STATEMENT OF QUALIFICATIONS

Bidder must answer all questions. If more space is needed to complete a question, attach a separate sheet. Bidder may submit any additional information.

Name: _____

Address: _____ Phone: _____

_____

Number of years operating under your present name: _____

General nature of work performed by your company: _____

_____

_____

Background and experience of the principal members of your organization including officers: _____

_____

_____

_____

_____

Major equipment available for this contract: _____

_____

_____

_____

_____

STATEMENT OF QUALIFICATIONS

PROJECT REFERENCES

List similar projects completed within the last (3) years:

Project Title: _____

Client: _____

Contact Person: _____ Phone: _____

Contract Amount: _____

Start Date: _____ Completion Date: _____

Project Description: _____

_____

_____

_____

Project Title: _____

Client: _____

Contact Person: _____ Phone: _____

Contract Amount: _____

Start Date: _____ Completion Date: _____

Project Description: _____

_____

_____

_____

STATEMENT OF QUALIFICATIONS

Project Title: _____

Client: _____

Contact Person: _____ Phone: _____

Contract Amount: _____

Start Date: _____ Completion Date: _____

Project Description: _____

_____

_____

_____

Project Title: _____

Client: _____

Contact Person: _____ Phone: _____

Contract Amount: _____

Start Date: _____ Completion Date: _____

Project Description: _____

_____

_____

_____

Form Completed by: _____
Name - Title

_____
Signature

_____
Date

SUBCONTRACTOR LIST

ITEM	NAME, ADDRESS & PHONE # OF CONTRACTOR
_____	_____ _____ _____ Phone: _____
_____	_____ _____ _____ Phone: _____
_____	_____ _____ _____ Phone: _____
_____	_____ _____ _____ Phone: _____
_____	_____ _____ _____ Phone: _____

BIDS FROM CITY-BASED FIRMS - 3.04.140.F LIVONIA CODE OF ORDINANCE

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 (3) percent lower than the bid of the city-based firm on any contract bid in an amount of two hundred thousand dollars ($200,000.00) or less, and less than one (1) percent lower on any amount bid in excess thereof. The foregoing percentages shall each be deemed to apply to the city-based bid and, as the case may be, to the full and complete amount of the contract bid, e.g., the equalization credit of one (1) percent would apply to the full contract amount bid, and not merely to the amount in excess of two hundred thousand dollars ($200,000.00). The firm making the lowest bid thus evaluated shall be deemed the lowest bidder. No contract hereafter awarded by reason of an equalization percentage credit shall be sublet to any subcontractor which is not a city-based firm. Any bidder who claims entitlement to an equalization percentage credit shall agree to make available to the city the records necessary to establish eligibility. Section 3.04.140(E) shall not apply to contracts authorized pursuant to Section 3.04.140(D). "City-based firm" means a firm which is located within the city and which has made payment of commercial, office, manufacturing or research and engineering property taxes on real or personal property for at least one (1) calendar year.

City of Livonia
1304A (03/15)

PROOF OF INSURANCE FOR CITY OF LIVONIA

Information required by the Federal specifications for Highway construction and/or Act 327, P.A. of 1945 to verify insurance.

The subscribing insurance company certifies that insurance of the types and for limits of liability covering the work under contract with City of Livonia has been obtained by the contractor named below.

Such insurance, here certified, is written in accordance with the company's regular policies and endorsements subject to the company's applicable manuals of rules and rates, except (1) the insurance shall not be subject to the usual "x" – explosion, "c" – collapse or "u" – underground property.

NAME OF INSURED			
ADDRESS	CITY	STATE	ZIP CODE
TELEPHONE NO.	FAX NO.		

TYPE OF INSURANCE	POLICY NUMBER & NAME OF INSURANCE COMPANY (If more than one)	POLICY DATES EFFECTIVE	POLICY DATES EXPIRATION	**LIMITS:** Each Occurrence: $1,000,000 Aggregate: $2,000,000 **BODILY INJURY AND PROPERTY DAMAGE LIABILITY**	
□ General Liability				General Aggregate	$
□ Professional Liability					
□ Commercial General Liability				Prods. comp/ops Aggregate	$
□ Claims Made □ Occurrence				Personal &Advertising Inj.	$
□ $_____ P.D. Deductible				Each Occurrence	$
□ XCU Exclusion				Fire Damage (any one fire)	$
□ Owners/Contractors Protective				Medical Exp. (any one person)	$
AUTOMOTIVE LIABILITY				Combined Single Limit (Minimum $2,000,000.00)	$
□ Any Auto					
□ All Owned Autos				Bodily Injury (per person) (Minimum $500,000.00)	$
□ Scheduled Autos					
□ Hired Autos				Bodily Injury (per accident) (Minimum $1,000,000.00)	$
□ Non-Owned Autos					
□ Garage Liability				` (Minimum $1,000,000.00)	$
□ Umbrella				Each Occurrence	$
				Aggregate	$
□ Excess Liability Other Than Umbrella				Each Occurrence	$
				Aggregate	$
WORKERS COMPENSATION AND EMPLOYERS LIABILITY				**STATUTORY**	
				$ (Each Accident)	
				$ (Disease- Policy Limit)	
				$ (Disease- Each Emply.)	
□ Other					

NAME OF AGENCY	NAME OF INSURANCE COMPANY (If only one for all policies)		
ADDRESS	CITY	STATE	ZIP CODE
TELEPHONE NO	FAX NO.		

CITY OF LIVONIA
GENERAL CONDITIONS

SECTION	TOPIC
1.	CONTRACT DOCUMENTS
2.	DEFINITIONS
3.	INTENT OF THE CONTRACT DOCUMENTS
4.	CONTRACT DRAWINGS AND SPECIFICATIONS
5.	SHOP DRAWINGS
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7.	“OR EQUAL” CLAUSE
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CITY OF LIVONIA
GENERAL CONDITIONS CONTINUED

SECTION	TOPIC
23.	SANITARY REGULATIONS
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37.	ESTIMATES AND PAYMENTS
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39.	LIQUIDATED DAMAGES
40.	INSPECTOR DAYS
41.	FORCE ACCOUNT BASIS
42.	FIELD OFFICE

CITY OF LIVONIA
GENERAL CONDITIONS

1. CONTRACT DOCUMENTS

The Contract Documents shall consist of the Notice to Bidders, Proposal, General Conditions, Specifications, Bonds, Plans, Drawings, Contract and any additional documents, which may be made a part of the contract.

2. DEFINITIONS

Certain terms when used in the Contract Documents shall be respectively defined as follows:

"City or Owner"	The City of Livonia
"Contractor"	The person, firm or corporation to whom the within contact is awarded by the Owner and who is subject to the terms hereof.
"Subcontractor"	A person, firm of corporation, other than a Contractor, supplying labor and/or materials, which contribute in any manner to performance of the within contract.
"Surety"	Any person, firm or corporation that has executed, as surety, the Contractor's bonds securing the performance of the within contract.
"Engineer"	The City Engineer of the City of Livonia or any of his designated representatives.

3. INTENT OF THE CONTRACT DOCUMENTS

The respective Contract Documents are complementary, so that requirements of any particular document shall be applicable to all. The contract price, as such term is used in the Contract Documents, shall include the cost of all superintendence, labor and materials, and all other expenses necessary for the proper execution of the work.

The specifications, schedules, plans and drawings herein referred to shall be taken together to explain each other and to make the whole consistent. Work shown on a plan and not mentioned in the specifications, or vice versa, shall be performed as if shown on both, and, in case of ambiguity in the plans and specifications, the Engineer will decide as to the correct interpretation thereof. Where errors or omissions are encountered in the contract documents, the applicable sections of

the current edition of the Michigan Department of Transportation Standard Specifications for Construction shall prevail. A copy of this document may be acquired by contacting the Contract Division, Michigan Department of Transportation, P.O. Box 30050, Lansing, Michigan 48090. When not otherwise specifically defined in the Contract Documents, words therein which describe materials or work having a well-known technical or trade meaning, recognized by architects, engineers and the trade, shall be construed in accordance with such meaning.

4. CONTRACT DRAWINGS AND SPECIFICATIONS

The Contractor shall be held to have compared the premises with the contract drawings and specifications, prior to submitting a proposal, and to have fully informed himself as to the condition of the premises, existing structures and any other condition affecting the carrying out of the work. No additional consideration or compensation will be allowed by reasons of obvious errors or omissions in the contract drawings or specifications.

Unless otherwise provided in the Contract Documents, the City will furnish the Contractor free of charge copies of all contract drawings and specifications reasonably necessary to carry out the work.

All work shall strictly conform with the contract drawings and specifications, and the Contractor shall not proceed without reference thereto.

Approved or conformed copies of the contract drawings and specifications shall be maintained at the work-site by the Contractor and be made available to the City at all times.

5. SHOP DRAWINGS

The Contractor shall submit to the Engineer all shop or setting drawings and schedules required for the work, make any corrections therein required by the Engineer, and resubmit same without delay.

Approved copies of all shop or contract drawings shall be maintained at the work-site by the Contractor and be made available to the City at all times.

6. SOIL CONDITIONS

The Contractor shall be held to have made his own determination of soil conditions on the premises, prior to submitting a proposal, and shall complete the work in whatever soil materials and under whatever conditions he may encounter or create, without additional cost to the Owner. This shall apply whether or not borings are shown on the drawings.

7. "OR EQUAL" CLAUSE

Whenever an article, material, or item of equipment is specified in any of the Contract Documents by describing a proprietary product, or by using the name of a manufacturer or vendor, the term "or equal", if not inserted, shall be implied.

The specified article, material, or equipment shall be understood as indicating the type, function, minimum standard of design, efficiency and quality desired and shall not be construed in such a manner as to exclude manufacturers" products of comparable quality, design and efficiency. The Contractor shall comply with requirements in the Contractor's Documents relative to the City's approval of materials and equipment before they are incorporated in the work.

8. PATENTS AND INFRINGEMENTS

The Contractor agrees to indemnify and save the City, its servants and agents, harmless against any and all claims for royalties or infringements of patent rights in respect to tools, appliances, equipment, processes, or systems of construction and materials made, furnished or used under this Contract, and to defend at his own expense any and all suits of law or in equity which may be brought against the City, its servants or agents, for such claims; provided, however, that the City, its servants or agents, gives the Contractors immediate notice in writing of the institution of such suits and authorizes him to defend the same, furnishing him with such reasonable assistance and available information as will enable him to so defend. The provisions of this paragraph shall be binding upon the parties hereto, notwithstanding anything to the contrary implied or expressed elsewhere in any of the Contract Documents.

9. SUPERINTENDENCE

The Contractor shall give his personal superintendence to the work or have, at the site of the work at **ALL TIMES** a competent foreman, superintendent, or other representative who is satisfactory to the City and who has authority to act for the Contractor.

10. WORKMEN

The Contractor shall employ only competent, efficient workmen who are skilled in the work assigned to them and shall at all times enforce strict discipline and good order among his employees. Whenever the Engineer shall notify the Contractor, in writing, that in his opinion any man so employed is careless, incompetent, disorderly, or otherwise unsatisfactory, such man shall be relieved from the work and shall not again be employed thereon except with the written consent of the Engineer.

11. SUBCONTRACTING

The Contractor shall not subcontract any work to be performed or any materials to be furnished in the performance of this Contract without the written consent of the City. If the Contractor sublets any part of this Contract, he shall be as fully responsible to the City for the acts and omissions of his subcontractors, and of the persons they directly or indirectly employ as he is responsible for the acts and omissions of his own employees.

12. ENGINEER'S STATUS

The Engineer shall have general supervision and direction of the work, and authority to stop such work whenever necessary to insure proper performance of this Contract. He shall also have authority to reject all work and materials which do not conform with the Contract, to direct the applications of forces to any portion of the work, as in his judgment is required, and to decide questions which arise in the course of such work.

13. INSPECTORS' STATUS

The City may appoint on-the-job inspectors who shall be under the direction of the Engineer. Such inspector will inform the Engineer as to the work progress, the manner in which it is being done, and the quality of materials being used. They will call the Contractor's attention to any observed failure to follow the plans and specifications. They shall have the authority to reject materials or workmanship which are defective and to suspend the work until any questions concerning compliance with the contract can be referred to and decided by the Engineer; **but they shall have no authority to direct the contractor's work or workmen, to supervise the Contractor's operation**, or to change the contract plans or specifications.

In no instance shall any action or omission on the part of an inspector release the Contractor from his responsibility to complete the work in accordance with the plans and specifications.

14. INSPECTION

The City and its representatives shall at all times have access to the work whenever it is in preparation or progress and the Contractor shall provide proper facilities for such access and for inspection.

The City shall have the right to reject materials and workmanship, which are defective, or to require their correction. Rejected workmanship shall be satisfactorily corrected, and rejected materials shall be promptly removed from the premises without charge to the City. If the Contractor does not correct such condemned work and remove rejected materials within a reasonable time, fixed by written notice, the City may remove them and charge the expense to the Contractor.

Should it be considered necessary or advisable by the City at the time before final acceptance of the entire work to make an examination of work already completed, by removing or tearing out same, the Contractor shall on request, promptly furnish any necessary facilities, labor and materials. If such work is found to be defective in any material respect, due to the fault of the Contractor, or his Subcontractors, he shall defray all the expenses of such examination and of satisfactory reconstruction. If, however, such work is found to meet the requirements of the Contract, the actual cost of labor and material necessary involved in the examination and replacement, plus 15%, shall be allowed the Contractor.

15. PROTECTION OF WORK

The Contractor shall continuously maintain adequate protection of all his work from damage and shall protect the City's and adjacent property from injury arising in connection with this contract. The work under this Contract shall be at the risk of the Contractor in every respect until finished and accepted by the City. The Contractor shall furnish and maintain necessary passageways, guard fences, lights and such other facilities and means of protection as may be needed.

16. ACCIDENT PREVENTION

Precaution shall be observed at all times for the protection of persons including employees and property. The safety provisions of applicable laws, as well as building and construction codes, shall be observed. Machinery and equipment shall be guarded, and all hazards guarded or eliminated, in accordance with the safety provisions of the Manual of Accident Prevention in Construction, published by the Associated General Contractors of America, to the extent that such provisions are not in contravention of applicable laws.

During the course of construction, provisions must be made to maintain access for emergency vehicles at all times. One lane of the existing roads may be closed to traffic during the process of work but must be opened at the end of each working day. During the progress of the work, the Contractor shall accommodate vehicular and pedestrian traffic in the existing roads right-of-way. Contractor's equipment operations on public streets shall be governed by all local traffic ordinances and regulations of the Fire and Police Divisions and the Department of Public Services. The Contractor shall provide the required signs, barricades and flashing lights on the barricades as directed by the Engineer. All signs and barricades shall conform to the Michigan Manual of Uniform Traffic Control Devices and the Michigan Department of Transportation Standard Specifications for Construction. This shall include Type III barricades to close areas and Type II barricades to direct traffic and protect work and advance warning arrow panels to direct traffic as necessary. The Contractor shall attach and maintain two battery-operated amber flashers (Type A) to each advanced warning or detour sign. In case detours or other traffic instructions are necessary, suitable warning or direction devices shall be installed and maintained by the Contractor.

Should the Contractor fail to comply with any provision of this Contract, affecting the public welfare or safety, the City may, with or without notice, cause the necessary precaution to be taken, and deduct the cost of such work from any money due or to become due the Contractor under this Contract, but the performance of such work by the City, or at its direction, shall not release the Contractor from his general or particular liability for the safety of persons or property.

17. WORKING SPACE

The Contractor shall confine his equipment, apparatus, materials storage and operations to limits indicated by applicable laws, permits or directions of the City and shall not necessarily encumber the premises with his materials.

Should the Contractor require space on privately owned property; he shall obtain such space at his own expense by agreement with the owner thereof. The City will require a copy of a signed waiver from property owner for use of the privately owned site.

18. USE OF THE SITE

In his operations the Contractor shall interfere as little as possible with traffic and shall in no case unduly obstruct traveled ways.

The Contractor shall at no time interfere with surface or underground drainage. Free access shall be provided at all times to hydrants and water and gas valves.

The Contractor shall enforce the City's instructions regarding signs, advertisements, fires and smoke.

19. ORDER OF COMPLETION – USE OF COMPLETED PORTION

The Contractor shall cooperate with the City, when reasonably possible, to complete any portion or portions of the work in such order of time as will be beneficial to the City without prejudice to the Contractor's interests. Use of a completed portion of the work by the City shall not be deemed as acceptance of the work so used or any part thereof.

20. PERMITS, SURVEYS AND COMPLIANCE WITH LAWS

The Contractor shall secure and pay for all permits, fees and licenses (including such fees that may be assigned to the City of Livonia as permit holder) necessary for performance of the work unless otherwise specifically provided in the Contract Documents.

The City shall furnish all surveys unless otherwise provided in like manner.

The Contractor shall give all notices, pay all fees, and comply with all applicable laws, as well as rules and regulations bearing on the conduct of the work.

21. LAYING OUT WORK

Principal reference lines or points and benchmarks shall be given by the Engineer when he deems necessary; or he shall be given twenty-four (24) hour advance notice if the Contractor requires such information.

The Engineer will set suitable stakes and marks showing the locations and elevations of the various parts of the work and will furnish the Contractor with cut sheets referring to the reference points. No work shall be undertaken until such stakes and marks have been set. The Contractor shall assure that the work at all times proceeds in accordance with the stakes and marks and shall provide all labor and materials to set required batter boards and, or laser devices and locate the work accurately with respect to the reference points. The Engineer will place grade

stakes at the Contractor's desired offset. Once these stakes are placed, any necessary transfer of grade and/or offset will be the responsibility of the Contractor.

The Contractor shall carefully preserve reference points and stakes and in case of willful or careless destruction thereof, he will be charged for re-staking at the rate of $100.00 per hour. There will be a one-hour minimum per request and the standard 24-hour notice is required. In addition, the Contractor shall be responsible for any errors that may be caused by their loss or disturbance.

22. SURVEY MONUMENTS

The Contractor shall protect and preserve all land survey monuments or property corners along the line of his work. Where monuments or irons are unavoidably disturbed or removed due to operations under this Contract, the Contractor, at his own expense, shall employ the services of a registered land surveyor to establish, reset or replace such monuments or irons.

23. SANITARY REGULATIONS

Necessary sanitary conveniences for the use of laborers on the work, properly secluded from public observation, shall be constructed and maintained in sanitary condition by the Contractor, and their use shall be strictly regulated.

24. REPORT OR ERRORS AND DISCREPANCIES

If, in the course of the work, the Contractor finds any discrepancies between the plans and the physical conditions encountered, or any errors or omissions in the plans or layout, it shall be his duty to immediately inform the Engineer in writing. Any work done after such discovery, until authorized by the Engineer, will be at the Contractor's risk.

25. ESTIMATED QUANTITIES

The quantities of the various classes of work to be done and materials to be furnished under this Contract, which have been estimated as stated elsewhere herein, are approximate and only for the purpose of comparing, on a uniform basis, the bids offered for the work under this Contract; and neither the City nor its agents are to be held responsible should any of the estimated quantities be found incorrect during the performance of the work; and the Contractor shall make no claim for anticipated profit, nor for loss of profit, because of a difference between the quantities of the various classes of work actually done or materials actually delivered, and the estimated quantities as herein stated.

26. CONTRACTOR'S AND SUBCONTRACTOR'S INSURANCE

The Contractor shall not commence work under this Contract until he has obtained the insurance required under this paragraph, nor shall the Contractor permit any Subcontractor to commence work on his Subcontract until he has obtained the insurance herein required.

a. **Workmen's Compensation Insurance.** The Contractor shall procure and maintain during the life of this Contract, Workmen's Compensation Insurance for all of his employees who engage in the work to be performed; and, in case any such work is sublet, the Contractor shall require the Subcontractor to provide similar insurance for all of the latter's employees who engage in the work.

b. **Contractor's Public Liability and Property Damage Insurance.** The Contractor shall procure and maintain during the life of this Contract, Contractor's Public Liability and Property Damage Insurance in the amount of not less than $1,000.000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in the amount of not less than $1,000,000.00 on account of each accident; and, in an amount not less than $1,000,000.00, each accident, for damage to property.

c. **Owner's and Contractor's Protective Public Liability and Property Damage Insurance.** The Contractor shall procure and maintain during the life of this Contract, Owner's and Contractor's Protective Public Liability and Property Damage Insurance, in the name of the City, in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 on account of each accident; and in an amount not less than $1,000,000.00, each accident, for damage to property. Such insurance shall include motor vehicle exposure and specific coverage by endorsement, which shall be described in the following manner:

"It is hereby understood and agreed that such insurance as is afforded shall include specific coverage for the so-called Explosion, Collapse and Underground Hazards, which covers damage to property arising directly or indirectly from explosion, damage or structural injury to buildings or adjacent structures arising from operations under this Contract, including excavation or tunneling and damage sustained by wires, conduits, mains, sewers, and the like, occasioned by the Contractor's sub-surface operations."

d. **Subcontractor's Public Liability and Property Damage Insurance.** The Contractor shall require each of his Subcontractors to procure and maintain during the life of their subcontract, Subcontractor's Public Liability and Property Damage Insurance in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 on account of each accident; and in an amount not less than $1,000,000.00, each accident, for damage to property.

The Contractor shall require each of his Subcontractors to procure and maintain during the life of their subcontract, Owner's and Contractor's Protective Public Liability and Property Damage Insurance in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 on account of each accident; and in an amount not less than $1,000,000.00, each accident, for damage to property.

e. Contractor's Motor Vehicle Bodily Injury and Property Damage Insurance.

(1) The Contractor shall procure and maintain during the life of this Contract, Motor Vehicle Bodily Injury Insurance (Comprehensive Form) in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 on account of each accident; and in an amount not less than $1,000,000.00, each accident for damage to property.

(2) The Contractor shall procure and maintain during the life of this Contract, Hired and Non-Ownership Motor Vehicle Bodily Injury and Property Damage Insurance in an amount not less than $1,000,000.00 for injuries, including accidental death, to each person; and, subject to the same limit for each person, in an amount not less than $1,000,000.00 for each accident; and in an amount not less than $1,000,000.00, each accident, for damage to property.

27. PROOF OF INSURANCE – FORM 1304-A City of Livonia Projects

The City shall be an additional insured party under the Contractor's General Commercial insurance policy. The Contractor shall provide the City, at the time this Contract is returned by him for execution, the certificates and policy listed below. The City's additional insured status and a guarantee that thirty (30) days notice will be given to the City prior to cancellation of, or change in, any insurance coverage shall be endorsed on each certificate and policy:

1. Four (4) copies of Certificate of Coverage of Contractor's Workmen's Compensation Insurance.

2. Four (4) copies of Certificate of Coverage of Contractor's Public Liability and Property Damage Insurance.

3. Four (4) copies of Certificate of Coverage of Contractor's Motor Vehicle Bodily Injury and Property Damage Insurance covering owned, hired, and non-owned vehicles.

4. Four (4) copies of Owner's and Contractor's Protective Public Liability and Property Damage Insurance Policy.

28. PERFORMANCE BOND

The Contractor, within 15 days from the date of acceptance of his proposal, shall execute in favor of the City a Surety Bond Form in an amount at least equal to 100% of the contract price from an "A" rating or better company, as security for the faithful performance of this Contract.

29. LABOR AND MATERIALS BOND

The Contractor, within 15 days from the date of acceptance of his proposal, shall execute in favor of the City a Surety Bond Form in an amount at least equal to 100% of the contract price, as security for the payment of all persons performing labor and furnishing materials in connection with this Contract.

30. MAINTENANCE AND GUARANTEE BOND

The Contractor, as a condition precedent to final payment, shall execute in favor of the City a Maintenance and Guarantee Bond Form in an amount at least equal to 100% of the contract price. The guarantee shall cover all work performed and materials furnished under this Contract for a period of one (1) year subsequent to the date of the final estimate.

31. FORFEITURE OF CONTRACT

If the work to be done under the Contract shall be abandoned by the Contractor, or, if at any time in the judgment of the City, the Contractor shall fail to perform the work at a reasonable rate of progress, or to comply with all or any of the terms and requirements herein set forth, then the City shall have the right for take possession of the work, including Contractor's plans, supplies, and materials, at any time after having notified the Contractor in writing to discontinue the work under this Contract for said cause or causes, and such action shall not affect the right of the City to recover damaged resulting from such abandonment or failure to perform. Upon receiving such notice, the Contractor shall, upon demand, immediately give the City safe and peaceable possession of the work, including the plans, and shall then cease to have control over any portion thereof or the men employed thereon.

The City may then proceed to complete the work herein specified, by Contract or otherwise, and the entire cost incurred shall be charged to the Contractor and deducted from any sum or sums due or to become due under the Contract; the excess cost, if any, shall be paid to the City by the Contractor or his sureties.

32. DEFINITION OF NOTICE

Where the Contract Documents provide for the giving of any notice, it shall be deemed to have been given: (a) as to the City, when written notice shall have been delivered to the Engineer or the City Clerk, or shall have been placed in the United States mail, addressed to the City Clerk at the place where the bids and proposals for the Contract were opened; (b) as to the Contractor, when written notice shall have been delivered to his chief representative then present at the site of the work, or shall have been placed in the United States mail, addressed to the Contractor at his permanent place of business, as stated in the papers prepared by him to accompany his proposal; and (c) as to the Surety on a performance bond or labor and materials bond, when a written notice shall have been placed in the United States mail, addressed to the Surety at his home office or to the agents who executed such performance bond or labor and materials bond on the Surety's behalf.

33. ADDITIONAL OR OMITTED WORK - PAYMENT

The City may authorize changes in, additions to or deductions from the work to be performed or the materials to be furnished pursuant to the provision of this Contract.

Adjustments, if any, in the amounts to be paid to the Contractor by reason of any such change, addition or deduction shall be determined by one or more of the following methods:

(a) By unit prices contained in the Contractor's original bid and incorporated in the construction contract.

(b) By a supplemental schedule of prices contained in the Contractor's original bid and incorporated in the construction contract.

(c) By an acceptable lump sum proposal from the Contractor.

(d) On a force account basis in accordance with procedures set forth in Paragraph No. 41 of these General Conditions.

34. DEDUCTION FOR UNCORRECTED WORK

If the City deems it expedient to accept work, which has been damaged or not done in accordance with the Contract, an equitable adjustment will be made so as to deduct from the contract price the cost of repairing or properly performing such work.

35. TIME LIMIT OF CONTRACT

The partied hereto distinctly understand and agree that the time specified for completion of the work is the essence of this Contract, and that the Contractor shall not be entitled to claim performance of this agreement unless the work is satisfactorily completed, in every respect, within the time herein specified.

36. EXTENSION OF TIME

An extension of time may be granted by the City in the event of the work being delayed, beyond the prescribed time for completion, by carriers, the elements, general strikes, accidents or other causes not under the Contractor's reasonable control. Such an extension of time shall be deemed to be in full compensation for any loss or injury sustained by the Contractor by reason of delays caused as Aforesaid, and the Contract shall not thereby be invalidated in any respect.

37. ESTIMATES AND PAYMENTS

The City shall pay to the Contractor amounts bid in the proposal, or as modified by subsequent agreement, less deduction for any unsatisfactory or uncompleted work, based upon measurements made by the Engineer or as otherwise herein stipulated, and such measurement shall be final and conclusive.

A. BI-WEEKLY PROGRESS PAYMENT

Payments based on progress estimates will be made bi-weekly for ninety percent (90%) of the work completed until fifty percent (50%) completion less any deductions or reservations which may be made in accordance with the terms of this Contract provided that the work is progressing satisfactorily, all orders of the Engineer have been complied with, and the time of completion shall not have expired. No allowance will be made for materials furnished which have not been incorporated in the completed work unless otherwise stated on the Contract Documents. All retained funds will be separately held in interest bearing accounts and disbursed to the Contractor in accordance with Public Act No. 524, 1980.

The Contractor shall submit to the City an application for each payment and shall submit a Contractor's Declaration stating that he has not performed any work, furnished any material, sustained any loss, damage or delay, for any reasons, including soil conditions encountered or created, or otherwise done anything for which he will ask, demand, sue for, or claim compensation from the City and, if required, shall submit receipts or other vouchers showing his payments for materials and labor, including payments to subcontractors. (Forms included in Contract Documents)

The City may withhold payment of any progress estimate, or portion thereof, until the Contractor shall have furnished satisfactory evidence that he has paid all claims of every nature.

No payment shall be considered as acceptance of work completed, or any portion thereof, prior to compensation of all work required by this Contract and payment of the final estimate.

B. FINAL PAYMENT

Within thirty (30) days after completion of all work required by this Contract to the satisfaction of the City and the Engineer, in accordance with all and singular terms and stipulations herein contained, the City shall make final payment, based upon a final estimate made by the Engineer. Before such payment is made, the Contractor shall, as directed by the City, execute a Contractor's Affidavit that he has paid all claims of every nature, or secured a release from the surety or sureties approving payment. The final payment shall be considered as full approval and acceptance of the completed work herein specified.

Acceptance by the Contractor of the final payment aforesaid shall operate as, and shall be, a release of the City and its agents, from all claims by liability to the Contractor for anything done, furnished for, or relating to the work, as well as act or neglect of the City or of any person relating to or affecting the work.

38. FAIR EMPLOYMENT PRACTICES ACT

(a) The Contractor agrees that neither he nor his subcontractors will 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 race, color, religion, national history or ancestry.

(b) The Contractor agrees that neither he nor his subcontractors will discriminate against any employee or applicant for employment, to be employed in the performance of his 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 age or sex, except where based on a bona fide occupational qualification.

(c) Breach of the covenants contained in either of the foregoing paragraphs may be regarded as a material breach of this Contract and may result in its cancellation, termination or suspension in whole or in part and in the Contractor being declared ineligible to contract in the future with the City of Livonia.

39. LIQUIDATED DAMAGES

The Contractor guarantees that he can and will complete the work within the time limit stated in the Contract Documents, or within the time as extended as provided elsewhere in the Contract Documents. Inasmuch as the damage and loss to the City which will result from the failure of the Contractor to complete the work within the stipulated time will be most difficult or impossible, of accurate determination, it is mutually agreed that the damages to the City for such delay and failure on the part of the Contractor shall be liquidated in the amount stated in the Form of Proposal, for each and every calendar day by which the Contractor shall fail to complete the work or any part thereof within the provisions hereof, and such liquidated damages shall not be considered as a penalty.

The City will deduct and retain out of any money due or to become due hereunder the amount of the liquidated damages, and in case those amounts are less that the amount of liquidated damages, the Contractor shall pay the difference upon demand of the City.

40. INSPECTOR DAYS (APPLICABLE IF SPECIFIED AS AN ITEM IN THE FORM OF PROPOSAL)

It shall be the responsibility of the bidder to include as a bid item in his proposal the number of inspection days he estimates will be required to complete this project. An inspector day shall be determined from the tabulation listed below for the time each inspector spends on the project. An inspector will be assigned to each work until carrying out separate operations needed to complete this project. This will be for, but not limited to, operations such as, while materials are being installed, during excavation and back-filling operations, all pressure tests, infiltration tests, T.V. inspection, placing concrete or asphalt paving, restoration operations, final inspection of the completed work or the checking of complaints on the project.

Delays in the progress of the work under the contract because of the Contractor's failure to diligently pursue his work will not eliminate an inspection fee being

charges against the Contractor. Inspection time may be charged to the Contract for each day for the availability of an inspector on the project. This time may be charged against a Contractor until such time as the Contractor is ready for final payment. Charges for each inspector assigned to the project shall be made in accordance with the following schedule:

		Inspector Hours Chargeable
1.	For any working day of less than four (4) hours	4
2.	For a working day Monday through Friday inclusive of more than four (4) but less than eight (8) hours	8
3.	For each working hour of fraction thereof in excess of eight (8) hours Monday through Friday inclusive and each working hour of fraction thereof on Saturday	1.25
4.	For each working hour or fraction thereof on Sunday	1.50

An inspector day shall then be computed by adding the above listed total chargeable hours and dividing such total number of chargeable hours by eight (8).

When the Contractor elects not to work, the minimum show-up time for each inspector on the project shall be four (4) hours. No show-up time will be included when the Contractor gives the project engineer at least 24 hours notice of his intent not to work. The Contractor shall give the Engineer at least 48 hours notice before beginning each operation such as installing materials or restoration operations.

Provisions have been made on the itemized price schedule for the insertion of the number of inspector days anticipated for completion of the project. The Contractor shall insert the number of inspector days, multiply by Two Hundred Dollars ($200.00) per day and insert the total in the space provided. This total is a lump sum amount, which will be credited to the Contractor. The number of inspector days each month will be computed and the cost deducted from this credit amount. Should the credited amount become depleted, the cost of inspector days will continue to be deducted from the monthly payments to the Contractor. Upon completion of this project, any surplus remaining in the inspector day lump sum bid will be given to the Contractor.

The number of inspection days stated in the proposal will not be changed except by the authorized Change Order(s). An extension of time, if granted will not automatically constitute additional inspection days under the Contract.

41. FORCE ACCOUNT BASIS

When work performed is to be paid for on a force account basis, the method of construction, type and amount of equipment to be used shall be submitted and approved by the Engineer, prior to proceeding with the work. The Contractor shall furnish to the Engineer itemized reports of the costs of all force account work. The reports shall be furnished each week and shall include certification of the payroll

involved in the work. The bills shall show credits for any discounts offered by suppliers and only the net amount of the bill shall be charged to the force account work.

A. STATEMENTS

The Contractor and the Engineer shall compare records of force account work and bring them into agreement at the end of each day. From the weekly reports received from the Contractor, the Engineer will prepare, on regulation forms, itemized statements containing the following detailed information:

Name, class, dates, number of hour worked each day, total hours, rate and extension (rate multiplied by hours worked) for each employee and foreman engaged.

Equipment description, number of actual hours operated each day, total hours, rental rate, and extension (rate multiplied by hours operated) for each unit of equipment engaged. The Contractor's weekly report should fully describe each unit of equipment (rating, type of engine, optional equipment, type of blade, size of bucket, etc.)

Quantities of material used, unit prices, and total cost (extensions).

Freight on materials.

The compensation as herein provided shall be accepted by the Contractor as payment in full for all labor, including fringe benefits as hereinafter set forth, equipment and materials used for force account work, and the amount so paid shall cover profit, superintendence, general expense, overhead, and the use of small tools and equipment for which no rental is allowed. General Foreman and Superintendents shall be classified as management, and shall not be considered as a separate cost item for force account purposes.

B. LABOR

For all labor and foreman in direct charge of the specific work, the Contractor shall receive the actual rate of wage paid for each and every hour that said labor and foreman are actually engaged in such work, plus twenty percent (20%) of the sum, plus any additions as hereinafter provided.

C. BOND, INSURANCE, TAX

The force account percentage for labor and wage rates paid by the Contractor to its employees, shall cover any possible costs for bond premiums, workmen's compensation insurance, personal injury public liability and property damage public liability insurance, unemployment compensation, and federal social security levied against the Contractor will be paid at cost. The Contractor shall furnish satisfactory evidence of the amounts paid for each of these required costs as related to force account work. An amount equal to ten percent (10%) will be added to these costs.

D. MATERIALS

For materials and supplies furnished by the Contractor, and used in the specific work, the Contractor will be paid the actual cost of such materials used in the work, including freight charges, verified by original receipted bills, plus fifteen percent (15%) of the sum thereof.

Where materials used are not specifically purchased for use on this work but are taken from the Contractor's stock, the Contractor shall submit a certification of the quantity, price and freight on such materials in lieu of original receipted bills and invoices.

The City will pay sales and/or use tax as required by law on any material that is incorporated into the end product.

E. MACHINERY AND EQUIPMENT

For any Contractor-owned machinery and equipment including the foreman's transportation unit, which is determined to be necessary to use on work done by force account, the Contractor will be paid rental rates as follows:

1. The rate for each piece of Contractor owned equipment used, including appurtenances and attachments to equipment, will be determined by using the *Rental Rate Blue Book for Construction Equipment*, Volume 1, 2, or 3, by Equipment Watch, Inc. (Blue Book). The edition that is current at the time the force account work is started will apply. The base hourly rate will be equal to

   the published monthly rental rate divided by 176, modified by the rate adjustment factor and the applicable map adjustment factor, plus the "estimated operating cost per hour."

2. For equipment not listed in the Blue Book, the rate will be determined by using the published rental rate listed for a similar piece of equipment giving proper consideration to the capacity, size, horsepower, and age of the equipment. For equipment for which there is no comparable in the Blue Book, the monthly rate shall be reasonable but not more than five percent of the invoiced cost of the equipment. The base hourly rate shall then be determined by dividing the monthly rate by 176. Rates shall be agreed upon in writing before the equipment is used.

3. No payment will be allowed for small hand and power tools that are not listed in the Blue Book. Small hand and power tools listed in the Blue Book at a rate of less than $1.00 per hour will be considered as part of overhead and will not be paid for separately.

4. The rates used for Contractor owned trucks used to haul material will be those published by the Michigan Department of

Transportation. The rates will be reviewed and adjusted periodically. Separate payment for the driver will be allowed as described under labor. The rate for the foreman's transportation unit will be $7.00 per hour.

5. The minimum time per day for equipment used productively in force account work will be two hours. For equipment which is required intermittently, the time will be determined in two-hour intervals after the equipment is first needed and put into use in the performance of the force account work. The rate for each two-hour interval will be full rate or stand by rate according to Idle Equipment Section G, depending upon the productive use or non-use of the equipment during each two-hour interval.

6. Travel time to the location of the force account work will be included when the equipment is moved under its own power. When equipment is moved from one site to another by means other than its own power, the actual operating time during periods of loading and unloading equipment will be paid for at the established rate and transportation costs will be allowed.

   Transportation charges for each piece of equipment to and from the work site will be paid provided:

   - Equipment is obtained from the nearest available source
   - Return charges do not exceed the delivery charges; and
   - Charges are restricted to those units of equipment not already available and not on or near the project.

F. NON-CONTRACTOR OWNED EQUIPMENT

If the Contractor is required to rent a specific type of equipment, the Contractor shall inform the Engineer of the need to rent the equipment and of the rental rate for that equipment before using it on the work site. The Contractor will be paid the actual rental for the equipment for the time that the equipment is used to accomplish the work, plus the cost of moving the equipment onto and away from the job, provided the total rental rate does not exceed the rental rate established by the Blue Book plus operating costs. The Contractor shall provide a copy of invoices for all rental expenses incurred.

STANDBY RATE AND ALLOWABLE HOURS

For Contractor owned equipment the standby rate will be one-half the rate established in Machinery and Equipment Section E. No payment will be allowed for operating costs. The standby rate will only be allowed if both of the following conditions are met:

1. The Engineer specifically required the equipment to remain on the site for later use on the force account activity; and

2. Work is being performed on the force account activity when the equipment is idle.

Payments for standby time will not be made on any day the equipment operates for eight or more hours. For equipment accumulating less than eight hours operating time on any normal work day, standby payment will be limited to only that number of hours that, when added to the operating time for that day, equals eight hours.

G. MISCELLANEOUS

No additional allowance will be made for general superintendence or other costs for which no specific allowance is provided.

H. SUBCONTRACTING OR HIRING SERVICES BY OTHERS

For administration costs in connection with approved subcontract work or hiring services by others to perform specialized type of work which the Contractor is not qualified to do, the Contractor shall receive an amount equal to five percent (5%) of the total cost of the work computed as set forth above. Prior approval of the Engineer is required.

The Contractor, while performing force account work at the request of the City, is operating within the framework of the entire contract and is subject to all the provisions herein.

42. FIELD OFFICE

When provided in the Instruction to Bidders, the Contractor shall furnish and maintain, for the exclusive use of the Engineer, an approved weather–proof building as a field office, for all construction projects. The building shall be located as approved by the Engineer, in full view of the work and with at least one window facing construction operations.

The building shall have a tight board floor and the floor space shall not be less than 160 square feet and the ceiling not less than eight (8) feet in height, and shall be provided with the following:

a. Heating and air conditioning equipment that will maintain a temperature between 70° F and 80° F during working hours.

b. At least two wall-mounted electrical power outlets per room that conform to local electric codes for office use.

c. Not less than two 75-watt electric lights per room.

d. Water and telephone service.

e. A standard sized door.

f. A minimum floor to ceiling height of 8 feet.

g. A wooden locker for the storing of implements and testing equipment.

h. A minimum of 6 feet of rigidly constructed 30-inch wide counter.

i. At least three single sash windows with at least one sash, hinged or sliding window per room.

j. Locks, bars, window locks, or a security system.

k. Bottled water for drinking.

l. First aid kits, smoke detectors, and fire extinguishers required by local fire and safety authorities. Maintain fire extinguishers and smoke detectors.

The Contractor shall provide, at a location near the field office, a sanitary facility. The construction, regular maintenance and final removal of the facility shall be in accordance with local restrictions and shall be incidental to the construction of the project.

A trailer having equal facilities and floor space may be used in place of above described field office if so desired.

The cost and maintenance of the above described facilities will not be paid for separately but shall be included in the price bid for various items of work under the contract. The building shall be removed by the Contractor upon completion of the Contract and shall become his property.

Rev. 03/22

SPECIFICATIONS – GENERAL

SECTION	TOPIC
1.	MATERIALS AND WORKMANSHIP
2.	DEWATERING
3.	SHEETING, SHORING AND BRACING
4.	TUNNELING
5.	EXISTING STRUCTURES AND UTILITIES
6.	ROADWAY, WALKWAYS AND POURUS BACKFILL
7.	ROAD DETOURS
8.	DUST CONTROL
9.	PRESERVATION OF TREES
10.	SEEDING AND SODDING
11.	FINAL CLEAN – UP

SPECIFICATIONS GENERAL

1. MATERIALS AND WORKMANSHIP

Unless otherwise stipulated in the specifications, all equipment, materials, and articles incorporated in the work covered by this contract are to be new and of the best grade of their respective kinds for their purpose.

If not otherwise provided, material or work called for in this contract shall be furnished and preformed in accordance with well-known established practice and standards recognized by Architects, Engineers and the trade.

When required by the specifications, or when called for by the City, the contractor shall furnish the City for approval, full information concerning the materials or articles, which he contemplates incorporating in the work. Samples of materials shall be submitted for approval when so directed. Machinery, equipment, materials, and articles installed or used without such approval shall be at the risk of subsequent rejection.

2. DEWATERING

The Contractor shall provide and maintain adequate pumping and drainage facilities for the removal and disposal of water from trenches or other excavations.

Where the work is in ground containing an excessive amount of water, the contractor shall provide, install, maintain and operate suitable well points, connecting manifolds and reliable pumping equipment to operate same and to insure proper construction of the work.

Drainage or discharge lines shall be connected to adjacent public storm water drains or extended to nearby watercourses wherever possible. All pumping and drainage shall be done without damage to any roadway or other property, public or private, and without interference with the rights of the public or private property owners.

The cost for dewatering shall be included in the unit prices bid for sewer construction.

"SEE ALSO DEWATERING SPECIFICATIONS" if included with these specifications.

3. SHEETING, SHORING AND BRACING

Where necessary in order to construct the work called for by the contract, to insure the safety of the men, or to protect other things of value, the contractor shall use and, if necessary, leave in place, such sheeting shoring and bracing as is needed

to carry out the work or to adequately insure the stability of such work, to insure the safety of the men and/or to protect adjoining things of value. The Contractor will receive no extra compensation for sheeting, shoring, or bracing, whether removed or left in place.

4. TUNNELING

Tunnel work shall be constructed in accordance with the Engineer's specifications, "Road Permit" requirements or as otherwise noted on the drawings. The cost of tunneling shall be included in the unit prices unless listed as a separate item in the proposal.

Excavated tunnels shall be braced as necessary. Pipe shall be carefully set to line and grade. Voids shall be filled with a sand cement mixture consisting of three (3) bags of yellow sand thoroughly rammed into place except in cases where a permit requires a different backfill in which case such shall be used.

5. EXISTING STRUCTURES AND UTILITIES

Certain underground structures and utilities have been shown as an aid to the Contractor, but the City does not guarantee their location or that other underground structures or utilities may not be encountered.

Where utilities are encountered along the line of work, the Contractor shall perform his work in such a manner that utility service will not be interrupted and shall make all temporary provisions to maintain said service.

At any time when construction operations under this contract endangered conduits or structures of any public utility, the contractor shall notify the utility owner and shall take such steps as may be required to protect said conduit or structure from damage.

Unless otherwise indicated in the contract documents, the Contractor shall replace any disturbed utility and reconstruct same on the original line and grade or, if necessary, at a new line and grade or, if necessary, at a new line and grade to be established by the engineer. Any damaged material shall be replaced with new material of the same quality as that replaced and all construction shall be in conformance with the requirements of the utility owner.

Where it is necessary that utility poles be moved to a new location or moved temporarily and replaced after construction, the Contractor shall arrange for the moving of such poles and the lines thereof.

Where it is the policy of any utility owner to make his own repairs or relocations, the contractor shall cooperate to the fullest extent with the utility.

Unless otherwise provided for in the proposal, the Contractor will receive no extra compensation for the relocation, replacement, maintenance of service or protection of any utilities encountered whether such utilities are shown on the contract drawings or not.

In all cases where permits, inspection fees or any changes are required by utilities, the Contractor shall secure all such permits and pay all fees and charges.

6. ROADWAYS, WALKWAYS AND POUROUS BACKFILL

Before roadways, sidewalks or other structures are disturbed, the Contractor shall make an examination of existing structures, which may be disturbed, and careful notes shall be made of the condition of such structures and filed with the Engineer.

Where open cut construction crosses existing improved roadways or walkways, where the trench parallels an existing improved roadway or walkway which is disturbed by the contractor's operation or where called for on the contract drawings, the Contractor shall backfill the trench with Michigan Department of Transportation Class II porous backfill. The backfill shall be placed in twelve-inch (12") layers and shall be consolidated to maximum density by means of approved vibratory type compaction equipment. The porous material shall extend eight feet (8') beyond each side of the edge of the existing roadway or one foot (1') each side of the existing walkway at the ground level and shall slope at 45 degrees down the trench to the bottom of the trench and shall be placed prior to ordinary backfill.

A temporary fill at least eight inch (8") thick shall be placed over the porous backfill to the width of the original roadway or walkway and shall be maintained in good condition with additional gravel as settling occurs until such time as permanent repairs or replacement of the original structures have been made.

All structures including fences, curbing, walks, paving, road bases, road surfaces, etc. damaged or destroyed due to the Contractor's operation shall be repaired or replaced by him to at least as good condition as existed prior to the beginning of the work or to such condition as will meet with the full approval of the authority having jurisdiction. Where pavements or walkways must be cut, they shall be removed to the closest joint or shall be saw cut to provide a straight, neat joint as directed by the engineer.

Unless otherwise provided for in the proposal, the Contractor will receive no extra compensation for porous backfill, for temporary surfaces or for repair or replacement of any structures damaged or destroyed by his operations. All such costs shall be considered as incidental to the work and included in the unit prices.

7. ROAD DETOURS

The Contractor, at his own expense shall provide and maintain all temporary roadways as required due to his operations or as required under "Road Permits".

Temporary roads shall be constructed of six inches (6") of compacted 21 AA Limestone or 21A Road Gravel meeting Michigan Department of Transportation Specifications.

8. DUST CONTROL

During the construction of any project, adequate dust control measures shall be maintained by the Contractor so as not to cause detriment to the safety, health, welfare, or comfort of any person or cause damage to property or business. If not shown as a pay item, dust control will be at the Contractor's expense.

9. PRESERVATION OF TREES

The contractor shall protect and preserve all trees along the line of work, and he will be held responsible for any damage to trees. Where necessary to preserve a tree and its main roots, the Contractor shall tunnel under such tree. Where specifically called for on

the drawings, the contractor shall remove trees completely, including stumps and main roots.

Where tunneling is not required for trees close to the trench and root trimming is necessary, the Contractor shall hand trench ahead of the machine digging and cut all roots cleanly to minimize damage to the roots.

The Contractor shall protect and/or replace all shrubbery damaged or destroyed by operations under this contract.

Unless provided for otherwise in the Form of Proposal, the contractor will receive no extra compensation for preservation of trees or for their removal where called for, or for the protection or replacement of shrubbery, and the cost of all work involved shall be included in the unit price bid.

10. SEEDING AND SODDING

Where established grass areas are disturbed by the Contractor's operation, he shall provide unless otherwise specified, not less than 3" of approved topsoil and shall grade and seed with Michigan Department of Transportation Class "A" seeding, mulch and fertilizer all in accordance with section 816 and 917 of the 2020 Michigan Department of Transportation Standard Specifications. All work shall be done in an approved manner and seed shall be covered by light raking or dragging and then rolled with a light roller.

Where established lawn areas are disturbed by the Contractor's operations, he shall provide, unless otherwise specified, not less than one inch (1") of approved topsoil and shall grade, sod with approved first quality Kentucky Blue Grass, consisting of weed free turf freshly cut from an established nursery, and fertilized with a 10-6-4 commercial type fertilizer at the rate of 200 pounds per acre.

All work shall be done in accordance with Section 816 and 917 of the 2020 Michigan Department of Transportation Standard Specifications.

Unless otherwise called for in the proposal, the contractor shall receive no extra compensation for seeding or sodding. All such costs shall be considered incidental to the work and included in the unit prices.

11. FINAL CLEAN-UP

Before work shall be considered ready for final inspection, the Contractor shall remove and properly dispose of all equipment, waste materials and excess excavation from the lines of the work, shall grade all trenches, and do any other necessary work to leave the premises in a workmanlike condition at least as good as existed before work has started.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____as Principal and

_____

as Surety or Sureties, are held and firmly bound unto the CITY OF LIVONIA, Wayne County, Michigan, in the sum of _____

_____ Dollars ($_____), for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION of the foregoing obligation is such that, whereas the said _____

_____did on the_____day of _____, 20_____, by articles of that date, enter into a Contract with the said CITY OF LIVONIA for the construction of _____project.

NOW THEREFORE, if the said_____ shall well and faithfully do and perform all things agreed to be done and performed by said Contract, according to the terms thereof, then this obligation shall be void, but otherwise, it shall remain in full force and effect.

PROVIDED, that any alterations which may be made in the terms of the Contract or in the work to be done under it, or the granting by the said CITY OF LIVONIA of any extension of time for the performance of the Contract or any other forbearance on either the part of said CITY OF LIVONIA or the Principal, to the other, shall not in any way release the Principal and Surety or Sureties, or either, or any of them, their heirs, executors, administrators, successors, or assigns, from their liability hereunder, notice to the Surety or Sureties of any such alteration, extension of forbearance being hereby waived.

WITNESS, our hands and seals, this_____day of _____, 20_____

Signed, sealed and delivered in the _____

Presence of: By_____

_____ _____

_____ By_____

LABOR AND MATERIALS BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____as Principal and

_____

as Surety or Sureties, are held and firmly bound unto the CITY OF LIVONIA, Wayne County, Michigan, in the sum of _____

_____ Dollars ($_____), for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION of the foregoing obligation is such that, whereas the said _____

_____

did on the _____day of _____, 20_____, by articles of that date, enter into a Contract with the said CITY OF LIVONIA for the construction of _____

Project and the payment for all labor and materials used therein.

NOW THEREFORE, if the said_____

shall pay for all labor and materials used in the fulfillment of said Contract, and shall pay for subcontractors doing work thereon, and shall indemnify and save harmless the said CITY OF LIVONIA from and against all damages by reason of liens for labor or materials furnished thereof, then this obligation shall be void, but otherwise it shall remain in full force and effect.

PROVIDED, that any alterations which may be made in the terms of the Contract or in the work to be done under it, or the granting by the said CITY OF LIVONIA of any extension of time for the performance of the Contract or any other forbearance on either the part of said CITY OF LIVONIA or the Principal, to the other, shall not in any way release the Principal and Surety or Sureties, or either, or any of them, their heirs, executors, administrators, successors, or assigns, from their liability hereunder, notice to the Surety or Sureties of any such alteration, extension of forbearance being hereby waived.

WITNESS, our hands and seals, this_____day of _____, 20_____

Signed, sealed and delivered in the _____

Presence of: By_____

_____ _____

_____ By_____

MAINTENANCE AND GUARANTEE BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

_____as Principal and

_____

as Surety or Sureties, are held and firmly bound unto the CITY OF LIVONIA, Wayne County, Michigan, in the sum of _____

_____ Dollars ($_____), for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION of the foregoing obligation is such that, whereas the Principal did on the _____day of _____, 20_____, by articles of that date, enter into a Contract with the said CITY OF LIVONIA for the construction of _____ Project. and, as a condition precedent to receiving final payment on said Contract, to execute the Bond herein described.

NOW THEREFORE, the Principal guarantees that for a period of one (1) year from the date of the final estimate he will, without cost to the City, keep in good order and repair any defect in the work done under said Contract by his employees, agents, subcontractors, or material suppliers, that may develop during said time due to improper materials, defective equipment, workmanship or arrangements, and that he will likewise restore to good condition any work disturbed while correcting such defects, excepting only such part or parts of said work which may have been disturbed without his consent or approval after acceptance thereof by the CITY; and that whenever directed to do so by the CITY, through written notice served personally or by mail upon the Principal at _____

_____

or upon the Surety or Sureties at _____

_____,

he will proceed at once to make the repairs specified, and in case of failure to do so, within one (1) week from the date of service of said notice or such additional time as may be fixed therein, the CITY shall have the right to purchase such materials and employ such labor and equipment as may be necessary; to undertake, do and make such repairs, and to be reimbursed by the Principal, Surety or Sureties for the full expense thereof. If it is necessary to make any repair or

set a barricade at once to protect life and property, the CITY may take such action immediately, without notice to the Principal, Surety or Sureties. The CITY shall not be obliged to obtain the lowest bids for doing the work, or any part thereof, but the sums actually therefore shall be reimbursed by either the Principal, Surety or Sureties. In this connection, the judgment of the CITY shall be final and conclusive. If the Principal, for a period of one (1) year from the date of the final payment, shall keep the work done under the aforesaid Contract in good order and repair, excepting only such part or parts of said work which may have been disturbed without his consent or approval after acceptance there by the CITY, and shall, whenever given notice as herein provided, immediately proceed to make specified repairs, or, in default thereof, shall reimburse the CITY for expenses incurred in making such repairs, and shall fully indemnify, defend and save the CITY harmless from all suits and actions for damages of every name and description brought or claimed against it, for or on account of any injury or damage to person or property received or sustained by any party or parties, by or from any of the acts or omissions or through the negligence of the Principal's employees, agents, subcontractors or material suppliers in the performance of the work required by said Contract, and from any and all claims arising under the Workman's Compensation Act of the State of Michigan, as amended, then the above obligation shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective authorized officers this _____ day of _____, A.D. 20____.

Signed, Sealed and Delivered in the Presence of:

_____ _____ (L.S.)

_____ _____ (L.S.)

_____ _____ (L.S.)

CONTRACTOR'S DECLARATION

I hereby declare that I have not, during the period _____ to _____, A.D. 20_____, performed any work, furnished any material, sustained any loss, damage or delay for any reason, including in situ conditions encountered or created, or otherwise done anything for which I shall ask, demand, sue for, or claim compensation from the City of Livonia, the Owner, or its agents, in addition to the regular items set forth in the contract numbered _____, and dated _____, A.D., 20_____, for_____

_____

executed between myself and the City of Livonia, and in the Change Orders for work issued by the City of Livonia in writing as provided thereunder, except as I hereby make claim for additional compensation and/or extension of time, as set forth on the itemized statement attached hereto.

There is / is not (circle one) an itemized statement attached.

The Contractor further certifies that all his indebtedness for labor and material incorporated in the work covered by this estimate has been fully paid and/or satisfactory arrangements with material supplies have been made.

_____
Contractor

By_____

Title_____

Date:_____

CD

CONTRACTOR'S AFFIDAVIT

STATE OF MICHIGAN)
ss
COUNTY OF _____)

The undersigned Contractor, _____, hereby represents that on _____he (it) was awarded a Contract by the City of Livonia, Wayne County, Michigan, to _____

_____

in accordance with the terms and conditions of Contract No. _____, and the undersigned further represents that the subject work has now been accomplished and the said Contract has now been completed.

The undersigned hereby warrants and certifies that all of his (its) indebtedness arising by reason of the said Contract has been fully paid or satisfactorily secured; and that all claims from subcontractors and others for labor and material used in accomplishing the said project, as well as all other claims arising from the performance of said Contract, have been fully paid or satisfactorily settled. The undersigned further agrees that, if any such claim should hereafter arise, he (it) shall assume responsibility from the same immediately upon request to do so by the said City of Livonia.

The undersigned, for a valuable consideration, the receipt of which is hereby acknowledged, does waive, release and relinquish any and all claims of right of lien which he (it) now has or may hereafter acquire upon the subject premises for labor and material used in accomplishing said project owned by the said City of Livonia.

This affidavit is freely and voluntarily given with full knowledge of the fact, on this _____day of _____, 20_____.

Subscribed and sworn to before me
on this _____ day of _____,
20_____.

_____
Contractor

By:_____

Title:_____

_____

Notary Public _____County, MI
My Commission Expires:_____

CONTRACT

THIS CONTRACT, entered into this _____day of _____, A.D. 20____, between CITY OF LIVONIA, hereinafter referred to as the Owner, party of the first part, and _____
NAME OF CONSTRUCTION COMPANY
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

Bennett Civic Library Family ADA Restroom Renovation

together with appurtenances thereto, as set forth in certain Notice 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:

IN CONSIDERATION WHEREOF, said Owner does agree to pay to said Contractor the sum of and /100" Dollars, 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 stipulations contained in this agreement, said parties respectively bind themselves, their heirs, executors, administrators, successors, and assigns.

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

Witnesses for City:

_____

_____

CITY OF LIVONIA, OWNER

_____
Maureen Miller Brosnan, Mayor

_____
Lori L. Miller
City Clerk

Witnesses for Contractor:

_____

_____

_____
Contractor

By:_____

_____
Print Name and Title

APPROVED:

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

_____
Debra A. Lichtenberg
Director of Finance

_____
Kristen Edson
Library Director

APPROVED AS TO FORM:

_____
Department of Law

2026 CITY COUNCIL AGENDA APPROVAL DEADLINES

Regular mtg approval deadlines are at noon on the business day before a Council meeting
Study mtg deadlines are *typically* at noon on the Friday following a Council meeting

STUDY MEETING	FINAL APPROVAL DEADLINE	REGULAR MEETING	FINAL APPROVAL DEADLINE
January 5	12P Dec 19, 2025		
January 14 (Wed)	12P Jan 2	January 14 (Wed)	12P Dec 16, 2025 (Tues)
January 26	12P Jan 16	January 26	12P Jan 13 (Tues)
February 9	12P Jan 30	February 9	12P Jan 23
February 23	12P Feb 13	February 23	12P Feb 6
March 9	12P Feb 27	March 9	12P Feb 20
March 23	12P Mar 13	March 23	12P Mar 6
April 8 (Wed)	12P Mar 27	April 8 (Wed)	12P Mar 20
April 20	12P Apr 10	April 20	12P Apr 7 (Tues)
May 4	12P Apr 24	May 4	12P Apr 17
May 18	12P May 8	May 18	12P May 1
June 1	12P May 22	June 1	12P May 15
June 15	12P June 5	June 15	12P May 29
July 13	12P June 19	July 13	12P Jun 12
July 27	12P July 17	July 27	12P Jul 10
August 17	12P July 31	August 17	12P Jul 24
August 31	12P Aug 21	August 31	12P Aug 14
Sept 14	12P Sept 4	Sept 14	12P Aug 28
Sept 28	12P Sept 18	Sept 28	12P Sep 11
Oct 12	12P Oct 2	Oct 12	12P Sep 25
Oct 26	12P Oct 16	Oct 26	12P Oct 9
Nov 9	12P Oct 30	Nov 9	12P Oct 23
Nov 23	12P Nov 13	Nov 23	12P Nov 6
Dec 7	12P Nov 25	Dec 7	12P Nov 20
		Dec 16 (Wed)	12P Dec 4

Connect. Build. Thrive.

July 15, 2026

Mr. David Lear
Assistant City Engineer
City of Livonia | Engineering
12973 Farmington Rd.
Livonia, MI 48150

RE: Letter Agreement for Bidding & Construction Administration Services.
Robert & Janet Bennett Civic Center Library - Building Upgrades

Mr. Lear,

DLZ Michigan, Inc. (DLZ) is pleased to submit this Letter Agreement to the City of Livonia for Professional Services for the above referenced project.

DESCRIPTION OF THE PROJECT

The City of Livonia and DLZ have partnered over the past 3 years to design and deliver construction documents for upgrades to the Robert & Janet Bennett Civic Center Library. The City of Livonia has secured some funding for a portion of the work related to accessibility improvements for the Lobby Restrooms. Due to the uncertainty of funding amounts, the bathrooms were bid in multiple packages to better accommodate the City's ability to proceed with work:

Bid Package 1 : The Family Restroom
Bid Package 2 : The Women's Restroom

Bidding Services have already been completed to facilitate project timeline and will be invoiced upon acceptance of this agreement. Construction Administration Services for both Bid packages will occur simultaneously but project duration and submittal reviews will increase if Bid Package 2 is accepted. The following will be priced/accepted "a la carte" as The City of Livonia determines the appropriate path forward.

SCOPE OF SERVICES

A. BIDDING AND NEGOTITATIONS

DLZ will perform the following:

a. Conduct a pre-bid meeting on-site for prospective bidders to review the scope of work.
b. Prepare an Advertisement of Bid for public application.
c. Distribute .pdf format Contract Documents for access by prospective Bidders.
d. Respond to Bidder's Requests for Information (RFI's) during bidding phase, in the form of an Addendum.
e. Assist the City during the opening of Bids.
f. Review Bids received and attend up to ten (10) post-bid interviews for key subcontractors.

B. CONSTRUCTION ADMINSTRATION

a. Conduct a pre-construction meeting to outline roles, responsibilities, and lines of communications.
b. Review shop drawings and submittals related to the design.
c. Respond to Contractor's Request for Information (RFI's) during construction.
d. Perform site visits an average of bi-weekly to review construction progress and overall conformance with the Contract Documents. Conduct up to eight (8) site visits during construction activity; prepare field observation reports for each site visit.
e. Conduct virtual progress meetings and prepare meeting minutes; average of two (2) meetings per month, up to eight (8) progress meetings are anticipated.
f. Review Contractor Payment Applications and make recommendations for payment.
g. Perform one Substantial Completion walk-through and one Final Completion walk-through.
h. Review Contractor's Project Closeout documents including review of O&M Manuals, Warranties, and Contractor's "As-Built" Record Drawings prepared by the Contractor.

ADDITIONAL SERVICES: WORK TO BE PERFORMED UNDER A SEPARATE AGREEMENT

Professional services not specifically identified within the Scope of Work are outside the scope of this Project. Additional Services may be performed upon mutual agreement as an amendment to this Letter Agreement. The following work items are not within this Project's scope of services:

a. Professional Services beyond those defined in the Scope of Services.
b. Preparation of Record Documents (As-Built Drawings to be provided by CM).
c. Programming and Space Needs Assessments.
d. Environmental Services beyond those identified in Scope of Services.
e. Commissioning Services.
f. Construction Material Testing and Special Inspections.
g. Air Quality Monitoring (to be provided by the CM).
h. Detailed cost estimating (to be provided by the CM).
i. LEED Certification and/or specialized sustainable design features.
j. Preparation of applications and paperwork for utility rebates (to be provided by CM).
k. Additional meetings or site visits, beyond the quantity identified in the Scope of Services.
l. Field verification of existing vehicles and equipment (to be provided by Owner).
m. 3D Scanning and/or detailed "as-built" documentation of existing interior or exterior of existing facilities.
n. Application to the Zoning Board of Appeals, Planning Commission, Historic Commission, or other AHJ related to variances, special use permits or other special project approvals.
o. Financial Analysis and research of available funding mechanisms.
p. Real estate services.

ADDITIONAL INFORMATION

1. Services will be consistent with those customarily performed for similar projects of this nature, as defined by an industry standard AIA B101-2017 Standard Form of Agreement Between Owner and Architect.
2. Correspondence and documentation shall utilize AIA documents and/or DLZ format. Deliverables will be provided electronically in a .pdf format.
3. Documented conditions are only valid at locations observed. DLZ makes no representation concerning conditions unless stated in writing.
4. The City of Livonia shall provide a copy of all applicable documents related to the site & buildings including existing drawings, previous reports, and maintenance records.
5. The City of Livonia shall provide all programmatic requirements, including a list of required spaces with desired size, number of employees the facility serves, and amount of DPW equipment to be housed in each facility. Programming is not included in basic services.
6. DLZ is not responsible for Contractor's safety compliance; jobsite safety will be solely the Contractor's responsibility.

SCHEDULE

For services as described herein, DLZ will proceed upon receipt of a signed Agreement. The following preliminary schedule has been developed as a general guideline:

Anticipated Project Schedule			
Description	**Duration**	**Start Date**	**Completion Date**
Notice to Proceed		August 17, 2026	
Bidding & Award	Ongoing		August 17, 2026
Contracts and Insurance	1-2 weeks	August 17, 2026	August 31, 2026
Mobilization	+/- 1 week	September 1, 2026	September 4, 2026
Construction Administration	+/- 12 Weeks	September 7, 2026	November 30, 2026
Final Completion and Project Closeout	+/- 2 weeks	December 01, 2026	December 15, 2026

COMPENSATION

DLZ shall provide Professional Services as outlined for an amount not to exceed Twenty-Four Thousand Five Hundred dollars ($24,500.00) inclusive of all expenses. DLZ shall submit invoices, monthly, for services rendered.

Bid Package 1- Family Restroom		
Bidding and Negotiation	Hourly NTE	$4,500.00
Construction Administration	Hourly NTE	$20,000.00
	Total Compensation	**$24,500.00**

☐ Accept ☐ Decline

_____
Initial & Date

Bid Package 2- Women's Restroom		
Construction Administration	Hourly NTE	$5,000.00
	Total Compensation	**$5,000.00**

☐ Accept ☐ Decline

_____
Initial & Date

STANDARD TERMS AND CONDITIONS

The Standard Terms and Conditions, as set forth in DLZ's Agreement for Professional Architectural Services with the City of Livonia, dated January 1, 2021, are incorporated here into, and made part of this Letter Agreement.

ACCEPTANCE

If this Letter Agreement meets with your approval, please sign, date, and return one copy (pdf format is acceptable). An executed Letter Agreement shall serve as DLZ's Notice to Proceed with identified work. We look forward to working with you on this project. Please do not hesitate to contact us if you should have any questions.

DLZ MICHIGAN, INC.

_____
Manoj Sethi, P.E.
President

_____
Joe Shadik, AIA
Project Manager

AGREED AND ACCEPTED
CITY OF LIVONIA

_____
Name and Title

_____
Date

BID OPENING SHEET
2025 BENNETT CIVIC LIBRARY HUD FAMILY ADA RESTROOMS RENOVATION
BID DUE DATE – 6/9/2026

VENDOR NAME	DECIMA LLC	JE Estate, LLC
ADDRESS	16870 SCHAEFER HWY, DETROIT, MI 48235	16192 COASTAL HWY, LEWES, DE 19958
LIBRARY FAMILY ADA RESTROOM RENNOVATION	$136,494.99	$320,000.00 (non-conforming bid form)
ALLOWANCE 2: PERMIT	$10,000	$10,000
TOTAL COST	$146,494.99	$420,000 No bid bond.

VENDOR NAME	C & S Construction Management Inc.	KEO and Associates Inc.
ADDRESS	1306 Emmons Lincoln park, MI 48146	18266 Wyoming Detroit, MI 48221
LIBRARY FAMILY ADA RESTROOM RENNOVATION	$135,400	$248,888
ALLOWANCE 2: PERMIT	$10,000	$10,000
TOTAL COST	$145,400	$258,888

CITY REPRESENTATIVES:

Aaron Lindenmuth, Office of the City Clerk; Gus Kandah, Purchasing Manager

FORM OF PROPOSAL
for
BENNETT CIVIC LIBRARY RESTROOM RENOVATIONS

Bid of C & S Construction Management hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as 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 ARCHITECT, 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
Addendum # 1 sign in sheet	5-28-2026
Addendum # 2 (titled Addendum #4 ceramic tile clarification)	6-8-2026

The Contract will be awarded to the lowest responsive, responsible Bidder based on the total lump sum amount for all work associated with the Scope of Work and inclusive of all specified allowances. Schedule of Values to be presented 24 hours after request.

The Bidder agrees to complete the Project for the following lump sum price:

Item No.	Item Description	Qty	Unit	Unit Price ($)	Total Price ($)
1	Library Family ADA Restroom	1	LS	$135,400	$135,400
3	Allowance 2: Permit Allowance	1	Ea	$10,000	$10,000
			TOTAL BID	**$**	$145,400.00

Bidder: C & S Construction Management

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 agreas 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. **The undersigned shall complete the Work to Substantial Completion within 180 CALENDAR DAYS of "Notice to Proceed", and to Final Completion within 210 CALENDAR DAYS of "Notice to Proceed".** Substantial completion shall be met when summary OF WORK ITEMS COMPETED TO CONSIDER SUBSTANTIAL COMPLETION. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of $1,000.00 per day,and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

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 June 8, 2026
Date*

BY: C & S Construction Management
Name of Bidder*

1202 6Th Street
Street*

Charles R SChimmel
Signature

Wyandotte, MI 48192
City, State, ZIP*

Charles R Schimmel, President
Name and Title of Signatory*

cell 734-320-0689
Telephone Number*

email: [illegible]@yahoo.com
Facsimile Number*

*Typed or printed in ink.

website: www.thecsconstruction.com

FORM OF PROPOSAL
for
BENNETT CIVIC LIBRARY RESTROOM RENOVATIONS

Bid of DECIMA LLC hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as 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 ARCHITECT, 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
03	05/18/2026
04	06/08/2026

The Contract will be awarded to the lowest responsive, responsible Bidder based on the total lump sum amount for all work associated with the Scope of Work and inclusive of all specified allowances. Schedule of Values to be presented 24 hours after request.

The Bidder agrees to complete the Project for the following lump sum price:

Item No.	Item Description	Qty	Unit	Unit Price ($)	Total Price ($)
1	Library Family ADA Restroom	1	LS	136,494.99	136,494.99
3	Allowance 2: Permit Allowance	1	Ea	$10,000	10,000
			TOTAL BID	**$**	146,494.99

Bidder: DECIMA LLC

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. **The undersigned shall complete the Work to Substantial Completion within 180 CALENDAR DAYS of "Notice to Proceed", and to Final Completion within 210 CALENDAR DAYS of "Notice to Proceed".** Substantial completion shall be met when summary OF WORK ITEMS COMPETED TO CONSIDER SUBSTANTIAL COMPLETION. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of $1,000.00 per day,and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

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 06/09/2026
Date*

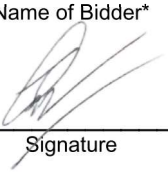
16870 Schaefer Hwy.,
Street*

Detroit, MI, 48235
City, State, ZIP*

260-243-0591
Telephone Number*

Facsimile Number*

BY: DECIMA LLC
Name of Bidder*


Signature

Alex Baloch, President
Name and Title of Signatory*

*Typed or printed in ink.

FORM OF PROPOSAL
for
BENNETT CIVIC LIBRARY RESTROOM RENOVATIONS

Bid of Keo and Associates inc hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as 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 ARCHITECT, 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
03	2/28/25
04	6/5/26

The Contract will be awarded to the lowest responsive, responsible Bidder based on the total lump sum amount for all work associated with the Scope of Work and inclusive of all specified allowances. Schedule of Values to be presented 24 hours after request.

The Bidder agrees to complete the Project for the following lump sum price:

Item No.	Item Description	Qty	Unit	Unit Price ($)	Total Price ($)
1	Library Family ADA Restroom	1	LS	$248,808.00	248,888.00
3	Allowance 2: Permit Allowance	1	Ea	$10,000	10,000.00
			TOTAL BID	**$**	258,888.00

Bidder: Keo and Associates Inc

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. **The undersigned shall complete the Work to Substantial Completion within 180 CALENDAR DAYS of "Notice to Proceed", and to Final Completion within 210 CALENDAR DAYS of "Notice to Proceed".** Substantial completion shall be met when summary OF WORK ITEMS COMPETED TO CONSIDER SUBSTANTIAL COMPLETION. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of $1,000.00 per day,and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

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 6/09/2026
Date*

BY: Keo and Associates inc
Name of Bidder*

18286 Wyoming
Street*

Detroit, MI 48221
City, State, ZIP*

313.340.1688
Telephone Number*

313.340.1680
Facsimile Number*

Signature

Michelangelo Cereghino Preconstruction
Name and Title of Signatory*

*Typed or printed in ink.

JE ESTATE
A ERIC BEASLEY COMPANY

JEETATEE.COM

This agreement is between _____ (client rep.) and JE Estate
The client represent _____ (client company, "NA" if not applicable)
JE Estate is defined as JE Estate LLC.

Price: $ 420,000 per Project (Project or Day)

Price is defined as price per project/task or per hour completed of task. Tax + service fee included on invoice.
Refund is only issued if contract is broken and revision is not offered.

Project Start Date (M/D/Y): _____
Payment Intervals (Day): _____ - THIS BOX IS ONLY FOR LONG TERM PROJECTS ("NA" IF NOT APPLICABLE).

Address:

Scope:

Renovation of existing first-floor public restrooms at the Bennett Civic Library (1986 facility) and conversion of an existing storage room into a new ADA-compliant family restroom. Work includes selective demolition and full interior rebuild of restroom spaces, installation of new plumbing fixtures, ADA accessories, LED lighting, acoustical ceilings, ceramic tile flooring and wall finishes, paint, toilet partitions, and related mechanical/electrical modifications as required for code compliance.

Project also includes coordination with existing building systems, upgrades to exhaust/ventilation as needed, and all work required to meet current ADA, plumbing, and building code requirements for public assembly use.

JE will providePE's, management, field engineers, while subbing construction work to licensed GC

Travel expenses shall be billed on a per-period rate, determined based on reasonable prevailing local costs for lodging, transportation, and meals (if applicable). Travel expense is intended to cover all reasonable and necessary costs incurred by the Consultant in traveling to and from client locations or project-related sites.
The applicable per-period rate will be communicated to and approved by the client in advance of travel.

Refund is only issued if contract is broken and work has not been started.

All communications regarding this project will be between client and JE Estate only.
This contract is legal binding.

Client

Once portion below is signed the client agrees to total price, and agree to pay total price in full in exchange for services provided by JE Estate.

_____ _____
PRINT NAME OTHER NAME →

_____ _____
SIGNATURE OTHER SIGNATURE →

BID OPENING SHEET
2025 BENNETT CIVIC LIBRARY WOMENS ADA RESTROOMS RENOVATION
BID DUE DATE – 7/15/2026

	C & S Construction Management Inc.	DECIMA LLC
ADDRESS	1306 Emmons Lincoln Park, MI 48146	16870 SCHAEFER HWY, DETROIT, MI 48235
LIBRARY FAMILY ADA RESTROOM RENNOVATION	$138,800.00	$190,770.00
ADDITIONAL ITEMS	$19,923.00	
TOTAL COST	$158,723.00	$190,770.00

CITY REPRESENTATIVES:

Gus Kandah, Purchasing Manager; David Lear, Assistant City Engineer

C&S CONSTRUCTION MANAGEMENT

July 13, 2026

PROPOSAL

Gus Kandah
Purchasing Manager
City of Livonia / Finance
Livonia, MI

RE: Add woman's Restroom to the base bid Coat Room Renovation
Livonia Civic Center Bennett Library -

Gus,
Please review the following description of work and related costs. Includes prevailing wage and certified payroll requirements.

Addendum # 3 changes:
-All toilets to be changed out to match existing with carrier in wall, new wall hung porcelain toilet
-All toilets will have a battery sensor on flush valve. No electric valve
-Sinks to be new wall single hung porcelain with wall carriers, eliminate original high end expensive counter top sink, no electrical power.
-Faucet to be dual water and foam soap with battery power. No electric
-Please see attached plumbing submittals for items quoted
-Electrical, no new transformer , no power to toilets or sinks

ADD FOR:
WOMANS RESTROOM TO BE ADDED TO BASE BID COAT ROOM RENOVATION $ 138,800.00
******This price is based on coat room and woman's renovation are renovated simultaneously**

- Add for Performance Bond $ 4,653.00

-Add for HVAC RCP 2 Hydronic Radiant ceiling panel $ 7,750.00

-Add for solid surface 4 sink counter top in lieu of single hung sinks $ 7,440.00
Standard Colors

-Add for Quartz 4 sink counter top in lieu of single hung sinks $ 7,520.00
Standard Colors

Please contact me with any questions or concerns,
Thank you, Chuck Schimmel, President Cell 734-320-0689

C & S CONSTRUCTION MANAGEMENT
COMMERCIAL GENERAL CONTRACTORS
1202 6TH STREET WYANDOTTE, MI 48192
734-320-0689 csconstruction@yahoo.com **www.thecsconstruction.com**

FORM OF PROPOSAL
for
BENNETT CIVIC LIBRARY RESTROOM RENOVATIONS

Bid of Decima LLC hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as N/A *.

* 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 ARCHITECT, 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 total lump sum amount for all work associated with the Scope of Work and inclusive of all specified allowances. Schedule of Values to be presented 24 hours after request.

The Bidder agrees to complete the Project for the following lump sum price:

Item No.	Item Description	Qty	Unit	Unit Price ($)	Total Price ($)
1	Library Women Restroom (167)	1	LS	$190,770.00	$190,770.00
			TOTAL BID	$ 190,770.00	

Bidder: Decima LLC

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. **The undersigned shall complete the Work to Substantial Completion within 180 CALENDAR DAYS of "Notice to Proceed", and to Final Completion within 210 CALENDAR DAYS of "Notice to Proceed".** Substantial completion shall be met when summary OF WORK ITEMS COMPETED TO CONSIDER SUBSTANTIAL COMPLETION. Final completion shall be met when all restoration items and punch-list work items have been completed.

The undersigned attaches hereto its Bid security, as required by the Notice to Bidders and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of $1,000.00 per day,and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.

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 07/14/2026
Date*

16870 Schaefer Hwy.
Street*

Detroit, MI 48235
City, State, ZIP*

260-243-0591
Telephone Number*

Facsimile Number*

BY: Decima LLC
Name of Bidder*

Signature

Alex Baloch, President
Name and Title of Signatory*

*Typed or printed in ink.

certain fees and charges for activities at the Livonia Senior Citizen Center and Greenmead, as well as league athletic play, and outdoor activities and rentals, the Council does hereby refer this item to the Committee of the Whole for its report and recommendation.

A communication from the Director of Finance, dated December 7, 2020, re: request to enter into agreements through Qualification Based Selection (QBS) Process for as-needed architectural services, was received and placed on file for the information of the Council.

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

#378-20 RESOLVED, that having considered a communication from the Director of Finance, dated November 13, 2020, which bears the signatures of the Superintendent of Public Service and the Director of Public Works, and is approved for submission by the Mayor, to which is attached four (4) proposed agreements to be entered into through the Qualification Based Selection (QBS) process between the City of Livonia and Detroit Architectural Group, DLZ Michigan, Inc., Hubbell, Roth & Clark, Inc., and OHM Advisers, to provide as-needed architectural services, THE COUNCIL DOES HEREBY DETERMINE AS FOLLOWS:

1. Authorize the Mayor and City Clerk to enter into agreements with the following architectural firms to provide as-needed architectural services:

   - Detroit Architectural Group, 1644 Ford Avenue, Wyandotte, MI 48192
   - DLZ Michigan, Inc., 607 Shelby Street, Detroit, MI 48226
   - Hubbell, Roth & Clark, Inc., 555 Hulet Drive, Bloomfield Hills, MI 48302
   - OHM Advisors, 34000 Plymouth Road, Livonia, MI 48150;

2. Approve fees for preparing the scope of work for each project to be based on the firm's hourly rates;

3. Authorize the administration to award design, bid and construction services to the firm submitting the low qualified not-to-exceed quote for each project, with the exception that City Council approval be obtained prior to any architectural design services being performed on all projects with an estimated construction cost exceeding $500,000; and

4. Authorize the Director of Public Works or his or her designee to request that any or all of these firms provide ad-hoc services such as capital

planning, budget prioritization, space needs analysis, programming and asset condition studies at their hourly rates, so long as the estimated construction cost does not exceed $500,000.

FURTHER, the Council does hereby determine that these services will be paid from budgeted funds allocated for each project. Ad-hoc services, if any, will be paid from the budgeted contractual services account of the appropriate Fund; and the Mayor and City Clerk are hereby authorized to execute the aforesaid agreements, approved as to form and substance by the Department of Law, for and on behalf of the City of Livonia, with Detroit Architectural Group, DLZ Michigan, Inc., Hubbell, Roth & Clark, Inc., and OHM Advisers and to do all things necessary or incidental to the full performance of this resolution.

A communication from Susan Harvey, Senior Vice President, Ashley Capital, dated November 19, 2020, re: enclosing a revised Brownfield Plan and a revised Disbursement and Reimbursement Agreement, was received and placed on file for the information of the Council.

Site drawings received by Ashley Capital, re: Livonia West Commerce Center – Building 2 (Amrhein Rd and Eckles Rd), were received and placed on file for the information of the Council.

On a motion by Jolly, supported by Toy, it was:

#379-20 RESOLVED, that having considered a communication from the Livonia Brownfield Redevelopment Authority, dated October 29, 2020, approved for submission by the Mayor, which transmits its resolution no. 12-2020, adopted on October 28, 2020, and a communication from Susan Harvey, Senior Vice President, Ashley Capital, dated November 19, 2020, and the Council having conducted a Public Hearing with regard to this matter on November 23, 2020, the Council does hereby approve the revised Brownfield Plan for the Livonia West Commerce Center 2 Redevelopment, 12950 and 13100 Eckles Road, dated November 18, 2020 (Version 1.9a), submitted by Ashley Capital, together with exhibits and schedules thereto, in the manner and form herein submitted, subject to approval as to form and substance by the City's Law Department.

President McIntyre passed the gavel to Vice President Bahr at 7:42 p.m. in order to speak on this matter.

OFFICE OF THE MAYOR

MAUREEN MILLER BROSNAN
MAYOR

33000 CIVIC CENTER DRIVE
LIVONIA, MICHIGAN 48154-3097
mayor@livonia.gov
(734) 466-2201

July 16, 2026

Dear Council Members,

We are pleased to bring to your attention an expanded plan to construct ADA accessible restrooms on the first floor of the Robert and Janet Bennett Library.

You may have been aware that the original plan called for the construction of an ADA accessible family restroom. **Due to a favorable bid scenario, we will be able to construct a family restroom and remodel the women's restroom, with plans to design and reconfigure the men's restroom later this year or at the beginning of next year.**

Approval of the construction project for the family restroom and women's restroom will be on the Council's July 27, 2026, Study Agenda.

These new accessible family and women's restrooms will be built in spaces adjacent to each other in the building, ensuring this initial portion of the project will be handled most economically and with a more limited impact on the building operations. Construction is scheduled to begin at the end of September with completion by December.

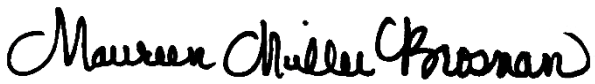
As you will recall, funding has been assigned from the Community Development Block Grant program, directed by the Livonia Housing Commission.

We will use the Qualifications Based Selection (QBS) process to design and prepare plans for construction of an accessible men's restroom which will require a larger scope of work due to structural issues needed to meet ADA standards. The construction contractor you approve will be asked to extend their competitive pricing to finish the project and construct the accessible men's restroom, also in the lobby on the first floor. This will require additional funding, as the Community Development Block Grant budget provided by the Housing Commission will be exhausted.

Moving forward, we expect to continue improving accessibility at the Bennett Library by adding ADA accessible restrooms in the interior of library as well as on the second and third floors of the building. The City has submitted an $850,000 grant funding request to support these improvements through the Office of Congresswoman Rashida Tlaib. We expect to hear about the grant status in early 2027.

Thank you for your support as we look to better serve all members of our community through this important project.

Sincerely,



Maureen Miller Brosnan
Mayor

cc. Engineering, DPW, Library, Housing, Finance