



plante moran | cresa

2022 Facility Condition Assessment

City of Livonia
November 2022

City of Livonia
33000 Civic Center Drive
Livonia, Michigan 48154

November 2022

Dear City of Livonia Leadership:

Plante Moran Cresa (PMC) was engaged by The City of Livonia (COL) to conduct a physical building assessment of nine (9) facilities currently in use by COL. The goal of this assessment was to provide COL with a capital planning template to determine the cost of maintaining COL's facilities over a ten-year period with three major components: critical need, deferrable maintenance, and future need.

The building assessments were intended to be at a high level; they were not exhaustive, nor did they include any diagnostic or destructive investigation. We conducted our assessment through on-site visits at each building and grounds, interviews with staff, and review of City of Livonia-provided documentation. We wish to acknowledge the city and the staff their time, assistance, and cooperation in providing information for the preparation of this assessment.

We understand COL's intent is to use the combination of these assessments as a guiding road map in determining the most practical and efficient way to maintain these buildings. It is our sincerest hope that this information will confidently supply you with objective facts in your quest for alignment and enable COL to make informed decisions beneficial to the future of their buildings.

We would be happy to answer any questions that may arise as well as provide clarifications to any items found herein. Please feel free to contact me with any questions or concerns regarding this report.

Sincerely,

Plante Moran Cresa



David Goldman,
Senior Consultant



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Facility Assessment

City of Livonia
 33000 Civic Center Drive
 Livonia, Michigan 48154

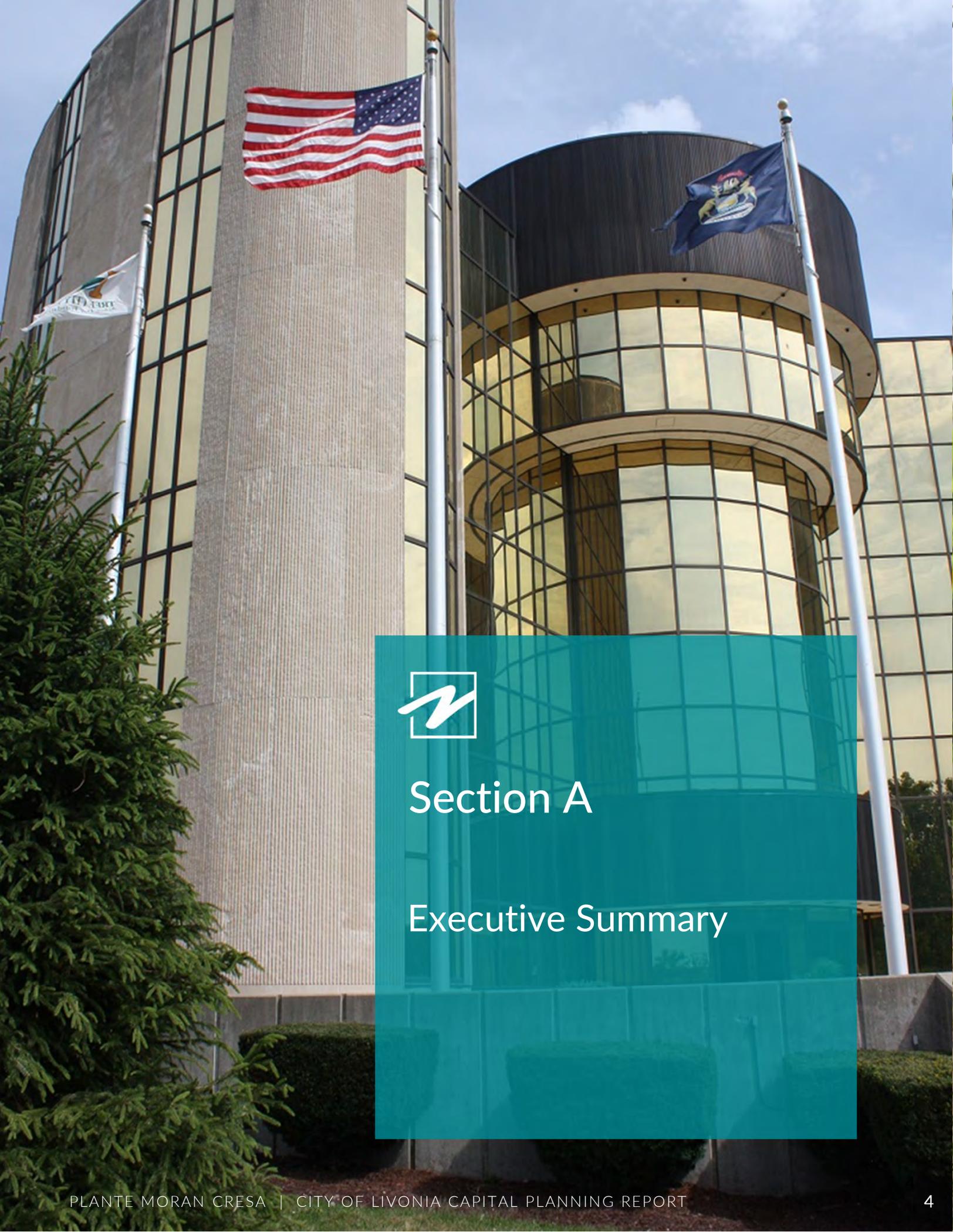
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Section A

Executive Summary



Executive Summary

Overview

Plante Moran Cresa (PMC) performed this property assessment at the request of **City of Livonia (COL)** for the city’s, support services, transportation, and administrative buildings.

Date(s) of Assessment:	3/29/22 - 4/11/22
City Staff Present:	Sammy Lovin (Building Maintenance); Ted Davis (Senior Center/ Rec. Center); Jacob Rushlow (DPW)
PMC Staff Present:	David Goldman
Architect/Engineer Staff Present:	N/A
Number of Buildings:	9
Average Building Age:	~47 Years

Acknowledgements

For their assistance and cooperation, we wish to acknowledge all city staff, and all additional user groups who provided information for the preparation of this assessment report and during PMC’s visit to each individual property.

Purpose

The purpose of this assessment is as follows:

- Observe and document readily visible building site conditions (roadways, walkways, surface parking, lighting, and equipment), building envelope conditions (roof systems, walls, windows and entry/exit doors) interior building conditions (walls, floors, ceilings, millwork/casework, restrooms, gymnasiums, lockers, pools, food service areas and equipment, etc.) as well as building system (heating, ventilating, air conditioning, plumbing, electrical) deficiencies that impact the function and value of the buildings and properties
- Quantify and communicate the condition of each building and site component and assign a repair / replacement value within a future ten-year period. Withing this ten-year timeframe, building and site needs are identified as: Critical Needs (1 – 3 years), Deferrable Maintenance (4 – 6 years) and Future Needs (7 – 10 years). Projected replacement costs include an annual escalation factor. **PMC recommends costs be revisited, at a minimum, once a year to adjust for inflation/escalation.**

Scope

This assessment report is based on city provided information and site visit(s) during which PMC performed a visual, nonintrusive, and nondestructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection. No diagnostic testing or invasive inspections took place. PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

PMC observed representative samples of the major building components and the physical conditions of the following:

- Site conditions
- Building structure
- Architectural (interior finishes)
- Mechanical and electrical systems
- Plumbing system – Observations did not include collection or testing of water samples

The city provided PMC with the following documentation to aid in the creation of this report:

- Property site plans
- Floor plans

PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

Building List:

1. City Hall
2. Police Station
3. Fire Station #1
4. Civic Center Library
5. Senior Center
6. Jack E. Kirksey Recreation Center
7. Housing Commission
8. Carl Sandburg Library
9. Alfred Branch Library

Assumptions & Clarifications

CITY OF LIVONIA ASSUMPTIONS / CLARIFICATIONS
This Facility Assessment Report is based on site visits during which PMC performed a visual, non-intrusive, and non-destructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection. PMC does not include the identification or resolution of any life safety issues or the non-compliance with any building code or other legal requirements
Placeholder allowances for landscaping have been designated for each facility and should be evaluated for funding amount as well as placement within the 10-yr timeframe.
Building and Site Acres estimated using DraftLogic online program if the information was not provided by the City.
Square footage used for the ceilings at city hall are based on the reflected ceiling plans from 1977.
Door count for city hall based on the plans from 1977
Roof Replacement at city hall is area above parking deck entrance and exit
While we made an effort to locate and identify all mechanical equipment; there may be some pieces that were not observed/assessed.
Assume 2,500 lb elevator for city hall
Assume that the Noble Library is beyond repair and needs to be demolished
Door count for civic Center Library based on the plans from 1986
It is assumed that any building aged 1980 or newer is non-asbestos containing. Prior to beginning any work, it is recommended that City of Livonia hire an environmental consultant to confirm this assumption and review the abatement scope at each facility. The funding allowances found within this 10-yr capital are assumptions based upon limited information
It is assumed that that fire proofing / caulking at all multi story City of Livonia facilities is code compliant. If this is not correct, there may be substantial costs to upgrade
Abatement allowance added for each building for unknown/unforeseen conditions. I licensed abatement contractor should be hired for all abatement work
Assume that new monument signs will be allowed by the city
Rework of concrete entrance at City Hall includes ramps and railings
Redesign entry fountain at City Hall includes new plumbing
Assume all utility feeds to each building are sufficient for the current use
Wood Paneling in City Hall Auditorium is Not Included in the costs
Curtain wall replacement costs at City Hall is an allowance only. Actual sizes will need to be obtained in order to provide a better estimate.
Number of VAVs in city hall is just an estimate. PMC did not look above any ceilings for these during our walkthrough
Technology costs are shown for the senior center at the request of City of Livonia staff. PMC to meet with city technology director to discuss pricing needed for Technology across all city buildings
There is a Roof Top HVAC unit on told on the recently renovated space in the fire station. This unit is oversized for the space and is causing a lot of humidity issues. This unit should be replaced with a correct sized unit.
Plante Moran meet with Casey O'Neil- City of Livonia- Information Systems Director and Steven Arslanian- LPD- Computer Services on 9/27/22 to discuss the technology needs for the city. The discussion included the following (high level):
Controls needed for all HVAC equipment (all locations)
The data center is located in the City Hall Basement. This should be relocated above ground
PD device re-fresh plan: laptops and desktops on a 5 year replacement plan; All larger equipment is on a 7-8 year replacement plan.
Each department buys their own technology
New Phone System needed at City Hall
Re-cabling of Rec. Center needed
Wireless network upgrades needed
Electronic time keeping system needs to be upgraded
It is suggested that Plante Moran do a more in-depth review and discussion of all technology needs with the city. An amendment to the contract is being drafted up as of 10/3/22. All costs provided are just allowances at this time

Condition Definitions

The following terms are used throughout the report and are defined as follows:

Excellent (E)

Observed to be new or like new.

Good (G)

Observed to be of average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair (F)

Observed to be of average condition for the building system evaluated. Satisfactory; however, some short-term and/or immediate attention is required or recommended (primarily due to normal aging and wear of the building system) to return the system to a good condition.

Poor (P)

Observed to be of below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement is anticipated to return the building system or material to an acceptable condition.

Critical Need (CN)

Items that through our observations or discussions with COL may require capital expenditure **within the next 1 to 3 years** by virtue of current condition, remaining useful life, or COL's priorities.

Deferred Maintenance (DM)

These are items that through our observations or discussions with COL **may require capital expenditure within the next 4 to 6 years** by virtue of current condition, remaining useful life, or COL's priorities.

Future Need (FN)

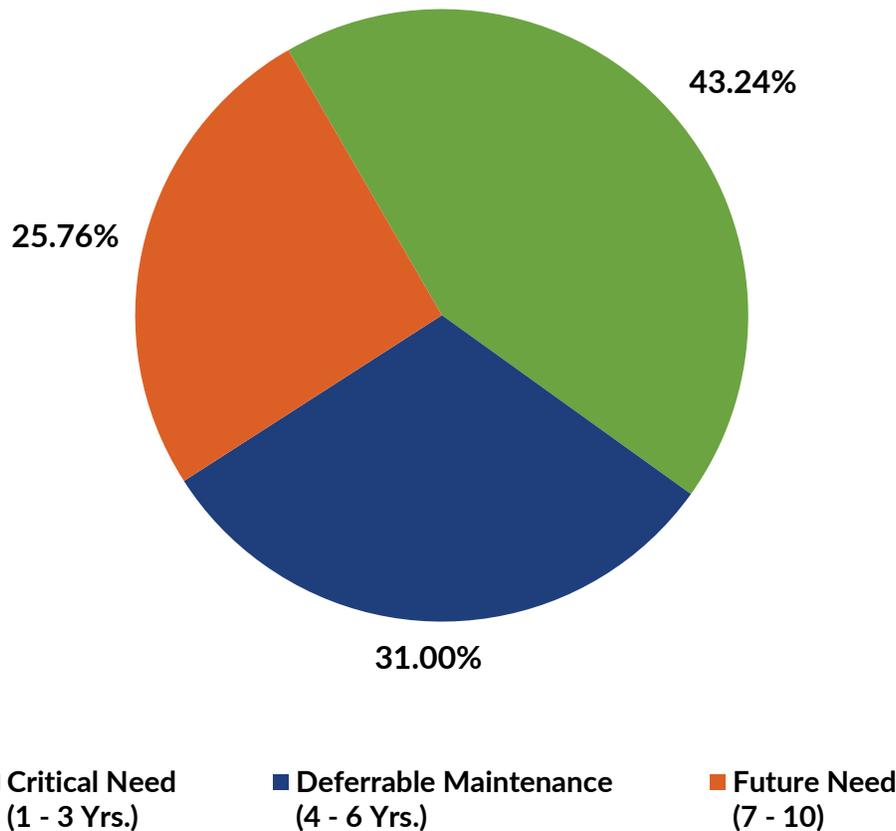
These are items that through our observations or discussions with COL **may require capital expenditure within the next 7 to 10 years** by virtue of current condition, remaining useful life, or COL's priorities.

Summary of Costs by Priority

SUMMARY OF COSTS BY PRIORITIZATION FACILITY ASSESSMENT					
Bldg #	Name of Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Future Need (7 - 10)	Complete Cost with Escalation
1	City Hall	\$12,397,784	\$7,595,335	\$8,392,853	\$28,385,972
2	Police Department	\$8,467,808	\$3,381,330	\$1,875,608	\$13,724,746
3	Fire Department #1	\$1,335,601	\$897,792	\$766,557	\$2,999,950
4	Civic Center Library	\$6,348,772	\$4,936,406	\$1,240,231	\$12,525,410
5	Senior Center/Community Transit	\$5,811,271	\$659,776	\$1,029,377	\$7,500,424
6	Livonia Community Recreation Center	\$2,699,860	\$10,977,139	\$10,236,580	\$23,913,579
7	Housing Commission	\$856,369	\$169,270	\$310,537	\$1,336,176
8	Carl Sandburg Library	\$1,737,877	\$821,019	\$410,894	\$2,969,791
9	Alfred Noble Branch Library*	\$346,062	\$0	\$0	\$346,062
10	City Wide - Technology	\$1,928,999	\$626,925	\$713,730	\$3,269,654
TOTAL BUILDINGS BUDGET		\$41,930,405	\$30,064,991	\$24,976,366	\$96,971,763

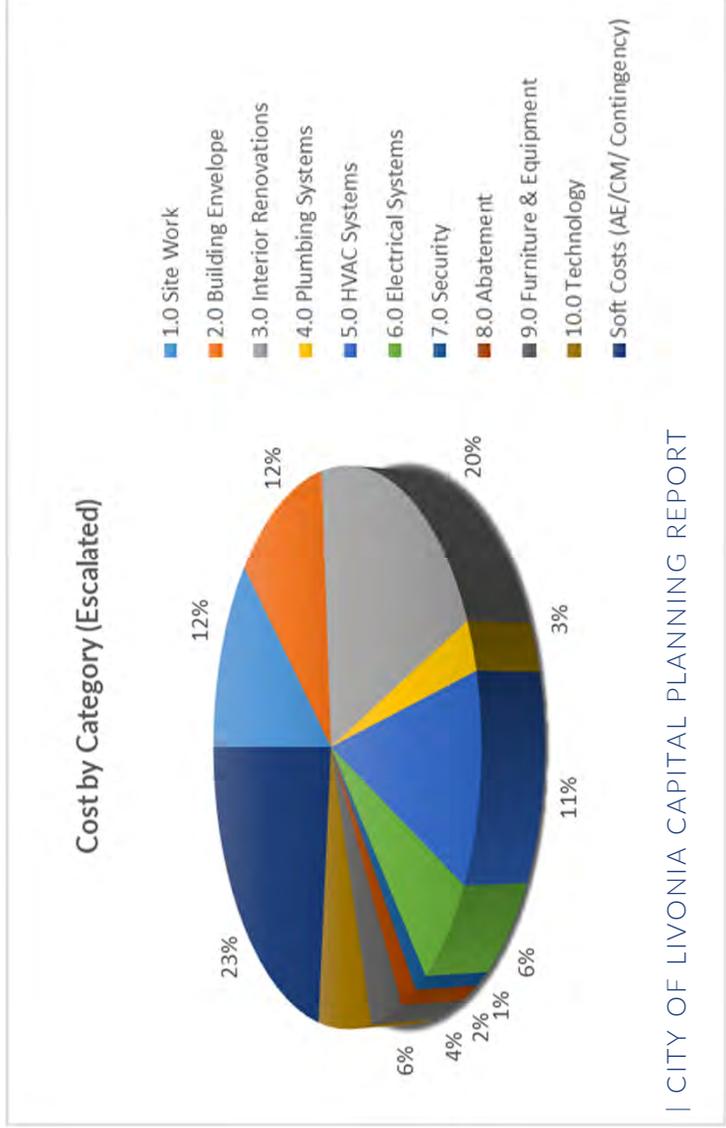
* This is for demolition costs only

Cost Priority



Summary of Costs by Category – Escalated

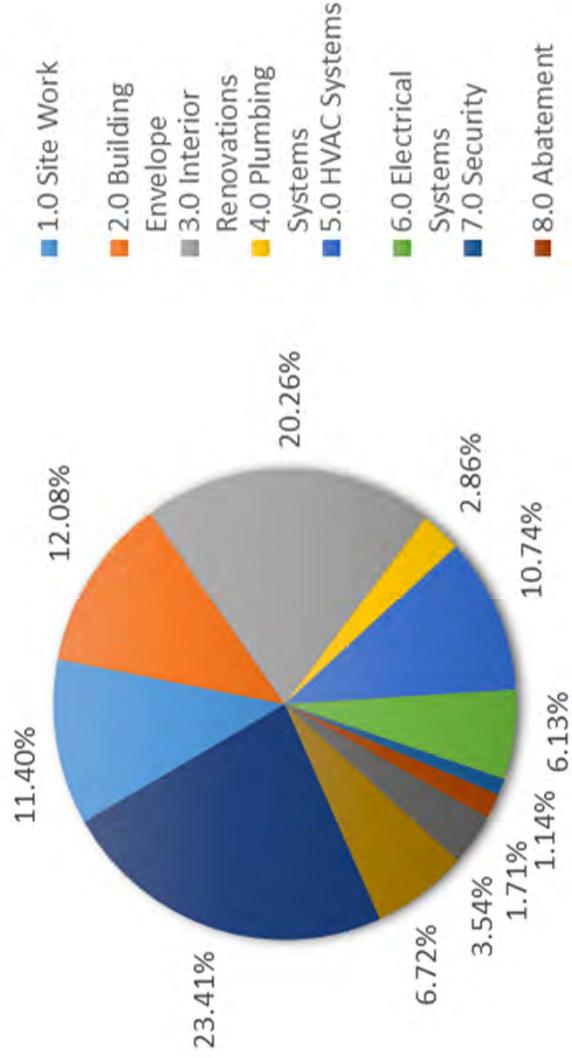
SUMMARY OF COSTS BY SCOPE OF WORK (ESCALATED)														
Bldg #	Name of Facility	Net Present Value	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Security	8.0 Abatement	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AE/CM/Contingency)	Total Cost (Escalated)
1	City Hall	\$24,609,976	\$3,880,047	\$2,737,260	\$6,330,544	\$473,710	\$2,310,841	\$1,329,946	\$386,100	\$799,200	\$1,020,600	\$2,921,138	\$6,196,586	\$28,385,972
2	Police Department	\$12,278,278	\$2,152,812	\$542,592	\$4,353,063	\$319,378	\$719,890	\$901,578	\$375,840	\$540,000	\$455,976	\$0	\$3,363,619	\$13,724,746
3	Fire Department #1	\$2,544,154	\$104,976	\$521,640	\$596,333	\$124,050	\$386,508	\$289,109	\$95,904	\$60,480	\$81,000	\$0	\$739,951	\$2,999,950
4	Civic Center Library	\$10,984,002	\$1,139,865	\$1,647,000	\$3,139,322	\$52,618	\$1,609,425	\$767,275	\$111,888	\$120,960	\$1,020,600	\$0	\$2,916,457	\$12,525,410
5	Senior Center/Community Transit	\$7,014,316	\$899,640	\$1,284,854	\$1,491,075	\$226,454	\$403,380	\$588,617	\$69,768	\$54,000	\$454,680	\$24,000	\$1,703,955	\$7,500,424
6	Livonia Community Recreation Center	\$18,060,421	\$2,547,711	\$4,084,560	\$2,595,170	\$1,227,830	\$5,050,504	\$1,660,241	\$159,840	\$0	\$272,160	\$432,000	\$5,883,562	\$23,913,579
7	Housing Commission	\$1,196,399	\$312,284	\$74,520	\$165,264	\$55,188	\$77,807	\$185,469	\$32,400	\$42,120	\$70,200	\$0	\$320,923	\$1,336,176
8	Carl Sandburg Library	\$2,647,062	\$613,950	\$326,399	\$355,996	\$114,972	\$221,076	\$364,176	\$47,952	\$64,800	\$144,180	\$0	\$716,289	\$2,969,791
9	Alfred Noble Branch Library	\$346,062	\$258,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,726	\$346,062
10	City Wide - Technology	\$2,893,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,440,800	\$828,854	\$3,269,654
TOTAL		\$82,574,169	\$11,909,620	\$11,218,826	\$19,026,767	\$2,594,200	\$10,779,431	\$6,086,411	\$1,279,692	\$1,681,560	\$3,519,396	\$6,117,938	\$22,757,921	\$96,971,763



Summary of Costs by Category – Net Present Value

SUMMARY OF COSTS BY SCOPE OF WORK (NET PRESENT VALUE)													
Bldg #	Name of Facility	Net Present Value	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Security	8.0 Abatement	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AE/CM/Contingency)
1	City Hall	\$24,609,976	\$2,963,801	\$2,570,184	\$5,505,499	\$428,026	\$2,245,264	\$1,249,526	\$297,000	\$540,000	\$810,000	\$2,635,507	\$5,365,170
2	Police Department	\$12,278,278	\$1,759,838	\$542,592	\$4,135,467	\$321,106	\$530,196	\$780,341	\$270,000	\$540,000	\$383,400	\$0	\$3,015,339
3	Fire Department #1	\$2,544,154	\$81,000	\$521,640	\$494,646	\$107,876	\$291,332	\$216,974	\$64,800	\$60,480	\$81,000	\$0	\$624,407
4	Civic Center Library	\$10,984,002	\$925,299	\$1,517,400	\$2,704,968	\$48,470	\$1,599,264	\$602,942	\$75,600	\$120,960	\$810,000	\$0	\$2,579,098
5	Senior Center/Community Transit	\$7,014,316	\$845,208	\$1,284,854	\$1,408,050	\$208,310	\$340,200	\$473,256	\$61,992	\$54,000	\$426,600	\$324,000	\$1,587,845
6	Livonia Community Recreation Center	\$18,060,421	\$1,782,883	\$3,140,100	\$2,017,516	\$1,099,224	\$3,587,069	\$1,263,600	\$108,000	\$0	\$216,000	\$432,000	\$4,414,029
7	Housing Commission	\$1,196,399	\$305,532	\$71,280	\$150,684	\$50,004	\$52,572	\$145,837	\$32,400	\$32,400	\$70,200	\$0	\$285,490
8	Carl Sandburg Library	\$2,647,062	\$491,335	\$326,399	\$312,444	\$100,354	\$221,076	\$330,480	\$32,400	\$64,800	\$129,600	\$0	\$638,174
9	Alfred Noble Branch Library	\$346,062	\$258,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,726
10	City Wide - Technology	\$2,893,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,160,000	\$733,499
TOTAL		\$82,574,169	\$9,413,282	\$9,974,450	\$16,729,273	\$2,363,369	\$8,866,973	\$5,062,956	\$942,192	\$1,412,640	\$2,926,800	\$5,551,507	\$19,330,777

Cost by Category (Net Present Value)



Opinion of Probable Cost

Based upon observations during our site visit and information received from our interviews with building users, which for the purpose of this report was deemed reliable, PMC prepared general scope opinions of probable cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated cost were considered commensurate with subject's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, a decorative part or parcel of a building renovation program, routine, or normal preventative maintenance were included as future needs. Costs provided are based on mid-level commercial pricing.

Our intent in this report is to outline material physical deficiencies and the corresponding opinion of probable costs that are commensurate with the complexity and age of the buildings. Opinions of probable costs that are a threshold amount of approximately \$1,000 or less are omitted from our review.

Replacement and repair preliminary budgets are based on approximate quantities. Specific building square footages are estimates based on the information provided by the city. A detailed inventory of quantities for cost estimating is not a part of the scope of this report. Budgets were derived using Metro Detroit area material and labor costs. As this report projects costs over the next 10 years, PMC utilized a reasonable cost escalation factor for these costs based on the anticipated time of improvement implementation.

Please note that the budget values in this report are conceptual values only, and do not represent hard bid market pricing our opinions of probable costs will likely vary from actual market conditions. These conceptual budget values are intended for a high-level planning approach by the city in consideration for future renovations of the aforementioned buildings. We highly recommend that, if any of the recommendations are to move forward accordingly, the city (a) have a formal design completed by a registered architectural or engineering firm and (b) in conjunction with its registered architectural or engineering firm and construction professional develop a refined preliminary budgets and (c) undergo the formal competitive bid process per the requirements set forth.

Statement of Limitations

This assessment report represents a statement of the physical condition of the buildings and properties based upon visual site observation. It applies only to those portions of the property, items, and equipment that PMC staff were able to visually observe. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. PMC's assessment of plumbing systems did not include the collection or testing of water samples to determine water quality. The assessment of mechanical systems and equipment based on general observations of condition and/or age and not a full diagnostic or inspection by a certified maintainer.

In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMC's assessment, analysis, and recommendations are, in whole or in part, dependent on the information provided by The City of Livonia and other third parties. PMC cannot provide an opinion on the reliability of such information, and inaccuracies in such information may impact our assessment, analysis, and recommendations.

This assessment does not include any services (including the collection or testing of samples) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, or (vii) any substance, product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMC is not and shall not be required to be an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

This report was prepared for and intended solely for the information use of The City of Livonia and may not be used or relied upon by another party without the express written authorization of PMC.

The contents of the report are based on the relevant information available, and the condition observed at the time of issuance. Information and conditions are subject to change, and PMC assumes, no responsibility to update this report in the event of such change.

This assessment report should be read in its entirety. Information provided in the various sections is complementary and, in some instances, provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.



Section B

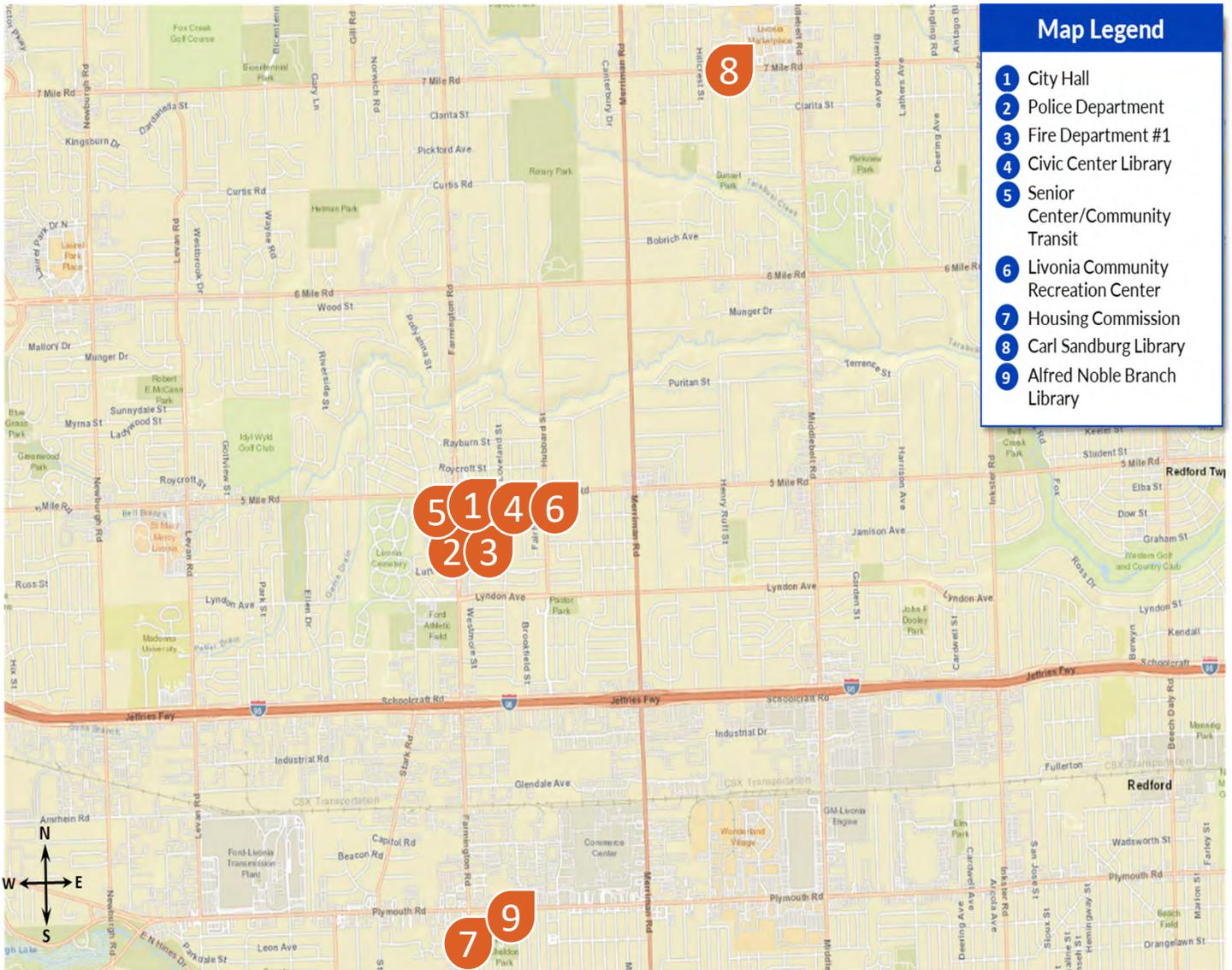
Property Summary



SECTION B

Property Summary

Building Locations Map | City, State



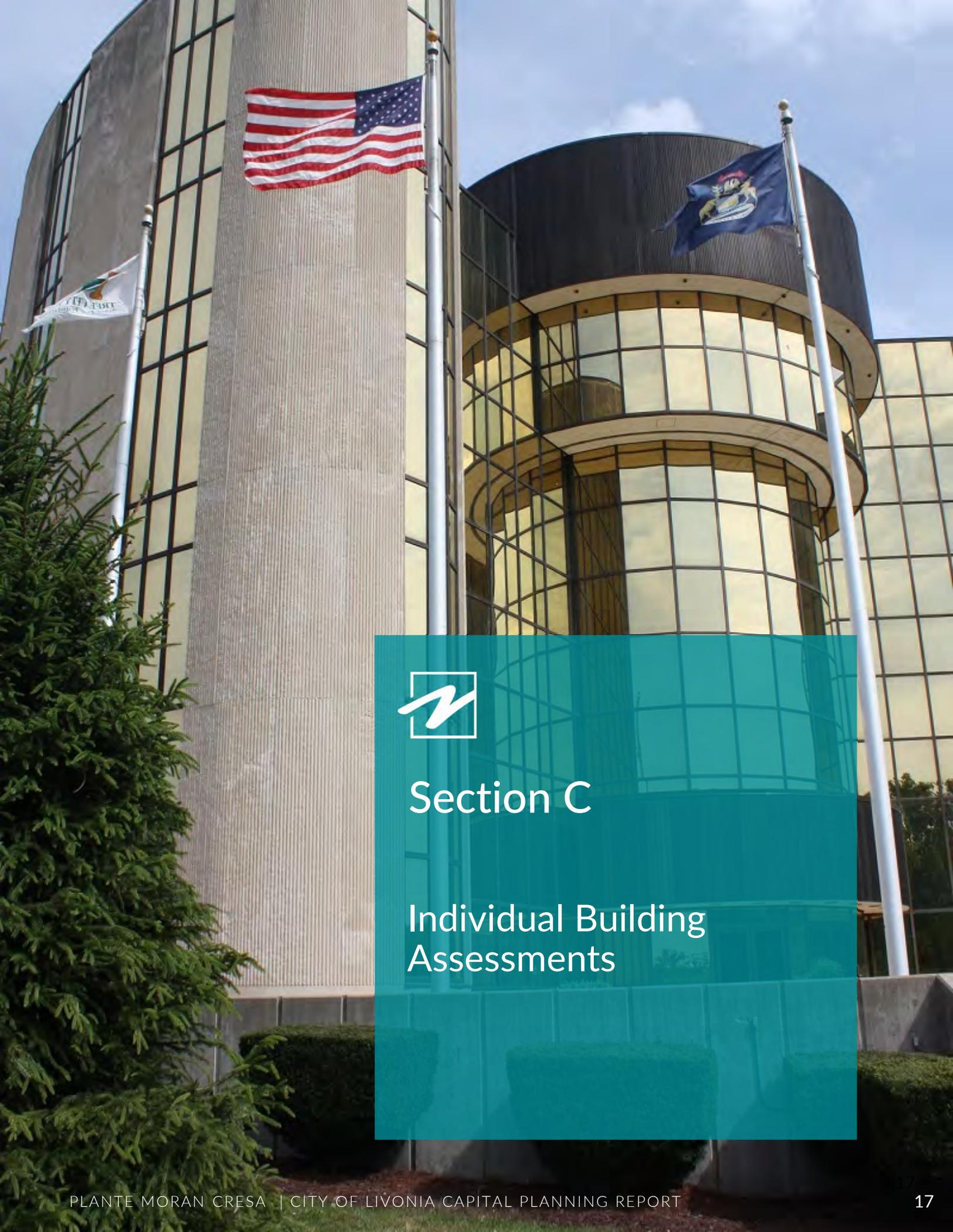


Property Summary

Building Locations Map | City, State

Bldg #	Facility	Address	City	State	Zip
BUILDINGS					
1	City Hall	33000 Civic Center Drive	Livonia	Michigan	48154
2	Police Department	15052 Farmington Road	Livonia	Michigan	48154
3	City Fire Department	14910 Farmington Road	Livonia	Michigan	48154
4	Civic Center Library	32777 Five Mile Road	Livonia	Michigan	48154
5	Civic Center Park Senior Center & Transit Office	15218 Farmington Road	Livonia	Michigan	48154
6	Jack E. Kirksey Livonia Community Recreation Center	15100 Hubbard Street	Livonia	Michigan	48154
7	Housing Commission	10800 Farmington Road	Livonia	Michigan	48150
8	Carl Sandburg Library	30100 West Seven Mile Road	Livonia	Michigan	48152
9	Alfred Noble Branch Library	32901 Plymouth Road	Livonia	Michigan	48150

See Building Location Map on slide 15 for building location/proximity



Section C

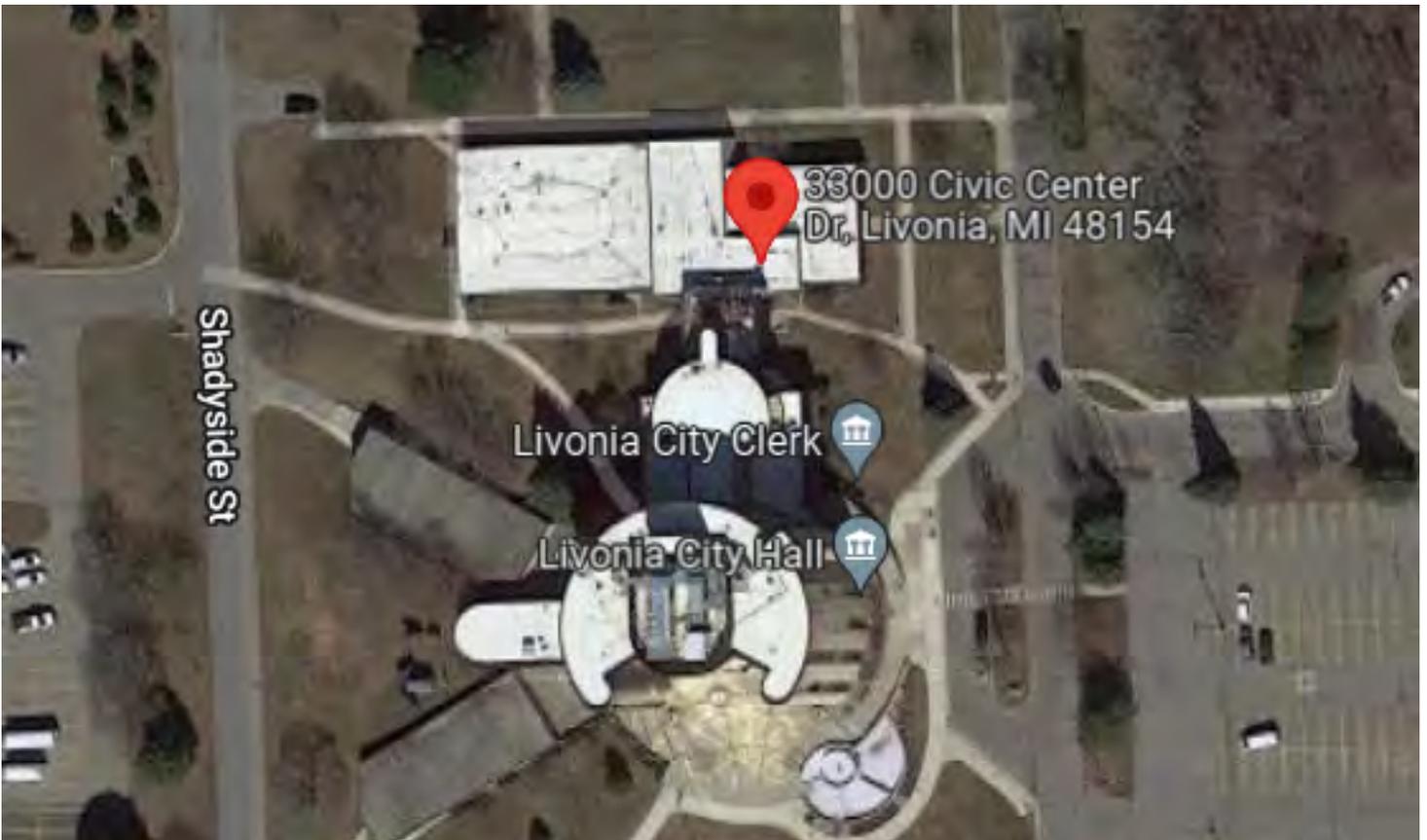
Individual Building Assessments

Building 01 – Livonia City Hall



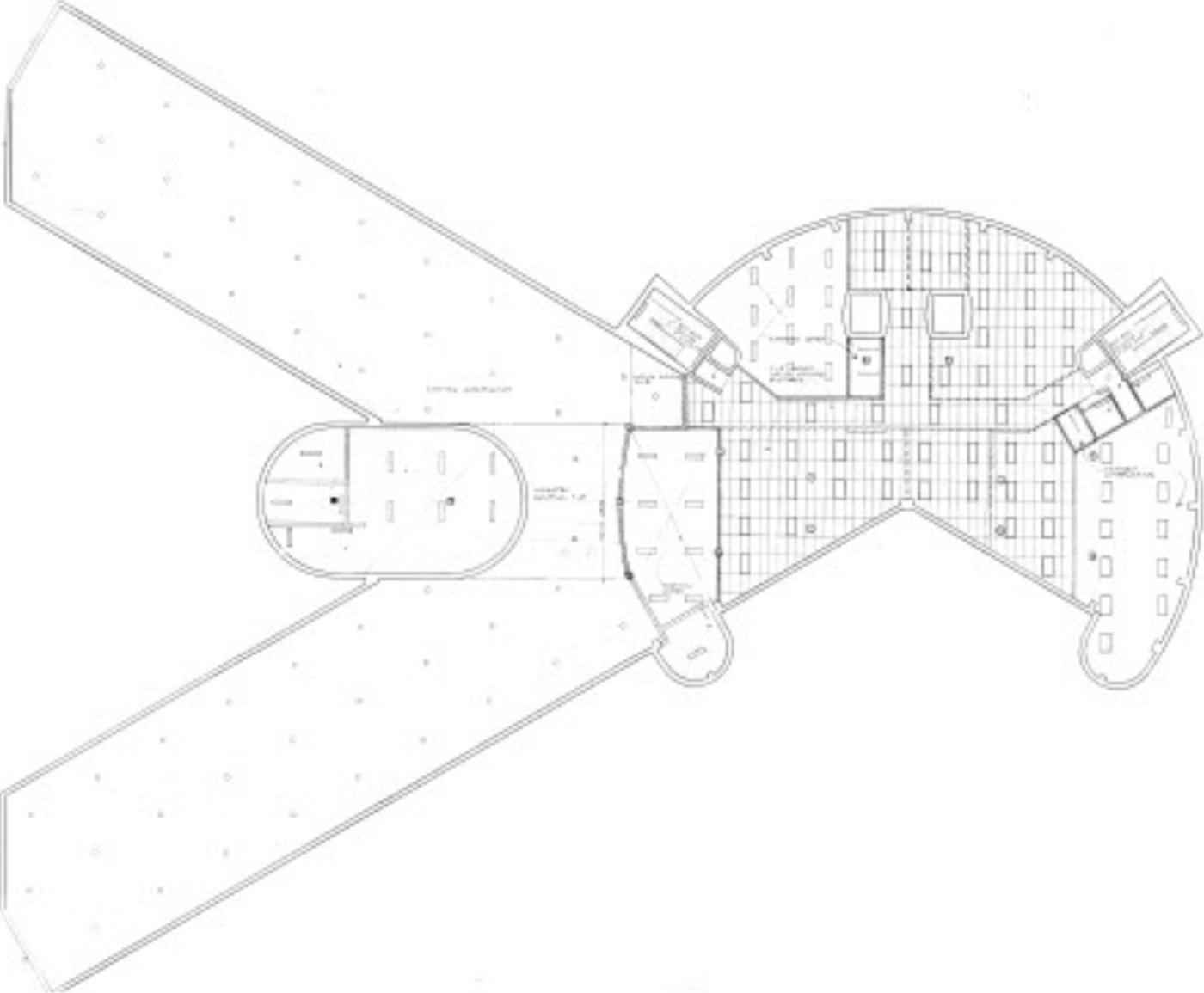
Address:	33000 Civic Center Dr. Livonia MI 48154
Year Built:	1977
Square Footage:	67,736
Site Area:	4.99 acres
Parking Spaces:	115
Stories:	5
Basement:	Yes
Elevator(s):	2
Exterior Façade:	Glass Curtain Wall/Brick/Concrete
Roof:	TPO
Fire Protection:	Fully Sprinkled

Site Plan:



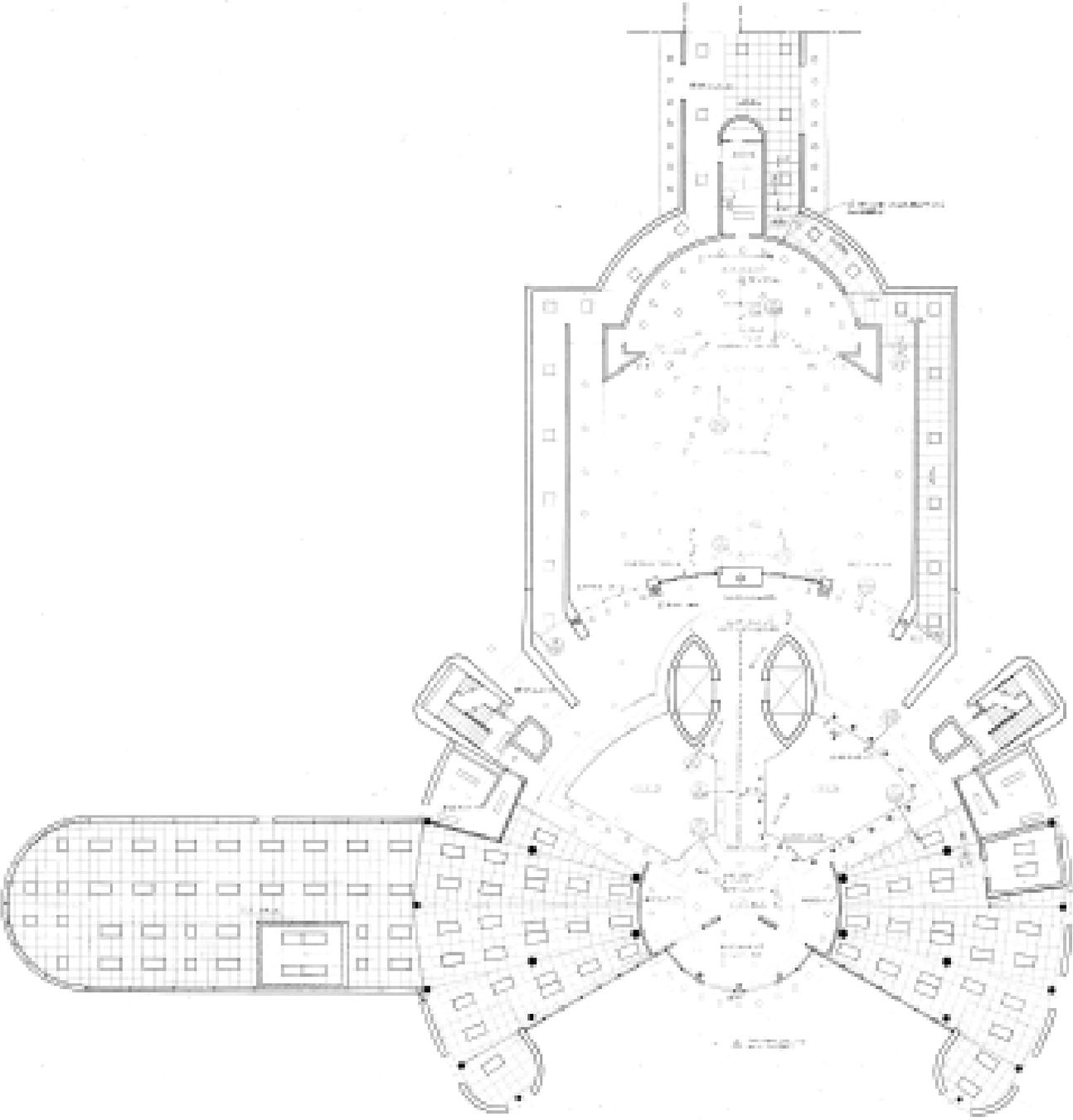
Building 01 - Livonia City Hall

Ground Floor Plan:



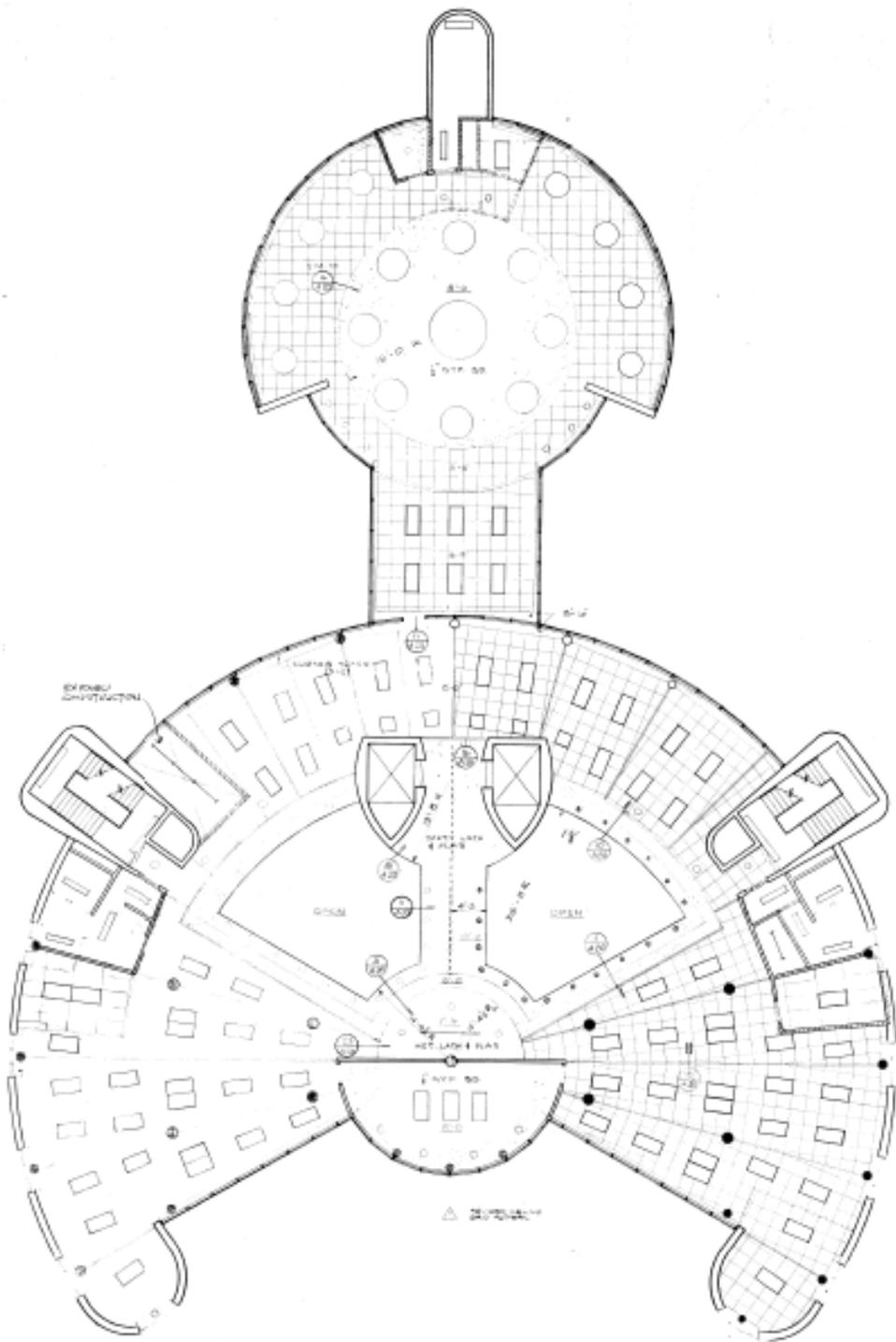
Building 01 - Livonia City Hall

1st Floor Plan:



Building 01 - Livonia City Hall

2nd Floor Plan



SECTION C | Individual Building Assessments

Building 01 - Livonia City Hall

Summary of Budgets:

City Hall		Building SF		67,736		Cost Data		Specification Factor =		Geographic Factor =		Cost Escalation Factors				
Program Area		Quantity	Unit	# of	Total Units	As % of	Critical Needs	Deferrable	Future Need	Cost						
		Per Unit		Units		Total	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	1.08	1.30	1.48				
1.0 SITE																
Paving																
Pavement and Base Reconstruction		110,200	SF	1	110,200	2.90%	\$0	\$0	\$1,056,862							
Selective Sidewalk & Curb Replacement		1	Allowance	1	1	0.66%	\$54,000	\$70,200	\$79,920							
Sealcoating/Re-stripping		110,200	SF	1	110,200	0.15%	\$35,705	\$0	\$0							
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.		1	Allowance	1	1	1.32%	\$0	\$421,200	\$0							
Landscaping																
Improve Landscaping		1	Allowance	1	1	1.32%	\$0	\$0	\$479,520							
Utilities																
Misc. Utility Repairs		1	Allowance	1	1	1.32%	\$108,000	\$140,400	\$159,840							
Misc.																
Monument Sign - Powered & Electronic Display		1	Allowance	1	1	0.44%	\$0	\$140,400	\$0							
Rework Concrete Entrance (Ramps and Railings)		1	Allowance	1	1	1.76%	\$432,000	\$0	\$0							
Refurbish Entry Fountain (Includes New Plumbing)		1	Allowance	1	1	2.19%	\$0	\$702,000	\$0							
SITE SUBTOTAL						12.04%	\$629,705	\$1,474,200	\$1,776,142							
2.0 BUILDING ENVELOPE																
Roofing Work																
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Parking Garage)		10,000	SF	1	10,000	1.54%	\$378,000	\$0	\$0							
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Main Tower) ~2015/ 30 yr. Warranty		13,800	SF	1	13,800	2.12%	\$0	\$0	\$0							
Replace Roof (EPDM)- .60 Mil/Reinforced/ Fully-Adhered (Annex)		14,000	SF	1	14,000	2.15%	\$0	\$0	\$783,216							
Misc. Drainage Repair		1	Allowance	1	1	0.07%	\$18,144	\$0	\$0							
Paint Structural Steel for Equipment Screens		1	Allowance	1	1	0.09%	\$0	\$28,080	\$0							
Replace Exterior Curtainwall System		1	Allowance	1	1	3.07%	\$0	\$0	\$1,118,880							
Exterior Walls																
Re-Caulk Expansion Joints		1	Allowance	1	1	0.11%	\$0	\$0	\$39,960							
Tuckpointing		1	Allowance	1	1	0.33%	\$0	\$105,300	\$0							
Exterior Envelope Repairs/Upgrades (Curtain Wall/ Precast/ Soffits/ Painting)		1	Allowance	1	1	0.44%	\$36,000	\$46,800	\$53,280							
Replace Exterior Doors		24	EA	1	24	0.53%	\$129,600	\$0	\$0							
BUILDING ENVELOPE SUBTOTAL						10.44%	\$561,744	\$180,180	\$1,995,336							
3.0 INTERIOR/FINISHES																
Interior Doors & Hardware																
Replace Door Hardware		200	EA	1	200	2.63%	\$648,000	\$0	\$0							
Walls & Partitions																
Misc. Plaster/ Drywall Repairs		1	Allowance	1	1	0.88%	\$0	\$280,800	\$0							
Ceilings																
Remove Existing & Install New Acoustic Tile Ceiling		30,700	SF	1	30,700	1.15%	\$281,826	\$0	\$0							
Flooring																
Remove & Replace Flooring - Carpet		34,000	SF	1	34,000	1.00%	\$246,024	\$0	\$0							
Remove and Replace VCT Tile		17,000	SF	1	17,000	0.67%	\$165,240	\$0	\$0							
Remove and Replace Hard Tile Flooring		17,000	SF	1	17,000	2.24%	\$550,800	\$0	\$0							
Interior Storefront Repairs/Replacement		1	Allowance	1	1	2.19%	\$270,000	\$351,000	\$0							
Paint																
Painting Allowance		67,736	SF	1	67,736	0.74%	\$0	\$237,753	\$0							
Signage																
Replace Interior Signage		67,736	SF	1	67,736	0.12%	\$0	\$38,041	\$0							
Way-finding and Branding		1	Allowance	1	1	0.66%	\$0	\$0	\$239,760							
Restrooms																
Renovate Floor Restrooms (2/floor)		12	EA	1	12	3.95%	\$486,000	\$631,800	\$0							
Auditorium / Little Theater																
Replace Fabric and Make Repairs to Chairs		330	EA	1	330	0.22%	\$53,460	\$0	\$0							
Rework Seating Configuration to Improve Accessibility		1	Allowance	1	1	1.10%	\$270,000	\$0	\$0							
Casework & Countertops																
Replace Misc. Casework/Millwork		1	Allowance	1	1	2.19%	\$270,000	\$351,000	\$0							
Other																
Replace Elevator		2	Allowance	1	2	2.63%	\$0	\$0	\$959,040							
INTERIOR/FINISHES SUBTOTAL						22.37%	\$3,241,350	\$1,890,394	\$1,198,800							
4.0 PLUMBING SYSTEMS																
Fire Protection																
Add / Modify Fire Suppression System for Improvements		1	Allowance	1	1	0.39%	\$97,200	\$0	\$0							
Equipment & Fixtures																
Existing Lochinvar Water Heater, Serial # 1227M000978, 2012		1	EA	1	1	0.04%	\$0	\$11,232	\$0							
Existing Lochinvar Water Heater, Serial # HG15292920, 2011		1	EA	1	1	0.04%	\$0	\$11,232	\$0							
Provide Bottle Filler Drinking Fountains		6	EA	1	6	0.18%	\$43,546	\$0	\$0							
Piping																
Replace Portions- Domestic Water/Sanitary Piping and Valves		1	Allowance	1	1	1.10%	\$135,000	\$175,500	\$0							
PLUMBING SYSTEMS SUBTOTAL						1.74%	\$275,746	\$197,964	\$0							

SECTION C | Individual Building Assessments

Building 01 - Livonia City Hall

Summary of Budgets:

City Hall		Building SF		67,736		Cost Data		Specification Factor =		Geographic Factor =		Cost Escalation Factors	
												1.08	
												1.30	
												1.48	
Program Area		Quantity	Unit	# of	Total Units	As % of	Critical Needs	Deferrable	Future Need				
		Per Unit		Units		Total	Cost	Cost	Cost				
								(1 - 3 years)	(4 - 6 years)	(7 - 10 years)			
5.0 HVAC SYSTEMS													
Equipment													
Existing Lochinvar Boiler, Serial # I11H10196040, 2011		1	EA			-	0.00%	\$0	\$0	\$0			
Existing Lochinvar Boiler, Serial # I11H10196045, 2011		1	EA			-	0.00%	\$0	\$0	\$0			
Existing Lochinvar Boiler, Serial # I11H10202692, 2011		1	EA			-	0.00%	\$0	\$0	\$0			
Existing Lochinvar Boiler, 2011		1	EA			-	0.00%	\$0	\$0	\$0			
Existing Lochinvar Boiler, Serial # H985854, 1998		1	EA	1	1	0.71%	\$175,392	\$0	\$0	\$0			
Existing Lochinvar Boiler, Serial # H985853, 1998		1	EA	1	1	0.71%	\$175,392	\$0	\$0	\$0			
Existing Lochinvar Boiler, Serial # H985852, 1998		1	EA	1	1	0.71%	\$175,392	\$0	\$0	\$0			
Replace Boiler Pumps		3	EA	1	3	0.11%	\$27,216	\$0	\$0	\$0			
Existing Trane Air Handler Unit, Serial # C18H06307, 2018		1	EA			-	0.00%	\$0	\$0	\$0			
Existing Trane Air Handler Unit, Serial # C18H06309, 2018		1	EA			-	0.00%	\$0	\$0	\$0			
Existing Alton Air Handling Unit (Not Able to Read Tag)		1	EA	1	1	1.10%	\$270,000	\$0	\$0	\$0			
Replace Existing Variable Air Volume (VAV) Units		30	EA	1	30	0.79%	\$0	\$252,720	\$0	\$0			
Existing McQuay Chiller, Serial #58K8504302, 1998		1	EA	1	1	0.88%	\$216,000	\$0	\$0	\$0			
Existing Fujitsu Split System, Serial # KSA031893		1	EA	1	1	0.03%	\$0	\$0	\$0	\$11,189			
Existing Fujitsu Split System, Serial # KSA022850		1	EA	1	1	0.03%	\$0	\$0	\$0	\$11,189			
Piping													
Replace Portions- Hydronic Piping and Valves		1	Allowance	1	1	1.10%	\$270,000	\$0	\$0	\$0			
Other HVAC													
Air and Water Balance		67,736	SF	1	67,736	0.09%	\$21,946	\$0	\$0	\$0			
Commissioning		67,736	SF	1	67,736	0.06%	\$14,631	\$0	\$0	\$0			
Temperature Controls		67,736	SF	1	67,736	1.49%	\$365,774	\$0	\$0	\$0			
Clean/Sanitize All Ductwork and Grilles		1	Allowance	1	1	1.32%	\$324,000	\$0	\$0	\$0			
HVAC SYSTEMS SUBTOTAL						9.12%	\$2,035,744	\$252,720	\$22,378				
6.0 ELECTRICAL SYSTEMS													
Power													
Power for IT Equipment & Upgrades		1	Allowance	1	1	0.44%	\$108,000	\$0	\$0	\$0			
Power for new HVAC		1	Allowance	1	1	0.25%	\$60,480	\$0	\$0	\$0			
Upgrade Panels and Add New Circuits Throughout Building		67,736	SF	1	67,736	0.89%	\$0	\$285,304	\$0	\$0			
Panel Capacity Investigations and Re-tagging		1	Allowance	1	1	0.20%	\$48,600	\$0	\$0	\$0			
Lighting													
Replace Lighting with LEDs (New OS, Switching, and Controls)		67,736	SF	1	67,736	2.97%	\$731,549	\$0	\$0	\$0			
Replace Exterior Wall Packs		12	EA	1	12	0.04%	\$10,886	\$0	\$0	\$0			
Replace Emergency & Exit Lights		67,736	SF	1	67,736	0.09%	\$21,946	\$0	\$0	\$0			
Fire Alarm System													
Adjustments to Fire Alarm System		1	Allowance	1	1	0.20%	\$0	\$63,180	\$0	\$0			
ELECTRICAL SYSTEMS SUBTOTAL						5.08%	\$981,462	\$348,484	\$0				
7.0 SECURITY													
Security													
Security Allowance - Cameras / Surveillance		1	Allowance	1	1	0.00%	\$0	\$280,800	\$0	\$0			
Security Allowance - Access Controls		1	Allowance	1	1	0.00%	\$0	\$105,300	\$0	\$0			
SECURITY SYSTEMS SUBTOTAL						1.21%	\$0	\$386,100	\$0				
8.0 ABATEMENT													
Abatement													
Abatement Allowance		1	Allowance	1	1	2.19%	\$0	\$0	\$0	\$799,200			
ABATEMENT SUBTOTAL						2.19%	\$0	\$0	\$799,200				
9.0 FURNITURE & EQUIPMENT													
General Furniture													
FFE Allowance		1	Allowance	1	1	3.29%	\$270,000	\$351,000	\$399,600				
FURNITURE & EQUIPMENT SUBTOTAL						3.29%	\$270,000	\$351,000	\$399,600				
10.0 TECHNOLOGY													
Technology													
Relocate Data Center from Basement to Above Ground		1	Allowance	1	1	6.58%	\$1,620,000	\$0	\$0	\$0			
Re-rack Servers SAN (2020)			EA			-	0.00%	\$0	\$0	\$0			
Re-rack Servers Host (2021)			EA			-	0.00%	\$0	\$0	\$0			
New Phone System		1	Allowance	1	1	2.19%	\$0	\$702,000	\$0	\$0			
TECHNOLOGY SUBTOTAL						10.71%	\$1,778,502	\$908,053	\$234,583				
SOFT COSTS													
Building Infrastructure Improvement Total:						78.20%	\$9,774,252	\$5,989,095	\$6,426,039				
Project Contingency:		10.00%				6.42%	\$772,575	\$473,004	\$579,186				
Permits, Testing & Printing:		2.50%				1.77%	\$212,458	\$130,076	\$159,276				
Professional Fees & Costs:		9.00%				7.10%	\$854,528	\$523,179	\$640,624				
Construction Manager Fee & Costs:		9.00%				6.51%	\$783,970	\$479,981	\$587,729				
PROJECT TOTAL						100.00%	\$12,397,784	\$7,595,335	\$8,392,853				

Building 01 - Livonia City Hall

Photos: Provided by City of Livonia



Phone Room Leak Aftermath



Fifth Floor 2013



Fifth Floor Ventilation Grates 2013



First Floor Leak



Annex Lobby 2017



Basement Leak Near Elevator 2016

SECTION C | Individual Building Assessments

Building 01 - Livonia City Hall

Photos: Provided by City of Livonia



Garage 20107



Garage 2017



Garage 2017



Ruptured Pipe in Annex 2022



Annex Hall Damage 2022

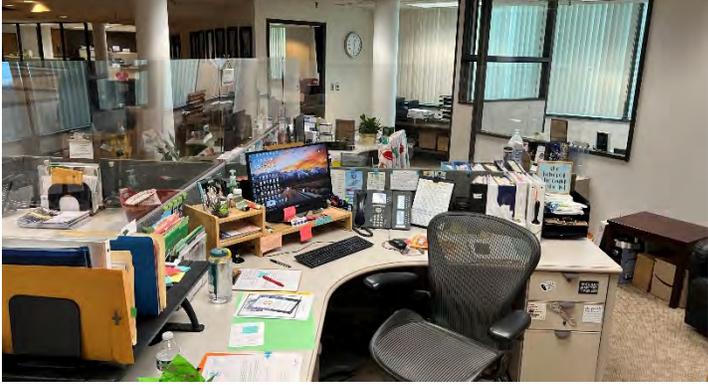


Basement Storage & Sump 2016

SECTION C | Individual Building Assessments

Building 01 - Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

Building 01 - Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

Building 01 - Livonia City Hall

Photos:



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Building 01 - Livonia City Hall

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Building 01 - Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

Building 01 - Livonia City Hall

Photos:



SECTION C | Individual Building Assessments

Building 01 - Livonia City Hall

Photos:



Building 02 – Livonia Police Department



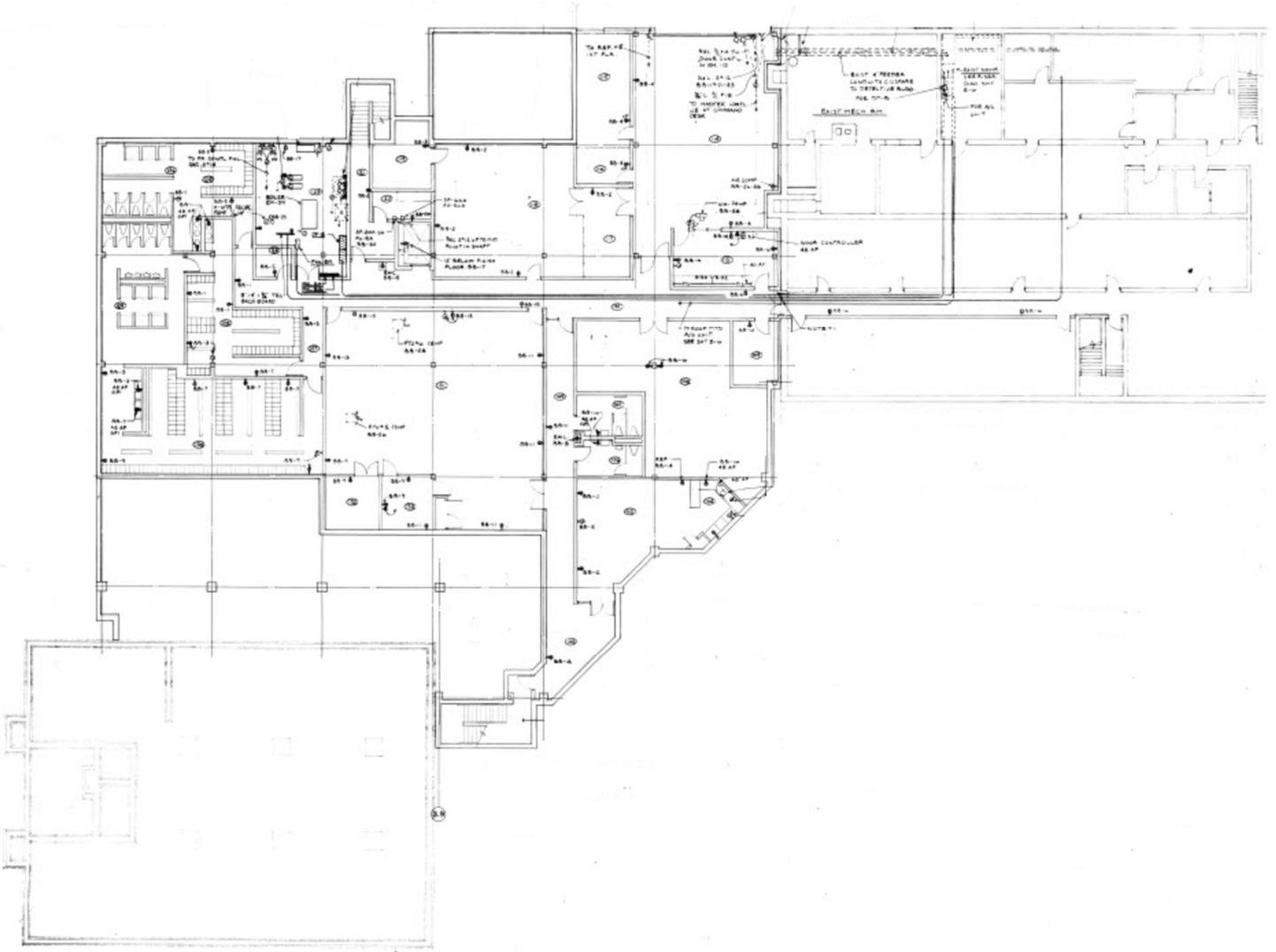
Address:	15050 Farmington Rd. Livonia MI 48154
Year Built:	1961/1987
Square Footage:	59,540
Site Area:	46.48 Acres
Parking Spaces:	76
Stories:	1
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Brick
Roof:	PVC
Fire Protection:	No

Site Plan:



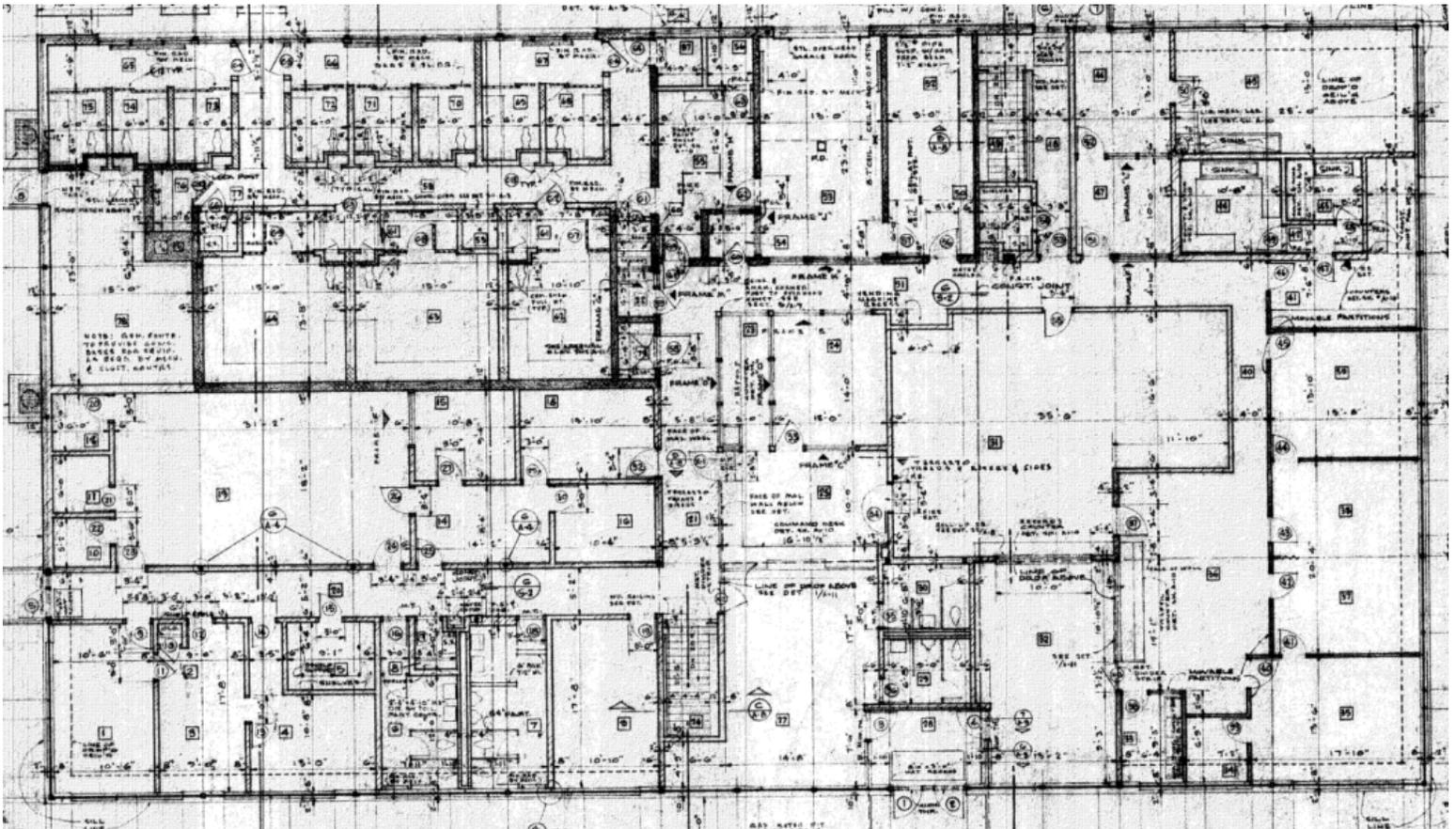
Building 02 - Livonia Police Department

Basement Floor Plan (1986):



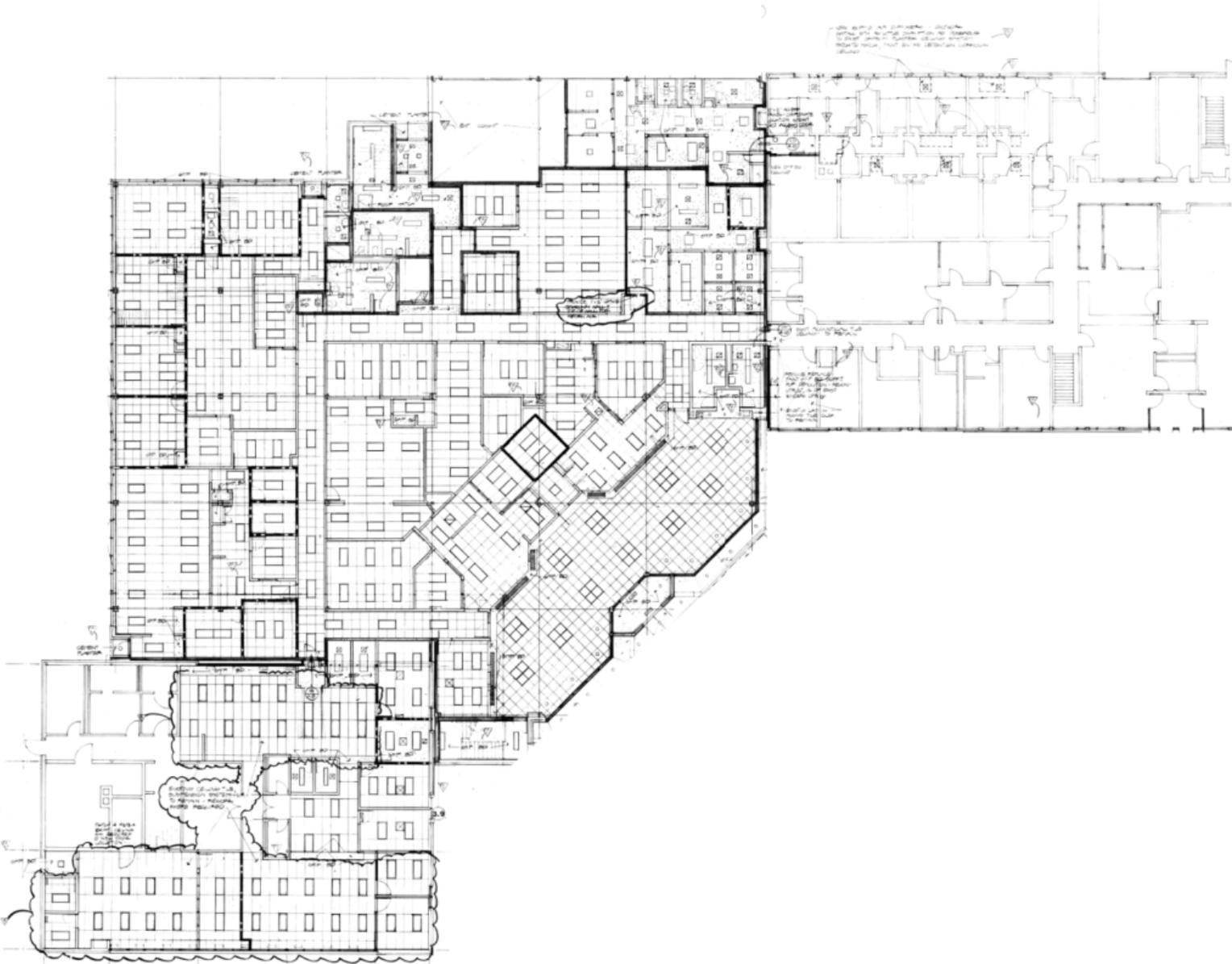
Building 02 - Livonia Police Department

1st Floor Plan (1961):



Building 02 - Livonia Police Department

1st Floor Plan (1986):



SECTION C | Individual Building Assessments

Building 02 - Livonia Police Department

Summary of Budgets:

Police Department		Cost Data						
Building SF	59,540	Specification Factor =		Geographic Factor =		Cost Escalation Factors		
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
						1.08	1.30	1.48
1.0 SITE								
Paving								
Pavement and Base Reconstruction	156,000	SF	1	156,000	8.23%	\$0	\$1,314,144	\$0
Replace Concrete Stairs and Railings	1	Allowance	1	1	0.22%	\$27,000	\$0	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.39%	\$48,384	\$0	\$0
Sealcoating/Re-striping	156,000	SF	1	156,000	0.41%	\$50,544	\$0	\$0
Utilities								
Catch Basin / Manholes	6	EA	1	6	0.24%	\$0	\$37,740	\$0
Misc. Utility Repairs	1	Allowance	1	1	0.44%	\$0	\$70,200	\$0
Fire Suppression Utilities	1	Allowance	1	1	0.44%	\$54,000	\$0	\$0
Misc.								
Monument Sign - Powered & Electronic Display	1	EA	1	1	0.44%	\$54,000	\$0	\$0
Repairs Needed for Carports	1	Allowance	1	1	1.76%	\$0	\$280,800	\$0
Rework Concrete Entrance (Ramps and Railings)	1	Allowance	1	1	1.76%	\$216,000	\$0	\$0
SITE SUBTOTAL					14.33%	\$449,928	\$1,702,884	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Existing PVC Roof (Under Warranty- Install Year Unknown)	37000		1	37,000	0.00%	\$0	\$0	\$0
Install Guard Rails Around Roof Hatch	1	Allowance	1	1	0.04%	\$5,400	\$0	\$0
Windows								
Replace Exterior Window Systems	1	Allowance	1	1	2.64%	\$324,000	\$0	\$0
Re-caulk Windows	1	Allowance	1	1	0.75%	\$91,800	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.13%	\$16,200	\$0	\$0
Tuckpointing	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
Exterior Doors								
Overhead Door Replacement	2	EA	1	2	0.20%	\$24,192	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					4.42%	\$542,592	\$0	\$0
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	240	EA	1	240	8.44%	\$1,036,800	\$0	\$0
Walls & Partitions								
Replace Fabric Wall Panels in Line Up Room	1	Allowance	1	1	0.13%	\$16,200	\$0	\$0
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	60,000	SF	1	60,000	4.49%	\$550,800	\$0	\$0
Flooring								
Remove & Replace Flooring - Carpet	30,000	SF	1	30,000	1.77%	\$108,540	\$141,102	\$0
Remove & Replace VCT Flooring with LVT	30,000	SF	1	30,000	2.37%	\$0	\$379,080	\$0
Remove & Replace Carpet- Training Room	1	Allowance	1	1	0.44%	\$54,000	\$0	\$0
New Tile At Old Lobby Entrance	1	Allowance	1	1	0.04%	\$5,400	\$0	\$0
Windows								
Remove & Replace Window Treatments	1	Allowance	1	1	0.53%	\$0	\$0	\$95,904
Paint								
Paint - Basement	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
Paint - Interior	59,540	SF	1	59,540	0.79%	\$0	\$125,391	\$0
Paint Structural Steel in Carports	1	Allowance	1	1	0.53%	\$64,800	\$0	\$0
Paint Basement	1	Allowance	1	1	0.00%	\$0	\$0	\$0
Signage								
Replace Interior Signage	59,540	SF	1	59,540	0.21%	\$0	\$33,438	\$0
Restrooms								
Renovate Toilet Rooms	8	EA	1	8	3.52%	\$432,000	\$0	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	0.35%	\$21,600	\$0	\$31,968
Other								
Elevator Cab Upgrade	1	Allowance	1	1	0.53%	\$0	\$84,240	\$0
Renovate Various Locker Rooms	1	Allowance	1	1	8.80%	\$1,080,000	\$0	\$0
Renovate Cafeteria / Lounge (In Process)	1	Allowance	1	1	0.09%	\$10,800	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					33.68%	\$3,461,940	\$763,251	\$127,872
4.0 PLUMBING SYSTEMS								
Fire Protection								
New Fire Suppression System	40,000	SF	1	40,000	1.76%	\$216,000	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Hot Water Heater, Serial # 102522081, 2015	1	EA	1	1	0.07%	\$0	\$11,232	\$0
Existing Lochinvar Hot Water Heater, Serial # AB4230360, 2004- Replaced 2022	1	EA	1	1	0.07%	\$0	\$0	\$0
Existing Lochinvar Hot Water Heater, Serial # AB4258516, 2004- Replaced 2022	1	EA	1	1	0.07%	\$0	\$0	\$0
Existing Lochinvar Hot Water Heater, Serial # 1243A006858, 2012	1	EA	1	1	0.07%	\$8,640	\$0	\$0
Provide Bottle Filler Drinking Fountains	6	EA	1	6	0.35%	\$43,546	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.22%	\$0	\$0	\$39,960
PLUMBING SYSTEMS SUBTOTAL					2.62%	\$268,186	\$11,232	\$39,960

SECTION C | Individual Building Assessments

Building 02 - Livonia Police Department

Summary of Budgets:

Police Department		Cost Data						
Building SF	59,540	Specification Factor =	Geographic Factor =	Cost Escalation Factors			1.48	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
5.0 HVAC SYSTEMS								
Equipment								
Existing Lochinvar Boiler, 2009	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Lochinvar Boiler, Serial # I09H00221808, 2009	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Carrier Roof Top Unit, Serial # 2496G21157, 1996 (In Process)	1	EA	1	1	0.22%	\$27,000	\$0	\$0
Existing Trane Roof Top Unit, Serial # C13H04967, 2013	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Liebert Condensing Unit, Serial # 0739C03857, 2007	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Liebert Condensing Unit, Serial # 0112C46261, 2001	1	EA	1	1	0.22%	\$0	\$0	\$39,960
Existing Carrier Air Handling Unit, Serial # 2213U21703, 2021		EA		-	0.00%	\$0	\$0	\$0
Existing Trane Chiller, Serial # J98H82634, 1998	1	EA	1	1	0.88%	\$108,000	\$0	\$0
Existing Fujitsu Split System, Serial # BWB 000063, 2017	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # BWP 000546, 2016	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # QVA 017109, 2019	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Existing Fujitsu Split System, Serial # QVN 012696, 2019	1	EA	1	1	0.12%	\$0	\$0	\$22,378
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.22%	\$0	\$0	\$39,960
Other HVAC								
Air and Water Balance	59,540	SF	1	59,540	0.16%	\$0	\$0	\$28,551
Commissioning	59,540	SF	1	59,540	0.10%	\$0	\$0	\$19,034
Temperature Controls	59,540	SF	1	59,540	1.47%	\$0	\$0	\$266,472
HVAC SYSTEMS SUBTOTAL					4.32%	\$135,000	\$0	\$584,890
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.18%	\$21,600	\$0	\$0
Replace Existing Electrical Panels	1	Allowance	1	1	0.44%	\$0	\$0	\$79,920
Power for new HVAC	1	Allowance	1	1	0.49%	\$60,480	\$0	\$89,510
Miscellaneous Power Allowance	59,540	SF	1	59,540	0.21%	\$25,721	\$0	\$0
Panel Capacity Investigations and Re-tagging	1	Allowance	1	1	0.15%	\$18,144	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.)	59,540	SF	1	59,540	3.82%	\$469,413	\$0	\$0
Replace Exterior Wall Packs	12	EA	1	12	0.09%	\$10,886	\$0	\$0
Fire Alarm System								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.10%	\$0	\$0	\$17,902
Other								
Replace PA System	1	Allowance	1	1	0.88%	\$108,000	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					6.36%	\$714,245	\$0	\$187,332
7.0 SECURITY								
Security								
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$119,880
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$119,880
Security Allowance	1	Allowance	1	1	0.88%	\$36,000	\$46,800	\$53,280
SECURITY SYSTEMS SUBTOTAL					2.20%	\$36,000	\$46,800	\$293,040
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	4.40%	\$540,000	\$0	\$0
ABATEMENT SUBTOTAL					4.40%	\$540,000	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	2.46%	\$151,200	\$0	\$223,776
Other								
Replace Jail Metal Benches/Cots	1	Allowance	1	1	0.66%	\$81,000	\$0	\$0
FURNITURE & EQUIPMENT SUBTOTAL					3.12%	\$232,200	\$0	\$223,776
10.0 TECHNOLOGY								
Technology								
Primary Dispatch Center - 2020		EA		-	0.00%	\$0	\$0	\$0
Primary Dispatch Center Equipment - 2021		EA		-	0.00%	\$0	\$0	\$0
Laptop/Desktop Replacement (Every 5 Years) \$2,400/Each		EA		-	0.00%	\$0	\$0	\$0
TECHNOLOGY SUBTOTAL					0.00%	\$0	\$0	\$0
SOFT COSTS								
Building Infrastructure Improvement Total:					75.44%	\$6,380,091	\$2,524,166	\$1,456,870
Project Contingency:	10.00%				7.23%	\$614,789	\$252,417	\$123,309
Permits, Testing & Printing:	2.50%				1.99%	\$169,067	\$69,415	\$33,910
Professional Fees & Costs:	9.00%				8.00%	\$680,004	\$279,192	\$136,390
Construction Manager Fee & Costs:	9.00%				7.34%	\$623,857	\$256,140	\$125,128
PROJECT TOTAL					100.00%	\$8,467,808	\$3,381,330	\$1,875,608

SECTION C | Individual Building Assessments

Building 02 - Livonia Police Department

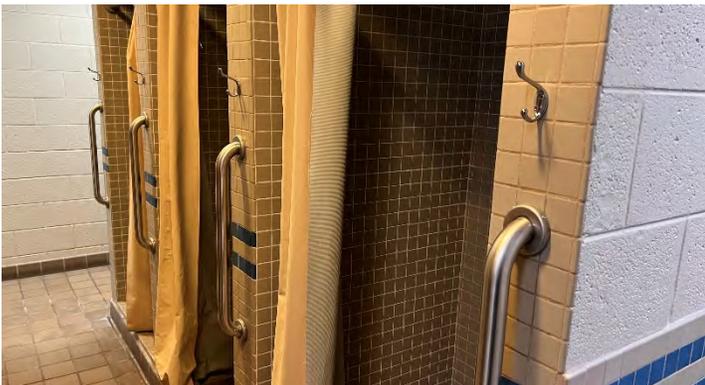
Photos:



SECTION C | Individual Building Assessments

Building 02 - Livonia Police Department

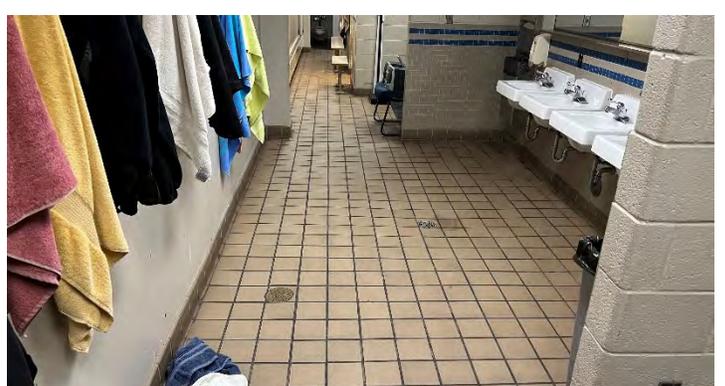
Photos:



SECTION C | Individual Building Assessments

Building 02 - Livonia Police Department

Photos:



SECTION C | Individual Building Assessments

Building 02 - Livonia Police Department

Photos:



SECTION C | Individual Building Assessments

Building 02 - Livonia Police Department

Photos:

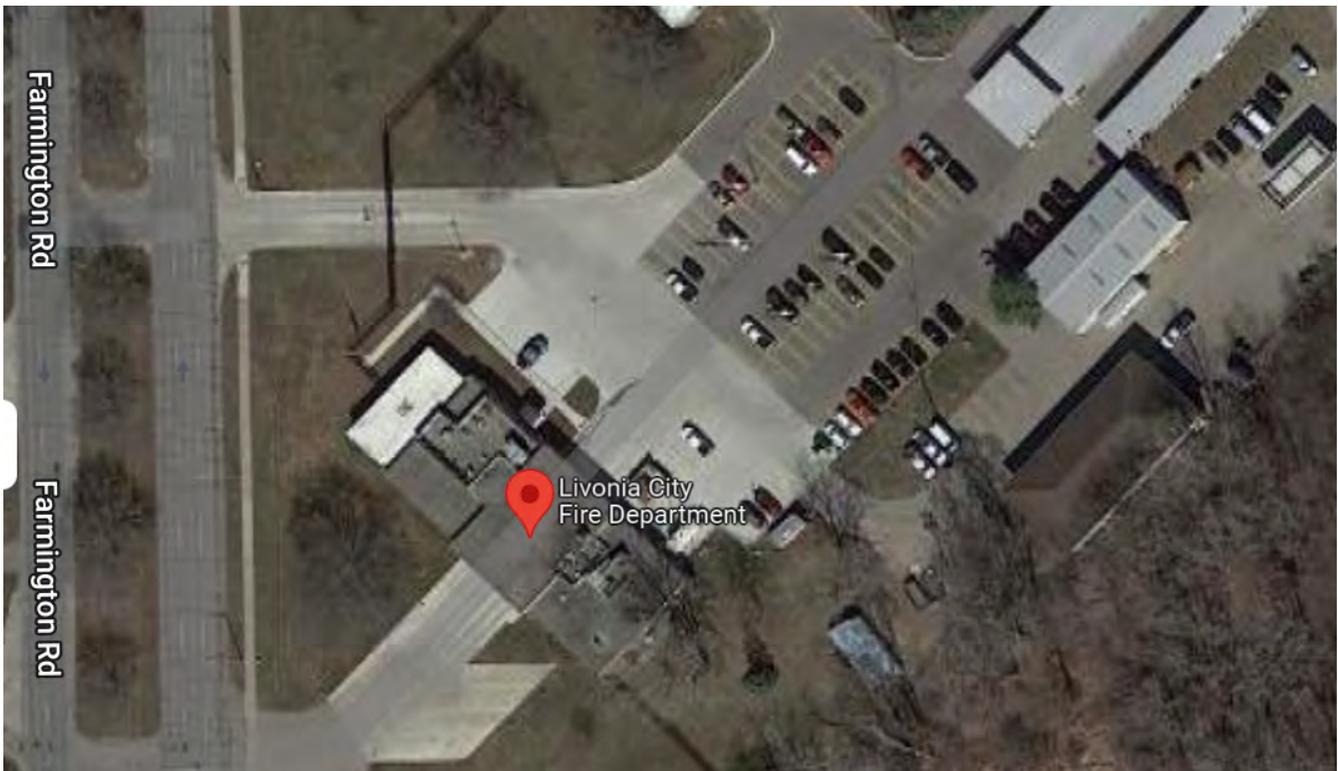


Building 03 – Livonia City Fire Department



Address:	14910 Farmington Rd. Livonia MI 48154
Year Built:	1967 – 2018 (Addition)
Square Footage:	13,137
Site Area:	46.48 Acres
Parking Spaces:	26
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	PVC (Addition) & Tar
Fire Protection:	No

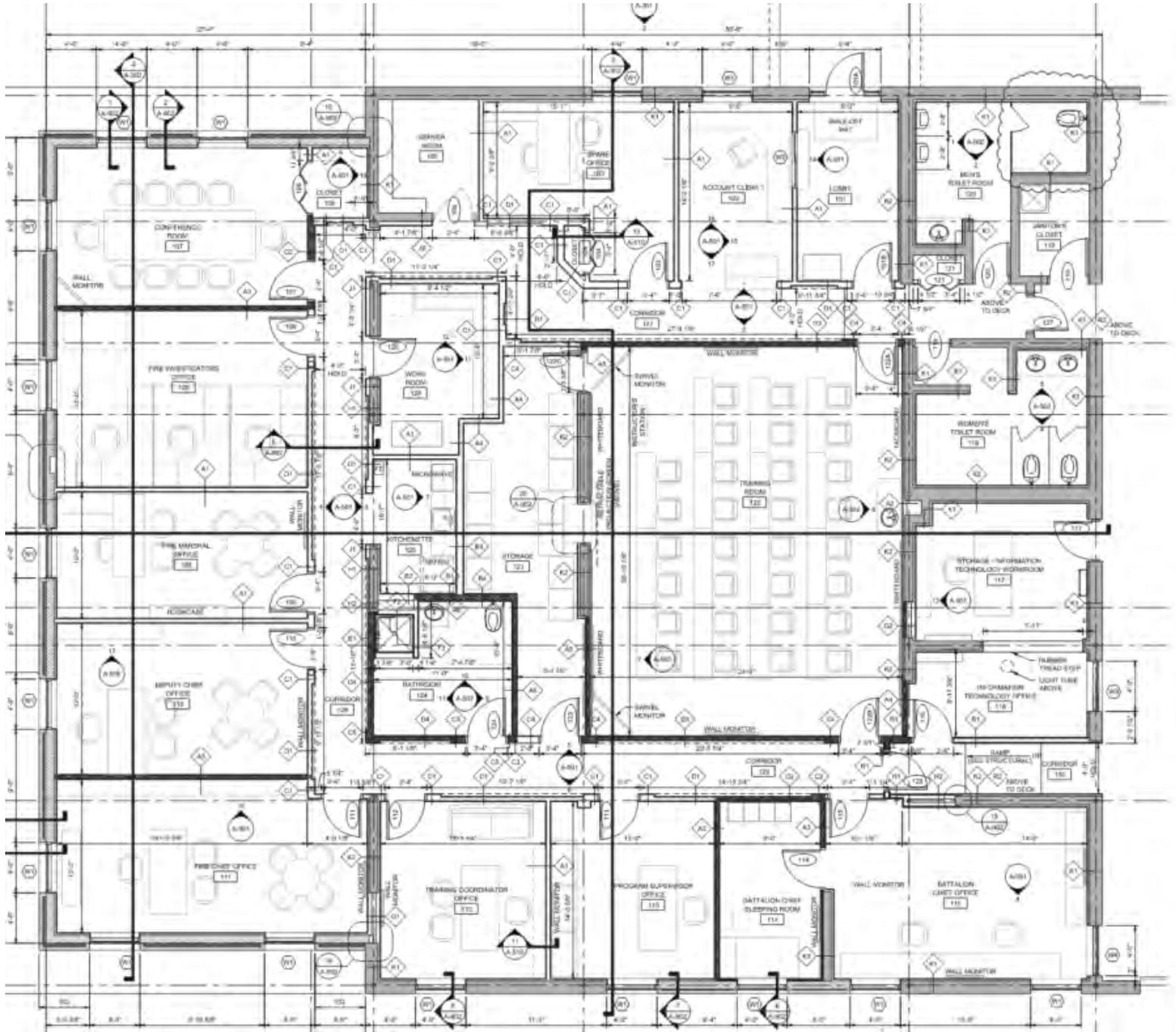
Site Plan:



SECTION C | Individual Building Assessments

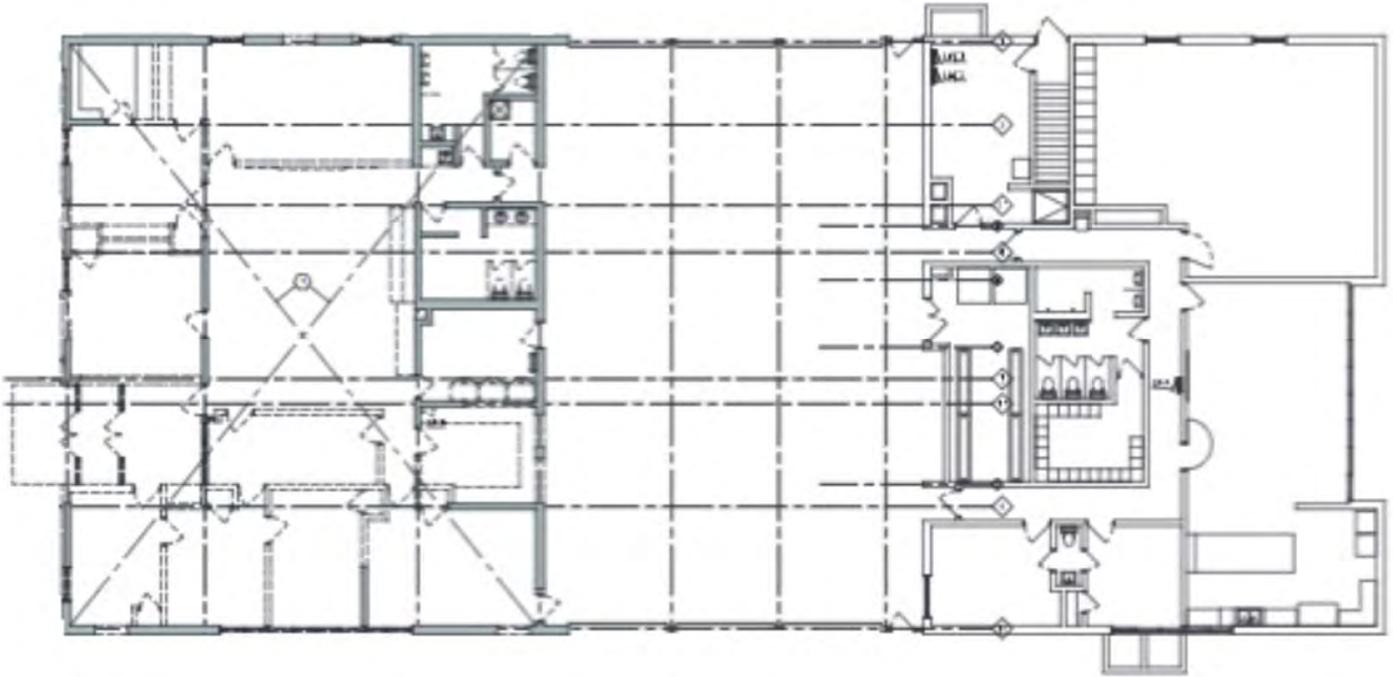
Building 03 - Livonia City Fire Department

1st Floor Plan (W/ Addition- 2017):

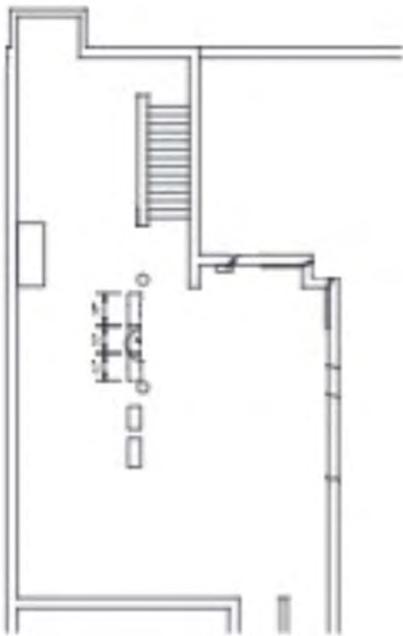


Building 03 - Livonia City Fire Department

1st Floor Plan:



Basement Floor Plan:



Penthouse Floor Plan:



SECTION C | Individual Building Assessments

Building 03 - Livonia City Fire Department

Summary of Budgets:

Fire Department #1		Building SF		13,137		Cost Data		Cost Escalation Factors		
						Specification Factor =		1.08		
						Geographic Factor =		1.30		
						Cost Escalation Factor =		1.48		
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)		
1.0 SITE										
Paving										
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.42%	\$10,800	\$0	\$0		
Landscaping										
Improve Landscaping	1	Allowance	1	1	0.21%	\$0	\$0	\$7,992		
Utilities										
Misc. Utility Repairs	1	Allowance	1	1	0.42%	\$0	\$0	\$15,984		
Misc.										
Monument Sign - Powered & Electronic Display	1	EA	1	1	2.12%	\$0	\$70,200	\$0		
SITE SUBTOTAL						3.18%	\$10,800	\$70,200	\$23,976	
2.0 BUILDING ENVELOPE										
Roofing Work										
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered (Old Portion of Bldg.)- In Process	12,000	SF	1	12,000	17.83%	\$453,600	\$0	\$0		
Windows										
Re-caulk Windows	1	Allowance	1	1	0.64%	\$16,200	\$0	\$0		
Exterior Walls										
Re-Caulk Expansion Joints	1	Allowance	1	1	0.64%	\$16,200	\$0	\$0		
Tuckpointing	1	Allowance	1	1	1.27%	\$32,400	\$0	\$0		
Exterior Doors										
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	1	EA	1	1	0.13%	\$3,240	\$0	\$0		
BUILDING ENVELOPE SUBTOTAL						20.50%	\$521,640	\$0	\$0	
3.0 INTERIOR/FINISHES										
Interior Doors & Hardware										
Replace Interior Doors & Hardware	35	EA	1	35	5.94%	\$151,200	\$0	\$0		
Ceilings										
Remove Existing & Install New Acoustic Tile Ceiling	12,000	SF	1	12,000	0.00%	\$0	\$143,208	\$0		
Flooring										
Remove & Replace Flooring - Carpet	6,000	SF	1	6,000	1.71%	\$0	\$0	\$64,256		
Remove & Replace Corridor Flooring - LVT	2,500	SF	1	2,500	0.96%	\$0	\$0	\$35,964		
Paint										
Paint - Interior	13,137	SF	1	13,137	0.84%	\$0	\$0	\$31,497		
Restrooms										
Renovate Toilet/Locker Rooms	2	EA	1	2	1.43%	\$36,288	\$0	\$0		
Lockers										
Replace Lockers by Dormitory	1	Allowance	1	1	2.12%	\$54,000	\$0	\$0		
Casework & Countertops										
Replace Misc. Casework/Millwork	1	Allowance	1	1	2.12%	\$0	\$0	\$79,920		
INTERIOR/FINISHES SUBTOTAL						19.44%	\$241,488	\$143,208	\$211,637	
4.0 PLUMBING SYSTEMS										
Fire Protection										
New Fire Suppression System	13,137	SF	1	13,137	2.79%	\$70,940	\$0	\$0		
Equipment & Fixtures										
Existing Lochinvar Hot Water Heater, Serial # 1326A008396, 2013	1	EA	1	1	0.34%	\$0	\$11,232	\$0		
Replace Flush Valves & Faucets	1	Allowance	1	1	0.48%	\$0	\$0	\$17,902		
Piping										
Replace Piping, Valves & Unions	1	Allowance	1	1	0.64%	\$0	\$0	\$23,976		
PLUMBING SYSTEMS SUBTOTAL						4.24%	\$70,940	\$11,232	\$41,878	
5.0 HVAC SYSTEMS										
Equipment										
Existing Lochinvar Boiler, Serial # G985529, 1998	1	EA	1	1	3.18%	\$0	\$105,300	\$0		
Existing Lochinvar Boiler, Serial # G985530, 1998	1	EA	1	1	3.18%	\$0	\$105,300	\$0		
Replace Boiler Pumps	2	EA	1	2	0.71%	\$0	\$23,587	\$0		
Existing Trane Split System Heat Pump, Serial # 1802S1043X, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0		
Existing Trane Split System Heat Pump, Serial # 1804S2187X, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0		
Existing Trane Roof Top Unit, Serial # 181312500L, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0		
Existing Trane Roof Top Unit Serial # 181410054D, 2018	1	EA	1	1	0.00%	\$0	\$0	\$0		
Existing Trane Roof Top Unit Serial # N26101795D, 1998	1	EA	1	1	1.06%	\$0	\$0	\$39,960		
Replace Exhaust Fans	5	EA	1	5	0.83%	\$0	\$27,518	\$0		
Piping										
Replace Piping, Valves & Unions	1	Allowance	1	1	0.64%	\$0	\$0	\$23,976		
Other HVAC										
Air and Water Balance	13,137	SF	1	13,137	0.17%	\$0	\$5,533	\$0		
Commissioning	13,137	SF	1	13,137	0.11%	\$0	\$3,689	\$0		
Temperature Controls	13,137	SF	1	13,137	1.56%	\$0	\$51,644	\$0		
HVAC SYSTEMS SUBTOTAL						11.45%	\$0	\$322,572	\$63,936	

SECTION C | Individual Building Assessments

Building 03 – Livonia City Fire Department

Summary of Budgets:

Fire Department #1		Cost Data							
Building SF		Specification Factor =					Cost Escalation Factors		
13,137		Geographic Factor =					1.08	1.30	1.48
		Cost Escalation Factor =							
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
6.0 ELECTRICAL SYSTEMS									
Power									
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.85%	\$0	\$0	\$31,968	
Power for new HVAC	1	Allowance	1	1	2.38%	\$0	\$0	\$89,510	
Lighting									
Replace Lighting with LED's (New OS, Switching, etc.)	12,000	SF	1	12,000	3.72%	\$0	\$122,990	\$0	
Replace Exterior Wall Packs	10	EA	1	10	0.36%	\$0	\$0	\$13,427	
Fire Alarm System									
Replace Fire Alarm System	13,137	SF	1	13,137	1.23%	\$31,214	\$0	\$0	
Other									
Existing Kohler Generator	1	EA	1		0.00%	\$0	\$0	\$0	
ELECTRICAL SYSTEMS SUBTOTAL						8.53%	\$31,214	\$122,990	\$134,905
7.0 SECURITY									
Security									
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$47,952	
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$47,952	
SECURITY SYSTEMS SUBTOTAL						2.55%	\$0	\$0	\$95,904
8.0 ABATEMENT									
Abatement									
Abatement Allowance	1	Allowance	1	1	2.38%	\$60,480	\$0	\$0	
ABATEMENT SUBTOTAL						2.38%	\$60,480	\$0	\$0
9.0 FURNITURE & EQUIPMENT									
General Furniture									
FFE Allowance	1	Allowance	1	1	3.18%	\$81,000	\$0	\$0	
FURNITURE & EQUIPMENT SUBTOTAL						3.18%	\$81,000	\$0	\$0
SOFT COSTS									
Building Infrastructure Improvement Total:					75.46%	\$1,017,561	\$670,202	\$572,236	
Project Contingency:	10.00%				7.23%	\$93,656	\$67,020	\$57,224	
Permits, Testing & Printing:	2.50%				1.99%	\$25,755	\$18,431	\$15,736	
Professional Fees & Costs:	9.00%				7.99%	\$103,591	\$74,130	\$63,294	
Construction Manager Fee & Costs:	9.00%				7.33%	\$95,038	\$68,009	\$58,068	
PROJECT TOTAL						100.00%	\$1,335,601	\$897,792	\$766,557

SECTION C | Individual Building Assessments

Building 03 – Livonia City Fire Department

Photos:



SECTION C | Individual Building Assessments

Building 03 - Livonia City Fire Department

Photos:



Building 04 – Livonia Civic Center Library



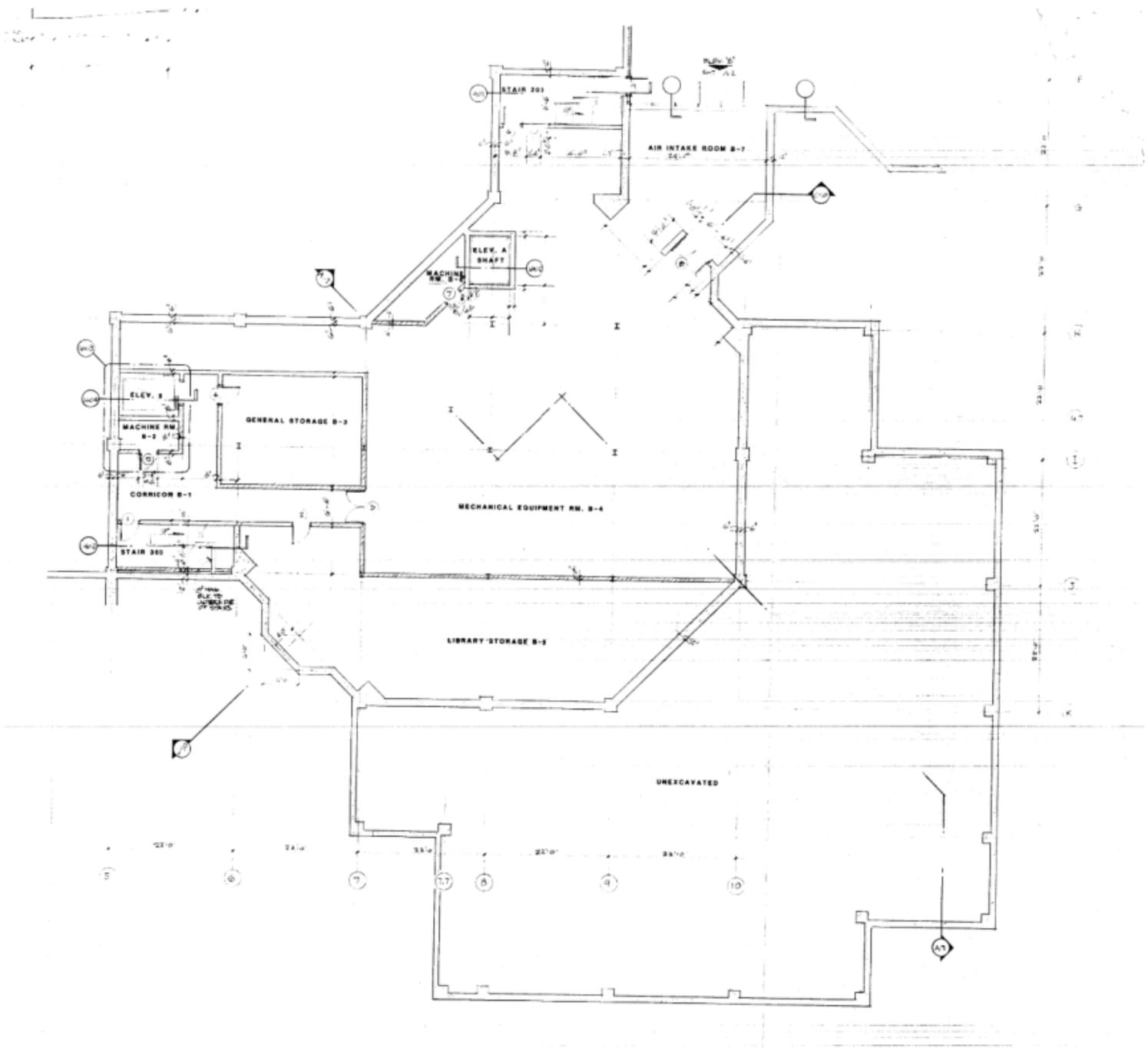
Address:	32777 Five Mile Rd. Livonia MI 48154
Year Built:	1987
Square Footage:	64,000
Site Area:	3.85
Parking Spaces:	197
Stories:	3
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick & Limestone
Roof:	TPO
Fire Protection:	Yes

Site Plan:



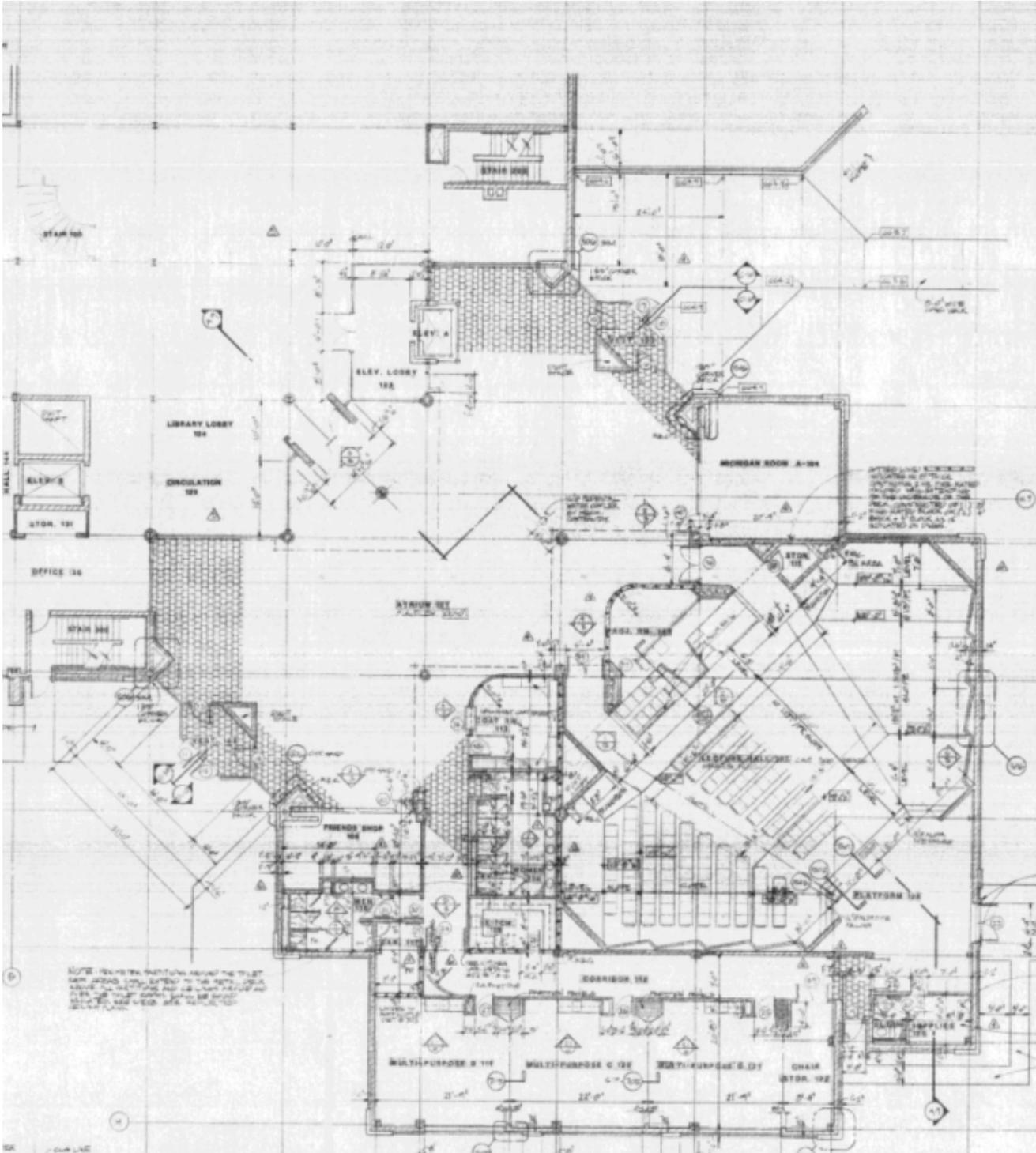
Building 04 - Livonia Civic Center Library

Basement Floor Plan:



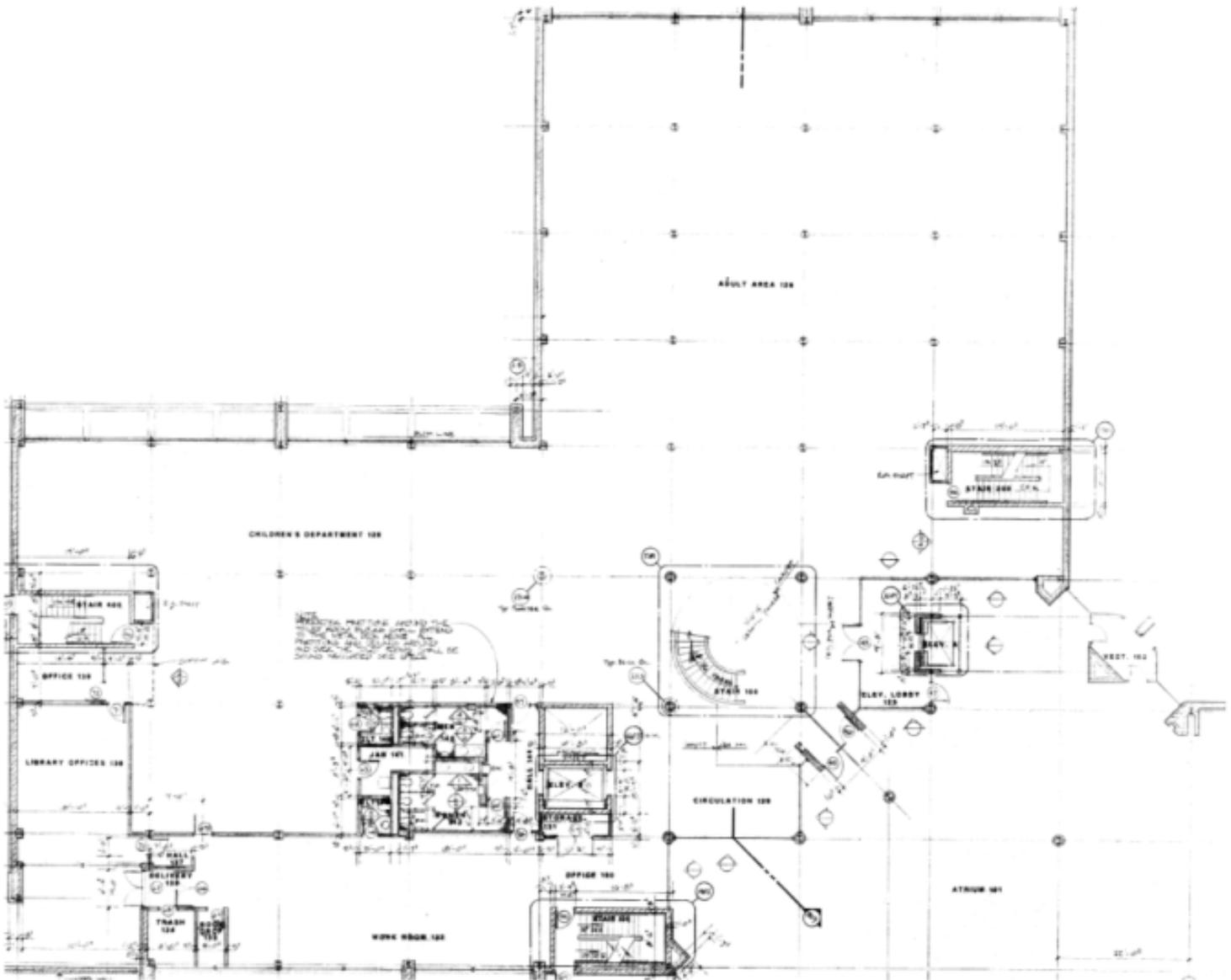
Building 04 - Livonia Civic Center Library

1st Floor Plan (Lecture Hall):



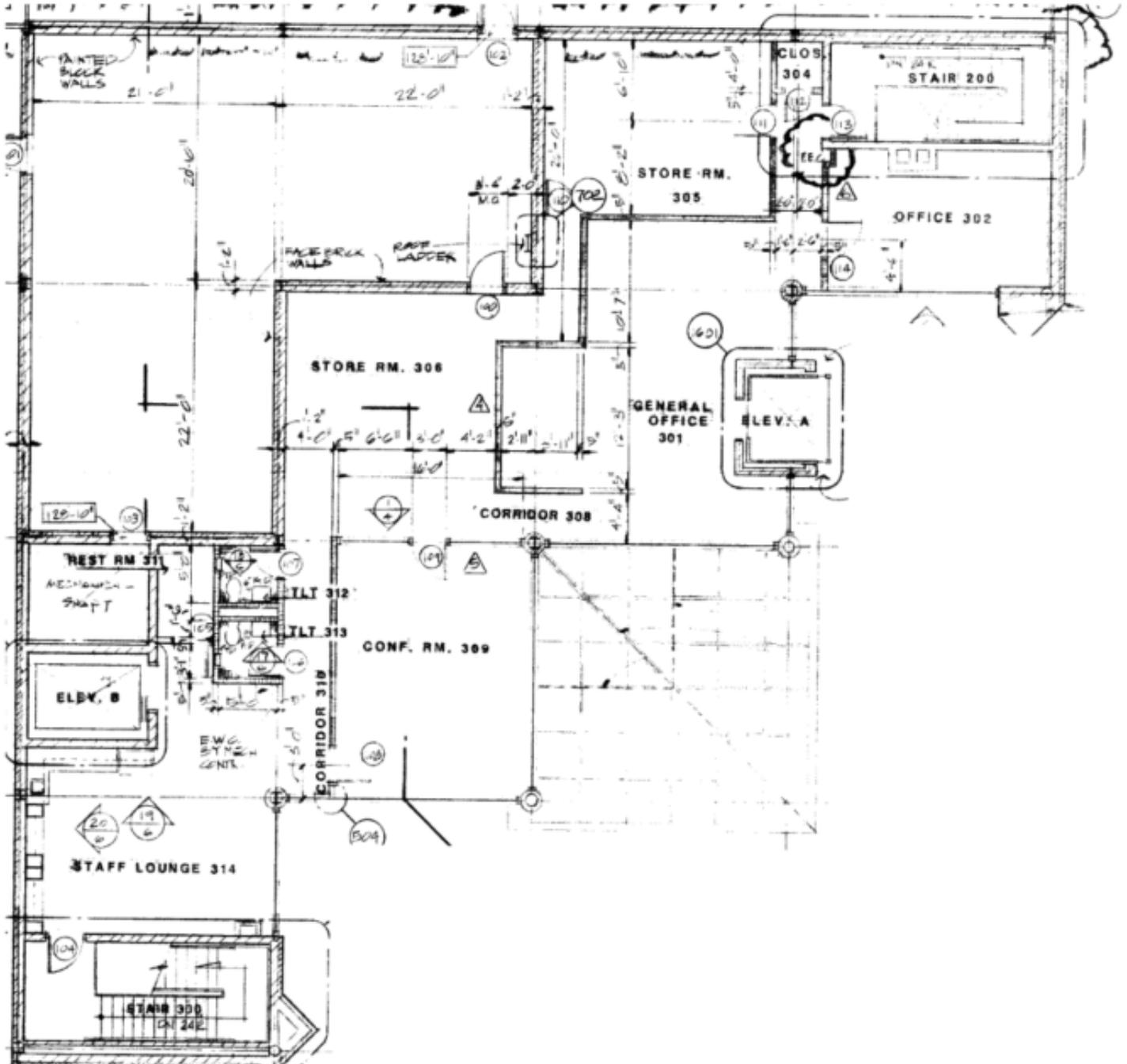
Building 04 - Livonia Civic Center Library

1st Floor Plan:



Building 04 - Livonia Civic Center Library

3rd Floor Plan:



SECTION C | Individual Building Assessments

Building 04 - Livonia Civic Center Library

Summary of Budgets:

Civic Center Library		Cost Data			Cost Escalation Factors			
Building SF	64,000	Specification Factor =	Geographic Factor =	Cost Escalation Factor =	1.08	1.30	1.48	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement and Base Reconstruction	82,387	SF	1	82,387	4.86%	\$0	\$694,028	\$0
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.44%	\$48,384	\$0	\$0
Sealcoating/Re-striping	82,387	SF	1	82,387	0.24%	\$26,693	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Utilities								
Catch Basin / Manholes	4	EA	1	4	0.18%	\$0	\$25,160	\$0
Misc. Utility Repairs	1	Allowance	1	1	1.47%	\$0	\$210,600	\$0
Misc.								
Monument Sign - Powered & Electronic Display	1	EA	1	1	0.49%	\$54,000	\$0	\$0
SITE SUBTOTAL					8.42%	\$210,077	\$929,788	\$0
2.0 BUILDING ENVELOPE								
Windows								
Replace Exterior Window Systems	1	Allowance	1	1	2.46%	\$0	\$0	\$399,600
Re-caulk Windows	1	Allowance	1	1	0.98%	\$108,000	\$0	\$0
Atrium Window Leak Repair- (In Process)	1	Allowance	1	1	6.88%	\$756,000	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints- (In Process)	1	Allowance	1	1	0.39%	\$43,200	\$0	\$0
Tuckpointing- (In Process)	1	Allowance	1	1	0.98%	\$108,000	\$0	\$0
Clean Limestone, Masonry and Retaining Wall- (In Process)	1	Allowance	1	1	1.23%	\$135,000	\$0	\$0
Paint Exposed Steel Where Paint is Peeling	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Exterior Doors								
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	3	EA	1	3	0.09%	\$9,720	\$0	\$0
Exterior Hollow Metal Doors/Frames/Hardware- Double Door	1	EA	1	1	0.06%	\$6,480	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					13.81%	\$1,247,400	\$0	\$399,600
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	114	EA	1	114	4.48%	\$492,480	\$0	\$0
Walls & Partitions								
Misc. Drywall Repairs	1	Allowance	1	1	0.39%	\$21,600	\$0	\$31,968
Ceilings								
Remove Existing & Install New Acoustic Tile Ceiling	64,000	SF	1	64,000	5.35%	\$0	\$763,776	\$0
Flooring								
Remove & Replace Flooring - Carpet	50,000	SF	1	50,000	4.92%	\$540,000	\$0	\$0
Remove & Replace Flooring in Atrium- Hard Tile	1	Allowance	1	1	0.74%	\$81,000	\$0	\$0
Windows								
Remove & Replace Window Treatments	1	Allowance	1	1	0.44%	\$0	\$63,180	\$0
Paint								
Paint - Interior	64,000	SF	1	64,000	1.57%	\$0	\$224,640	\$0
Signage								
Replace Interior Signage	64,000	SF	1	64,000	0.25%	\$0	\$35,942	\$0
Restrooms								
Renovate - Toilet Room (Single / Staff)	5	EA	1	5	0.83%	\$0	\$117,936	\$0
Renovate - Toilet Room (Group)	6	EA	1	6	4.42%	\$0	\$631,800	\$0
Casework & Countertops								
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.23%	\$135,000	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					24.63%	\$1,270,080	\$1,837,274	\$31,968
4.0 PLUMBING SYSTEMS								
Fire Protection								
Add / Modify Fire Suppression System for Improvements	1	Allowance	1	1	0.10%	\$10,800	\$0	\$0
Equipment & Fixtures								
Existing Lochinvar Water Heater; Serial # 1915114512800, 2012	1	EA	1	1	0.08%	\$0	\$0	\$12,787
Provide Bottle Filler Drinking Fountains	4	EA	1	4	0.26%	\$29,030	\$0	\$0
PLUMBING SYSTEMS SUBTOTAL					0.44%	\$39,830	\$0	\$12,787
5.0 HVAC SYSTEMS								
Equipment								
Existing Apex Boiler, Serial # 65750249, 2020 (Sidewalk Radiant Heating)	1	EA	1	1	0.00%	\$0	\$0	\$0
Existing Raypak Boiler, Serial #	1	EA	1	1	1.60%	\$175,392	\$0	\$0
Existing Raypak Boiler, Serial #	1	EA	1	1	1.60%	\$175,392	\$0	\$0
Replace Boiler Pumps	3	EA	1	3	0.25%	\$27,216	\$0	\$0
Existing Trane Airfoil Fan, Serial # K87C09323, 1987	1	EA	1	1	1.47%	\$162,000	\$0	\$0
Existing BAC Chiller, Serial # 0151933401-01-01 (In Progress)	1	EA	1	1	7.37%	\$810,000	\$0	\$0
Replace Exhaust Fans	5	EA	1	5	0.19%	\$0	\$0	\$31,329
Other HVAC								
Air and Water Balance	64,000	SF	1	64,000	0.19%	\$20,736	\$0	\$0
Commissioning	64,000	SF	1	64,000	0.13%	\$13,824	\$0	\$0
Temperature Controls	64,000	SF	1	64,000	1.76%	\$193,536	\$0	\$0
HVAC SYSTEMS SUBTOTAL					14.56%	\$1,578,096	\$0	\$31,329

SECTION C | Individual Building Assessments

Building 04 - Livonia Civic Center Library

Summary of Budgets:

Civic Center Library						Cost Data			
Building SF		64,000				Specification Factor =	Cost Escalation Factors		
						Geographic Factor =	1.08	1.30	1.48
						Cost Escalation Factor =			
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
6.0 ELECTRICAL SYSTEMS									
Power									
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.25%	\$0	\$0	\$39,960	
Power for new HVAC	1	Allowance	1	1	0.55%	\$60,480	\$0	\$0	
Lighting									
Replace Lighting with LED's (New OS, Switching, etc.)	64,000	SF	1	64,000	4.59%	\$0	\$655,949	\$0	
Replace Exterior Wall Packs	12	EA	1	12	0.10%	\$10,886	\$0	\$0	
ELECTRICAL SYSTEMS SUBTOTAL						5.49%	\$71,366	\$655,949	\$39,960
7.0 SECURITY									
Security									
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$55,944	
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$55,944	
SECURITY SYSTEMS SUBTOTAL						0.69%	\$0	\$0	\$111,888
8.0 ABATEMENT									
Abatement									
Abatement Allowance	1	Allowance	1	1	1.10%	\$120,960	\$0	\$0	
ABATEMENT SUBTOTAL						1.10%	\$120,960	\$0	\$0
9.0 FURNITURE & EQUIPMENT									
General Furniture									
FFE Allowance (Including Book Shelves)	1	Allowance	1	1	7.37%	\$270,000	\$351,000	\$399,600	
FURNITURE & EQUIPMENT SUBTOTAL						7.37%	\$270,000	\$351,000	\$399,600
SOFT COSTS									
Building Infrastructure Improvement Total:					76.52%	\$4,807,810	\$3,774,011	\$1,027,132	
Project Contingency:					10.00%	\$453,781	\$342,301	\$62,753	
Permits, Testing & Printing:					2.50%	\$124,790	\$94,133	\$17,257	
Professional Fees & Costs:					9.00%	\$501,917	\$378,612	\$69,410	
Construction Manager Fee & Costs:					9.00%	\$460,474	\$347,350	\$63,679	
PROJECT TOTAL						100.00%	\$6,348,772	\$4,936,406	\$1,240,231

SECTION C | Individual Building Assessments

Building 04 - Livonia Civic Center Library

Photos:



SECTION C | Individual Building Assessments

Building 04 – Livonia Civic Center Library

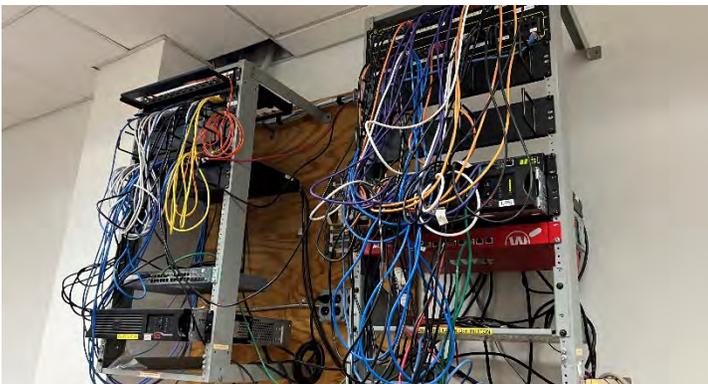
Photos:



SECTION C | Individual Building Assessments

Building 04 - Livonia Civic Center Library

Photos:



Building 04 - Livonia Civic Center Library

Photos:



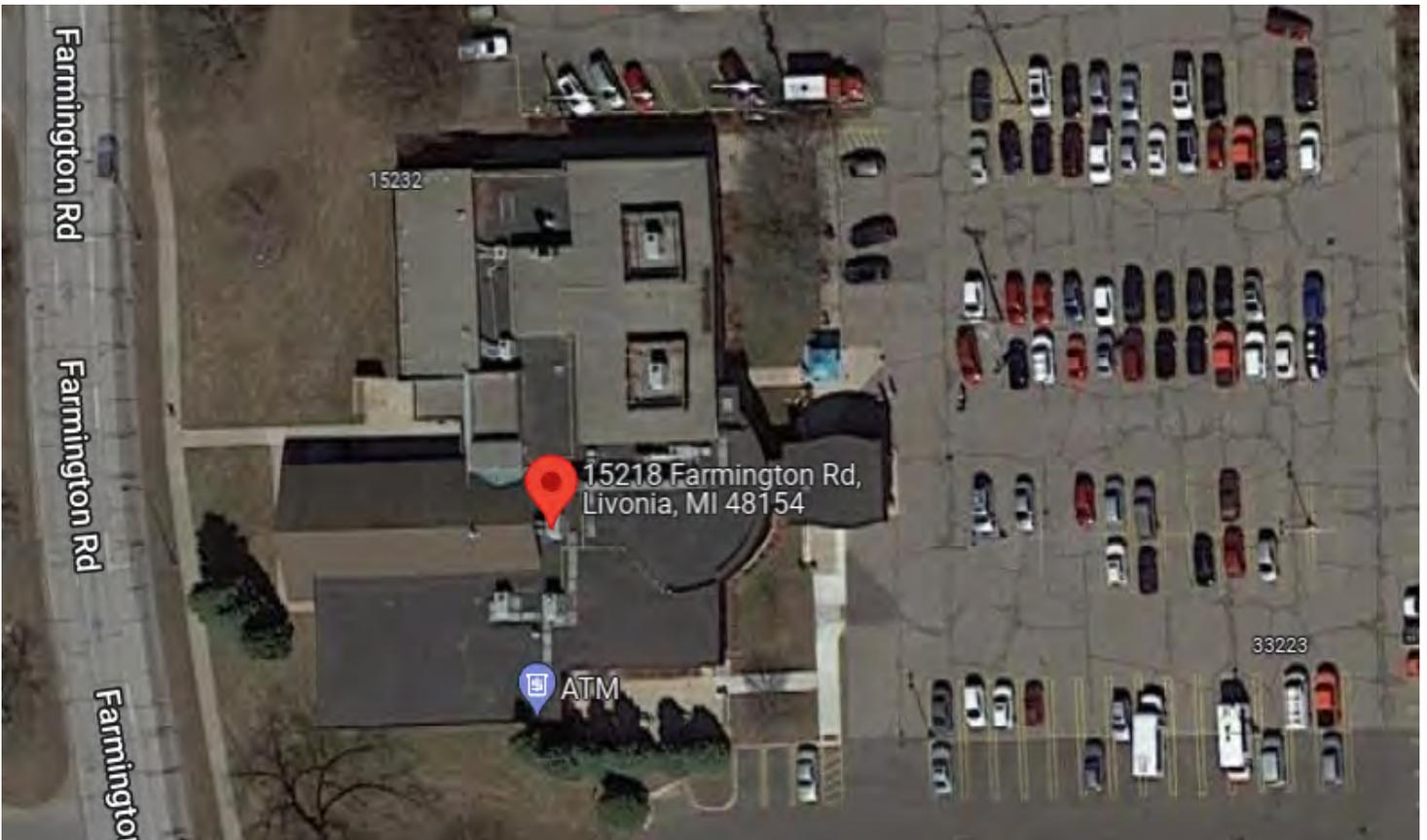


Building 05 – Livonia Civic Center Park Senior Center & Transit Office



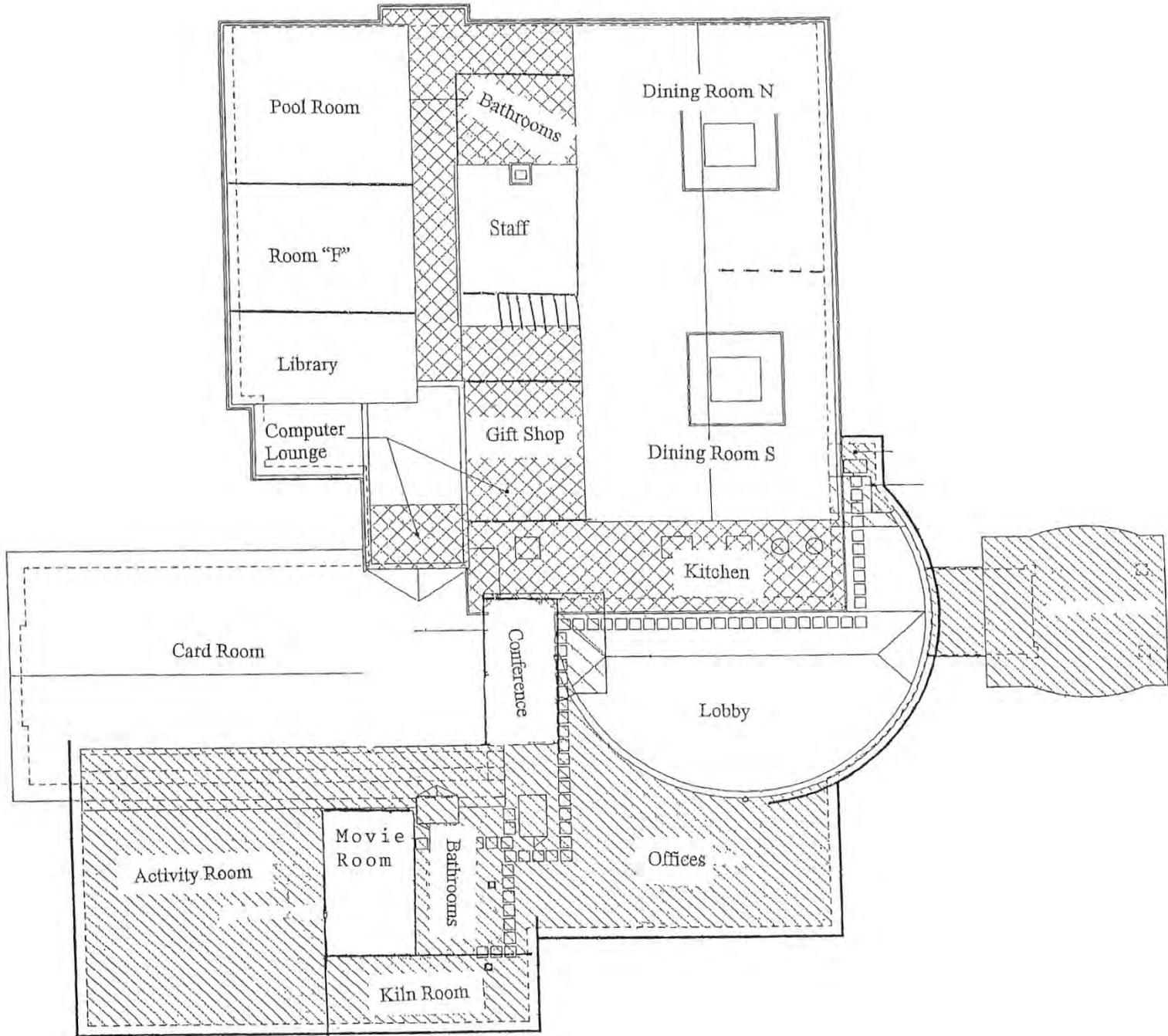
Address:	15218 Farmington Rd. Livonia MI 48154
Year Built:	1964 Additions: 1984 Lobby, 2001 Offices
Square Footage:	25,000
Site Area:	1.99 acres
Parking Spaces:	135
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Shingled and EPDM
Fire Protection:	None

Site Plan:



Building 05 - Livonia Civic Center Park Senior Center & Transit Office

1st Floor Plan:



SECTION C | Individual Building Assessments

Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Summary of Budgets:

Senior Center/Community Transit		Building SF		25,000		Cost Data		Cost Escalation Factors		
						Specification Factor =				
						Geographic Factor =				
						Cost Escalation Factor =				
						1.08		1.30		1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)		
1.0 SITE										
Paving										
Pavement and Base Reconstruction	83,000	SF	1	83,000	7.67%	\$537,840	\$0	\$0		
Replace Concrete Approach	1,000	SF	1	1,000	0.22%	\$15,768	\$0	\$0		
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.77%	\$54,000	\$0	\$0		
Site Amenities										
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960		
Landscaping										
Improve Landscaping	1	Allowance	1	1	0.46%	\$0	\$0	\$47,952		
Utilities										
Catch Basin / Manholes	3	EA	1	3	0.23%	\$16,200	\$0	\$0		
Misc. Utility Repairs	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0		
Misc.										
Internally Lit Monument Sign w/ Brick Base	1	EA	1	1	0.77%	\$0	\$0	\$79,920		
SITE SUBTOTAL					12.05%	\$731,808	\$0	\$167,832		
2.0 BUILDING ENVELOPE										
Roofing Work										
Replace Roof (Asphalt Shingle)	3,800	SF	1	3,800	0.47%	\$32,832	\$0	\$0		
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered	21,000	SF	1	21,000	6.47%	\$453,600	\$0	\$0		
Replace Gutters & Downspouts	850	LF	1	850	0.16%	\$11,016	\$0	\$0		
Misc. Drainage Repair	1	Allowance	1	1	0.18%	\$12,960	\$0	\$0		
Paint Structural Steel for Equipment Screens	1	Allowance	1	1	0.38%	\$27,000	\$0	\$0		
Windows										
Replace Exterior Window Systems	1	Allowance	1	1	5.39%	\$378,000	\$0	\$0		
Recaulk Windows	1	Allowance	1	1	0.38%	\$27,000	\$0	\$0		
Reseal Windows	1	Allowance	1	1	0.15%	\$10,800	\$0	\$0		
Exterior Walls										
Re-Caulk Expansion Joints	1	Allowance	1	1	0.23%	\$16,200	\$0	\$0		
Tuckpointing	1	Allowance	1	1	0.62%	\$43,200	\$0	\$0		
Replace Soffits	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0		
Replace Fascia	1	Allowance	1	1	1.54%	\$108,000	\$0	\$0		
Exterior Doors										
Exterior FRP Doors/Frames/Hardware - Single Door	5	EA	1	5	0.39%	\$27,216	\$0	\$0		
Exterior FRP Doors/Frames/Hardware - Double Door	3	EA	1	3	0.41%	\$29,030	\$0	\$0		
BUILDING ENVELOPE SUBTOTAL					18.32%	\$1,284,854	\$0	\$0		
3.0 INTERIOR/FINISHES										
Interior Doors & Hardware										
Replace Interior Doors & Hardware	45	EA	1	45	2.77%	\$194,400	\$0	\$0		
Misc. Drywall Repairs	1	Allowance	1	1	0.15%	\$10,800	\$0	\$0		
Ceilings										
Remove Existing & Install New Acoustic Tile Ceiling	25,000	SF	1	25,000	3.27%	\$229,500	\$0	\$0		
Flooring										
Remove & Replace Flooring - Carpet	12,500	SF	1	12,500	1.29%	\$0	\$117,585	\$0		
Remove & Replace VCT Flooring with LVT	12,500	SF	1	12,500	1.73%	\$0	\$157,950	\$0		
Remove & Replace Window Treatments		Allowance		50,000	6.93%	\$486,000	\$0	\$0		
Paint										
Paint - Interior	25,000	SF	1	25,000	0.77%	\$0	\$70,200	\$0		
Signage										
Replace Interior Signage	25,000	SF	1	25,000	0.15%	\$0	\$14,040	\$0		
Restrooms										
Renovate - Toilet Room (Group)	4	Allowance	1	4	1.85%	\$129,600	\$0	\$0		
Casework & Countertops										
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.15%	\$81,000	\$0	\$0		
INTERIOR/FINISHES SUBTOTAL					20.07%	\$1,131,300	\$359,775	\$0		
4.0 PLUMBING SYSTEMS										
Fire Protection										
New Fire Suppression System	25,000	SF	1	25,000	1.92%	\$135,000	\$0	\$0		
Equipment & Fixtures										
Existing Hot Water Heater: Lochinvar, Serial # 1147A013612, November 2011	1	EA	1	1	0.12%	\$0	\$11,232	\$0		
Existing Hot Water Heater: Lochinvar, Serial # EC10347074, March 2008	1	EA	1	1	0.12%	\$0	\$11,232	\$0		
Replace Additional Bottle Filling Stations at Existing Drinking Fountains	2	EA	2	4	0.41%	\$29,030	\$0	\$0		
Piping										
Replace Piping, Valves & Unions	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960		
PLUMBING SYSTEMS SUBTOTAL					2.97%	\$164,030	\$22,464	\$39,960		

SECTION C | Individual Building Assessments

Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Summary of Budgets:

Senior Center/Community Transit		Building SF		25,000		Cost Data		Cost Escalation Factors		
						Specification Factor =				
						Geographic Factor =				
						Cost Escalation Factor =	1.08	1.30	1.48	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)		
5.0 HVAC SYSTEMS										
Equipment										
Existing Rooftop Unit: Trane, Serial # 823101169L	1	EA	1	1	0.54%	\$37,800	\$0	\$0		
Existing Rooftop Unit: Trane Serial # 8222G4W9H, May 2008	1	EA	1	1	0.54%	\$0	\$49,140	\$0		
Existing Rooftop Unit: HyperCore Serial # T09C06177	1	EA	1	1	0.54%	\$37,800	\$0	\$0		
Existing Rooftop Unit: Trane Serial # 222100111L, May 2002	1	EA	1	1	0.54%	\$37,800	\$0	\$0		
Existing Rooftop Unit: Trane Serial # 162810069L, July 2016		EA		-	0.00%	\$0	\$0	\$0		
Existing Rooftop Unit: Trane Serial # 210810277L, Feb 2021	1	EA		-	0.00%	\$0	\$0	\$0		
Existing Rooftop Unit: Trane Serial # 113910340L, March 2011	1	EA	1	1	0.54%	\$0	\$0	\$55,944		
Existing Rooftop Unit: Trane Serial # 113910354L, 2011	1	EA	1	1	0.54%	\$0	\$0	\$55,944		
Add Exhaust Fans (Kilns)	1	EA	1	1	0.08%	\$5,400	\$0	\$0		
Piping										
Replace Piping, Valves & Unions	1	Allowance	1	1	0.38%	\$0	\$0	\$39,960		
Air and Water Balance	25,000	SF		-	0.00%	\$0	\$0	\$0		
Commissioning	25,000	SF	1	25,000	0.08%	\$0	\$0	\$7,992		
Temperature Controls	25,000	SF	1	25,000	1.08%	\$75,600	\$0	\$0		
HVAC SYSTEMS SUBTOTAL						4.85%	\$194,400	\$49,140	\$159,840	
6.0 ELECTRICAL SYSTEMS										
Power										
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.31%	\$0	\$0	\$31,968		
Replace Existing Electrical Panels	1	Allowance	1	1	0.77%	\$0	\$0	\$79,920		
Power for new HVAC	1	Allowance	1	1	0.86%	\$0	\$0	\$89,510		
Electrical Wiring Upgrades	1	Allowance	1	1	0.86%	\$20,160	\$26,208	\$29,837		
Lighting										
Replace Lighting with LED's (New OS, Switching, etc.)	25,000	SF	1	25,000	2.81%	\$197,100	\$0	\$0		
Replace Emergency & Exit Lights	25,000	SF	1	25,000	0.12%	\$8,100	\$0	\$0		
Fire Alarm System										
Replace Fire Alarm System	25,000	SF	1	25,000	0.85%	\$0	\$0	\$87,912		
Adjustments to Fire Alarm System	1	Allowance	1	1	0.17%	\$0	\$0	\$17,902		
ELECTRICAL SYSTEMS SUBTOTAL						6.75%	\$225,360	\$26,208	\$337,049	
7.0 SECURITY										
Security										
Access Control System (Prox Card Readers)	8	EA	1	8	0.34%	\$24,192	\$0	\$0		
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$23,976		
Security Allowance	1	Allowance	1	1	0.31%	\$21,600	\$0	\$0		
SECURITY SYSTEMS SUBTOTAL						0.88%	\$45,792	\$0	\$23,976	
8.0 ABATEMENT										
Abatement Allowance	1	Allowance	1	1	0.77%	\$54,000	\$0	\$0		
ABATEMENT SUBTOTAL						0.77%	\$54,000	\$0	\$0	
9.0 FURNITURE & EQUIPMENT										
General Furniture										
FFE Allowance	1	Allowance	1	1	1.54%	\$36,000	\$46,800	\$53,280		
Other FF&E										
Renovate Kitchen and Replace Appliances	1	Allowance	1	1	3.46%	\$243,000	\$0	\$0		
Existing Walk-in Fridge: Vollrath	1	Allowance	1	1	0.54%	\$37,800	\$0	\$0		
Existing Walk-in Freezer: Vollrath	1	Allowance	1	1	0.54%	\$37,800	\$0	\$0		
FURNITURE & EQUIPMENT SUBTOTAL						6.08%	\$354,600	\$46,800	\$53,280	
10.0 TECHNOLOGY										
Technology										
Misc. Technology Upgrades	25,000	SQFt	1	25,000	4.62%	\$324,000	\$0	\$0		
TECHNOLOGY SUBTOTAL						4.62%	\$324,000	\$0	\$0	
SOFT COSTS										
Building Infrastructure Improvement Total:					77.36%	\$4,510,145	\$504,387	\$781,937		
Project Contingency:	10.00%				6.67%	\$383,154	\$45,759	\$72,866		
Permits, Testing & Printing:	2.50%				1.83%	\$105,367	\$12,584	\$20,038		
Professional Fees & Costs:	9.00%				7.37%	\$423,799	\$50,613	\$80,595		
Construction Manager Fee & Costs:	9.00%				6.76%	\$388,806	\$46,434	\$73,940		
PROJECT TOTAL						100.00%	\$5,811,271	\$659,776	\$1,029,377	

Building 05 - Livonia Civic Center Park Senior Center & Transit Office

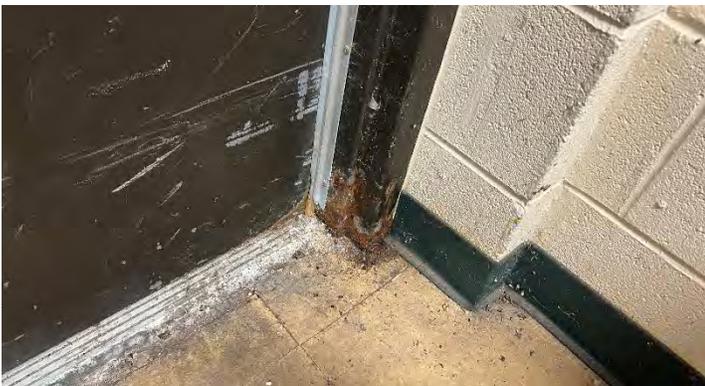
Photos:



SECTION C | Individual Building Assessments

Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:



SECTION C | Individual Building Assessments

Building 05 - Livonia Civic Center Park Senior Center & Transit Office

Photos:



SECTION C | Individual Building Assessments

Building 05 – Livonia Civic Center Park Senior Center & Transit Office

Photos:

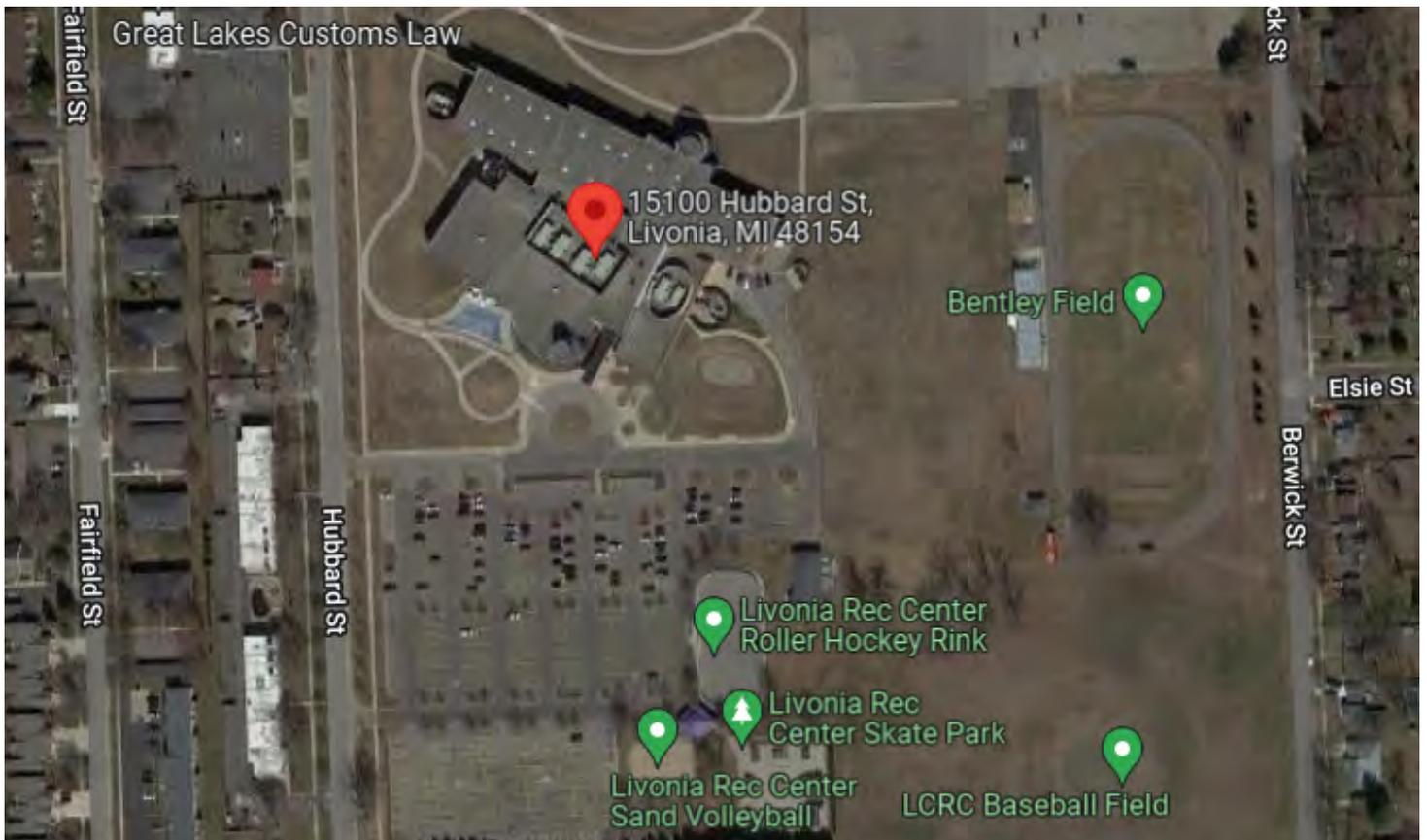


Building 06 – Jack E. Kirksey Livonia Community Recreation Center



Address:	15100 Hubbard St. Livonia MI 48154
Year Built:	2003
Square Footage:	130,000
Site Area:	Approximately 17 Acres
Parking Spaces:	381
Stories:	2
Basement:	No
Elevator(s):	1
Exterior Façade:	Brick
Roof:	EPDM
Fire Protection:	Fully Sprinkled

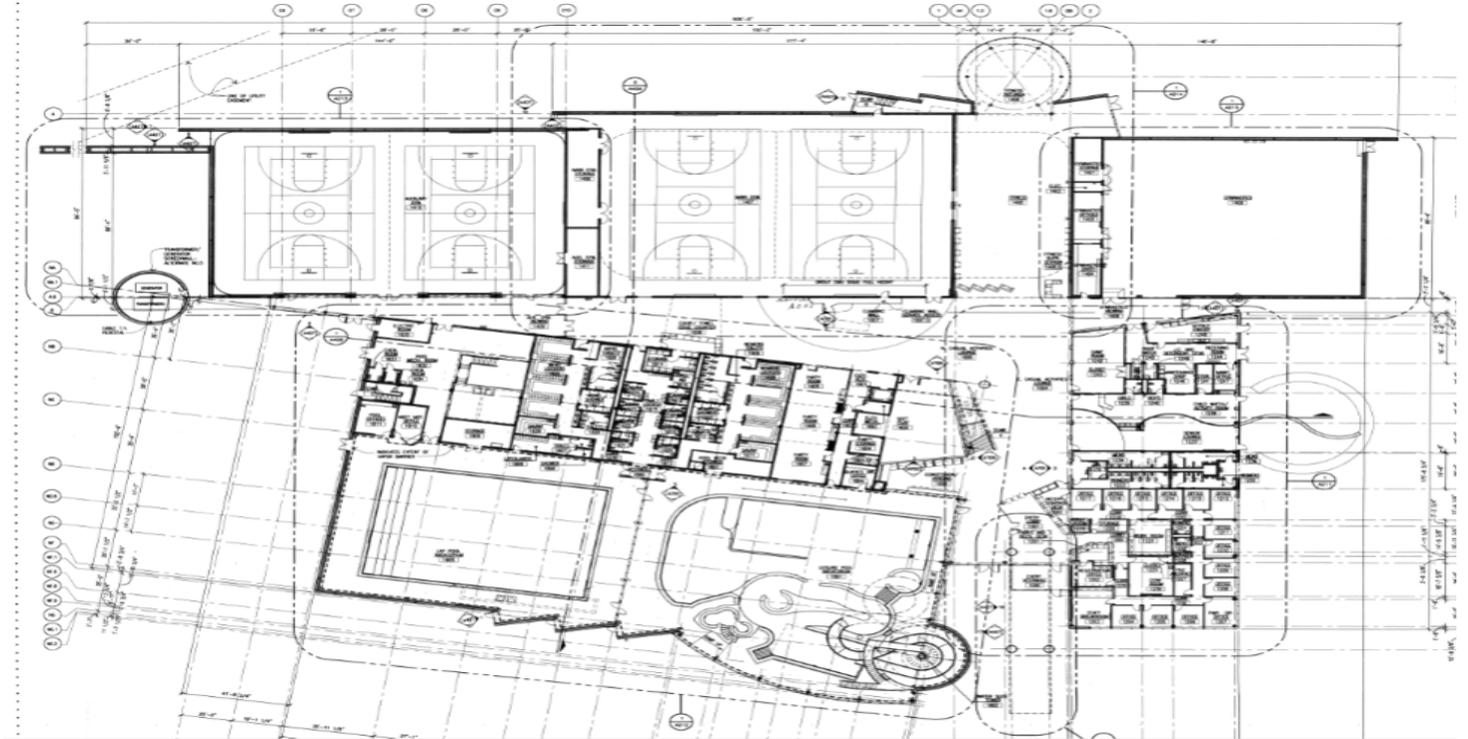
Site Plan:



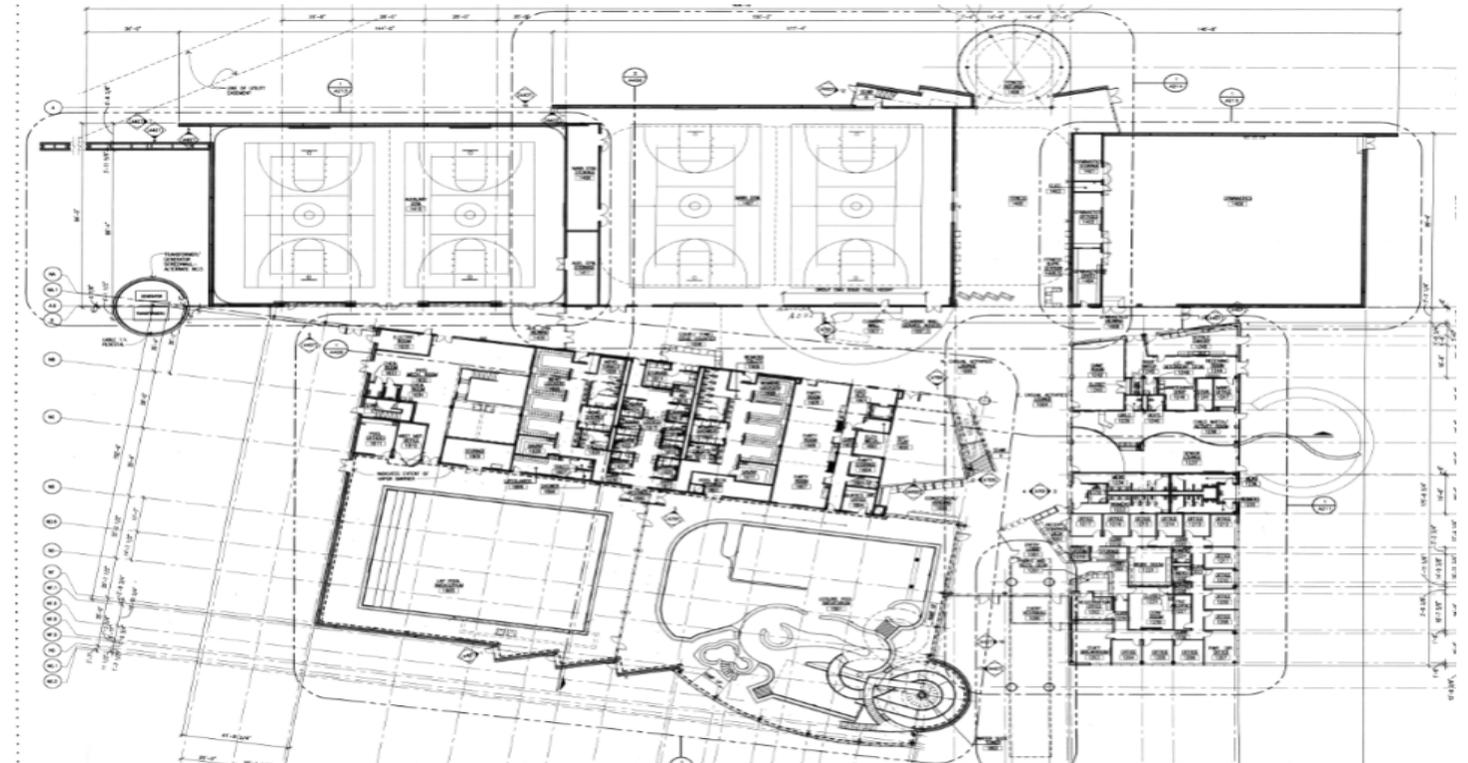
SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

1st Floor Plan:



2nd Floor Plan:



SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Summary of Budgets:

Jack E. Kirksey Recreation Center		Building SF		Cost Data			Cost Escalation Factors		
		130,000		Specification Factor =	Geographic Factor =	Cost Escalation Factor =	1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
1.0 SITE									
Paving									
Pavement and Base Reconstruction	222352	SF	1	222,352	7.98%	\$0	\$0	\$2,132,445	
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.09%	\$16,200	\$0	\$0	
Sealcoating/Re-stripping	222352	SF	1	222,352	0.40%	\$72,042	\$0	\$0	
Playground / Play pad									
Provide Synthetic Safety Surfacing on Playground (Kid Quarters)	1	Allowance	1	1	0.18%	\$32,400	\$0	\$0	
Landscaping									
Improve Landscaping	1	Allowance	1	1	0.30%	\$0	\$70,200	\$0	
Redesign and Replace Illuminated Bollards	1	Allowance	1	1	0.60%	\$0	\$140,400	\$0	
Utilities									
Misc. Utility Repairs	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960	
Misc.									
Add Power to Outdoor Pavilion	1	Allowance	1	1	0.06%	\$0	\$0	\$15,984	
Update Site Signage	1	Allowance	1	1	0.12%	\$0	\$28,080	\$0	
SITE SUBTOTAL					9.87%	\$120,642	\$238,680	\$2,188,389	
2.0 BUILDING ENVELOPE									
Roofing Work									
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered	110000	SF	1	80,000	16.74%	\$0	\$3,931,200	\$0	
Windows									
Recaulk Windows	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960	
Exterior Walls									
Re-Caulk Expansion Joints	1	Allowance	1	1	0.04%	\$8,100	\$0	\$0	
Tuckpointing	1	Allowance	1	1	0.45%	\$0	\$105,300	\$0	
BUILDING ENVELOPE SUBTOTAL					17.39%	\$8,100	\$4,036,500	\$39,960	
3.0 INTERIOR/FINISHES									
Walls & Partitions									
Misc. Drywall Repairs	1	Allowance	1	1	0.06%	\$10,800	\$0	\$0	
Ceilings									
Remove Existing & Install New Acoustic Tile Ceiling	14,000	SF	1	14,000	0.71%	\$0	\$167,076	\$0	
Flooring									
Remove & Replace Flooring - Carpet (Offices + Kid Quarters)	5,500	SF	1	5,500	0.22%	\$39,798	\$0	\$0	
Remove & Replace Flooring - Carpet (Gymnastics) Done in 2020	9,800	SF	1	9,800	0.39%	\$0	\$0	\$104,951	
Remove & Replace Flooring - Carpet (1st and 2nd Floor Cardio) Done in 2019	8,800	SF	1	8,800	0.35%	\$0	\$0	\$94,242	
Windows									
Remove & Replace Window Treatments	1	Allowance	1	1	0.39%	\$0	\$0	\$103,896	
Paint									
Paint - Interior	130,000	SF	1	130,000	1.55%	\$93,600	\$121,680	\$138,528	
Restrooms									
Renovate - Toilet Room (Single / Staff)	2	EA	1	2	0.20%	\$0	\$0	\$53,706	
Renovate - Toilet Room (Group)	6	EA	1	6	3.01%	\$0	\$0	\$805,594	
Gym / Pool Equipment									
Replace ADA Lift	1	Allowance	1	1	0.09%	\$0	\$21,060	\$0	
Casework & Countertops									
Replace Misc. Casework/Millwork	1	Allowance	1	1	1.20%	\$0	\$140,400	\$159,840	
Other									
Renovate Tree Fort	1	Allowance	1	1	2.99%	\$540,000	\$0	\$0	
INTERIOR/FINISHES SUBTOTAL					11.17%	\$684,198	\$450,216	\$1,460,756	
4.0 PLUMBING SYSTEMS									
Fire Protection									
New Fire Suppression System	130,000	SF	1	130,000	3.89%	\$702,000	\$0	\$0	
Equipment & Fixtures									
Existing Lochinvar Hot Water Heater, Serial # 1934116042349,	1	EA	1	1	0.05%	\$0	\$0	\$12,787	
Existing Lochinvar Hot Water Heater, Serial #	1	EA	1	1	0.05%	\$0	\$0	\$12,787	
Replace Flush Valves & Faucets	1	Allowance	1	1	0.07%	\$4,032	\$5,242	\$5,967	
Piping									
Replace Piping, Valves & Unions	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960	
Pool									
Pool - Preventative Maintenance (grout, acid wash, etc.)	1	Allowance	1	1	0.36%	\$0	\$0	\$95,904	
Misc. Pool Equipment Replacement (\$25K/Year)	10	Allowance	1	10	1.49%	\$90,000	\$117,000	\$133,200	
PLUMBING SYSTEMS SUBTOTAL					6.09%	\$796,032	\$122,242	\$309,557	

SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

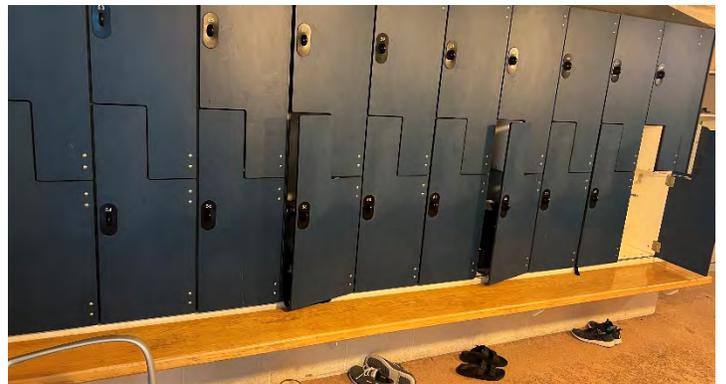
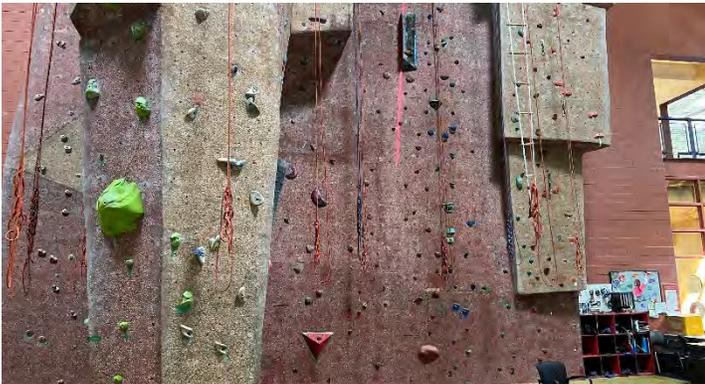
Summary of Budgets:

Jack E. Kirksey Recreation Center		Building SF		Cost Data			Cost Escalation Factors		
		130,000	130,000	Specification Factor =	Geographic Factor =	Cost Escalation Factor =	1.08	1.30	1.48
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
5.0 HVAC SYSTEMS									
Equipment									
Existing Cleaver Brooks Boiler Serial # OL101674, 2002 (10,000,000 BTU)	1	EA	1	1	3.59%	\$0	\$0	\$959,040	
Existing Cleaver Brooks Boiler Serial # OL101673, 2002 (10,000,000 BTU)	1	EA	1	1	3.59%	\$0	\$0	\$959,040	
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0	
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0	
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0	
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0	
Existing Trane Air Handling Unit- 2002	1	EA	1	1	0.90%	\$0	\$210,600	\$0	
Existing Evapco Chiller, Serial # T020199, 2002	1	EA	1	1	2.39%	\$0	\$0	\$639,360	
Replace Exhaust Fans	8	EA	1	8	0.19%	\$0	\$0	\$50,126	
Replace Misc. HVAC Equipment	1	Allowance	1	1	2.01%	\$0	\$0	\$537,062	
Piping									
Replace Piping, Valves & Unions	1	Allowance	1	1	0.15%	\$0	\$0	\$39,960	
Air and Water Balance	130,000	SF	1	130,000	0.23%	\$0	\$54,756	\$0	
Commissioning	130,000	SF	1	130,000	0.16%	\$0	\$36,504	\$0	
Temperature Controls	130,000	SF	1	130,000	2.18%	\$0	\$511,056	\$0	
HVAC SYSTEMS SUBTOTAL						19.86%	\$0	\$1,865,916	\$3,184,588
6.0 ELECTRICAL SYSTEMS									
Power									
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.21%	\$0	\$0	\$55,944	
Replace Existing Electrical Panels	1	Allowance	1	1	0.30%	\$0	\$0	\$79,920	
Power for new HVAC	1	Allowance	1	1	0.33%	\$0	\$78,624	\$0	
Miscellaneous Power Allowance	130,000	SF	1	130,000	0.31%	\$0	\$0	\$83,117	
Lighting									
Replace Lighting with LED's (New OS, Switching, etc.)	130,000	SF	1	130,000	5.67%	\$0	\$1,332,396	\$0	
Replace Exterior Wall Packs	20	EA	1	20	0.10%	\$18,144	\$0	\$0	
Fire Alarm System									
Adjustments to Fire Alarm System	1	Allowance	1	1	0.07%	\$12,096	\$0	\$0	
ELECTRICAL SYSTEMS SUBTOTAL						7.00%	\$30,240	\$1,411,020	\$218,981
7.0 SECURITY									
Security									
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$0	\$0	\$79,920	
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$79,920	
SECURITY SYSTEMS SUBTOTAL						0.60%	\$0	\$0	\$159,840
9.0 FURNITURE & EQUIPMENT									
General Furniture									
FFE Allowance	1	Allowance	1	1	1.20%	\$72,000	\$93,600	\$106,560	
FURNITURE & EQUIPMENT SUBTOTAL						1.20%	\$72,000	\$93,600	\$106,560
10.0 TECHNOLOGY									
Technology									
Recable all IT Wiring	1	Allowance	1	1	2.39%	\$432,000	\$0	\$0	
TECHNOLOGY SUBTOTAL						2.39%	\$432,000	\$0	\$0
SOFT COSTS									
Building Infrastructure Improvement Total:					75.56%	\$2,143,212	\$8,218,174	\$7,668,631	
Project Contingency:	10.00%				7.20%	\$163,921	\$812,457	\$756,207	
Permits, Testing & Printing:	2.50%				1.98%	\$45,078	\$223,426	\$207,957	
Professional Fees & Costs:	9.00%				7.96%	\$181,310	\$898,641	\$836,424	
Construction Manager Fee & Costs:	9.00%				7.30%	\$166,339	\$824,441	\$767,361	
PROJECT TOTAL						100.00%	\$2,699,860	\$10,977,139	\$10,236,580

SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

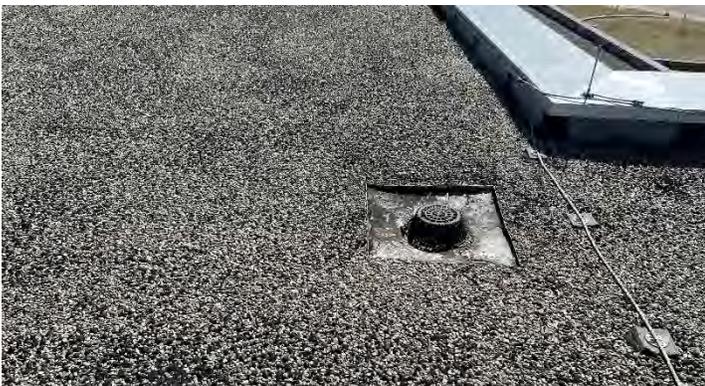
Photos:



SECTION C | Individual Building Assessments

Building 06 – Jack E. Kirksey Livonia Community Recreation Center

Photos:



Building 07 – Livonia Housing Commission



Address:	10800 Farmington Rd. Livonia MI 48150
Year Built:	~1966
Square Footage:	5,660
Site Area:	9.98 Acres
Parking Spaces:	54
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	Brick
Roof:	EPDM
Fire Protection:	None

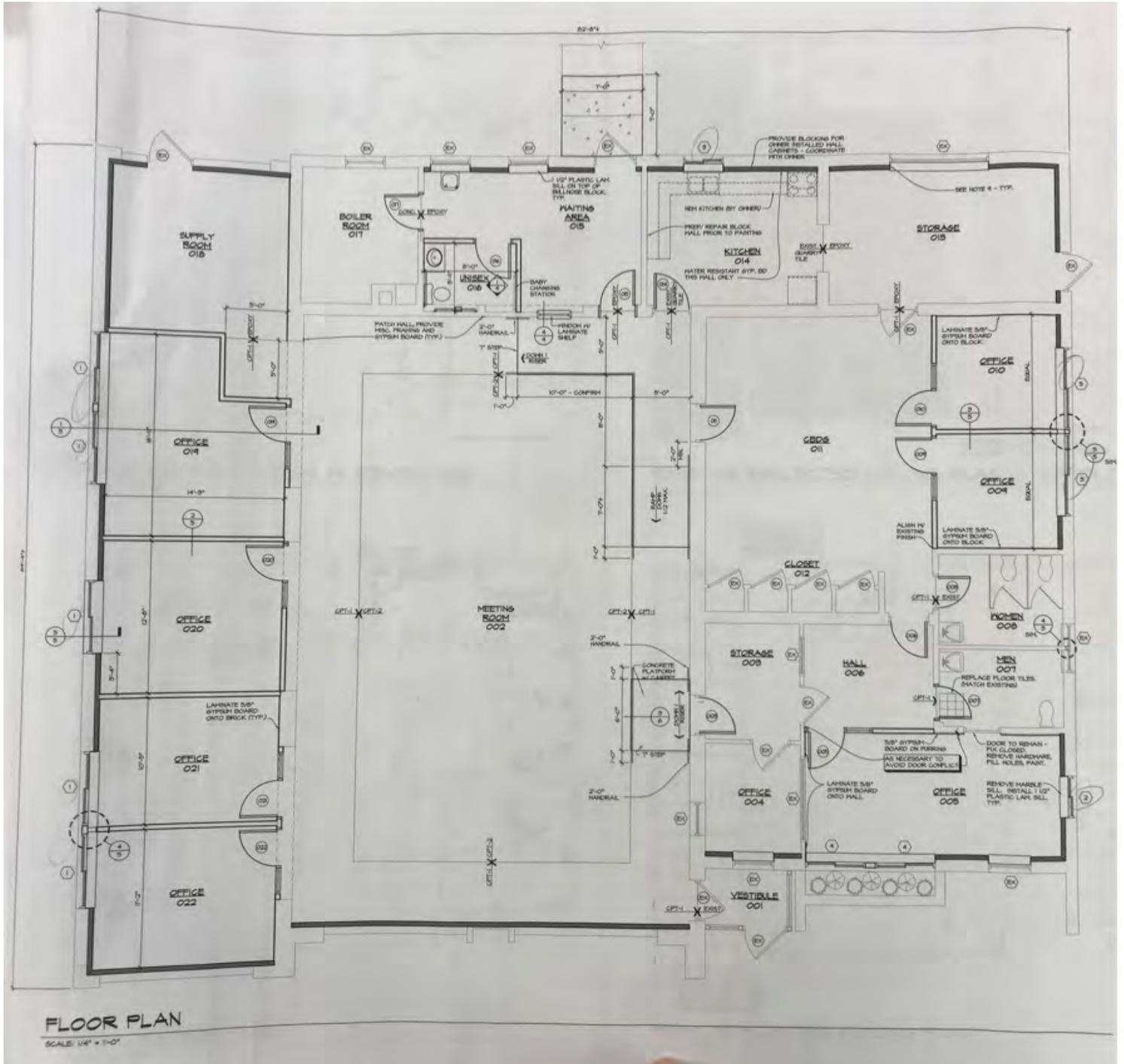
Site Plan:



SECTION C | Individual Building Assessments

Building 07 - Livonia Housing Commission

1st Floor Plan:



SECTION C | Individual Building Assessments

Building 07 - Livonia Housing Commission

Summary of Budgets:

Housing Commission		Cost Data			Cost Escalation Factors				
Building SF	5,660	Specification Factor =		Geographic Factor =		1.08	1.30	1.48	
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
1.0 SITE									
Paving									
Pavement and Base Reconstruction	33000	SF	1	33,000	17.87%	\$213,840	\$0	\$0	
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.90%	\$10,800	\$0	\$0	
Sealcoating/Re-stripping	33000	SF	1	33,000	0.89%	\$0	\$0	\$15,824	
Landscaping									
Improve Landscaping	1	Allowance	1	1	0.90%	\$10,800	\$0	\$0	
Utilities									
Misc. Utility Repairs	1	Allowance	1	1	0.45%	\$0	\$7,020	\$0	
Monument Sign - Powered & Electronic Display	1	EA	1	1	4.51%	\$54,000	\$0	\$0	
SITE SUBTOTAL						25.54%	\$289,440	\$7,020	\$15,824
2.0 BUILDING ENVELOPE									
Roofing Work									
Misc. Roof Repairs	1	Allowance	1	1	0.90%	\$0	\$14,040	\$0	
Windows									
Re-caulk Windows	1	Allowance	1	1	0.63%	\$7,560	\$0	\$0	
Exterior Walls									
Re-Caulk Expansion Joints	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0	
Tuckpointing	1	Allowance	1	1	2.26%	\$27,000	\$0	\$0	
Exterior Doors									
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	3	EA	1	3	0.81%	\$9,720	\$0	\$0	
BUILDING ENVELOPE SUBTOTAL						5.96%	\$60,480	\$14,040	\$0
3.0 INTERIOR/FINISHES									
Ceilings									
Remove Existing & Install New Acoustic Tile Ceiling	5,660	SF	1	5,660	4.34%	\$51,959	\$0	\$0	
Flooring									
Remove & Replace Flooring - Carpet	5,660	SF	1	5,660	3.42%	\$40,956	\$0	\$0	
Paint									
Paint - Interior	5,660	SF	1	5,660	0.77%	\$9,169	\$0	\$0	
Restrooms									
Renovate - Toilet Room (Single / Staff)	1	EA	1	1	0.90%	\$0	\$14,040	\$0	
Casework & Countertops									
Replace Misc. Casework/Millwork	1	Allowance	1	1	3.16%	\$0	\$49,140	\$0	
INTERIOR/FINISHES SUBTOTAL						12.59%	\$102,084	\$63,180	\$0
4.0 PLUMBING SYSTEMS									
Fire Protection									
New Fire Suppression System	5,660	SF	1	5,660	2.55%	\$30,564	\$0	\$0	
Equipment & Fixtures									
Existing Bradford White Hot Water Heater, Serial # EJ11099631,2008	1	EA	1	1	0.72%	\$8,640	\$0	\$0	
Replace Flush Valves & Faucets	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992	
Piping									
Replace Piping, Valves & Unions	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992	
PLUMBING SYSTEMS SUBTOTAL						4.18%	\$39,204	\$0	\$15,984
5.0 HVAC SYSTEMS									
Equipment									
Existing Trane Roof Top Unit, Serial # 111510840L, 2011	1	EA	1	1	2.26%	\$0	\$0	\$39,960	
Piping									
Replace Piping, Valves & Unions	1	Allowance	1	1	0.45%	\$0	\$0	\$7,992	
Other HVAC									
Air and Water Balance	5,660	SF	1	5,660	0.15%	\$0	\$0	\$2,714	
Commissioning	5,660	SF	1	5,660	0.10%	\$0	\$0	\$1,809	
Temperature Controls	5,660	SF	1	5,660	1.43%	\$0	\$0	\$25,331	
HVAC SYSTEMS SUBTOTAL						4.39%	\$0	\$0	\$77,807
6.0 ELECTRICAL SYSTEMS									
Power for IT Equipment & Upgrades									
Power for new HVAC	1	Allowance	1	1	0.72%	\$0	\$0	\$12,787	
Miscellaneous Power Allowance	5,660	SF	1	5,660	5.06%	\$0	\$0	\$89,510	
Lighting									
Replace Lighting with LED's (New OS, Switching, etc.)	5,660	SF	1	5,660	0.20%	\$2,445	\$0	\$0	
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	3.73%	\$44,623	\$0	\$0	
Fire Alarm System									
Install Fire Alarm System	5,660	SF	1	5,660	1.35%	\$16,200	\$0	\$0	
ELECTRICAL SYSTEMS SUBTOTAL						12.19%	\$63,269	\$0	\$122,201

SECTION C | Individual Building Assessments

Building 07 – Livonia Housing Commission

Summary of Budgets:

Housing Commission		Cost Data							
Building SF		Specification Factor =					Cost Escalation Factors		
5,660		Geographic Factor =					1.08	1.30	1.48
		Cost Escalation Factor =							
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
7.0 SECURITY									
Security									
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.00%	\$16,200	\$0	\$0	
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$16,200	\$0	\$0	
SECURITY SYSTEMS SUBTOTAL						2.71%	\$32,400	\$0	\$0
8.0 ABATEMENT									
Abatement									
Abatement Allowance	1	Allowance	1	1	2.71%	\$0	\$42,120	\$0	
9.0 FURNITURE & EQUIPMENT									
General Furniture									
FFE Allowance	1	Allowance	1	1	4.51%	\$54,000	\$0	\$0	
Other FF&E									
New Fridge and Freezers Allowance	1	Allowance	1	1	1.35%	\$16,200	\$0	\$0	
FURNITURE & EQUIPMENT SUBTOTAL						5.87%	\$70,200	\$0	\$0
SOFT COSTS									
Building Infrastructure Improvement Total:					76.14%	\$657,076	\$126,360	\$231,816	
Project Contingency:		10.00%			7.03%	\$58,688	\$12,636	\$23,182	
Permits, Testing & Printing:		2.50%			1.93%	\$16,139	\$3,475	\$6,375	
Professional Fees & Costs:		9.00%			7.77%	\$64,913	\$13,976	\$25,641	
Construction Manager Fee & Costs:		9.00%			7.13%	\$59,553	\$12,822	\$23,524	
PROJECT TOTAL					100.00%	\$856,369	\$169,270	\$310,537	

SECTION C | Individual Building Assessments

Building 07 - Livonia Housing Commission

Photos:



Building 07 - Livonia Housing Commission

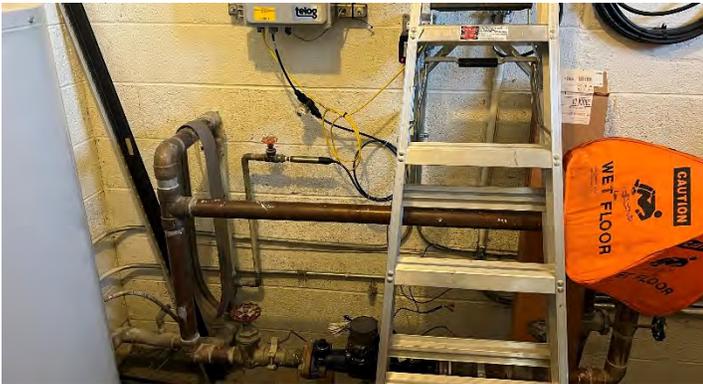
Photos:



SECTION C | Individual Building Assessments

Building 07 - Livonia Housing Commission

Photos:

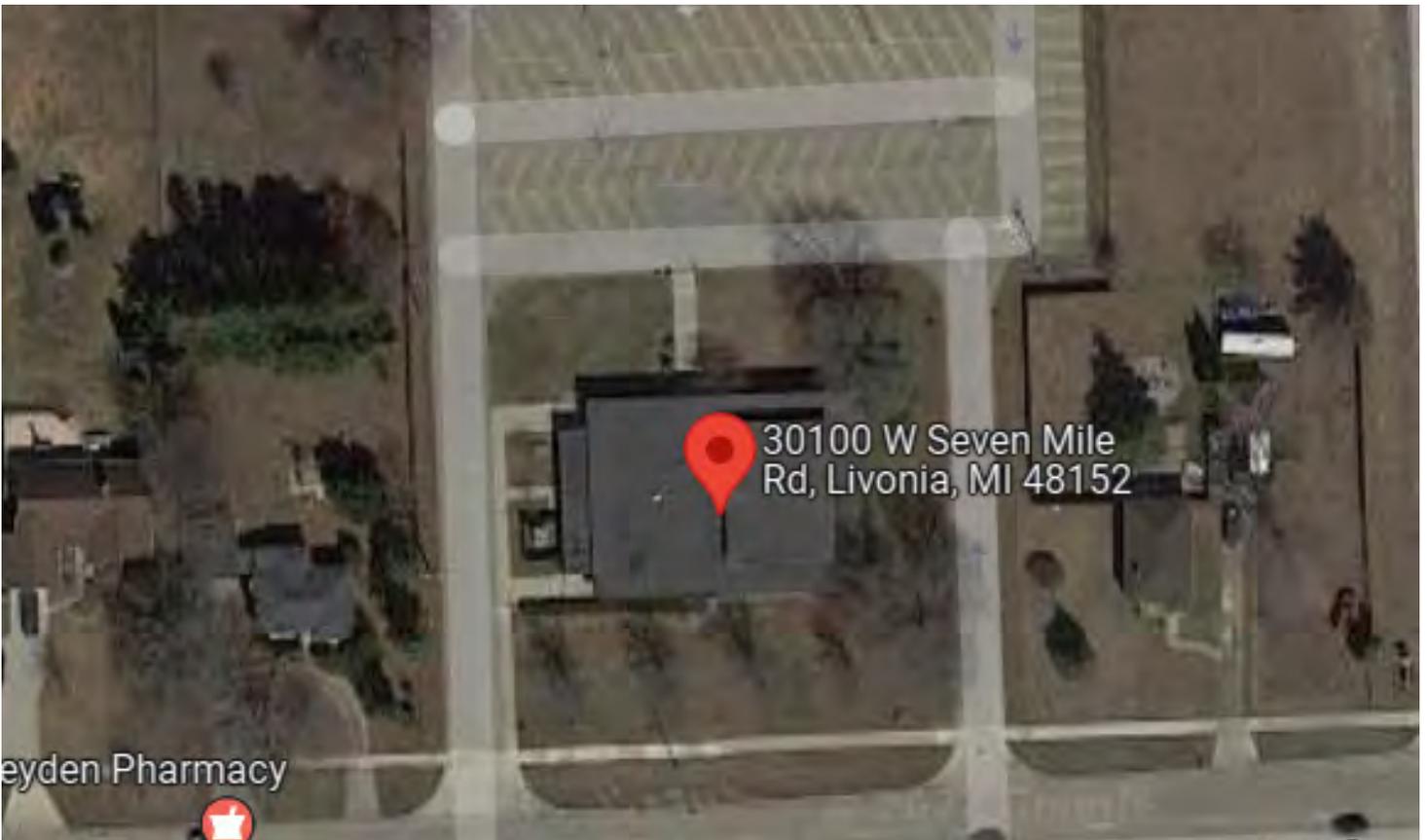


Building 08 – Carl Sandburg Library



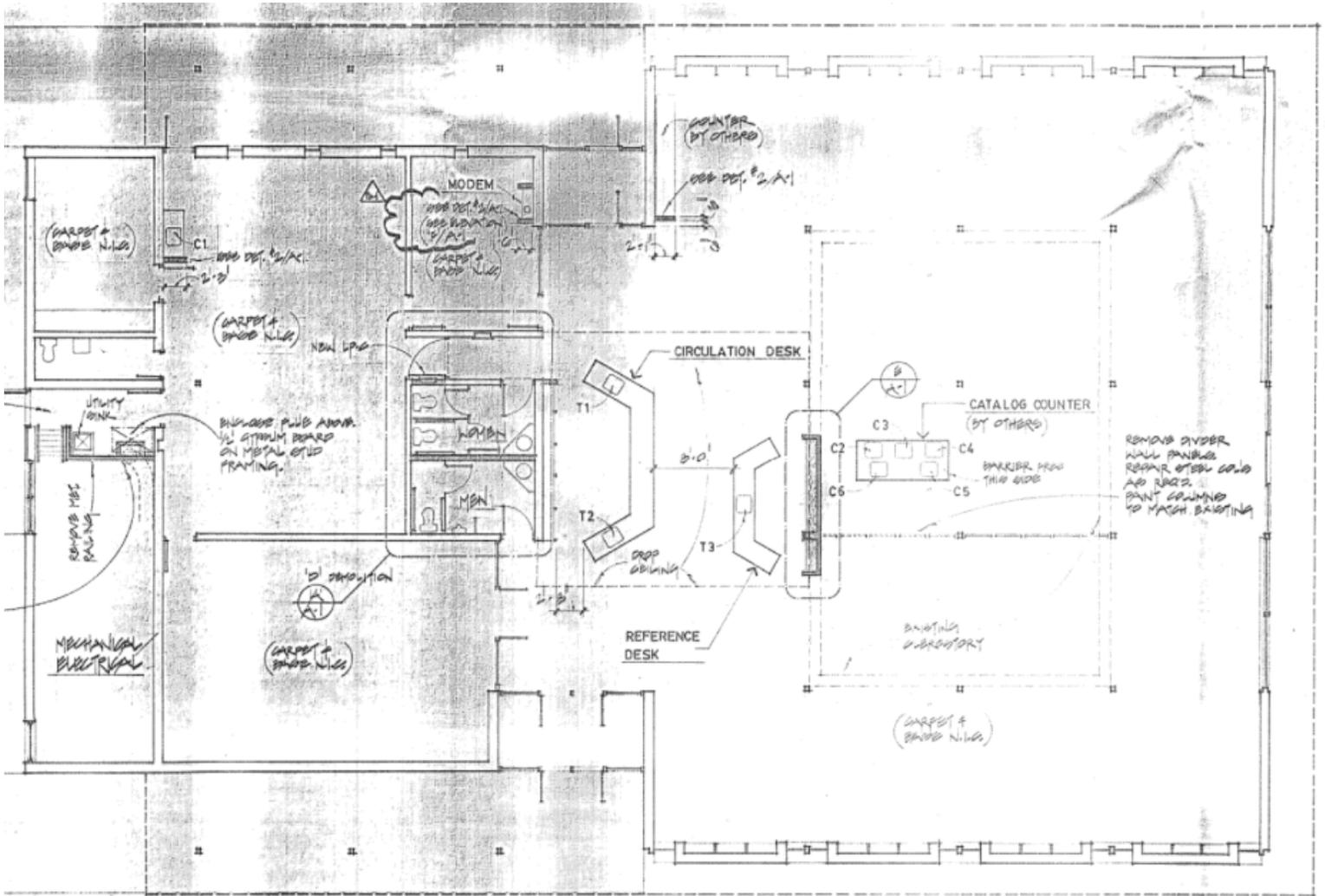
Address:	30100 W. Seven Mile Rd. Livonia MI 48152
Year Built:	1961
Square Footage:	8,600
Site Area:	2.20 Acres
Parking Spaces:	107
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	Tar
Fire Protection:	No

Site Plan:



Building 08 - Carl Sandburg Library

1st Floor Plan:



SECTION C | Individual Building Assessments

Building 08 – Carl Sandburg Library

Summary of Budgets:

Carl Sandburg Library						Cost Data			
Building SF						Specification Factor =	Cost Escalation Factors		
11,000						Geographic Factor =	1.08	1.30	1.48
						Cost Escalation Factor =			
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
1.0 SITE									
Paving									
Pavement and Base Reconstruction	55,000	SF	1	55,000	13.46%	\$0	\$463,320	\$0	
Selective Sidewalk & Curb Replacement	1	Allowance	1	1	0.41%	\$10,800	\$0	\$0	
Sealcoating/Re-striping	55,000	SF	1	55,000	0.67%	\$17,820	\$0	\$0	
Landscaping									
Improve Landscaping	1	Allowance	1	1	0.41%	\$0	\$14,040	\$0	
Utilities									
Catch Basin / Manholes	3	EA	1	3	0.55%	\$0	\$18,870	\$0	
Misc. Utility Repairs	1	Allowance	1	1	1.02%	\$0	\$35,100	\$0	
Monument Sign - Powered & Electronic Display	1	EA	1	1	2.04%	\$54,000	\$0	\$0	
SITE SUBTOTAL						18.56%	\$82,620	\$531,330	\$0
2.0 BUILDING ENVELOPE									
Roofing Work									
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered- (In Process)	15,000	SF	1	15,000	9.44%	\$250,000	\$0	\$0	
Install Roof Access Ladder	1	EA	1	1	0.09%	\$2,419	\$0	\$0	
Windows									
Re-caulk Windows	1	Allowance	1	1	0.31%	\$8,100	\$0	\$0	
Exterior Walls									
Re-Caulk Expansion Joints	1	Allowance	1	1	0.61%	\$16,200	\$0	\$0	
Tuckpointing	1	Allowance	1	1	1.63%	\$43,200	\$0	\$0	
Exterior Doors									
Exterior Hollow Metal Doors/Frames/Hardware- Single Door	2	EA	1	2	0.24%	\$6,480	\$0	\$0	
BUILDING ENVELOPE SUBTOTAL						12.33%	\$326,399	\$0	\$0
3.0 INTERIOR/FINISHES									
Interior Doors & Hardware									
Replace Interior Doors & Hardware	10	EA	1	10	1.63%	\$43,200	\$0	\$0	
Ceilings									
Remove Existing & Install New Acoustic Tile Ceiling	3,000	SF	1	3,000	1.04%	\$27,540	\$0	\$0	
Flooring									
Remove & Replace Flooring - Carpet	11,000	SF	1	11,000	3.01%	\$0	\$0	\$117,802	
Paint									
Paint - Interior	11,000	SF	1	11,000	0.67%	\$0	\$23,166	\$0	
Restrooms									
Renovate - Toilet Room (Single / Staff)	1	EA	2	2	1.37%	\$36,288	\$0	\$0	
Casework & Countertops									
Replace Misc. Casework/Millwork	1	Allowance	1	1	4.08%	\$108,000	\$0	\$0	
INTERIOR/FINISHES SUBTOTAL						11.80%	\$215,028	\$23,166	\$117,802
4.0 PLUMBING SYSTEMS									
Fire Protection									
New Fire Suppression System	11,000	SF	1	11,000	2.24%	\$59,400	\$0	\$0	
Equipment & Fixtures									
Existing Lochinvar Hot Water Heater, Serial # 1213A012099, 2012	1	EA	1	1	0.33%	\$0	\$11,232	\$0	
Replace Flush Valves & Faucets	1	Allowance	1	1	0.46%	\$0	\$0	\$17,902	
Provide Bottle Filler Drinking Fountains	1	EA	1	1	0.27%	\$7,258	\$0	\$0	
Piping									
Replace Piping, Valves & Unions	1	Allowance	1	1	0.49%	\$0	\$0	\$19,181	
PLUMBING SYSTEMS SUBTOTAL						3.79%	\$66,658	\$11,232	\$37,083
5.0 HVAC SYSTEMS									
Equipment									
Existing Lochinvar Boiler, Serial #J938512, 1990	1	EA	1	1	3.06%	\$81,000	\$0	\$0	
Replace Boiler Pumps	1	EA	1	1	0.34%	\$9,072	\$0	\$0	
Existing MagicAire Air Handler Unit, Serial # 940489444, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0	
Existing MagicAire Air Handler Unit, Serial # 940592687, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0	
Existing MagicAire Air Handler Unit, Serial # 94059286, 1994	1	EA	1	1	0.61%	\$16,200	\$0	\$0	
Existing Trane Chiller, Serial # J94E81342, 1994 (Slated for replacement 2022)	1	EA	-	-	0.00%	\$0	\$0	\$0	
Piping									
Replace Piping, Valves & Unions	1	Allowance	1	1	1.02%	\$27,000	\$0	\$0	
Other HVAC									
Air and Water Balance	11,000	SF	1	11,000	0.13%	\$3,564	\$0	\$0	
Commissioning	11,000	SF	1	11,000	0.09%	\$2,376	\$0	\$0	
Temperature Controls- (In Process)	11,000	SF	1	11,000	1.26%	\$33,264	\$0	\$0	
HVAC SYSTEMS SUBTOTAL						8.35%	\$221,076	\$0	\$0

SECTION C | Individual Building Assessments

Building 08 – Carl Sandburg Library

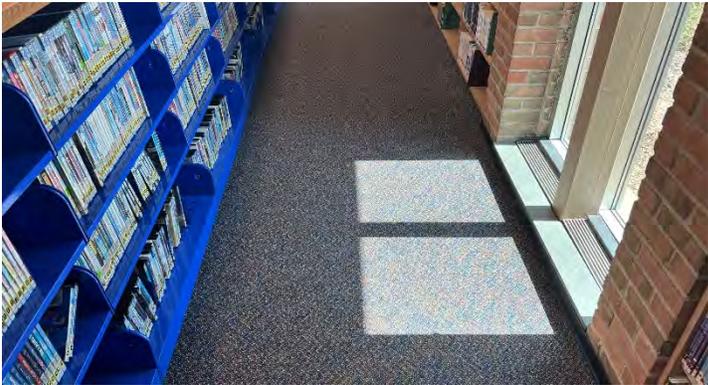
Summary of Budgets:

Carl Sandburg Library						Cost Data			
Building SF						Specification Factor =	Cost Escalation Factors		
11,000						Geographic Factor =	1.08	1.30	1.48
						Cost Escalation Factor =			
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
6.0 ELECTRICAL SYSTEMS									
Power									
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.61%	\$0	\$0	\$23,976	
Replace Existing Electrical Panels	1	Allowance	1	1	2.04%	\$0	\$0	\$79,920	
Power for new HVAC	1	Allowance	1	1	2.28%	\$60,480	\$0	\$0	
Miscellaneous Power Allowance- (New Outlets Needed)	11,000	SF	1	11,000	0.18%	\$4,752	\$0	\$0	
Panel Capacity Investigations and Re-tagging	1	Allowance	1	1	0.69%	\$18,144	\$0	\$0	
Lighting									
Replace Lighting with LED's (New OS, Switching, etc.)	11,000	SF	1	11,000	3.28%	\$86,724	\$0	\$0	
Replace Emergency & Exit Lights	11,000	SF	1	11,000	0.13%	\$3,564	\$0	\$0	
Building Exterior/Site Lighting Allowance	1	Allowance	1	1	2.28%	\$60,480	\$0	\$0	
Fire Alarm System									
Install Fire Alarm System	11,000	SF	1	11,000	0.99%	\$26,136	\$0	\$0	
ELECTRICAL SYSTEMS SUBTOTAL						12.48%	\$260,280	\$0	\$103,896
7.0 SECURITY									
Security									
Security Allowance - Cameras / Surveillance	1	Allowance	1	1	0.61%	\$0	\$0	\$23,976	
Security Allowance - Access Controls	1	Allowance	1	1	0.00%	\$0	\$0	\$23,976	
SECURITY SYSTEMS SUBTOTAL						1.22%	\$0	\$0	\$47,952
8.0 ABATEMENT									
Abatement									
Abatement Allowance	1	Allowance	1	1	2.45%	\$64,800	\$0	\$0	
ABATEMENT SUBTOTAL						2.45%	\$64,800	\$0	\$0
9.0 FURNITURE & EQUIPMENT									
General Furniture									
FFE Allowance	1	Allowance	1	1	1.84%	\$0	\$63,180	\$0	
New Book Shelves	1	Allowance	1	1	3.06%	\$81,000	\$0	\$0	
FURNITURE & EQUIPMENT SUBTOTAL						4.90%	\$81,000	\$63,180	\$0
SOFT COSTS									
Building Infrastructure Improvement Total:					75.89%	\$1,317,861	\$628,908	\$306,733	
Project Contingency:					10.00%	7.10%	\$123,686	\$56,573	\$30,673
Permits, Testing & Printing:					2.50%	1.95%	\$34,014	\$15,558	\$8,435
Professional Fees & Costs:					9.00%	7.85%	\$136,806	\$62,574	\$33,927
Construction Manager Fee & Costs:					9.00%	7.20%	\$125,510	\$57,407	\$31,126
PROJECT TOTAL						100.00%	\$1,737,877	\$821,019	\$410,894

SECTION C | Individual Building Assessments

Building 08 - Carl Sandburg Library

Photos:



SECTION C | Individual Building Assessments

Building 08 – Carl Sandburg Library

Photos:



SECTION C | Individual Building Assessments

Building 08 – Carl Sandburg Library

Photos:



Building 08 - Carl Sandburg Library

Photos:

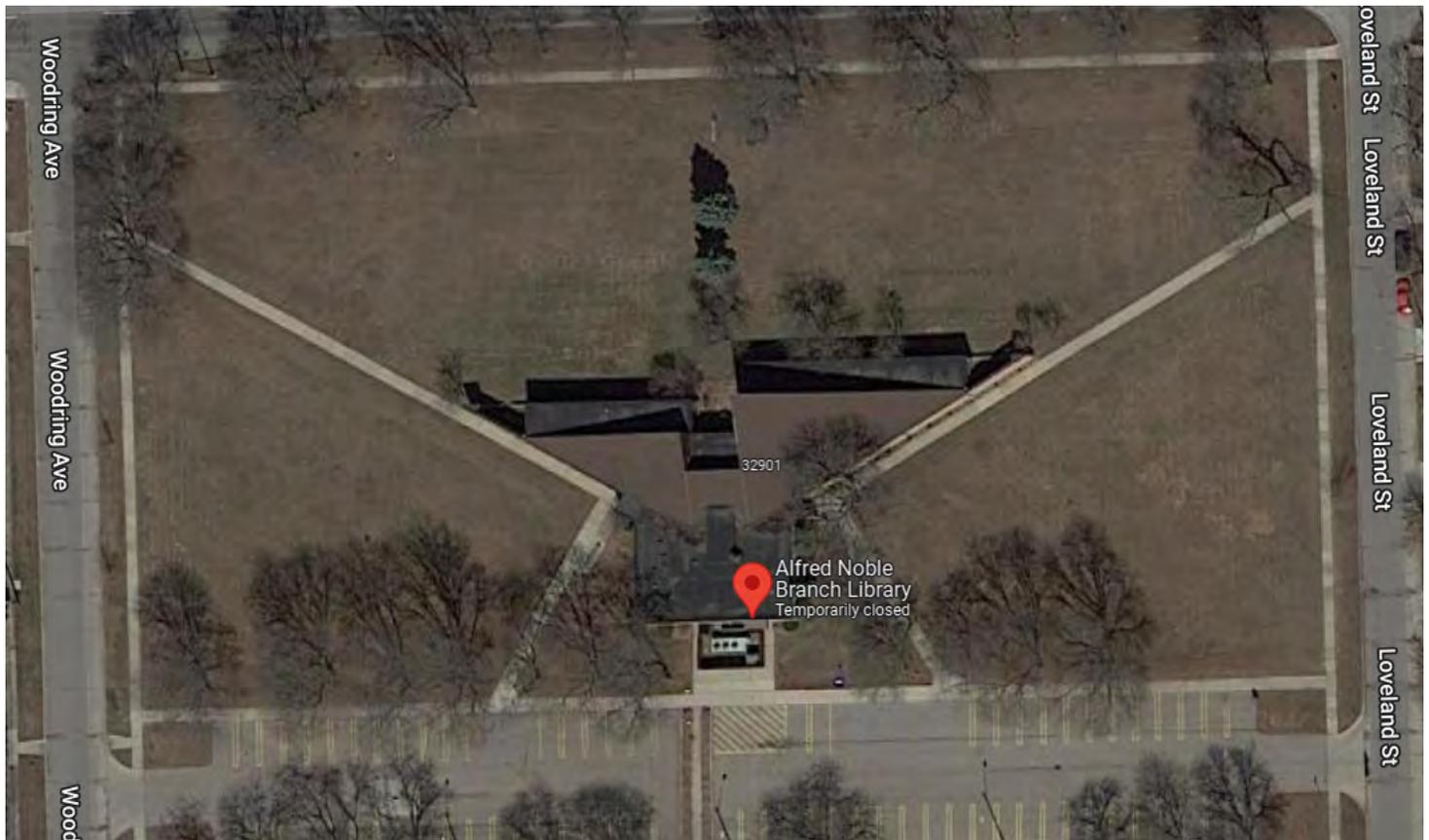


Building 09 – Alfred Noble Branch Library



Address:	32901 Plymouth Rd. Livonia MI 48150
Year Built:	1967
Square Footage:	12,175
Site Area:	4.84 Acres
Parking Spaces:	81
Stories:	1
Basement:	Yes
Elevator(s):	No
Exterior Façade:	Brick
Roof:	EPDM & Shingles
Fire Protection:	No

Site Plan:



SECTION C | Individual Building Assessments

Building 09 – Alfred Noble Branch Library

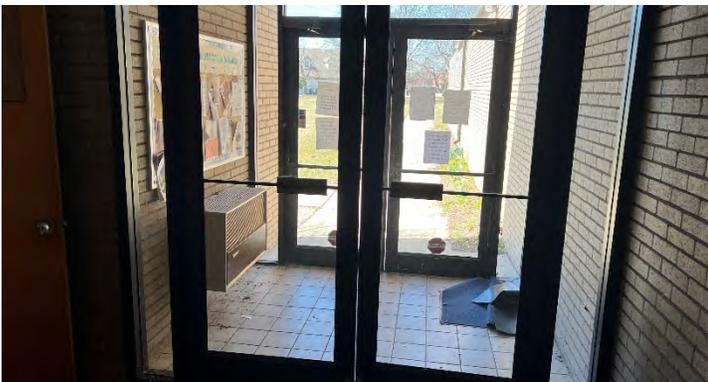
Summary of Budgets:

Alfred Noble Branch Library						Cost Data			
Building SF						Specification Factor =	Cost Escalation Factors		
16,000						Geographic Factor =	1.08	1.30	1.48
						Cost Escalation Factor =			
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Future Need Cost (7 - 10 years)	
1.0 SITE									
Demolition									
Building Demolition (Non-Abated)	16000	SF	1	16,000	47.44%	\$164,160	\$0	\$0	
Paving									
Pulverize Existing Parking Lot	32,000	SF	1	32,000	5.99%	\$20,736	\$0	\$0	
Landscaping									
Landscape Restoration	85000	SF	1	85,000	21.22%	\$73,440	\$0	\$0	
SITE SUBTOTAL						74.65%	\$258,336	\$0	\$0
SOFT COSTS									
Building Infrastructure Improvement Total:						74.65%	\$258,336	\$0	\$0
Project Contingency:						7.47%	\$25,834	\$0	\$0
Permits, Testing & Printing:						2.05%	\$7,104	\$0	\$0
Professional Fees & Costs:						8.26%	\$28,574	\$0	\$0
Construction Manager Fee & Costs:						7.58%	\$26,215	\$0	\$0
PROJECT TOTAL						100.00%	\$346,062	\$0	\$0

SECTION C | Individual Building Assessments

Building 09 - Alfred Noble Branch Library

Photos:



SECTION C | Individual Building Assessments

Building 09 - Alfred Noble Branch Library

Photos:



SECTION C | Individual Building Assessments

Building 09 – Alfred Noble Branch Library

Photos:



SECTION C | Individual Building Assessments

Building 10 – City Wide Technology

Summary of Budgets:

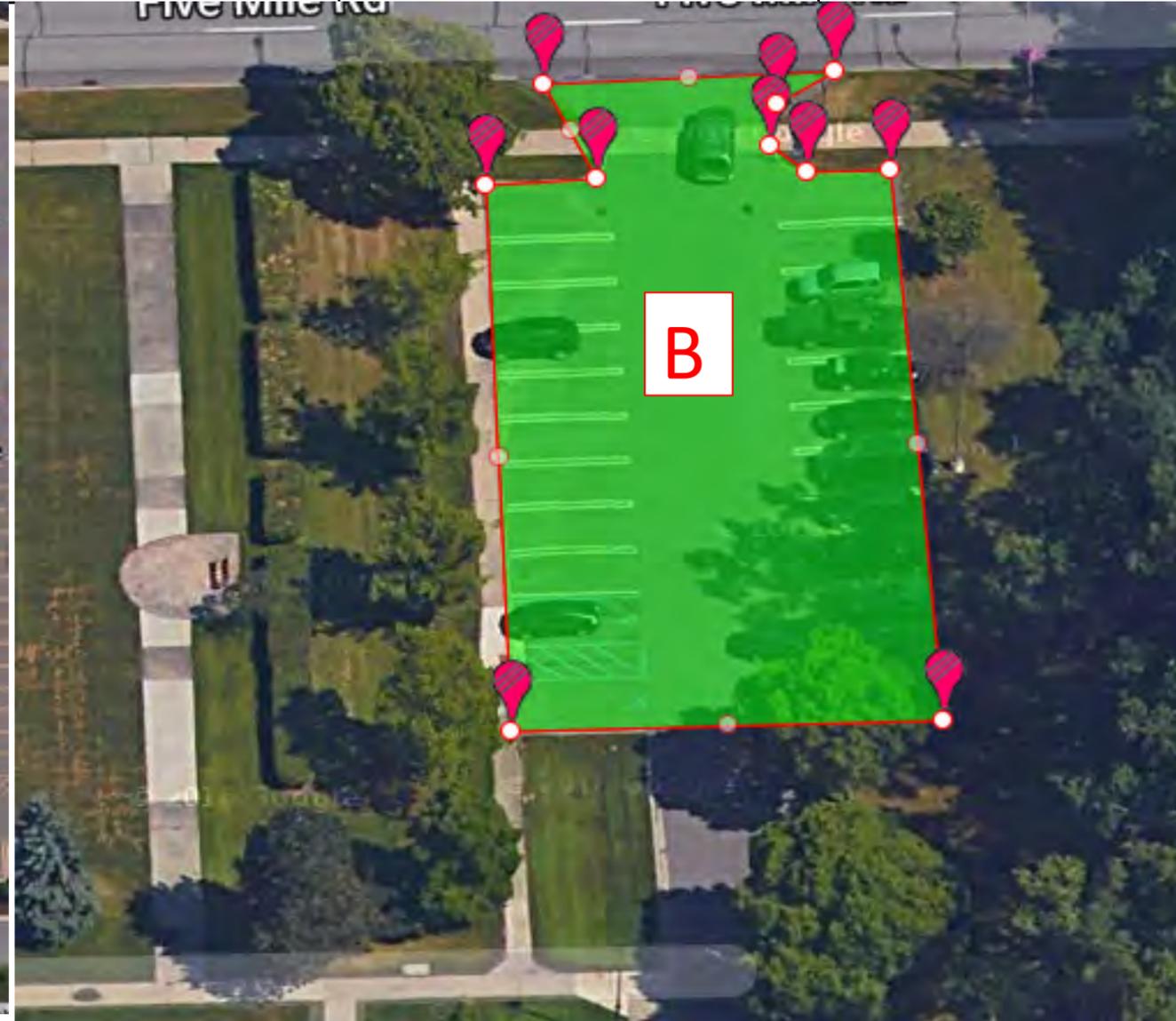
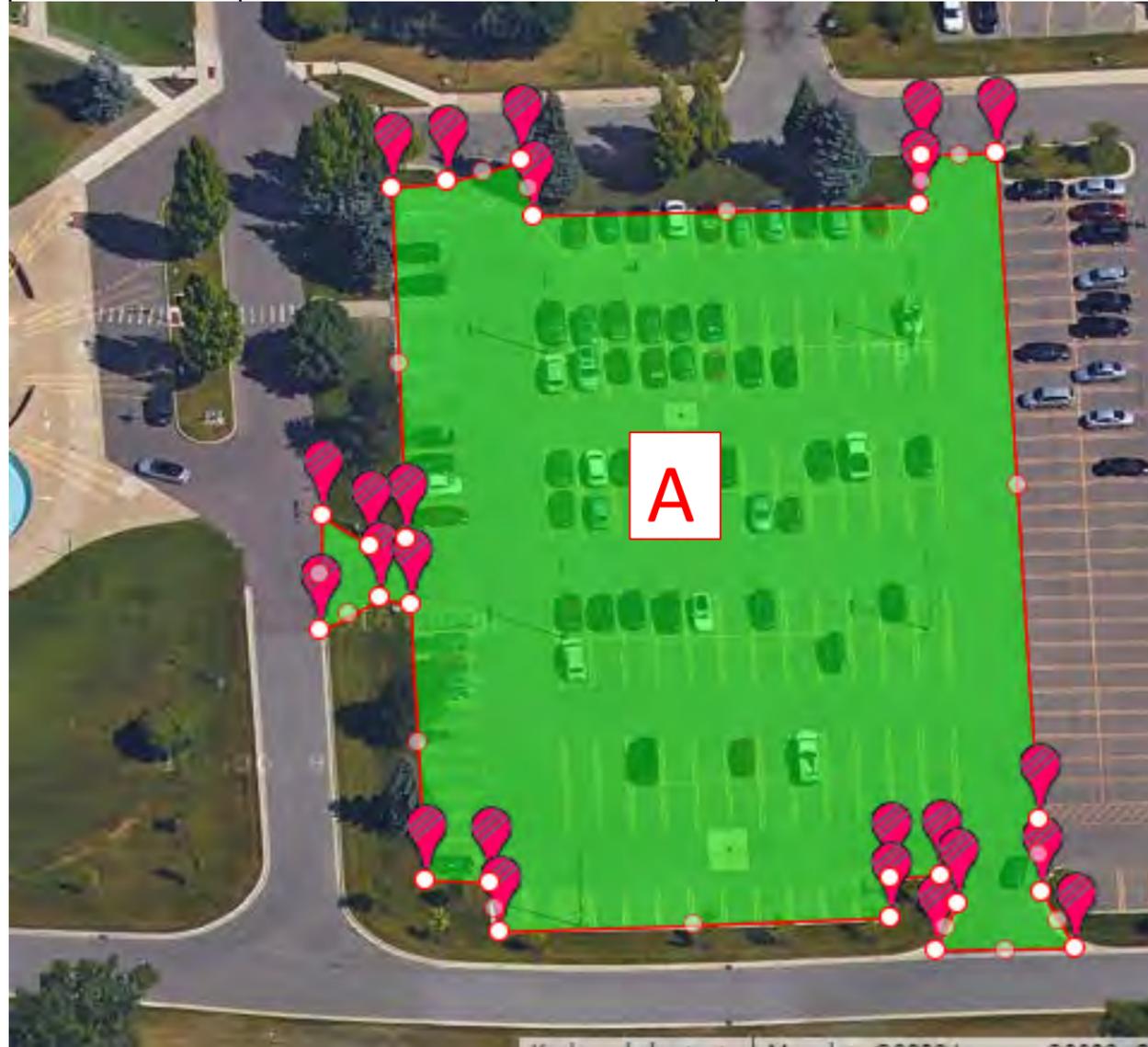
City Wide - Technology						Cost Data			
Building SF						Specification Factor =	Cost Escalation Factors		
						Geographic Factor =	1.08	1.30	1.48
						Cost Escalation Factor =			
Program Area	Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)	
10.0 TECHNOLOGY									
Technology									
Run Fiber To All Buildings (In Process)	10	EA	1	10	37.33%	\$360,000	\$468,000	\$532,800	
Upgrade Wireless Networks	1	Allowance	1	1	18.66%	\$540,000	\$0	\$0	
Electronic Time Keeping System	1	Allowance	1	1	18.66%	\$540,000	\$0	\$0	
TECHNOLOGY SUBTOTAL						74.65%	\$1,440,000	\$468,000	\$532,800
SOFT COSTS									
Building Infrastructure Improvement Total:						74.65%	\$1,440,000	\$468,000	\$532,800
Project Contingency:	10.00%				7.47%	\$144,000	\$46,800	\$53,280	
Permits, Testing & Printing:	2.50%				2.05%	\$39,600	\$12,870	\$14,652	
Professional Fees & Costs:	9.00%				8.26%	\$159,275	\$51,764	\$58,932	
Construction Manager Fee & Costs:	9.00%				7.58%	\$146,124	\$47,490	\$54,066	
PROJECT TOTAL						100.00%	\$1,928,999	\$626,925	\$713,730

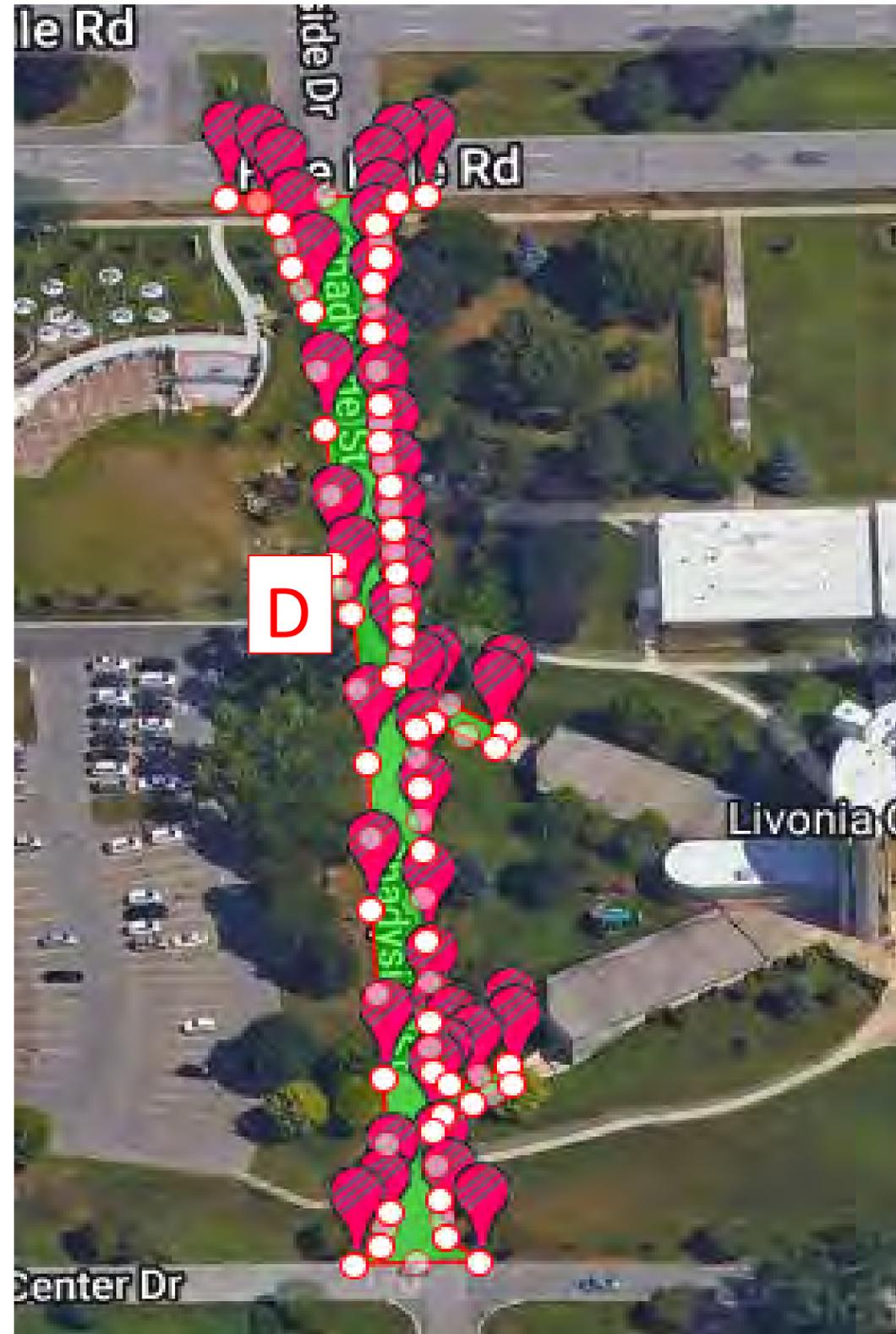
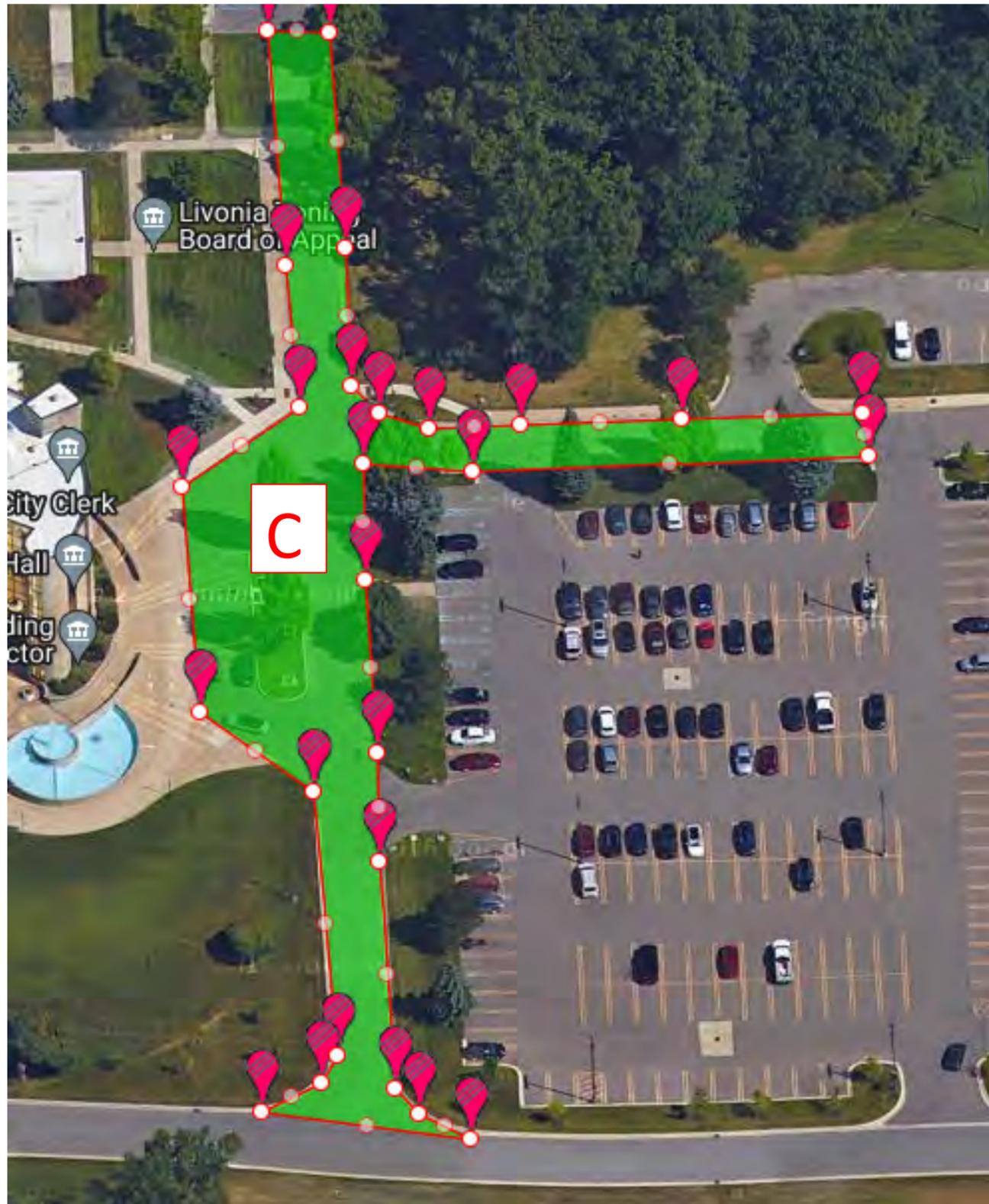


Section D

Parking Lot Take-Offs

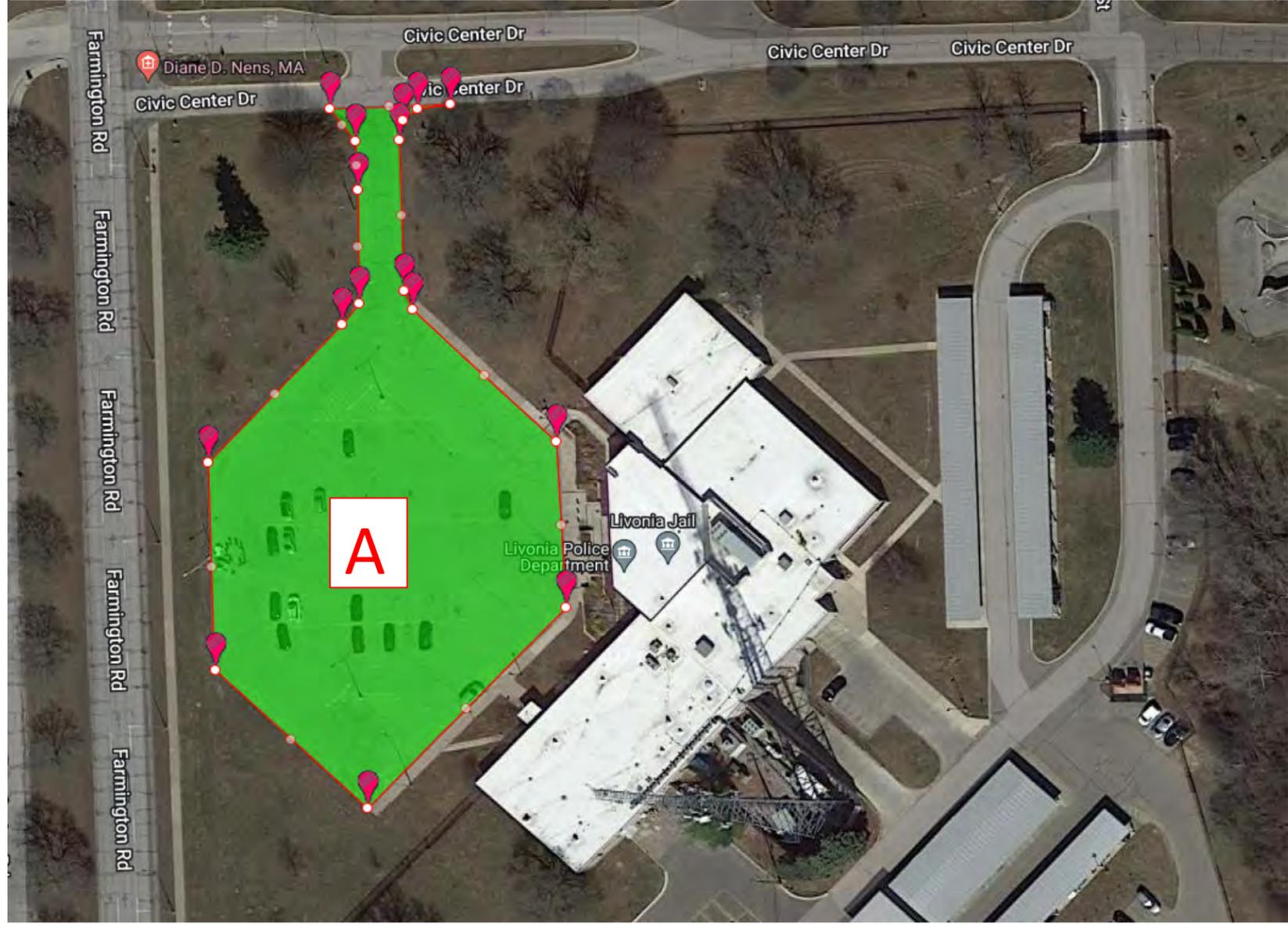
Bldg. No.	Name	Address	
1	City Hall	33000 Civic Center Drive, Livonia, MI 48154	
Parking Area	Material	Sq.ft.	Notes
A	Asphalt	59,369	
B	Asphalt	9,156	
C	Asphalt	22,225	Island removed from total
D	Asphalt	19,447	
TOTAL		110,197	

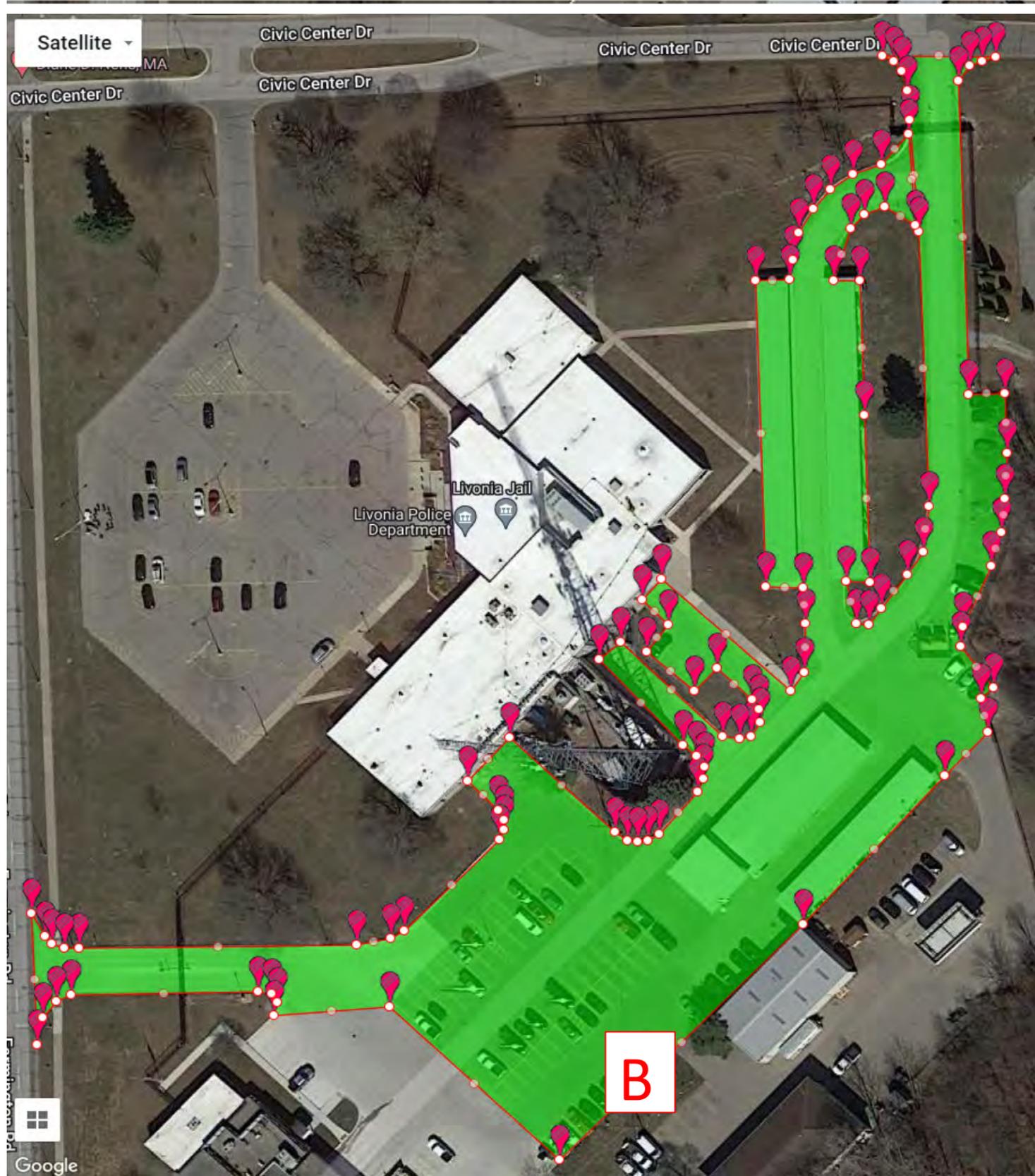




Bldg. No.	Name	Address
1	Police Department	15050 Farmington Rd. Livonia, MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	49,165
B	Asphalt	105,749
TOTAL		154,914

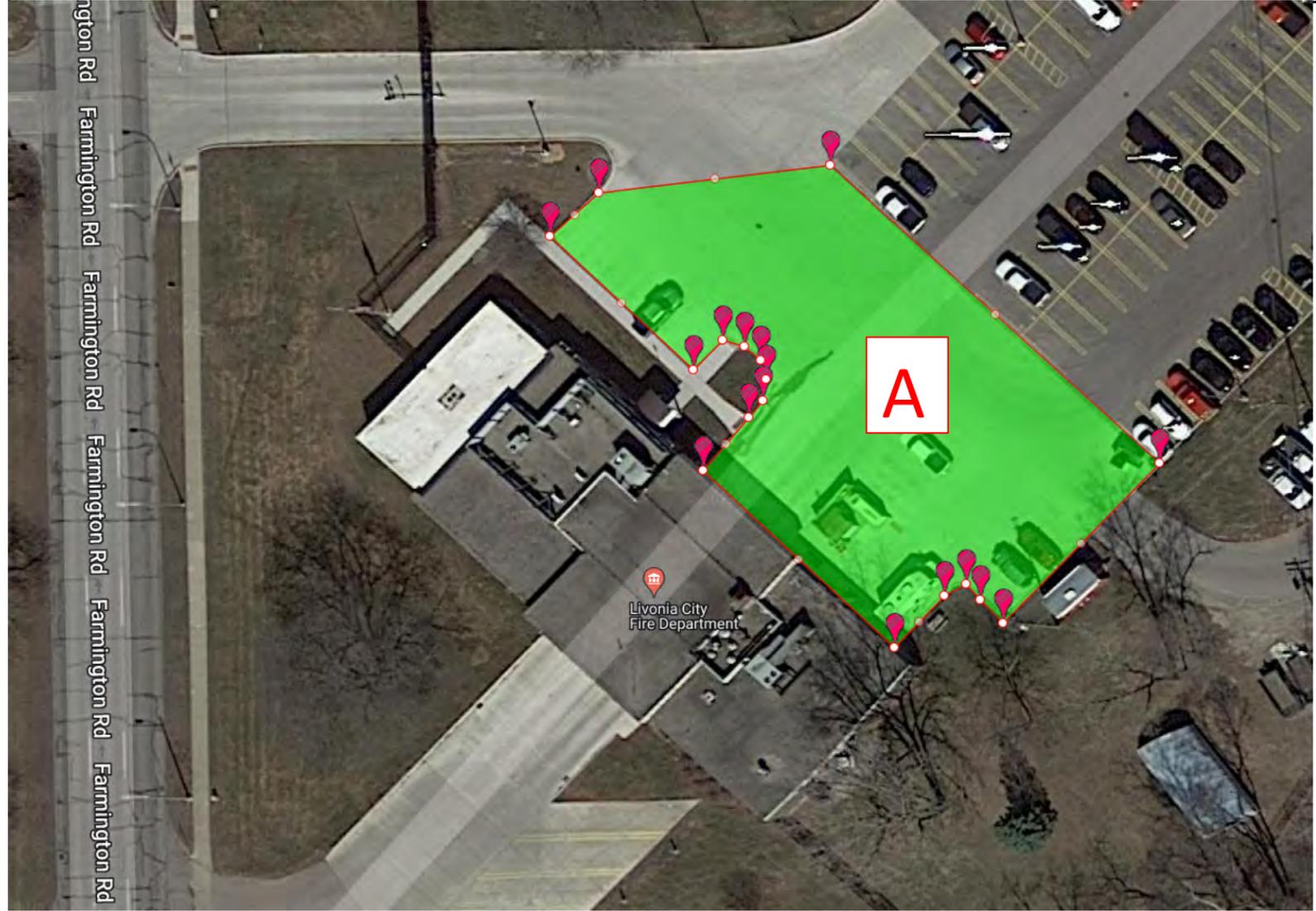
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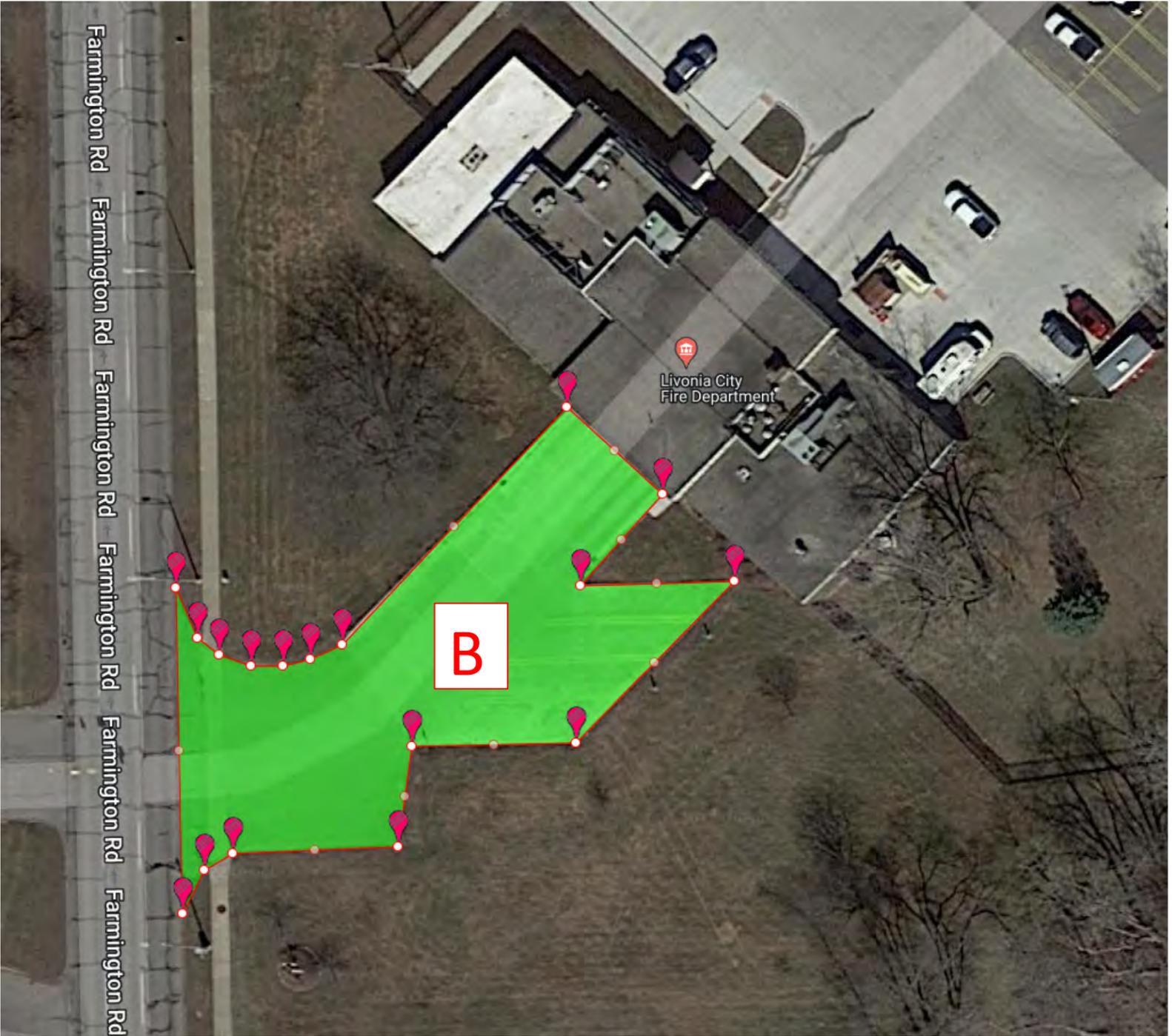




Bldg. No.	Name	Address
1	Livonia City Fire Department	14910 Farmington Rd. Livonia MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	16,365
B	Concrete	11,512
TOTAL		27,877

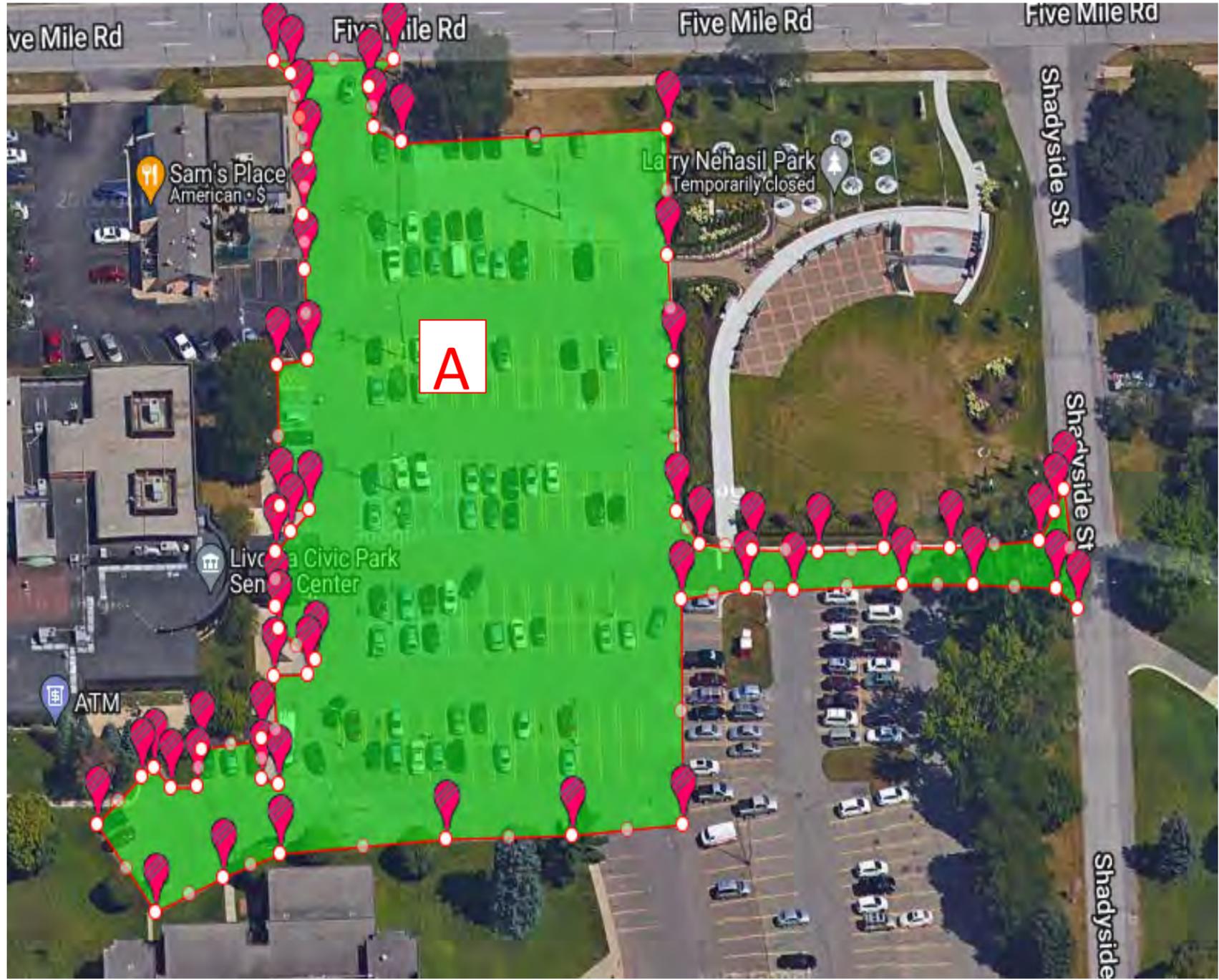
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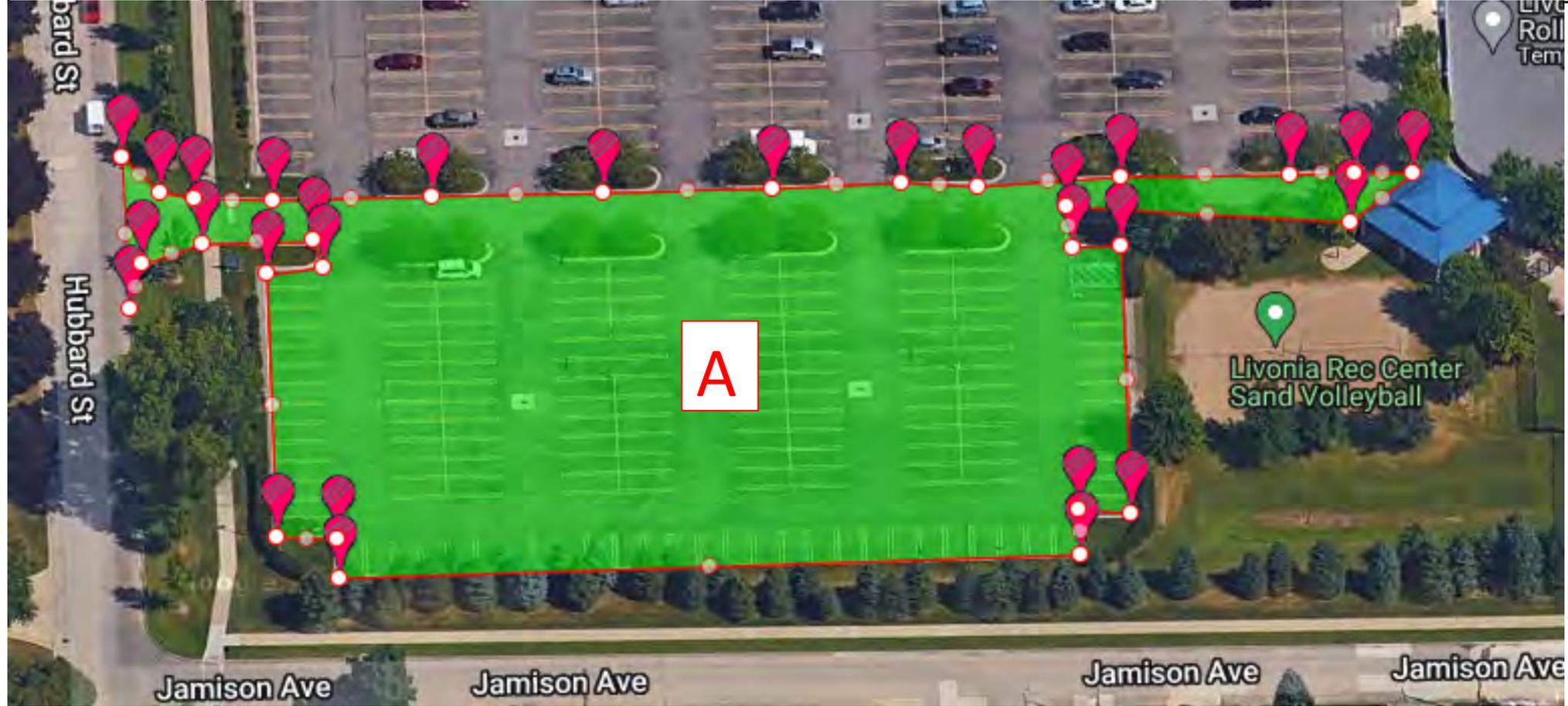


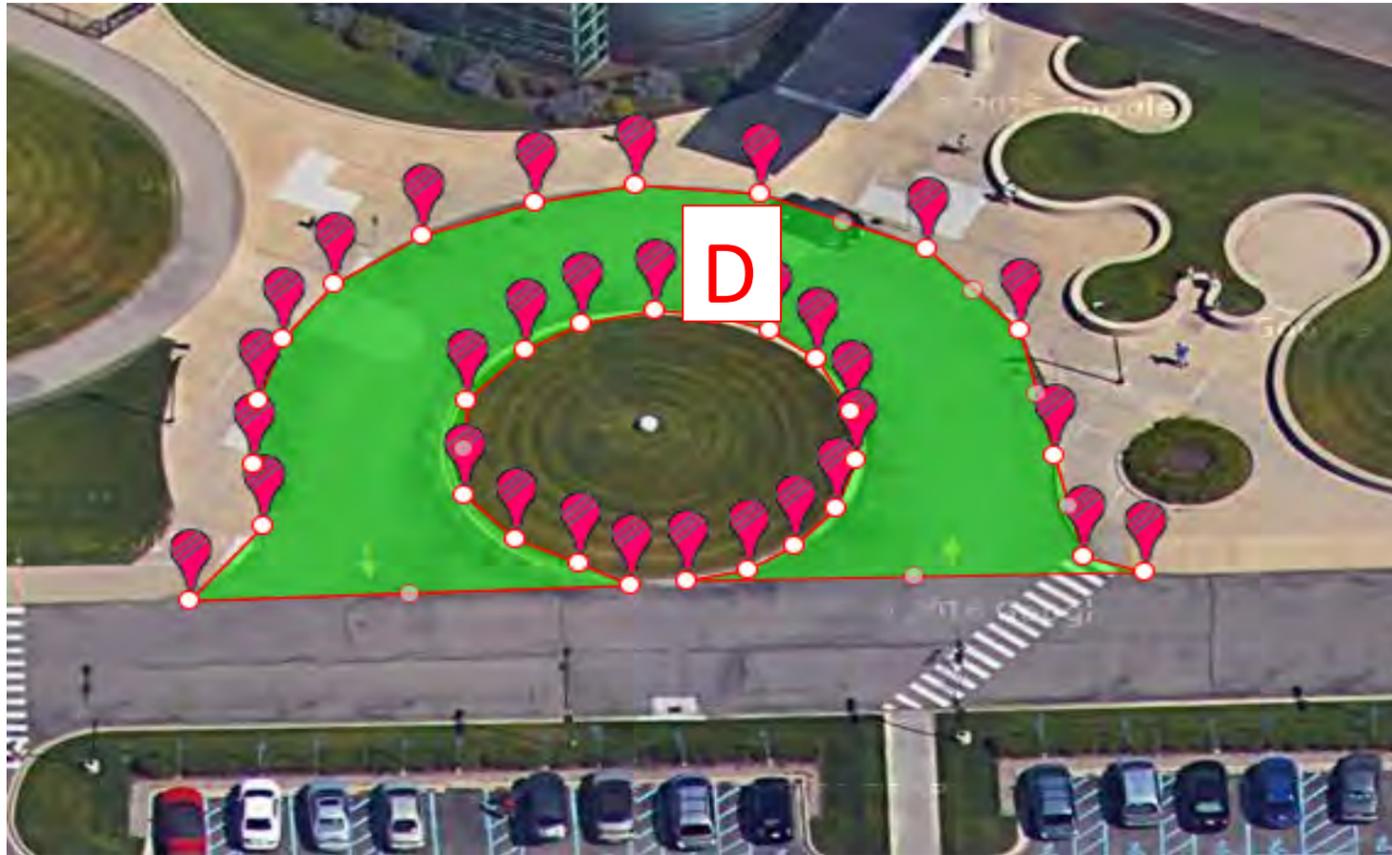
Bldg. No.	Name	Address
1	Senior Center	15218 Farmington Rd. MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	82,497
TOTAL		82,497

Notes



Bldg. No.	Name	Address	
1	Rec Center	15100 Hubbard St. Livonia MI 48154	
Parking Area	Material	Sq.ft.	Notes
A	Asphalt	59,129	Islands removed from total
B	Asphalt	147,576	Islands removed from total
C	Asphalt	9,013	
D	Asphalt	6,634	
TOTAL		222,352	

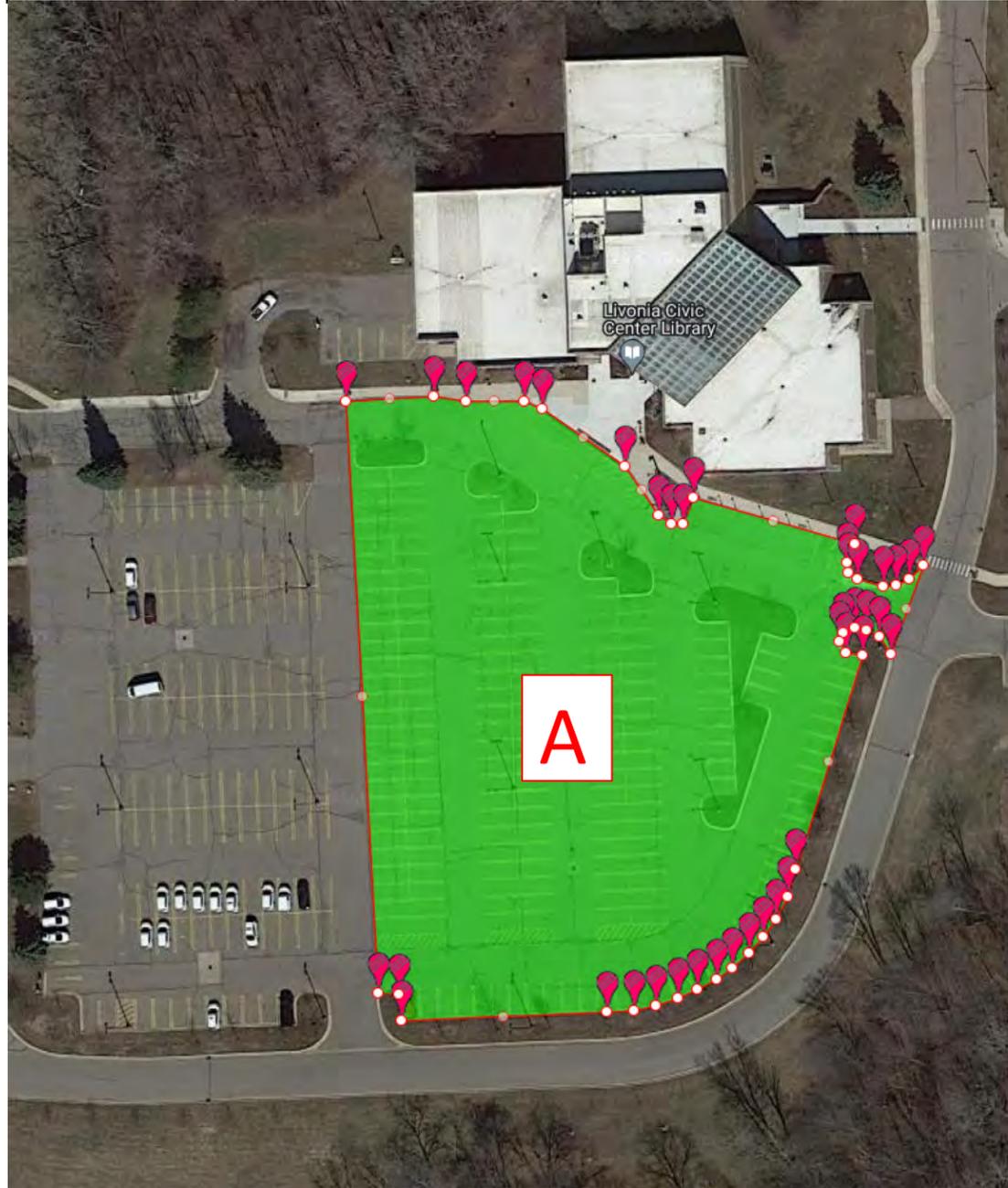




Bldg. No.	Name	Address
1	Livonia Civic Center Library	32777 Five Mile Rd. Livonia MI 48154
Parking Area	Material	Sq.ft.
A	Asphalt	77,118
B	Asphalt	5,269
TOTAL		82,387

Notes

Islands removed from total 2,681
 Islands removed from total 835
 Islands removed from total 649
 Islands removed from total 549
 4,714



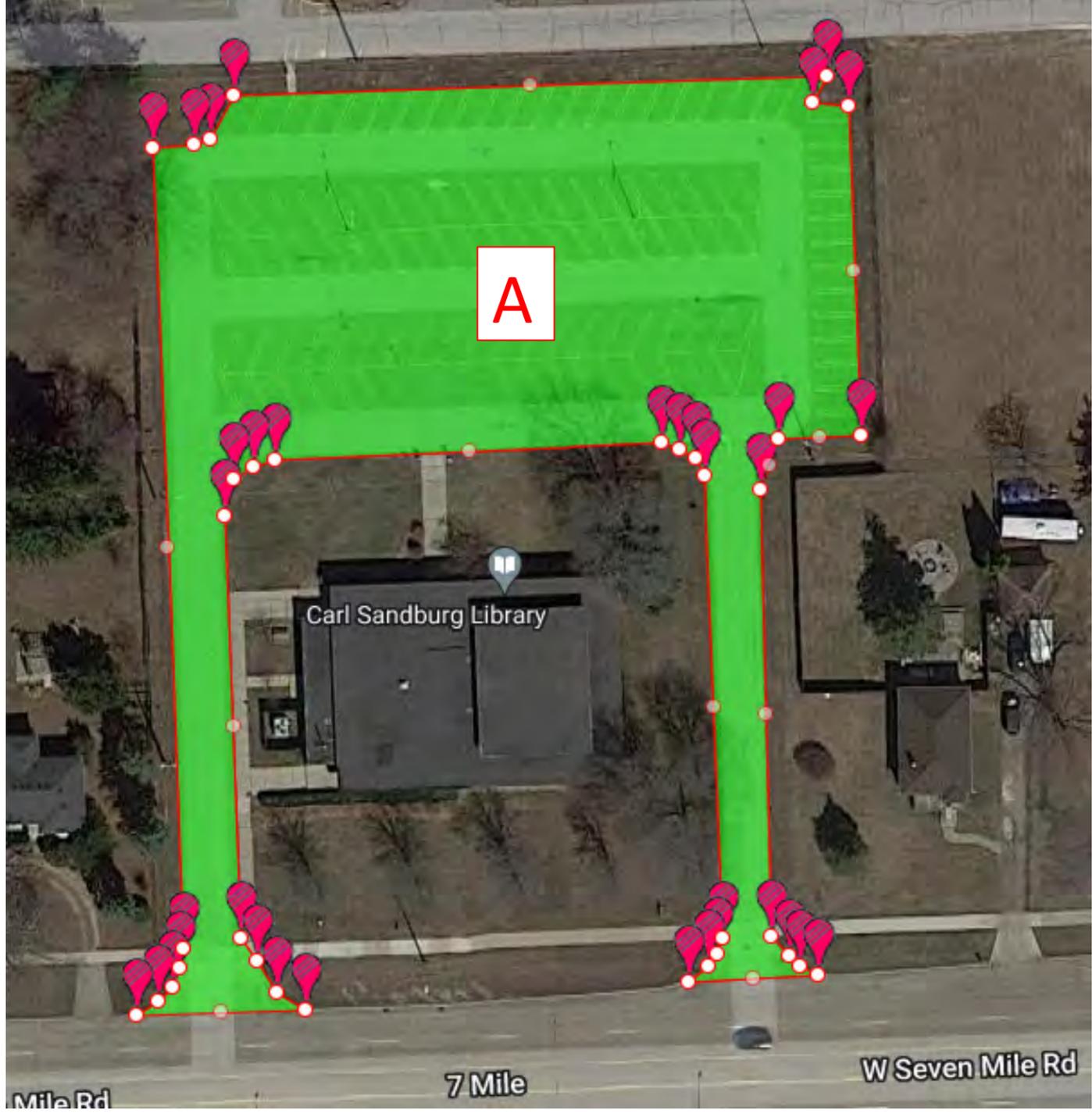
Bldg. No.	Name	Address
1	Livonia Housing Commission	10800 Farmington Rd. Livonia MI 48150
Parking Area	Material	Sq.ft.
A	Asphalt	32,954
TOTAL		32,954

Notes



Bldg. No.	Name	Address
1	Carl Sandburg Library	30100 W. Seven Mile Rd. Livonia MI 48152
Parking Area	Material	Sq.ft.
A	Asphalt	52,073
TOTAL		52,073

Notes



Bldg. No.	Name	Address
1	Alfred Noble Branch Library	32901 Plymouth Rd. Livonia MI 48150
Parking Area	Material	Sq.ft.
A	Asphalt	31,227
TOTAL		31,227

Notes





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