



plante moran | cresa

# 10 Year Capital Plan Report

Van Buren Charter Township

July 20, 2022



Van Buren Charter Township  
Kevin McNamara  
Van Buren Township Supervisor  
46425 Tyler Road  
Van Buren Township, Michigan 48111

April 1, 2022

Dear Mr. McNamara:

Plante Moran Cresa (PMC) was engaged to assess Van Buren Charter Township's (VBCT) 7 buildings and 7 parks. The goal of this assessment was to provide VBCT with a capital planning template with three major components: critical need, deferred maintenance, and property enhancements.

With the understanding that VBCT's intent was to use it as a road map to help establish needs for a comprehensive capital plan, this assessment was intended to be at a high level; it was not exhaustive, nor did it include any destructive investigation. We conducted our assessment through multiple on-site visits, interviews with VBCT staff, and review of VBCT-provided documentation. We wish to acknowledge all VBCT staff for their time, assistance, and cooperation in providing information for the preparation of this assessment.

The following report details these findings and their associated preliminary budgets. It is our sincerest hope that this document is found to be beneficial to VBCT.

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

A handwritten signature in black ink, appearing to read "Robert Stempien".

Robert Stempien, AIA, Senior Vice President





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## Facility Assessment & 10-Year Capital Plan

Van Buren Charter Township  
46425 Tyler Road  
Van Buren Township, MI 48111

Contact:

**Robert Stempien, AIA**

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**Plante Moran Cresa**

3000 Town Center, Suite 100  
Southfield, MI 48075



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## Facility Assessment & 10-Year Capital Plan

Van Buren Charter Township  
46425 Tyler Road  
Van Buren Township, MI 48111

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3000 Town Center, Suite 100  
Southfield, MI 48075



## Section A

### Executive Summary



# Executive Summary

## Overview

**Plante Moran Cresa (PMC)** performed this property assessment at the request of **Van Buren Charter Township (VBCT)** for the township's buildings and parks.

<b>Date(s) of Assessment:</b>	November 2021 – April 2022
<b>District Staff Present:</b>	Hugo Cardenas, Larry Luckett, Elizabeth Renaud, Tammy Dohring
<b>PMC Staff Present:</b>	Robert Stempien, David Goldman
<b>Architect/Engineer Staff Present:</b>	N/A
<b>Number of Buildings/Structures:</b>	7
<b>Number of Parks:</b>	7

## Acknowledgements

For their assistance and cooperation, we wish to acknowledge all township administrators, 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 potential site, materials, and building system defects that might significantly affect the value of the buildings and properties;
- Communicate conditions identified that may have a significant impact on the future operation of the buildings and parks;
- Assist the township's leadership in identifying the buildings' and parks' critical needs in order to provide a rough order of magnitude of potential costs for capital improvement planning;
- 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 Property Enhancements (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 township 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.

PMC observed representative samples of the major building and site 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
- Fire protection & fire alarm

The Township provided PMC with the following documentation for some of the properties (if available) to aid in the creation of this report:

- Property site plans
- Floor plans
- Roof plans
- Maintenance logs / reports

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



## 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 Abbrev 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 may identify items by third party architect that do not appear to be in general conformance with the Title III requirements; correction of these reported items may not bring the property into total compliance with ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by ADA. The owner must determine this issue. Such opinions are subject to the limitations on opinions of probable cost set forth in Section A (Opinion of Probable Cost). While PMC will communicate items of concern regarding compliance with title III and/or other codes it has observed, PMC makes no representation that the identified items of concern are actual code violations or are inclusive of any and all potential code violations. This assessment is not a building code, safety, regulatory, or environmental compliance inspection.

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 Abbrev 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.



Assumptions & Clarifications

VAN BUREN CHARTER TOWNSHIP ASSUMPTIONS / CLARIFICATIONS	
1	Reviewed and incorporated "Strategic Planning for Future Capital Expenses for the Fire Department Ranging from 2020 to 2030" document as provided by the Van Buren Township Department of Public Safety
2	Reviewed and incorporated hvac equipment as documented and provided by Mark Pavlicek from W.J. O'Neil Company - Mechanical Contracting and Services e-mail dated Feb. 18, 2022
3	Reviewed and incorporated site renovations & inclusions as documented and provided by Russell Design Landscape Architecture quote (indicated as RDLA), dated May 14, 2021
4	Reviewed and incorporated BAM front entry restoration/landscaping/signage budgeting provided by Elizabeth Renaud (Van Buren) via e-mail dated April 1, 2022
5	Water Tower: Reviewed and incorporated Wolverine Power Systems quote dated 5/9/2022. Option #2 was selected and for budgetary purposes entered in as \$60,500 in lieu of \$65,475 as the costs found herein are escalated (indicated as Wolverine)
6	Town Hall: Reviewed and incorporated All Star Alarm LLC fire alarm quote dated 5/16/2022. For budgetary purposes entered in as \$36,000 in lieu of \$38,503 as the costs found herein are escalated (indicated as All Star Alarm)
7	Water Tower: Reviewed and incorporated fuel island hardware, cloud software, existing key chips and AVI milage package per e-mail from Mike Godek (RW Mercer Co,) dated 5/13/2022. Option #3 was selected and for budgetary purposes entered in as \$58,500 in lieu of \$63,000 as the costs found herein are escalated FI)

## 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.

## Priority Definitions

### Life Safety (LS)

Identified as an item of concern that should be addressed as soon as possible because may potentially affect the life safety of users.

### Critical Need (CN)

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

### Deferred Maintenance (DM)

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

### Property Enhancement (PE)

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

## 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 property enhancements. Costs provided are based on mid-level commercial pricing.

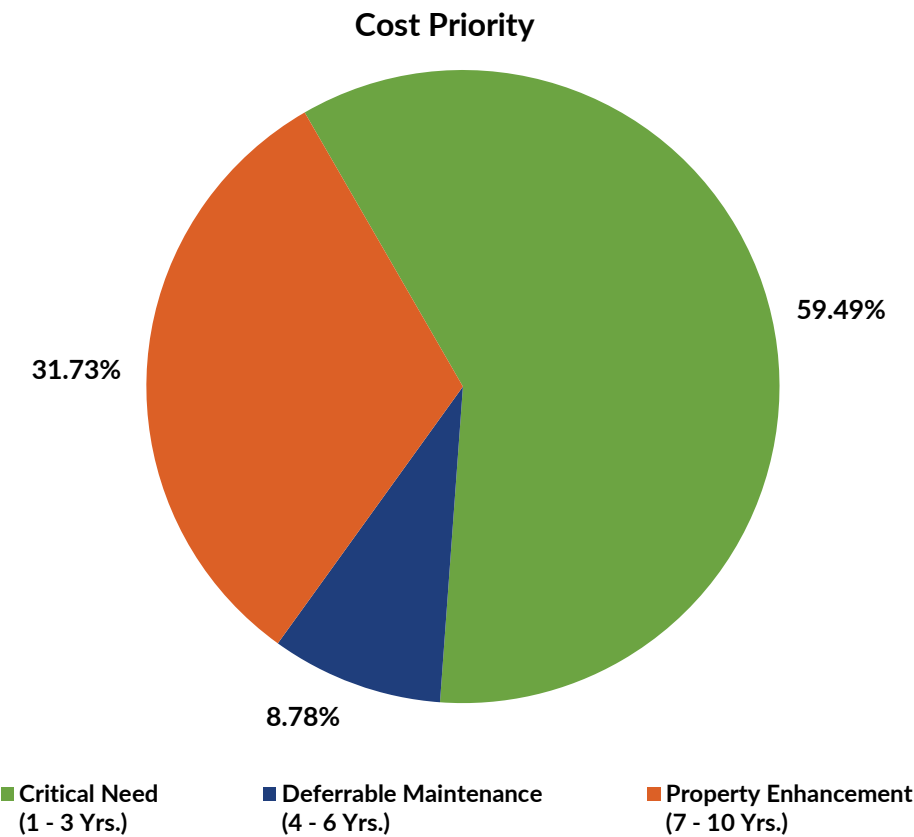
Our intent in this report is to outline material physical deficiencies and the corresponding opinion of probable costs that are commensurate with the complexity and age of the buildings. Opinions of probable costs that are a threshold amount of approximately \$1,000 or less are omitted from our review.

Replacement and repair preliminary budgets are based on approximate quantities. Specific building square footages are estimates based on the information provided by the township. 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 township in consideration for future renovations of the aforementioned buildings and parks. We highly recommend that, if any of the recommendations are to move forward accordingly, the township (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.

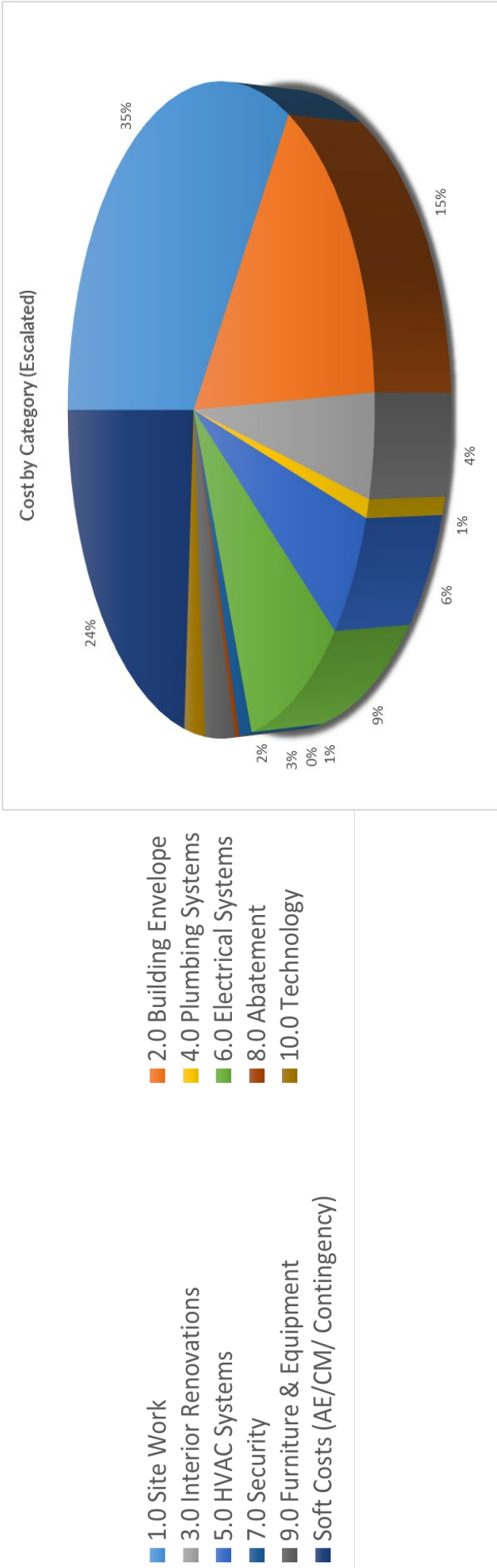
Summary of Costs by Priority

SUMMARY OF COSTS BY PRIORITIZATION					
FACILITY ASSESSMENT					
Bldg/Park #	Name of Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Property Enhancement (7 - 10 Yrs.)	Complete Cost with Escalation
BUILDINGS					
1	Township Hall	\$3,449,814	\$518,698	\$807,461	\$4,775,974
2	Water Tower Site	\$705,616	\$0	\$95,925	\$801,541
3	Belleville Area Museum	\$2,148,481	\$58,508	\$131,530	\$2,338,519
4	Fire Station #1	\$265,030	\$377,515	\$1,552,495	\$2,195,040
5	Fire Station #2	\$389,954	\$402,683	\$1,662,432	\$2,455,069
6	Fire Station #3	\$77,039	\$0	\$0	\$77,039
7	Old Fire Station #2	\$75,665	\$0	\$0	\$75,665
PARKS					
P1	Quirk Park	\$511,185	\$167,414	\$71,373	\$749,972
P2	Harris Park	\$0	\$9,404	\$0	\$9,404
P3	Haggerty Neighborhood Park	\$29,658	\$5,924	\$95,615	\$131,198
P4	French Landing	\$1,232,413	\$0	\$0	\$1,232,413
P5	Riggs Heritage Park	\$115,137	\$39,912	\$301,080	\$456,128
P6	PickleBall & Tennis Courts	\$11,343	\$0	\$119,907	\$131,249
P7	Van Buren Park	\$3,184,363	\$220,857	\$1,666,402	\$5,071,623
TOTAL BUILDINGS BUDGET		\$12,195,699	\$1,800,916	\$6,504,219	\$20,500,834



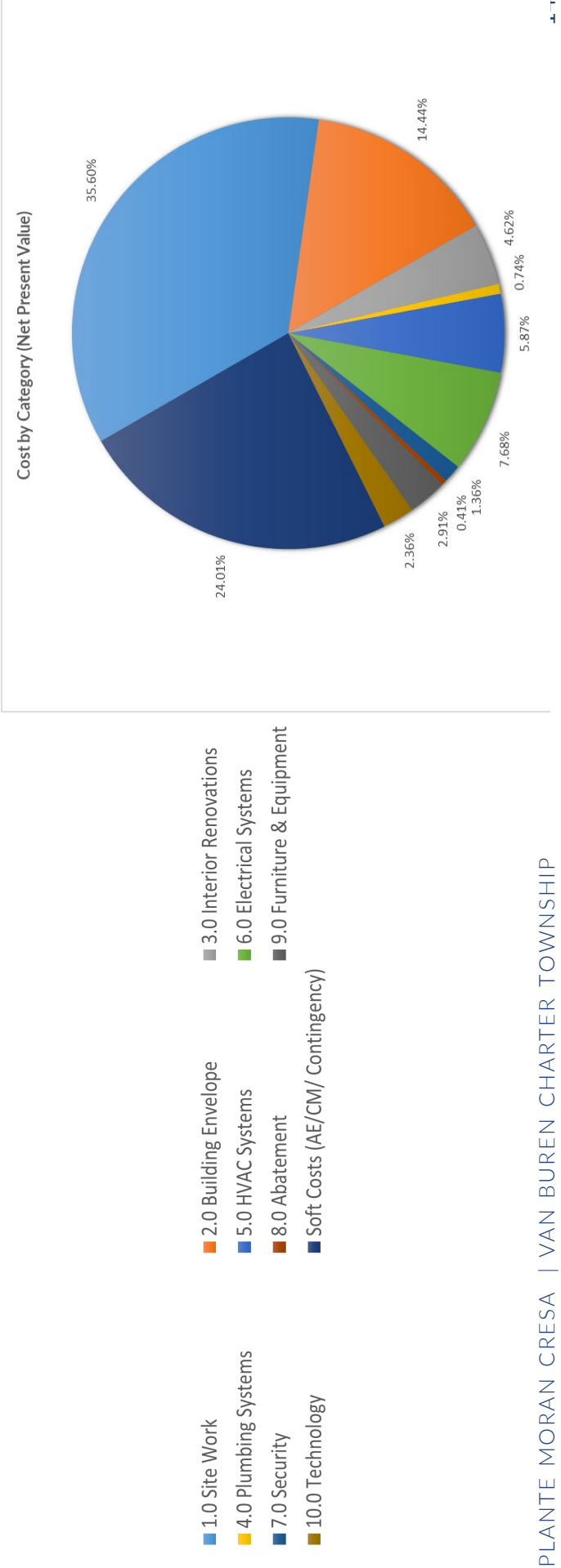
Summary of Costs by Category

SUMMARY OF COSTS BY SCOPE OF WORK (ESCALATED)														
Bldg/Park #	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)
BUILDINGS														
1	Township Hall	\$4,394,395	\$722,805	\$1,656,857	\$80,028	\$3,996	\$514,993	\$191,700	\$93,744	\$46,912	\$87,091	\$253,476	\$1,124,371	\$4,775,974
2	Water Tower Site	\$770,430	\$452,029	\$71,608	\$0	\$0	\$0	\$65,340	\$9,374	\$0	\$0	\$0	\$203,190	\$801,541
3	Belleville Area Museum	\$2,282,359	\$290,822	\$214,099	\$523,339	\$67,717	\$390,256	\$152,479	\$20,563	\$35,640	\$68,040	\$0	\$575,564	\$2,338,519
4	Fire Station #1	\$1,604,409	\$272,970	\$176,707	\$93,019	\$45,662	\$123,336	\$634,743	\$34,992	\$0	\$243,264	\$101,238	\$469,109	\$2,195,040
5	Fire Station #2	\$1,822,975	\$329,130	\$309,774	\$91,426	\$31,437	\$73,915	\$707,849	\$34,992	\$0	\$239,808	\$100,698	\$536,039	\$2,455,069
6	Fire Station #3	\$77,039	\$57,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,529	\$77,039
7	Old Fire Station #2	\$75,665	\$56,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,181	\$75,665
PARKS														
P1	Quirk Park	\$688,190	\$478,552	\$0	\$64,800	\$7,862	\$0	\$0	\$8,640	\$0	\$0	\$0	\$190,117	\$749,972
P2	Harris Park	\$7,234	\$7,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,384	\$9,404
P3	Haggerty Neighborhood Park	\$98,820	\$89,299	\$0	\$0	\$0	\$0	\$0	\$8,640	\$0	\$0	\$0	\$33,258	\$131,198
P4	PickleBall & Tennis Courts	\$92,360	\$89,510	\$0	\$0	\$0	\$0	\$0	\$8,467	\$0	\$0	\$0	\$33,272	\$131,249
P5	Riggs Heritage Park	\$349,271	\$331,860	\$0	\$0	\$0	\$0	\$0	\$8,640	\$0	\$0	\$0	\$115,628	\$456,128
P6	French Landing	\$1,232,413	\$876,798	\$0	\$43,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,232,415	\$1,232,415
P7	Van Buren Park	\$4,480,201	\$3,067,141	\$554,126	\$0	\$7,862	\$16,200	\$119,042	\$21,600	\$0	\$0	\$0	\$1,285,651	\$5,071,623
TOTAL		\$17,975,761	\$7,121,931	\$2,983,173	\$895,812	\$164,536	\$1,118,701	\$1,871,152	\$249,653	\$82,552	\$638,204	\$455,412	\$4,919,708	\$20,500,834



Summary of Costs by Category

SUMMARY OF COSTS BY SCOPE OF WORK (NET PRESENT VALUE)													
Bldg/Park #	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)
BUILDINGS													
1	Township Hall	\$4,394,395	\$554,854	\$1,630,989	\$70,308	\$2,700	\$499,318	\$164,808	\$93,744	\$37,232	\$72,576	\$230,796	\$1,037,070
2	Water Tower Site	\$770,430	\$452,029	\$48,384	\$0	\$0	\$0	\$65,340	\$9,374	\$0	\$0	\$0	\$195,303
3	Belleville Area Museum	\$2,282,359	\$290,822	\$195,471	\$520,145	\$62,035	\$389,219	\$149,576	\$20,563	\$35,640	\$54,000	\$0	\$564,886
4	Fire Station #1	\$1,604,409	\$202,500	\$122,688	\$64,718	\$31,903	\$94,500	\$428,880	\$32,400	\$0	\$198,599	\$96,248	\$331,972
5	Fire Station #2	\$1,822,975	\$245,700	\$223,668	\$66,912	\$24,646	\$56,484	\$490,536	\$32,400	\$0	\$198,059	\$97,328	\$387,242
6	Fire Station #3	\$77,039	\$57,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,529
7	Old Fire Station #2	\$75,665	\$56,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,181
PARKS													
P1	Quirk Park	\$688,190	\$434,246	\$0	\$64,800	\$6,048	\$0	\$0	\$8,640	\$0	\$0	\$0	\$174,455
P2	Harris Park	\$7,234	\$5,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,834
P3	Haggerty Neighborhood Park	\$98,820	\$65,129	\$0	\$0	\$0	\$0	\$0	\$8,640	\$0	\$0	\$0	\$25,051
P4	French Landing	\$1,232,413	\$876,798	\$0	\$43,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312,415
P5	Riggs Heritage Park	\$349,271	\$252,091	\$0	\$0	\$0	\$0	\$0	\$8,640	\$0	\$0	\$0	\$88,540
P6	PickleBall & Tennis Courts	\$92,360	\$60,480	\$0	\$0	\$0	\$0	\$0	\$8,467	\$0	\$0	\$0	\$23,413
P7	Van Buren Park	\$4,480,201	\$2,845,212	\$374,760	\$0	\$6,048	\$16,200	\$80,654	\$21,600	\$0	\$0	\$0	\$1,135,726
TOTAL		\$17,975,761	\$6,399,256	\$2,595,960	\$830,084	\$133,380	\$1,055,721	\$1,379,794	\$244,469	\$72,872	\$523,234	\$424,372	\$4,316,619





A large, white, cylindrical water tower stands against a clear blue sky with scattered white clouds. The tower has a wide, white, flared top section. On this section, the words "VAN BUREN TOWNSHIP" are written in a dark blue, serif font, following the curve of the tower. To the left of the text is a dark blue logo consisting of a stylized 'V' and 'B' intertwined. The main body of the tower is a lighter, tan color with horizontal lines and several small, rectangular windows. At the base of the tower, there is a black metal fence and a paved area. In the background, there are bare trees and a white car parked on the right.

VAN BUREN TOWNSHIP



## Section B

### Property Summary



## SECTION B

## Property Summary

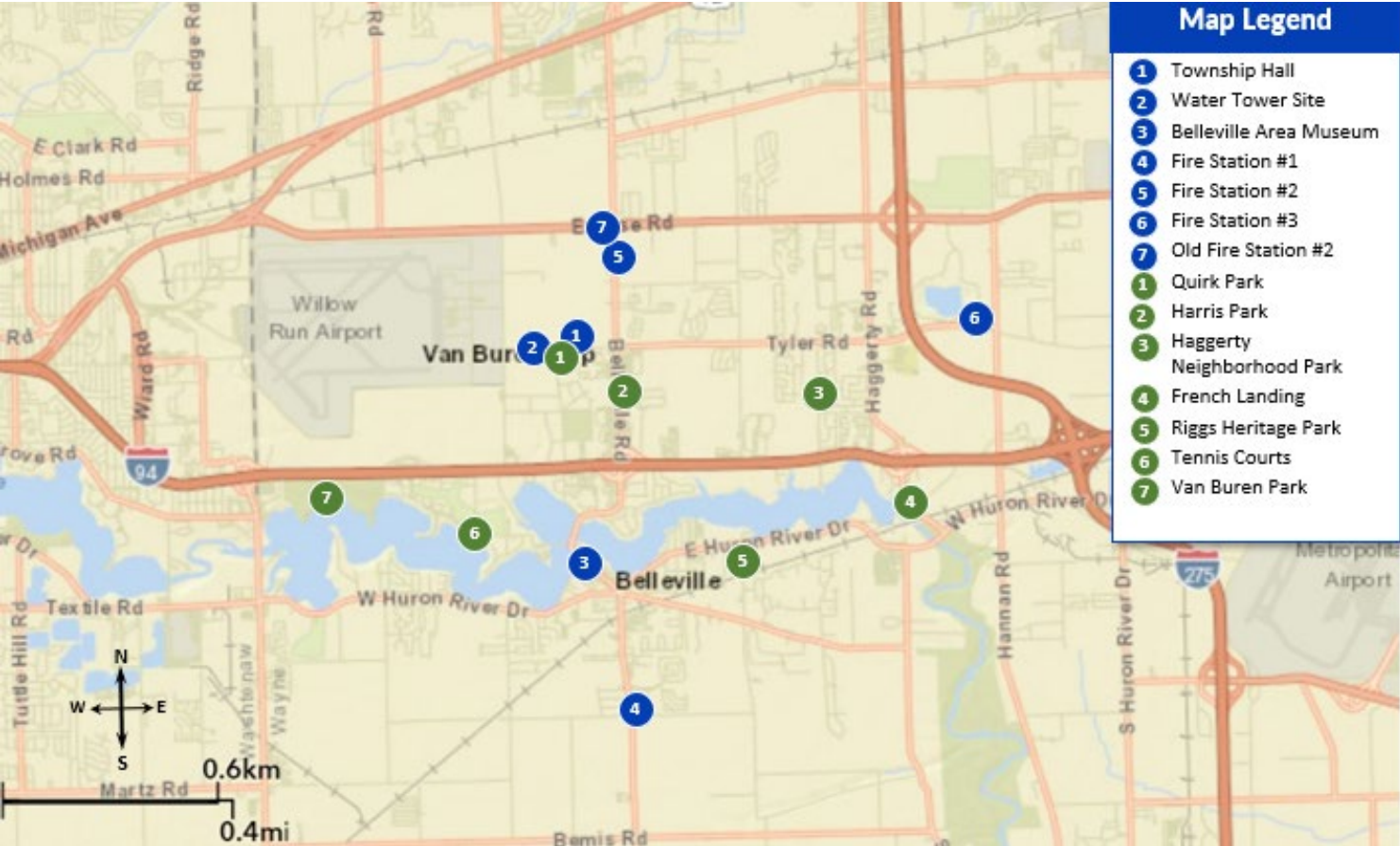
## Buildings/Parks Descriptions

VAN BUREN CHARTER TOWNSHIP FACILITY /SITE LIST						
Bldg #	Name of Facility	Address	City	Year Built	Site Size (acres)	Total SF
BUILDINGS						
1	Township Hall	46425 Tyler Rd.	Van Buren Twp.	1995	15.28	56,791
2	Water Tower Site	46805 Tyler Road	Van Buren Twp.	2009	43.19	20,610
3	Belleville Area Museum	405 Main Street	Belleville	1875	0.28	7,080
4	Fire Station #1	45400 Hull Rd.	Van Buren Twp.	2007	0.85	11,962
5	Fire Station #2	7981 Belleville Rd.	Van Buren Twp.	2006	4.7	17,500
6	Fire Station #3	39600 Tyler Rd.	Van Buren Twp.	1950	4.55	3,500
7	Old Fire Station #2	45581 Ecourse Rd.	Van Buren Twp.	1948	0.79	3,400
PARKS						
P1	Quirk Park	46425 Tyler Rd.	Van Buren Twp.		10.8	
P2	Harris Park	10151 Belleville Rd.	Van Buren Twp.		0.6	
P3	Haggerty Neighborhood Park	Hamilton & Jackson St.	Van Buren Twp.		1.49	
P4	French Landing	12090 Haggerty Rd.	Van Buren Twp.		0.22	
P5	Riggs Heritage Park	12945 Martinsville Rd.	Van Buren Twp.		31.57	
P6	PickleBall & Tennis Courts	Denton & Beckley	Van Buren Twp.		1.29	
P7	Van Buren Park	50901 S. I-94 Service Dr.	Van Buren Twp.		101.15	

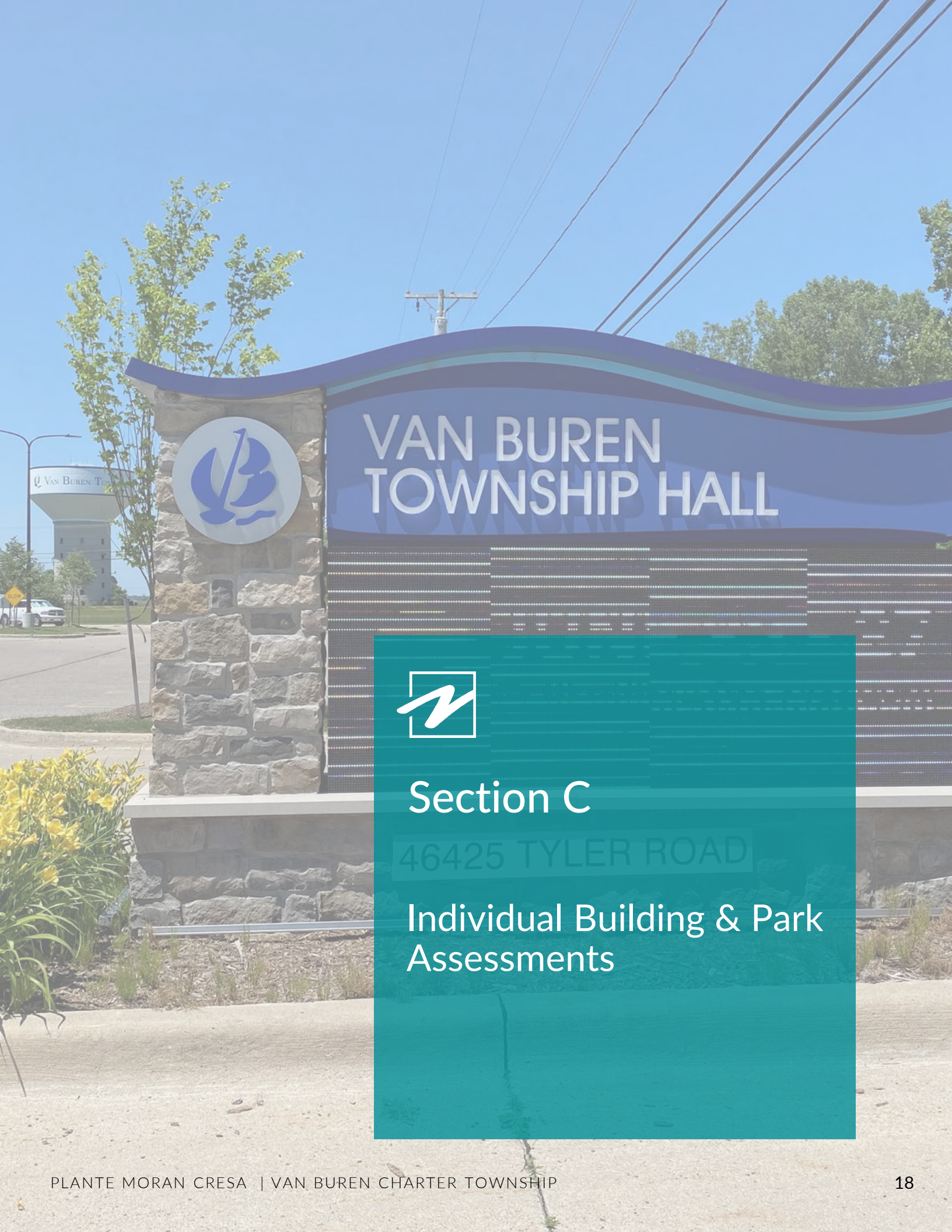


# Property Summary

## Building/Parks Locations Map | Van Buren Twp, Michigan







# VAN BUREN TOWNSHIP HALL



## Section C

46425 TYLER ROAD

Individual Building & Park  
Assessments



Building 01 – Township Hall/Police/Community Center



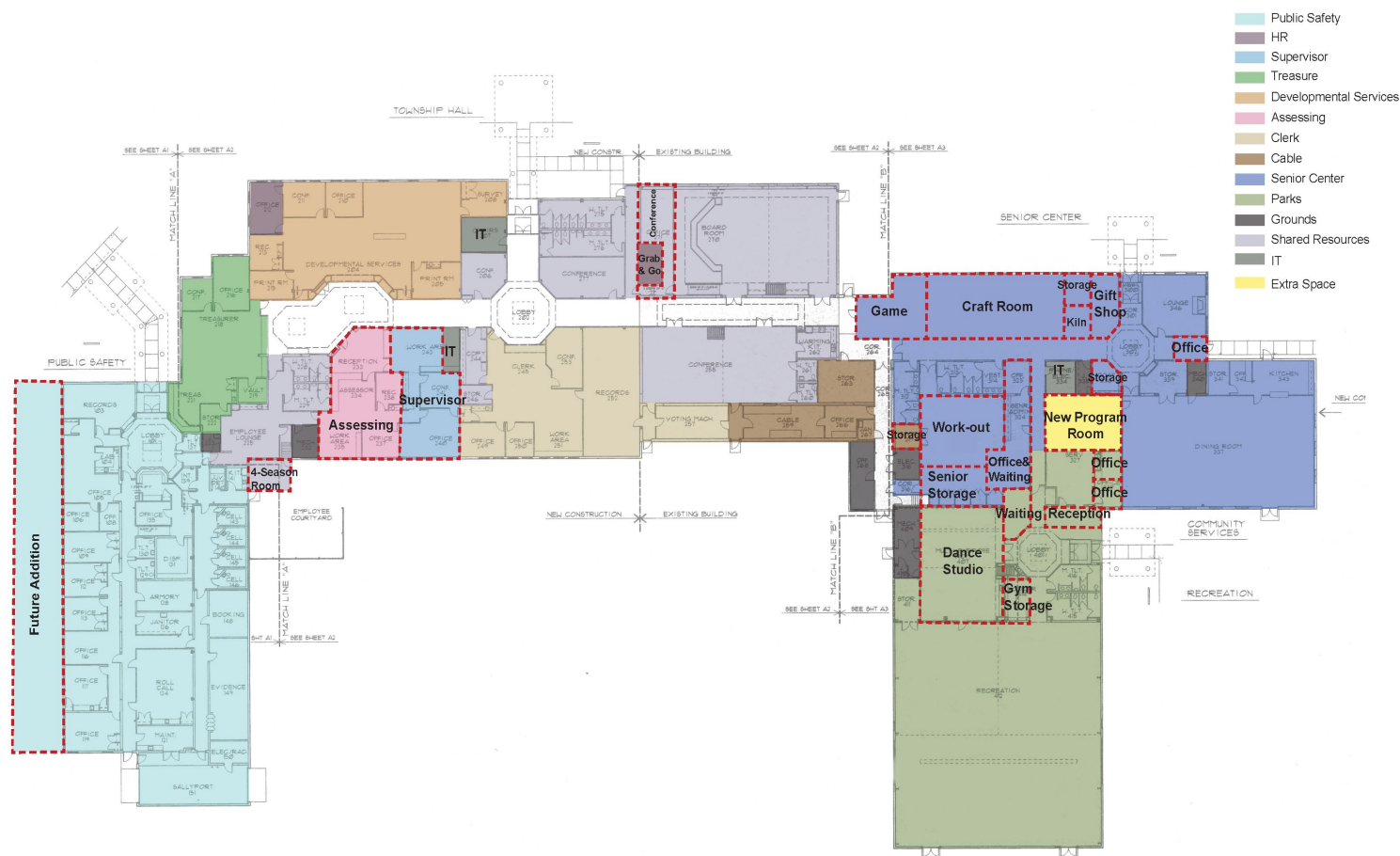
Address:	46425 Tyler Rd. Van Buren Township, MI 48111
Year Built:	Reno & Addition 1996
Square Footage:	57,457
Site Area:	15.28 Acres
Parking Spaces:	206
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	E.I.F.S.
Roof:	Metal and PVC
Fire Protection:	Limited Areas – Police Dept Holding Area

Site Plan:



Building 01 – Township Hall/Police/Community Center

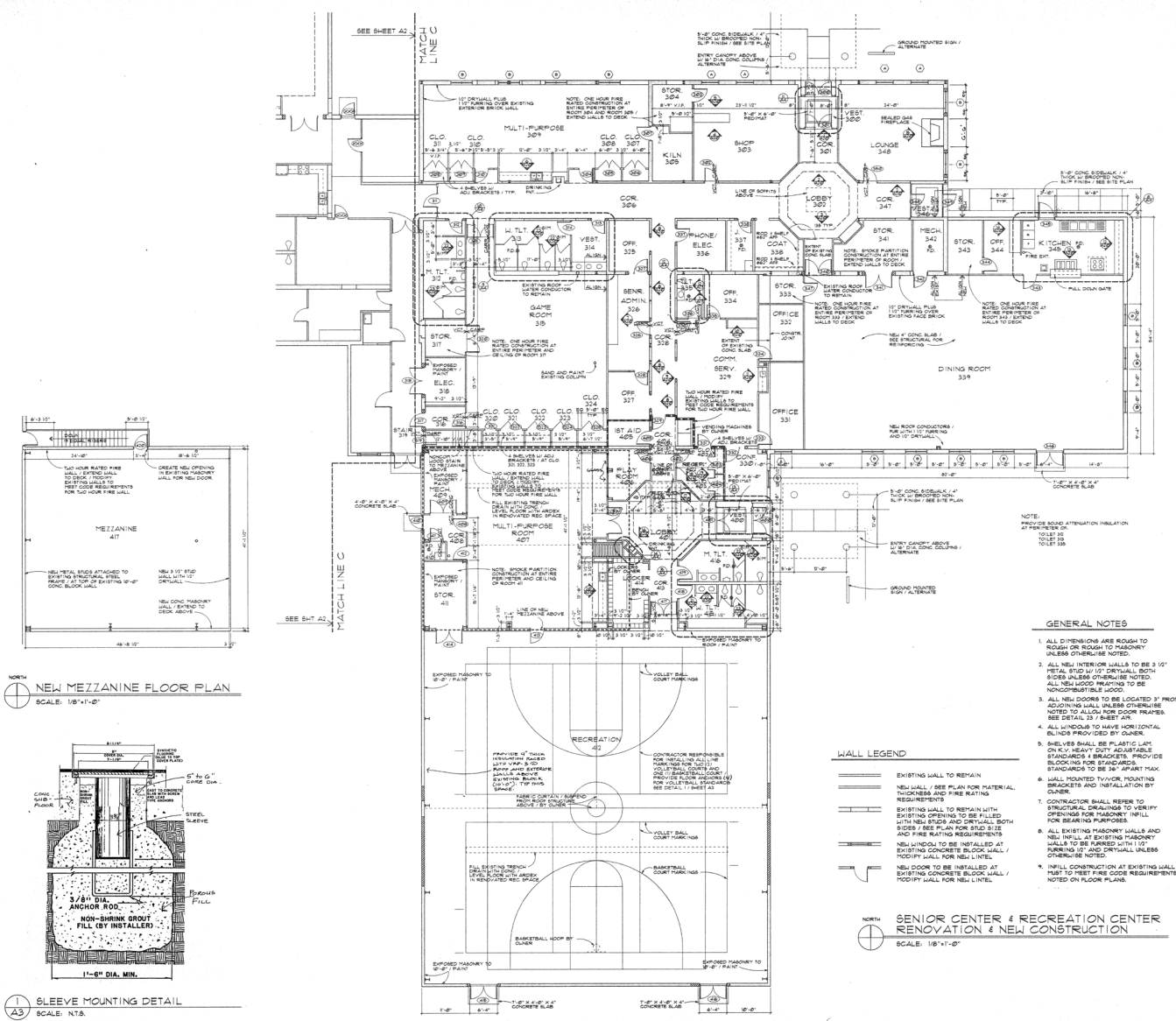
1st Floor Plan:





Building 01 – Township Hall/Police/Community Center

1st Floor Plan – Enlarged Senior/Community Center:



Building 01 – Township Hall/Police/Community Center

Photos:



Electronic ground sign – installed 2020



South elevation – wall sign



South main entry canopy



East elevation – Community Center entry



Southwest elevation



South elevation at employee parking lot



SECTION C | Individual Building Assessments

Building 01 – Township Hall/Police/Community Center

Photos:



Employee parking lot entry



Employee parking lot



South entry asphalt



East parking lot near ballfield



Police Department lobby



Police Department offices



SECTION C | Individual Building Assessments

Building 01 – Township Hall/Police/Community Center

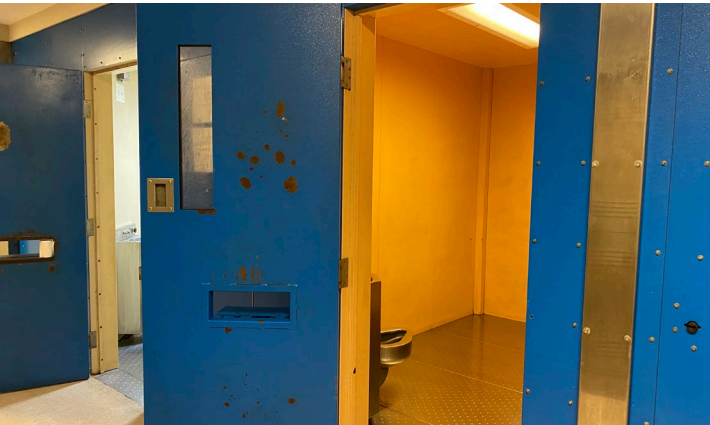
Photos:



Booking corridor ceiling



Booking



Holding cells



Sally port



Records



Roll call



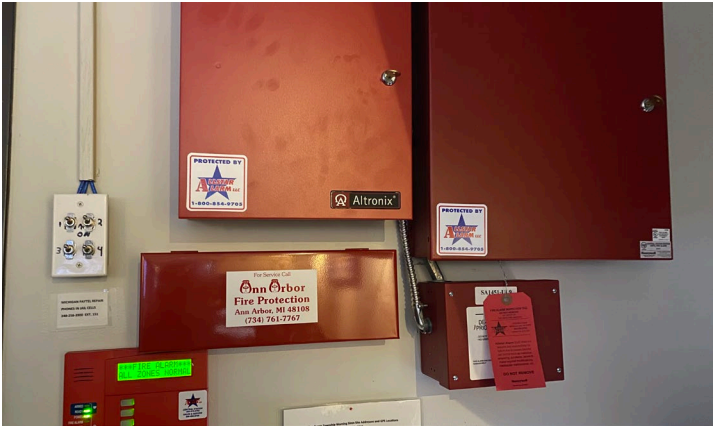
SECTION C | Individual Building Assessments

Building 01 – Township Hall/Police/Community Center

Photos:



Building alarm system



Fire alarm system



UPS system



Electrical panels



Men's locker room



Women's locker room

SECTION C | Individual Building Assessments

Building 01 – Township Hall/Police/Community Center

Summary of Budgets

1 - TOWNSHIP HALL 46425 Tyler Rd. Van Buren Township, MI 48111		Cost Data		1.00 (Medium)		Cost Escalation Factors		
Building SF 56,791		Specification Factor = Geographic Factor =	1.00 1.00	(U.S. Median)		1.08	1.30	1.48
		Cost Escalation Factor =	1.08	Fall 2022				
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)
1.0 SITE								
Paving								
Northwest Parking Lot - Township Hall Main Entry								
Pavement Reconstruction - 3.5" Mill & Cap	42,950	SF	1	42,950	3.17%	\$0	\$0	\$205,954
Northeast Parking Lot - Community Center								
Pavement Reconstruction - 3.5" Mill & Cap	47,750	SF	1	47,750	3.52%	\$0	\$0	\$228,971
Southwest Parking Lot - Employee								
Pavement Reconstruction - 3.5" Mill & Cap	38,300	SF	1	38,300	2.82%	\$124,092	\$0	\$0
Remove & Replace Sidewalks	1	Allowance	1	1	0.37%	\$16,200	\$0	\$0
South Parking lot and circulation drives - Police		SF			0.00%	\$0	\$0	\$0
Pavement Reconstruction - Fill & Sealcoat	42,247	SF	1	42,247	0.52%	\$22,813	\$0	\$0
South storage/carport area		SF			0.00%	\$0	\$0	\$0
Pavement Reconstruction - Fill & Sealcoat	32,700	SF	1	32,700	0.40%	\$17,658	\$0	\$0
Landscaping								
Improve Landscaping	1	Allowance	1	1	0.61%	\$0	\$0	\$39,960
Utilities								
Catch Basin / Manholes	1	EA		6	0.66%	\$0	\$0	\$42,965
Misc.								
Add Vehicle Charging Station (1 Station + U/G Electrical)	1	Allowance		1	0.55%	\$24,192	\$0	\$0
SITE SUBTOTAL					12.63%	\$204,955	\$0	\$517,850
2.0 BUILDING ENVELOPE								
Roofing Work								
Replace Roof (EPDM) - .90 Mil/Reinforced/Fully-Adhered - Township Hall	34,216	SF	1	34,216	21.02%	\$923,832	\$0	\$0
Replace Roof (EPDM) - .90 Mil/Reinforced/Fully-Adhered - Community Center	22,575	SF	1	22,575	13.87%	\$609,525	\$0	\$0
Replace Roof (Standing Seam)	20,000	SF			0.00%	\$0	\$0	\$0
Exterior Walls								
Re-Caulk Expansion Joints	1	Allowance	1	1	0.14%	\$2,016	\$2,621	\$2,984
EIFS Patching	1	Allowance	1	1	0.98%	\$14,400	\$18,720	\$21,312
Exterior Paint (EIFS)	1	Allowance	1	1	0.83%	\$12,096	\$15,725	\$17,902
Overhead Door Replacement - Garage	1	EA	1	1	0.28%	\$0	\$15,725	\$0
BUILDING ENVELOPE SUBTOTAL					37.12%	\$1,561,869	\$52,790	\$42,198
3.0 INTERIOR/FINISHES								
Remove & Replace Office Flooring - Carpet	500	SF	1	500	0.08%	\$3,618	\$0	\$0
Windows								
Install bullet proof glass - police reception and records department	1	Allowance	1	1	0.69%	\$30,240	\$0	\$0
Paint								
Paint - holding cells	1	Allowance	1	2,500	0.09%	\$4,050	\$0	\$0
Painting Allowance	1	SF	1	20,000	0.74%	\$0	\$42,120	\$0
INTERIOR/FINISHES SUBTOTAL					1.60%	\$37,908	\$42,120	\$0
4.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Existing Hot Water Heater: AO Smith, Model # BRT-120, 2021	1	EA			0.00%	\$0	\$0	\$0
Existing Hot Water Heater: Lochinvar, Model# BRT-120, 2021	1	EA			0.00%	\$0	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$0	\$3,996
PLUMBING SYSTEMS SUBTOTAL					0.06%	\$0	\$0	\$3,996
5.0 HVAC SYSTEMS								
Equipment								
Existing Condensing Unit (CU): Rheem, Serial# F451702075, 2017	4	TON	1		0.00%	\$0	\$0	\$0
Existing Condensing Unit (CU): Rheem, Serial# F171901291, 2019	4	TON	1		0.00%	\$0	\$0	\$0
Existing Condensing Unit (CU): Rheem, Serial# F031901691, 2019	4	TON	1		0.00%	\$0	\$0	\$0
Existing Condensing Unit (CU): Rheem, Serial# F481800687, 2018	15	TON	1	15	0.38%	\$0	\$0	\$16,364
Existing Roof Top Unit (RTU): Trane, Serial # K47101194D, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane, Serial # K46102481D, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane, Serial # K46102484D, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane, Serial # K481005870, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane, Serial # K46102480D, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane, Serial # K45102004D, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane (HVAC-6), Serial # K46102483D, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane (HVAC-4), Serial # K46101689D, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane (HVAC-2), Serial # K46102395D, 1995	1	EA	1	1	0.55%	\$24,192	\$0	\$0
Existing Roof Top Unit (RTU): Trane (HVAC-1), Serial # F321500394, 2015	1	EA			0.00%	\$0	\$0	\$0
Existing Make-Up Air Unit (MAU), Industrial Airsystems Inc., Serial #95-6343, 1995	1	EA	1	1	0.37%	\$16,200	\$0	\$0
Replace Radiant Heating	20	LF	1	20	0.05%	\$2,056	\$0	\$0



# SECTION C | Individual Building Assessments

## Building 01 – Township Hall/Police/Community Center

### Summary of Budgets

1 - TOWNSHIP HALL				Cost Data					
46425 Tyler Rd. Van Buren Township, MI 48111				Specification Factor =	1.00	(Medium)			
				Geographic Factor =	1.00	(U.S. Median)	Cost Escalation Factors		
				Cost Escalation Factor =	1.08	Fall 2022	1.08	1.30	1.48
		Quantity	# of	As % of	Critical Needs	Deferrable	Property		
Program Area	Per Unit	Unit	Units	Total Units	Cost	Cost	Enhancement		
						(1 - 3 years)	(7 - 10 years)		
Replace Split System Cooling Unit		EA			0.00%	\$0	\$0		
Existing Split System Cooling Unit: Mitsubishi, Serial# 2ZU09076A, 2009	1	EA	1	1	0.34%	\$0	\$19,656		
Existing Split System Cooling Unit: Mitsubishi, Model# PKY-A36NHA4, 2009	1	EA	1	1	0.34%	\$0	\$19,656		
Existing Exhaust Fan: Greenheck (EF-10), Serial# 95L14999, 1995	1	EA	1	1	0.10%	\$4,234	\$0		
Existing Exhaust Fan: Greenheck (EF-05), Serial# 95L15281, 1995	1	EA	1	1	0.10%	\$4,234	\$0		
Existing Exhaust Fan: Greenheck (EF-04), Serial# 95L15414, 1995	1	EA	1	1	0.10%	\$4,234	\$0		
Existing Exhaust Fan: Dayton (EF), Model #6D593, 1995	1	EA	1	1	0.10%	\$4,234	\$0		
Piping									
Replace Piping, Valves & Unions	1	Allowance	1	1	0.06%	\$0	\$3,996		
Other HVAC									
Air and Water Balance	56,791	SF	1	56,791	0.42%	\$18,400	\$0		
Commissioning	56,791	SF	1	56,791	0.28%	\$12,267	\$0		
Temperature Controls	56,791	SF	1	56,791	3.91%	\$171,736	\$0		
HVAC SYSTEMS SUBTOTAL					11.36%	\$455,322	\$39,312		
6.0 ELECTRICAL SYSTEMS									
Power									
Power for new HVAC	1	Allowance	1	1	0.83%	\$36,288	\$0		
Lighting									
Replace Lighting with LED's (New OS, Switching, etc.) - Township Hall	1	Allowance	1	1	1.28%	\$0	\$73,008		
Replace Lighting with LED's (New OS, Switching, etc.) - Police Dept.	1	Allowance	1	1	0.76%	\$0	\$43,524		
Fire Alarm Addition (All Star Alarm	1	Allowance	1	1	0.88%	\$38,880	\$0		
ELECTRICAL SYSTEMS SUBTOTAL					3.75%	\$75,168	\$116,532		
7.0 SECURITY									
Security									
Access Control System (Prox Card Readers)	3	EA	1	3	0.21%	\$9,072	\$0		
Surveillance System	1	Allowance	1	1	1.93%	\$84,672	\$0		
SECURITY SYSTEMS SUBTOTAL					2.13%	\$93,744	\$0		
8.0 ABATEMENT									
Abatement									
Abatement	57,457	Allowance	1	57,457	0.85%	\$12,411	\$16,134		
ABATEMENT SUBTOTAL					0.85%	\$12,411	\$16,134		
9.0 FURNITURE & EQUIPMENT									
General Furniture									
Police Department Furniture	1	Allowance		1	0.41%	\$0	\$23,587		
Misc. Office Furniture	1	Allowance		1	0.69%	\$0	\$39,312		
Senior Center Furniture	1	Allowance		1	0.55%	\$24,192	\$0		
FURNITURE & EQUIPMENT SUBTOTAL					1.65%	\$24,192	\$62,899		
10.0 TECHNOLOGY									
Technology									
Servers	1	EA	4	4	0.47%	\$72,576	\$0		
Wireless Access Points	1	O	5	5	0.34%	\$15,120	\$0		
Phone System	1	LS	1	1	1.72%	\$0	\$98,280		
Switches, firewall, web filter, archiver	1	LS	1	1	1.35%	\$59,400	\$0		
Audio/Visual (Dirt Monitors)	1	LS	1	1	0.18%	\$8,100	\$0		
TECHNOLOGY SUBTOTAL					5.25%	\$155,196	\$98,280		
Building Infrastructure Improvement Total:									
Project Contingency:	10.00%				6.95%	\$244,138	\$26,689		
Permits, Testing & Printing:	2.50%				1.91%	\$67,138	\$7,339		
Professional Fees & Costs:	9.00%				7.69%	\$270,035	\$29,520		
Construction Manager Fee & Costs:	9.00%				7.05%	\$247,739	\$27,082		
PROJECT TOTAL					100.00%	\$3,449,814	\$518,698		

Building 02 – Water Tower



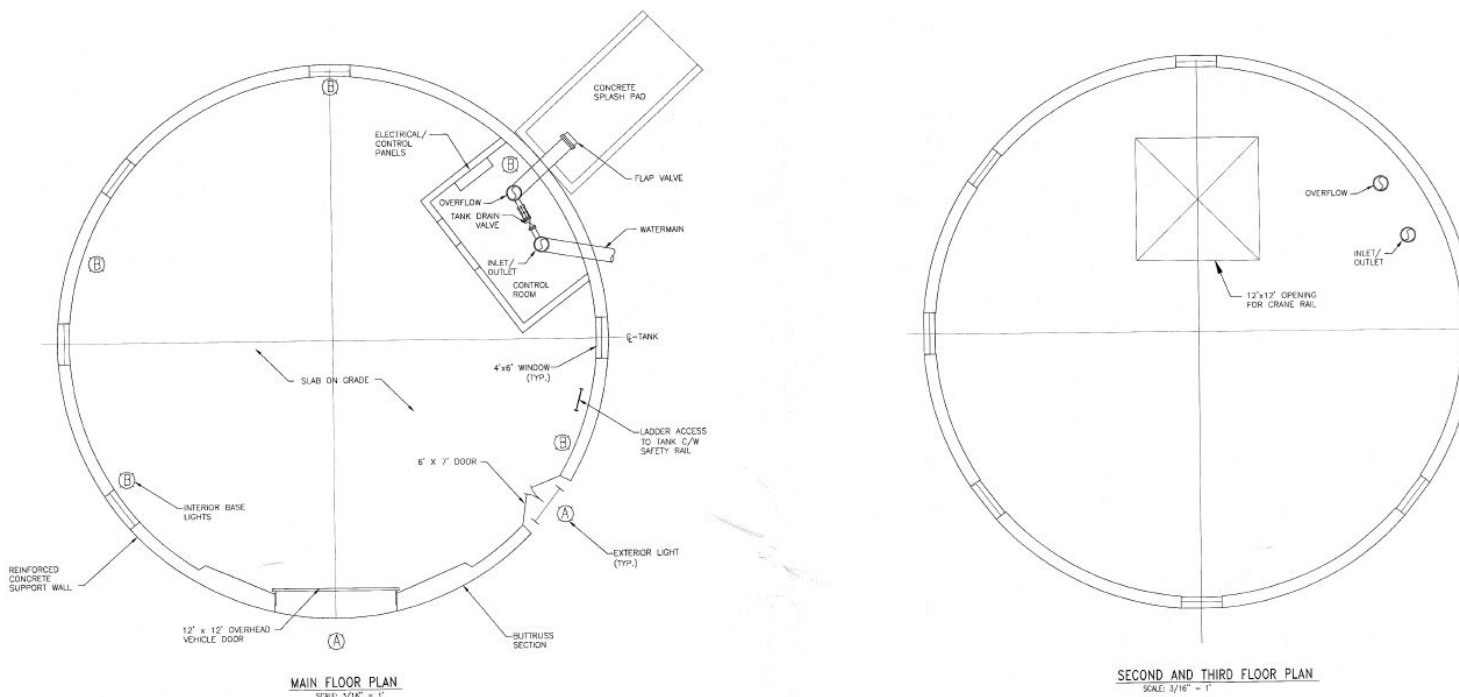
Address:	46805 Tyler Road, Parcel 83 062 99 0001 701
Year Built:	2009
Square Footage:	20,610
Site Area:	43.19 Acres
Parking Spaces:	3
Stories:	3
Basement:	N/A
Elevator(s):	No
Exterior Façade:	Exposed Concrete
Roof:	Painted Steel
Fire Protection:	No

Site Plan:

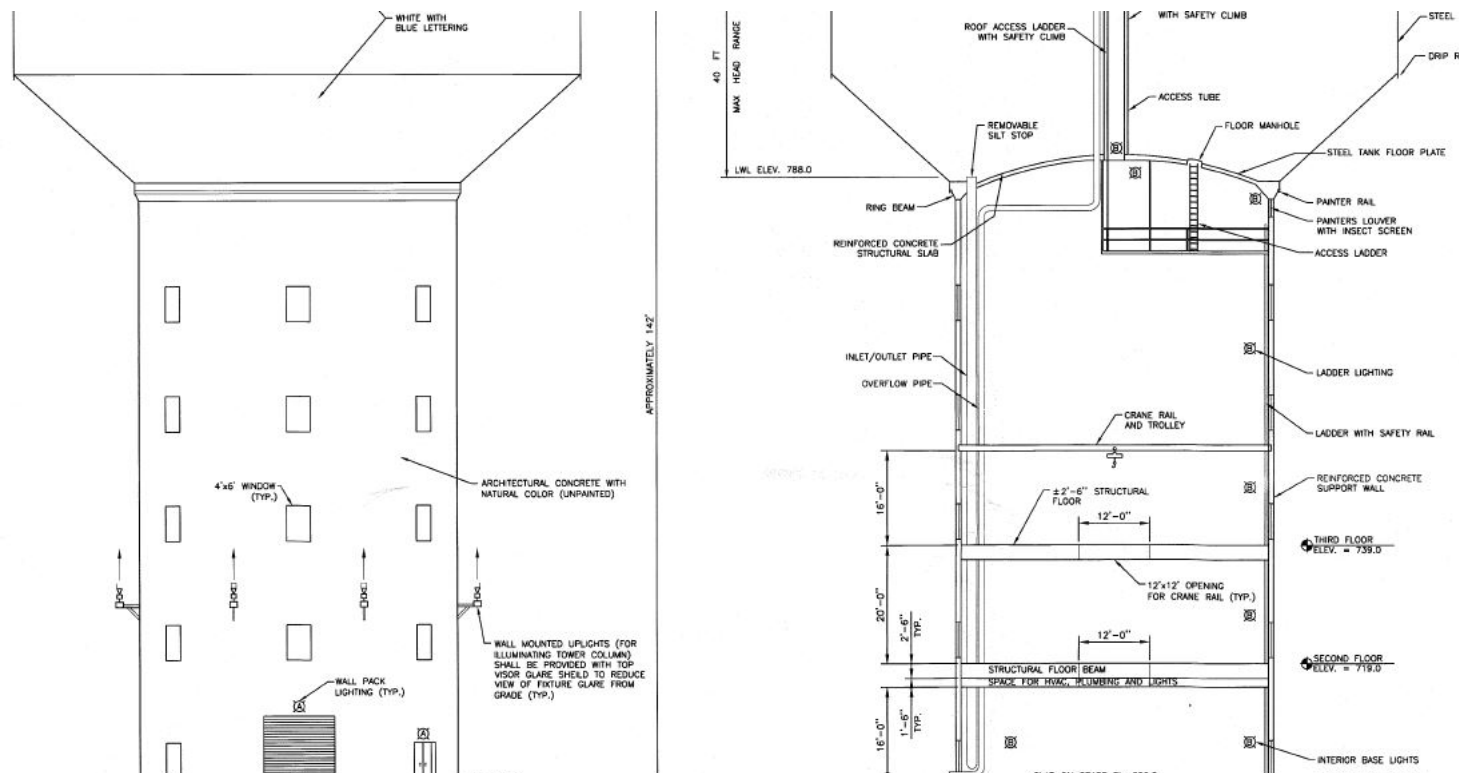


Building 02 - Water Tower

1st Floor Plan:



Elevation/Section:





Building 02 - Water Tower

Photos:



West elevation



Entry and wall sign



Entry gate



Entry gate opener



Transformer on concrete pad



Overhead door



SECTION C | Individual Building Assessments

Building 02 - Water Tower

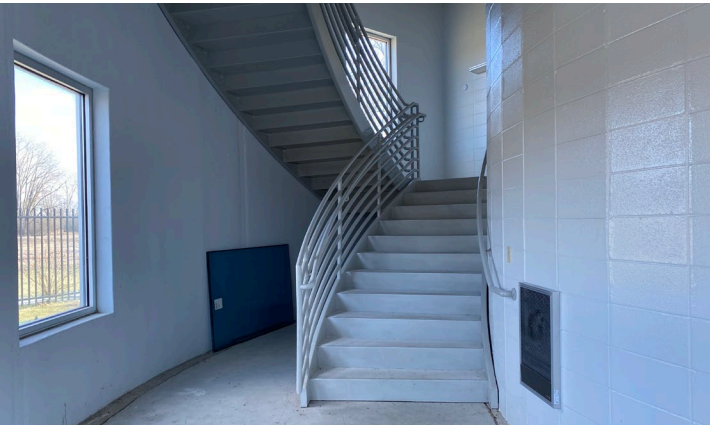
Photos:



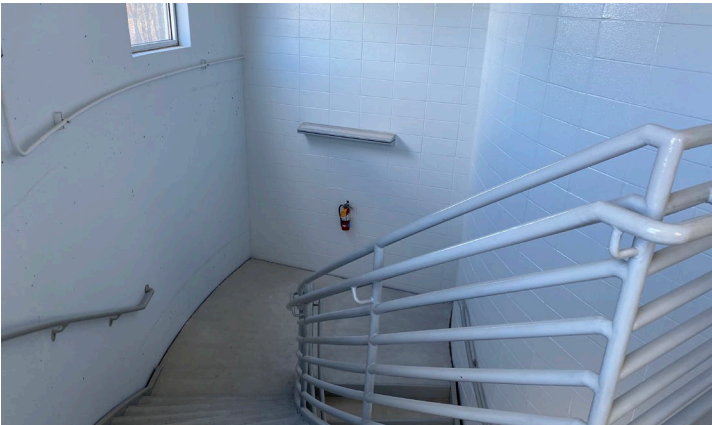
Entry drive



Asphalt drive



Entry stair



Stairwell



Exit and emergency lighting



Insulated glass fixed windows



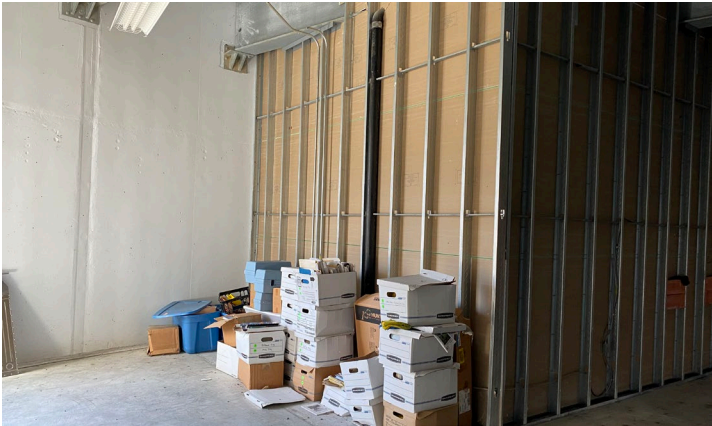
SECTION C | Individual Building Assessments

Building 02 - Water Tower

Photos:



First floor



Storage room



Gas heater



Water service



Electrical switch gear and panels



Alarm system



SECTION C | Individual Building Assessments

Building 02 - Water Tower

Photos:



Door access controls



Thermostat



Sensors



Third floor



Ceiling



Hoist

SECTION C | Individual Building Assessments

Building 02 – Water Tower

Summary of Budgets:

2 - WATER TOWER SITE		Cost Data							
46805 Tyler Road		Building SF 20,610	Specification Factor = 1.00 (Medium)			Cost Escalation Factors			
			Geographic Factor = 1.00 (U.S. Median)			1.08 1.30 1.48			
			Cost Escalation Factor = 1.08 Fall 2022						
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)	
1.0 SITE									
Paving									
Pavement Expansion - Strip/Excavate/Base/Asphalt (HD) - Fuel Tank Loop Road Expansion	5000	SF	1	5,000	5.12%	\$39,420	\$0	\$0	
Fill & Sealcoat	14400	SF	1	14,400	1.01%	\$7,776	\$0	\$0	
Install Generator Pad	1	Allowance	1	1	0.14%	\$1,080	\$0	\$0	
Chain Link Fencing - 6' (Galvanized)	50	LF	1	50	0.27%	\$2,057	\$0	\$0	
Utilities									
Install Fuel Tank	1	Allowance	1	1	42.05%	\$324,000	\$0	\$0	
Misc.									
Monument Sign - No Power	1	EA	1	1	1.88%	\$14,515	\$0	\$0	
Fuel Island Upgrades (Hardware and Cloud Software, Exist. Key Chips, AVI Milage) (FI)	1	Allowance	1	1	8.20%	\$63,180	\$0	\$0	
SITE SUBTOTAL					58.67%	\$452,029	\$0	\$0	
2.0 BUILDING ENVELOPE									
Exterior Walls									
Exterior - paint (allowance)	1	Allowance	1	1	6.28%	\$0	\$0	\$71,608	
BUILDING ENVELOPE SUBTOTAL					6.28%	\$0	\$0	\$71,608	
3.0 INTERIOR/FINISHES									
INTERIOR/FINISHES SUBTOTAL					0.00%	\$0	\$0	\$0	
4.0 PLUMBING SYSTEMS									
PLUMBING SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0	
5.0 HVAC SYSTEMS									
HVAC SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0	
6.0 ELECTRICAL SYSTEMS									
Generator System - (Wolverine)	1	Allowance	1	1	8.48%	\$65,340	\$0	\$0	
ELECTRICAL SYSTEMS SUBTOTAL					8.48%	\$65,340	\$0	\$0	
7.0 SECURITY									
Security									
Access Control System - Gate Opener	1	EA	1	1	0.39%	\$3,024	\$0	\$0	
Video Surveillance Cameras	1	EA	3	3	0.82%	\$6,350	\$0	\$0	
SECURITY SYSTEMS SUBTOTAL					1.22%	\$9,374	\$0	\$0	
8.0 ABATEMENT									
ABATEMENT SUBTOTAL					0.00%	\$0	\$0	\$0	
9.0 FURNITURE & EQUIPMENT									
FURNITURE & EQUIPMENT SUBTOTAL					0.00%	\$0	\$0	\$0	
10.0 TECHNOLOGY									
TECHNOLOGY SUBTOTAL					0.00%	\$0	\$0	\$0	
Building Infrastructure Improvement Total:									
Project Contingency:	10.00%				74.65%	\$526,743	\$0	\$71,608	
Permits, Testing & Printing:	2.50%				7.47%	\$52,674	\$0	\$7,161	
Professional Fees & Costs:	2.50%				2.05%	\$14,485	\$0	\$1,969	
Professional Fees & Costs:	9.00%				8.26%	\$58,262	\$0	\$7,920	
Construction Manager Fee & Costs:	9.00%				7.58%	\$53,451	\$0	\$7,266	
PROJECT TOTAL					100.00%	\$705,616	\$0	\$95,925	

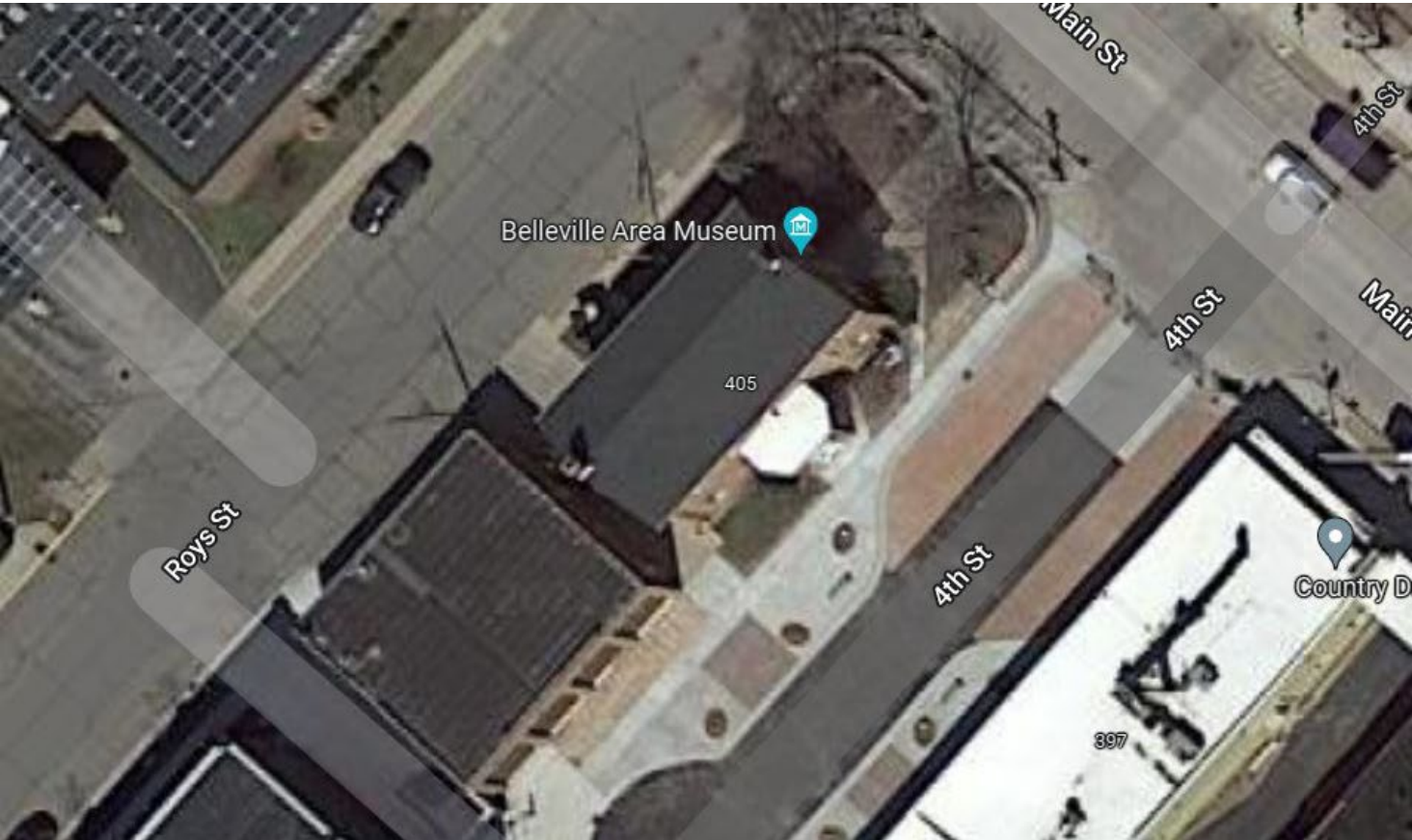


Building 03 – Belleville Area Museum



Address:	405 Main Street, Belleville, Mi
Year Built:	1875
Square Footage:	3,800 s.f. + 480 s.f. conn. + 2,800 s.f. garage
Site Area:	.28 Acres
Parking Spaces:	Street parking
Stories:	2 story with 1 story connector and garage
Basement:	Yes
Elevator(s):	Yes
Exterior Façade:	Masonry
Roof:	Shingles with flat roof areas
Fire Protection:	No

Site Plan:





Building 03 - Belleville Area Museum

Photos:



Site signage



West elevation



East elevation



East entry



West fire escape



East entry threshold



SECTION C | Individual Building Assessments

Building 03 - Belleville Area Museum

Photos:



Main entry



A/C condensing unit



Window A/C unit



Main entry sidewalk



Brick at building base



Wood single pane windows



Building 03 - Belleville Area Museum

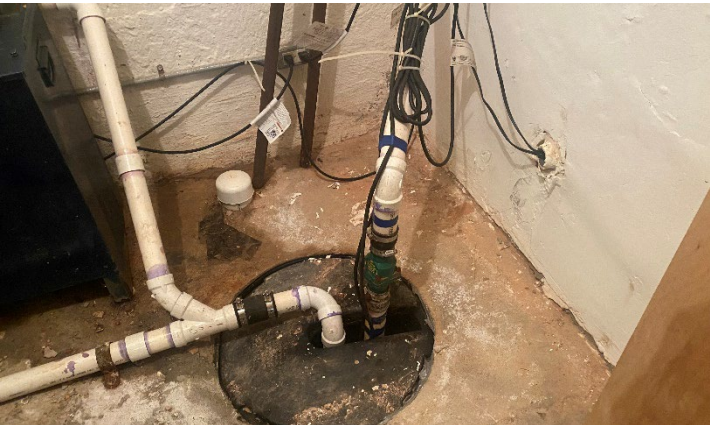
Photos:



Single pane windows with shutters



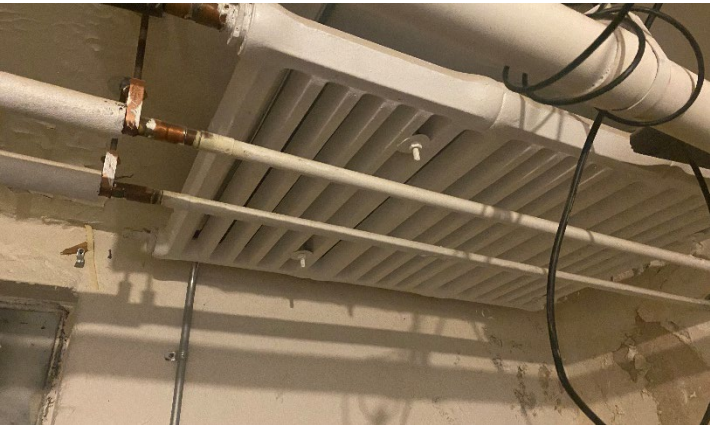
Fire alarm pull station



Basement sump pump



Mechanical Room



Basement ceiling hung radiator



Electrical panel



Building 03 - Belleville Area Museum

Photos:



Thermostat



Exit sign and emergency lighting



Fire alarm horn and strobe



Drinking fountain



Radiator



Radiator



SECTION C | Individual Building Assessments

Building 03 - Belleville Area Museum

Photos:



First floor



First floor display case



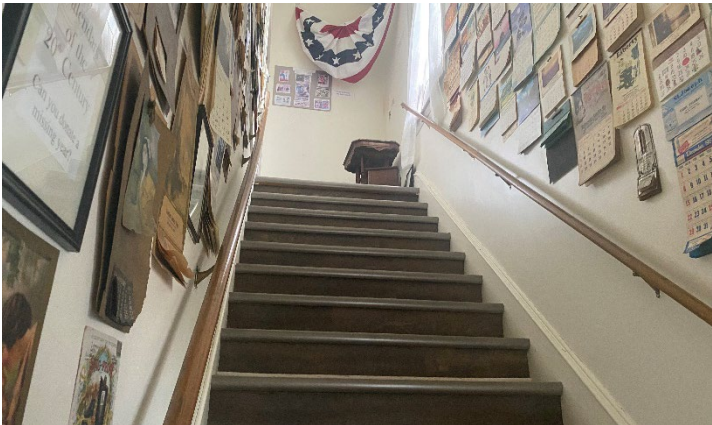
First floor



Single occupancy restroom



Building alarm



Stair to second level



Building 03 - Belleville Area Museum

Photos:



Second level



Second level kitchen and drinking fountain



Sound systems controls



Second floor displays



Elevator

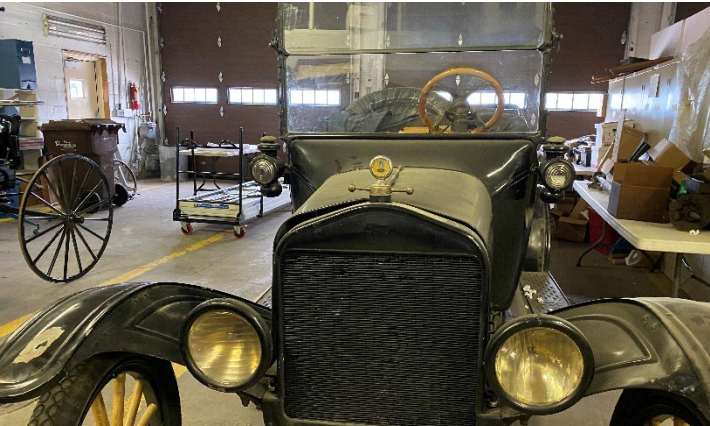


Basement stairwell



Building 03 - Belleville Area Museum

Photos:



Garage storage looking east



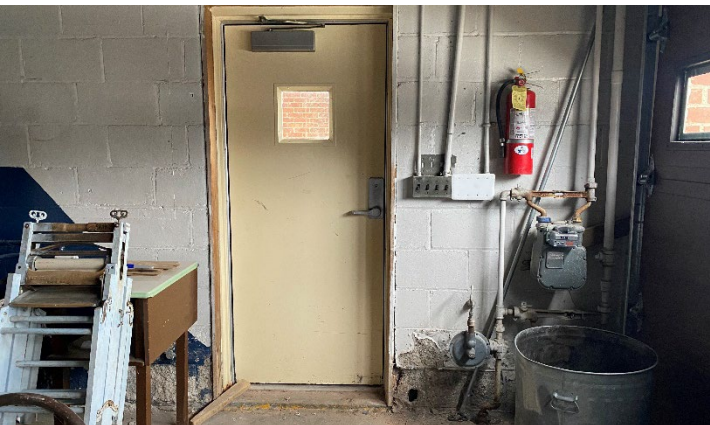
Garage door



Garage storage looking south



Garage storage looking south



North exit/entry door



Window A/C unit



Building 03 - Belleville Area Museum

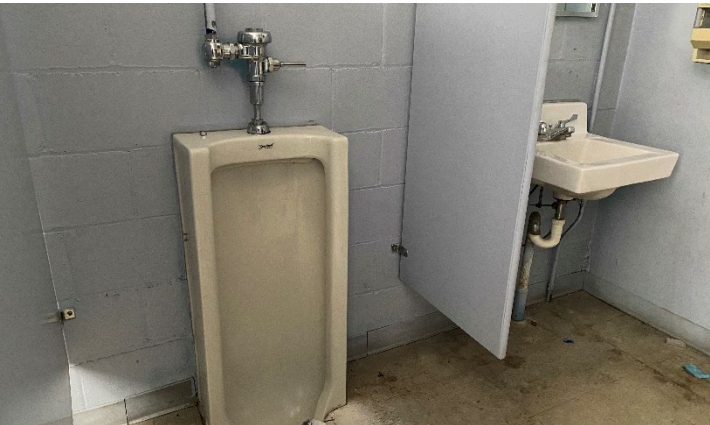
Photos:



Garage storage looking west



Gas fired forced air furnace



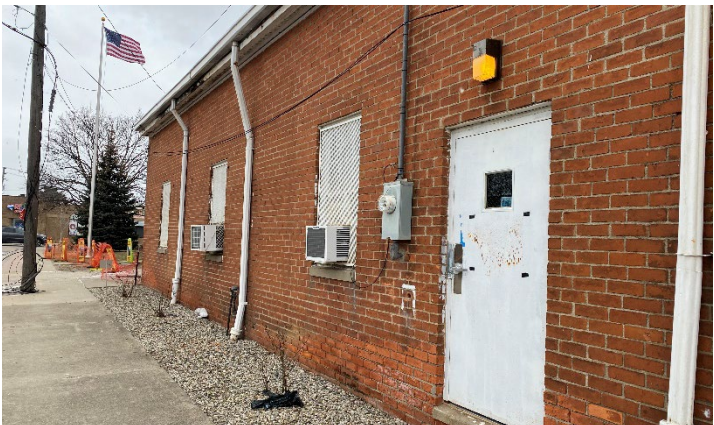
Single occupancy restroom



Corner guards



=East garage elevation



West garage elevation

# SECTION C | Individual Building Assessments

## Building 03 – Belleville Area Museum

### Summary of Budgets:

3 - BELLEVILLE AREA MUSEUM 405 Main Street		Cost Data						
		Specification Factor = 1.00 (Medium)				Cost Escalation Factors 1.08      1.30      1.48		
		Building SF 7,080	Geographic Factor = 1.00 (U.S. Median)	Cost Escalation Factor = 1.08 Fall 2022				
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)
1.0 SITE								
Misc.								
New entry plaza, landscaping and site signage	1	EA	1	1	7.10%	\$162,000	\$0	\$0
Install new fire escape and exit door	1	EA	1	1	5.30%	\$120,960	\$0	\$0
Install new guard at basement stair	1	EA	1	1	0.34%	\$7,862	\$0	\$0
SITE SUBTOTAL					12.74%	\$290,822	\$0	\$0
2.0 BUILDING ENVELOPE								
Roofing Work								
Install roof ventilation and soffit repair	1	Allowance	1	1	0.40%	\$9,072	\$0	\$0
Install new overhang and fascia at garage (former fire station) west elevation	1	Allowance	1	1	0.40%	\$9,072	\$0	\$0
Windows								
Replace BAM windows - 5'-8"x3'-0"	1	EA	27	27	1.43%	\$32,659	\$0	\$0
Replace BAM firestation garage windows 5'x2'-6"	1	EA	8	8	0.42%	\$9,677	\$0	\$0
Exterior Walls								
Tuckpointing (Allowance)	1	Allowance	1	1	2.65%	\$20,160	\$26,208	\$29,837
Exterior Doors								
Exterior Aluminum Doors/Frames/Hardware - Single Door	2	EA	1	2	0.40%	\$9,193	\$0	\$0
Install new west exterior door and HC ramp/railing	1	EA	1	1	1.32%	\$30,240	\$0	\$0
Install garage door corner guards	1	Allowance	1	1	0.26%	\$0	\$0	\$8,951
Install new entry door and sidelights	1	Allowance	2	2	1.27%	\$29,030	\$0	\$0
BUILDING ENVELOPE SUBTOTAL					8.56%	\$149,103	\$26,208	\$38,788
3.0 INTERIOR/FINISHES								
Interior Doors & Hardware								
Replace Interior Doors & Hardware	12	EA	1	12	1.18%	\$26,853	\$0	\$0
Walls & Partitions								
Plaster repair	1	Allowance	1	1	0.79%	\$18,144	\$0	\$0
Flooring								
Refinish wood flooring	3,800	SF	1	3,800	0.50%	\$11,491	\$0	\$0
Paint								
Painting Allowance	7,080	SF	1	7,080	1.34%	\$30,586	\$0	\$0
Epoxy paint garage floor	2,800	SF	1	2,800	0.29%	\$0	\$0	\$9,846
Signage								
Replace Interior Signage	7,080	SF	1	7,080	0.13%	\$3,059	\$0	\$0
Restrooms								
Renovate - Toilet Room (Single)	2	EA	1	2	2.12%	\$48,384	\$0	\$0
Casework & Countertops								
Casework & Countertops, Second floor kitchen	1	Allowance	1	1	1.32%	\$30,240	\$0	\$0
Casework & Countertops - office	1	Allowance	1	1	0.79%	\$18,144	\$0	\$0
Casework - museum displays	1	Allowance	1	1	3.97%	\$90,720	\$0	\$0
Other								
Replace Elevator	1	Allowance	1	1	9.27%	\$211,680	\$0	\$0
Waterproof basement walls	1	Allowance	1	1	1.06%	\$24,192	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					22.79%	\$513,492	\$0	\$9,846
4.0 PLUMBING SYSTEMS								
Equipment & Fixtures								
Replace Hot Water Heater (Domestic)	2	EA	1	2	0.53%	\$12,096	\$0	\$0
Replace Drinking Fountain	2	EA	1	2	0.42%	\$0	\$0	\$14,322
Piping								
Replace Domestic Water Piping - Distribution	300	LF	1	300	0.56%	\$12,701	\$0	\$0
Replace Domestic Water Piping - Mains	200	LF	1	200	0.85%	\$19,354	\$0	\$0
Insulate Domestic Water Piping	500	LF	1	500	0.26%	\$6,048	\$0	\$0
Replace Piping, Valves & Unions	1	Allowance	1	1	0.09%	\$0	\$0	\$3,197
PLUMBING SYSTEMS SUBTOTAL					2.72%	\$50,198	\$0	\$17,518
5.0 HVAC SYSTEMS								
Equipment								
Replace Exhaust Fans	2	EA	1	2	0.37%	\$8,467	\$0	\$0
Convert steam heating to ducted gas forced air with A/C	7,080	SF	1	7,080	15.01%	\$342,559	\$0	\$0
Piping								
Replace Piping, Valves & Unions	1	Allowance	1	1	0.09%	\$0	\$0	\$3,197
Other HVAC								
Air and Water Balance	7,080	SF	1	7,080	0.10%	\$2,294	\$0	\$0
Commissioning	7,080	SF	1	7,080	0.07%	\$1,529	\$0	\$0
Temperature Controls	7,080	SF	1	7,080	0.94%	\$21,410	\$0	\$0
Dehumidification in Basement	1	Allowance	1	1	0.47%	\$10,800	\$0	\$0
HVAC SYSTEMS SUBTOTAL					17.05%	\$387,059	\$0	\$3,197



SECTION C | Individual Building Assessments

Building 03 – Belleville Area Museum

Summary of Budgets:

3 - BELLEVILLE AREA MUSEUM						Cost Data		
405 Main Street						Specification Factor = 1.00 (Medium)		
						Geographic Factor = 1.00 (U.S. Median)		
						Cost Escalation Factor = 1.08 Fall 2022		
						Cost Escalation Factors		
						1.08	1.30	1.48
Program Area	Quantity	# of Units	Total Units	As % of Total Cost	Critical Needs Cost	Deferrable Maintenance Cost	Property Enhancement Cost	
	Per Unit				(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
6.0 ELECTRICAL SYSTEMS								
Power								
Power for IT Equipment & Upgrades	1	Allowance	1	1	0.79%	\$18,144	\$0	\$0
Power for new HVAC	1	Allowance	1	1	1.59%	\$36,288	\$0	\$0
Lighting								
New Lighting Controls per Updated Code	7,080	SF	1	7,080	0.74%	\$16,822	\$0	\$0
Replace Exterior Wall Packs	1	EA	5	5	0.20%	\$4,536	\$0	\$0
Add Occupancy Sensors	12	EA	1	12	0.32%	\$7,258	\$0	\$0
Replace decorative light fixtures	1	Allowance	5	5	0.26%	\$0	\$0	\$8,951
Replace exit lights and emergency lights	1	Allowance	1	1	0.53%	\$12,096	\$0	\$0
Fire Alarm System								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.53%	\$12,096	\$0	\$0
Other								
Replace/upgrade existing lighting	1	Allowance	1	1	1.59%	\$36,288	\$0	\$0
ELECTRICAL SYSTEMS SUBTOTAL					6.55%	\$143,528	\$0	\$8,951
7.0 SECURITY								
Security								
Access Control System (Prox Card Readers)	4	EA	1	4	0.53%	\$12,096	\$0	\$0
Video Surveillance Cameras	4	EA	1	4	0.37%	\$8,467	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.90%	\$20,563	\$0	\$0
8.0 ABATEMENT								
Abatement								
Abatement Allowance	1	Allowance	1	1	1.56%	\$35,640	\$0	\$0
ABATEMENT SUBTOTAL					1.56%	\$35,640	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	2.37%	\$18,000	\$23,400	\$26,640
FURNITURE & EQUIPMENT SUBTOTAL					2.37%	\$18,000	\$23,400	\$26,640
10.0 TECHNOLOGY								
Technology								
TECHNOLOGY SUBTOTAL					0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:								
Project Contingency:	10.00%				7.29%	\$159,041	\$2,621	\$7,830
Permits, Testing & Printing:	2.50%				2.00%	\$43,736	\$721	\$2,153
Professional Fees & Costs:	9.00%				8.06%	\$175,911	\$2,899	\$8,661
Construction Manager Fee & Costs:	9.00%				7.40%	\$161,387	\$2,659	\$7,946
PROJECT TOTAL					100.00%	\$2,148,481	\$58,508	\$131,530

Building 04 – Fire Station #1



Address:	45400 Hull Rd. Van Buren Township, MI 48111
Year Built:	2007
Square Footage:	11,962 s.f.
Site Area:	.85 Acres
Parking Spaces:	30
Stories:	1 story with mezzanine
Basement:	No
Elevator(s):	No
Exterior Façade:	Masonry
Roof:	Mostly shingles with some single-ply flat roof area
Fire Protection:	Yes

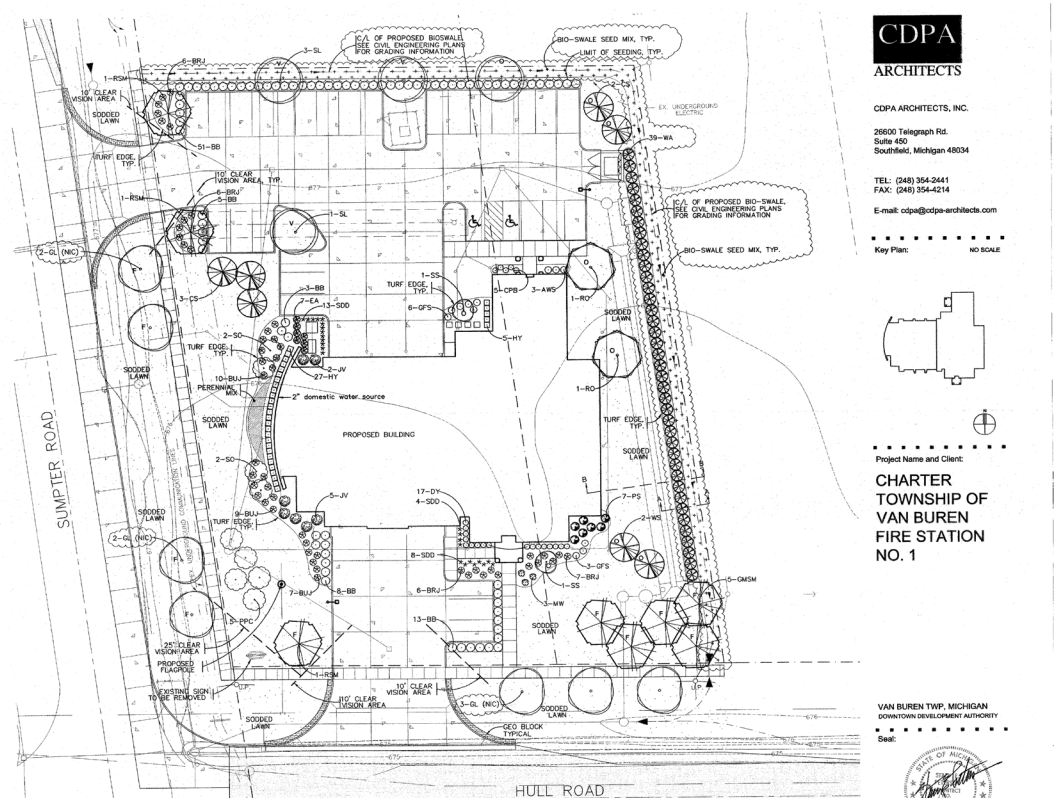
Site Plan:



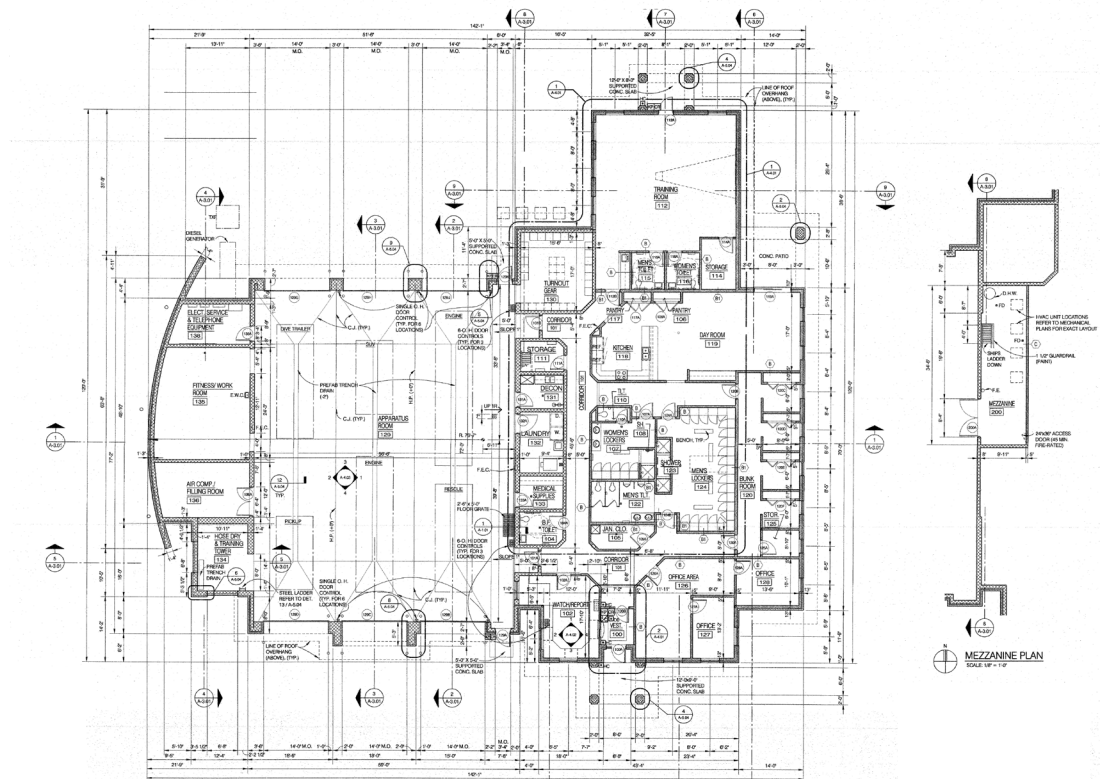


Building 04 – Fire Station #1

Site Plan:



1st & Mezzanine Floor Plan:





Building 04 - Fire Station #1

Photos:



West elevation



West elevation



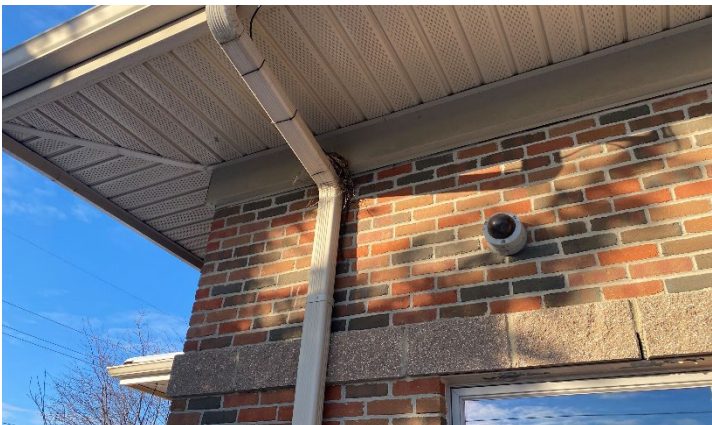
Southwest elevation



West entry drive



Casement windows



Alum. Gutters and downspouts



SECTION C | Individual Building Assessments

Building 04 - Fire Station #1

Photos:



A/C condenser



Electrical gear



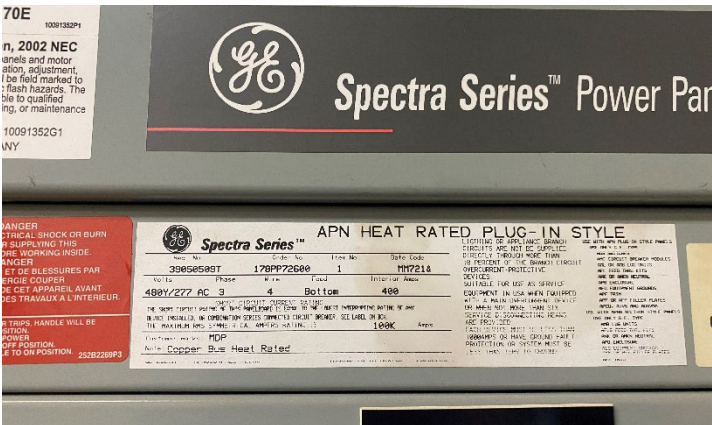
Patio area



Building entry



Electrical switch gear



Electrical switch gear



SECTION C | Individual Building Assessments

Building 04 - Fire Station #1

Photos:



Exercise equipment



Equipment electrical



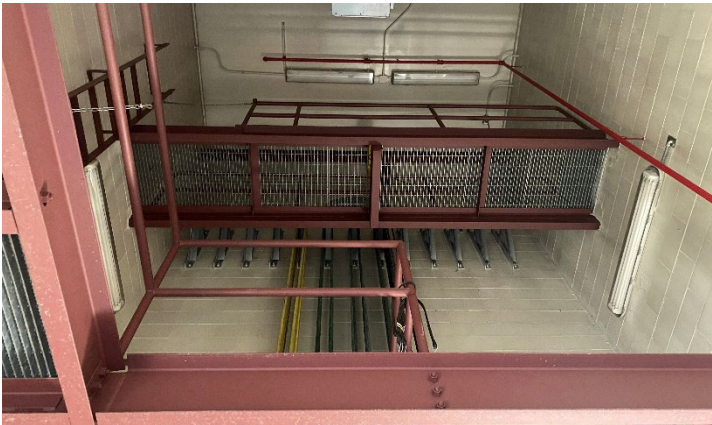
Compressor



Millwork



Garage



Tower



SECTION C | Individual Building Assessments

Building 04 - Fire Station #1

Photos:



Bunk room



Meeting room



Ceiling tiles



Kitchen



Office area



Locker room

# SECTION C | Individual Building Assessments

## Building 04 – Fire Station #1

### Summary of Budgets:

4 - FIRE STATION #1					Cost Data				
45400 Hull Rd.					Specification Factor = 1.00 (Medium)				
					Geographic Factor = 1.00 (U.S. Median)				
					Cost Escalation Factor = 1.08 Fall 2022				
					Cost Escalation Factors				
					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)	Property Enhancement Cost (7 - 10 years)	
1.0 SITE									
Paving									
Remove & Replace Concrete, Sidewalks, Lot	10,000	SF	1	10,000	7.57%	\$40,500	\$52,650	\$59,940	
Landscaping									
Improve Landscaping	1	Allowance	1	1	3.37%	\$0	\$0	\$79,920	
Utilities									
Utilities	1	Allowance	1	1	1.68%	\$0	\$0	\$39,960	
SITE SUBTOTAL						\$40,500	\$52,650	\$179,820	
2.0 BUILDING ENVELOPE									
Roofing Work									
Roofing Work	1	Allowance	1	1	0.67%	\$3,600	\$4,680	\$5,328	
Replace Roof (EPDM) - .90 Mil/Reinforced/Fully-Adhered	900	SF	1	900	1.51%	\$0	\$0	\$35,964	
Exterior Walls									
Re-Caulk Expansion Joints	1	Allowance	1	1	0.38%	\$0	\$0	\$8,951	
Tuckpointing (Allowance)	1	Allowance	1	1	1.01%	\$0	\$0	\$23,976	
Clean Masonry	1	Allowance	1	1	3.37%	\$0	\$0	\$79,920	
Exterior Doors									
Bay Doors - Replace	1	EA	3	3	0.71%	\$3,780	\$4,914	\$5,594	
BUILDING ENVELOPE SUBTOTAL						\$7,380	\$9,594	\$159,733	
3.0 INTERIOR/FINISHES									
Ceilings									
Remove & Reinstall Existing Ceilings Due to LED Lighting Install	4,785	SF	1	4,785	1.61%	\$0	\$0	\$38,240	
Flooring									
Remove & Replace Flooring - Carpet	3,500	SF	1	3,500	1.58%	\$0	\$0	\$37,482	
Remove & Replace Fitness Room Flooring - LVT	500	SF	1	500	0.34%	\$0	\$7,090	\$0	
Paint									
Painting Allowance	5,000	SF	1	5,000	0.50%	\$2,700	\$3,510	\$3,996	
INTERIOR/FINISHES SUBTOTAL						\$2,700	\$10,600	\$79,719	
4.0 PLUMBING SYSTEMS									
Equipment & Fixtures									
Existing Hot Water Heater: Rheem, Serial #A211803345, 25 May, 2018	1	EA	1	1	0.38%	\$0	\$0	\$8,951	
Replace Additional Bottle Filling Stations at Existing Drinking Fountains	1	EA	2	2	0.90%	\$0	\$0	\$21,482	
Mechanical Hose Reel	1	EA	8	8	0.54%	\$0	\$11,232	\$0	
Piping		0			0.00%	\$0	\$0	\$0	
Replace Piping, Valves & Unions	1	Allowance	1	1	0.17%	\$0	\$0	\$3,996	
PLUMBING SYSTEMS SUBTOTAL						\$0	\$11,232	\$34,430	
5.0 HVAC SYSTEMS									
Equipment									
Replace Air Handler Unit (AHU-1), Serial # 2307A02195, 2007	1	EA		-	0.00%	\$0	\$0	\$0	
Replace Air Handler Unit (AHU-2), Serial # 2307A02190, 2007	1	EA		-	0.00%	\$0	\$0	\$0	
Replace Air Handler Unit (AHU-3), Serial # 1807A02735, 2007	1	EA		-	0.00%	\$0	\$0	\$0	
Replace Air Handler Unit (AHU-4), Serial # 2107A04153, 2007	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Furnace - Residential: Carrier, Serial# 4705X61431, Nov 2005	1	EA	1	1	0.67%	\$0	\$14,040	\$0	
Existing Furnace - Residential: Carrier, Serial# 2306X03788, June 2006	1	EA	1	1	0.67%	\$0	\$14,040	\$0	
Existing Furnace - Residential: Carrier, Serial# 3206X12722, Aug 2006	1	EA	1	1	0.67%	\$0	\$14,040	\$0	
Existing Furnace - Residential: Carrier, Serial# 3206X12562, Aug 2006	1	EA	1	1	0.67%	\$0	\$14,040	\$0	
Existing Radiant Heating System (INFRARED-1), Re-Verber-Ray	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Radiant Heating System (INFRARED-2), Re-Verber-Ray	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Radiant Heating System (INFRARED-3), Re-Verber-Ray	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Split System Unit: Carrier: Serial# 2307E30451, June 2007		EA		-	0.00%	\$0	\$0	\$0	
Existing Split System Unit: (AC-1) Mitsubishi, Serial# 6005952, 2016	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Conditioner (COND-1): Mitsubishi, Model # MUZ-A12NA, 2016	1	EA		-	0.00%	\$0	\$0	\$0	
Existing Conditioner (COND-1): Carrier, Serial # 1607E43253, 2007	1	EA	1	1	0.67%	\$0	\$14,040	\$0	
Existing Conditioner (COND-2): Carrier, Serial # 1607E43252, 2007	1	EA	1	1	0.67%	\$0	\$14,040	\$0	
Existing Conditioner (COND-3): Carrier, Serial # 1607E25839, 2007	1	EA	1	1	0.67%	\$0	\$14,040	\$0	
Existing Conditioner (COND-4): Carrier, Serial # 2307E30451, 2007	1	EA	1	1	0.67%	\$0	\$14,040	\$0	
Existing Exhaust Fan (EF-1), 2007	1	EA							
Piping									
Replace Piping, Valves & Unions	1	Allowance	1	1	0.17%	\$0	\$0	\$3,996	
Other HVAC									
Apparatus Exhaust System	1	EA	1	1	0.34%	\$0	\$7,020	\$0	
HVAC SYSTEMS SUBTOTAL						\$0	\$119,340	\$3,996	



# SECTION C | Individual Building Assessments

## Building 04 – Fire Station #1

### Summary of Budgets:

4 - FIRE STATION #1		Cost Data						
45400 Hull Rd.		Specification Factor = 1.00 (Medium)						
		Geographic Factor = 1.00 (U.S. Median)						
		Cost Escalation Factor = 1.08 Fall 2022						
		Building SF				Cost Escalation Factors		
		11,962				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)	Property Enhancement Cost (7 - 10 years)
6.0 ELECTRICAL SYSTEMS								
Power								
Miscellaneous Power Allowance	1	SF	1	1	0.34%	\$0	\$0	\$7,992
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Apparatus Rooms	4,100	SF	1	4,100	2.01%	\$0	\$0	\$47,840
Replace Lighting with LED's (New OS, Switching, etc.)	7,862	SF	1	7,862	3.86%	\$0	\$0	\$91,736
Replace Emergency & Exit Lights	11,962	SF	1	11,962	0.24%	\$0	\$0	\$5,736
Building Exterior/Site Lighting Allowance - Install Wall Packs	1	Allowance	1	1	1.01%	\$0	\$0	\$23,976
Fire Alarm System								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.75%	\$0	\$0	\$17,902
Other								
Replace Existing Generator	1	EA	1	1	18.51%	\$0	\$0	\$439,560
ELECTRICAL SYSTEMS SUBTOTAL					26.73%	\$0	\$0	\$634,743
7.0 SECURITY								
Security								
Security Camera System & Server	1	Allowance	1	1	1.68%	\$27,000	\$0	\$0
Security Allowance	1	Allowance	1	1	0.34%	\$0	\$0	\$7,992
SECURITY SYSTEMS SUBTOTAL					2.02%	\$27,000	\$0	\$7,992
8.0 ABATEMENT								
Abatement								
ABATEMENT SUBTOTAL					0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	EA	1	1	1.68%	\$9,000	\$11,700	\$13,320
Recliners	1	Allowance	8	8	0.19%	\$1,512	\$1,966	\$0
Other FF&E								
Maintenance/Custodial Equipment	1	Allowance	1	1	0.75%	\$0	\$0	\$17,902
Turnout Gear	1	EA	30	30	6.41%	\$51,429	\$66,857	\$0
Bikes - EMS Bike Team	1	EA	2	2	0.20%	\$1,620	\$2,106	\$0
Replace Select Residential Appliances	1	Allowance	1	1	0.34%	\$0	\$0	\$7,992
Microwave	1	EA	1	1	0.04%	\$0	\$913	\$0
Refrigerator	1	EA	1	1	0.20%	\$0	\$0	\$4,795
Ice Maker	1	EA	1	1	0.08%	\$0	\$1,685	\$0
Washer & Dryer	1	EA	1	1	0.20%	\$3,240	\$0	\$0
Extractor	1	EA	1	1	1.01%	\$0	\$0	\$23,976
Gas Grill	1	EA	1	1	0.07%	\$0	\$1,544	\$0
Other					0.00%	\$0	\$0	\$0
Color Printer	1	EA	1	1	0.03%	\$540	\$0	\$0
Shredder	1	EA	1	1	0.08%	\$1,296	\$0	\$0
Bunk Room - Mattress	1	EA	8	8	1.08%	\$8,640	\$11,232	\$0
FURNITURE & EQUIPMENT SUBTOTAL					12.38%	\$77,277	\$98,002	\$67,985
10.0 TECHNOLOGY								
Technology								
Computers	1	EA	3	3	0.40%	\$6,480	\$0	\$0
Copiers	1	EA	1	1	0.34%	\$0	\$7,020	\$0
Portable Radios	1	EA	30	30	3.21%	\$51,428	\$0	\$0
Mobile Radios	1	EA	2	2	0.88%	\$7,020	\$0	\$10,390
Pagers	1	EA	5	5	1.18%	\$18,900	\$0	\$0
TECHNOLOGY SUBTOTAL					6.00%	\$83,828	\$7,020	\$10,390
Building Infrastructure Improvement Total:					79.31%	\$238,685	\$308,439	\$1,178,807
Project Contingency:					6.09%	\$7,758	\$20,342	\$110,043
Permits, Testing & Printing:					1.68%	\$2,133	\$5,594	\$30,262
Professional Fees & Costs:					6.74%	\$8,581	\$22,499	\$121,716
Construction Manager Fee & Costs:					6.18%	\$7,872	\$20,642	\$111,666
PROJECT TOTAL					100.00%	\$265,030	\$377,515	\$1,552,495

Building 05 – Fire Station #2



Address:	7981 Belleville Rd. Van Buren Township, MI 48111
Year Built:	2006
Square Footage:	3,700
Site Area:	4.7 Acres
Parking Spaces:	44
Stories:	2
Basement:	No
Elevator(s):	No
Exterior Façade:	Masonry
Roof:	Standing seam metal
Fire Protection:	No

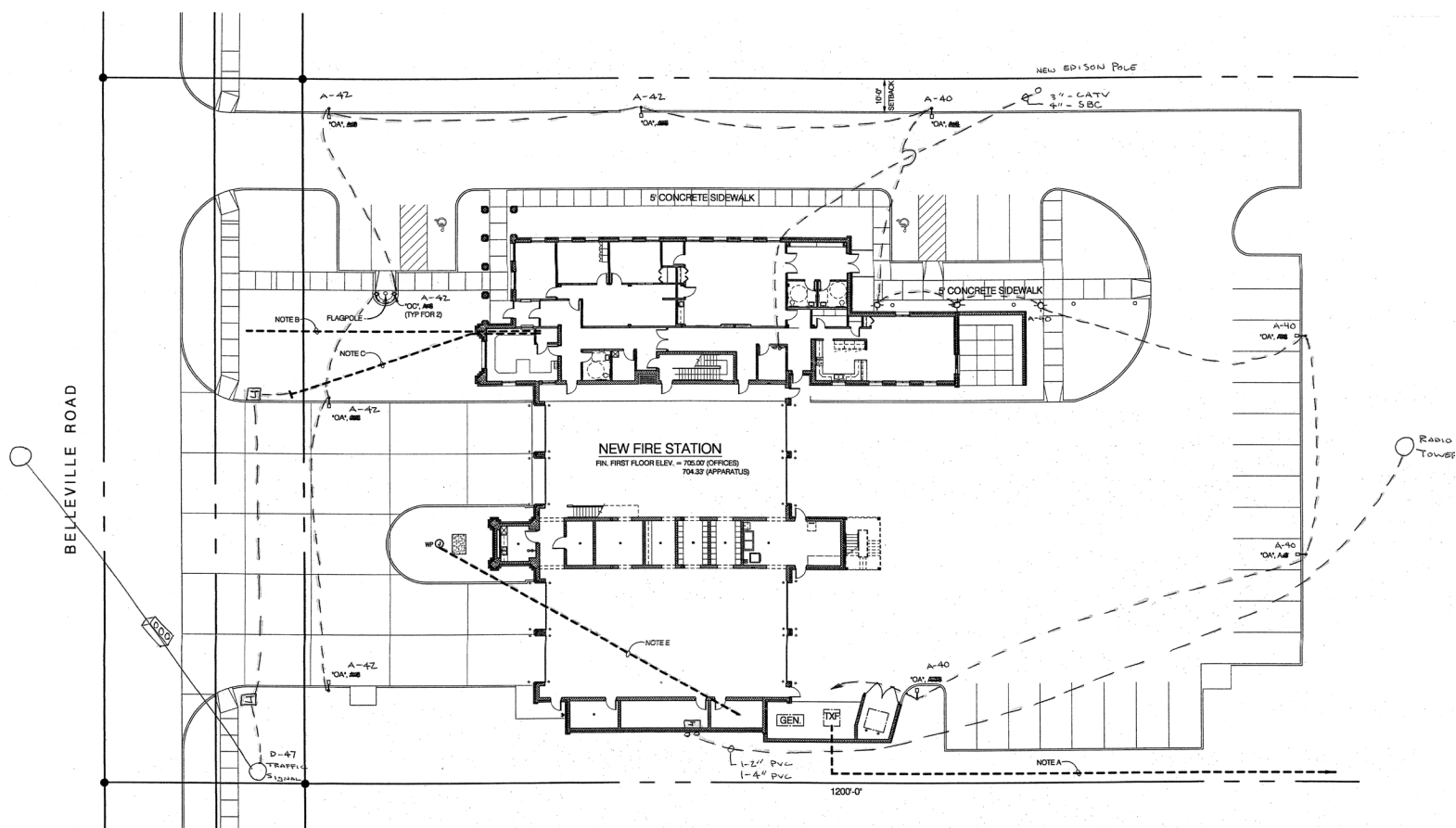
Site Plan:





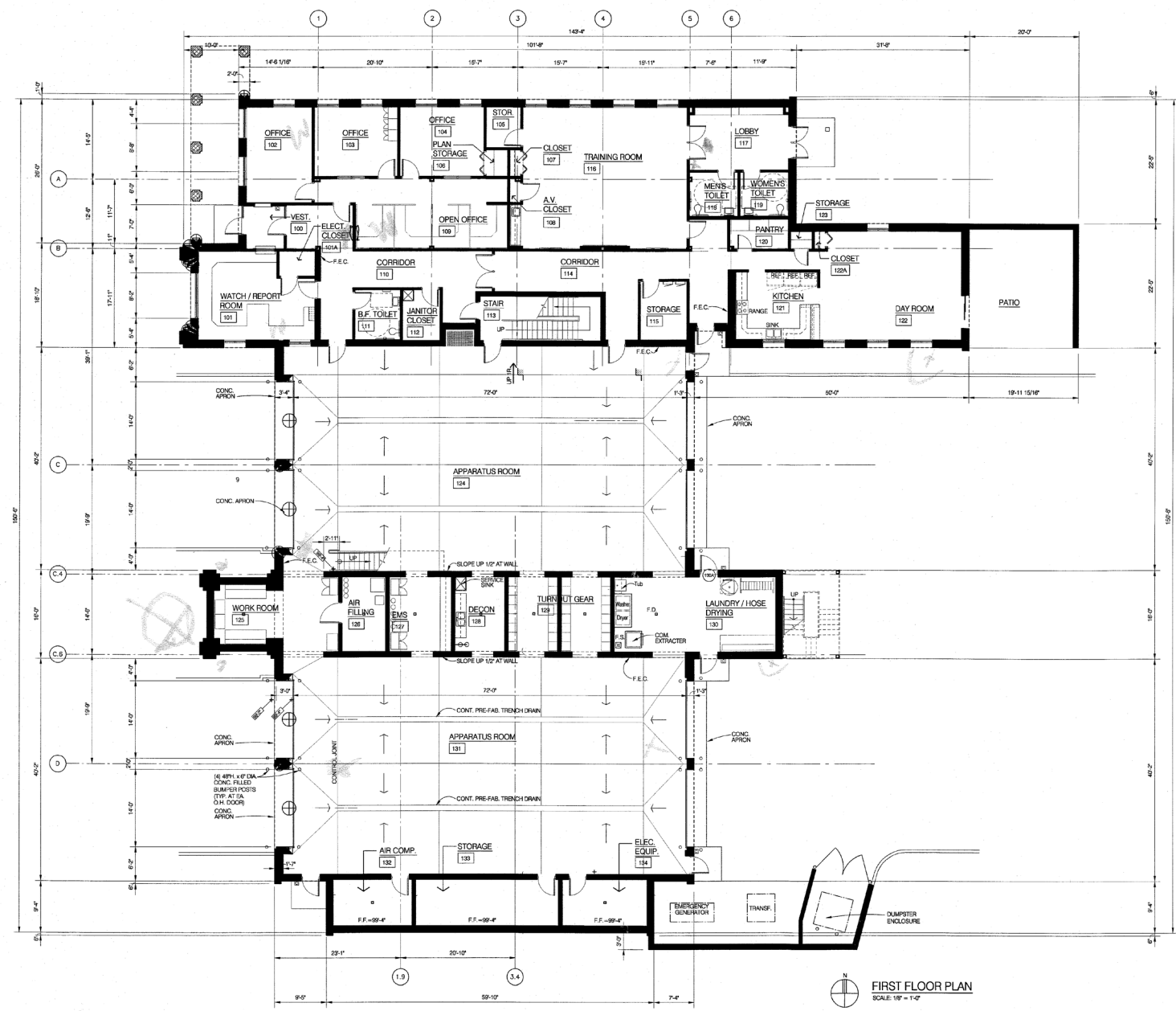
## Building 05 – Fire Station #2

## Site Plan:



Building 05 – Fire Station #2

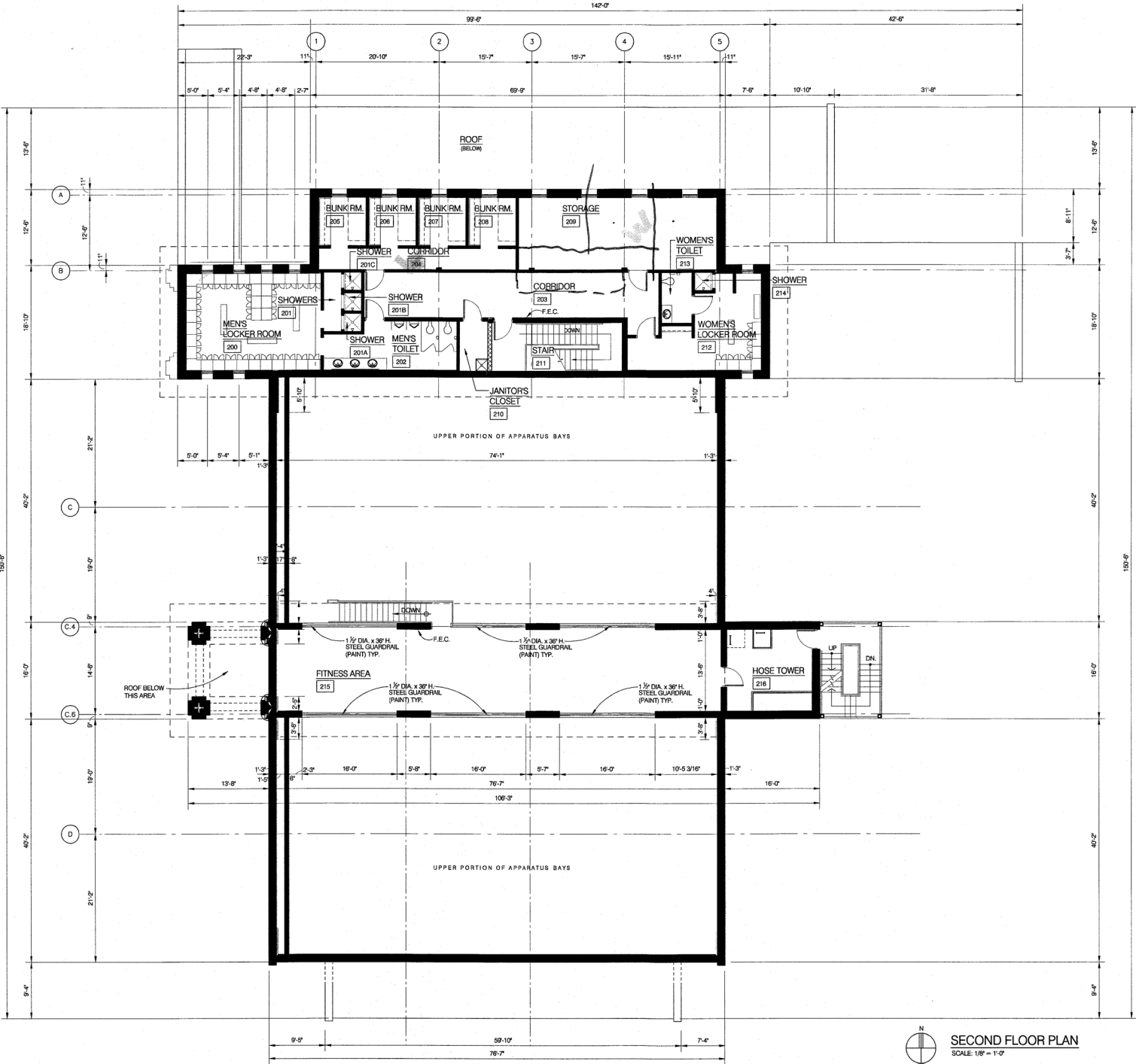
1st Floor Plan:





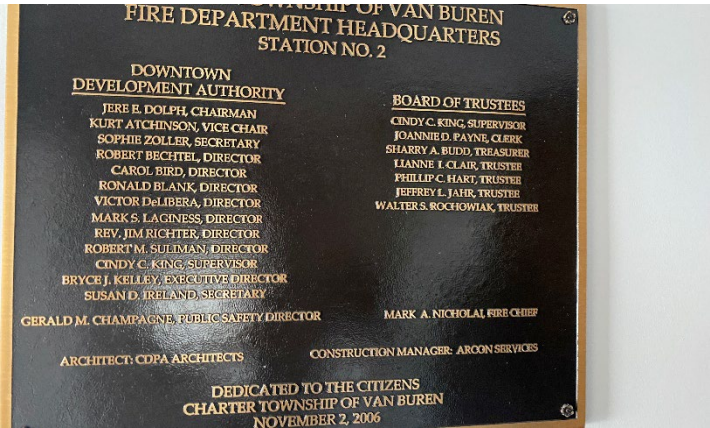
Building 05 – Fire Station #2

2nd Floor Plan:



Building 05 - Fire Station #2

Photos:



Building dedication plaque



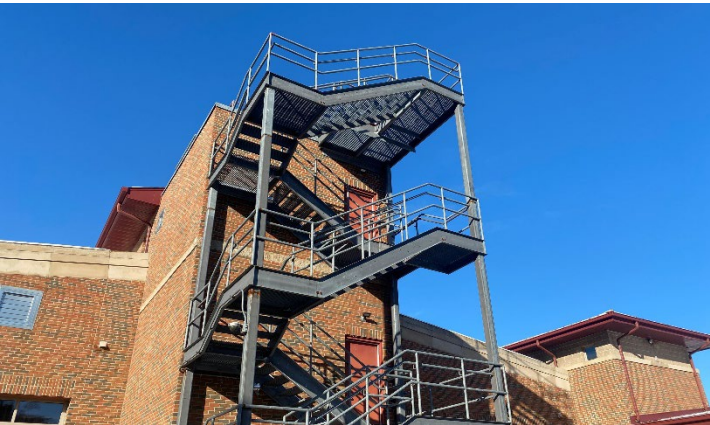
North elevation



West entry walk



East elevation



Exterior stairway



East garage doors



Building 05 - Fire Station #2

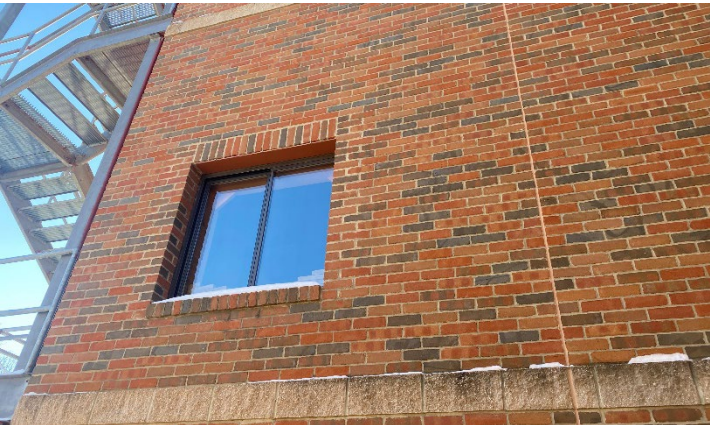
Photos:



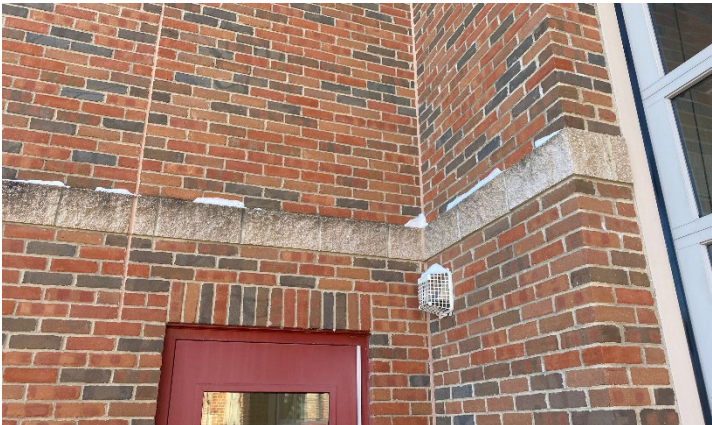
Exterior wall light



Dumpster enclosure



Window



Exterior lighting



Corridor



Interior door to restroom



Building 05 - Fire Station #2

Photos:



Kitchen



Building equipment



Main garage



Exercise room



Main garage



Server



Building 05 - Fire Station #2

Photos:



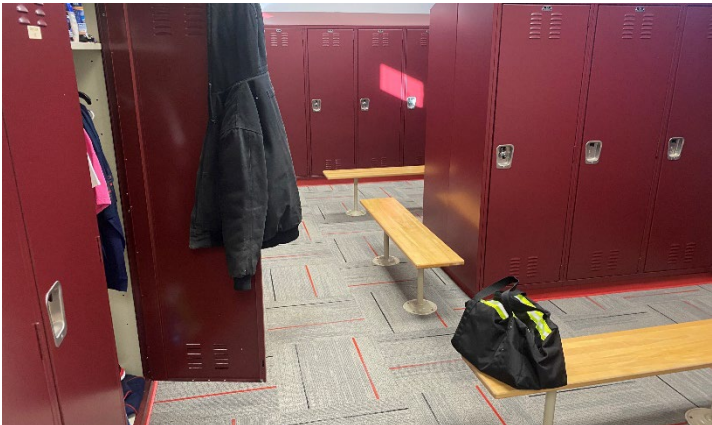
Mini-split



Main switch gear



2'x4' lighting



Locker room



Entry



Office area

## SECTION C | Individual Building Assessments

### Building 05 – Fire Station #2

#### Summary of Budgets:

5 - FIRE STATION #2 7981 Belleville Rd.				Cost Data					
		Building SF 17,500	Specification Factor = Geographic Factor = Cost Escalation Factor =	1.00 1.00 1.08	(Medium) (U.S. Median) Fall 2022	Cost Escalation Factors 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)	Property Enhancement Cost (7 - 10 years)
1.0 SITE									
Paving									
Remove & Replace Concrete, Sidewalks, Lot		10,000	SF	1	10,000	6.66%	\$40,500	\$52,650	\$59,940
Landscaping									
Improve Landscaping		1	Allowance	1	1	2.96%	\$0	\$0	\$79,920
Utilities									
Utilities		1	Allowance	1	1	1.48%	\$0	\$0	\$39,960
Misc.									
Replace Site Lighting Poles, Re-use Existing LED Fixtures		1	EA	8	8	2.37%	\$0	\$56,160	\$0
SITE SUBTOTAL						13.48%	\$40,500	\$108,810	\$179,820
2.0 BUILDING ENVELOPE									
Roofing Work									
Roofing Work		1	Allowance	1	1	0.00%	\$3,600	\$4,680	\$5,328
Replace Roof (EPDM) - .90 Mil/Reinforced/Fully-Adhered		3300	SF	1	3,300	4.89%	\$0	\$0	\$131,868
Install Roof Hatch and Access Ladder		1	Allowance	1	1	1.78%	\$32,400	\$0	\$0
Exterior Walls									
Re-Caulk Expansion Joints		1	Allowance	1	1	0.33%	\$0	\$0	\$8,951
Tuckpointing (Allowance)		1	Allowance	1	1	0.89%	\$0	\$0	\$23,976
Clean Masonry		1	Allowance	1	1	2.96%	\$0	\$0	\$79,920
Exterior Doors									
Bay Doors - Replace		1	EA	4	4	0.83%	\$5,040	\$6,552	\$7,459
BUILDING ENVELOPE SUBTOTAL						12.27%	\$41,040	\$11,232	\$257,502
3.0 INTERIOR/FINISHES									
Ceilings									
Remove & Reinstall Existing Ceilings Due to LED Lighting Install		4,000	SF	1	4,000	1.18%	\$0	\$0	\$31,968
Flooring									
Remove & Replace Flooring - Carpet		3,000	SF	1	3,000	1.19%	\$0	\$0	\$32,128
Remove & Replace Training Room Flooring - LVT		760	SF	1	760	0.45%	\$8,290	\$0	\$0
Paint									
Painting Allowance		5000	SF	1	5,000	0.44%	\$2,700	\$3,510	\$3,996
Restrooms									
Remove & Replace Existing Individual Toilet Room Floor w/ Tile		1	EA	50	50	0.10%	\$1,814	\$0	\$0
Casework & Countertops									
Replace Select Countertops		1	Allowance	1	1	0.30%	\$0	\$7,020	\$0
INTERIOR/FINISHES SUBTOTAL						3.67%	\$12,804	\$10,530	\$68,092
4.0 PLUMBING SYSTEMS									
Equipment & Fixtures									
Existing Hot Water Heater: Bradford White, Serial # PA38920650, 2017		1	EA	1	1	0.33%	\$0	\$0	\$8,951
Replace Additional Bottle Filling Stations at Existing Drinking Fountains		1	EA	1	1	0.40%	\$7,258	\$0	\$0
Mechanical Hose Reel		1	EA	8	8	0.47%	\$0	\$11,232	\$0
Piping									
Replace Piping, Valves & Unions		1	Allowance	1	1	0.15%	\$0	\$0	\$3,996
PLUMBING SYSTEMS SUBTOTAL						1.35%	\$7,258	\$11,232	\$12,947
5.0 HVAC SYSTEMS									
Equipment									
Existing Roof Top Unit (RTU -1): Lennox, Serial# 5606A13425, 2006		1	EA	1	1	1.33%	\$0	\$31,450	\$0
Existing Roof Top Unit (RTU-2): Lennox, Serial# 5606A13426, 2006		1	EA	1	1	1.33%	\$0	\$31,450	\$0
Existing Roof Top Unit (RTU-3): Lennox, Serial# 5606A07607, 2006			EA	-	-	0.00%	\$0	\$0	\$0
Existing Radiant Heating System (INFRARED-1), Re-Verber-Ray		1	EA	-	-	0.00%	\$0	\$0	\$0
Existing Radiant Heating System (INFRARED-2), Re-Verber-Ray		1	EA	-	-	0.00%	\$0	\$0	\$0
Existing Radiant Heating System (INFRARED-3), Re-Verber-Ray		1	EA	-	-	0.00%	\$0	\$0	\$0
Existing Split System Cooling Unit (AC-1): Mitsubishi Mr. Slim, Serial # 52A00869B, 2005		1	EA	-	-	0.00%	\$0	\$0	\$0
Existing Conditioner (COND-1): Mitsubishi, Serial # 52U00773B, 2006		1	EA	-	-	0.00%	\$0	\$0	\$0
Existing Exhaust Fan (EF-4), Greenheck, Serial# 06C21614, 2006		1	EA	-	-	0.00%	\$0	\$0	\$0
Existing Exhaust Fan (EF-4), Cincinnati Fan, Serial# 600399, 2006		1	EA	-	-	0.00%	\$0	\$0	\$0
Piping									
Replace Piping, Valves & Unions		1	Allowance	1	1	0.15%	\$0	\$0	\$3,996
Other HVAC									
Apparatus Exhaust System		1	EA	1	1	0.00%	\$0	\$7,020	\$0
HVAC SYSTEMS SUBTOTAL						3.10%	\$0	\$69,919	\$3,996



# SECTION C | Individual Building Assessments

## Building 05 – Fire Station #2

### Summary of Budgets:

5 - FIRE STATION #2				Cost Data				
7981 Belleville Rd.				Specification Factor = 1.00 (Medium)				
Building SF 17,500				Geographic Factor = 1.00 (U.S. Median)		Cost Escalation Factors		
				Cost Escalation Factor = 1.08 Fall 2022		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)	Property Enhancement Cost (7 - 10 years)
6.0 ELECTRICAL SYSTEMS								
Power								
Miscellaneous Power Allowance	1	Allowance	1	1	0.59%	\$10,800	\$0	\$0
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Apparatus Rooms	5,750	SF	1	5,750	2.49%	\$0	\$0	\$67,093
Replace Lighting with LED's (New OS, Switching, etc.)	11,750	SF	1	11,750	5.08%	\$0	\$0	\$137,103
Replace Emergency & Exit Lights	17,500	SF	1	17,500	0.31%	\$0	\$0	\$8,392
Building Exterior/Site Lighting Allowance - Install Wall Packs	1	Allowance	1	1	1.48%	\$27,000	\$0	\$0
Fire Alarm System								
Adjustments to Fire Alarm System	1	Allowance	1	1	0.66%	\$0	\$0	\$17,902
Other								
Replace Existing Generator	1	EA	1	1	16.29%	\$0	\$0	\$439,560
ELECTRICAL SYSTEMS SUBTOTAL					26.91%	\$37,800	\$0	\$670,049
7.0 SECURITY								
Security								
Security Camera System & Server	1	Allowance	1	1	1.48%	\$27,000	\$0	\$0
Security Allowance	1	Allowance	1	1	0.30%	\$0	\$0	\$7,992
SECURITY SYSTEMS SUBTOTAL					1.78%	\$27,000	\$0	\$7,992
8.0 ABATEMENT								
Abatement								
ABATEMENT SUBTOTAL					0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
General Furniture								
FFE Allowance	1	Allowance	1	1	1.48%	\$9,000	\$11,700	\$13,320
Recliners	1	Allowance	8	8	0.17%	\$1,512	\$1,966	\$0
Other FF&E								
Maintenance/Custodial Equipment	1	Allowance	1	1	0.66%	\$0	\$0	\$17,902
Turnout Gear	1	EA	30	30	5.64%	\$51,429	\$66,857	\$0
Bikes - EMS Bike Team	1	EA	2	2	0.18%	\$1,620	\$2,106	\$0
Replace Select Residential Appliances	1	Allowance	1	1	0.30%	\$0	\$0	\$7,992
Microwave	1	EA	1	1	0.04%	\$0	\$913	\$0
Refrigerator	1	EA	1	1	0.18%	\$0	\$0	\$4,795
Ice Maker	1	EA	1	1	0.07%	\$0	\$1,685	\$0
Washer & Dryer	1	EA	1	1	0.18%	\$3,240	\$0	\$0
Extractor	1	EA	1	1	0.89%	\$0	\$21,060	\$0
Gas Grill	1	EA	1	1	0.07%	\$0	\$1,544	\$0
Other								
Shredder	1	Allowance	1	1	0.00%	\$1,296	\$0	\$0
Bunk Room - Mattress	1	EA	8	8	0.00%	\$8,640	\$11,232	\$0
FURNITURE & EQUIPMENT SUBTOTAL					10.86%	\$76,737	\$119,062	\$44,009
10.0 TECHNOLOGY								
Technology								
Computers	1	EA	6	6	0.71%	\$12,960	\$0	\$0
Portable Radios	1	EA	30	30	2.82%	\$51,428	\$0	\$0
Mobile Radios	1	EA	2	2	0.77%	\$7,020	\$0	\$10,390
Pagers	1	EA	5	5	1.04%	\$18,900	\$0	\$0
TECHNOLOGY SUBTOTAL					5.34%	\$90,308	\$0	\$10,390
Building Infrastructure Improvement Total:								
	10.00%				78.76%	\$333,447	\$330,786	\$1,254,797
Project Contingency:					6.26%	\$16,640	\$21,172	\$120,040
Permits, Testing & Printing:	2.50%				1.72%	\$4,576	\$5,822	\$33,011
Professional Fees & Costs:	9.00%				6.92%	\$18,405	\$23,418	\$132,773
Construction Manager Fee & Costs:	9.00%				6.35%	\$16,886	\$21,485	\$121,810
PROJECT TOTAL					100.00%	\$389,954	\$402,683	\$1,662,432

Building 06 – Fire Station #3



Address:	39600 Tyler Rd. Van Buren Township, MI 48111
Year Built:	1950's
Square Footage:	3,500 plus animal shelter
Site Area:	4.55 Acres
Parking Spaces:	15
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	Brick & Block
Roof:	EPDM
Fire Protection:	No

Site Plan:





SECTION C | Individual Building Assessments

Building 06- Fire Station #3

Photos:



Entry Gate



South Elevation



Gravel entry drive



South overhead doors and apron



Exterior lighting



Exterior lighting



SECTION C | Individual Building Assessments

Building 06 - Fire Station #3

Photos:



East brick elevation



North elevation



East property line



North parking area



Animal shelter



North elevation



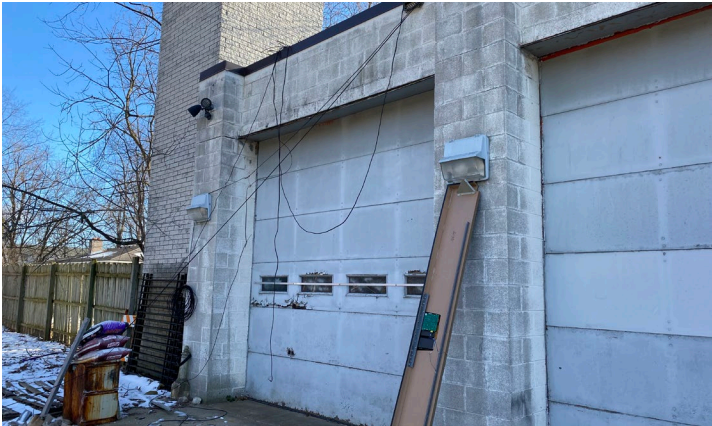
SECTION C | Individual Building Assessments

Building 06- Fire Station #3

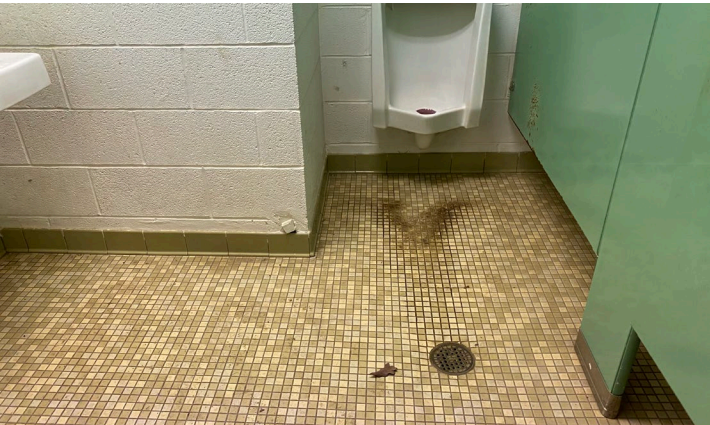
Photos:



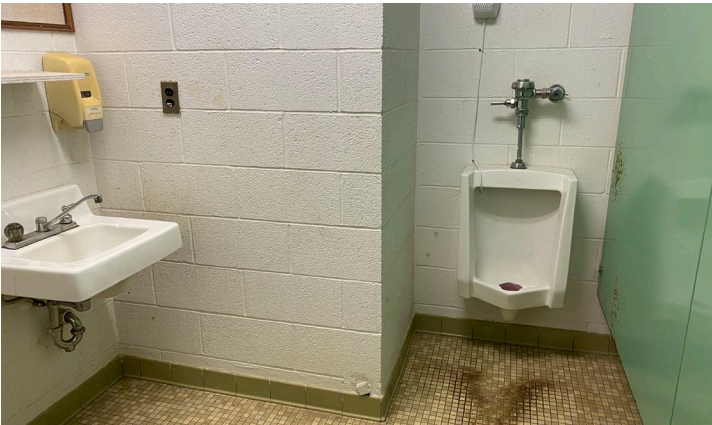
North overhead door



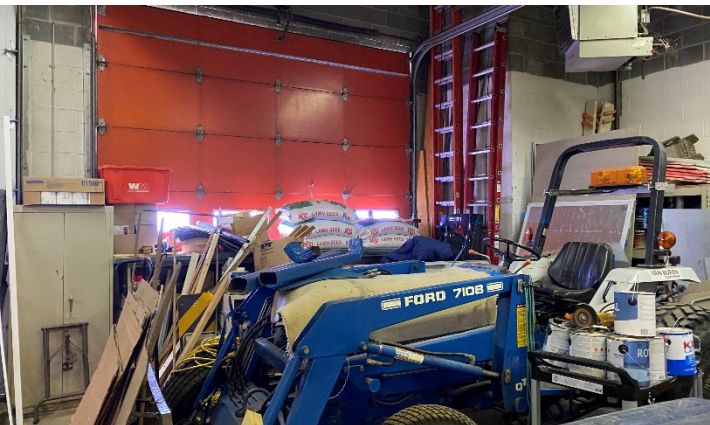
North overhead doors



Restroom floor



Restroom fixtures



Garage bay



Restroom electric heat

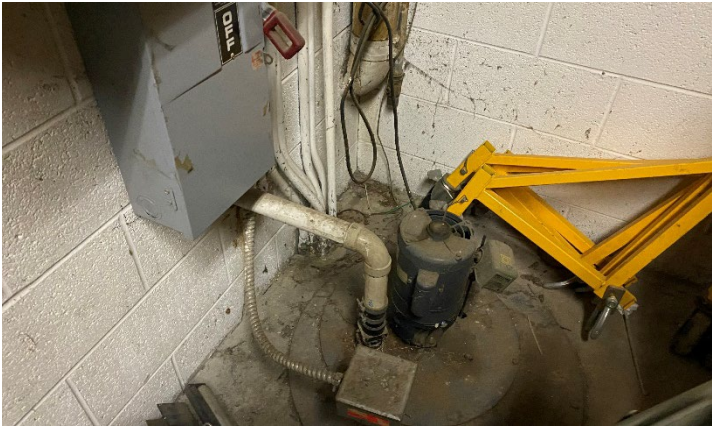


Building 06 - Fire Station #3

Photos:



Electrical service



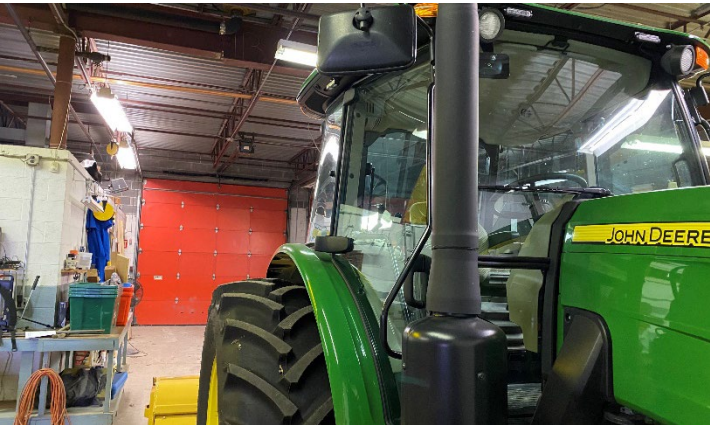
Sump pump



Gas heater



Garage bays





SECTION C | Individual Building Assessments

Building 06 – Fire Station #3

Summary of Budgets:

6 - FIRE STATION #3					Cost Data				Cost Escalation Factors			
					Specification Factor = 1.00 (Medium)							
					Geographic Factor = 1.00 (U.S. Median)							
					Cost Escalation Factor = 1.08 Fall 2022							
							1.08		1.30		1.48	
Program Area					Quantity	# of	As % of	Critical Needs	Deferrable	Property		
					Per Unit	Units	Total Units	Cost	Cost	Enhancement		
								(1 - 3 years)	(4 - 6 years)	Cost		
										(7 - 10 years)		
1.0 SITE												
Demolition												
Building Demolition (Non-Abated)					3,500	SF	1	3,500	46.61%	\$35,910	\$0	\$0
Landscaping												
Site Restoration due to Demolition Activities					1	Allowance	1	1	28.04%	\$21,600	\$0	\$0
SITE SUBTOTAL									74.65%	\$57,510	\$0	\$0
2.0 BUILDING ENVELOPE												
BUILDING ENVELOPE SUBTOTAL									0.00%	\$0	\$0	\$0
3.0 INTERIOR/FINISHES												
INTERIOR/FINISHES SUBTOTAL									0.00%	\$0	\$0	\$0
4.0 PLUMBING SYSTEMS												
PLUMBING SYSTEMS SUBTOTAL									0.00%	\$0	\$0	\$0
5.0 HVAC SYSTEMS												
HVAC SYSTEMS SUBTOTAL									0.00%	\$0	\$0	\$0
6.0 ELECTRICAL SYSTEMS												
ELECTRICAL SYSTEMS SUBTOTAL									0.00%	\$0	\$0	\$0
7.0 SECURITY												
SECURITY SYSTEMS SUBTOTAL									0.00%	\$0	\$0	\$0
8.0 ABATEMENT												
ABATEMENT SUBTOTAL									0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT												
FURNITURE & EQUIPMENT SUBTOTAL									0.00%	\$0	\$0	\$0
10.0 TECHNOLOGY												
TECHNOLOGY SUBTOTAL									0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:									74.65%	\$57,510	\$0	\$0
Project Contingency:					10.00%				7.47%	\$5,751	\$0	\$0
Permits, Testing & Printing:					2.50%				2.05%	\$1,582	\$0	\$0
Professional Fees & Costs:					9.00%				8.26%	\$6,361	\$0	\$0
Construction Manager Fee & Costs:					9.00%				7.58%	\$5,836	\$0	\$0
PROJECT TOTAL									100.00%	\$77,039	\$0	\$0

Building 07 – Old Fire Station #2



Address:	45581 Ecorse Rd. Van Buren Township, MI 48111
Year Built:	1948
Square Footage:	3,400
Site Area:	.79 Acres
Parking Spaces:	+/- 8
Stories:	1
Basement:	No
Elevator(s):	No
Exterior Façade:	Painted Masonry
Roof:	Built up
Fire Protection:	No

Site Plan:





Building 07 - Old Fire Station #2

Photos:



Main entry



North elevation



Northeast corner



Glass block windows and side entry/exit door



Asphalt apron



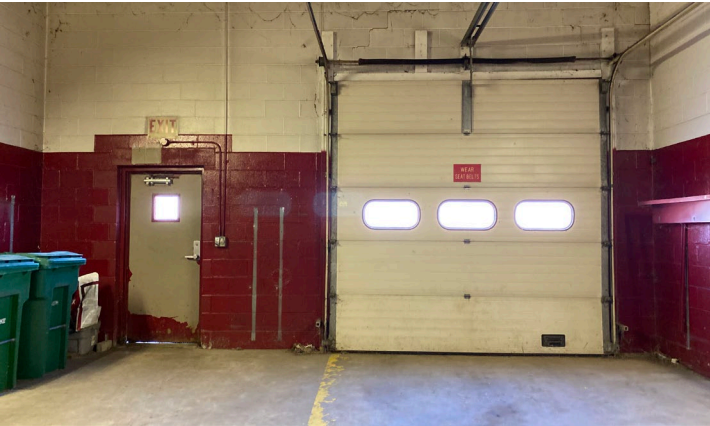
South elevation



SECTION C | Individual Building Assessments

Building 07 - Old Fire Station #2

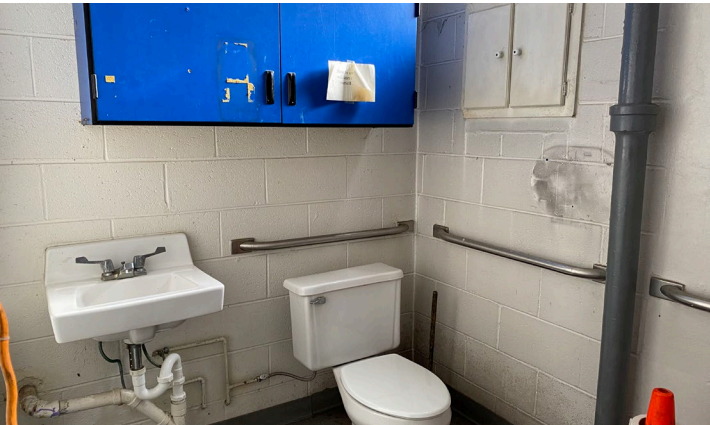
Photos:



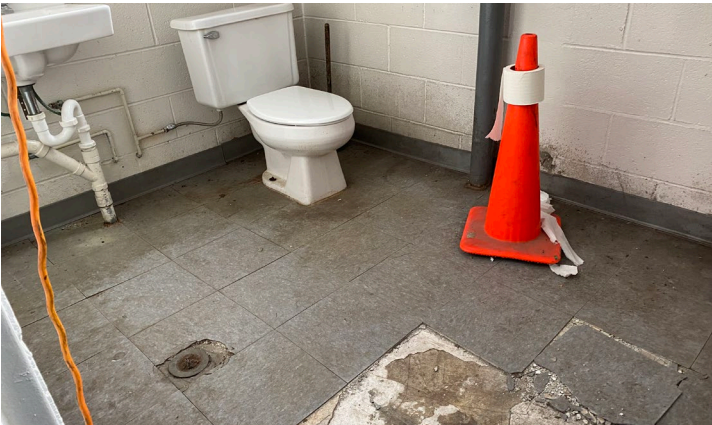
Garage bay



Ceiling



Single occupancy restroom



Restroom floor



Fuse box



Garage bay



SECTION C | Individual Building Assessments

Building 07 - Old Fire Station #2

Photos:



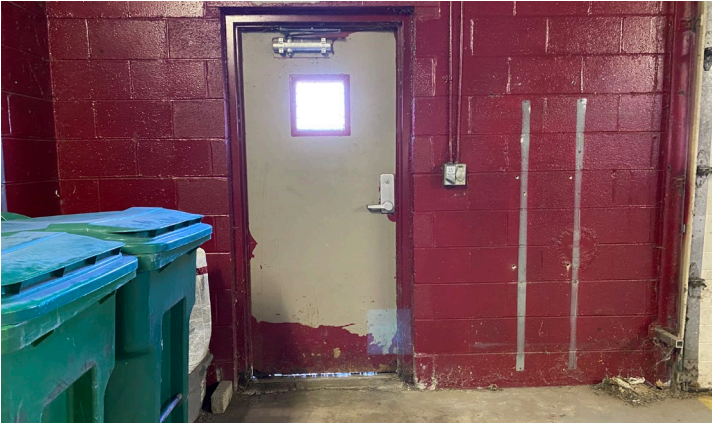
Break room



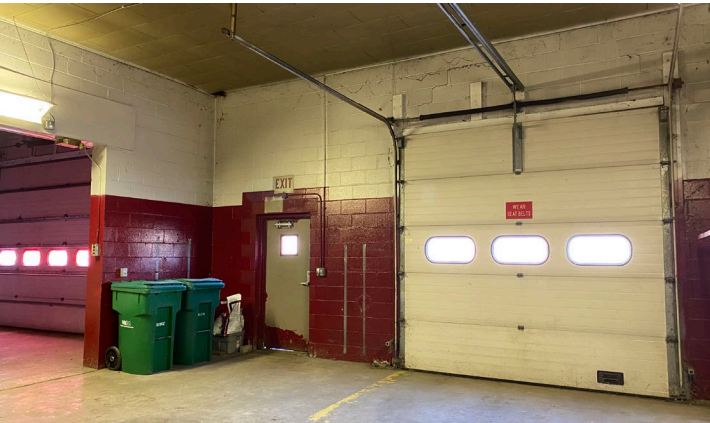
Break room cabinets



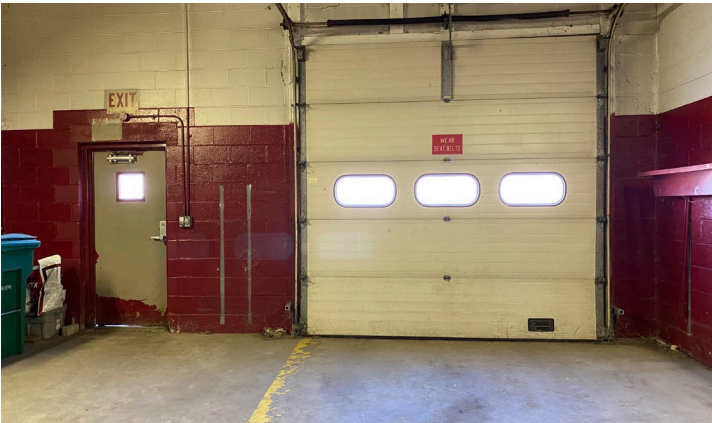
Electrical panels



Exit/Entry door



Overhead doors



Overhead door

Building 07 – Old Fire Station #2

Summary of Budgets:

7 - OLD FIRE STATION #2		Cost Data			Cost Escalation Factors			
		Building SF	Specification Factor = 1.00 (Medium)	Geographic Factor = 1.00 (U.S. Median)				
		3,400	Cost Escalation Factor = 1.08	Fall 2022				
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)
1.0 SITE								
Demolition								
Building Demolition (Non-Abated)	3,400	SF	1	3,400	46.10%	\$34,884	\$0	\$0
Landscaping								
Site Restoration due to Demolition Activities	1	Allowance	1	1	28.55%	\$21,600	\$0	\$0
SITE SUBTOTAL					74.65%	\$56,484	\$0	\$0
2.0 BUILDING ENVELOPE								
BUILDING ENVELOPE SUBTOTAL					0.00%	\$0	\$0	\$0
3.0 INTERIOR/FINISHES								
INTERIOR/FINISHES SUBTOTAL					0.00%	\$0	\$0	\$0
4.0 PLUMBING SYSTEMS								
PLUMBING SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
5.0 HVAC SYSTEMS								
HVAC SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
6.0 ELECTRICAL SYSTEMS								
ELECTRICAL SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
7.0 SECURITY								
SECURITY SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
8.0 ABATEMENT								
ABATEMENT SUBTOTAL					0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
FURNITURE & EQUIPMENT SUBTOTAL					0.00%	\$0	\$0	\$0
10.0 TECHNOLOGY								
TECHNOLOGY SUBTOTAL					0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:					74.65%	\$56,484	\$0	\$0
Project Contingency:	10.00%				7.47%	\$5,648	\$0	\$0
Permits, Testing & Printing:	2.50%				2.05%	\$1,553	\$0	\$0
Professional Fees & Costs:	9.00%				8.26%	\$6,248	\$0	\$0
Construction Manager Fee & Costs:	9.00%				7.58%	\$5,732	\$0	\$0
PROJECT TOTAL					100.00%	\$75,665	\$0	\$0



Park 01 – Quirk Park



Address:	46270 Ayres Ave., Belleville, MI 48111
Year Built:	2019 Splash Pad and Playground
Square Footage:	N/A
Site Area:	10.8 Acres
Parking Spaces:	62
Stories:	1
Basement:	N/A
Elevator(s):	N/A
Exterior Façade:	Masonry (Metal Changing Building)
Roof:	Asphalt (Concessions)
Fire Protection:	No

Site Plan:





SECTION C | Individual Building Assessments

Park 01 - Quirk Park

Photos:



Picnic pavilion



Landscape island



Playground looking west



Playground looking east



Changing building



Picnic pavilion ceiling



Park 01 - Quirk Park

Photos:



Irrigation system



Concessions



Pavilion



Splash pad



Splash pad picnic benches



Athletic fields

# SECTION C | Individual Building Assessments

## Park 01 – Quirk Park

### Summary of Budgets:

Specification Factor = 1.00 (Medium) Geographic Factor = 1.00 (U.S. Median) Cost Escalation Factor = 1.08 Fall 2022						Cost Escalation Factors 1.081.301.48		
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)	Property Enhancement Cost (7 - 10 years)
1.0 SITE								
Paving								
Pavement Reconstruction - Remove Asphalt & Repave (3.5") (LD)	21900	SF	1	21,900	11.00%	\$0	\$98,392	\$0
Paving - 6' wide asphalt trail, select replacements	1	Allowance	1	1	3.14%	\$0	\$0	\$31,968
Playground / Playpad								
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.	1	Allowance	1	1	6.28%	\$14,400	\$18,720	\$21,312
Misc.								
Site Signage	1	EA	1	1	3.14%	\$21,600	\$0	\$0
Replace Picnic Pavillion	1	EA	1	1	39.55%	\$272,160	\$0	\$0
SITE SUBTOTAL					63.10%	\$308,160	\$117,112	\$53,280
2.0 BUILDING ENVELOPE								
BUILDING ENVELOPE SUBTOTAL					0.00%	\$0	\$0	\$0
3.0 INTERIOR/FINISHES								
Renovate - Toilet Rooms	1	EA	2	2	9.42%	\$64,800	\$0	\$0
INTERIOR/FINISHES SUBTOTAL					9.42%	\$64,800	\$0	\$0
4.0 PLUMBING SYSTEMS								
Existing Hot Water Heater, Lochinvar	1	EA	1	1	0.88%	\$0	\$7,862	\$0
PLUMBING SYSTEMS SUBTOTAL					0.88%	\$0	\$7,862	\$0
5.0 HVAC SYSTEMS								
HVAC SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
6.0 ELECTRICAL SYSTEMS								
ELECTRICAL SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
7.0 SECURITY								
Security								
Video Surveillance Cameras	1	EA	4	4	1.26%	\$8,640	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					1.26%	\$8,640	\$0	\$0
8.0 ABATEMENT								
ABATEMENT SUBTOTAL					0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
FURNITURE & EQUIPMENT SUBTOTAL					0.00%	\$0	\$0	\$0
10.0 TECHNOLOGY								
TECHNOLOGY SUBTOTAL					0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:					74.65%	\$381,600	\$124,975	\$53,280
Project Contingency:	10.00%				7.47%	\$38,160	\$12,497	\$5,328
Permits, Testing & Printing:	2.50%				2.05%	\$10,494	\$3,437	\$1,465
Professional Fees & Costs:	9.00%				8.26%	\$42,208	\$13,823	\$5,893
Construction Manager Fee & Costs:	9.00%				7.58%	\$38,723	\$12,682	\$5,407
PROJECT TOTAL					100.00%	\$511,185	\$167,414	\$71,373



Park 02 – Harris Park



Address:	10151 Belleville Rd. Van Buren Township, MI 48111
Year Built:	
Square Footage:	N/A
Site Area:	.6 Acres
Parking Spaces:	30
Stories:	N/A
Basement:	N/A
Elevator(s):	N/A
Exterior Façade:	N/A
Roof:	N/A
Fire Protection:	N/A

Site Plan:





SECTION C | Individual Building Assessments

Park 02 - Harris Park

Photos:



Entry Signage



Parking lot approach



Parking lot



Stamped concrete pathways



Benches and picnic tables



Paved pathways



SECTION C | Individual Building Assessments

Park 02 - Harris Park

Photos:



Parking lot rain garden



Pathways with path lighting



Picnic pavilion



Trellis



Brick wall near DDA building



Entry gate to DDA building



Park 02 – Harris Park

Photos:



Park bench



Park signage



Park sculpture



Security cameras



Pathway to apartments



DDA building



SECTION C | Individual Building Assessments

Park 02 – Harris Park

Summary of Budgets:

P2 - HARRIS PARK						Cost Data				Cost Escalation Factors 1.08      1.30      1.48			
						Specification Factor = 1.00 (Medium)							
						Geographic Factor = 1.00 (U.S. Median)							
						Cost Escalation Factor = 1.08 Fall 2022							
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 Enhancemen Cost (7 - 10 years)
1.0 SITE													
Park Improvements						1	Allowance	1	1	74.65%	\$0	\$7,020	\$0
SITE SUBTOTAL										74.65%	\$0	\$7,020	\$0
2.0 BUILDING ENVELOPE													
BUILDING ENVELOPE SUBTOTAL										0.00%	\$0	\$0	\$0
3.0 INTERIOR/FINISHES													
INTERIOR/FINISHES SUBTOTAL										0.00%	\$0	\$0	\$0
4.0 PLUMBING SYSTEMS													
PLUMBING SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
5.0 HVAC SYSTEMS													
HVAC SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
6.0 ELECTRICAL SYSTEMS													
ELECTRICAL SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
7.0 SECURITY													
SECURITY SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
8.0 ABATEMENT													
ABATEMENT SUBTOTAL										0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT													
FURNITURE & EQUIPMENT SUBTOTAL										0.00%	\$0	\$0	\$0
10.0 TECHNOLOGY													
TECHNOLOGY SUBTOTAL										0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:										74.65%	\$0	\$7,020	\$0
Project Contingency:						10.00%				7.47%	\$0	\$702	\$0
Permits, Testing & Printing:						2.50%				2.05%	\$0	\$193	\$0
Professional Fees & Costs:						9.00%				8.26%	\$0	\$776	\$0
Construction Manager Fee & Costs:						9.00%				7.58%	\$0	\$712	\$0
PROJECT TOTAL										100.00%	\$0	\$9,404	\$0

Park 03 – Haggerty Neighborhood Park



Address:	83 053 01 0446 000 (Between Hamilton & Jackson St.)
Year Built:	N/A
Square Footage:	N/A
Site Area:	1.49 Acres
Parking Spaces:	0
Stories:	N/A
Basement:	N/A
Elevator(s):	N/A
Exterior Façade:	N/A
Roof:	N/A
Fire Protection:	N/A

Site Plan:





Park 03 - Haggerty Neighborhood Park

Photos:



East entry sidewalk



East entry sidewalk



East fence



East entry walk



Bike rack, trash receptacle and play structure



Picnic pavilion



Park 03 - Haggerty Neighborhood Park

Photos:



Picnic pavilion



Picnic tables



Play structure



Play structure and sidewalk



Concrete pad



Park field looking south



SECTION C | Individual Building Assessments

Park 03 – Haggerty Neighborhood Park

Summary of Budgets:

P3 - HAGGERTY NEIGHBORHOOD PARK						Cost Data		
						Specification Factor = 1.00 (Medium)		
						Geographic Factor = 1.00 (U.S. Median)		
						Cost Escalation Factor = 1.08 Fall 2022		
						Cost Escalation Factors		
						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)	Property Enhancement Cost (7 - 10 years)
1.0 SITE								
Demolition								
Demolition - Concrete pad	1	SF	1	850	2.04%	\$0	\$0	\$2,989
Paving								
Paving - install perimeter sidewalk		SF			0.00%	\$0	\$0	\$0
Paving - install concrete pad at picnic pavilion	1	SF	1	350	3.44%	\$0	\$4,423	\$0
Playground / Playpad								
Remove Existing Wood Chips & Replace Full Depth - VBT Maintenance Plan		SF			0.00%	\$0	\$0	\$0
Landscaping								
Fence Removal	1	LF	1	1,150	8.42%	\$0	\$0	\$12,316
Chain Link Fencing - 4' (Galvanized)	1	LF	1	1,150	35.19%	\$0	\$0	\$51,468
Add Fence Gate - Man Gate (4' Tall)	1	EA	2	2	1.84%	\$0	\$0	\$2,685
Landscape Restoration - At Removed Concrete Pad	1	Allowance	1	1	1.31%	\$0	\$0	\$1,918
Misc.								
Identification Signage	1	Allowance	1	1	8.20%	\$8,100	\$0	\$0
Paint Existing Pavillion	1	Allowance	1	1	5.46%	\$5,400	\$0	\$0
SITE SUBTOTAL					65.91%	\$13,500	\$4,423	\$71,377
2.0 BUILDING ENVELOPE								
BUILDING ENVELOPE SUBTOTAL					0.00%	\$0	\$0	\$0
3.0 INTERIOR/FINISHES								
INTERIOR/FINISHES SUBTOTAL					0.00%	\$0	\$0	\$0
4.0 PLUMBING SYSTEMS								
PLUMBING SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
5.0 HVAC SYSTEMS								
HVAC SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
6.0 ELECTRICAL SYSTEMS								
ELECTRICAL SYSTEMS SUBTOTAL					0.00%	\$0	\$0	\$0
7.0 SECURITY								
Security								
Video Surveillance Cameras	1	EA	4	4	8.74%	\$8,640	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					8.74%	\$8,640	\$0	\$0
8.0 ABATEMENT								
ABATEMENT SUBTOTAL					0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
FURNITURE & EQUIPMENT SUBTOTAL					0.00%	\$0	\$0	\$0
10.0 TECHNOLOGY								
TECHNOLOGY SUBTOTAL					0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:					74.65%	\$22,140	\$4,423	\$71,377
Project Contingency:	10.00%				7.47%	\$2,214	\$442	\$7,138
Permits, Testing & Printing:	2.50%				2.05%	\$609	\$122	\$1,963
Professional Fees & Costs:	9.00%				8.26%	\$2,449	\$489	\$7,895
Construction Manager Fee & Costs:	9.00%				7.58%	\$2,247	\$449	\$7,243
PROJECT TOTAL					100.00%	\$29,658	\$5,924	\$95,615

Park 04– French Landing



Address:	12090 Haggerty Rd. Van Buren Township, MI 48111
Year Built:	
Square Footage:	N/A
Site Area:	.22 Acres
Parking Spaces:	31
Stories:	N/A
Basement:	N/A
Elevator(s):	N/A
Exterior Façade:	N/A
Roof:	N/A
Fire Protection:	N/A

Conceptual Site Plan:





Park 04- French Landing

Photos:



Entry sign



New foundation for monument sign



Entry gate at shared DTE drive



French Landing approach road



Dedication sign



Irrigation



Park 04- French Landing

Photos:



New sidewalk and planting island



French Landing historical marker



Restroom building



New sidewalks



Shoreline near deck walkway



Deck walkway



SECTION C | Individual Building Assessments

Park 04 - French Landing

Photos:



Shoreline looking east



Shoreline looking west



Walkway repairs



Fabric pavilion



Security cameras



Turnaround drive



Park 04 - French Landing

Photos:



Turnaround drive looking east



Turnaround drive looking east



Asphalt drive



North circulation drive



Bollards



Restroom building



SECTION C | Individual Building Assessments

Park 04 – French Landing

Summary of Budgets:

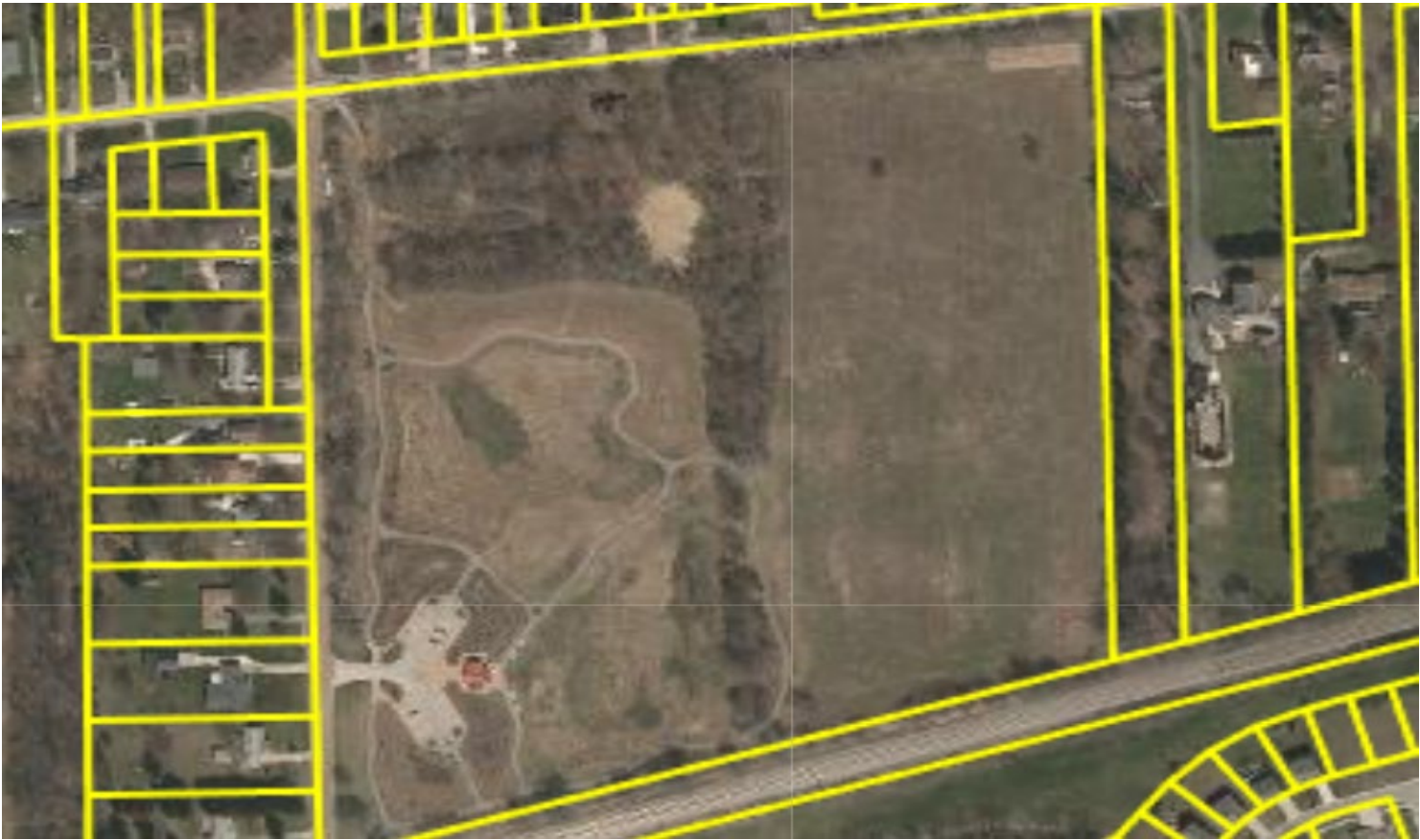
P4 - FRENCH LANDING						Cost Data							
						Specification Factor = 1.00 (Medium)							
						Geographic Factor = 1.00 (U.S. Median)		Cost Escalation Factors					
						Cost Escalation Factor = 1.08 Fall 2022		1.08	1.30	1.48			
Program Area						Quantity Per Unit	Unit	# of Units	Total Units	As % of Total Cost	Critical Needs	Deferrable	Property
											Cost (1 - 3 years)	Maintenance Cost (4 - 6 years)	Enhancement Cost (7 - 10 years)
1.0 SITE													
Paving													
Concrete Paving - 4" (RDLA)						2,400	SF	1	2,400	1.79%	\$22,032	\$0	\$0
HMA - 15 ton (RDLA)						150	TON	1	150	2.43%	\$29,970	\$0	\$0
8" 21AA BASE (RDLA)						500	SY	1	500	1.75%	\$21,600	\$0	\$0
Landscaping													
3 - Rail Vinyl Fencing - Haggarty Frontage (RDLA)						180	LF	1	180	1.18%	\$14,580	\$0	\$0
Rough Grading/Land Balance (RDLA) - 12,000sf						15000	SF	1	15,000	0.66%	\$8,100	\$0	\$0
Strip Sod and Stockpile Topsoil (Assumed 4" Depth) (RDLA) - 3,000cy						3000	CY	1	3,000	1.58%	\$19,440	\$0	\$0
Project Cleanup (RDLA)						1	CY	1	1	0.53%	\$6,480	\$0	\$0
Misc. Removal (Signs, Plaques, etc.) (RDLA)						1	Allowance	1	1	0.04%	\$540	\$0	\$0
Tree Protection (RDLA) - 400 lf						400	LF	1	400	0.14%	\$1,728	\$0	\$0
Excavation for hardscape (12") (RLA) - 2,000cy						2000	CY	1	2,000	1.40%	\$17,280	\$0	\$0
Tree removal (RDLA) - 5cy						5	CY	1	5	0.66%	\$8,100	\$0	\$0
Mobilization (RDLA)						1	Allowance	1	1	0.44%	\$5,400	\$0	\$0
Soil Erosion & Sedimentation Control (RDLA)						1	Allowance	1	1	0.31%	\$3,780	\$0	\$0
Boulder Wall (Incl Fabric and Drain Tile) (RDLA)						500	LF	1	500	2.63%	\$32,400	\$0	\$0
Berm Construction (RDLA)						1125	CY	1	1,125	0.79%	\$9,720	\$0	\$0
Topsoil Placement - On-Site Stockpile (RDLA)						250	CY	1	250	0.13%	\$1,620	\$0	\$0
Fine Graded Seeded Lawn (RDLA)						2000	SF	1	2,000	0.70%	\$8,640	\$0	\$0
Misc.													
Site Signage						1	Allowance	1	1	1.05%	\$12,960	\$0	\$0
Handicap Parking Symbol (RDLA)						1	EA	3	3	0.05%	\$648	\$0	\$0
Kayak Launch (RDLA)						1	Allowance	1	1	10.95%	\$135,000	\$0	\$0
Boardwalk & Fishing Docks (RDLA)						1	Allowance	1	1	35.05%	\$432,000	\$0	\$0
Metal Railing & Ramp - Both Sides (RDLA)						150	LF	1	150	1.97%	\$24,300	\$0	\$0
Masonry Piers (RDLA)						1	EA	8	8	3.15%	\$38,880	\$0	\$0
Metal Stools at Dock - Surface Mounted (RDLA)						1	EA	8	8	1.75%	\$21,600	\$0	\$0
SITE SUBTOTAL										71.14%	\$876,798	\$0	\$0
2.0 BUILDING ENVELOPE													
BUILDING ENVELOPE SUBTOTAL										0.00%	\$0	\$0	\$0
3.0 INTERIOR/FINISHES													
Restrooms													
Renovate - Toilet Rooms						1	EA	2	2	3.51%	\$43,200	\$0	\$0
INTERIOR/FINISHES SUBTOTAL										3.51%	\$43,200	\$0	\$0
4.0 PLUMBING SYSTEMS													
PLUMBING SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
5.0 HVAC SYSTEMS													
HVAC SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
6.0 ELECTRICAL SYSTEMS													
ELECTRICAL SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
7.0 SECURITY													
SECURITY SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
8.0 ABATEMENT													
ABATEMENT SUBTOTAL										0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT													
FURNITURE & EQUIPMENT SUBTOTAL										0.00%	\$0	\$0	\$0
10.0 TECHNOLOGY													
TECHNOLOGY SUBTOTAL										0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:										74.65%	\$919,998	\$0	\$0
Project Contingency:						10.00%				7.47%	\$92,000	\$0	\$0
Permits, Testing & Printing:						2.50%				2.05%	\$25,300	\$0	\$0
Professional Fees & Costs:						9.00%				8.26%	\$101,759	\$0	\$0
Construction Manager Fee & Costs:						9.00%				7.58%	\$93,357	\$0	\$0
PROJECT TOTAL										100.00%	\$1,232,413	\$0	\$0

Park 05 – Riggs Heritage Park



Address:	12945 Martinsville Rd. Van Buren Township, MI 48111
Year Built:	
Square Footage:	N/A
Site Area:	31.57 Acres
Parking Spaces:	30
Stories:	1
Basement:	N/A
Elevator(s):	N/A
Exterior Façade:	Masonry
Roof:	Metal
Fire Protection:	No

Site Plan:





Park 05- Riggs Heritage Park

Photos:



Brick Pavers



Picnic Benches



Restrooms



Restroom covered picnic bench area



Metal roof



Brick paver sidewalk



Park 05 - Riggs Heritage Park

Photos:



Asphalt trail



Brick pavers near parking lot



SECTION C | Individual Building Assessments

Park 05- Riggs Heritage Park

Summary of Budgets:

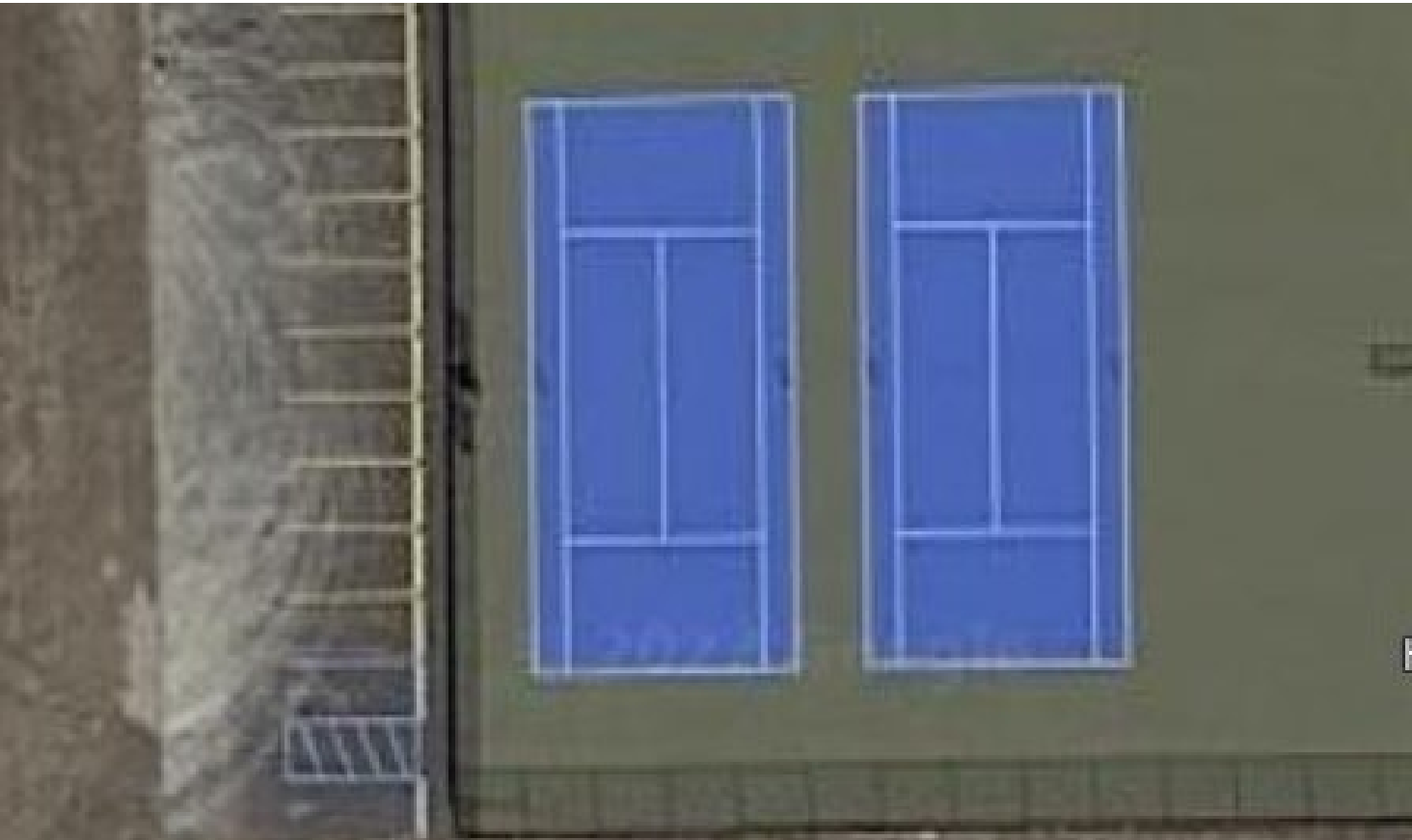
P5- RIGGS HERITAGE PARK									
Building SF		Cost Data				Cost Escalation Factors			
		Specification Factor = 1.00 (Medium)				1.08			
		Geographic Factor = 1.00 (U.S. Median)				1.30			
		Cost Escalation Factor = 1.08 Fall 2022				1.48			
Program Area		Quantity	Unit	# of	As % of	Critical Needs	Deferrable	Property	
		Per Unit		Units	Total Units	Cost	Cost	Enhancement	
						(1 - 3 years)	(4 - 6 years)	Cost	(7 - 10 years)
<b>1.0 SITE</b>									
<b>Paving</b>									
North Parking Lot									
Pavement Reconstruction - Fill & Sealcoat		5,150	SF	1	5,150	0.00%	\$0	\$3,615	\$0
South Parking Lot									
Pavement Reconstruction - Fill & Sealcoat		5,375	SF	1	5,375	0.00%	\$0	\$3,773	\$0
Entry Drive									
Pavement Reconstruction - Fill & Sealcoat		5,250	SF	1	5,250	0.00%	\$0	\$3,686	\$0
Trails									
Pavement Reconstruction - Fill & Sealcoat		2,560	SF	1	2,560	0.00%	\$0	\$0	\$2,046
Remove & Replace Pavillion Concrete		1400	SF	1	1,400	4.87%	\$17,010	\$0	\$0
Paving - 6' wide asphalt trail		22500	SF	1	22,500	38.96%	\$0	\$0	\$201,398
<b>Playground / Playpad</b>									
Site Amenities - Bike Racks / Benches / Picnic Tables / Trash Receptacles / Etc.		1	Allowance	1	1	12.37%	\$14,400	\$18,720	\$21,312
<b>Landscaping</b>									
Replace Main Entry Gate		1	Allowance	1	1	2.32%	\$8,100	\$0	\$0
Address Brick Pavers - Re-level		1	Allowance	1	1	3.09%	\$10,800	\$0	\$0
<b>Misc.</b>									
Site Signage		1	EA	1	1	6.18%	\$21,600	\$0	\$0
Misc. Pavillion Restoration		1	Allowance	1	1	1.55%	\$5,400	\$0	\$0
<b>SITE SUBTOTAL</b>						<b>72.18%</b>	<b>\$77,310</b>	<b>\$29,794</b>	<b>\$224,756</b>
<b>2.0 BUILDING ENVELOPE</b>									
<b>BUILDING ENVELOPE SUBTOTAL</b>						<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>3.0 INTERIOR/FINISHES</b>									
<b>INTERIOR/FINISHES SUBTOTAL</b>						<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>4.0 PLUMBING SYSTEMS</b>									
<b>PLUMBING SYSTEMS SUBTOTAL</b>						<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>5.0 HVAC SYSTEMS</b>									
<b>HVAC SYSTEMS SUBTOTAL</b>						<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>6.0 ELECTRICAL SYSTEMS</b>									
<b>ELECTRICAL SYSTEMS SUBTOTAL</b>						<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>7.0 SECURITY</b>									
<b>Security</b>									
Video Surveillance Cameras		1	EA	4	4	2.47%	\$8,640	\$0	\$0
<b>SECURITY SYSTEMS SUBTOTAL</b>						<b>2.47%</b>	<b>\$8,640</b>	<b>\$0</b>	<b>\$0</b>
<b>8.0 ABATEMENT</b>									
<b>ABATEMENT SUBTOTAL</b>						<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>9.0 FURNITURE &amp; EQUIPMENT</b>									
<b>FURNITURE &amp; EQUIPMENT SUBTOTAL</b>						<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>10.0 TECHNOLOGY</b>									
<b>TECHNOLOGY SUBTOTAL</b>						<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Building Infrastructure Improvement Total:</b>									
Project Contingency:		10.00%				74.65%	\$85,950	\$29,794	\$224,756
Permits, Testing & Printing:		2.50%				7.47%	\$8,595	\$2,979	\$22,476
Professional Fees & Costs:		9.00%				2.05%	\$2,364	\$819	\$6,181
Construction Manager Fee & Costs:		9.00%				8.26%	\$9,507	\$3,295	\$24,860
						7.58%	\$8,722	\$3,023	\$22,807
<b>PROJECT TOTAL</b>						<b>100.00%</b>	<b>\$115,137</b>	<b>\$39,912</b>	<b>\$301,080</b>

Park 06– Pickleball & Tennis Courts



Address:	Corner of Denton & Beckley
Year Built:	N/A
Square Footage:	N/A
Site Area:	1.29 Acres
Parking Spaces:	13
Stories:	N/A
Basement:	N/A
Elevator(s):	N/A
Exterior Façade:	N/A
Roof:	N/A
Fire Protection:	N/A

Site Plan:





Park 06- Pickleball & Tennis Courts

Photos:



Tennis courts looking east



Tennis courts – south end



Asphalt parking lot looking south



Parking lot looking north



Beckley Road



North end of tennis courts

SECTION C | Individual Building Assessments

Park 06- Pickleball & Tennis Courts

Summary of Budgets:

P6 - PICKLEBALL & TENNIS COURTS Corner of Denton & Beckley						Cost Data			Cost Escalation Factors				
						Specification Factor = 1.00 (Medium)			1.08		1.30	1.48	
						Geographic Factor = 1.00 (U.S. Median)			Fall 2022				
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)
1.0 SITE													
Athletic Fields													
Tennis Courts - Resurface Existing						1	Court	4	4	39.29%	\$0	\$0	\$53,706
Landscaping													
Improve Landscaping						1	Allowance	1	1	26.19%	\$0	\$0	\$35,804
Misc.													
Monument Sign - By VBT							EA			0.00%	\$0	\$0	\$0
Site Signage						1	Allowance	1		0.00%	\$0	\$0	\$0
SITE SUBTOTAL										65.48%	\$0	\$0	\$89,510
2.0 BUILDING ENVELOPE													
BUILDING ENVELOPE SUBTOTAL										0.00%	\$0	\$0	\$0
3.0 INTERIOR/FINISHES													
INTERIOR/FINISHES SUBTOTAL										0.00%	\$0	\$0	\$0
4.0 PLUMBING SYSTEMS													
PLUMBING SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
5.0 HVAC SYSTEMS													
HVAC SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
6.0 ELECTRICAL SYSTEMS													
ELECTRICAL SYSTEMS SUBTOTAL										0.00%	\$0	\$0	\$0
7.0 SECURITY													
Security													
Video Surveillance Cameras						1	EA	4	4	9.17%	\$8,467	\$0	\$0
SECURITY SYSTEMS SUBTOTAL										9.17%	\$8,467	\$0	\$0
8.0 ABATEMENT													
ABATEMENT SUBTOTAL										0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT													
FURNITURE & EQUIPMENT SUBTOTAL										0.00%	\$0	\$0	\$0
10.0 TECHNOLOGY													
TECHNOLOGY SUBTOTAL										0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:										74.65%	\$8,467	\$0	\$89,510
Project Contingency:						10.00%				7.47%	\$847	\$0	\$8,951
Permits, Testing & Printing:						2.50%				2.05%	\$233	\$0	\$2,462
Professional Fees & Costs:						9.00%				8.26%	\$937	\$0	\$9,901
Construction Manager Fee & Costs:						9.00%				7.58%	\$859	\$0	\$9,083
PROJECT TOTAL										100.00%	\$11,343	\$0	\$119,907



Park 07– Van Buren Park



Address:	50901 S. 1-94 Service Dr. Van Buren Township, MI 48111
Year Built:	N/A
Square Footage:	N/A
Site Area:	101.15 Acres
Parking Spaces:	15 – Service Building
Stories:	N/A
Basement:	N/A
Elevator(s):	N/A
Exterior Façade:	N/A
Roof:	N/A
Fire Protection:	N/A

Site Plan:





SECTION C | Individual Building Assessments

Park 07- Van Buren Park

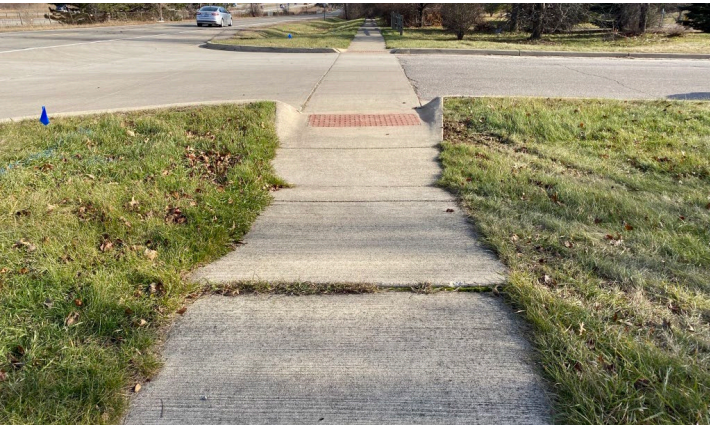
Photos:



Gate house



Gate house looking north



North sidewalk



Split rail fence near entry



Drive to service building



Service building north elevation



Park 07- Van Buren Park

Photos:



Service building west elevation



Shed near community garden



Sled hill signage



Community garden



Sled hill



Community garden signage



Park 07- Van Buren Park

Photos:



Entry drive



Entry signage



Dirt soccer field parking area



Soccer goal



Dirt soccer field parking area



End of asphalt entry drive



Park 07- Van Buren Park

Photos:



Dirt ring road



Bike rack



Concessions building



Concessions building



Pavilion #2



Pavilion #2



Park 07- Van Buren Park

Photos:



Pavilion #2 picnic benches



Pavilion #2



Basketball court



Basketball court



Playground



Playground



Park 07- Van Buren Park

Photos:



Seating/deck platform



Seating/deck platform benches



Seating/deck platform



Site sign pavilion



Pavilion #3



Pavilion #3



Park 07- Van Buren Park

Photos:



Click to add test



Pavilion #3 support posts



Pavilion #3 electrical



Storage garage



Storage garage



Park 07- Van Buren Park

Photos:



Restroom building #1



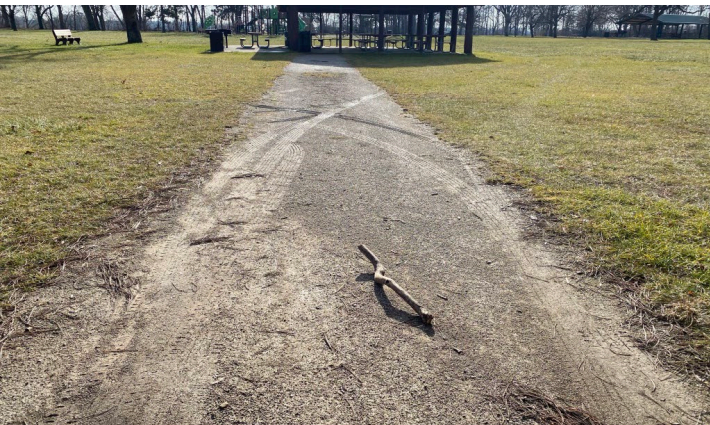
Restroom building #1



Restroom building # 1 door and HC access control



Restroom #1 door weather striping





Park 07- Van Buren Park

Photos:



Pavilion #1



Pavilion #1



Parking bollards near Restroom #2



Restroom #2





Park 07- Van Buren Park

Photos:



Asphalt pathway



Boat storage building



Boat storage fencing



Gravel drive to boat house



Hill erosion near boat house



Hill erosion near boat house



SECTION C | Individual Building Assessments

Park 07- Van Buren Park

Photos:



HC access ramp near boat house



Steps from gravel drive to boat house docks



Boat house south elevation



Boat house east elevation



Boat house docks



HC ramp

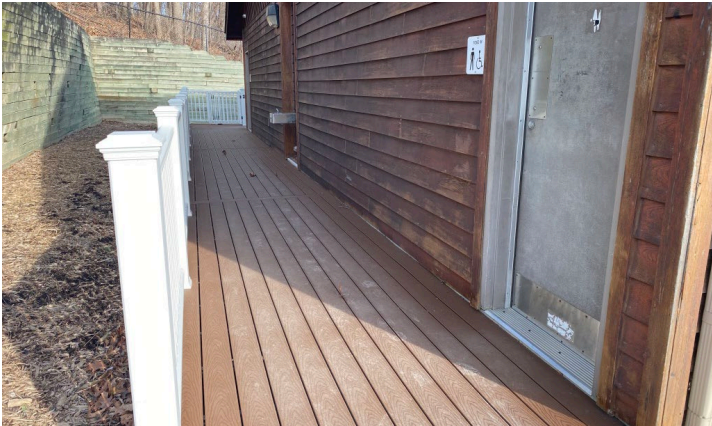


Park 07- Van Buren Park

Photos:



Boat House east elevation



Boat House west deck



Boat house looking east



Boat house electrical panels



Boat house pump station



Site gravel trail



SECTION C | Individual Building Assessments

Park 07- Van Buren Park

Summary of Budgets:

P7 - VAN BUREN PARK						Cost Data		
50901 S. I-94 Service Drive, Van Buren Township, MI						Specification Factor = 1.00 (Medium)		
Multiple Buildings/Structures						Geographic Factor = 1.00 (U.S. Median)		
						Cost Escalation Factor = 1.08 Fall 2022		
						Cost Escalation Factors		
						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)	Property Enhancement Cost (7 - 10 years)
1.0 SITE								
Demolition								
Concession Building Demolition, Including Building Pad	500	Allowance	1	500	0.12%	\$0	\$7,020	\$0
Demolish Concrete Pad at Basket Ball Hoop	730	SF	1	730	0.04%	\$0	\$2,255	\$0
Demolition - Storage Garage	450	SF	1	450	0.07%	\$0	\$4,233	\$0
Paving								
Pavement Reconstruction - 1.5" Mill & Cap at Main Entry Drive/Boulevard	27,000	SF	1	27,000	1.11%	\$0	\$0	\$73,367
Pavement Reconstruction - 1.5" Mill & Cap at Service Building Parking Lot	11,000	SF	1	11,000	0.45%	\$0	\$0	\$29,890
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New parking area near soccer field	16,000	SF	1	16,000	2.39%	\$0	\$0	\$158,561
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New Drive west of bridge (ring road)	85,000	SF	1	85,000	12.70%	\$569,160	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New Drive and parking - concessions bldg	7,000	SF	1	7,000	1.05%	\$0	\$0	\$69,371
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New parking area near Pavilion #2	2,500	SF	1	2,500	0.37%	\$16,740	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New parking area near Play area	2,500	SF	1	2,500	0.37%	\$16,740	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New parking area near toilet room #1	2,500	SF	1	2,500	0.37%	\$16,740	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New parking area near Pavilion #1	2,500	SF	1	2,500	0.37%	\$16,740	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New parking area near soccer field west of bridge	10,000	SF	1	10,000	1.49%	\$66,960	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New Drive east of bridge to boat storage	37,000	SF	1	37,000	5.53%	\$247,752	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New parking area near toilet room #2	2,500	SF	1	2,500	0.37%	\$16,740	\$0	\$0
Pavement Expansion - Strip/Excavate/Base/Asphalt (LD) - New parking area near boat house	7,500	SF	1	7,500	1.12%	\$50,220	\$0	\$0
Paving - 6' wide asphalt trail	6,000	SF	1	6,000	0.81%	\$0	\$47,174	\$0
Replace Concrete Stairs and Railings	1	Allowance	1	1	0.81%	\$36,288	\$0	\$0
Selective Sidewalk Installation	1	Allowance	1	1	1.35%	\$60,480	\$0	\$0
Paving - Install Perimeter Sidewalk at Play Area	1,800	SF	1	1,800	0.29%	\$0	\$0	\$19,277
Paving - install retaining wall and drive at hill to boat house	1	Allowance	1	1	9.45%	\$423,360	\$0	\$0
Paving - Install new basket ball court and nets	4,560	SF	1	4,560	0.86%	\$0	\$49,937	\$0
Playground / Playpad								
Remove Existing Wood Chips & Replace Full Depth	5,000	SF	1	5,000	0.60%	\$27,000	\$0	\$0
Add perimeter ring sidewalk at play area	1,800	SF	1	1,800	0.32%	\$14,191	\$0	\$0
Add Sidewalks From Parking Lot	550	SF	1	550	0.10%	\$4,336	\$0	\$0
Athletic Fields								
Provide New Walking Track	1	Allowance	1	1	3.37%	\$0	\$0	\$223,776
Landscaping								
Chain Link Fencing - 4' (Vinyl Coated)	400	LF	1	400	0.35%	\$15,466	\$0	\$0
Replace Split Rail Fence at Service Building Parking Lot	110	LF	1	110	0.08%	\$3,457	\$0	\$0
Replace Split Rail Fence at Main Entry	950	LF	1	950	0.67%	\$29,857	\$0	\$0
Improve Landscaping	1	Allowance	1	1	0.54%	\$0	\$31,450	\$0
Grading/Restoration - Sledding Hill	1	Allowance	1	1	0.48%	\$21,600	\$0	\$0
Tree Removal - Deck Area	1	Allowance	1	1	0.60%	\$27,000	\$0	\$0
Community Gardens - Water Source	1	Allowance	1	1	0.24%	\$10,800	\$0	\$0
Misc.								
Bollards - Reset/Replace/Paint	1	Allowance	1	1	0.12%	\$5,400	\$0	\$0
Wayfinding/Informational signage	1	Allowance	1	1	0.84%	\$37,800	\$0	\$0
Replace Picnic Pavilion #1 & #3	1	EA	2	2	12.15%	\$544,320	\$0	\$0
Add Precast Storage Shed at Community Garden	1	EA	1	1	0.47%	\$21,168	\$0	\$0
Renovate Gate House	1	Allowance	1	1	0.22%	\$0	\$12,580	\$0
Add Vehicle Charging Station (1 Station + U/G Electrical)	1	Allowance	1	1	0.54%	\$24,192	\$0	\$0
Replace wood framed seating/observation deck	630	SF	1	630	0.31%	\$13,744	\$0	\$0
SITE SUBTOTAL						63.51%	\$2,338,251	\$154,649
2.0 BUILDING ENVELOPE								
Building / Renovations								
Renovate Toilet Room Buildings 1 & 2 - Moderate (Includes ADA Door Operators)	960	SF	1	960	2.31%	\$0	\$0	\$153,446
New Toilet Room Facility - Near Sledding Hill and Community Garden	500	SF	1	500	6.03%	\$0	\$0	\$399,600
Paint Exterior HM Doors	1	Allowance	1	1	0.02%	\$1,080	\$0	\$0
BUILDING ENVELOPE SUBTOTAL						8.36%	\$1,080	\$553,046
3.0 INTERIOR/FINISHES								
INTERIOR/FINISHES SUBTOTAL						0.00%	\$0	\$0
4.0 PLUMBING SYSTEMS								
Existing Hot Water Heater, Bradford White, Serial # LF34600064, June 2014	1	EA	1	1	0.13%	\$0	\$7,862	\$0
PLUMBING SYSTEMS SUBTOTAL						0.13%	\$0	\$7,862
5.0 HVAC SYSTEMS								
New Furnace - Service Building	1	EA	1	1	0.36%	\$16,200	\$0	\$0
HVAC SYSTEMS SUBTOTAL						0.36%	\$16,200	\$0
6.0 ELECTRICAL SYSTEMS								
Lighting								
Replace Lighting with LED's (New OS, Switching, etc.) - Service Building	10,000	SF	1	10,000	1.76%	\$0	\$0	\$116,683
Replace Exterior Wall Packs	1	EA	2	2	0.04%	\$0	\$2,359	\$0
ELECTRICAL SYSTEMS SUBTOTAL						1.80%	\$0	\$116,683



Park 07- Van Buren Park

Summary of Budgets:

P7 - VAN BUREN PARK						Cost Data		
50901 S. I-94 Service Drive, Van Buren Township, MI						Specification Factor = 1.00 (Medium)		
Multiple Buildings/Structures						Geographic Factor = 1.00 (U.S. Median)		
						Cost Escalation Factor = 1.08 Fall 2022		
						Cost Escalation Factors		
						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)	Property Enhancement Cost (7 - 10 years)
7.0 SECURITY								
Security								
Surveillance System	1	Allowance	1	1	0.48%	\$21,600	\$0	\$0
SECURITY SYSTEMS SUBTOTAL					0.48%	\$21,600	\$0	\$0
8.0 ABATEMENT								
ABATEMENT SUBTOTAL					0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT								
FURNITURE & EQUIPMENT SUBTOTAL					0.00%	\$0	\$0	\$0
10.0 TECHNOLOGY								
TECHNOLOGY SUBTOTAL					0.00%	\$0	\$0	\$0
Building Infrastructure Improvement Total:					74.65%	\$2,377,131	\$164,870	\$1,243,971
Project Contingency:	10.00%				7.47%	\$237,713	\$16,487	\$124,397
Permits, Testing & Printing:	2.50%				2.05%	\$65,371	\$4,534	\$34,209
Professional Fees & Costs:	9.00%				8.26%	\$262,929	\$18,236	\$137,593
Construction Manager Fee & Costs:	9.00%				7.58%	\$241,219	\$16,730	\$126,232
PROJECT TOTAL					100.00%	\$3,184,363	\$220,857	\$1,666,402



## Section D

### Appendix





Chief Jason Wright

Police Services

## Van Buren Township Department of Public Safety

Gregory M. Laurain  
Director of Public Safety



Interim Chief  
David McNally  
Fire Services

February 5, 2020

**TO:** Supervisor Kevin McNamara

**FROM:** Interim Chief McNally

**SUBJECT:** Strategic Planning for Future Capital Expenses for the Fire Department Ranging from 2020 to 2030

Mr. Supervisor, as you requested the fire department has inventoried each station and included fixed items that may, or may not be taken on by the Buildings and Grounds Department. This list does, **EXCLUDE** apparatus as we discussed as there is a replacement program in place already for that.

### Technology – Station 1:

1. **Security Camera System & Server:** The current security camera system and server are the original to the building (13 years old), they are inadequate and unable to store more than 30 minutes of recordings. The current replacement cost is \$25,000.00 and the replacement is anticipated in 2022.
2. **3 Computers:** The current officer's computers are 5 years old and will be need to be brought up to date. The current replacement cost is \$6,000.00 for all 3 computers and the replacement is anticipated in 2023.
3. **Copier:** The current copier is 3 years old and will need to be brought up to date. The current replacement cost is \$5,000.00 and the replacement is anticipated in 2027.

### Technology – Station 2:

1. **Security Camera System & Server:** The current security camera system and server are the original to the building (14 years old), they are inadequate and unable to store more than 30 minutes of recordings. The current replacement cost is \$25,000.00 and the replacement is anticipated in 2023.
2. **3 Computers:** The current Watch Room computers are 4 years old and need to be brought up to date. The current replacement cost is \$6,000.00 for all 3 computers and the replacement is anticipated in 2021.
3. **3 Computers:** The current officer's computers are 4 years old and will be need to be brought up to date. The current replacement cost is \$6,000.00 for all 3 computers and the replacement is anticipated in 2022.





Chief Jason Wright

Police Services

## Van Buren Township Department of Public Safety

Gregory M. Laurain  
Director of Public Safety



Interim Chief  
David McNally  
Fire Services

### Technology – Both Stations:

1. **Department Portable Radios:** Half of the portable radios are obsolete and not serviceable, transition the units out with Countywide grants. There are 30 units to be replaced, 10 units every other year starting with 2022. The current replacement cost is \$50,000 for 10 units and the replacement is anticipated in 2022.
2. **Department Mobile Radios:** Replacement of out-of-date units, transition them out with countywide grants, replacing two units over the next 10 years. The current replacement cost is \$6,500.00 and the replacement is anticipated in 2022.
3. **Department Pagers:** Replacement of obsolete Motorola pagers for on-call firefighters, 5 units to replace. The current replacement cost is \$3,500.00 and the replacement is anticipated in 2024.

### Administration:

1. **Color Printer:** Replacement of color printer, aging and malfunctioning often (currently 6 years old). The current replacement cost is \$500.00 and the replacement is anticipated in 2024.

### Watch Rooms – Both Stations:

1. **Shredder – Station 1:** Replacement of the current shredder (5 years old) due to aging and malfunctioning. Needs to be cross shredder for compliance. The current replacement cost is \$1,200.00 and the replacement is anticipated in 2021.
2. **Shredder – Station 2:** Replacement of the current shredder (5 years old) due to aging and malfunctioning. Needs to be cross shredder for compliance. The current replacement cost is \$1,200.00 and the replacement is anticipated in 2022.

### Bunk Rooms – Both Stations:

1. **4 Mattresses – Station 1:** Replacement of Bunk Room mattresses (2 years old) due to daily use, wear and tear. The current replacement cost is \$2,000 and the replacement is anticipated in 2025.
2. **4 Mattresses – Station 2:** Replacement of Bunk Room mattresses (2 years old) due to daily use, wear and tear. The current replacement cost is \$2,000 and the replacement is anticipated in 2026.







Chief Jason Wright

Police Services

## Van Buren Township Department of Public Safety

Gregory M. Laurain  
Director of Public Safety



Interim Chief  
David McInally  
Fire Services

### Appliances – Station 1:

1. **Microwave:** Replacement of current microwave (13 years old) due to wear and tear from daily use. The current replacement cost is \$650.00 and the replacement is anticipated in 2027.
2. **Refrigerator:** Replacement of the current refrigerator (13 years old) due to wear and tear from daily use. The current replacement cost is \$3,000.00 and the replacement is anticipated in 2029.
3. **Ice Maker:** Replacement of the current ice maker (5 years old) due to wear and tear from daily use. The current replacement cost is \$1,200.00 and the replacement is anticipated in 2026.
4. **Washer & Dryer:** Replacement of current washer and dryer (13 years old) due to wear and tear from daily use. The current replacement cost is \$3,000.00 and the replacement is anticipated in 2022.
5. **Extractor:** Replacement of the current extractor (13 years old) due to wear and tear from daily use and to meet the requirements of NFPA. The current replacement cost is \$15,000.00 and the replacement is anticipated in 2030.
6. **Gas Grill:** Replacement of the current gas grill (2 years old) due to wear and tear from regular use. The current replacement cost is \$1,100.00 and the replacement is anticipated in 2026.

### Appliances – Station 2:

1. **Microwave:** Replacement of current microwave (14 years old) due to wear and tear from daily use. The current replacement cost is \$650.00 and the replacement is anticipated in 2026.
2. **Refrigerator:** Replacement of the current refrigerator (14 years old) due to wear and tear from daily use. The current replacement cost is \$3,000.00 and the replacement is anticipated in 2028.
3. **Ice Maker:** Replacement of the current ice maker (5 years old) due to wear and tear from daily use. The current replacement cost is \$1,200.00 and the replacement is anticipated in 2025.
4. **Washer & Dryer:** Replacement of current washer and dryer (14 years old) due to wear and tear from daily use. The current replacement cost is \$3,000.00 and the replacement is anticipated in 2021.
5. **Extractor:** Replacement of the current extractor (14 years old) due to wear and tear from daily use and to meet the requirements of NFPA. The current replacement cost is \$15,000.00 and the replacement is anticipated in 2027.





Chief Jason Wright

*Police Services*

## *Van Buren Township Department of Public Safety*

*Gregory M. Laurain  
Director of Public Safety*



*Interim Chief  
David McNally  
Fire Services*

6. **Gas Grill:** Replacement of the current gas grill (2 years old) due to wear and tear from regular use. The current replacement cost is \$1,100.00 and the replacement is anticipated in 2025.

### EMS Bike Team:

1. **2 EMS Bike:** The replacement of two EMS bikes due to aging (6-13 years old). The current replacement cost is \$1,500.00 per bike and the anticipated replacement is one bike in 2025 and 1 bike in 2027.

### Fire Equipment:

1. **Turnout Gear – 30 sets:** To meet requirements of NFPA standards. (not having gear older than 10 years old), purchasing 5 sets at \$20,000 a year for the next 5 years will allow for us to stay ahead of that standard. Gear must be fitted per each person and no person is sized the same.

### Day Rooms – Both Stations:

1. **8 Recliners** (4 at each station): Stations are staffed 24 hours a day and there is time during those shifts were down time is needed to relax and distress the firefighter. Heart attack is the number one killer of firefighters and occurs most often after a fire. These chairs help reduce those effects by allowing the body to relax after a fire. These chairs are also used when operational training is conducted in the day room. Each chair cost \$350.00 each and we expect to replace one chair per station beginning in year 2024

### Building & Mechanical – Both Stations:

1. **Furnaces:** The four furnaces at station one are located in a mezzanine area off of the apparatus bay and are currently 13 years old, and are projected to be replaced in 2027 at \$10,000.00 each. Station 2 has combination furnace/Air conditioning units (two). These are 14 years old and will require a large crane to replace and a projected cost of \$30,000.00 each in 2026.
2. **Air Conditioners:** Station 1 has four ground units that are 13 years' old and are projected to be replaced in 2027 at \$10,000.00 each.
3. **Water Heaters:** Water heater at station two was replaced after 11 years and same with Station one's. This means both will need replacing within the next ten years. Each unit will cost \$8000.00 apiece.
4. **Apparatus Exhaust Systems:** System is again 13 & 14 years old and will require continued maintenance on both hoses and exhaust motors as it gets older. It is







*Chief Jason Wright*

## *Van Buren Township Department of Public Safety*

*Gregory M. Laurain  
Director of Public Safety*



*Interim Chief  
David McNally  
Fire Services*

### *Police Services*

projected in 2027 that \$5000.00 for station 2 and \$5000.00 in 2029 for station 1 will be needed for the added repairs.

5. **Mechanical Hose Reels:** Reels have been replaced at both stations 4 years ago. They lasted 10 years respectively. These reels are used to wash the apparatus and clean equipment. They will need replacement within the next ten years and have been shown on the list as four of them for \$1000.00 in 2028 and 4 of them for \$1000.00 in 2029.
6. **Bay Doors:** All door hardware and motors are original equipment. Due to service live and hours of use from Repair Company, it is recommended we begin to upgrade components on the doors, to extend the service life of the doors and keep the out of service time down. This will reduce the chance of a delayed response if we are unable to get a truck out of the station. That being said we are proposing upgrading one door a year over the next 10 years at an added cost of \$3500.00 a door, beginning in 2020.
7. **Generators:** Both generators are original and we were told would need replacement by 2030. Cost of replacement is \$400,000.00 per unit installed. I recommend additional quotes or other options before replacement.
8. **Shingle Roof:** – Station 1: Original roof is only 13 years old with some minor leak repairs within last few years. Ongoing repairs as needed, replacement not needed within next ten years.
9. **Rubber Roof:** – Station 2: Roof original and in good shape. Preventive maintenance as needed.
10. **Roof Ladder:** – Station 2: Needed ASAP. Cost unknown. No access to service roof top units other than fire apparatus.
11. **Concrete Parking Lots:** Both stations are showing signs of wear and will require repair. Cost unknown, estimates needed on what should be done now and what to budget over the next ten years.
12. **Light Posts:** Station one posts are solid and only 13 years old with LED fixtures. Station two poles are showing signs of wear and rust, although they have been upgraded with LED fixtures, I fear the poles will end up like the township hall lot. I have asked for an estimate from DTE and are awaiting a reply.



## Lisa Pitt

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**To:** Robert Stempien  
**Subject:** RE: Preventative Maintenance

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**From:** Cardenas, Hugo <[hcardenas@vanburen-mi.org](mailto:hcardenas@vanburen-mi.org)>  
**Sent:** Friday, February 18, 2022 10:21 AM  
**To:** Robert Stempien <[Robert.Stempien@plantemoran.com](mailto:Robert.Stempien@plantemoran.com)>  
**Cc:** Luckett, Lawrence <[lluckett@vanburen-mi.org](mailto:lluckett@vanburen-mi.org)>  
**Subject:** FW: Preventative Maintenance

**ATTENTION:** This email was sent to Plante Moran from an [external source](#). Please be extra vigilant when opening attachments or clicking links.

Robert,

See below...

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**From:** Mark Pavlicek <[mpavlicek@WJO.com](mailto:mpavlicek@WJO.com)>  
**Sent:** Friday, February 18, 2022 10:16 AM  
**To:** Cardenas, Hugo <[hcardenas@vanburen-mi.org](mailto:hcardenas@vanburen-mi.org)>  
**Subject:** RE: Preventative Maintenance

	Manufacturer	Model	Serial #	Year
EF-10	Greenheck	CUBE-140HP-4-G	95L14999	1995
	Trane	YCD036C4LCBD	K47101194D	1995
	Rheem	RKNL-H210DS25E	F481800687	2018
	Trane	YCD120C4LAAA	K46102481D	1995
	Trane	YCD120C4LAAA	K46102484D	1995
	Trane	YCD04BC4LABD	K481005870	1995
	Trane	YCD120C4LAAA	K46102480D	1995
	Rheem	RKKL-B151DM25E	F451702075	2017
EF-05	Greenheck	G-100-A-X	95L15281	1995
COND-1	Mitsubishi	PUY-A36NHA4	2ZU09076A	2009
EVAP-1	Mitsubishi	PKY-A36NHA4		2009
	Trane	YCD120C4LAAA	K45102004D	1995
HVAC-6	Trane	YCD120C4LAAA	K46102483D	1995
EF-04	Greenheck	G-80-D-X	95L15414	1995
HVAC-4	Trane	YCD036C4LCBD	K46101689D	1995
	Rheem	RGEA14024AJD061AA	F171901291	2019
	Rheem	RKPN-A048DM13E	F031901691	2019
HVAC-2	Trane	YCD090C4LABD	K46102395D	1995
HVAC-1	Rheem	RKNL-B120DM22E	F321500394	2015
EF	Dayton	6D593		1995
Boiler 1	Lochinvar	CGN075075	2123124736199	2021
Boiler 2	OA Smith	BRT-120		2021

**FIRE STATION #2**



INFARED-1	Re-Verber-Ray			Unknown
INFARED-2	Re-Verber-Ray			Unknown
INFARED-3	Re-Verber-Ray			Unknown
AC-1	Mitsubishi	PKA-A12GA	52A00869B	2006
COND-1	Mitsubishi	PZA-A12GA	52U00773B	2006
RTU-1	Lennox	TGA090S2BM	5606A13425	2006
RTU-2	Lennox	TGA090S2BM	5606A13426	2006
RTU-3	Lennox	LGC072S2BH1G	5606A07607	2006
EF-4	Greenheck	6B-240-7-X	06C21614	2006
EF-1	Cincinnati Fan	HDBI-180	600399	2006

#### **FIRE STATION #1**

AHU-1	Carrier	58MVB080-F-10114	2307A02195	2007
COND-1	Carrier	24ABR348A0061010	1607E43253	2007
AHU-2	Carrier	58MVB080-F-10114	2307A02190	2007
COND-2	Carrier	24ABR348A0061010	1607E43252	2007
AHU-3	Carrier	58MVB060-F-10114	1807A02735	2007
COND-3	Carrier	24ABR360A0063010	1607E25839	2007
AHU-4	Carrier	58MVB100-F-10120	2107A04153	2007
COND-4	Carrier	24ABR336A0062010	2307E30451	2007
INFARED-1				Unknown
INFARED-2				Unknown
INFARED-3				Unknown
EF-1				2007
AC-1	MITSUBISHI	MSZ-A12NA	6005952	2016
COND-1	MITSUBISHI	MUZ-A12NA		2016
HWH				Unknown

#### **Belleville Area Museum #1**

Boiler 1	Weil-McLain			1985
SplitSystem1	Mitsubishi	MSX-JP09WA	09E04843	2020
Cond 1	Mitsubishi	MUZ-JPO9WA	09C04557	2020

#### **VanBuren Park**

INFARED-1	Re-Verber-Ray			Unknown
INFARED-2	Re-Verber-Ray			Unknown
AHU-1	Bryant	3530MAV048100FHJA	3804A13725	2004
COND-1	Bryant			2004
EF-1	Unknown	Wall Mount Exhaust Fan		Unknown
HWH-1				Unknown

TGIF Hugo:

Here is what I have based on the equipment survey. Could actually get to the Re-Verber-Ray for the info....so anything with an Unknown I was not able to access the equipment.

Let me know if you need anything else.

Professionally,



Mark Pavlicek, C.E.M.

Account Executive

**W.J. O'Neil Company- Mechanical Contracting and Services**

Home Office: 35457 Industrial Rd, Livonia, MI, 48150

Direct Line: 734.266.3318 ~ Cell: 313.354.4336



**TO REQUEST SERVICE PLEASE CONTACT (734) 266-3338**

---

**From:** Cardenas, Hugo <[hcardenas@vanburen-mi.org](mailto:hcardenas@vanburen-mi.org)>

**Sent:** Friday, February 18, 2022 8:27 AM

**To:** Mark Pavlicek <[mpavlicek@WJO.com](mailto:mpavlicek@WJO.com)>

**Subject:** RE: Preventative Maintenance

Mark,

Good morning and I hope your not snowed in! My drive home yesterday was definitely adventurous to say the least and thank you for the PM agreements. Plante Moran would like to know if you can send me the age of the mechanical equipment under the PM agreement that would be great!

Thanks Mark

---

**From:** Mark Pavlicek <[mpavlicek@WJO.com](mailto:mpavlicek@WJO.com)>

**Sent:** Thursday, February 17, 2022 4:47 PM

**To:** Cardenas, Hugo <[hcardenas@vanburen-mi.org](mailto:hcardenas@vanburen-mi.org)>

**Subject:** Preventative Maintenance

Good afternoon Hugo:

Please see the attached proposal for Preventative maintenance for each of the sites that we visited. I have review the hours and schedule with Mike Potter and we are in agreement that this what is needed for each site. I made the pricing flat for the next 3 year to help with budgeting.

Professionally,



Mark Pavlicek, C.E.M.

Account Executive

**W.J. O'Neil Company- Mechanical Contracting and Services**

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Direct Line: 734.266.3318 ~ Cell: 313.354.4336



**TO REQUEST SERVICE PLEASE CONTACT (734) 266-3338**





May 14, 2021  
 French Landing - **PHASE TWO**  
 Van Buren, Michigan

<u>Quantity</u>	<u>Item Description</u>	<u>Unit Cost</u>	<u>Total Cost</u>
<b><u>Demolition</u></b>			
15,000 sf	Rough Grading/Land Balance	\$0.50	\$7,500.00
3,000 cy	Strip Sod and Stockpile Topsoil (Assume 4" depth)	\$6.00	\$18,000.00
Lump Sum cy	Project Cleanup (allowance)	\$6,000.00	\$6,000.00
Lump Sum	Misc. Removal (Signs, plaques, etc.)	\$500.00	\$500.00
400 lf	Tree Protection	\$4.00	\$1,600.00
2,000 cy	Excavation for Hardscape (12")	\$8.00	\$16,000.00
5 cy	Tree Removal	\$1,500.00	\$7,500.00
<b><u>Construction</u></b>			
Lump Sum	Mobilization	\$5,000.00	\$5,000.00
Lump Sum	Soil Erosion and Sedimentation Control	\$3,500.00	\$3,500.00
2,400 sf	4" Concrete Paving	\$8.50	\$20,400.00
150 ton	HMA	\$185.00	\$27,750.00
500 sy	8" 21AA BASE	\$40.00	\$20,000.00
500 ff	Boulder Wall (incl. fabric and drain tile)	\$60.00	\$30,000.00
150 lf	Metal Railing @ Ramp (both sides)	\$150.00	\$22,500.00
Allowance	Kayak Launch	\$125,000.00	\$125,000.00
Allowance	Boardwalk and Fishing Docks	\$400,000.00	\$400,000.00
8 ea	Masonry Piers (Haggerty frontage)	\$4,500.00	\$36,000.00
180 lf	3-Rail Vinyl Fencing (Haggerty frontage)	\$75.00	\$13,500.00
3 ea	Handicap Parking Symbol	\$200.00	\$600.00
8 ea	Metal Stools at Dock (surface mounted)	\$2,500.00	\$20,000.00
1,125 cy	Berm Construction	\$8.00	\$9,000.00
250 cy	Topsoil Placement (on-site stockpile)	\$6.00	\$1,500.00
2,000 sy	Fine Graded Seeded Lawn	\$4.00	\$8,000.00
<b>Sub Total:</b>			<b>\$799,850.00</b>
10% Design Contingency:			\$79,985.00
<b>Grand Total:</b>			<b>\$879,835.00</b>

**NOTE:**

1. Estimate does not include construction staking
2. Estimate does not include compaction, or material testing
3. Estimate does not include lighting
4. Estimate does not include engineering fees (15%)
5. Estimate does not include review, permits, inspection fees
6. Estimate does not reflect increased construction material costs

## Lisa Pitt

---

**To:** Robert Stempien  
**Subject:** RE: Budget for BAM entry plaza

---

**From:** Renaud, Elizabeth <[erenaud@vanburen-mi.org](mailto:erenaud@vanburen-mi.org)>  
**Sent:** Friday, April 1, 2022 9:39 AM  
**To:** Robert Stempien <[Robert.Stempien@plantemoran.com](mailto:Robert.Stempien@plantemoran.com)>  
**Cc:** Dohring, Tammy <[tdohring@vanburen-mi.org](mailto:tdohring@vanburen-mi.org)>  
**Subject:** RE: Budget for BAM entry plaza

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Okay so that would be the 125-150k. I can get you a finalized number once we award the contract (looking to be around April 19)

---

**From:** Robert Stempien <[Robert.Stempien@plantemoran.com](mailto:Robert.Stempien@plantemoran.com)>  
**Sent:** Friday, April 1, 2022 9:38 AM  
**To:** Renaud, Elizabeth <[erenaud@vanburen-mi.org](mailto:erenaud@vanburen-mi.org)>  
**Cc:** Dohring, Tammy <[tdohring@vanburen-mi.org](mailto:tdohring@vanburen-mi.org)>  
**Subject:** RE: Budget for BAM entry plaza

Just looking for the front entry restoration/landscaping/signage number.

### Robert Stempien, AIA | Sr. Vice President

Plante Moran Cresa, 3000 Town Center, Suite 100, Southfield, MI 48075  
Direct Dial: 248.603.5252 | Mobile: 248.766.0996

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*Fully integrated real estate solutions for occupiers of space.*

---

**From:** Renaud, Elizabeth <[erenaud@vanburen-mi.org](mailto:erenaud@vanburen-mi.org)>  
**Sent:** Friday, April 1, 2022 9:32 AM  
**To:** Robert Stempien <[Robert.Stempien@plantemoran.com](mailto:Robert.Stempien@plantemoran.com)>  
**Cc:** Dohring, Tammy <[tdohring@vanburen-mi.org](mailto:tdohring@vanburen-mi.org)>  
**Subject:** RE: Budget for BAM entry plaza



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Hi Robert,

What are you referring to? The BAM Connector? That's the structure that's being built right now which project cost is ~\$165,000.

Landscaping/hardscape improvements are budgeted around ~\$125,000-150,000 I'm guessing. Just got the bids in and doing some due diligence.

---

**From:** Robert Stempien <[Robert.Stempien@plantemoran.com](mailto:Robert.Stempien@plantemoran.com)>

**Sent:** Thursday, March 31, 2022 1:09 PM

**To:** Renaud, Elizabeth <[erenaud@vanburen-mi.org](mailto:erenaud@vanburen-mi.org)>

**Cc:** Dohring, Tammy <[tdohring@vanburen-mi.org](mailto:tdohring@vanburen-mi.org)>

**Subject:** Budget for BAM entry plaza

Elizabeth,

Do you have a budget/cost for the new BAM entry plaza work?

**Robert Stempien, AIA | Sr. Vice President**

Plante Moran Cresa, 3000 Town Center, Suite 100, Southfield, MI 48075

Direct Dial: 248.603.5252 | Mobile: 248.766.0996

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QUOTE #: 22-0516-BSBL

5/9/2022

**SUBJECT:** Generator System Quote: Van Buren Water Tower

Wolverine Power Systems is pleased to submit the following proposal for your consideration and approval.

**BILL OF MATERIALS:****OPTION 1: SG150****Quantity 1 - Generac Industrial gaseous 9.0L V-8 engine-driven generator, consisting of the following features:**

- Stationary Emergency-Standby rated
- **150 kW Rating, wired for 120/208 VAC three phase, 60 Hz**
- **Permanent Magnet Excitation**
- **Standard Weather Protective Enclosure, Steel, Industrial Grey Baked-On Powder Coat Finish**
- UL2200, EPA Certified
- **H-100 Control Panel**
  - Meets NFPA 99 and 110 requirements
  - Temp Range -40 to 70 degrees C
  - Digital Microprocessor:
    - Two 4-line x 20 displays, full system status
    - 3 Phase sensing, +/-0.25% digital voltage regulation
    - RS232, RS485 and Canbus remote ports
    - Waterproof connections
    - All engine sensors are 4-20ma for minimal interference
    - Programmable I/O
    - Built-in PLC for special applications
  - Engine function monitoring and control:
    - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual
    - Isochronous Governor, +/-0.25% frequency regulation
    - Full system status on all AC output and engine function parameters
    - Service reminders, trending, fault history (alarm log)
    - I2T function for full generator protection
    - Selectable low-speed exercise
  - 2-wire start controls for any 2-wire transfer switch
- **21 Light Annunciator – Surface/Flush Mount**
- **Remote Emergency Stop Switch, break-glass, shipped loose**
- Natural Gas fuel system (7-11")
- 110 AH, 925 CCA Group 31 Battery, with rack, installed
- **Battery Charger, 10 Amp, NFPA 110 compliant, installed**
- **Coolant Heater, 1500W, 120VAC**
- Std set of 3 Manuals
- **120V GFCI and 240V Outlet**
- Extreme Cold Weather Kit
- Flex Fuel Line
- **400 Amp Primary MLCB, 80% rated thermal-magnetic**
- **Standard 2-Year Limited Warranty**
- **SG0150GG269.0S18HPYYE**

This quotation and supporting materials contain confidential and proprietary business information of Wolverine Power Systems and Generac Power Systems. These materials may be printed or photocopied for use in evaluating the proposed project but are not to be shared with other parties outside of your organization.



QUOTE #: 22-0516-BSBL

5/9/2022

**Quantity 1 – GENERAC TRANSFER SWITCH - TX SERIES**

- **400 Amp, 3 pole, 120/208 VAC three phase, 60 Hz, with 2-Wire Start Circuit**
- 3 Owner's Manuals
- IBC Seismic Certified
- Double Set of Form C Auxiliary Contacts
- CSA - C22.2 No.178
- UL Listed 1008 by ETL
- **NEMA 1 Enclosure**
- **Non Service Entrance Rated**
- **Time Delay Neutral**
- **Standard two year basic warranty**
- **TX611DN0400G3AN**

**OPTION 2: SD150**

**Quantity 1 - Generac Industrial diesel engine-driven generator set with turbocharged/aftercooled 6-cylinder 6.7L engine,** consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- **150 kW Rating, wired for 120/208 VAC three phase, 60 Hz**
- **Permanent Magnet Excitation**
- **Standard Weather Protective Enclosure, Steel, Industrial Grey Baked-On Powder Coat Finish**
- UL2200, EPA Certified
- **H-100 Control Panel**
  - Meets NFPA 99 and 110 requirements
  - Temp Range -40 to 70 degrees C
  - Digital Microprocessor:
    - Two 4-line x 20 displays, full system status
    - 3 Phase sensing, +/-0.25% digital voltage regulation
    - RS232, RS485 and Canbus remote ports
    - Waterproof connections
    - All engine sensors are 4-20ma for minimal interference
    - Programmable I/O
    - Built-in PLC for special applications
  - Engine function monitoring and control:
    - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual
    - Isochronous Governor, +/-0.25% frequency regulation
    - Full system status on all AC output and engine function parameters
    - Service reminders, trending, fault history (alarm log)
    - I2T function for full generator protection
    - Selectable low-speed exercise
  - 2-wire start controls for any 2-wire transfer switch
- **21 Light Annunciator – Surface/Flush Mount**
- **Remote Emergency Stop Switch, Break-Glass, shipped loose**
- **110 AH, 925 CCA Group 31 Batteries, dual-paralleled, with rack, installed**

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QUOTE #: 22-0516-BSBL

5/9/2022

- **Battery Charger, 10 Amp, NFPA 110 compliant, installed**
- **Coolant Heater, 1500W**
- **3 Owner's Manuals**
- **120V GFCI and 240V Outlet**
- **400 Amp Primary MLCB, 80% rated thermal-magnetic**
- **324 usable-gallon, MIDEQ approved, subbase diesel fuel tank- 24 hour run time @ 100% load**
- **Standard 2-Year Limited Warranty**
- **SD0150GG176.7D18HPYY3**

**Quantity 1 – GENERAC TRANSFER SWITCH - TX SERIES**

- **400 Amp, 3 pole, 120/208 VAC three phase, 60 Hz, with 2-Wire Start Circuit**
- **3 Owner's Manuals**
- **IBC Seismic Certified**
- **Double Set of Form C Auxiliary Contacts**
- **CSA - C22.2 No.178**
- **UL Listed 1008 by ETL**
- **NEMA 1 Enclosure**
- **Non Service Entrance Rated**
- **Time Delay Neutral**
- **Standard two year basic warranty**
- **TX611DN0400G3AN**

**SCOPE OF WORK:**

1. Freight charges, to one destination within the state of Michigan. Offloading by others
2. Start-up / testing of equipment and training by a Factory Trained & Certified Technician during normal business hours.
  - **Normal business hours are M-F 8:00AM to 4:30PM.** After hours Startups are available an additional charge may apply.
  - Training session will be provided upon day of start up by Wolverine Power Systems Technician. If training cannot be completed on day of startup an additional charge may apply.





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**1.800.485.8068**  
WOLVERINEPOWER.COM

QUOTE #: 22-0516-BSBL

5/9/2022

**DELIVERY:**

Contact Wolverine Power Systems for current estimated lead times. Due to current world events, lead times are subject to change at any time, with or without notice and cannot be guaranteed. As such, Wolverine Power Systems is not responsible for any costs that may be incurred due to a delivery delay (i.e., temporary mobile generator, cables, installation labor, etc....)

**NOTES:**

1. Sizing specified by others
2. Start-up paperwork will be supplied when units are delivered and must be completed and submitted when start-up is requested. We make every effort to accommodate requested start-up dates but please allow to 2-3 weeks when scheduling start-up service.
3. Fuel tanks meet state and local code requirements (if applicable).
4. All engines meet EPA emission standards (as required).
5. If end user/customer requires generator to connect to a BAS/BMS network, end user/customer to provide an IT representative at time of startup.
6. NETA or other special testing (if required) is not included in this quote unless stated above.

**VALIDITY:**

This quote is valid for twenty-five (25) days from date of this quotation. Please consult us beyond this date.

**Net Price FOB Jobsite (w/o Taxes)**

**OPTION 1: SG150** ..... **\$ 57,600.00**

**OPTION 2: SD150** ..... **\$ 65,475.00**

**BOTH OPTIONS ARE QUOTED WITH POWER TELEMATICS MONITORING INCLUDING HARDWARE, INSTALLATION AND THE FIRST YEAR OF SERVICE.**

**Terms: Net 30 with Approved Credit**

**ACCEPTANCE:**

\_\_\_\_\_  
Authorized Buyers Signature / Printed Name

\_\_\_\_\_  
Date of Signature

\_\_\_\_\_  
Requested Delivery Date

By signing, you agree to compliance with all aforementioned terms and conditions and that this document serves as your purchase order.

We hope that you find our offer acceptable, and we look forward to serving you.

Sincerely,

Brian Sweebe | Sales Engineer  
(616) 558-6123

Brett Lucas  
Outside Sales Support

**Wolverine Power Systems**  
46968 Liberty Drive  
Wixom, MI 48393

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## CONDITIONS OF SALE AND LIMITATIONS OF LIABILITY

1. **TERMS:** Payment terms are subject to credit approval and may be changed at the discretion of the credit department.
2. **PAYMENT: With approved credit,** Net 30 days from date of invoice. Payment structure shall be as follows, unless otherwise approved by Wolverine Power Systems: Invoicing will occur at the time of equipment release from the factory for 100% of the quote. 100% of the quote must be received by Wolverine Power Systems prior to start up and commissioning. Should a retainer be required per the project specifications, progressive billing will occur with the predetermined retainer being withheld until after startup and commissioning. Any amount other than the retainer of the quote must be received by Wolverine Power Systems prior to startup and commissioning. Retainer payment terms are Net 30 days from date of significant startup and commissioning completion.  
**Without approved credit,** Payment structure shall be as follows, unless otherwise approved by Wolverine Power Systems: 100% at time of order.  
Buyer shall make payments as specified herein and Wolverine Power Systems may suspend orders, shipment or delivery until such payments are made. Wolverine Power Systems may charge a service charge of 1.5% per month, but not in excess of any lawful rate, if Buyer is delinquent in payment of invoices. Wolverine Power Systems may at any time decline to make any shipment or delivery or perform any work except upon Buyer's payment of past invoices and/or prepayment of this order or upon such other terms and conditions as are acceptable to Wolverine Power System's credit department. If Wolverine Power Systems deems it necessary to cancel any outstanding order due to Buyer's financial condition, Buyer agrees to reimburse Wolverine Power Systems for reasonable cancellation charges. Wolverine Power Systems may apply any payments received to Buyer's oldest outstanding invoices regardless of any instructions to the contrary from the Buyer. Payment for shipments delayed at Buyer's request shall become due on the date that Wolverine Power Systems is prepared to make shipment thereof, and Wolverine Power Systems may impose reasonable storage and handling charges for such delayed shipments.  
"Pay When Paid" contract clauses will not be considered by Wolverine Power Systems. Acceptable methods of payment are wire transfer, certified check, company check and cash. No other forms of payment will be accepted unless approved by Wolverine Power Systems.
3. **TAXES:** Buyer shall pay all federal, state and local sales, use or other excise taxes, charges and duties arising by reason of this order and all other taxes, charges and duties of whatever nature assessed upon the goods described in the quote.
4. **COST OF COLLECTION:** Buyer shall pay all costs and expenses (including legal fees) incurred by Wolverine Power Systems to collect any past due amount for goods/services sold, whether or not litigation is commenced.
5. **SECURITY INTEREST:** Buyer hereby grants Wolverine Power Systems a security interest in all goods sold until the full amount of the purchase price has been paid by Buyer.
6. **APPLICABLE LAW:** This sale, and all claims arising therefrom, shall be governed by the laws of the State of Michigan.
7. **CANCELLATION:** Buyer may terminate this order only upon payment of all of Wolverine Power Systems costs incurred for the work performed before termination. All applicable cancellation fees shall apply.
8. **RETURN OF PRODUCTS:** No products may be returned to Wolverine Power Systems without Wolverine Power Systems written consent.

Wolverine Power Systems is an industrial power equipment distributor serving the entire state of Michigan and would therefore meet any sustainability requirements regarding local procurement of goods for this project.

Generac Power Systems, Inc. generator sets and transfer switches are manufactured in Wisconsin for domestic consumption, meet the ARRA "Buy American" requirements and are eligible for use on ARRA-funded projects.

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8345 Main Street  
Whitmore Lake, MI 48189  
Phone: (734) 449-7302  
Fax: (734) 449-9506

05-16-2022

Van Buren Charter Township  
46425 Tyler Road  
Van Buren Township, MI 48111

Dear Hugo:

Based on my site visit and our conversation, below please find the following proposal for the Fire Alarm Addition for the Van Buren Charter Township building located at 46425 Tyler Road. The installation includes the following:

**Fire Alarm**

- Installation of one (1) Honeywell Vista-250FBPT fire alarm panel (replacing existing V128).
- Installation of three (3) loop isolation modules.
- Installation of eleven (11) addressable heat detectors (throughout building).
- Installation of ninety-one (91) addressable smoke detectors (throughout building).
- Misc. material including wire and wiring support hardware.
- Initial installation, programming, testing, and training.

*Installed Price: \$38,503.00 including tax*

*Annual Fire Alarm Inspection Addition: \$63.00/month*

**System Notes:**

1. Fire alarm system addition is based on the specifications you provided during our walkthrough and system design is subject to approval by the authorities having jurisdiction, additional devices at additional cost may be required.
2. Existing pull stations, duct smoke detectors, sprinkler monitoring connections and horn/strobe devices will be connected to new FACP. No additional devices being added at this time.
3. No additional devices are being added in the new construction area at this time. This area will be reevaluated prior to construction and a proposal for additional devices will be provided at that time.
4. Plan review and electrical permit fees are not included. Those fees, invoiced by the local building and/or fire department, would be billed separately as an added expense at the exact cost invoiced to Allstar Alarm.
5. Installation of conduit is not included in this proposal. Red fire alarm wiring will be installed exposed or above drop-ceilings using electrical code-approved mounting hardware. If conduit is required and/or desired, please contact your preferred electrical contractor for pricing.
6. The work included in this proposal will be completed during our normal business hours of Monday-Friday approximately 8:30 a.m. and 4:00 p.m. Access to all areas, including using ladders to access above drop ceilings, will be necessary during this entire time.
7. Installed Price is valid for 10 days. After 10 days, a new proposal will be made and price is subject to change.
8. A 50% deposit is due upon proposal acceptance; the remaining 50% due upon installation completion.

Thank you for the opportunity to provide the above proposal for the Fire Alarm Addition. Please call me with any questions or to let me know how to proceed.

Sincerely,

Authorization to Proceed:

CJ Regits  
Allstar Alarm Company

\_\_\_\_\_  
Sign and Date

**Lisa Pitt**

---

**To:** Robert Stempien  
**Subject:** RE: [EXTERNAL EMAIL] Quote for a new Petro Vend

---

**From:** Cardenas, Hugo <[hcardenas@vanburen-mi.org](mailto:hcardenas@vanburen-mi.org)>  
**Sent:** Friday, May 13, 2022 11:54 AM  
**To:** Robert Stempien <[Robert.Stempien@plantemorán.com](mailto:Robert.Stempien@plantemorán.com)>  
**Cc:** Lockett, Lawrence <[llockett@vanburen-mi.org](mailto:llockett@vanburen-mi.org)>  
**Subject:** FW: [EXTERNAL EMAIL] Quote for a new Petro Vend

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Robert,

Please put the following information below the capital improvement plan...it's to upgrade the fuel island monitoring system.

Thank you

---

**From:** Michael Godek <[mgodek@rwmercer.com](mailto:mgodek@rwmercer.com)>  
**Sent:** Friday, May 13, 2022 10:25 AM  
**To:** Cardenas, Hugo <[hcardenas@vanburen-mi.org](mailto:hcardenas@vanburen-mi.org)>  
**Subject:** [EXTERNAL EMAIL] Quote for a new Petro Vend

**CAUTION:** Please be careful when opening links and attachments.

Good Morning Hugo,

here are 3 quotes for your review:

1<sup>st</sup> quote updates fuel island hardware, FSC3000 & cloud software using existing chip keys ... \$12,130.00

2<sup>nd</sup> quote upgrades fuel island hardware, FSC3000 & cloud software using existing chip keys with AVI Tag only. Identifies valid vehicle and correct fuel type... \$27,500.00

3<sup>rd</sup> quote upgrades fuel island hardware, FSC3000 & cloud software using existing chip keys with AVI Mileage package. Identifies valid vehicle, correct fuel type while collecting GPS mileage... \$63,000.00

I also added a couple of videos that helps explain the technology.

[https://www.youtube.com/watch?v=-a0Cr\\_1hyMk](https://www.youtube.com/watch?v=-a0Cr_1hyMk)

<https://www.youtube.com/watch?v=F2TkerBr7Gk&t=56s>

**These Quotes are for the system only.** If you are wanting to move forward I will put a full proposal (Install,labor,Hardware) together for you. Also just as FYI, yesterday I emailed you a quote for the 6K fuel tank (tank only).

Any questions please reach out, thanks.

**Mike Godek**



Petroleum Equipment Sales



RW Mercer Co.

P: 313-286-3300

Cell: 734-323-4188



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