

**BIRMINGHAM CITY COMMISSION AGENDA
REGULAR MEETING
MARCH 24, 2025
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Therese Longe, Mayor

II. ROLL CALL

Alexandria Bingham, City Clerk

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

ANNOUNCEMENTS

- Oakland County Treasury Foreclosure Prevention

APPOINTMENTS

- A. Resolution to confirm the City Manager's appointment of Mary Chavez to the position of Finance Director/Treasurer effective on March 31, 2025, to direct the Clerk to administer the oath of office, and to authorize Mary Chavez to be the primary authorized signer on all the City's bank accounts.

- B. Planning Board
1. Duncan Currie
 2. Scott Clein
 3. Robert Boyle

To appoint _____ as a regular member to serve a three-year term to expire March 28, 2028.

To appoint _____ as a regular member to serve a three-year term to expire March 28, 2028.

To appoint _____ as an alternate member to serve the remainder of a three-year term to expire March 28, 2027.

- C. Multi-Modal Transportation Board
1. Z. Rosie Koul

To appoint _____ as a regular member to the Multi-Modal Transportation Board to serve the remainder of a three-year term to expire March 24, 2028.

To appoint _____ as a regular member to the Multi-Modal Transportation Board to serve the remainder of a three-year term to expire March 24, 2028.

To appoint _____ as a regular member to the Multi-Modal Transportation Board to serve the remainder of a three-year term to expire March 24, 2028.

To appoint _____ as an alternate member to the Multi-Modal Transportation Board to serve the remainder of a three-year term to expire October 27, 2025.

D. Parks and Recreation Board

1. Jerome Dixon
2. Jack Burns
3. Anne Lipp
4. Jessica Einstein
5. Sandy Labovitz
6. Narlu Castellano

To appoint _____ as a regular member to the Parks and Recreation Board to serve a three-year term to expire March 13, 2028.

To appoint _____ as an alternate member to the Parks and Recreation Board to serve a three-year term to expire March 13, 2028.

IV. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

V. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.
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- A. Resolution to approve the City Commission workshop meeting minutes of March 10, 2025.
- B. Resolution to approve the City Commission regular meeting minutes of March 10, 2025.
- C. Resolution to approve the warrant list, including Automated Clearing House payments, dated March 13, 2025 in the amount of \$2,595,263.83.
- D. Resolution to approve the warrant list, including Automated Clearing House payments, dated March 20, 2025 in the amount of \$1,533,958.95.
- E. Resolution to permanently enact Woodward Ave. service drive parking restrictions as recommended by the Multi-Modal Transportation Board as follows:
 1. 15-Minute Parking, 7 PM to 6 AM, Friday through Sunday:
 - Southbound Woodward
 - Oakland to Brown
 - Lincoln to Davis
 - North edge of 33301 Woodward to Bird

Northbound Woodward

- Elm to Maple
- Emmons to S. Adams
- S. Worth to the south edge of 34164 Woodward
- North edge of 35032 Woodward to Lawndale

7. 15-Minute Parking, 7 PM to 10 PM, Friday through Sunday:

Northbound Woodward from Sheffield to Emmons

8. 30-minute parking:

Southbound Woodward from Brown to Hazel

- F. Resolution to approve the Interlocal Agreement between the City of Birmingham and Oakland County and authorize the Mayor and City Manager to sign the agreement on behalf of the city.
- G. Resolution to authorize the City Clerk to complete the Local Approval Notice at the request of Green Kitchen LLC, to approve the request for a transfer of ownership of the Class C liquor license, with Sunday sales from Tiger Hospitality Holdings LLC, formerly located at 27522 Northwestern Hwy, Southfield, MI to Green Kitchen that will be located at 239 N Old Woodward Ave, Birmingham, Oakland County, MI.
- H. Resolution to set a public hearing date of April 21, 2025 to consider the Special Land Use Permit for 1740 W. Maple to transfer ownership and grant a Special Land Use Permit to the proposed new owner, 10 & Main OOOM, LLC.
- I. Resolution demonstrating support of the Derby Road bridge project committing to a 50% match to the cost of replacement, and submittal of an application to the Michigan Department of Transportation for fiscal year 2028 funding assistance under their Local Bridge Program.
- J. Resolution to designate the following "well sites" as parks: Baldwin Well, Derby Tank, Pumphouse Park, Redding Well, and West Lincoln Well sites.
- K. Resolution to approve the purchase of a new 2025 TORO Multi Pro 5800-G 4WD Sprayer Cart from Spartan Distributors located at 1050 Opdyke Road, Auburn Hills, MI 48326, through the Intergovernmental Cooperative Purchasing Agreement, OMNIA Contract #2017025, in the amount not to exceed \$75,549.64 upon the execution of a signed contract. In addition, to authorize the Mayor and City Clerk to sign the agreement on behalf of the City. Funds for this purchase are available in the FY 2024-2025 account Auto Equipment FY 2024-2025 account #661.0-441.006.971.0100.
- L. Resolution approving the request for additional design and construction administration services with Grissim, Metz, Andriese for the amount of \$108,200. Funds are available in the Park System Construction Fund, Land Improvements Account #408.2-901.751-979.0000. Further, to authorize the Mayor and City Clerk to sign the agreement addendum on behalf of the City.
- M. Resolution to accept the resignation of Julie Sloan from the Birmingham Shopping District Board, to thank her for her service and to direct the City Clerk to begin the process of filling the vacancy.

VI. CITY MANAGER'S REPORT

The City Manager's Report regularly occurs on the second City Commission meeting of the month. Additionally, reports from prior months can be viewed on the City's [website bhamgov.org/manager](http://bhamgov.org/manager).

- A. March 2025 City Manager's Report

VII. UNFINISHED BUSINESS

- A. Schematic Design Progress and Test Fits - Birmingham Community and Senior Center
 - 1. Review and discuss the two test fit options, three pool options, and to provide comments to the Neumann Smith design team to move forward in the schematic design process.
- B. YMCA/Next – Senior Services
 - 1. Review and discuss the updated bond proposal language options and discuss whether it is preferable to do a 20 or 25 year bond issue for the purpose of paying the costs to construct, furnish, and equip a new Birmingham Community and Senior Center.

VIII. NEW BUSINESS

- A. Public Hearing for 225 E. Maple – Social Kitchen & Bar – Special Land Use Permit Amendment, Final Site Plan & Design Review
 - 1. Resolution to POSTPONE the public hearing date to April 21, 2025 to consider the Special Land Use Permit Amendment, Final Site Plan & Design Review application for 225 E. Maple, to permit the replacement of the current outdoor dining patio on the via (east) side of the building with an aluminum pergola with roof and enclosure systems and to permit a bistro with 76 outdoor dining seats.
- B. Public Hearing to amend Chapter 126, Zoning, Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.
 - 1. Motion adopting an ordinance to amend Chapter 126, Zoning, Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.
- C. Commission Items for Future Discussion. A motion is required to bring up the item for future discussion at the next reasonable agenda, no discussion on the topic will happen tonight.
- D. Commission discussion on items from a prior meeting.

IX. REMOVED FROM CONSENT AGENDA

X. COMMUNICATIONS

- A. Communications regarding the Birmingham Community and Senior Center
- B. Communication regarding parks

- C. Communication regarding roads

XI. REPORTS

- A. Commissioner Reports
 - 1. Notice of Intention to appoint to the Building Trades Appeals
 - 2. Notice of Intention to appoint to the Brownfield Redevelopment Authority
 - 3. Notice of Intention to appoint to the Business Shopping District
- B. Commissioner Comments
- C. Advisory Boards, Committees, Commissions' Reports and Agendas
- D. Legislation
- E. City Staff
 - 1. Planning Department Annual Report
 - 2. Next Bylaws and Financial Information

INFORMATION ONLY

XII. ADJOURN

Should you wish to participate in this meeting, you are invited to attend the meeting in person or virtually through ZOOM: <https://zoom.us/j/655079760> Meeting ID: 655 079 760
You may also present your written statement to the City Commission, City of Birmingham, 151 Martin Street, P.O. Box 3001, Birmingham, Michigan 48012-3001 prior to the hearing.

NOTICE: Individuals requiring accommodations, such as mobility, visual, hearing, interpreter or other assistance, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice), or (248) 644-3405 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).



Prevent Property Tax Foreclosure

Robert Wittenberg
Oakland County Treasurer

● Oakland Treasurer's ● Office At-A-Glance

July 1, 2023 – June 30, 2024

Collaboration

34 City, Village and Township Meetings	70 County Department Leader Meetings	203 Community Events Attended	268 Business, Civic, Community, Education and Faith-Based Leader Meetings
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Surplus Properties

425 Surplus Properties	23 Side Lots Sold	\$8,816 Side Lot Sales	5 Sold by OCLBA
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Public Funds Security, Investments and Management

\$1.12B County Funds Invested	\$20.4M Interest Earned	\$574M Funds Deposited	\$526M Debt Managed for Capital Projects	\$2.09B Funds Disbursed
622 Home Repair Mortgage Payments Received	\$97K Mortgage Payment Received	48,305 Vendor Payments	177K Employee and Retiree Payments	56 Government Units in the Local Government Investment Pool (LGIP)



Foreclosure Data

337
Delinquent Parcels
47
Forfeited Parcels
1
Foreclosed Parcels
0
Land Sale Parcels

2023

338
Delinquent Parcels
65
Forfeited Parcels
1
Foreclosed Parcels
1
Land Sale Parcels

2024

Property Tax Foreclosure Prevention

Our office works tirelessly and collaboratively throughout the year to assist residential and commercial property owners to prevent foreclosure while complying with Michigan law.

A summary of our efforts is below.

- 1,414 taxpayer assistance meetings
- 1,637 taxpayer repayment plans
- 4,931 delinquent property visits to provide notice and resources
- 8,070 business engagements to prevent property seizure
- 70,932 resources and notices for 2023 -2025 foreclosure years
- 2.4 million total impressions from the multimedia campaign
- \$7.415 million in MIHAF financial assistance from 755 applications. The program concluded in December 2023.



Prevent Property Tax Foreclosure Recap

The following data summarizes the 2021 delinquent property taxes, our efforts to prevent property tax foreclosure, and the third and final year of the foreclosure process.

41,465

Properties received from Oakland County cities, villages and townships with delinquent taxes turned over to the Treasurer's Office for collection.

Properties with delinquent taxes paid in full.

39,344

1,637

Taxpayer Repayment Plans issued to help residential and commercial property owners with delinquent taxes retain their property rights.

2021 foreclosed properties with unpaid delinquent property taxes.

244

Withheld Properties

109

131

Properties potentially available for purchase at the August 2024 virtual auction.

Michigan Property Tax Foreclosure Process



Year One: Delinquency

On March 1 of each year, the prior year's unpaid property taxes become delinquent and are payable to the Oakland County Treasurer's Office.

Year Two: Forfeiture

On March 1 of the following year, the property is forfeited to the County Treasurer.

Year Three: Foreclosure

In January or February of the following year, the Oakland County Treasurer conducts an Administrative Show Cause Hearing. A Judicial Foreclosure Hearing will also be held before a Circuit Court Judge.

March 31: Last day to pay all delinquent property taxes to retain property ownership and prevent foreclosure.

April 1: The property is foreclosed on for unpaid taxes. Ownership transfers to the Oakland County Treasurer's Office and is subsequently sold at auction.

After Foreclosure: Claims Process

July 1: Former property interest holders must submit their intent to claim sales proceeds and become a claimant.

July – November: Property is sold at auction.

January: Oakland County Treasurer's Office notifies claimants of sale proceeds, if any.

February – May: The claimant must file a motion with the Court which determines the priority of claims, amount and issues order. The County Treasurer remits payment within 21 days of a court order.

Fees Added

4% administrative fee
12% interest accrues per year
\$15 notification fee on Oct. 1

\$235 minimum fee
18% interest rate per year retroactive to Mar. 1 of the previous year.

June 1 – January 31
\$40 property notification visit
\$15 lienholders notification
\$10 newspaper notification

Notifications

Year One

Jun 1: Tax Delinquency Notice

Sep 1: Tax Delinquency Notice

Year Two

Feb 1: Pending Forfeiture Notice*

Jun-Nov: Pending Foreclosure Notice

Fall: Property Visit Notice

Fall: Publication Notice

Dec 1: Foreclosure Hearing Notice*

Year Three

Apr/May: Foreclosure Notice Follow-Up with Claims Information

Claims Process

Jan: Claimant Notice* sent to Sales Proceeds form filers.

* Delivered by certified mail

Property Tax foreclosure is a three -year process.

2022 Unpaid Property Taxes

41,498 Delinquent properties were
turned over for collection.

4,915 Properties were forfeited on
Mar. 1, 2024, and are subject to
foreclosure.

2025 Property Tax Foreclosure Prevention Efforts

The deadline is March 31.

Full Payment or Repayment Plan

All unpaid 2022 property taxes must be
paid in full, or a Repayment Plan must be
approved by March 31, 2025.

We're here to help!

FEC and TAMs

Our Financial Empowerment Center
(FEC) offers free and confidential
financial counseling services.

Taxpayer Assistance Meetings (TAMs)
are one -on-one calls to potentially set
up or renew a repayment plan and will
be held from December 2024 through
March 2025.

Community outreach is ongoing.

Community Meetings and Campaign

Our efforts to raise awareness and
encourage property owners with
unpaid property taxes to pay in full or
contact our office for assistance are
ongoing. We also conduct a
multimedia advertising campaign
throughout February and March.

Properties with unpaid taxes will be foreclosed.

Per State law, property ownership
transfers to the Treasurer's Office.

Foreclosed properties will be available
for purchase in a virtual land sale
auction in the summer and fall.

In 2024, 131 properties were available
for purchase.

Help us spread the word.

Digital and print materials are
available.

We appreciate your assistance and
support. Flyers and articles are
available. We also welcome the
reposting of our social media content.

oakgov.com/treasurer



Community Resources

Financial Empowerment Center
Oakland County Treasurer's Office

(248) 858-0672

oakgov.com/treasurer

Poverty Exemption
Oakland County Equalization
Department or
Local Assessor

(248) 858-0740

oakgov.com

Lakeshore Legal Aid
New Clients

(888) 783-8190

lakeshorelegalaid.org

oakgov.com/treasurer

● Residential Property Owners

● Education Program

As part of our ongoing property tax foreclosure prevention efforts, the Oakland County Treasurer's Office is launching a Residential Property Owner Education Program to empower homeowners with essential knowledge about property taxes and prevent foreclosure.

The video series will:

- Focus on educating homeowners about property taxes, especially "pop -up taxes" that can affect new buyers.
- Explain the three -year property -tax foreclosure process.
- Provide guidance to seniors and homeowners who have paid off their mortgages on the importance of saving for property taxes.
- Help residential property owners understand their property assessment notices and tax bills.



Contact Us



bit.ly/octo-subscribe

Robert Wittenberg
Treasurer
Oakland County Treasurer's Office
(248) 858-0611
treasurer@oakgov.com



MEMORANDUM

Finance Department

DATE: March 20, 2025

TO: City Commission

FROM: Jana L. Ecker, City Manager

SUBJECT: Appointment of Mary Chavez to Finance Director/Treasurer

Our current Finance Director/Treasurer Mark Gerber will be retiring on March 28, 2025, after 25 years of service with the City. In anticipation of his retirement, the City hired Ms. Mary Chavez as the Finance Director/Treasurer Designee in September of 2024.

Ms. Chavez has worked in various capacities at several different municipalities with the latest being the City of Sterling Heights as their treasurer. Over the course of the past 6 months, Ms. Chavez has had an opportunity to work with Mr. Gerber and to become familiar with the City's operations and the various duties of the position.

As provided in Chapter III, Section 9 of the City Charter, the City Manager may appoint, with advice and consent of the City Commission, the City Treasurer as an officer of the City. As provided in Chapter III, Section 31 of the City Charter, every officer elected or appointed shall take and subscribe to an oath of office.

Suggested Action:

To confirm the City Manager's appointment of Mary Chavez to the position of Finance Director/Treasurer effective on March 31, 2025, to direct the Clerk to administer the oath of office, and to authorize Mary Chavez to be the primary authorized signer on all the City's bank accounts.



NOTICE OF INTENTION TO APPOINT TO THE PLANNING BOARD

At the regular meeting of Monday, March 24, 2025, the Birmingham City Commission intends to appoint two regular members to serve three-year terms to expire January 28, 2028, and one alternate member to serve the remainder of a three-year term to expire March 28, 2027.

Interested citizens may submit an application available at the City Clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's office on or before noon on Wednesday, March 19, 2025. These documents will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on appointments.

Board Duties

The Planning Board consists of seven regular and two alternate members who serve three-year terms without compensation. The board meets at 7:30 P.M. on the second and fourth Wednesday of each month to hear design reviews, zoning ordinance text amendments and any other matters which bear relation to the physical development or growth of the City.

Specifically, the duties of the Planning Board are as follows:

- Long range planning
- Zoning ordinance amendments
- Recommend action to the City Commission regarding special land use permits.
- Site plan/design review for non-historic properties
- Joint site plan/design review for non-residential historic properties
- Rezoning requests.
- Soil filling permit requests
- Requests for opening, closing or altering a street or alley

Applicant(s) Presented for City Commission Consideration:

Applicant Name	Qualifications
	Members must consist of an architect duly registered in this state, a building owner in the Central Business or Shain Park Historic District, and the remaining members shall represent, insofar as possible, different occupations and professions such as, but not limited to, the legal profession, the financial or real estate professions, and the planning or design professions. Members must be residents of the City of Birmingham.
Duncan Currie	32-year resident with a mechanical engineering degree from the University of Michigan who also has experience in real estate investment.
Scott Clein	22-year resident with a Master of Science in Civil Engineering from Wayne State University, who has served as a Planning Board member since 2009.
Robert Boyle	33-year resident with undergraduate and graduate degrees in Urban Planning, who has served as a Planning Board member since 2004.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.



SUGGESTED ACTION:

To appoint _____ as a regular member to serve a three-year term to expire March 28, 2028.

To appoint _____ as a regular member to serve a three-year term to expire March 28, 2028.

To appoint _____ as an alternate member to serve the remainder of a three-year term to expire March 28, 2027.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.



Mya Brown <mbrown@bhamgov.org>

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#49]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Wed, Jan 22, 2025 at 10:08 AM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest	Planning Board
Specific Category/Vacancy on Board (see below)	Alternate Member
Name	Duncan Currie
Residential Address	 579 Ridgedale Ave Birmingham, US 48009 United States
Business Address	 579 Ridgedale Ave Birmingham, US 48009 United States
Phone Number *	(248) 921-5544
Email By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.	duncan.o.currie@gmail.com
Length of Residence	32 years
Occupation	Mechanical Engineer
Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.	I want to get more involved in our City's government, this seems like a good place to start. My background in engineering and management of rental properties will, I think, be helpful in analyzing issues presented for review by the planning board.
List your related employment experience	Engineer at Ford for 38 years, now retired. Engineer at United Metal Products since retirement from Ford. Own and manage residential rental properties in Ann Arbor and Grosse Pointe Park.
List your related community activities	Rouge Rescue Pope Francis Center Detroit Grand Prix Assoc The Parade Co.
List your related educational experience	BS Mechanical Engineering, U of M Ann Arbor Continuing education in real estate investment, computer aided design software, various engineering-related subjects
To the best of your knowledge, do you or a member of your immediate family have any	No

3B

direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain.

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham? *

Yes



Martha Valone <mvalone@bhamgov.org>

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#52]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Wed, Feb 12, 2025 at 2:01 PM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest

Planning Board

Name

Scott Clein

Residential Address

1556 Yosemite Blvd
Birmingham, MI 48009
United States

Phone Number *

(313) 330-0217

Emails.clein@comcast.net

By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Length of Residence

22 + years

Occupation

Civil Engineer/Business Owner (retired)

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.

I have nearly 30 years of experience in civil engineering, almost all of which revolved around urban redevelopment and urban design. I have designed and/or managed hundreds of urban redevelopment projects requiring a deep understanding of zoning ordinances, approval processes and the general workings of municipal governments. I have also led the engineering portion of dozens of urban planning/master planning projects to promote the efficient and effective use of urban spaces while ensuring pedestrians and cyclists are properly represented. I have also served on the Planning Board since November 2009.

List your related employment experience

President/Partner (retired)

Giffels Webster

1996-2023

Giffels Webster is a consulting firm that provides civil engineering, surveying landscape architecture and planning services to municipal and private clients throughout the country. I began as a project engineer, was promoted to project manager and then tapped to become one of the owners of the firm. I was responsible for the analysis, design and permitting of urban redevelopment projects. I then spent 11 years as president, overseeing all firm operations.

Engineer

Wayne County Department of Public Services

1994-1996

Engineer responsible for analysis and design of roadway improvements. Spent time in permits and field engineering.

List your related community activities

Birmingham Planning Board

November 2009 to Present

Member, and current chair, of the Birmingham Planning Board. Played a leadership role in the completion of the recent Master Plan update. Versed in Robert's Rules, the Open Meetings Act and comfortable organizing and moderating large scale meetings.

Former volunteer on the several ad-hoc committees, as selected by the City Commission.

List your related educational experience

Bachelor of Science in Civil Engineering (Structural)

University of Michigan

1993

Master of Science in Civil Engineering (Transportation)

Wayne State University

2000

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain.

No

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham? *

Yes

APPLICATION FOR CITY BOARD OR COMMITTEE

Thank you for your interest in serving on a Board or Committee. The purpose of this form is to provide the City Commission with basic information about applicants considered for appointment. NOTE: Completed applications are included in the City Commission agenda packets. The information included on this form is open to the public. All Board and Committee members are subject to the provisions of the Ethics Ordinance (Chapter 2, Article IX of the City Code).

Information on various Boards and Committees and a list of current openings can be found on the City website at www.bhamgov.org/boardopportunities. Applications must be submitted to the city clerk's office at or before noon on the Wednesday prior to the City Commission meeting.

(Please print clearly)

Board/Committee of Interest PLANNING BOARD

Specific Category/Vacancy on Board _____ (see back of this form for information)

Name ROBERT (ROBIN) BOYLE Phone 248-961-1514

Residential Address 840 WIMBLETON DR. Email * R.BOYLE@WAYNE.EDU

Residential City, Zip BIRMINGHAM, MI 48009 Length of Residence 33y

Business Address N/A Occupation RETIRED UNIVERSITY PROFESSOR

Business City, Zip N/A

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied _____

PROFESSOR URBAN PLANNING (UK + US)

List your related employment experience WAYNE STATE UNIVERSITY - 27 YEARS

List your related community activities PLANNING BOARD - 21 YEARS ; URBAN LAND INSTITUTE (CO-CHAIR); GROWING OF DETROIT, +

List your related educational experience UNDERGRADUATE & GRADUATE DEGREES IN URBAN PLANNING

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain: _____

NONE

Do you currently have a relative serving on the board/committee to which you have applied? NO

Are you an elector (registered voter) in the City of Birmingham? YES

Signature of Applicant [Signature] Date 3-17-2025

Return the completed and signed application form to: City of Birmingham, City Clerk's Office, 151 Martin, Birmingham, MI 48009 or by email to clerksoffice@bhamgov.org or by fax to 248.530.1080.

*By providing your email to the City, you agree to receive news & notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Updated 3/24/2021

PLANNING BOARD

Chapter 82 – Section 82-27 – Seven Members

Job Requirements: An architect duly registered in this state, a building owner in the Central Business or Shain Park Historic District, and remaining members, must represent, insofar as possible, different occupations and professions such as, but not limited to, the legal profession, the financial or real estate professions, and the planning or design professions.

Terms: Three Years

Appointment by City Commission

Meeting Schedule: Second and Fourth Wednesday of the month at 7:30 PM.

Last Name	First Name	Home Business	Appointed	Term Expires
Home Address	E-Mail			
Boyce 348 George St.	Janelle <i>jlbboyce@hotmail.com</i>	(248) 321-3207	12/10/2007 Design profession	3/28/2026
Boyle 840 Wimbledon	Robin <i>r.boyle@wayne.edu</i>	(248) 961-1514	4/19/2004 Planning professor	3/28/2025
Clein 1556 Yosemite	Scott <i>s.clein@comcast.net</i>	(313) 330-0217	3/22/2010 Civil engineer/urban design	3/28/2025
Jeffares 1381 Birmingham Blvd	Stuart <i>stuartjeffares@gmail.com</i>	(248) 321-2120	12/14/2015 Real estate profession	3/28/2027
Koseck 2441 Dorchester	Bert <i>bkoseck@comcast.net</i>	(248) 302-4018	10/12/2009 Architect	3/28/2026

Last Name Home Address	First Name	Home Business E-Mail	Appointed	Term Expires
Ramin 1701 Maryland	Nasseem	(248) 765-9446 <i>nramin@dykema.com</i>	11/20/2017 Alternate/attorney	3/28/2027
Share 1040 Gordon Lane	Daniel	(248) 642-7340 <i>dshare@bsdd.com</i>	11/24/2014 Building owner	3/28/2027
Vacated	1/1/2025		Alternate	3/28/2027
Williams 1628 Latham St.	J. Bryan	(248) 420-3522 (248) 433-7289 <i>jwilliams@dickinsonwright.com</i>	4/16/2007 Attorney	3/28/2027

Name of Board: **PLANNING BOARD** Year: 2025

Members Required for Quorum: **4**

MEMBER NAME																					Total Mtgs. Att.	Total Absent	Percent Attended Available
REGULAR MEMBERS	1/22	2/12	2/26	3/12	3/26	4/9	4/23	5/14	5/28	6/11	6/25	7/9	7/23	8/13	8/27	9/10	10/22	11/12	12/10				
Janelle Boyce	A	P																			1	1	50%
Robin Boyle	P	P																			2	0	100%
Scott Clein	P	P																			2	0	100%
Stuart Jeffares	P	P																			2	0	100%
Bert Koseck	A	A																			0	2	0%
Daniel Share	P	P																			2	0	100%
J. Bryan Williams	P	P																			2	0	100%
ALTERNATES																							
Naseem Ramin	P	A																			1	1	50%
Jason Emerine	NA	NA	NA	NA	NA																0	0	#DIV/0!
																					0	0	#DIV/0!
																					0	0	#DIV/0!
TOTAL	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			

KEY: **A** = Member absent
 P = Member present or available
 CP = Member available, but meeting canceled for lack of quorum
 CA = Member not available and meeting was canceled for lack of quorum
 NA = Member not appointed at that time
 NM = No meeting scheduled that month
 CM = Meeting canceled for lack of business items

Name of Board: **PLANNING BOARD** Year: 2024

Members Required for Quorum: **4**

MEMBER NAME																						Total Mtgs. Att.	Total Absent	Percent Attended Available
REGULAR MEMBERS	1/10	1/24	2/28	3/13	3/27	5/8	5/22	6/26	7/10	7/24	8/14	8/28	9/11	9/25	10/9	11/13	12/11							
Janelle Boyce	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				16	1	94%	
Robin Boyle	P	A	P	A	A	P	P	A	P	P	P	P	P	A	P	P	P				12	5	71%	
Scott Clein	A	P	P	P	A	P	P	P	P	P	P	P	P	P	P	A	P				14	3	82%	
Stuart Jeffares	P	A	P	P	P	P	P	P	P	P	P	P	A	A	A	P	P				13	4	76%	
Bert Koseck	P	P	A	P	A	P	P	P	A	P	P	P	P	A	P	P	P				13	4	76%	
Daniel Share	P	P	P	P	P	P	A	P	P	A	P	P	P	P	A	P	P				14	3	82%	
J. Bryan Williams	A	P	P	P	P	P	P	P	P	A	P	P	A	P	P	P	P				14	3	82%	
ALTERNATES																								
Naseem Ramin	P	P	A	A	P	A	A	P	A	A	P	A	A	A	P	A	A				6	11	35%	
Jason Emerine	P	A	A	A	A	A	P	P	P	A	P	P	P	P	P	P	P				11	6	65%	
																					0	0	#DIV/0!	
																					0	0	#DIV/0!	
TOTAL	6	6	6	6	5	7	7	8	7	5	9	8	6	5	7	7	8	0	0	0				

KEY: **A** = Member absent
 P = Member present or available
 CP = Member available, but meeting canceled for lack of quorum
 CA = Member not available and meeting was canceled for lack of quorum
 NA = Member not appointed at that time
 NM = No meeting scheduled that month
 CM = Meeting canceled for lack of business items

CITY BOARD/COMMITTEE ATTENDANCE RECORD

Name of Board: **PLANNING BOARD** Year: 2023

Members Required for Quorum: **4**

MEMBER NAME	1/11	1/25	2/8	3/8	3/22	4/17	4/26	5/10	5/24	6/14	7/12	7/26	8/9	8/23	9/13	9/27	10/11	10/25	11/8	12/13	Total Mtgs. Att.	Total Absent	Percent Attended
REGULAR MEMBERS																							
Janelle Boyce	P	P	P	P	P	P	CM	P	CM	P	P	CM	A	CM	P	P	P	P	P	P	15	1	94%
Robin Boyle	A	P	P	A	P	P	CM	P	CM	P	P	CM	P	CM	P	A	P	P	P	P	13	3	81%
Scott Clein	P	P	P	P	P	P	CM	P	CM	P	P	CM	P	CM	P	P	P	P	P	P	16	0	100%
Stuart Jeffares	P	A	P	A	P	P	CM	A	CM	P	A	CM	P	CM	P	P	P	A	P	P	11	5	69%
Bert Koseck	P	P	A	P	P	P	CM	P	CM	P	P	CM	A	CM	P	P	A	P	P	A	12	4	75%
Daniel Share	P	P	P	P	A	P	CM	P	CM	P	A	CM	P	CM	P	P	P	P	P	P	14	2	88%
J. Bryan Williams	P	P	P	P	P	P	CM	A	CM	P	P	CM	A	CM	P	P	P	P	P	P	14	2	88%
ALTERNATES																							
Naseem Ramin	P	A	P	P	P	A	CM	P	CM	P	P	CM	A	CM	P	P	P	A	P	A	11	5	69%
Jason Emerine	P	P	P	P	P	P	CM	P	CM	P	P	CM	P	CM	A	P	P	P	A	P	14	2	88%
Asher Kaftan (Student)	NA	NA	NA	P	P	P	CM	A	CM	A	A	CM	P	CM	P	P	A	P	P	P	9	4	69%
Matthew Wiegand (Student)	NA	NA	NA	P	P	P	CM	P	CM	A	P	CM	P	CM	P	P	A	P	P	P	11	2	85%
TOTAL	8	7	8	7	8	8	0	7	0	9	7	0	5	0	8	8	8	7	8	7			

KEY:

- A** = Member absent
- P** = Member present or available
- CP** = Member available, but meeting canceled for lack of quorum
- CA** = Member not available and meeting was canceled for lack of quorum
- NA** = Member not appointed at that time
- NM** = No meeting scheduled that month
- CM** = Meeting canceled for lack of business items

ARTICLE II. PLANNING BOARD¹

Sec. 82-26. Created.

There is hereby created a planning board for the city. The planning board is a locally organized board and is not established under the Municipal Planning Commission Act, Act No. 285 of the Public Acts of Michigan of 1931 (MCL 125.31 et seq.), as amended.

(Code 1963, § 5.401)

Sec. 82-27. Composition.

- (a) The planning board shall consist of seven regular members whose residences are located in the city.
- (b) One member of the planning board shall be an architect duly registered in this state, if such person is available. The other members shall represent, insofar as possible, different occupations and professions such as, but not limited to, the legal profession, the financial or real estate professions, and the planning or design professions. One of the members of the planning board shall be a building owner in the central business district or Shain Park Historic District.
- (c) The city manager, city engineer and city planner, or the authorized representatives of any of them, and the student representative, shall be members ex officio of the planning board and shall have all rights of membership thereon, except the right to vote.
- (d) The city commission may also appoint not more than two alternate members for the same term as regular members of the planning board. The alternate member may be called on a rotating basis to sit as a regular member of the planning board in the absence of a regular member. An alternate member may also be called to service in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. The alternate member having been appointed shall serve in the case until a final decision has been made. The alternate member shall have the same voting rights as a regular member of the planning board.

(Code 1963, § 5.401; Ord. No. 1811, 7-28-03; Ord. No. 2147, 10-27-14)

Sec. 82-28. Terms.

Members of the planning board shall be appointed by the city commission for terms of office of three years; except that two members of the first board shall be appointed to serve for a term of one year, two for terms of two years, and three for terms of three years. All members shall hold office until their successors are appointed. A vacancy occurring in the membership of the planning board for any cause shall be filled by a person appointed by the city commission for the duration of the unexpired term.

(Code 1963, § 5.401)

¹Cross reference(s)—Boards and commissions, § 2-171 et seq.

Sec. 82-29. Removal of members.

- (a) Members of the planning board may, after a public hearing, be removed for cause.
 - (1) As used in this section, the term "cause" is defined as a determination by the city commission that a sufficient reason exists, as determined and defined by the city commission in its sole discretion, for the removal of a member of the planning board. The decision by the city commission to remove a member of the planning board shall be final and binding upon such member of the planning board and no appeal shall arise therefrom.
 - (2) As used in this section, the term "public hearing" is designed as an open meeting at which the determination is made by the city commission, in its sole discretion, that cause exists for the removal of a member of the planning board. For purposes of an orderly presentation, the city attorney shall serve as chairperson of the public hearing, and the city manager, or his/her designee, may present information to the city commission with respect to the potential removal of a member of the planning board. The city manager or his/her designee will be afforded the opportunity to address the city commission with respect to such information for a period not to exceed 30 minutes. The affected member of the planning board or his/her designated representative will be afforded the opportunity to address the city commission with respect to such information for a period not to exceed 30 minutes. The presentation of information by the city manager or his/her designee and the presentation of information by the affected member or his/her designated representative may, in accordance with applicable law, be conducted in a closed session. This Section shall not be construed as creating a right to a due process or evidentiary hearing.
- (b) This section shall not be construed as creating or bestowing upon a member of the planning board any employment status, property interest or any vested interest or right to continued membership on the planning board.

(Code 1963, § 5.402; Ord. No. 1817, 1-5-04)

Sec. 82-30. Compensation.

The members of the planning board shall serve as such without compensation.

(Code 1963, § 5.401)

Sec. 82-31. Organization and meetings.

- (a) The planning board shall, from its appointed members, elect a chairman and vice-chairman whose terms of office shall be fixed by the planning board. The chairman shall preside over the planning board and shall have the right to vote. The vice-chairman shall, in the case of absence or disability of the chairman, perform the duties of the chairman. The city planner or his authorized representative shall act as secretary of the planning board and shall keep a record of all of its proceedings.
- (b) At least four members of the planning board shall constitute a quorum for the transaction of its business.
- (c) The planning board shall:
 - (1) Adopt rules for the transaction of its business, which provide for the time and place of holding regular meetings.
 - (2) Provide for the calling of special meetings by the chairman or by at least two members of the planning board.

-
- (3) Keep a full and complete record of its resolutions, transactions, findings and determinations, which record shall be available to the city commission and to the public upon request.
 - (d) All meetings of the planning board shall be open to the public, and any person or his duly constituted representative shall be entitled to appear and be heard on any matter applicable to the business at hand before the planning board makes its decision.
 - (e) The concurring affirmative vote of four members of the planning board shall be required for approval of plans before it for review or for the adoption of any resolution, motion or other action by the planning board.

(Code 1963, § 5.403)

Sec. 82-32. Assistance.

The planning board may call upon the city manager for such services and data from the various departments as it may require. The planning board may recommend to the city commission the securing of such professional and consulting services as it may require; however, no expenditures of funds shall be made or contracts entered into for providing such professional or consulting services unless the same shall first be approved and authorized by the city commission.

(Code 1963, § 5.404)

Sec. 82-33. Duties.

- (a) It shall be the function and duty of the planning board to advise the city commission in regard to the proper development of the city. The planning board is specifically charged with carrying out the goals, objectives and intent of the city's adopted master plan and urban design plan and other development-oriented plans which may subsequently be adopted. The planning board is authorized to consult and cooperate with the planning, historic district and legislative bodies of other governmental units in any area outside the boundaries of the city. The planning board is authorized to prepare a recommendation for the physical development of the city, either in its entirety, or in part. Such recommendation, together with accompanying maps, plats, charts and descriptive matter, shall illustrate the planning board suggestions for the development of such territory.
- (b) The planning board is authorized to consider and act upon applications for soil filling permits under the provisions of section 50-126 et seq.
- (c) The planning board is authorized to recommend for the guidance of the city commission amendments to this Code relating to the control and development of lands within the city's historic districts. The planning board may, from time to time, amend, extend or add to such recommendations; and the same shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs. The planning board may hold such public meetings and/or hearings from time to time, as it may deem advisable or necessary in connection with the proper performance of its functions under this article.
- (d) Not later than April 1 of each year, the planning board shall prepare and submit to the city manager a tentative outline of its program for the ensuing year. Joint meetings of the city commission and of the planning board shall be held at least semi-annually, at a time designated by the mayor. It shall be the duty of the mayor to call such meeting in accordance with the provisions of this section.

(Code 1963, § 5.405; Ord. No. 1777, 1-28-02; Ord. No. 1838, 6-28-04; Ord. No. 1858, 3-7-05)

Sec. 82-34. Review and recommendations.

- (a) The planning board shall have the responsibility for site plan and design review for nonhistoric properties and joint site plan review of historic properties with the design review board as outlined in chapter 127 of this Code. It shall be the function of the planning board to pass upon all matters referred to it by the city commission and to give to the city commission the benefit of its judgment with relation to such matters so referred. Matters so referred may include but not necessarily be restricted to:
- (1) Requests for changes to the zoning map;
 - (2) Requests for amendments to the zoning ordinance text;
 - (3) Requests for closing, opening or altering a street or an alley;
 - (4) Requests for issuing building permits;
 - (5) Requests for special land use permits; and
 - (6) Any other matters which bear relation to the physical development or growth of the municipality.
- (b) When any recommendation has been made by the planning board, the same shall be referred to the city commission or other appropriate city boards.

(Code 1963, § 5.406; Ord. No. 1882, 7-24-06)

Secs. 82-35—82-55. Reserved.



NOTICE OF INTENTION TO APPOINT TO THE MULTI-MODAL TRANSPORTATION BOARD

At the regular meeting of Monday, March 24, 2025, the Birmingham City Commission intends to appoint one regular member to the Multi-Modal Transportation Board with urban planning, architecture or design education and/or experience to serve a three-year term to expire March 24, 2028; two regular members of different geographical areas of the City with urban planning, architecture, or design education/experience to serve a three-year term to expire March 24, 2028, and one alternate member to serve the remainder of a term ending October 27, 2025.

Interested citizens may submit an application available at the City Clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's office on or before noon on Wednesday, March 19, 2025. These documents will appear in the public agenda for the regular meeting at which time the City Commission may make nominations and vote on appointments.

Board Duties

The purpose of the Multi-Modal Transportation Board shall be to assist in maintaining the safe and efficient movement of motorized and non-motorized vehicles and pedestrians on the streets and walkways of the City and to advise the City Commission on the implementation of the Multi-Modal Transportation Plan, including reviewing project phasing and budgeting.

In so far as possible, the seven-member board shall be composed of the following: one pedestrian advocate member; one member with a mobility or vision impairment; one member with traffic-focused education and/or experience; one bicycle advocate member; one member with urban planning, architecture or design education and/or experience; and two members at large living in different geographical areas of the City. Applicants for this position do not have to be a qualified elector or property owner in Birmingham.

Applicant(s) Presented for City Commission Consideration:

Applicant Name	Qualifications The seven-member board shall be composed of the following: • one pedestrian advocate member • one member with a mobility or vision impairment • one member with traffic-focused education and/or experience • one bicycle advocate member • one member with urban planning, architecture or design education and/or experience • two members at large living in different geographical areas of the City.
Z. Rosie Koul	Birmingham resident for over 18 years, registered elector, who has served as a Multi-Modal Transportation Board member since 2024.

SUGGESTED ACTION:

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.



To appoint _____ as a regular member to the Multi-Modal Transportation Board to serve the remainder of a three-year term to expire March 24, 2028.

To appoint _____ as a regular member to the Multi-Modal Transportation Board to serve the remainder of a three-year term to expire March 24, 2028.

To appoint _____ as a regular member to the Multi-Modal Transportation Board to serve the remainder of a three-year term to expire March 24, 2028.

To appoint _____ as an alternate member to the Multi-Modal Transportation Board to serve the remainder of a three-year term to expire October 27, 2025.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

APPLICATION FOR CITY BOARD OR COMMITTEE

Thank you for your interest in serving on a Board or Committee. The purpose of this form is to provide the City Commission with basic information about applicants considered for appointment. NOTE: Completed applications are included in the City Commission agenda packets. The information included on this form is open to the public. All Board and Committee members are subject to the provisions of the Ethics Ordinance (Chapter 2, Article IX of the City Code).

Information on various Boards and Committees and a list of current openings can be found on the City website at www.bhamgov.org/boardopportunities. Applications must be submitted to the city clerk's office at or before noon on the Wednesday prior to the City Commission meeting.

(Please print clearly)

Board/Committee of Interest Multi-Modal Transportation Board
Specific Category/Vacancy on Board Regular Member (see back of this form for information)
Name Z. Rosie Koul Phone 248.420.0906
Residential Address 1662 Pandy #103 Email * ZROSIEKoul@att.net
Residential City, Zip Birmingham MI 48009 Length of Residence 18 years in
Business Address same Occupation Technology Bham Director
Business City, Zip _____

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied _____

I have served since January 2024, regarding the learning curve of the board, the Commission, & the charter. MMTB benefits from consistency of members.

List your related employment experience As a global director in technology,

I have managed complex budgets, large staffs, & balanced user experience, social adoption, engineering & ROI.

List your related community activities _____

Board Director, The Community House
Director, 21st Century Leaders

List your related educational experience _____

I have lived in four residences in downtown over 18 years.
I have traveled by foot hundreds of miles in Birmingham.

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain: _____

No.

Do you currently have a relative serving on the board/committee to which you have applied? No.

Are you an elector (registered voter) in the City of Birmingham? Yes.

Signature of Applicant [Signature] Date 3-6-2025

Return the completed and signed application form to: City of Birmingham, City Clerk's Office, 151 Martin, Birmingham, MI 4800 or by email to clerksoffice@bhamgov.org or by fax to 248.530.1080. Upd ed 3/24/2021

*By providing your email to the City, you agree to receive news & notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.



MULTI-MODAL TRANSPORTATION BOARD

Chapter 110, Sections 110-26 & 110-27

The purpose of the Multi-Modal Transportation Board shall be to assist in maintaining the safe and efficient movement of motorized and non-motorized vehicles and pedestrians on the streets and walkways of the city and to advise the city commission on the implementation of the Multi-Modal Transportation Plan, including reviewing project phasing and budgeting.

In so far as possible, the seven member committee shall be composed of the following: one pedestrian advocate member; one member with a mobility or vision impairment; one member with traffic-focused education and/or experience; one bicycle advocate member; one member with urban planning, architecture or design education and/or experience; and two members at large living in different geographical areas of the city. At least five Board members shall be electors or property owners in the city. The remaining Board members may or may not be electors or property owners in the City.

Term: Three years.

Last Name	First Name	Home Business E-Mail	Appointed	Term Expires
Davies	Gordon	(248)701-5462	10/24/2022	3/24/2027
969 Bennaville			Regular Member	
Birmingham	48009	<i>gordonhdavies@yahoo.com</i>		
Doolittle	Mark	(248) 535-0632	10/24/2022	3/24/2026
1305 S. Bates St			Regular Member/from a different	
Birmingham	48009	<i>mark.j.doolittle@gmail.com</i>	geographical area of city	
Engelland	Laura	(248) 688-7556	10/28/2024	3/24/2027
390 Larchlea Drive			Regular Member	
Birmingham	48009	<i>ljengelland@gmail.com</i>		

Last Name Home Address	First Name	Home Business E-Mail	Appointed	Term Expires
Hillberg 1853 Fairview Birmingham	Patrick 48009	(248)797-1804 <i>patrick_hillberg@hotmail.com</i>	10/24/2022 Regular Member	3/24/2027
Hocker 898 Pilgrim Birmingham	David 48009	(313) 917-4718 <i>dhocker@globalfacilitiesinc.com</i>	11/23/2020 Regular member/plan experience	3/24/2025
Kennedy 1501 Mansfield Birmingham	Timothy 48009	(734) 307-9695 <i>timster56@hotmail.com</i>	10/28/2024 Alternate	10/27/2025
Koul 662 Purdy #103 Birmingham	Z. Rosie 48009	(248) 420-0906	12/18/2023 Regular member/from different geographical areas of the city	3/24/2025
Peard 645 Suffield Birmingham	Thomas 48009	(248) 770-7761 <i>thomaspeard@yahoo.com</i>	1/13/2020 Urban planning /architecture /design	3/24/2025
VACATED	10/28/2024		Alternate	10/27/2025

CITY BOARD/COMMITTEE ATTENDANCE RECORD

Name of Board:

MULTI-MODAL TRANSPORTATION BOARD

Year:

2024

Members Required for Quorum:

4

MEMBER NAME			SPECIAL MEETING				SPECIAL MEETING				SPECIAL MEETING			Total Mtgs. Att.	Total Absent	Percent Attended Available
REGULAR MEMBERS	1/4	2/1	2/15	3/7	4/4	5/2	5/16	6/6	8/1	9/5	10/10	11/7	12/5			
Patrick Hillberg	CM	CM	P	A	P	P	P	CA	P	P	P	P	P	9	2	82%
VACANT	CM	CM												0	0	
Z. Rosie Koul	CM	CM	A	P	A	A	A	CA	A	P	A	P	A	3	8	27%
David Hocker	CM	CM	P	P	P	A	A	CA	A	P	P	A	P	6	5	55%
Tom Peard	CM	CM	A	P	P	P	P	CA	P	P	P	P	P	9	2	82%
Gordon Davies	CM	CM	P	P	P	P	P	CA	P	P	P	P	A	9	2	82%
Mark Doolittle	CM	CM	P	P	A	A	A	CA	P	P	P	P	P	7	4	64%
ALTERNATES																
Laura Engelland	CM	CM	NA	NA	NA	NA	NA	NA	P	P	P	P	P	5	0	100%
Timothy Kennedy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	2	0	100%
Jack Lassen (Student)	NA	NA	NA	A	P	P	A	CA	A	A		P	A	3	6	33%
Owen Reibschied (Student)	NA	NA	NA	P	P	P	A	CA	A	P		A	A	4	5	44%
TOTAL	0	0	4	6	6	5		0	5	8		8	6			

KEY: A = Member absent
 P = Member present or available
 CP = Member available, but meeting canceled for lack of quorum
 CA = Member not available and meeting was canceled for lack of quorum
 NA = Member not appointed at that time
 NM = No meeting scheduled that month
 CM = Meeting canceled for lack of business items

 Department Head Signature

CITY BOARD/COMMITTEE ATTENDANCE RECORD

Name of Board: **MULTI-MODAL TRANSPORTATION BOARD** Year: **2025**

Members Required for Quorum: **4**

MEMBER NAME												Total Mtgs. Att.	Total Absent	Percent Attended Available
REGULAR MEMBERS	1/	2/6	3/6	4/3	5/1	6/5	7/3	8/7	9/4	11/6	12/4			
Patrick Hillberg	CM	P										1	0	100%
Laura Engelland	CM	P										1	0	
Z. Rosie Koul	CM	P										1	0	100%
David Hocker	CM	P										1	0	100%
Tom Peard	CM	P										1	0	100%
Gordon Davies	CM	P										1	0	100%
Mark Doolittle	CM	P										1	0	100%
ALTERNATES														
Timothy Kennedy	CM	A										0	1	0%
VACANT												0	0	#DIV/0!
												0	0	#DIV/0!
												0	0	#DIV/0!
TOTAL	0	7	0	0	0	0		0	0	0				

KEY:

A	= Member absent
P	= Member present or available
CP	= Member available, but meeting canceled for lack of quorum
CA	= Member not available and meeting was canceled for lack of quorum
NA	= Member not appointed at that time
NM	= No meeting scheduled that month
CM	= Meeting canceled for lack of business items

Department Head Signature

ARTICLE II. - MULTI-MODAL TRANSPORTATION BOARD

*Footnotes:**--- (2) ---*

Editor's note— Ord. No. 2138, adopted February 10, 2014, amended article II in its entirety to read as herein set out. Formerly, article II pertained to the traffic and safety board, and derived from the Code of 1963, §§ 10.91—10.96.

Sec. 110-26. - Composition.

- (a) The multi-modal transportation board shall consist of nonvoting ex officio members and seven members appointed by the city commission. The nonvoting ex officio members shall be appointed by the city manager. They may include the city engineer, city planner, police chief, or their designated representative, or other representatives as the city manager deems appropriate. Insofar as possible, the city commission shall appoint members as follows:
- (1) One pedestrian advocate member;
 - (2) One member with a mobility or vision impairment;
 - (3) One member with traffic-focused education and/or experience;
 - (4) One bicycle advocate member;
 - (5) One member with urban planning, architecture or design education and/or experience; and
 - (6) Two members at large living in different geographical areas of the city.

At least five board members shall be electors or property owners in the city. The remaining board members may or may not be electors or property owners in the city.

- (b) The city commission may appoint two alternate members to serve as needed on the multi-modal transportation board during their term of appointment. An alternate member may be called on a rotating basis to sit as a regular member of the multi-modal transportation board in the absence of a regular member. An alternate member may also be called to service in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. An alternate member having been appointed shall serve in the case until a final decision has been made. An alternate member shall have the same voting rights as a regular member of the multi-modal transportation board.

(Ord. No. 2138, 2-10-14; Ord. No. 2200, 9-12-16; Ord. No. 2203, 10-10-16)

Sec. 110-27. - Terms of members.

Initial members of the multi-modal transportation board shall serve for the following terms: two members shall be appointed for one-year terms, two members shall be appointed for two-year terms, and three members shall be appointed for three-year terms. Thereafter, all appointments, except to fill vacancies, shall be for a term of three years. All appointments for the purpose of filling vacancies occurring otherwise than by expiration of term of office shall be for the unexpired term.

(Ord. No. 2138, 2-10-14)

Sec. 110-28. - Compensation.

All members of the multi-modal transportation board shall serve without compensation.

(Ord. No. 2138, 2-10-14)

Sec. 110-29. - Organization.

The multi-modal transportation board shall, from its appointed members, elect a chair who shall be the presiding officer of the board, and a vice-chair who shall serve in the absence of the chair. A secretary, who shall keep and maintain the proceedings of the board, shall be appointed by the board. The secretary need not be a member of the board. The terms of office for such officers shall be one year and until their successors have been elected. The ex officio members of the board may not act as the chair or vice-chair but may serve as secretary.

(Ord. No. 2138, 2-10-14)

Sec. 110-30. - Meetings and quorum.

The multi-modal transportation board shall hold meetings at such time and place as may be established by the board. Special meetings may be called by the secretary at the written request of the chair or any three members of the board on at least two days' notice. A quorum for the transaction of business at the regular and special meetings shall be four appointed members and at least one ex officio member or their designated representative.

(Ord. No. 2138, 2-10-14)

Sec. 110-31. - Scope of authority.

The multi-modal transportation board is a non-administrative board serving solely in an advisory capacity. In that capacity the board may make recommendations to the city commission but may not assume any legislative or administrative authority of the city commission or any department or board

established by the city commission except as specifically provided in this chapter. The multi-modal transportation board is not authorized to expend city funds.

(Ord. No. 2138, 2-10-14)

Sec. 110-32. - Purpose and duties.

The purpose of the multi-modal transportation board shall be to assist in maintaining the safe and efficient movement of motorized and non-motorized vehicles and pedestrians on the streets and walkways of the city and to advise the city commission on the implementation of the multi-modal transportation plan, including reviewing project phasing and budgeting. In furtherance of its purpose, the board shall endeavor to provide the following:

- (1) Advice on the implementation of the city's multi-modal transportation plan to the city commission.
- (2) Review of the multi-modal transportation plan to assure that it remains current with citywide multi-modal transportation movements and regional transportation plans and initiatives.
- (3) An objective and technical multi-modal evaluation of plans for all road reconstruction and road resurfacing projects, sidewalk and pedestrian crossing projects, intersection or bridge projects, bicycle and transit facility improvement projects.
- (4) An objective and technical evaluation of transportation issues brought to the attention of or identified by the board.
- (5) An objective and technical evaluation of the transportation plan submitted for proposed development or redevelopment, as referred to the board by the planning board.
- (6) An objective and technical multi-modal evaluation of site plans submitted for proposed development or redevelopment, as referred to the board by the planning board.
- (7) An objective and technical multi-modal evaluation of any ordinance amendments related to transportation issues, as referred to the board by the planning board or city commission.
- (8) The application of accepted transportation engineering practices, multi-modal transportation planning and complete streets practices and national standards, including those published by the American Association of State Highway and Transportation Officials, in solving and preventing transportation problems.
- (9) Objective and technical recommendations regarding transportation engineering safety issues to the city commission.
- (10) A forum for the voluntary coordination of groups interested in transportation issues.
- (11) A forum to review and decide appeals of administrative decisions made by the police department on transportation-related regulatory requests under article VII of this chapter.

(Ord. No. 2138, 2-10-14)

Secs. 110-33—110-55. - Reserved.



NOTICE OF INTENTION TO APPOINT TO THE PARKS & RECREATION BOARD

At the regular meeting of Monday, March 24, 2025, the Birmingham City Commission intends to appoint one regular member to the Parks and Recreation Board to serve a three-year term to expire March 13, 2028, and one alternate member to the Parks and Recreation Board to serve a three-year term to expire March 13, 2028.

Interested citizens may submit an application available at the City Clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's office on or before noon on Wednesday, March 19, 2025. These documents will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on appointments.

Board Duties

The Parks & Recreation Board consists of seven members who serve for three-year terms without compensation. The goal of the board is to promote a recreation program and a park development program for the City of Birmingham. The Parks & Recreation Board shall recommend to the City Commission for adoption such rules and regulations pertaining to the conduct and use of parks and public grounds as are necessary to administer the same and to protect public property and the safety, health, morals, and welfare of the public.

The meetings are held the first Tuesday of the month at 6:30 P.M.

Applicant(s) Presented for City Commission Consideration:

Applicant Name	Qualifications
	Members must be electors of the City of Birmingham.
Jerome Dixon	Lifelong resident, registered elector, who enjoys the green spaces of Birmingham.
Jack Burns	Birmingham elector for over 40 years, has an associate degree in marketing from Oakland Community College.
Anne Lipp	Birmingham elector for over 32 years, who has served as a Parks and Recreation Board since 2021.
Jessica Einstein	Birmingham elector, who has served as a Parks and Recreation Board since 2023.
Sandy Labovitz	Birmingham elector for over 30 years, enjoys participating at parks and recreation events.
Narlu Castellano	Birmingham elector for 8 years, enjoys the parks and events that the City of Birmingham offers, who has served as a Parks and Recreation Board since 2024.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.



SUGGESTED ACTION:

To appoint _____ as a regular member to the Parks and Recreation Board to serve a three-year term to expire March 13, 2028.

To appoint _____ as an alternate member to the Parks and Recreation Board to serve a three-year term to expire March 13, 2028.

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

APPLICATION FOR CITY BOARD OR COMMITTEE

Thank you for your interest in serving on a Board or Committee. The purpose of this form is to provide the City Commission with basic information about applicants considered for appointment. NOTE: Completed applications are included in the City Commission agenda packets. The information included on this form is open to the public. All Board and Committee members are subject to the provisions of the Ethics Ordinance (Chapter 2, Article IX of the City Code).

Information on various Boards and Committees and a list of current openings can be found on the City website at www.bhamgov.org/boardopportunities. Applications must be submitted to the city clerk's office at or before noon on the Wednesday prior to the City Commission meeting.

(Please print clearly)

Board/Committee of Interest Parks and Recreation

Specific Category/Vacancy on Board _____ (see back of this form for information)

Name Jerome Dixon

Phone 248 804 3381

Residential Address 2452 Devon Lane

Email * jerome@residentialrome.com

Residential City, Zip Birmingham, 48009

Length of Residence 3 years

Business Address _____

Occupation Real Estate Broker

Business City, Zip _____

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied _____

Lifelong resident with children in district. Very active lifestyle love being outdoors

List your related employment experience Signature Sotheby's International Realty, Camelot Venture Group

List your related community activities Golf, pickleball, parks with kids

List your related educational experience _____

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain: No

Do you currently have a relative serving on the board/committee to which you have applied? No

Are you an elector (registered voter) in the City of Birmingham? Yes

Signature of Applicant [Signature]

Date 1/21/25

Return the completed and signed application form to: City of Birmingham, City Clerk's Office, 151 Martin, Birmingham, MI 48009 or by email to clerksoffice@bhamgov.org or by fax to 248.530.1080.

*By providing your email to the City, you agree to receive news & notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.



Martha Valone <mvalone@bhamgov.org>

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#55]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Sun, Mar 2, 2025 at 4:49 PM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest	Parks & Recreation Board
Specific Category/Vacancy on Board (see below)	Regular or Alternate Member
Name	Jack Burns
Residential Address	 898 Putney St. Birmingham, Mi 48009 United States
Business Address	 N/A
Phone Number *	(248) 644-7619
Email By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.	jackburns1@comcast.net
Length of Residence	Retired / Ford Motor 36 years
Occupation	IT Systems Manager
Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.	As a resident for 40+ years, I sincerely believe the parks and other green spaces in this city as well as the school district are the primary attractions for a new family moving here. I want to have even more input in ensuring the continuing quality of our parks.
List your related employment experience	I was an IT activity manager at Ford Motor Company responsible for a multi-million dollar budget and a team of 100+ people. I understand the process for making critical decisions regarding project costs, timing, tradeoffs, and communication. I've noted these skills would be valuable as a member of the P&R Board.
List your related community activities	-Committee Chair Birmingham Senior Men's Club - 23 years -Usher Holy Name Church - 40+ years -Member Knights of Columbus - Holy Name Council -Member Birmingham YMCA - 25 years -Member NEXT - several (??) years -Birmingham Elections Inspector - Several (??) years
List your related educational experience	MBA, University of Detroit/Mercy MA Liberal Studies, Oakland BS in Accounting, University of Detroit/Mercy AD Marketing, Oakland Community College

3D

Certificate, ABA Paralegal, Oakland University
Certificate, Certified Financial Planner, Oakland University

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain.

No

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham? *

Yes



Martha Valone <mvalone@bhamgov.org>

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#53]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Fri, Feb 28, 2025 at 8:48 AM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest	Parks & Recreation Board
Specific Category/Vacancy on Board (see below)	Regular Member
Name	Anne Lipp
Residential Address	 2682 Buckingham Avenue Birmingham, MI 48009 United States

Phone Number *	(248) 225-0136
----------------	----------------

Email	aecubera@gmail.com
-------	--

By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Length of Residence	32 years total
---------------------	----------------

Occupation	attorney
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Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.

I have served on the Parks & Recreation Board as a regular member since 2021; I was an alternate member before that. I believe I have provided thoughtful and reasoned contributions to the board and its advisory decisions in that time. I value the Parks & Recreation facilities and programs, as I was a figure skater out of the Figure Skating Club of Birmingham as a child and teen. I participated in 13 ice shows while I was growing up. I have three daughters that make much use out of our parks facilities and programs and I am motivated to ensure those facilities and programs remain highlights of Birmingham.

List your related employment experience

I have been an attorney for fourteen years: 2011 - 2024 in private practice at Lippitt O'Keefe, PLLC; 2024 - present with the sales and marketing legal team at General Motors. My attorney skills allow me to phrase motions and resolutions succinctly and in compliance with city regulations and state statutes.

List your related community activities

My family and I make frequent use of the Birmingham Parks facilities and programs. My daughters all love ice skating and the skate park. We are proud to show off our newest playgrounds to visiting friends and family. I am also a leader of two girl scout troops that like to make use of the parks for gatherings or a clean-up project.

List your related educational experience

Seaholm High School, Class of 2004
University of Notre Dame, 2008 (B.S. Civil Engineering)

Michigan State University College of Law (J.D.)

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain.

No

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham? *

Yes

APPLICATION FOR CITY BOARD OR COMMITTEE

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Information on various Boards and Committees and a list of current openings can be found on the City website at www.bhamgov.org/boardopportunities.

(Please print clearly)

Board/Committee of Interest Parks and Recreation Board of Directors

Specific Category/Vacancy on Board Vacant Seat (see back of this form for information)

Name Jessica Einstein Phone 248-821-0306

Residential Address 419 Pilgrim Avenue Email * jessicaeinstein@gmail.com

Residential City, Zip Birmingham, MI 49009 Length of Residence 3+ years

Business Address _____ Occupation Owner/CEO Consulting Firm

Business City, Zip _____

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied _____

I am currently an _____ member on the Parks and Recreation Board. I've loved being involved in the city and park planning process and have am deeply committed to the parks in our city and bringing our community together. I've thoroughly enjoyed being a part of the Master Plan process and would love to see it through.

List your related employment experience My background is in building and scaling companies through marketing and community functions. I recently founded Birmingham Advisory Group, a boutique consulting firm dedicated to helping organizations overcome growth challenges.

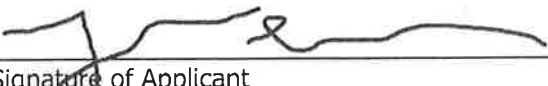
List your related community activities In Washington, DC I served on the board of the YMCA, Anthony Bowen where I focused on developing curriculum and resources for young families to come together and I have supported joined the Park and Recreation Board as an alternate member in May 2023. I'm also a founding member of Detroit Women in Business for Good.

List your related educational experience I went to Birmingham Public Schools (Quarton, Derby, Seaholm) and studied philosophy and sociology at Denison University.

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain: no

Do you currently have a relative serving on the board/committee to which you have applied? no

Are you an elector (registered voter) in the City of Birmingham? yes


Signature of Applicant

March 4, 2025
Date

Return the completed and signed application form to: City of Birmingham, City Clerk's Office, 151 Martin, Birmingham, MI 48009 or by email to clerk@bhamgov.org or fax to 248.530.1080.

*By providing your email to the City, you agree to receive news & notifications from the City. If you do not wish to

CLERK'S OFFICE RECEIVED

MAR 05 2025 2:23 PM

FromClerksOffice- APPLICATION FOR CITY BOARD OR COMMITTEE [#57]

1 message

'Wufoo' via Clerks Office <ClerksOffice@bhamgov.org>

Wed, Mar 19, 2025 at 11:20 AM

Reply-To: no-reply@wufoo.com

To: clerksOffice@bhamgov.org

Board/Committee of Interest

PARKS AND RECREATION BOARD

Specific Category/Vacancy on Board (see below)

PARKS AND RECREATION BOARD – ALTERNATE MEMBER

Name

Narlu Castellano

Residential Address

☒ 1553 E Lincoln St
Birmingham, Michigan 48009-7196
United States

Phone Number *

(412) 498-2836

Email

narlu.castellano@gmail.com

By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Length of Residence

8 years

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied.

I'm a mom of a 5 year old child and an avid user of our parks and city spaces. Multiple enhancements to our parks and playgrounds are on the pipeline and I'd love to support young children's interests.

List your related community activities

I served as an Alternate Member to this Board during the immediately preceding term.

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham? *

Yes



OFFICE USE ONLY
Retention: Active +2 years

APPLICATION FOR CITY BOARD OR COMMITTEE

Thank you for your interest in serving on a Board or Committee. The purpose of this form is to provide the City Commission with basic information about applicants considered for appointment. NOTE: Completed applications are included in the City Commission agenda packets. The information included on this form is open to the public. All Board and Committee members are subject to the provisions of the Ethics Ordinance (Chapter 2, Article IX of the City Code).

Information on various Boards and Committees and a list of current openings can be found on the City website at www.bhamgov.org/boardopportunities. Applications must be submitted to the city clerk's office at or before noon on the Wednesday prior to the City Commission meeting.

(Please print clearly)

Board/Committee of Interest

Parks & Recreation

Specific Category/Vacancy on Board

(see back of this form for information)

Name

Sandy Labovitz

Phone

(248) 227-0512

Residential Address

396 Henna Street

Email *

Sherwyn-sandy@sbglobal.net

Residential City, Zip

Birmingham, MI 48009

Length of Residence

Apx. 30 years

Business Address

640 N. Old Woodward, Ste. 101

Occupation

Business Administrator

Business City, Zip

Birmingham, MI 48009

Reason for Interest: Explain how your background and skills will enhance the board to which you have applied

I

have lived in and work in Birmingham for over 30 years, and in that time, I have participated in and frequented almost all of the parks and recreation centers.

List your related employment experience

Extensive organizational work and volunteer service.

List your related community activities

Volunteer activities in schools, sports, A-H, + temple.

List your related educational experience

B.S., U of A M + J.D. WKU

To the best of your knowledge, do you or a member of your immediate family have any direct financial or business relationships with any supplier, service provider or contractor of the City of Birmingham from which you or they derive direct compensation or financial benefit? If yes, please explain:

Do you currently have a relative serving on the board/committee to which you have applied?

No

Are you an elector (registered voter) in the City of Birmingham?

Yes

Signature of Applicant

Date

3/17/2025

Return the completed and signed application form to: City of Birmingham, City Clerk's Office, 151 Martin, Birmingham, MI 48009 or by email to clerksoffice@bhamgov.org or by fax to 248.530.1080. Updated 3/24/2021

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PARKS AND RECREATION BOARD

Article II, Section 78

Objectives: The Parks and Recreation Board shall promote a recreation program and a park development program for the City. The Board shall recommend to the city commission for adoption such rules and regulations pertaining to the conduct and use of parks and public grounds as are necessary to administer the same and to protect public property and the safety, health, morals, and welfare of the public.

Seven regular members, Three-year Terms, Appointed by the City Commission
Two alternate members, Three-year Terms, Appointed by the City Commission
Members must be electors of the City of Birmingham
Meetings held the first Tuesday of each month at 6:30 PM.

Last Name	First Name	Home Business E-Mail	Appointed	Term Expires
Bassett	Jack		2/10/2025 Student	12/31/2025
Carmona	Heather	(248) 867-1346 887 Lakeview Ave. <i>htcarmona@sbcglobal.net</i>	3/12/2018 Regular Member	3/13/2027
Castellano	Narlu	1553 E Lincoln <i>narlu.castellano@gmail.com</i>	6/3/2024 Alterante	3/13/2025

Last Name Home Address	First Name	Home Business E-Mail	Appointed	Term Expires
Collins 958 Pleasant	Susan	(248) 761-6873 <i>sbdcollins@comcast.net</i>	3/9/2020 Regular Member	3/13/2027
Einstein 419 Pilgrim Ave	Jessica	(248)821-0306 <i>jessicaeinstein@gmail.com</i>	5/8/2023 Regular Member	3/13/2027
Graham 884 Knox	Pam	(248) 408-6277 <i>pamcracker@gmail.com</i>	1/13/2020 Regular Member	3/13/2026
Kupczyk 592 W Lincoln	Sarah	(773)414-4727 <i>sc23carroll@gmail.com</i>	3/27/2023 Regular Member	3/13/2026
Lipp 2682 Buckingham	Anne	(248) 225-0136 <i>aecubera@gmail.com</i>	11/23/2020 Regular Member	3/13/2025
Murphy	Abigail		2/10/2025 Student	12/31/2025

Last Name	First Name	Home Business	Appointed	Term Expires
Home Address		E-Mail		
Sweeney 160 Larchlea Ave	Steve	(248) 875-9973 <i>stevesweeney22@yahoo.com</i>	3/28/2022 Regular Member	3/13/2026
Wrobel 2665 Windemere	Joe	(248)225-5937 <i>wrobel4j@aol.com</i>	4/3/2023 Alternate	3/13/2026

CITY BOARD/COMMITTEE ATTENDANCE RECORD

Name of Board: Parks and Recreation Board Year: 2025
Members Required for Quorum: 4

MEMBER NAME	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	SPEC MTG	SPEC MTG	Total Mtgs. Att.	Total Absent	Percent Attended Available
REGULAR MEMBERS																	
Heather Carmona	P	P	P			A									3	1	75%
Susan Collins	A	P	P												2	1	67%
Anne Lipp	P	P	P												3	0	100%
Pam Graham	P	P	P												3	0	100%
Sarah Kupczyk	P	P	P												3	0	100%
Jessica Einstein	P	P	A												2	1	67%
Steve Sweeney	A	P	A												1	2	33%
STUDENTS (after February, 2025)																	
Jack Basstt			P														
Abigail Murphy			P												1	0	100%
ALTERNATES																	
Nariu Castellano (appointed 6/3/2024)	P																
Joe Wrobel (appointed 4/3/2023)	P														1	0	100%
Present or Available	7	7	5	0	0	0	0	0	0	0	0	0	0	0			

KEY: A = Member absent
 P = Member present or available
 CP = Member available, but meeting canceled for lack of quorum
 CA = Member not available and meeting was canceled for lack of quorum
 NA = Member not appointed at that time
 NM = No meeting scheduled that month
 CM = Meeting canceled for lack of business items

Department Head Signature

CITY BOARD/COMMITTEE ATTENDANCE RECORD

Name of Board: Parks and Recreation Board Year: 2024
Members Required for Quorum: 4

MEMBER NAME	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	SPEC MTG	SPEC MTG	Total Mtgs. Att.	Total Absent	Percent Attended Available
REGULAR MEMBERS																	
Heather Carmona	P	P	P	A	P	P	P	P	P	P	P	A			10	2	83%
Susan Collins	P	P	P	P	A	P	P	P	P	P	A	P			10	2	83%
Anne Lipp	P	P	P	P	P	P	A	P	P	P	P	P			11	1	92%
Pam Graham	P	P	P	P	A	P	P	A	P	P	P	P			10	2	83%
Sarah Kupczyk	P	P	A	A	P	A	P	P	P	P	P	P			9	3	75%
John Rusche (resigned 3/5/2024)	P	P	P												3	0	100%
Jessica Einstein (appointed 3/18/2024)				P	P	P	P	P	A	P	A	P			7	2	78%
Steve Sweeney	P	P	P	P	A	P	P	A	A	A	P	A			7	5	58%
STUDENTS																	
Ella Bassett (appointed 2/2024)			P	P	P	A	P	A	A	A	P	P			6	4	60%
ALTERNATES																	
Nariu Castellano (appointed 6/3/2024)										P	P	P					
Jessica Einstein (appointed 5/8/2023)	P	P													2	0	100%
Joe Wrobel (appointed 4/3/2023)			P	P	P	P					P				5	0	100%
Present or Available	8	8	7	7	6	7	7	5	5	7	8	7	0	0			

KEY: A = Member absent
P = Member present or available
CP = Member available, but meeting canceled for lack of quorum
CA = Member not available and meeting was canceled for lack of quorum
NA = Member not appointed at that time
NM = No meeting scheduled that month
CM = Meeting canceled for lack of business items

Department Head Signature

ARTICLE II. PARKS AND RECREATION BOARD¹

Sec. 78-26. Created; composition.

There is hereby created a parks and recreation board consisting of the city manager and the director of public services or their designated representatives as nonvoting ex-officio members, and seven members, who are electors in the city, appointed by the city commission.

The city commission may appoint two alternate members to serve as needed on the parks and recreation board during their term of appointment. An alternate member may be called on a rotating basis to sit as a regular member of the parks and recreation board in the absence of a regular member. An alternate member may also be called to service in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. An alternate member having been appointed shall serve in the case until a final decision has been made. An alternate member shall have the same voting rights as a regular member of the parks and recreation board.

(Code 1963, § 3.21; Ord. No. 2233, 5-22-17)

Sec. 78-27. Terms of members; vacancies.

The initial members of the parks and recreation board shall be appointed for the following terms: Two for one year, two for two years, and three for three years. Thereafter, all such appointments, except to fill vacancies, shall be for a term of three years. All appointments for the purpose of filling vacancies occurring otherwise than by expiration of term of office, shall be for the unexpired term.

(Code 1963, § 3.21)

Sec. 78-28. Organization.

Within 15 days after the appointment of members to the original parks and recreation board and within 15 days after the making of annual appointments to the board, the members of the board shall meet in regular session and elect from the members a chairman who shall be the presiding officer of the board, and a vice-chairman who shall serve in the absence of the chairman. A secretary who shall keep and maintain the minutes and records of the board shall also be elected. The secretary need not be a member of the board. The terms of office for such officers shall be one year and until their successors have been elected, and there shall be no limitation upon successive elections of the same person to any office. The ex-officio members of the board may not act as chairman or vice-chairman but may act as secretary.

(Code 1963, § 3.22)

¹Cross reference(s)—Boards and commissions, § 2-171 et seq.

Sec. 78-29. Compensation.

All members of the parks and recreation board, except ex-officio members, shall serve without compensation.

(Code 1963, § 3.23)

Sec. 78-30. Meetings and quorum.

The parks and recreation board shall set a time for a regular meeting at least once each month and shall determine the manner in which special meetings may be noticed and held. The chairman may cancel a meeting if there is no matter requiring consideration by the board. A quorum for the transaction of business at the regular and special meetings shall be five members, at least one of whom shall be an ex-officio member or his designated representative.

(Code 1963, § 3.24; Ord. No. 2022, 2-22-10)

Sec. 78-31. Objectives and duties.

The parks and recreation board shall promote a recreation program and a park development program for the city. In carrying out these objectives it shall:

- (1) Serve as a forum for the consideration of policy matters related to the operation of a park and recreation program.
- (2) Advise the public with regard to the policies established by the city commission relating to the park and recreation program.
- (3) Serve in advisory capacity to the city commission in regard to all matters affecting parks and recreation which are referred to it by the city commission.
- (4) Recommend to the city commission a recreation program, fee schedules, and the adoption of a long-range program for the development of park areas and facilities.
- (5) Recommend to the city commission hours of operation and allocation of facility use.

(Code 1963, § 3.25)

Sec. 78-32. Regulations.

The parks and recreation board shall recommend to the city commission for adoption such rules and regulations pertaining to the conduct and use of parks and public grounds as are necessary to administer the same and to protect public property and the safety, health, morals, and welfare of the public. The violation of any such duly adopted rule or regulation by any party shall be deemed to constitute a violation of this section.

(Code 1963, § 3.26)

Sec. 78-33. Scope of authority.

The parks and recreation board is a nonadministrative board serving solely in an advisory capacity. In that capacity, the board may make recommendations to the city commission but may not assume any legislative or

administrative authority in the operation of any city department, park, or recreation facility except as specifically provided in this article.

(Code 1963, § 3.27)

Secs. 78-34—78-55. Reserved.

Birmingham City Commission Special Meeting Minutes - Workshop

March 10, 2025

Municipal Building, 151 Martin

6:00 p.m.

Vimeo Link: <https://vimeo.com/1064453365>

This will be considered a workshop session of the City Commission. No formal actions will be taken. The purpose of this workshop is to discuss unimproved roads.

I. Call to Order

Therese Longe, Mayor

II. Roll Call

Present: Mayor Longe
MPT Baller
Commissioner Emerine
Commissioner Haig
Commissioner Host
Commissioner Long
Commissioner Schafer

Absent: None

Staff: City Manager Ecker; City Clerk Bingham, Assistant City Manager Clemence, City Engineer Coatta, Assistant City Manager Fairbairn, Finance Director Gerber, City Attorney Kucharek, Department of Public Services Director Zielinski

III. Presentation and Commission Discussion

A. Presentation from City Engineer Melissa Coatta

CE Coatta presented the item. Staff answered informational questions from the Commission.

B. City Commission Discussion and Comment

Commissioners made the following comments during discussion:

- For every contact made to the City about unimproved road concerns, there may be many more residents concerned about the same issue that have not contacted the City.
- There were years the City did not keep up with its regular cape sealing program. There were fewer complaints about the roads when cape sealing was more regularly done.
- A cape seal program of two miles a year would cape seal every presently unimproved road in the City every 14 years.

- The City's newer road improvement program has encountered some resident concerns, and comparing the rate of road improvements under the road petition process versus under the City-initiated process could be useful.
- The City moved to a City-initiated road improvement process in order to improve public safety and to reduce opportunities for disputes between neighbors.
- The costs for improving roads will continue to increase, and all unimproved roads will eventually be improved. Improving roads sooner could be more financially beneficial for residents within the special assessment district.
- All sewers in the City should be updated by 2055. At this point, the oldest sewers in the City would be 135 years old. The sewer liners that have been installed have 50 year guarantees.
- It would be helpful to know the costs per lane mile for different repairs and improvements, how those costs have increased, and the different costs for the utility and pavement repairs.
- Some unimproved roads have updated utilities, and some do not. It would be helpful to know the costs to improve a road with already-updated utilities, versus the costs to improve a road that requires utility updates.
- The cost to improve the remaining unimproved roads will be significant.
- Former CM Markus noted in previous discussions that the sewer and water funds limit the pace at which the City can improve roads, that all the road infrastructure cannot be improved at once, and that contractors are often less interested in doing more than a mile a year.
- The 85%/15% cost split for road improvements has been in place in the City since 1955. Residents that have contributed 85% to improved roads may feel it unfair if that split is changed.
- The collective investment in the City's infrastructure is what helps contribute to a feeling of fairness.
- If the cost split were to change and the City were to pay for more of the infrastructure work, the City would be able to improve fewer miles of road per year.
- The City only retains 34% of the taxes collected.
- It would take about 28 years to improve the remainder of unimproved roads. Those costs will be distributed over that time. Residents on unimproved roads would, on average, have their roads cape sealed twice in that time, given a 14 year cape seal cycle.
- There may be other ways to improve a mile of road per year. It is possible that perceptions of fairness should not be a primary factor in how these projects are done.
- The Commission's focus should be on coming up with creative solutions. These costs could be bonded, and not every road has to be fully improved. There may be intermediate options between cape seal with decaying edges and fully improved roads. There may be ways of making road usage charges more equitable.
- Because they have been sufficiently addressed, presentations to the Commission should no longer focus on the introduction, background, or definitions of this matter. Residents may be directed by staff to recordings, reports, and other documentation that can provide an overview of the issue if requested.
- Residents are unlikely to watch a meeting regarding this issue. The City needs to provide a background summary, an explanation of the challenge of improving unimproved roads, an explanation of how the City is approaching that challenge, and an explanation of how residents can participate in the process.
- The community needs to be informed, and expecting the community to be informed in the way that is most convenient for the Commission is an unlikely prospect. The City needs to determine the best way to make the information clear and accessible to the widest possible audience.
- The Commission needs to determine whether one type of road is appropriate for all contexts, whether there are additional ways the City could generate revenue for road improvements, and how the City can better engage residents throughout this process.

- Cape seal fails faster without appropriate drainage. The City Engineer has made well-informed recommendations about best practices for road improvements.
- Some roads in Birmingham have had a surface retreatment, which is more involved than cape seal. It can make a significant difference to the road surface. If the road surface upgrades do not address the underlying infrastructure at the same time, the road must often be damaged and repaired in the near future when the underlying infrastructure fails.
- Maintenance on improved roads is paid for by the City. Once the remainder of the unimproved roads are improved, taxes will need to increase to cover improved road maintenance. The Commission needs to be considering both one-time and ongoing costs. Residents need to be educated on the matter. The City needs to determine how to balance the maintenance cost increases if all the roads are improved with residents' desire for improved roads.
- This is not just a Birmingham issue. The State legislature will be reviewing Public Act 51, with the aim to increase the amount of road repair funding communities receive.
- Staff should recommend how some City funds might be reallocated to increase road improvement funding. Funds should not be reallocated from public safety services.
- The 85%/15% cost split for road improvements is prohibitive for younger families and older residents. Some residents have expressed worry that the City does not adequately consider alternative engineering options, or that they have a challenging relationship with the Commission and with the City. These matters should be meaningfully addressed.
- The City uses alternative engineering options in its road improvements whenever appropriate. Other residents have expressed appreciation for the Commission's efforts to listen and be responsive to resident concerns.
- Expectation management will need to be part of these discussions as well. Residents must be informed that if a significant investment is made, the roads can be improved completely and relatively quickly, and that less investment will necessitate a slower and/or more fragmentary process.
- It is unlikely that any solution to this issue will receive unanimous resident support, and it would be helpful if residents could bear in mind the challenging nature of this issue.

IV. Public Comment

Pat Hillberg commented about how new home buyers could be informed about upcoming road improvements and supported Birmingham pursuing a Headlee override.

Rosie Koul commented about the way the current road improvement process impacts residents and the work of the Multi-Modal Transportation Board.

Tom Chisholm commented about the challenging condition of his unimproved street and about the petition process for improving a road.

Gordon Davies supported improving the road surface when the underlying infrastructure is improved and clearer information about the cost differences between a cape sealed and an improved road.

V. Adjourn

The meeting was adjourned at 7:28 p.m.



Alexandria Bingham, City Clerk

Laura Eichenhorn, City Transcriptionist

Birmingham City Commission Minutes
March 10, 2025
Municipal Building, 151 Martin
7:30 p.m.
Vimeo Link: <https://vimeo.com/1064453365>

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Therese Longe, Mayor, opened the meeting with the Pledge of Allegiance.

II. ROLL CALL

City Clerk Bingham called the roll.

Present: Mayor Longe
MPT Baller
Commissioner Emerine
Commissioner Haig
Commissioner Host
Commissioner Long
Commissioner Schafer

Absent: None

Staff: City Manager Ecker; City Clerk Bingham, Assistant City Manager Clemence,
Planning Director Dupuis, Assistant City Manager Fairbairn, Parking Systems
Manager Ford, Police Chief Grewe, City Attorney Kucharek, Fire Marshall Scaife

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS

Announcements

Happy Birthday MPT Baller
Matrimonial congratulations for Commissioner Long

Appointments

03-035-25 Board of Review

Philip Neville was interviewed for the appointment.

MOTION: Motion by Long:

To appoint Philip Neville to the Board of Review as an alternate member to serve the remainder of a three-year term expiring December 31, 2026.

VOICE VOTE: Ayes, MPT Baller
 Commissioner Emerine
 Commissioner Host
 Commissioner Haig
 Commissioner Schafer
 Mayor Longe
 Commissioner Long

Nays, None

CC Bingham swore in Mr. Neville.

IV. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

V. CONSENT AGENDA

03-036-25 Consent Agenda

Commissioner Emerine noted his recusal from voting on Items J, K, L, and M, citing a conflict of interest stemming from a professional relationship.

MOTION: Motion by Long, seconded by Host:
To move the consent agenda with the exclusion of Items B, E, G, and H, and the recusal.

ROLL CALL VOTE: Ayes, MPT Baller
 Commissioner Emerine
 Commissioner Host
 Commissioner Haig
 Mayor Longe
 Commissioner Long
 Commissioner Schafer

Nays, None

- A. Resolution to APPROVE the Special Land Use Permit Amendment for 111 Henrietta to transfer ownership and update the Special Land Use Permit to the proposed new owner, 111 Brooklyn Bham, LLC with the following condition:
 - 1) The applicant must submit an executed Special Land Use Permit Contract to the City.
- C. Resolution to approve the warrant list, including Automated Clearing House payments, dated February 27, 2025 in the amount of \$7,115,502.28.
- D. Resolution to approve the warrant list, including Automated Clearing House payments, dated March 6, 2025 in the amount of \$590,544.97.

- F. Resolution to approve the Program Year 2025 High Intensity Drug Trafficking Area (HIDTA) sub recipient agreement between the County of Oakland and the City of Birmingham. Further, to authorize the Mayor to sign the agreement on behalf of the City.
- I. Resolution to approve the purchase of root control service, as quoted by Duke's Root Control, Inc. for the 2025 Sewer Root Control Program, in the amount not to exceed \$131,753.37. Funding for this project has been budgeted in the following account:

<u>Fund Account</u>	<u>Fund ID Number</u>	<u>Project Award</u>
Sewer Fund	590.0-538.000-811.0000	\$131,753.37

AND

To approve the appropriation and amendment of the fiscal year 2024/2025 budget as follows:

Sewer Fund:

Revenues:

590.0-000.000-400.0000	Draw from Net Position	<u>\$26,760</u>
Total Revenue		\$26,760

Expenditures:

590.0-537.000-811.0000	Other Contractual Services	<u>\$26,760</u>
Total Expenses		\$26,760

- J. Resolution to approve an agreement for G2 Consulting to provide as-requested professional services including, but not limited to, geotechnical engineering and construction material testing, until June 24, 2027. In addition, to authorize the Mayor and the City Clerk to sign the agreement on behalf of the City contingent upon execution of the agreement and meeting all insurance requirements.
- K. Resolution to approve an agreement for Nowak and Fraus Engineers to provide as-requested professional services including, but not limited to, surveying, utility, and paving projects, until June 24, 2027. In addition, to authorize the Mayor and the City Clerk to sign the agreement on behalf of the City contingent upon execution of the agreement and meeting all insurance requirements.
- L. Resolution to approve an agreement for Hubbell, Roth & Clark to provide as-requested professional services including, but not limited to, various engineering studies, design, and environmental engineering until June 24, 2027. In addition, to authorize the Mayor and the City Clerk to sign the agreement on behalf of the City contingent upon execution of the agreement and meeting all insurance requirements.
- M. Resolution to approve an agreement for Anderson, Eckstein & Westrick to provide as-requested professional services including, but not limited to, structural engineering and construction projects including bridges and culverts, until June 24, 2027. In addition, to authorize the Mayor and the City Clerk to sign the agreement on behalf of

the City contingent upon execution of the agreement and meeting all insurance requirements.

- N. Resolution to accept the resignation of Tim Kennedy from the Multi-Modal Transportation Board, to thank him for his service and to direct the City Clerk to begin the process of filling the vacancy.

03-037-25 Meeting Minutes – February 24, 2025 (Item B)

Commissioner Emerine pulled Item B and asked that a vote be verified.

MOTION: Motion by Emerine, seconded by Host:
To move this forward, subject to a review.

VOICE VOTE: Ayes, MPT Baller
Commissioner Emerine
Commissioner Host
Commissioner Haig
Commissioner Schafer
Mayor Longe
Commissioner Long

Nays, None

03-038-25 Set Public Hearing to amend Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators (Item E)

MPT Baller pulled Item E in order to highlight the item for the public.

MOTION: Motion by Baller, seconded by Long:
To set a public hearing date of March 24, 2025 to consider ordinance amendments to Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.

VOICE VOTE: Ayes, MPT Baller
Commissioner Emerine
Commissioner Host
Commissioner Haig
Commissioner Schafer
Mayor Longe
Commissioner Long

Nays, None

**03-039-25 Wimbledon Phase 1 Project, Contract #6-25(W)
Set Public Hearing Dates for Notice of Necessity and Confirmation of
Roll for Sewer and Water Lateral Special Assessment District (SAD)
(Item G)**

MPT Baller pulled Item G in order to highlight the item for the public.

MOTION: Motion by Baller, seconded by Host:

To set the Public Hearing of Necessity for the replacement and improvements of sewer and water laterals meeting the requirements of assessments, for all properties within the project area on Wimbledon Drive from Woodward Ave. to Oxford Road, Abbey Street from Wimbledon south to the dead end, and Twin Oaks Lane from Wimbledon north to the dead end on Monday, April 7, 2025, at 7:30 P.M.; and,

If necessity is determined on April 7, 2025, to meet on April 21, 2025, at 7:30 P.M., for the purpose of conducting the Public Hearing to Confirm the Assessment Roll for the replacement and improvements of sewer and water laterals meeting the requirements for the assessments, for all properties within the project area on Wimbledon Drive from Woodward Ave. to Oxford Road, Abbey Street from Wimbledon south to the dead end, and Twin Oaks Lane from Wimbledon north to the dead end.

VOICE VOTE: Ayes, MPT Baller
Commissioner Emerine
Commissioner Host
Commissioner Haig
Commissioner Schafer
Mayor Longe
Commissioner Long

Nays, None

**03-040-25 Wimbledon Phase 1 Project, Contract #6-25(W)
Set Public Hearing Dates for Notice of Necessity and Confirmation of
Roll for Paving Special Assessment District (SAD) (Item H)**

MPT Baller pulled Item H in order to highlight the item for the public.

MOTION: Motion by Baller, seconded by Long:

To set the Public Hearing of Necessity for the installation of concrete curbs, cape seal treatment, and concrete approaches for all properties within the project area on Wimbledon Drive from Woodward Ave. to Oxford Road, Abbey Street from Wimbledon south to the dead end, and Twin Oaks Lane from Wimbledon north to the dead end on Monday, April 7, 2025, at 7:30 P.M.; and,

If necessity is determined on April 7, 2025, to meet on April 21, 2025, at 7:30 P.M., for the purpose of conducting the Public Hearing to Confirm the Assessment Roll for the installation of concrete curbs, cape seal treatment, and concrete approaches, for all properties within the project area on Wimbledon Drive from Woodward Ave. to Oxford Road, Abbey Street from Wimbledon south to the dead end, and Twin Oaks from Wimbledon north to the dead end.

VOICE VOTE: Ayes, MPT Baller
Commissioner Emerine
Commissioner Host
Commissioner Haig

Commissioner Schafer
Mayor Longe
Commissioner Long

Nays, None

VII. UNFINISHED BUSINESS

03-041-25 Birmingham Community and Recreation Center - Draft Agreements

The Mayor and CM Ecker introduced the item and CA Kucharek presented the item. Informational questions from the Commission were answered.

Revisions in language and grammar to the draft agreements were recommended by Commissioners and integrated by consensus during discussion. Thematic changes beyond the redlined copy provided by staff and integrated without objection from the Commission were as follows:

- The agreement should specify who would be establishing and publishing the schedule of space usage.
- References to pickleball courts should be removed.
- An interlocal agreement must be signed before this contract is signed.
- Non-resident non-members should pay an entrance fee, like buying a day pass, to access any of the spaces or services available for general community use.
- Next and YMCA obligations should be added to the timeline.
- There should be both a time and cost limit on the City's contributions and potential alternate locations for Next.
- Next should be required to at least maintain its programming hours year to year. It should not be obligated to offer the exact same programs year to year.
- There should be an attempt to increase the required insurance.
- Both drafts should agree on whether there 'will' or 'may' be separate entrances.

Commissioner discussion beyond immediate changes to the drafts was as follows:

- Kristy Barrett submitted written comments on this item via Commissioner Host. Those comments would be included in the next meeting's agenda packet.
- While Next can help negotiate the interlocal agreement, the City must participate in its execution.
- Next could be expected to contribute in one or a combination of the following ways, in addition to its contribution to the purchase price:
 - Fundraising to offset construction costs;
 - Demonstration of satisfactory progress towards increasing funding for its operating costs; and/or,
 - Contributing in some additional way(s) to the facility in lieu of rent. This could include reimbursing the City for the additional staff person that will be required for the management of the building.
- Next contributed \$500,000 towards the purchase of the building, which will be wholly owned by the City. Next also contributed approximately \$250,000 in grant money for professional services. Those contributions combined amount to rent of approximately \$3,125 a month if divided over a 20 year lease.

- The City could refund Next its \$500,000 with appropriate interest, in order to simplify this process and so Next can use it for their long-term funding strategy. If this occurs, it may be appropriate to nullify the Memorandum of Understanding (MOU).
- The \$250,000 grant would not have been received by Next if not for this project.
- It will be necessary to determine how the furniture, fixtures, and equipment costs will be split.
- Future discussions regarding the MOU and a potential contingency plan should occur.
- It was unclear why Next should receive the millage money for senior services if Next does not move into the building at 400 E. Lincoln.
- Alternatively, it was entirely appropriate for Next to receive the millage money for senior services, since it is Birmingham's senior services provider, and those funds must be used for the intended purpose.
- Next is required to demonstrate efforts and satisfactory results for remaining financially solvent. The Commission should define 'satisfactory' with metrics.
- Both Next and the YCMA will continue to try and increase their membership, which should also increase their revenue and thus their financial stability.
- Next must determine some way to improve its financial models in order to support the new financial circumstances it would face in this new building.
- Next should have more responsibility within the timeline than the City does.
- The 'bad faith' clause may put an excess burden on the City.
- The Memorandum of Understanding should either be modified to reflect the YMCA's increased participation or should be modified in its entirety.
- Options for defining 'satisfactory' efforts on the part of Next to remain financially solvent should be further explored.
- Next's bylaws should be included in the Commission's next agenda packet.
- It would be worth addressing the offers made by the Community House at a later date.

MOTION:

Motion by Longe, seconded by Haig:

To ask the City Attorney to investigate implementation of a usage or entrance fee as an alternative to the originally proposed facility fee.

Commissioners made the following comments on the motion:

- This fee should go to the facility's debt service.

VOICE VOTE:

Ayes, MPT Baller
Commissioner Emerine
Commissioner Host
Commissioner Haig
Commissioner Schafer
Mayor Longe
Commissioner Long

Nays, None

Public Comment

Rosie Koul commented on behalf of the Community House.

George Miller commented regarding the potential name of the facility at 400 E. Lincoln.

Cris Braun, President and Executive Director of Next, commented that the Next Board would review the draft agreement once the Commission's recommended updates were completed.

Kristy Barrett commented regarding validation of programming, usage of space in the new facility, and Birmingham taxpayers' attention to the project.

VIII. NEW BUSINESS

03-042-25 Public Hearing for Outstanding Liquor Licenses for the 2024 Review Period – 220 Restaurant

Mayor Longe opened the public hearing at 10:04 p.m.

CC Bingham presented the item. Zaid Elia, owner, spoke on behalf of 220.

Rackeline Hoff commented regarding illegal parking outside of 220 on Friday and Saturday nights.

The Mayor asked 220 staff to report illegal parking via the Police Department's non-emergency number when it occurs.

The Mayor closed the public hearing at 10:13 p.m.

Informational questions from the Commission were answered.

Commissioner comments were as follows:

- 220 is one of the longest-operating restaurants in the City, and the Commission hopes for its continued success.

MOTION: Motion by Long, seconded by Haig:

To approve the renewal of liquor licenses for the 2025 licensing period for the following restaurants which hold a Class C Liquor License and are in compliance with Chapter 10, Alcoholic Liquors of the City Code: 220 Restaurant.

ROLL CALL VOTE: Ayes, Commissioner Host
MPT Baller
Commissioner Emerine
Commissioner Schafer
Mayor Longe
Commissioner Long
Commissioner Haig

Nays, None

03-043-25 Public Hearing for Outstanding Liquor Licenses for the 2024 Review Period – Zana

Mayor Longe opened the public hearing at 10:18 p.m.

CC Bingham presented the item. Zana's team spoke on behalf of the renewal request.

Derek Dickow spoke in support of Zana.

The Mayor closed the public hearing at 10:26 p.m.

Informational questions from the Commission were answered.

Commissioners raised the following points during discussion:

- Zana is a nightclub, despite its owner's assertion that there is no designated dancing area.
- Zana is 10,000 square feet, Birmingham has to have a regular police presence outside of Zana, there is bottle service, and the proprietor of Zana thinks occasional fights are a normal part of operating with large crowds.
- It is inappropriate to assert that large crowds will occasionally result in physical altercations.
- Prior businesses have struggled to exist at this location, and the present owners have made significant investments towards Zana's success. Larger crowds are more likely to lead to physical altercations than smaller crowds.
- It is commendable that Zana has doubled its security staff. Since Zana increased its security staff, there has not been another physical altercation.
- Birmingham prioritizes safety, and it is essential that businesses within the City prioritize safety as well in order to continue operating within the City.
- Zana's security improvements were necessary, and the Commission has an annual opportunity to review liquor-serving establishments.

MOTION: Motion by Long, seconded by Haig:

To approve the renewal of liquor licenses for the 2025 licensing period for the following restaurants which hold a Class C Liquor License and are in compliance with Chapter 10, Alcoholic Liquors of the City Code: Zana.

ROLL CALL VOTE: Ayes, Commissioner Host
Commissioner Emerine
Commissioner Schafer
Mayor Longe
Commissioner Long
Commissioner Haig

Nays, MPT Baller

03-044-25 Parking Garage Concept Design Review

PSM Ford introduced the item. Brian Hearn of BCT Design Group and Darko Banfic of Illuminart presented the item.

Commissioners raised the following points during discussion:

- Brighter colors and creative lighting were appropriate. Designs on the floors would likely not last long-term. Busier designs and floodlighting in the stairwells should be avoided. Efforts should be made to avoid designs that would look dated quickly. Landscaping would be welcome, and may also face challenges within narrower and shadier areas. Whether adding benches would be beneficial could be further discussed. Greenery along a trellis along the facade would be welcome.
- Pages 194 and 195 were more appealing, page 197 was too busy and the bottom left graphic on page 199 should not occur. The painted walls on 199 in the stairwell would be more user friendly. On page 200, the left option was better than the right option. On page 201, the bottom right graphic was too busy. On page 203, the top two left options were better than the top two right ones. It would be useful to have more information on the maintenance required for the ivy. None of the designs on page 205 or 206 were appropriate. The cantilevered canopy on the top left of page 208 was welcome. The green spaces shown on page 211 could be useful, especially if something like the top left option were introduced into the bottom right circumstances. Page 212 was too busy.
- This presentation was excellent.
- Cranbrook should be used as inspiration for possible improvements to the parking decks. Birmingham has an understated, sophisticated sensibility. Renderings that show how the City might announce City events via the parking decks would be helpful. Trialling a bathroom in one of the parking decks may be worthwhile. While many of the light options were inspired, it will be important to understand what can actually be installed in the decks. The Commission now must decide how it would like to proceed.
- It might be appropriate to proceed first with schematic drawings for Chester since it is currently undergoing improvements.
- These improvements will increase the usability of the decks. The color wayfinding will also be beneficial. Simpler designs and increased green spaces would be welcome. It might be useful to replace the stairs in the Park Street garage because they generate a lot of noise.
- Bright colors and uplighting would be welcome. Ivy may be less preferable, because if the ivy fails the building's aesthetic is compromised.
- The schematic designs should be shared with the APC, and a hyperlink to the recording of this presentation should be provided as well. This presentation was made to the Commission first because the Commission deemed it an aesthetic consideration as opposed to an operational one.
- Many of the designs would be an improvement. Birmingham decks have a lot of elderly users, and designs that provide good visual contrast and acuity would be necessary. Brighter deck wayfinding would be beneficial than more muted tones. The decks should not have lighting of multiple colors because it would reduce the efficacy of the color-based wayfinding. Using complementary visual and auditory cues could also be helpful. The City is cost conscious, and is especially interested in improvements to the interior, the City would start making these improvements in Chester.

MOTION: Motion by Long, seconded by Haig:

To approve BCT Design Group to proceed to the Schematic Design phase of the Interior/Exterior Parking Garage Design Services Project.

ROLL CALL VOTE: Ayes, MPT Baller
Commissioner Host

Commissioner Emerine
Commissioner Schafer
Mayor Longe
Commissioner Long
Commissioner Haig

Nays, None

Commission Items for Future Discussion

The Commission directed staff to write a letter to all valet and restaurant operators in the City, reminding them that valet operations should not be using metered spaces. It should also note that there are reviews for compliance and potential consequences for non-compliance.

03-045-25 Short Term Rentals

MOTION: Motion by Host, seconded by Haig:
To discuss short term rentals in our neighborhoods.

Commissioner comment on the motion:

- Commissioner Haig would speak with an acquaintance about short term rental law.
- Staff should return with the most recent report to the Commission on short term rentals.
- The City may still be constrained vis-a-vis short term rentals.
- Short term rentals remain a concern.

VOICE VOTE: Ayes, Commissioner Host
Commissioner Haig

Nays, MPT Baller
Commissioner Emerine
Commissioner Schafer
Mayor Longe
Commissioner Long

Commission Discussion On Items From A Prior Meeting

1. Business Recycling Practices

Staff answered informational questions from the Commission.

Commissioners raised the following points during discussion:

- Knowing that it is estimated that all of Michigan's landfills will be full within 21 years is devastating.
- The City must explore requiring all businesses to recycle. It should likely be a very high priority.
- It was difficult to know whether business recycling should be a higher priority than it already is in the Birmingham Green Plan without knowing what other priorities it might displace.
- This item could possibly be referred to the Sustainability Board.

- This item could be explored as part of the upcoming staff report on solid waste management in the Central Business District.
- If there are opportunities for City businesses to recycle via the City's present programs, that should be made clear to businesses.

2. Information Technology Advisory Board

This item can be removed from future agendas until MPT Baller requests its return.

IV. REMOVED FROM CONSENT AGENDA

X. COMMUNICATIONS

- A. Communications regarding the 400 E. Lincoln Project

XI. REPORTS

- A. Commissioner Reports
 - 1. Notice of Intention to appoint to the Housing Board of Appeals
 - 2. Notice of Intention to appoint to the Multi Modal Transportation Board
- B. Commissioner Comments

Commissioner Long described his convenient, efficient experience recycling paint cans with SOCRRA.

- C. Advisory Boards, Committees, Commissions' Reports and Agendas
- D. Legislation
- E. City Staff
 - 1. Birmingham Police Department – 2024 Annual Report

Commissioners made the following comments:

- It was a wonderful, thorough report.
- The report should be featured on the City's social media accounts. Highlights could be useful.
- The report noted that general crime within Birmingham has not increased, and that there is very little crime within Birmingham.
- All but one of the categories of crime within the City are down. The one that increased only increased slightly.
- The Police Department's community services and community policing were valuable.
- The Police Chief and Police Department deserved thanks for their efforts.

INFORMATION ONLY

XII. ADJOURN

The Commission motioned to adjourn at 11:43 p.m.



Alexandria Bingham, City Clerk

Laura Eichenhorn, City Transcriptionist

DRAFT

City of Birmingham

Warrant List Dated 03/13/2025

Meeting of 03/24/2025

Check Number	Early Release	Vendor #	Vendor	Amount
<u>PAPER CHECK</u>				
302575	*	005430	21ST CENTURY MEDIA- MICHIGAN	1,751.50
302576	*	000855	48TH DISTRICT COURT	3,000.00
302577	*	000855	48TH DISTRICT COURT	2,500.00
302578	*	TAXMISC	ADVANCE TITLE AGENCY	8.81
302579	*	007266	AETNA BEHAVIORAL HEALTH LLC	579.09
302580	*	008015	ALL PHASE LOCK AND SAFE	330.00
302581	*	010016	AMERICAN SECURITY CABINETS, LLC	1,286.18
302582		000167	ANDERSON ECKSTEIN WESTRICK INC	20,473.40
302583		009202	AQUARIUM DESIGN INC	240.00
302584		009294	AUDACY OPERATIONS, INC.	2,100.00
302585		005590	AXON ENTERPRISE, INC.	340.00
302586		000843	BAKER & TAYLOR BOOKS	17.31
302587		003526	BOUND TREE MEDICAL, LLC	741.99
302588	*	007359	BRADY INDUSTRIES	107.00
302589	*	TAXMISC	CANDELARIO & PATRICIA MARTINEZ	33,714.54
302590	*	009809	CAROLINE ROBINSON	242.25
302591	*	000444	CDW GOVERNMENT INC	128.06
302592	*	009656	CORBIN DESIGN, INC	2,340.00
302593	*	005320	COSTCO MEMBERSHIP	65.00
302594	*	009145	CREATIVE COLLABORATIONS	3,800.00
302595	*	009815	CULLIGAN OF ANN ARBOR/DETROIT	44.44
302596		010022	DAVIS & STATON, INC	430.00
302597		000233	DEAN SELLERS	1,034.68
302598		009130	DOG WASTE DEPOT	1,175.64
302599	*	000179	DTE ENERGY	28.21
302600	*	000179	DTE ENERGY	170.55
302601	*	000179	DTE ENERGY	215.49
302602	*	000179	DTE ENERGY	63.43
302603	*	000179	DTE ENERGY	2,824.07
302604	*	000179	DTE ENERGY	102.95
302605	*	000179	DTE ENERGY	201.33
302606	*	000179	DTE ENERGY	2,833.64
302607	*	000179	DTE ENERGY	1,105.10
302608	*	000180	DTE ENERGY	54,894.54
302609	*	010004	DURACARD	360.00
302610	*	000274	E-Z-GO DIVISION OF TEXTRON INC	1,296.00
302611	*	000274	E-Z-GO DIVISION OF TEXTRON INC	2,397.08
302612		009425	ENCURATE MOBILE TECHNOLOGY	300.00
302613	*	004615	ENGLISH GARDENS	2,915.82
302614	*	010023	ENVIRONMENTAL RESOURCES INC	95.00
302615		001495	ETNA SUPPLY	2,310.00
302616	*	TAXMISC	GLORIA KOGAN	4,734.91

City of Birmingham
Warrant List Dated 03/13/2025

Meeting of 03/24/2025

Check Number	Early Release	Vendor #	Vendor	Amount
302617	*	000726	GUARDIAN ALARM	134.04
302618	*	009782	HERSCH'S INC.	1,004.98
302619	*	001956	HOME DEPOT CREDIT SERVICES	1,276.63
302620		009910	IDI	443.00
302621	*	009551	INTERMEDIA. NET INC	809.33
302622	*	009931	KEEP IT REAL SOCIAL LLC	5,500.00
302623	*	006738	KRIEGER KLATT ARCHITECTS, INC.	6,460.00
302624	*	000362	KROGER COMPANY	136.67
302625	*	009626	MICHELLE FRANCIS	2,730.00
302626	*	009584	SKORT OBSESSION	664.02
302627		008207	METAL MART U.S.A.	228.18
302628	*	009681	MICHAEL KUHN & ASSOCIATES	4,425.00
302629	*	001497	MICHIGAN STATE POLICE	60.00
302630		009630	MIDWAY CLEANING CO, LLC	800.00
302631	*	001783	MMTA	599.00
302632	*	004827	NICK'S MAINTENANCE SERVICE	10,700.00
302633		005431	NILFISK, INC.	118.52
302634	*	009922	NORTHERN INSURANCE COMPANY	15,747.63
302635	*	008712	OAKLAND COUNTY HEALTH DIVISION	946.00
302636		004370	OCCUPATIONAL HEALTH CENTERS	141.00
302636	*	004370	OCCUPATIONAL HEALTH CENTERS	526.00
302637	*	009478	ODP BUSINESS SOLUTIONS, LLC	139.41
302638	*	009827	PARKER TECHNOLOGY, LLC	2,769.66
302639	*	009852	PINS AND ACES	1,628.00
302640		009612	PLAYAWAY PRODUCTS LLC	247.46
302641	*	001263	POSITIVE PROMOTIONS INC	548.41
302642		008058	PSTGP,LLC	1,800.00
302643		005379	RED WING BUSINESS ADVANTAGE ACCT	175.00
302644	*	000218	ROYAL OAK P.D.Q. LLC	35.80
302645	*	009772	RYAN KATZ	939.91
302646		007142	SHERWIN-WILLIAMS COMPANY	373.83
302647		002602	SIRCHIE ACQUISITION COMPANY	14.94
302648		009965	SPECTRUM TRAINING SOLUTIONS	4,000.00
302649	*	009964	STAGE2 DATA INC.	1,491.84
302650	*	001005	STATE OF MICHIGAN	400.00
302651		002809	STATE OF MICHIGAN	1,026.22
302652	*	009001	STERLING CUT GLASS CO., INC	238.65
302653	*	001076	TAYLOR FREEZER OF MICH INC	325.00
302654	*	009604	THE DETROIT JEWISH NEWS FOUNDATION	200.00
302655	*	009712	THE MICHAELS COMPANIES	88.96
302656	*	009552	TRAFFIC & SAFETY CONTROL SYSTEMS	33,024.00
302657	*	008941	UPTOWN MARKET OF BIRMINGHAM	167.68
302658		009863	US BANK EQUIPMENT FINANCE	69.93

City of Birmingham
Warrant List Dated 03/13/2025

Meeting of 03/24/2025

Check Number	Early Release	Vendor #	Vendor	Amount
302659	*	001279	US FIGURE SKATING ASSOC.	370.04
302660	*	000158	VERIZON WIRELESS	76.02
302661	*	000158	VERIZON WIRELESS	103.79
302662	*	000158	VERIZON WIRELESS	1,295.67
302663	*	000158	VERIZON WIRELESS	49.24
302664	*	000158	VERIZON WIRELESS	295.44
302665	*	000158	VERIZON WIRELESS	149.79
302666	*	000158	VERIZON WIRELESS	152.00
302667	*	007620	WJE-WISS, JANNEY, ELSTNER ASSOC.INC	9,750.00
SUBTOTAL PAPER CHECK				\$268,694.70
<u>ACH TRANSACTION</u>				
12816	*	002284	ABEL ELECTRONICS INC	262.50
12817		003708	AIRGAS USA, LLC	34.12
12818	*	009323	ALEXANDRIA BINGHAM	15.68
12819	*	001797	ALLEGRA MARKETING, PRINT, MAIL	849.32
12820	*	009358	BEASLEY MEDIA GROUP, LLC	2,500.00
12821	*	000517	BEIER HOWLETT P.C.	144.25
12822	*	000517	BEIER HOWLETT PC	47,967.25
12823	*	007345	BEVERLY HILLS ACE	8.36
12824		008840	BIRMINGHAM PUBLIC SCHOOLS-TAXES	745,203.28
12825	*	000542	BLUE WATER INDUSTRIAL PRODUCTS INC	118.50
12826		008545	JAIMI BROOK	17.91
12827	*	009122	CLAIRE CHUNG	184.00
12828		000605	CINTAS CORPORATION	259.45
12829	*	008044	CLUB PROPHET	1,969.00
12830		001750	COMERICA BANK	1,378.75
12830		001750	COMERICA BANK	299,286.93
12831		003176	COMERICA BANK - RHC	842.25
12831		003176	COMERICA BANK - RHC	101,230.18
12832		009840	THOMAS S. KLISE COMPANY, INC	331.25
12833		009873	D/A CENTRAL INC.	2,768.92
12833	*	009873	D/A CENTRAL INC.	1,654.28
12834	*	003825	DEERE ELECTRIC INC	782.50
12835	*	001077	DUNCAN PARKING TECH INC	6,202.35
12836		009916	FASTFIELD, INC.	83.95
12837	*	007314	FLEIS AND VANDENBRINK ENG. INC	3,592.41
12838	*	009387	FRAIBERG & PERNIE PLLC	6,713.54
12839	*	000243	GRAINGER	176.50
12840		000948	HYDROCORP	1,429.00
12841		000261	J.H. HART URBAN FORESTRY	28,822.88
12842	*	009482	JAMIL KIM	1,600.00
12843		009249	JCC CREATIVE LLC	375.00
12844	*	005876	KROPF MECHANICAL SERVICE COMPANY	334.00

City of Birmingham
Warrant List Dated 03/13/2025

Meeting of 03/24/2025

Check Number	Early Release	Vendor #	Vendor	Amount
12845	*	005550	LEE & ASSOCIATES CO., INC.	13,540.00
12846	*	003527	LOWER HURON SUPPLY CO INC	204.43
12847	*	009242	MILES PARTNERSHIP LLLP	1,505.00
12848	*	001035	MUNICIPAL EMERGENCY SERVICES INC	711.91
12849	*	001194	NELSON BROTHERS SEWER	215.00
12850		007755	NETWORK SERVICES COMPANY	358.43
12851	*	010015	NEUMANN/SMITH ARCHITECTURE	143,489.80
12852	*	007856	NEXT	400.00
12853	*	006359	NYE UNIFORM COMPANY	1,055.50
12854		008843	OAKLAND COUNTY TREASURER- TAX PYMNT	567,533.71
12855	*	002767	OSCAR W. LARSON CO.	312.50
12856	*	006853	PAUL C SCOTT PLUMBING INC	387.00
12857	*	001753	PEPSI COLA	379.26
12858	*	003554	RKA PETROLEUM	8,150.82
12859		000478	ROAD COMM FOR OAKLAND CO	79,885.13
12860	*	003785	SIGNS-N-DESIGNS INC	240.00
12861		000254	SOCRRA	88,506.00
12862	*	001097	SOCWA	155,526.44
12863	*	009266	US SIGNAL COMPANY LLC	5,049.62
12864	*	007278	WHITLOCK BUSINESS SYSTEMS, INC.	1,980.27
SUBTOTAL ACH TRANSACTION				\$2,326,569.13
GRAND TOTAL				\$2,595,263.83

All bills, invoices and other evidences of claim have been audited and approved for payment.



Mark Gerber
Finance Director/ Treasurer

*-Indicates checks released in advance and prior to commission approval in order to avoid penalty or to meet contractual agreement/obligation.

City of Birmingham

Warrant List Dated 03/20/2025

Meeting of 03/24/2025

Check Number	Early Release	Vendor #	Vendor	Amount
<u>PAPER CHECK</u>				
302668	*	005430	21ST CENTURY MEDIA- MICHIGAN	1,135.50
302669		BDREFUND	5K CONCRETE	100.00
302670	*	008872	ACE DOOR COMPANY	390.00
302671	*	008106	ACUSHNET COMPANY	2,127.56
302672		008751	ADOBE INC	5,911.68
302673		009440	ALLIANCE ENTERTAINMENT, LLC	668.73
302674		BDREFUND	ALLIED SIGNS INC	300.00
302675		009813	ALMA TIRE SERVICE INC	1,764.45
302676		000167	ANDERSON ECKSTEIN WESTRICK INC	3,161.90
302677	*	008929	ANDERSON PROCESS	609.00
302678	*	009589	ALL AMERICAN VENTILATION	520.00
302679	*	007033	APPLIED INNOVATION	12,649.44
302680	*	006759	AT&T	52.13
302681		BDREFUND	BESHOURI RESIDENTIAL DEVELOPMENT	100.00
302682		006520	BS&A SOFTWARE, INC	1,325.00
302683		008082	CAMFIL USA INC	716.40
302684	*	009078	CANON SOLUTIONS AMERICA INC	215.83
302685		BDREFUND	CEDAR WORKS INC	200.00
302686	*	007774	COMCAST BUSINESS	1,288.78
302687		008512	COOL THREADS EMBROIDERY	183.98
302688		008582	CORE & MAIN LP	1,641.56
302689		000233	DEAN SELLERS	1,281.13
302690		MISC	DEBRINNA BROWN	22.00
302691		BDREFUND	Deporre Building	500.00
302692	*	000179	DTE ENERGY	17.72
302693	*	000179	DTE ENERGY	1,061.20
302694	*	000179	DTE ENERGY	511.91
302695	*	000179	DTE ENERGY	416.49
302696	*	000179	DTE ENERGY	131.73
302697	*	000179	DTE ENERGY	77.70
302698	*	000179	DTE ENERGY	21.48
302699	*	000179	DTE ENERGY	190.25
302700	*	000274	E-Z-GO DIVISION OF TEXTRON INC	8,556.41
302701		BDREFUND	Erik Stone	200.00
302702	*	003253	ESRI, INC	13,205.00
302703		001495	ETNA SUPPLY	3,830.00
302704		BDREFUND	FEE JR, H DAVID	500.00
302705		BLREFUND	FIGO	100.00
302706		BDREFUND	FIRST COMMERCIAL REALTY & DEVELOPME	500.00
302707		007212	FOSTER BLUE WATER OIL	405.11
302708		BDREFUND	FOUNDATION RESTORATION	100.00
302709		BDREFUND	FOUNDATION SYSTEMS OF MICHIGAN INC.	200.00

City of Birmingham

Warrant List Dated 03/20/2025

Meeting of 03/24/2025

Check Number	Early Release	Vendor #	Vendor	Amount
302710	*	001233	GCSAA	465.00
302711	*	004604	GORDON FOOD	250.90
302712		BDREFUND	GRENNAN CONSTRUCTION	200.00
302713		000249	GA BUSINESS PURCHASER LLC	324.64
302714		001531	GUNNERS METER & PARTS INC	3,218.00
302715	*	001956	HOME DEPOT CREDIT SERVICES	378.47
302716		BDREFUND	HUGHES BUILDING LLC	1,500.00
302717		001090	INGRAM LIBRARY SERVICES	12,311.66
302720		000344	J.T. EXPRESS, LTD.	3,150.00
302721		MISC	JESSICA BOLOVEN	10.44
302722		MISC	JOSEPH LYONS	16.99
302723		010007	KFD TRAINING & CONSULTATION LLC	1,990.00
302724		004904	KONICA MINOLTA BUSINESS SOLUTIONS	3,221.45
302725		003620	LANGUAGE LINE SERVICES INC	111.00
302726		BDREFUND	LARRY K GRIFFIS	35.00
302727		009375	LITHIA MOTORS, INC SUPPORT SERVICES	204.05
302728		BDREFUND	MALLON, ROBERT F	100.00
302729	*	MISC	MARY-CLAIRE PETCOFF	340.00
302730	*	009085	MGSE SECURITY LLC	1,400.00
302731	*	009681	MICHAEL KUHN & ASSOCIATES	9,812.50
302732		001497	MICHIGAN STATE POLICE	1,000.00
302733	*	006461	MID AMERICA RINK SERVICES	430.20
302734		000230	MIKE SAVOIE CHEVROLET INC	33.92
302735	*	002964	MR. GAS INC	557.00
302736		BDREFUND	N A MANS & SONS INC	500.00
302737		BDREFUND	NELSON BROS SWR PLBG SVC INC	2,250.00
302738	*	010015	NEUMANN/SMITH ARCHITECTURE	143,489.80
302739		004827	NICK'S MAINTENANCE SERVICE	23,400.00
302740	*	000477	OAKLAND COUNTY	1,045,770.17
302741	*	009478	ODP BUSINESS SOLUTIONS, LLC	222.88
302742	*	001883	PIONEER DOOR COMPANY INC	255.00
302743		MISC	POO FREE PARK	239.98
302744		010024	PRI MANAGEMENT GROUP	1,408.25
302745		004137	R & R FIRE TRUCK REPAIR INC	7,609.76
302746		BDREFUND	renewal by anderson	500.00
302747		BDREFUND	RMS STUDIOS	500.00
302748	*	000218	ROYAL OAK P.D.Q. LLC	35.80
302749	*	002806	SAM'S CLUB/SYNCHRONY BANK	4,590.16
302750		009548	SHARE CORPORATION	400.67
302751		007098	SHAW SYSTEMS & INTEGRATION	704.00
302752		009560	SHERRILL INC	228.95
302753		007142	SHERWIN-WILLIAMS COMPANY	209.80
302754		004544	STRYKER SALES CORPORATION	2,696.60

City of Birmingham

Warrant List Dated 03/20/2025

Meeting of 03/24/2025

Check Number	Early Release	Vendor #	Vendor	Amount
302755	*	007408	T-MOBILE	661.60
302756		008697	T-MOBILE USA, INC	165.00
302757		000275	TIRE WHOLESALERS CO INC	509.96
302758		BDREFUND	TITTLE BROTHERS CONSTRUCTION LLC	100.00
302759	*	009552	TRAFFIC & SAFETY CONTROL SYSTEMS	240.00
302760	*	004379	TURNER SANITATION, INC	290.00
302761	*	000158	VERIZON WIRELESS	501.26
302762	*	000158	VERIZON WIRELESS	89.94
302763	*	000299	WEINGARTZ SUPPLY CO.	326.12
302764	*	002171	WEISSMAN'S COSTUMES	274.22
302765		004512	WOLVERINE POWER SYSTEMS	538.25
302766		009463	ZOOBEAN	1,547.15
SUBTOTAL PAPER CHECK				\$1,348,206.61
<u>ACH TRANSACTION</u>				
12867		003708	AIRGAS USA, LLC	410.80
12868	*	003946	ARAMARK	219.94
12869	*	007345	BEVERLY HILLS ACE	879.10
12870	*	007624	BIRMINGHAM OIL CHANGE CENTER, LLC	68.97
12871	*	008983	BRENNA SANDLES	981.00
12872		007875	CANFIELD EQUIPMENT SERVICE INC.	18,582.42
12873	*	009122	CLAIRE CHUNG	304.75
12874		000605	CINTAS CORPORATION	195.69
12875	*	000605	CINTAS CORPORATION	163.42
12876		000605	CINTAS CORPORATION	45.04
12877	*	000605	CINTAS CORPORATION	369.18
12878		000605	CINTAS CORPORATION	316.86
12879		009873	D/A CENTRAL INC.	2,722.10
12880	*	009557	ZECO, LLC	330.00
12881	*	007538	EGANIX, INC.	720.00
12882	*	000243	GRAINGER	540.91
12883		000261	J.H. HART URBAN FORESTRY	38,859.53
12884	*	003458	JOE'S AUTO PARTS, INC.	304.79
12885	*	000891	KELLER THOMA	4,470.71
12886	*	004085	KONE INC	2,086.45
12887	*	005550	LEE & ASSOCIATES CO., INC.	3,050.90
12888		009663	MACQUEEN EQUIPMENT, LLC	1,295.77
12889		001864	NOWAK & FRAUS ENGINEERS	50,560.00
12890	*	006359	NYE UNIFORM COMPANY	4,053.00
12891	*	001181	ROSE PEST SOLUTIONS	495.00
12892		001097	SOCWA	27,419.02
12893	*	009841	TEAM D3	2,340.00
12894		000273	TERMINAL SUPPLY CO.	339.38
12895	*	004580	5D V.I.L. CONSTRUCTION, INC.	23,627.61

City of Birmingham
Warrant List Dated 03/20/2025

Meeting of 03/24/2025

Check Number	Early Release	Vendor #	Vendor	Amount
SUBTOTAL ACH TRANSACTION				\$185,752.34
GRAND TOTAL				\$1,533,958.95

All bills, invoices and other evidences of claim have been audited and approved for payment.



Mark Gerber
Finance Director/ Treasurer

*-Indicates checks released in advance and prior to commission approval in order to avoid penalty or to meet contractual agreement/obligation.



MEMORANDUM

Police Department

DATE: March 19, 2025

TO: Jana L. Ecker, City Manager

FROM: Ryan Kearney, Operations Captain

APPROVED BY: Scott A. Grewe, Chief of Police

SUBJECT: Woodward Ave. Service Drive Parking Restrictions

INTRODUCTION:

The City received numerous complaints about Woodward traffic noise and dangerous driving behaviors, including speeding and drag racing. Compounding the problem, vehicles and crowds gather in the service drives during weekend evenings. The crowds loiter and occupy parking spaces, preventing business patrons from using them. The masses create noise, litter, and urinate in parking lots and alleys. Vehicles rapidly accelerate from service drives and private lots, and the crowds encourage Woodward drivers to race and do burn-outs.

BACKGROUND:

As part of a comprehensive plan to address these issues, the Police Department consulted with all the businesses along the Woodward service drives and received positive feedback and full support for parking restrictions during weekend evening hours.

In February 2024, a temporary traffic control order was enacted for the safety and welfare of citizens and patrons along Woodward service drives from Fourteen Mile to Oakland. The order imposed parking restrictions, mainly 15-minute parking from Friday to Sunday, 7 PM to 6 AM. The Department of Public Services (DPS) installed signs on a trial basis in April 2024. The Police Department monitored and evaluated the impact of the parking restrictions in a trial period during the 2024 cruising season.

A few sections of the service drive already had restrictions that would conflict with the proposed regulations (15-minute parking anytime, 30-minute parking anytime, and no parking from 10 PM to 6 AM). Therefore, these areas were left status quo or adjusted to transition to 15-minute parking outside the existing timeframe. For example, the area along northbound Woodward between Sheffield and Emmons already had no parking from 10 PM to 6 AM. Additional signs were installed for 15-minute parking (7 – 10 PM, Friday – Sunday) to address the peak traffic timeframe. Another example is southbound Woodward between Brown and Hazel. This area already had 30-minute parking spaces and will remain unchanged, allowing customers enough time for longer appointments at those specific businesses.

During the evaluation period, police officers and parking enforcement assistants conducted patrols through the service drives to spread the word and gain compliance through awareness. Few tickets were needed as awareness efforts were successful, and people stopped parking during the restricted timeframes. A few questions were fielded; however, no complaints were made about the signs. Night shift supervisors noted that the signs made it much easier for them on the busy weekend evenings. They were able to shift their focus from nuisance calls along the service drives to the dangerous driving behaviors on Woodward.

LEGAL REVIEW:

N/A

FISCAL IMPACT:

Time-limited parking signs were purchased for \$2,174.40 and installed by DPS on a trial basis under the temporary traffic control order with the Parking Operating Supplies Account, 514.1-594.001-729.0000.

SUSTAINABILITY:

N/A

DESIGN CONSIDERATIONS:

N/A

PUBLIC COMMUNICATIONS:

All affected businesses were contacted and involved in the decision-making process. Full support was gained for parking restrictions from 7:00 PM to 6:00 AM, Friday through Sunday. The proposed weekend parking restrictions were presented to the Multi-Modal Transportation Board (MMTB) on March 7, 2024, for informational purposes before beginning a trial period during the 2024 cruising season.

After a successful evaluation period, the restrictions were returned to the MMTB for permanent consideration on March 6, 2025. The MMTB motioned to recommend permanently enacting all of the listed parking restrictions, which carried with a unanimous vote of 6-0.

SUMMARY:

The City received numerous complaints regarding weekend cruising traffic on Woodward, including dangerous driving, vehicle noise, parking complaints, and loitering in the service drives. In addition, crowds gathered and lined the Woodward service drives and complaints of littering, noise, and urinating in public, increased. The Police Department proactively partnered with the affected businesses towards a solution and gained support for weekend parking restrictions that would keep spaces open for patrons, and decrease nuisance complaints. A temporary traffic control order was enacted for 15-minute parking restrictions during weekend evenings from 7 PM Friday to 6 AM Sunday. Areas where other restrictions were already in place were adjusted to fit the needs of those businesses.

Parking restrictions were implemented and signs were installed during the spring of 2024. The police department completed an evaluation period throughout the 2024 cruising season receiving full support and positive feedback from businesses, citizens, and police supervisors.

The results of the evaluation period were presented to the Multi-Modal Transportation Board (MMTB) on March 6, 2025, for permanent consideration. The MMTB had many positive comments and motioned to recommend the permanent enactment of the parking restrictions to the City Commission with a unanimous vote of 6-0.

ATTACHMENTS:

1. Map of proposed parking restrictions.
2. Draft MMTB meeting minutes from March 6, 2025.
3. Memo from the March 6, 2025 MMTB meeting.

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to permanently enact Woodward Ave. service drive parking restrictions as recommended by the Multi-Modal Transportation Board as follows:

1. 15-Minute Parking, 7 PM to 6 AM, Friday through Sunday:

Southbound Woodward

- Oakland to Brown
- Lincoln to Davis
- North edge of 33301 Woodward to Bird

Northbound Woodward

- Elm to Maple
- Emmons to S. Adams
- S. Worth to the south edge of 34164 Woodward
- North edge of 35032 Woodward to Lawndale

2. 15-Minute Parking, 7 PM to 10 PM, Friday through Sunday:

Northbound Woodward from Sheffield to Emmons

3. 30-minute parking:

Southbound Woodward from Brown to Hazel



Proposed Woodward Weekend Parking Restrictions

30-Minute

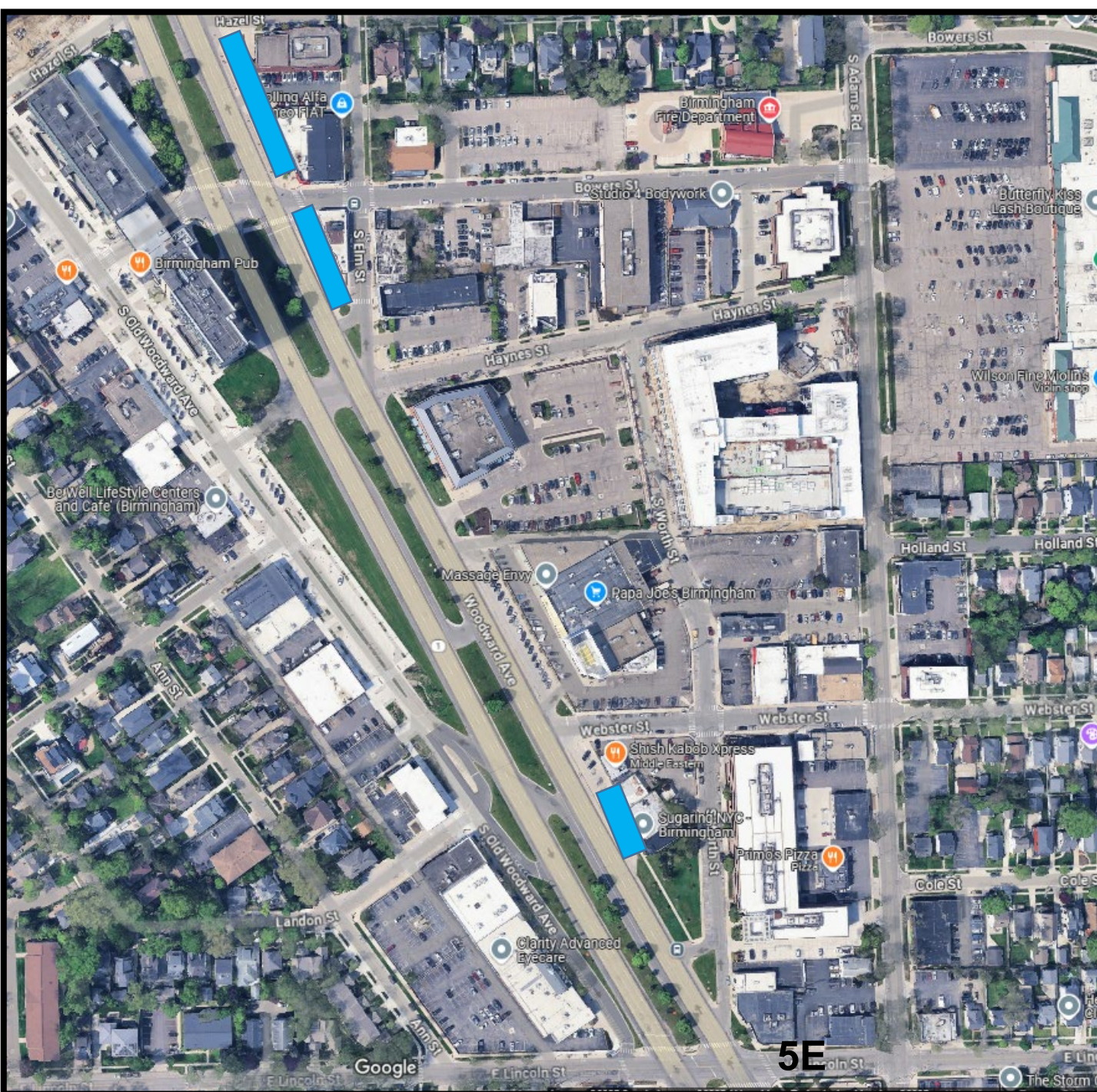


15-Minute, 7 PM - 10 PM,
Fri - Sun



15-Minute, 7 PM - 6 AM,
Fri - Sun





Proposed Woodward Weekend Parking Restrictions

30-Minute

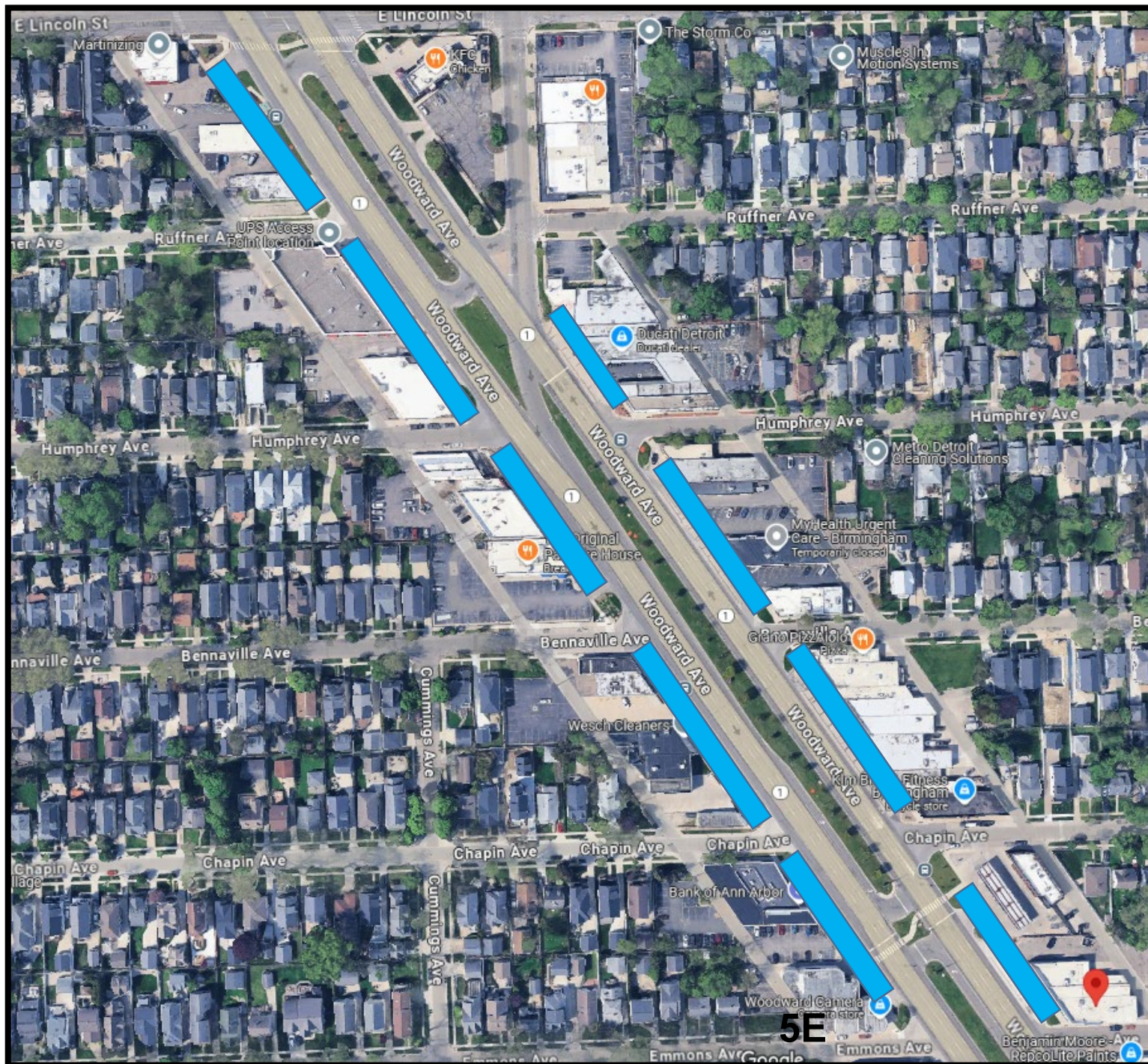


15-Minute, 7 PM - 10 PM,
Fri - Sun



15-Minute, 7 PM - 6 AM,
Fri - Sun





Proposed Woodward Weekend Parking Restrictions

30-Minute



15-Minute, 7 PM - 10 PM,
Fri - Sun



15-Minute, 7 PM - 6 AM,
Fri - Sun





Proposed Woodward Weekend Parking Restrictions

30-Minute



15-Minute, 7 PM - 10 PM,
Fri - Sun



15-Minute, 7 PM - 6 AM,
Fri - Sun



**City Of Birmingham Multi-Modal Transportation Board
March 6, 2025**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the City of Birmingham Multi-Modal Transportation Board held March 6, 2025. The meeting was convened at 6:00 p.m.

A. Rollcall

Present: Chair Mark Doolittle (arrived 6:03 p.m.), Vice Chair Tom Peard; Board Members Laura Engelland, Gordon Davies (arrived 6:03 p.m.), David Hocker, Z. Rosie Koul

Absent: Board Member Patrick Hillberg; Alternate Board Member Timothy Kennedy

Staff: City Planner Blizinski; City Engineer Coatta, Planning Director Dupuis, City Transcriptionist Eichenhorn, Police Captain Kearney

C2G: Brad Strader

F&V: Julie Kroll

F. New Business

2. Woodward Ave Service Drive Parking Restrictions

PC Kearney presented the item and answered informational questions from the Board.

Board members made the following comments during discussion:

- This proposal was creative, worthwhile, and effective.
- Residents were previously very distressed about the noise and speeds on Woodward.
- This was an example of how government should work for its citizens at its best. The level of partnership the City had to do with businesses, and the practicality of it, required forward thinking and implementation.
- Staff provided appropriate data to demonstrate the decrease in complaints and tickets after implementation.
- The City should publicize this success as widely as possible.

Motion by Doolittle

Seconded by Engelland to make a motion to the City Commission to permanently enact the following Woodward Ave Service Drive Parking Restrictions: 1. 15-Minute Parking, 7 PM to 6 AM, Friday through Sunday: Southbound Woodward • Oakland to Brown • Lincoln to Davis • North edge of 33301 Woodward to Bird Northbound Woodward • Elm to Maple • Emmons to S. Adams • S. Worth to the south edge of 34164 Woodward • North edge of 35032 Woodward to Lawndale 2. 15-Minute Parking, 7 PM to 10 PM, Friday through Sunday: Northbound Woodward from Sheffield to Emmons 3. 30-minute parking: Southbound Woodward from Brown to Hazel.

Motion carried, 6-0.

VOICE VOTE

Yeas: Davies, Koul, Hocker, Peard, Doolittle, Engelland

Nays: None



Leah Blizinski, City Planner

Laura Eichenhorn, City Transcriptionist

DRAFT



MEMORANDUM

Police Department

DATE: February 28, 2025

TO: Multi-Modal Transportation Board

FROM: Ryan Kearney, Police Captain
Leah Blizinski, City Planning
Nick Dupuis, City Planning
Melissa Coatta, Engineering Department
Julie Kroll, Fleis & Vandenbrink
Brad Strader, Cincar Consulting Group

SUBJECT: Woodward Ave Service Drive Parking Restrictions

INTRODUCTION:

The City has received numerous complaints about Woodward traffic noise and dangerous driving behaviors, including drag racing. Compounding the problem, vehicles and crowds gather in the service drives during weekend evenings. The crowds loiter and occupy parking spaces, preventing business patrons from using them. The masses create noise, litter, and urinate in parking lots and alleys. Vehicles rapidly accelerate from service drives and private lots, and the crowds encourage Woodward drivers to race and do burn-outs.

BACKGROUND:

As part of a comprehensive plan to address these issues, the Police Department consulted with all the businesses along the Woodward Service Drives and received positive feedback and full support for parking restrictions during weekend evening hours.

In February 2024, a temporary traffic control order was enacted for the safety and welfare of citizens and patrons along the Woodward Service Drives from Fourteen Mile to Oakland. The order imposed parking restrictions, mainly 15-minute parking from Friday to Sunday, 7 PM to 6 AM. The Department of Public Services installed signs on a trial basis in April 2024. The Police Department monitored and evaluated the impact of the parking restrictions as a trial period during the 2024 cruising season.

A few sections of the service drives already had restrictions that would conflict with the proposed restrictions (15-minute parking anytime, 30-minute parking anytime, and no parking from 10 PM to 6 AM). Therefore, these areas were left status quo or adjusted to transition to

15-minute parking outside the existing timeframe. For example, the area along northbound Woodward between Sheffield and Emmons already had no parking from 10 PM to 6 AM. Additional signs were installed for 15-minute parking (7 – 10 PM, Friday – Sunday) to address the targeted, busy timeframe. Another example is southbound Woodward between Brown and Hazel. This area already had 30-minute parking spaces and will remain unchanged, allowing customers enough time for longer appointments at those specific businesses.

During the evaluation period, police officers and parking enforcement assistants conducted patrols through the service drives to spread the word and gain compliance through awareness. Few tickets were needed as awareness efforts were successful, and people stopped parking during the restricted timeframes. A few questions were fielded; however, no complaints were made about the signs. Night shift supervisors noted that the signs made it much easier for them on the busy weekend evenings. They were able to shift their focus from nuisance calls along the service drives to the dangerous driving behaviors on Woodward.

RECOMMENDATION:

Make a motion to the City Commission to permanently enact the following Woodward Ave Service Drive Parking Restrictions:

1. 15-Minute Parking, 7 PM to 6 AM, Friday through Sunday:

Southbound Woodward

- Oakland to Brown
- Lincoln to Davis
- North edge of 33301 Woodward to Bird

Northbound Woodward

- Elm to Maple
- Emmons to S. Adams
- S. Worth to the south edge of 34164 Woodward
- North edge of 35032 Woodward to Lawndale

2. 15-Minute Parking, 7 PM to 10 PM, Friday through Sunday:

Northbound Woodward from Sheffield to Emmons

3. 30-minute parking:

Southbound Woodward from Brown to Hazel



MEMORANDUM

Police Department

DATE: March 17, 2025

TO: Jana L. Ecker, City Manager

FROM: Scott A. Grewe, Chief of Police

SUBJECT: Interlocal Agreement with Oakland County for participation in Oakland County Special Weapons And Tactics (SWAT) team.

INTRODUCTION:

The Birmingham Police Department participates in several multi-jurisdictional task forces to expand its abilities in criminal investigations. In 2024, a Birmingham police officer was selected to apply for the County's SWAT team to further expand the department's capabilities and involvement in multi-jurisdictional task forces.

BACKGROUND:

The Birmingham Police Department selected an officer to participate in the application process for Oakland County's SWAT team. This rigorous process involved a physical agility test, interview, and was contingent on passing a 40-hour SWAT school. Applicants who passed all phases of the application process were reviewed, and only the top two were selected to join the team. The Birmingham Police Department is proud to announce that Officer Nicholas Krumm was selected to be the first Birmingham officer to be a member of the SWAT team.

Participating member organizations in the Oakland County SWAT team must have a Interlocal Agreement between Oakland County and the City of Birmingham.

LEGAL REVIEW:

This Interlocal Agreement was reviewed and approved by the City Attorney.

FISCAL IMPACT:

Oakland County covers the cost of all training and equipment required for the assignment. This position requires training one day a month and one week per year. The City pays for any overtime created for SWAT team activations or required for training for Ofc. Krumm.

SUSTAINABILITY:

N/A

PUBLIC COMMUNICATIONS:

N/A

SUMMARY:

The Birmingham Police Department has assigned an officer to participate in the multi-jurisdictional Oakland County SWAT team. A signed Interlocal Agreement is required between the City of Birmingham and Oakland County.

ATTACHMENTS:

1. Interlocal Agreement between the City of Birmingham and Oakland County.

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to approve the Interlocal Agreement between the City of Birmingham and Oakland County and authorize the Mayor and City Manager to sign the agreement on behalf of the city.

**AGREEMENT FOR PARTICIPATION WITH THE OAKLAND COUNTY
SHERIFF'S OFFICE SWAT TEAM**

BETWEEN

COUNTY OF OAKLAND, THE OAKLAND COUNTY SHERIFF,

AND

CITY OF BIRMINGHAM

This Agreement ("Agreement") is made between OAKLAND COUNTY, a Michigan constitutional and municipal corporation, whose address is 1200 North Telegraph, Pontiac, Michigan 48341 ("County"), the OAKLAND COUNTY SHERIFF, a Michigan constitutional officer, whose address is 1200 North Telegraph Rd., Pontiac, Michigan 48341, Bldg. #38 East ("Sheriff"), and the City of Birmingham, a municipal corporation whose address is 151 Martin Street, Birmingham, Michigan 48009 ("Municipality"). In this Agreement, the County, Sheriff, and the Municipality may also be referred to individually as "Party" or jointly as "Parties."

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **AUTHORITY**. Authority for the Parties to enter into this Agreement can be found at 1951 PA 35 (MCL 124.1 *et seq.*).
2. **PURPOSE**. The purpose of this Agreement is to delineate the responsibilities of the Parties associated with the Municipality's participation with the SWAT team. This Agreement is not intended, and should not be construed, to create any right or benefit enforceable by law or otherwise by any third party against the Parties or the officers, employees, agents, or other associated personnel thereof.
3. **DEFINITIONS**. The following words and expressions, whether used in the singular or plural, within or without quotation marks, or possessive or non-possessive, are defined as follows:
 - 3.1. **Oakland County Sheriff's Office (OCSO)** means the County and the Sheriff jointly.
 - 3.2. **Special Weapons and Tactics Team (SWAT team)** means OCSO's select team of specially trained Oakland County Sheriff's deputies who respond to emergency and critical incidents including, but not limited to, barricaded gunmen, high-risk warrant arrests, drug raids, and civil disorder.

4. MUNICIPALITY'S RESPONSIBILITIES.

- 4.1. The Municipality may designate one or more of its full-time employees with MCOLES certification to try out for the SWAT team. If OCSO selects a Municipality employee for the SWAT team, the Municipality may authorize that employee to participate on the SWAT team.
- 4.2. If the Municipality authorizes its employee to participate on the SWAT team:
 - 4.2.1. The Municipality will allow its employee to attend all SWAT team training sessions.
 - 4.2.2. The Municipality will permit its employee to respond to SWAT team call-outs when requested by OCSO. The Municipality's permission may be granted on a case-by-case basis and will not be unreasonably withheld.
 - 4.2.3. The Municipality will promptly notify the OCSO of any personnel action involving a Municipality-employee SWAT team member, including but not limited to, any reprimand, suspension, discharge, resignation, or demotion. The Municipality also agrees that it will promptly notify the OCSO of any complaint, charge, or allegation of misconduct, whether civil or criminal in nature, that the Municipality becomes aware of regarding any Municipality-employee SWAT team member.
- 4.3. All employment-related costs of the Municipality-employee, including, but not limited to, wages, salary, overtime, benefits, local, state and federal taxes associated with employment, and worker's compensation, shall be the sole responsibility of the Municipality at all times.

5. OCSO's RESPONSIBILITIES.

- 5.1. The OCSO will provide:
 - 5.1.1. Training for the Municipality-employee SWAT team member.
 - 5.1.2. Deputation of the Municipality-employee SWAT team member, as set forth in Section 6.
 - 5.1.3. Liability protection for the Municipality-employee SWAT team member as set forth in Section 9.
- 5.2. The OCSO will dispatch its SWAT team to provide aid to the Municipality on an as-needed and as-available basis, as solely determined by the Sheriff using generally accepted standards for police protection.

6. DEPUTATIONS

- 6.1. Subject to a background inquiry, a Municipality-employee must be sworn as a special deputy of the Oakland County Sheriff before acting as a SWAT team member. The deputation must remain in effect throughout the tenure of each Municipality-employee's assignment to the SWAT team.
- 6.2. Administrative and personnel policies imposed by the Municipality will not be voided by deputation of its employee. However, deputized Municipality-

employees must follow OCSO's orders, rules, regulations, policies, and procedures when acting as a member of the SWAT team under this Agreement.

- 6.3. This Agreement does not, in any manner, limit the unilateral and complete discretion of the Sheriff to deputize, refuse to deputize, or revoke the deputation of any Municipality-employee at any time and for any reason.
- 6.4. If a Municipality-employee's deputation is revoked, the Municipality-employee shall be considered immediately terminated from the SWAT team. The Municipality may designate another Municipality-employee to try out for the SWAT team.

7. DURATION

- 7.1. Prior to its effectiveness, this Agreement and any amendments hereto must be:
 - 7.1.1. Signed by all Parties.
 - 7.1.2. Approved by the Parties' respective governing bodies. Such approval shall be entered in the official minutes of the governing body of each Party.
 - 7.1.3. Filed with the Oakland County Clerk and the Secretary of State, in compliance with MCL 124.510(4).
- 7.2. This Agreement becomes effective when the requirements in Section 7.1 are met and will remain in effect until terminated as set forth in 7.3.
- 7.3. Any Party may terminate this Agreement for any reason upon 30 days written notice. The effective date for termination or cancellation shall be clearly stated in the notice.

8. NOTICES.

- 8.1. Notices given under this Agreement must be in writing and sent via certified mail or first-class U.S. mail as follows:
 - 8.1.1. **To the Sheriff:** Oakland County Sheriff, 1200 N. Telegraph, Building 38 East, Pontiac, MI 48341.
 - 8.1.2. **To the County:** Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph, Building 12 East, Pontiac, Michigan 48341.
 - 8.1.3. **To the Municipality:** Chief of Police, 151 Martin, Birmingham, MI 48009

9. LIABILITY

- 9.1. The Municipality shall immediately notify OCSO of any civil, administrative, or criminal claim, complaint, discovery request, or other request for information that the Municipality receives notice concerning or arising from the conduct of any Municipality-employee SWAT team member or otherwise relating to the SWAT team.

- 9.2. Except as provided in Section 9.3, each Party shall be responsible for its own acts and the acts of its employees, agents, and subcontractors, the costs associated with those acts, and the defense of those acts.
- 9.3. Whenever a claim is made or a civil action is commenced against a Municipality-employee arising from alleged negligent or wrongful conduct by the Municipality-employee while acting under the direction and control of OCSO and within the scope of his or her authority as a deputized member of the SWAT team pursuant to this Agreement, the Municipality may request that the County defend and indemnify the Municipality-employee. Under such circumstances, the Municipality-employee will be covered under the County Indemnification Policy (specifically, County Miscellaneous Resolutions 85339 and 86124 and any amendments thereto). Consistent with County Miscellaneous Resolutions 85339 and 86124, and as further described in such Resolutions, the County will select the attorney to represent the Municipality-employee and will have control and supervision over the claim or civil action including, but not limited to, settlement of the claim or lawsuit.
- 9.4. Notwithstanding the indemnification under Section 9.3, OCSO will not be responsible for the Municipality-employee's conduct that is not under the direction and control of the OCSO, authorized by OCSO, or undertaken outside the scope of a Municipality-employee's SWAT duties and assignments under this Agreement.
- 10. DISCRIMINATION.** The Parties may not discriminate against their employees, agents, applicants for employment, or any other person or entity with respect to hire, tenure, terms, conditions, and privileges of employment, or any matter directly or indirectly related to employment in violation of any federal, state or local law.
- 11. RESERVATION OF RIGHTS.** This Agreement does not and is not intended to impair, divest, delegate, or contravene any constitutional, statutory, or other legal right, privilege, power, obligation, duty, or immunity of the Parties.
- 12. GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
- 13. MODIFICATIONS.**
- 13.1. This Agreement may be modified at any time by written consent of all Parties.
- 13.2. Modifications to this Agreement shall have no force and effect unless such modifications are in writing and the requirements in Section 7.1 are met.

14. ENTIRE AGREEMENT. This Agreement represents the entire Agreement and understanding between the Parties. This Agreement supersedes all other oral or written Agreements between the Parties.

The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

THE COUNTY OF OAKLAND:

BY: _____ **DATE:** _____
David T. Woodward , Chairman, Oakland County Board of Commissioners

OAKLAND COUNTY SHERIFF MICHAEL J. BOUCHARD:

BY: _____ **DATE:** _____
Oakland County Sheriff

CITY OF BIRMINGHAM:

BY: _____ **DATE:** _____
Jana Ecker, City Manager

BY: _____ **DATE:** _____
Therese Longe, City Mayor



MEMORANDUM

Police Department

DATE: March 19, 2025

TO: Jana L. Ecker, City Manager

FROM: Chris Koch, Investigative Captain
Nicholas Dupuis, Planning Director

APPROVED: Scott A. Grewe, Chief of Police

SUBJECT: Green Kitchen, LLC, doing business as Bloom, is requesting approval to transfer ownership and Location of a Class C License from Tiger Hospitality Holdings, LLC, formerly located at 27522 Northwestern Hwy, Southfield MI, to Green Kitchen which will be located at 239 N. Old Woodward Ave, Birmingham, MI.

INTRODUCTION:

The Police Department received a request from the Law Offices of Adkison, Need, Allen, & Rentrop for a transfer of a class C liquor license. Green Kitchen LLC, which will do business as Bloom, is requesting approval to transfer ownership and location of a Class C License from Tiger Hospitality Holdings LLC, formerly located at 27522 Northwestern Hwy, Southfield, MI to Green Kitchen located at 239 N Old Woodward Ave, Birmingham, MI. Green Kitchen is requesting the following permits: SDM License (sale of beer and wine to go), Sunday sales (PM) permit and outdoor service area permits (2 areas, one in the front and one in the back of the establishment). Green Kitchen LLC, has paid the initial liquor license application fee of \$1,500.00 for a business that serves alcoholic beverages for consumption on the premises per Chapter 1, Section 1-16 (Fee Schedule) of the Birmingham City Code. Green Kitchen, LLC. Green Kitchen will have one owner listed below:

<u>Members</u>	<u>Membership</u>
Winta Tedla	100%

Chapter 10 (Alcoholic Liquors), Section 10-42 of the Birmingham City Code requires that "any and all transfers of a liquor license for consumption of intoxicating liquor on premises require the approval of the City Commission of any kind including, but not limited to ownership of the license; stock in a corporation that owns a license; interest in a license through any entity; or location of the licensed premises."

BACKGROUND:

Winta Tedla is the sole member of Green Kitchen. Bloom is a vegan plant-based restaurant that will be open for breakfast, lunch, and dinner. Bloom's proposed hours of operation will operate from 7:00 am to 1:00 am 7 days a week. Bloom has proposed interior seating for 65 seats which includes 7 seats at the bar. The front patio has seating for 24 patrons and the back patio has seating for 12 patrons.

On July 12, 2021 ([Agenda – Minutes](#)), the City Commission moved to approve the Special Land Use Permit, Final Site Plan and Design Review application for Bloom. The Bloom tenant space located at 239 N. Old Woodward is within the historic Huston Building, which was approved to undergo major facade renovations in 2021, which has slowed down the opening of the bistro. Now that the liquor license is being transferred into the City, the Special Land Use Permit Contract has been executed and is attached for your review.

Green Kitchen will expend \$80,000 for the liquor license, to renovate the space and install furniture, fixtures, and equipment. Green Kitchen has a lease with the landlord, Oxford Land, LLC. The lease is for 3 years with a 5-year option and with an annual rent of \$80,000. The purchase of the liquor license will be funded by the savings and earnings of Ms. Tedla.

A background check was conducted on Winta Tedla using the Law Enforcement Information Network (LEIN), the Court's Law Enforcement Management Information System (CLEMIS), and no negative information was uncovered. I was able to verify available funds for Winta Tedla with an American Express savings account. The application for the liquor license with the Michigan Liquor Control Commission (MLCC) is pending at the time of this report.

LEGAL REVIEW:

The City Attorney has no objections to the suggested Commission action.

FISCAL IMPACT:

\$1,500.00 liquor license application fee received.

SUSTAINABILITY:

N/A

PUBLIC COMMUNICATIONS:

Non-applicable

SUMMARY:

Green Kitchen is requesting a transfer of a class C liquor license. Green Kitchen LLC, which will do business as Bloom. They're requesting approval to transfer ownership and location of a Class C License from Tiger Hospitality Holdings LLC, formerly located at 27522 Northwestern Hwy, Southfield, MI to Green Kitchen located at 239 N Old Woodward Ave, Birmingham, MI. Green Kitchen is requesting the following permits: SDM License (sale of beer and wine to go), Sunday sales (PM) permit and outdoor service area permits (2 areas, one in the front and one in the back of the establishment). Green Kitchen submitted the Special Land Use Permit ("SLUP") application required under the Bistro Ordinance.

ATTACHMENTS:

- Special Land Use Permit Contract

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to authorize the City Clerk to complete the Local Approval Notice at the request of Green Kitchen LLC, to approve the request for a transfer of ownership of the Class C liquor license, with Sunday sales from Tiger Hospitality Holdings LLC, formerly located at 27522 Northwestern Hwy, Southfield, MI to Green Kitchen that will be located at 239 N Old Woodward Ave, Birmingham, Oakland County, MI.



MEMORANDUM

Planning Department

DATE: March 18, 2025

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Set Public Hearing for 1740 W. Maple – Holiday Market Select – Special Land Use Permit (Ownership Change)

INTRODUCTION:

The applicant has submitted a Special Land Use Permit (SLUP) application to change ownership of an existing grocery store in the B1 (Neighborhood Business) zoning district with alcoholic beverage sales for off premise consumption. The subject site, Holiday Market Select, is located on the north side of Maple Rd. between Chesterfield Ave. and Larchlea Dr.

The transfer of ownership will not include any changes to the use of the business/property, nor will any changes in the site/property occur as a result of this transfer. If approved, the Special Land Use Permit would be transferred from VIOGOLD 4, LLC to 10 & Main OOOM, LLC.

As noted in a letter submitted by the applicant, it appears as though Holiday Market Select has been engaged in alcoholic beverage sales for off premise consumption for some time, possibly since its inception in 2015. The Planning Department was approached with the proposal for this ownership, discovered the issue, and advised the applicant that a Special Land Use Permit will be required due to the sale of alcohol.

BACKGROUND:

As noted above, Holiday Market Select has been operating in the City in its current location since 2015. In 2020, Holiday Market Select expanded into the building to the east (formerly 1732 W. Maple) and performed major renovations to the exterior of the building. This Special Land Use Permit would be the first for the establishment.

LEGAL REVIEW:

The City Attorney has reviewed this request and has no objections as to form and content.

FISCAL IMPACT:

There are no fiscal impacts for this agenda item.

SUSTAINABILITY:

Not applicable.

DESIGN CONSIDERATIONS:

No design changes proposed.

PUBLIC COMMUNICATIONS:

As required for Special Land Use Permit Reviews, a legal ad will be placed in a newspaper of local circulation to advertise the public hearing at the City Commission meeting on April 21, 2025. In addition, postcards will be sent out to property owners and occupants within 300 feet of the subject site.

SUMMARY:

The Planning Division requests that the City Commission consider setting a public hearing date of April 21, 2025 to consider the Special Land Use Permit for 1740 W. Maple to transfer ownership and grant a Special Land Use Permit to the proposed new owner, 10 & Main OOOM, LLC.

ATTACHMENTS:

Please see attached the following documents:

- Special Land Use Permit Resolution
- Special Land Use Permit Contract (DRAFT)
- Application Materials
- Most Recent Approved Site/Design Plans (2020)

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to set a public hearing date of April 21, 2025 to consider the Special Land Use Permit for 1740 W. Maple to transfer ownership and grant a Special Land Use Permit to the proposed new owner, 10 & Main OOOM, LLC.

**Holiday Market Select
1740 W. Maple
Special Land Use Permit 2025**

WHEREAS, A Special Land Use Permit application was filed in February 2025 for approval of the transfer of ownership of a grocery store with alcoholic beverage sales for off-premise consumption at 1740 W. Maple from VIOGOLD 4, LLC to 10 & Main OOOM, LLC (herein after referred to as "Holiday Market Select");

WHEREAS, The land for which the Special Land Use Permit is sought is located on the north side of Maple Rd. between Chesterfield Ave. and Larchlea Dr.;

WHEREAS, The land is zoned B1 (Neighborhood Business), which permits alcoholic beverage sales for off-premise consumption with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The applicant has stated that there will be no modification to the premises, structurally, thus not necessitating a Final Site Plan and Design Review at the Planning Board;

WHEREAS, The Birmingham City Commission has conducted a public hearing on April 21, 2025, and has reviewed Holiday Market Select's Special Land Use Permit application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

WHEREAS, the City of Birmingham Commission is granting a contract to Holiday Market Select for the approval of a Special Land Use Permit for the use of a liquor license to engage in alcoholic beverage sales for off-premise consumption.

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City Commission finds the standards imposed under the City Code have been met, subject to the conditions below, and that Holiday Market Select's application for a Special Land Use Permit at 1740 W. Maple is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to ensure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit is granted subject to the following conditions:

1. Holiday Market Select shall abide by all provisions of the Birmingham City Code;
2. Holiday Market Select shall comply with the approved site and design plans and any amendments thereto; and
3. The Special Land Use Permit may be canceled by the City Commission upon finding after proper notice and a hearing that the continued use is not in the public interest.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, Holiday Market Select and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of Holiday Market Select to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit.

BE IT FURTHER RESOLVED that Holiday Market Select is recommended for approval of the transfer of ownership of a grocery store with alcoholic beverage sales for off-premise consumption at 1740 W. Maple from VIOGOLD 4, LLC to 10 & Main OOOM, LLC, above all others, subject to final inspection.

I, Alexandria Bingham, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on April 21, 2025.

Alexandria Bingham
City Clerk

CONTRACT FOR A SPECIAL LAND USE PERMIT 1740 W. MAPLE – HOLIDAY MARKET SELECT

This Contract is entered into this ____ day of _____, 2025 by and between **10 & MAIN OOOM, LLC**, whose address is 1485 W. 14 Mile Road, Madison Heights MI 48071 (hereinafter referred to as "Holiday Market Select"), **SUBURBAN INVESTORS LIMITED PARTNERSHIP**, whose address is 6737 N. Greenview Ave. 3 South, Chicago IL 6026 ("Property Owner"), and the **CITY OF BIRMINGHAM**, a Michigan Municipal Corporation, whose address is 151 Martin Street, Birmingham, Michigan 48009 ("City").

R E C I T A L S:

WHEREAS, A Special Land Use Permit application was filed in February 2025 for approval of the transfer of ownership of a grocery store with alcoholic beverage sales for off-premise consumption at 1740 W. Maple from VIOGOLD 4, LLC to 10 & Main OOOM, LLC (herein after referred to as "Holiday Market Select");

WHEREAS, The land for which the Special Land Use Permit is sought is located on the north side of Maple Rd. between Chesterfield Ave. and Larchlea Dr.;

WHEREAS, The land is zoned B1 (Neighborhood Business), which permits alcoholic beverage sales for off-premise consumption with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The applicant has stated that there will be no modification to the premises, structurally, thus not necessitating a Final Site Plan and Design Review at the Planning Board;

WHEREAS, The Birmingham City Commission has conducted a public hearing on April 21, 2025, and has reviewed Holiday Market Select's Special Land Use Permit application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

WHEREAS, the City of Birmingham Commission is granting a contract to Holiday Market Select for the approval of a Special Land Use Permit for the use of a liquor license to engage in alcoholic beverage sales for off-premise consumption.

NOW, THEREFORE, the parties agree as follows:

1. Holiday Market Select will utilize a state issued liquor license for use solely at the Property. Any transfer of the aforementioned license from the Property to any other location in the City of Birmingham shall require the approval of the Birmingham City Commission in accordance with Section 10-83 of the City of Birmingham Code of Ordinances. In addition, any expansion of the Property shall also require the approval of the Birmingham City Commission.

2. Holiday Market Select further acknowledges that it must maintain a Special Land Use Permit for the sale of alcoholic liquors for on premise consumption as required by the Birmingham City Code of Ordinances. It is agreed that Holiday Market Select shall comply with all provisions of the Special Land Use Permit, or any amendments thereto, as a condition of this contract. Holiday Market Select further acknowledges and agrees that a violation of any provision of the Special Land Use Permit or the Michigan Liquor Control Code is a violation of the terms of this contract entitling the City to exercise any or all of the remedies provided herein.

3. Holiday Market Select acknowledges that no modifications to the site plan, floor plan, elevations or operation of the establishment may be made unless approved by the City Commission through a Special Land Use Permit Amendment as required in the Zoning Ordinance. Modifications include, but are not limited to, name changes, ownership changes, remodeling, changes in the number of interior or exterior seats, etc.

4. Holiday Market Select acknowledges that outdoor dining is permitted with a valid Outdoor Dining License which is applied for and granted annually.

5. Holiday Market Select agrees that it shall not apply or seek from the Michigan Liquor Control Commission any permit endorsements to its liquor license whether available in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without the prior approval of the Birmingham City Commission.

6. Holiday Market Select further agrees that it shall not seek any change in its license status/class whether such changes are available now in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without prior approval of the Birmingham City Commission.

7. Holiday Market Select agrees that it shall adhere to all Federal, State and Local ordinances currently in effect or as subsequently amended or enacted.

8. Holiday Market Select agrees that its failure to follow any of the provisions herein may be grounds for the Michigan Liquor Control Commission to suspend, revoke or not renew its liquor license and/or for the Birmingham City Commission to revoke the Special Land Use Permit, either of which would prohibit Holiday Market Select from operating the establishment. Holiday Market Select agrees that in addition to the City of Birmingham's right to seek suspension, revocation or non-renewal of its liquor license and/or revocation of the Special Land Use Permit, the City retains any and all rights to enforce this Contract that may be available to it in law or in equity. Holiday Market Select further agrees that it shall reimburse the City all of its costs and actual attorney fees incurred by the City in seeking the suspension, revocation or non-renewal of its liquor license and revocation of the Special Land Use Permit, as well as enforcing such other rights as may be available at law and/or in equity.

9. To the fullest extent permitted by law, Holiday Market Select and any entity or person for whom Holiday Market Select is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees and volunteers and others working on behalf of the City against any and all claims, demands, suits, or loss, including all costs connected therewith, including all costs and actual attorney fees, and for any damages which may be asserted, claimed or recovered against

or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City, by reason of personal injury, including bodily injury, death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with Holiday Market Select's operation of an establishment at the Property. Holiday Market Select is not liable if the act or omission is the City's.

10. In the event Holiday Market Select fails to reimburse the City the costs and/or attorney fees as required herein, or any part thereof, then said amount could be transferred to the tax roll in accordance with Section 1-14 of the Birmingham City Code as acknowledged by the Property Owner.

11. Any disputes arising under this Contract, not within the jurisdiction of the Michigan Liquor Control Commission, shall be settled either by commencement of a suit in Oakland County Circuit Court or by compulsory arbitration, at the election of the City. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds \$1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in a federal or state court with jurisdiction over Oakland County, Michigan.

12. This contract shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan.

13. If any provision of this contract is declared invalid, illegal or unenforceable, such provision shall be severed from this contract and all other provisions shall remain in full force and effect.

14. The City determines that to ensure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit Amendment is granted subject to the following conditions:

- a. Holiday Market Select shall abide by all provisions of the Birmingham City Code;
- b. Holiday Market Select shall comply with the approved site and design plans and any amendments thereto, and
- c. The Special Land Use Permit may be canceled by the City Commission upon finding after proper notice and a hearing that the continued use is not in the public interest.

15. Failure to comply with any of the above conditions may result in termination of the Special Land Use Permit after Holiday Market Select has been given notice and a hearing.

16. Except as herein specifically provided, Holiday Market Select and its heirs, successors,

and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of Holiday Market Select to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit, after notice and a hearing.

17. Holiday Market Select is recommended for the operation of an establishment serving alcoholic beverages for off premise consumption, above all others, subject to final inspection.

18. This Contract shall be binding upon and apply and inure to the benefit of the parties hereto and their respective successors or assigns. The covenants, conditions, and the agreements herein contained are hereby declared binding on the City and Holiday Market Select. It is further agreed that there shall be no change, modification, or alteration hereof, except in writing, signed by all of the parties hereto. Neither party shall assign any of the rights under this contract without prior approval, in writing, of the other. Any attempt at assignment without prior written consent shall be void and of no effect.

(This space intentionally left blank)

IN WITNESS WHEREOF, the parties hereby have executed this Contract as of the date set forth above.

10 & MAIN OOOM, LLC (Holiday Market Select)

By: _____

Its: _____

Date: _____

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this _____ day of _____, 2025, before me personally appeared _____ who acknowledged that with authority on behalf **10 & MAIN OOOM, LLC** to do so signed this Agreement.

Notary Public

County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

SUBURBAN INVESTORS LIMITED PARTNERSHIP (Property Owner)
(as to paragraph 10 only)

By: _____

Its: _____

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this _____ day of _____, 2025, before me personally appeared _____, who acknowledged that with authority on behalf of **SUBURBAN INVESTORS LIMITED PARTNERSHIP** to do so signed this Agreement.

Notary Public

County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

CITY OF BIRMINGHAM

By: _____
Therese Longe, Mayor

By: _____
Alexandria D. Bingham, City Clerk

APPROVED:

Jana L. Ecker, City Manager
(Approved as to substance)

Nicholas J. Dupuis, Planning Director
(Approved as to substance)

Mary M. Kucharek, City Attorney
(Approved as to form)

February 24, 2025

Mr. Nicholas Dupuis
Planning Director
City of Birmingham
151 Martin Street
Birmingham, Michigan 48009

**Re: Special Land Use Permit Application to Authorize Off-Premise Alcohol Sales
in B-1 Neighborhood Business District**
Applicant: 10 & Main OOOM LLC d/b/a Holiday Market Select
Address: 1732 & 1740 Maple Rd., Birmingham, Michigan 48009

Dear Mr. Dupuis,

This firm represents 10 & Main OOOM LLC, which plans to take over operations of the *Holiday Market Select* located at 1732 & 1740 Maple Rd. Our client is currently under contract to purchase the store's assets from the current owner, including its SDM and SDD liquor licenses. They have also entered into a new lease for the premises. This transition will occur as soon as we obtain the change of ownership approvals required from the Michigan Liquor Control Commission and City of Birmingham. There are no changes proposed for the interior or exterior of the business, and the business will generally continue in the normal course after this change of ownership is completed.

During our due diligence of the subject transaction we discovered that the store does not hold a Special Land Use Permit, which is required to sell alcoholic beverages for off-premise consumption in the B-1 Neighborhood Business District. It is not clear why this permit was not obtained when this store opened many years ago. In an effort to bring this business into compliance under our client's ownership, we hereby submit a Special Land Use Application for presentation to the City Commission. We have also enclosed a floor plan of the store showing current conditions, and check payable to the City of Birmingham in the amount of \$1,950 to cover the application fees.

It is our understanding that the City Commission will set a public hearing for this application at its March 10th meeting, and will formally consider the application at its April 7th meeting. Our client will be present at the April 7th meeting to address the Commission, and answer any questions or concerns that it may have.

February 24, 2025

Page 2

Should you have any questions or concerns regarding this request, please do not hesitate to contact me. Thank you for your assistance with this matter.

Very truly yours,

HONIGMAN LLP

A handwritten signature in black ink, appearing to be 'JP' or 'JPH' with a stylized flourish.

J. Patrick Howe



BIRMINGHAM

Special Land Use Permit Application – General Planning Division

1. Applicant

Name: 10 & Main OOOM LLC d/b/a Holiday Market Select
 Address: 1732 & 1740 Maple Rd.
Birmingham, MI 48009
 Phone Number: (586) 954-1000
 Email: mshouneyia@gmail.com

2. Property Owner (☐ same as applicant)

Name: Suburban Investors Limited Partnership (Landlord)
 Address: 6737 N. Greenview Ave. 3 South
Chicago, IL 6026
 Phone Number: (773) 603-3989
 Email: Jvdutch@gmail.com

3. Project Contact Person (☐ same as applicant)

Name: J. Patrick Howe, Honigman, LLP
 Address: 39400 Woodward Ave., Suite 101
Bloomfield Hills, MI 48304
 Phone Number: (248) 835-2068
 Email: phowe@honigman.com

4. Project Designer/Developer

Name: N/A - No Changes to Existing Building/Business
 Address: _____
 Phone Number: _____
 Email: _____

5. Required Attachments

- One (1) paper copy and of all project plans including:
 - Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
 - Detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - Certified Land Survey;
 - Interior floor plans;
 - Landscape Plan;
 - Photometric Plan;
 - Colored elevation drawings for each building elevation;
- One (1) digital copy of all project plans;
- Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- Samples of all proposed materials;
- Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- Current aerial photographs of the site and surrounding properties;
- Proof of ownership;
- Any other data requested by a review board, Planning Department, or other City Departments.

6. Project Information

Address: 1732 & 1740 Maple Rd.
 Name of Development: Holiday Market Select
 Parcel ID#: 19-26-378-067 & 19-26-378-066
 Current Use: Grocery Store w/ Alcoholic Bev. Sales (off-premise)
 Proposed Use: Same
 Area of Site in Acres: _____
 Current Zoning: B-1 Neighborhood Business

	Yes	No
Is the property located in a floodplain? -----	☐	☒
Is the property within a Historic District? ---	☐	☒
→ If so, which? _____		
Will the project require a variance? -----	☐	☒
→ If so, how many? _____		
Has the project been reviewed by a Board?	☐	☒
→ If so, which? _____		

7. Details of the Request for Preliminary Site Plan Review

N/A - No Changes to Existing Building/Business

v. 1/4/23

8. Buildings and Structures

Number of buildings on site: _____
Use of building(s): _____

Height of building(s): _____
Number of stories: _____

9. Floor Use and Area (in Square Feet)**Proposed Commercial Uses:**

Total basement floor area: _____
Total ground floor area: _____
Square feet per upper floor(s): _____

Commercial floor area: _____
Industrial floor area: _____
Office floor area: _____
Total floor area: _____

Proposed Residential Uses:

Total number of units: _____
Number of two or less room units: _____
Number of three or more room units: _____

Residential unit floor area: _____
Residential amenity floor area: _____
Unit Type(s): ☐ Rental ☐ Condominiums ☐ Both

Proposed Additions:

Existing total floor area: _____
Proposed total floor area: _____

Location of addition(s): ☐ Rooftop ☐ Side ☐ Rear
☐ Front ☐ Other (please specify) _____

10. Required and Proposed Setbacks

Required front setback: _____
Required rear setback: _____
Required side setback(s): _____

Proposed front setback: _____
Proposed rear setback: _____
Proposed side setback(s): _____

11. Required and Proposed Parking

Required number of parking spaces: _____
Proposed number of parking spaces: _____

Typical size of parking spaces: _____
Number of barrier free spaces: _____

12. Landscaping

Description of proposed landscaping: _____

☐ I have reviewed the City of Birmingham's Prohibited Species in Article 4, Section 4.20 of the Zoning Ordinance

13. Streetscape

Required sidewalk width: _____
Required benches: _____
Required street trees: _____
Require street lights: _____
Required trash receptacles: _____
Required bike racks: _____

Proposed sidewalk width: _____
Proposed benches: _____
Proposed street trees: _____
Proposed street lights: _____
Proposed trash receptacles: _____
Proposed bike racks: _____

14. Loading

Required loading spaces: _____
Required dimensions: _____

Proposed loading spaces: _____
Proposed dimensions: _____

15. Waste Receptacles

Location of waste receptacle(s): _____

Types of waste receptacles: ☐ Dumpster ☐ Recycling
☐ Compactor ☐ Cans ☐ Grease ☐ Other

16. Mechanical Equipment

Rooftop Mechanical Equipment:

Description of location of units on rooftop: _____

Number of units: _____
 Types of units: _____

Ground Mounted Mechanical Equipment:

Description of location of units on ground: _____

Number of units: _____
 Types of units: _____

Utilities and Transformers:

Description of location of units on ground: _____

Number of units: _____
 Types of units: _____

17. Lighting

Location of light fixtures: _____

Types of light fixtures: ☐ Spot ☐ Flood ☐ Area
☐ Bollard ☐ In-grade ☐ Goosenecks ☐ Lanterns
☐ Security ☐ Pole-Mounted ☐ Wall Pack ☐ Other

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signed by:

Jim Van Boven

Signature of Property Owner: _____

3C93FC6FF009E42B...

Date: 2/11/2025

Print Name: James Van Boven

Signature of Applicant: _____

Date: _____

Print Name: _____

Signature of Architect: _____

Date: _____

Print Name: _____

Office Use Only

Application #: PSL025-0001

Date Received: 2/28/25

Fee: \$ _____

Date of Approval: _____

Date of Denial: _____

Reviewed By: _____

16. Mechanical Equipment

Rooftop Mechanical Equipment:

Description of location of units on rooftop: _____

Number of units: _____
Types of units: _____

Ground Mounted Mechanical Equipment:

Description of location of units on ground: _____

Number of units: _____
Types of units: _____

Utilities and Transformers:

Description of location of units on ground: _____

Number of units: _____
Types of units: _____

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☐ Security ☐ Pole-Mounted ☐ Wall Pack ☐ Other

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Property Owner: _____ Date: _____

Print Name: _____

Signature of Applicant: Greg C. Alford

Date: 1-31-25

Print Name: JOHNNY SHOUVEYIA

Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: \$ _____

Date of Approval: _____ Date of Denial: _____ Reviewed By: _____



EXTERIOR DESIGN DEVELOPMENT

June 11, 2020



Existing Images



5H



View 1 - long canopy market | with crown



View 2 - long canopy market | with crown



View 3 - long canopy market | with crown



View 4 - long canopy market | with crown



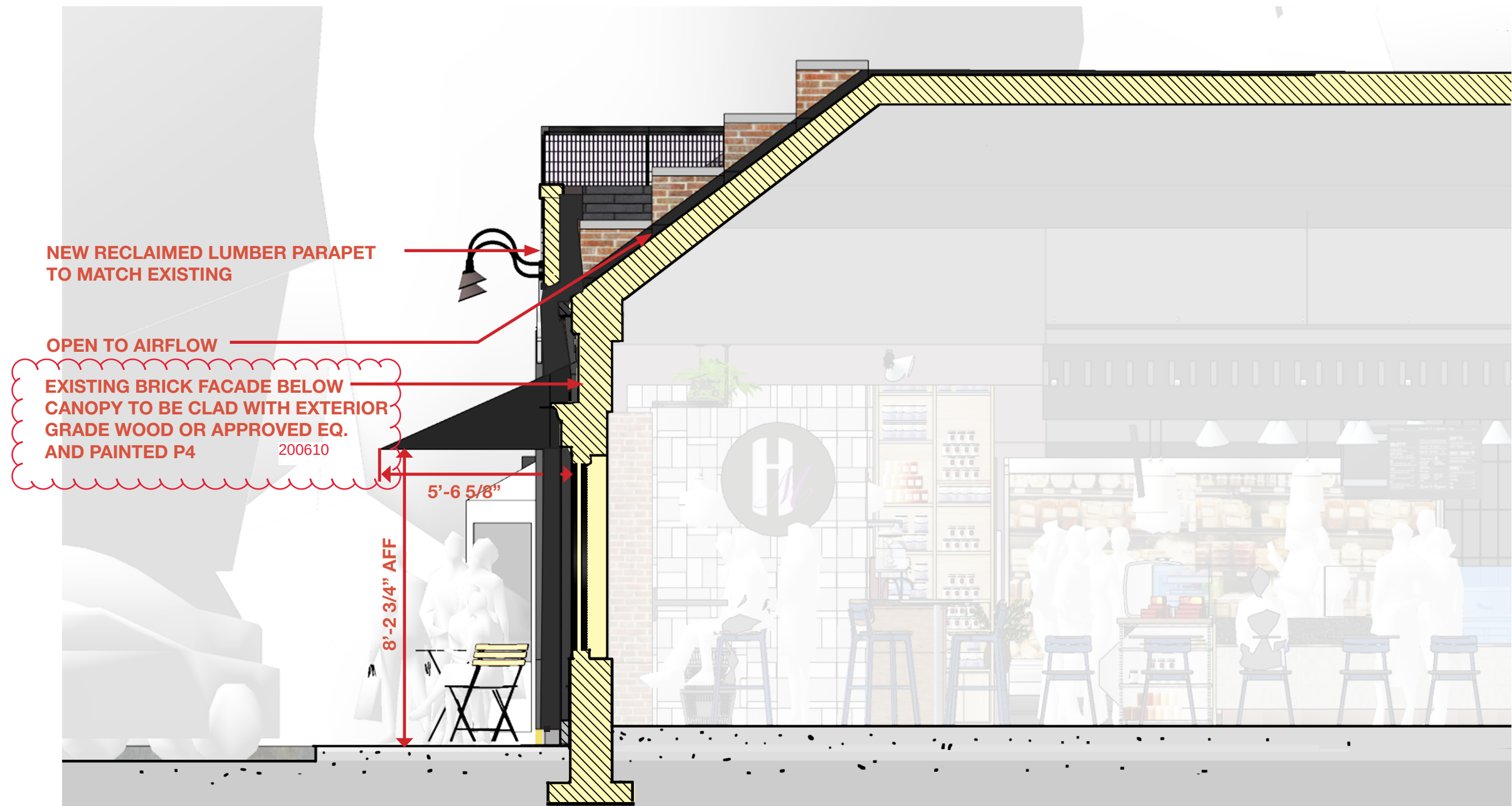
Exterior Elevation

NOTE: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PURCHASE/FABRICATION



Exterior Perspective

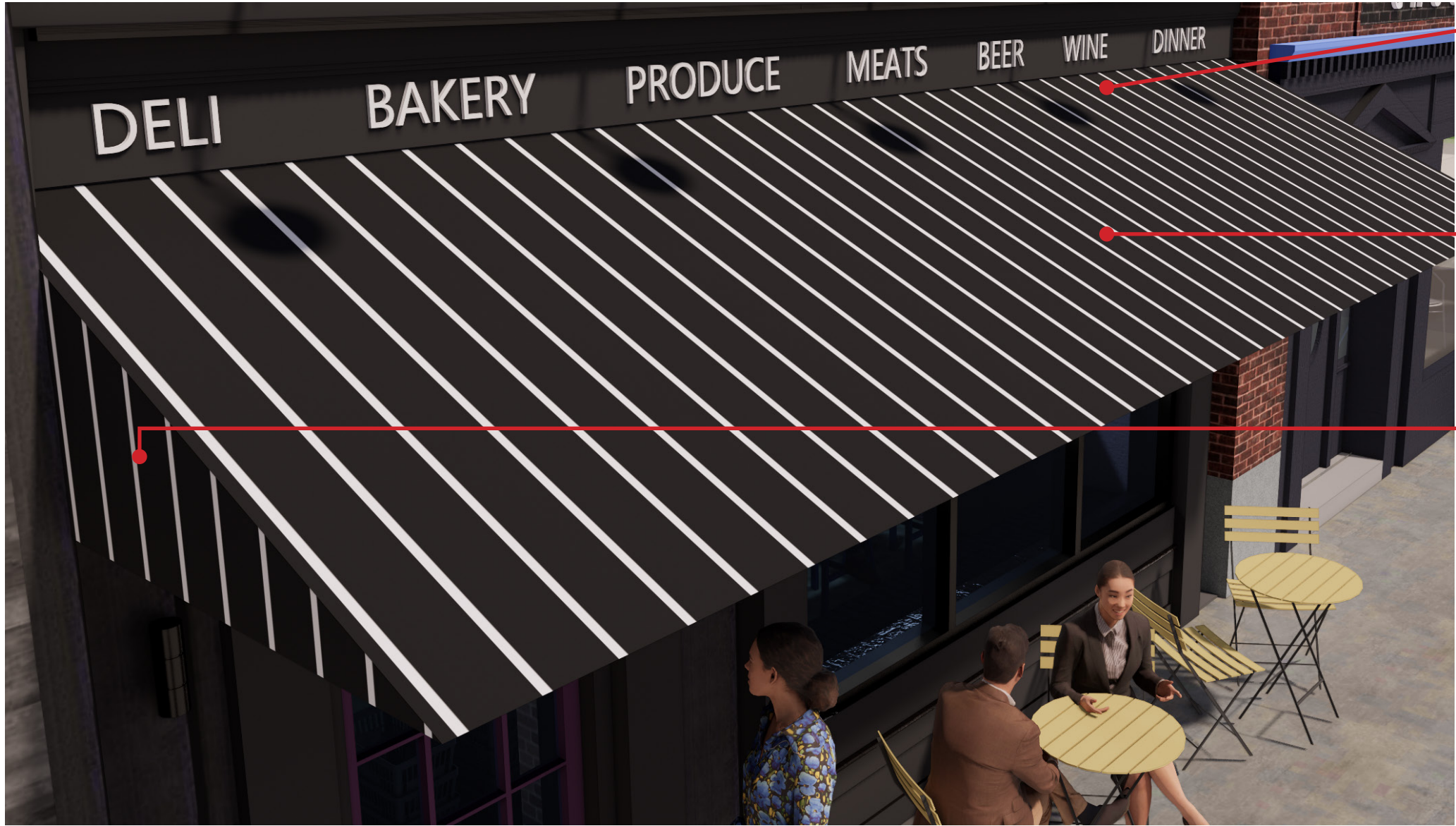
NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION



EXTERIOR FACADE SECTION

NTS

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION



NEW CANOPY-SUNBRELLA #2095-0063 BLACK WITH WHITE STRIPES ADDED

WHITE STRIPES TO BE ADDED. 1" WIDE, 7" SPACING ON CENTER.

ENDS TO BE FINISHED WITH SUM-BRELLA FABRIC & WHITE VERTI-CAL STRIPES. SPACING/SIZE TO MATCH FRONT OF CANOPY

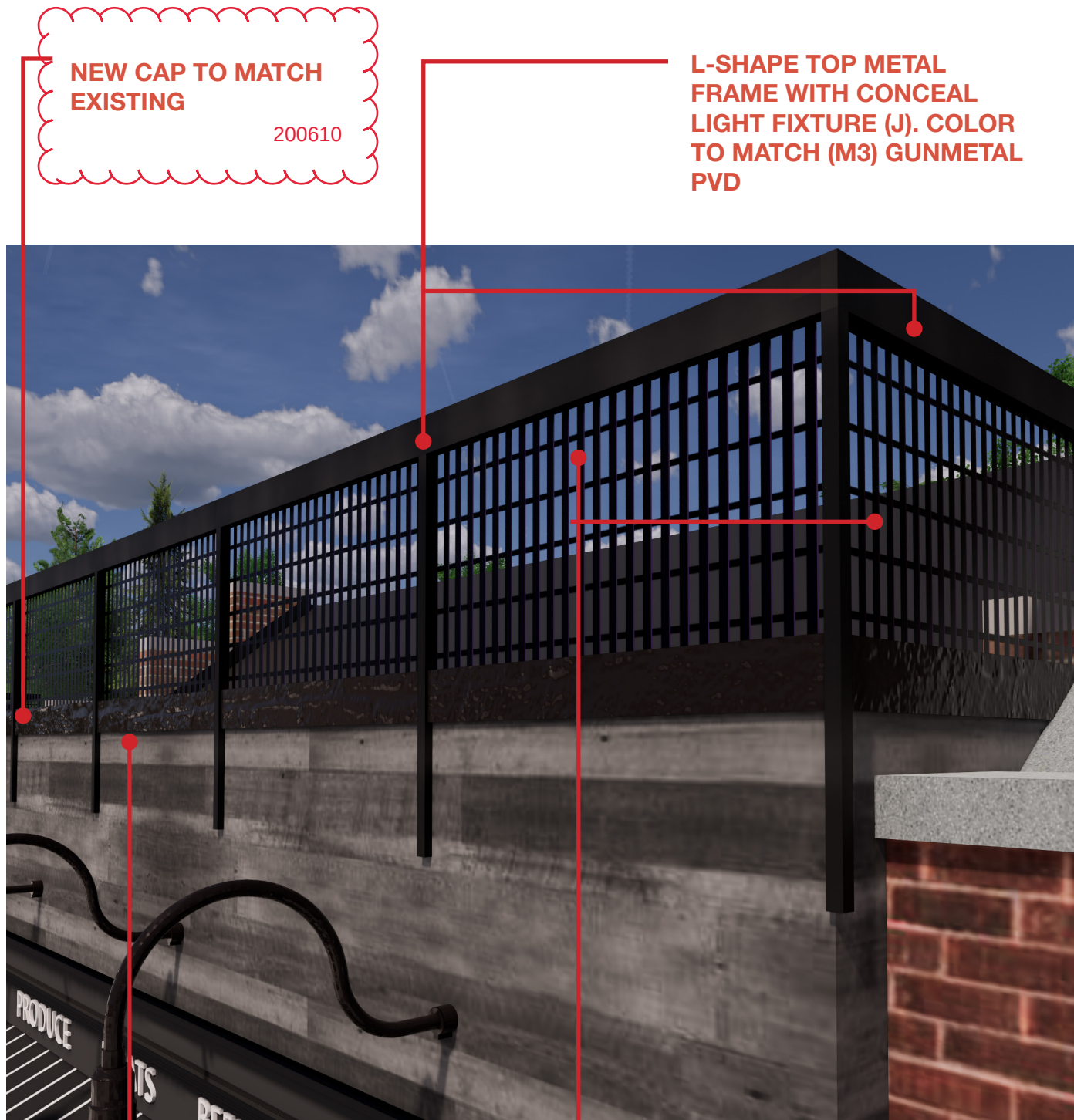
CANOPY LENGTH: 21'-3 13/16"

CANOPY HEIGHT: 2'-5 9/16"

CANOPY DETAIL

NTS

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION. PROVIDE MOCK UP OF CUSTOM PRINT CANOPY MATERIAL WITH WHITE STRIPES TO STUDIOH2G FOR APPROVAL PRIOR TO PURCHASE/FABRICATION



NEW CAP TO MATCH
EXISTING

200610

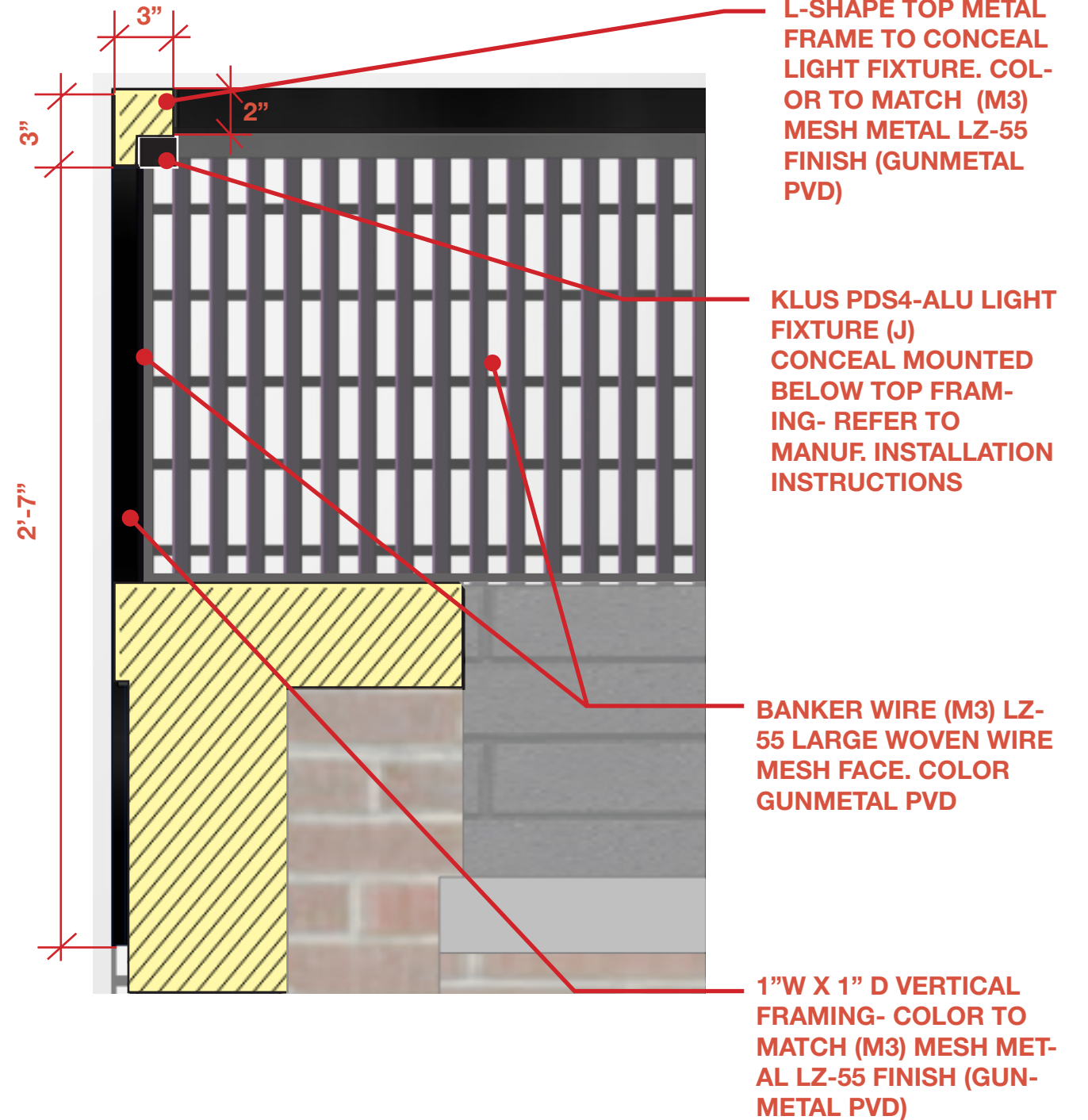
L-SHAPE TOP METAL
FRAME WITH CONCEAL
LIGHT FIXTURE (J). COLOR
TO MATCH (M3) GUNMETAL
PVD

1" WIDE X 1" D VERTICAL
FRAMING. COLOR TO MATCH
(M3) GUNMETAL PVD

BANKER WIRE (M3) LZ-55
LARGE WOMEN WIRE MESH
FACE. COLOR GUNMETAL
PVD

METAL CROWN DETAIL

NTS



L-SHAPE TOP METAL
FRAME TO CONCEAL
LIGHT FIXTURE. COL-
OR TO MATCH (M3)
MESH METAL LZ-55
FINISH (GUNMETAL
PVD)

KLUS PDS4-ALU LIGHT
FIXTURE (J)
CONCEAL MOUNTED
BELOW TOP FRAM-
ING- REFER TO
MANUF. INSTALLATION
INSTRUCTIONS

BANKER WIRE (M3) LZ-
55 LARGE WOVEN WIRE
MESH FACE. COLOR
GUNMETAL PVD

1"W X 1" D VERTICAL
FRAMING- COLOR TO
MATCH (M3) MESH MET-
AL LZ-55 FINISH (GUN-
METAL PVD)

METAL CROWN SECTION

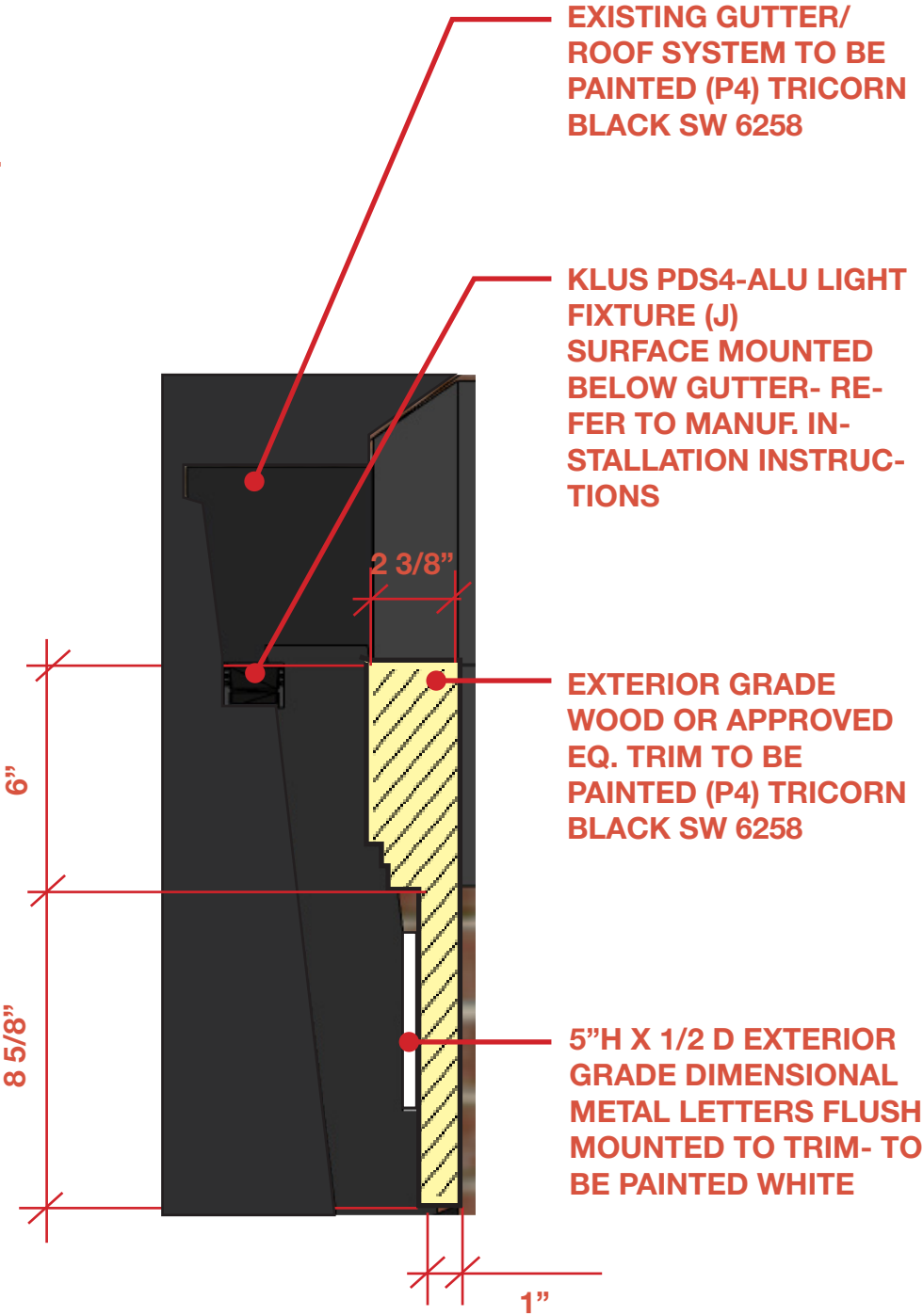
NTS

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION.
PROVIDE MOCK UP TO STUDIOH2G FOR APPROVAL PRIOR TO PURCHASE/FABRI-
CATION



TRIM DETAIL

NTS



TRIM SECTION

NTS

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION. PROVIDE MOCK UP TO STUDIOH2G FOR APPROVAL PRIOR TO PURCHASE/FABRI- CATION

Project Name: Holiday Market Select

Project Number:

Location: 1740 W Maple Rd, Birmingham, MI 48009

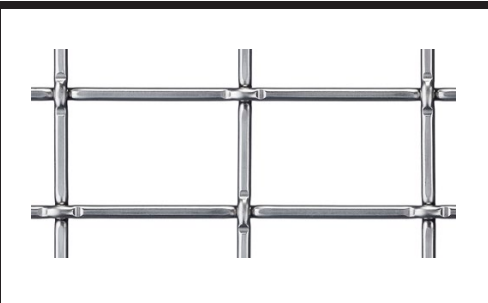
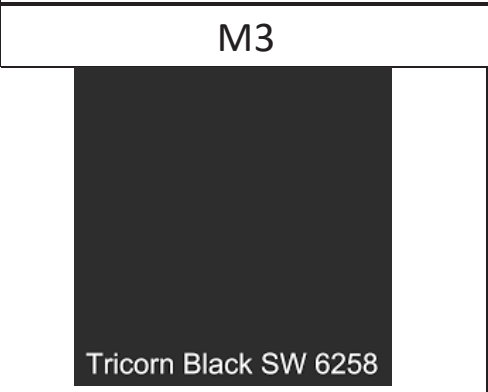
Materials + Finishes Schedule

Date: April 27, 2020

Revisios:

studio|H2G

headstogether. including yours.

 M3		Banker Wire LZ-55 Large Woven Wire Mesh Pattern color: Gunmetal PVD framing to match	C.I. Banker Wire & Iron Works Headquarters 123 W. Boxhorn Drive Mukwonago, WI 53149 sales@bankerwire.com 262-363-6120	QTY: TBD Lead Time: TBD	Location in Project: Exterior metal canopy
 P4	SHERWIN-WILLIAMS	Paint Color: Tricorn Black Code: SW 6258	Dawn M Cenowa, CSI The Sherwin-Williams Company 2550 S Telegraph Rd, Suite 118, Bloomfield Hills, MI 48302 P:248.660.3067 dawn.m.cenowa@sherwin.com	QTY: TBD Lead Time: TBD	Location in Project: Exterior brick, trim, door & frames
Holiday Market Purple P5	SHERWIN-WILLIAMS	Paint Collection: tbd Color: tbd Code: tbd	rep: tbd	QTY: TBD Lead Time: TBD	Location in Project: exterior entry door and frame

Project Name: Holiday Market Select

Project Number:

Location: 1740 W Maple Rd, Birmingham, MI 48009

Lighting Schedule

Date: April 27, 2020

Revisios:



Fixture	Manufacturer	Description	Source	QTY/Delivery	Remarks
 I	COOPER LIGHT	Lumiere Collection: Westwood 912-2 Color: Black BK Code:912-2 Size: Lamp Type: exterior wall sconce	Amanda Leporowski 30775 Barrington Street Madison Heights MI, 48071 248.677.0850	QTY: 3 Lead Time: TBD	Location in Project: exterior façade- painted brick wall
 J		surface mount linear Color: black anodized Code: PDS4-ALU Size: Lamp Type: TBD	Josh Dickerson Gasser Bush Associates 30984 Industrial Livonia, MI 48150 P:734.266.6705 C:248.688.8001 jdickerson@gasserbush.com	QTY:TBD Lead Time: TBD	Location in Project: surface mounted to façade- under metal mesh crown trim & existing gutter

Thank You.



2299 E Lincoln Birmingham, MI 48009 USA
+1 248.671.4640 www.studioH2G.com

Viogold 4, LLC
1203 S. Main St.
Royal Oak, MI 48067

Holiday Market Select
1740 W Maple Rd.,
Birmingham, MI 48009

[illegible]

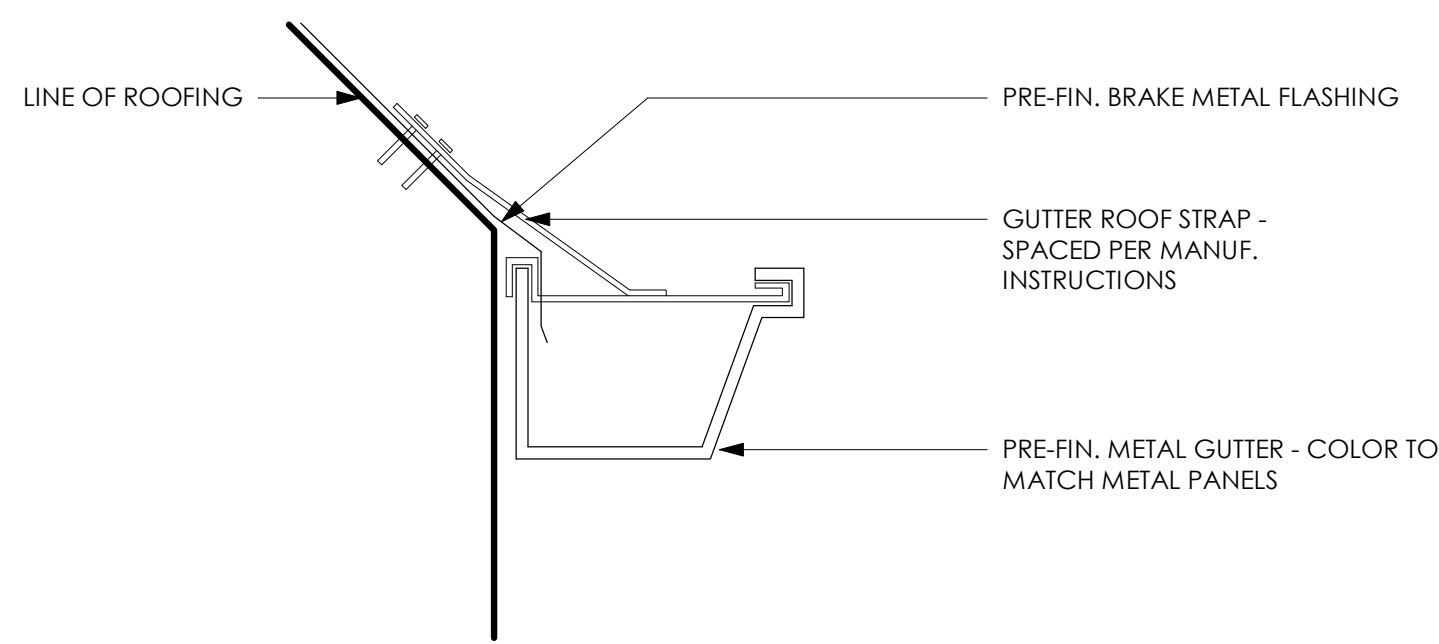
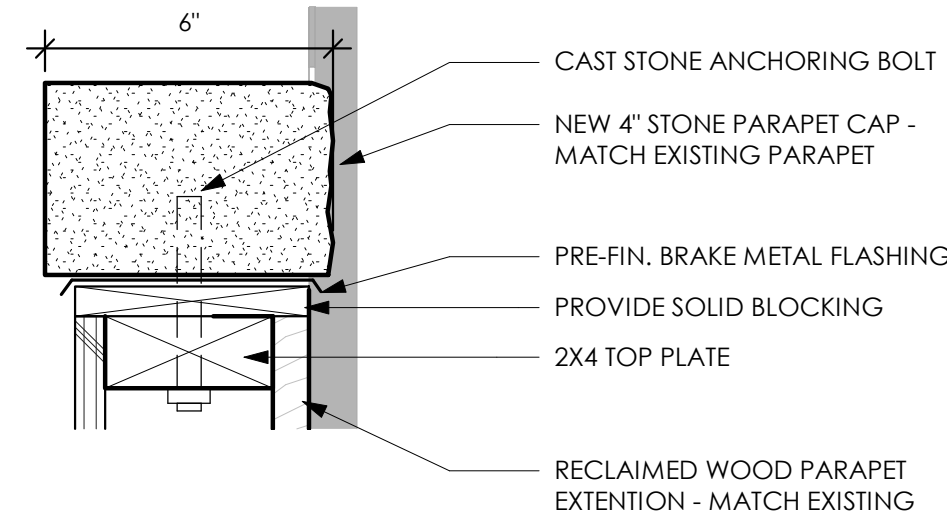
A circular professional seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED ARCHITECT" at the bottom, separated by stars. The inner circle contains the name "JASON P. KRIEGER" and the word "ARCHITECT" above the license number "No. 53578". A stylized signature is written across the seal.

North Arrow:

Wall Sections

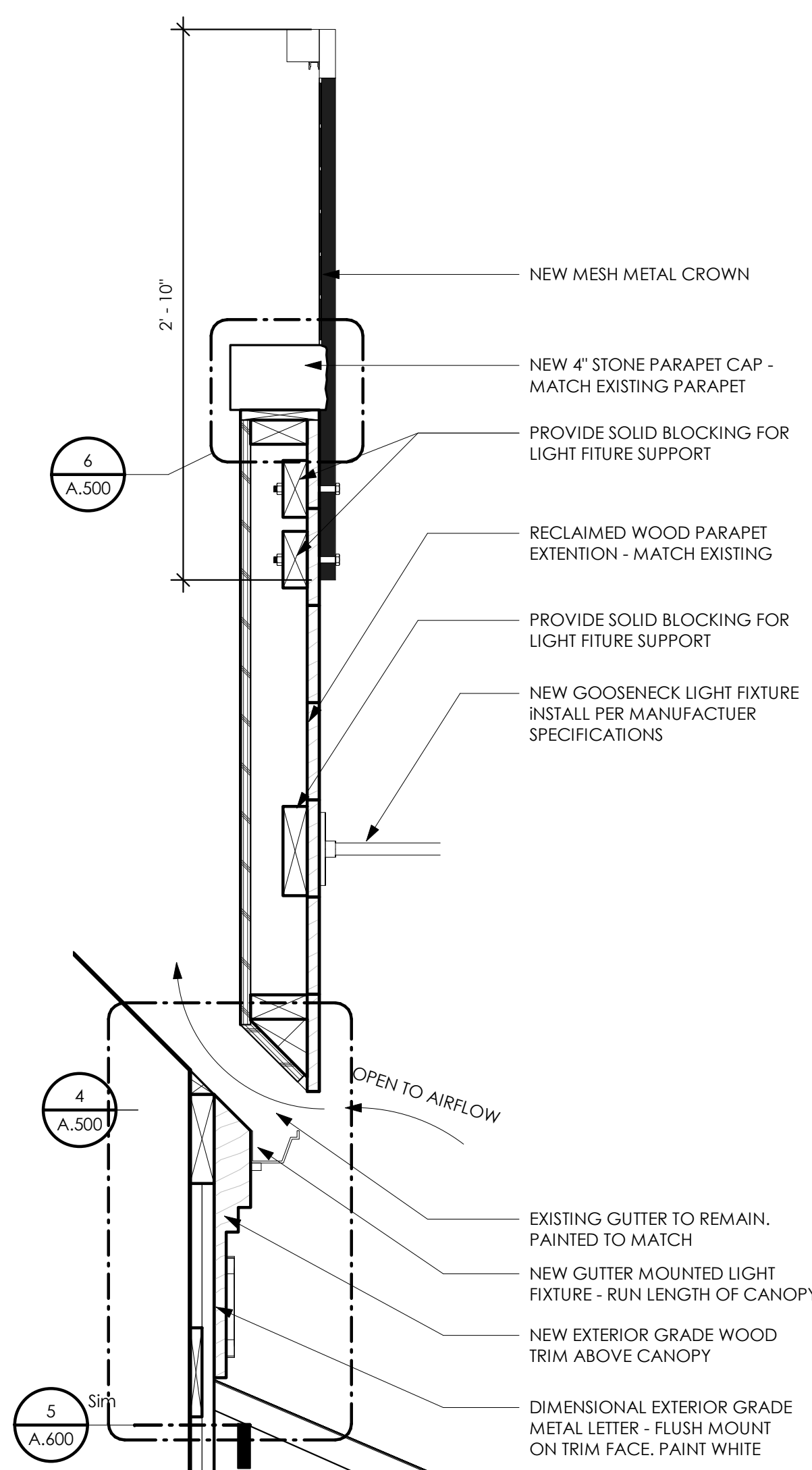
19-100

A.500

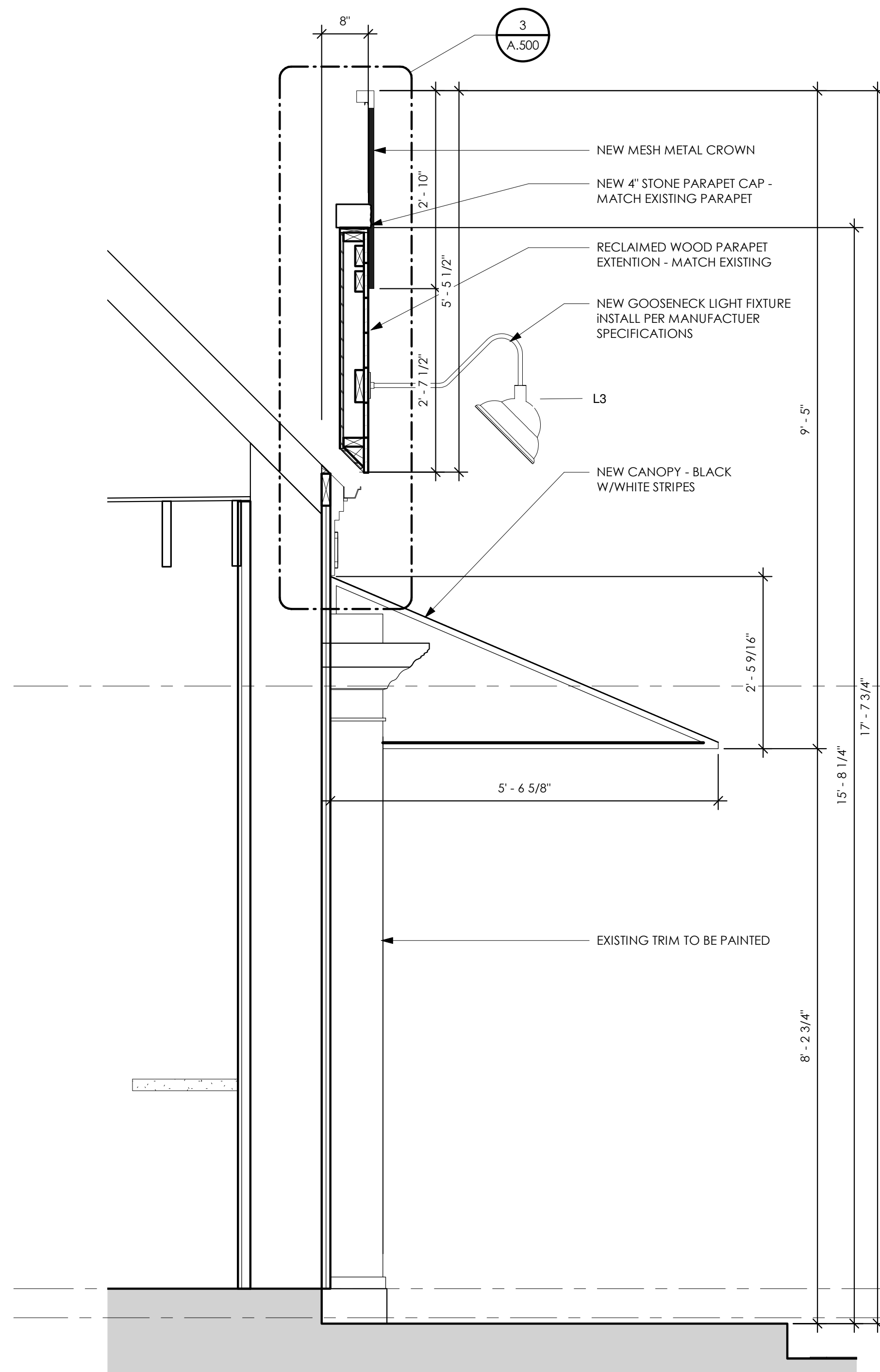

$$6'' = 1'-0''$$


A.500 $3'' = 1'-0''$

A.500 3" = 1'-0"

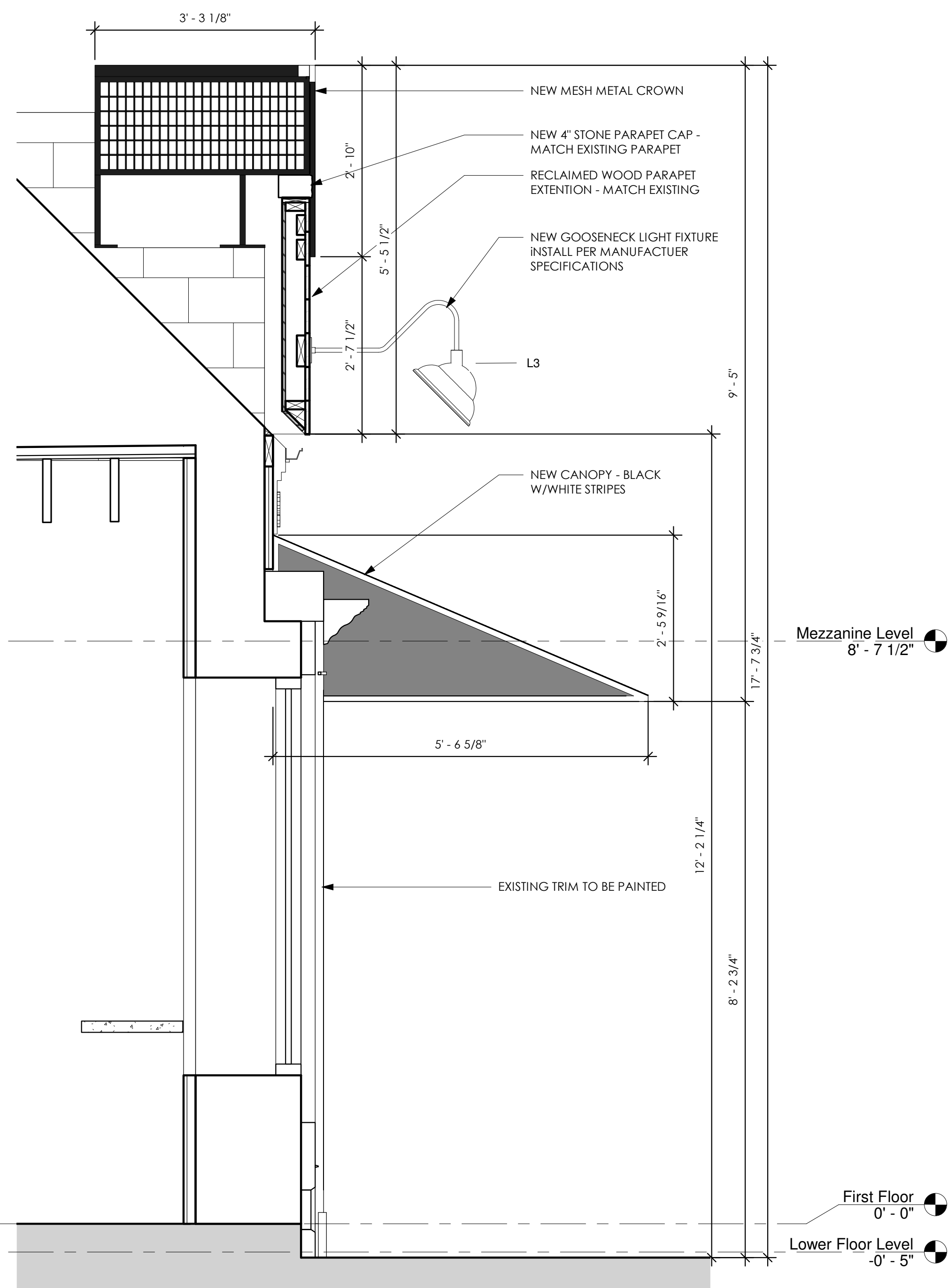


A.500 1 1/2" = 1'-0'

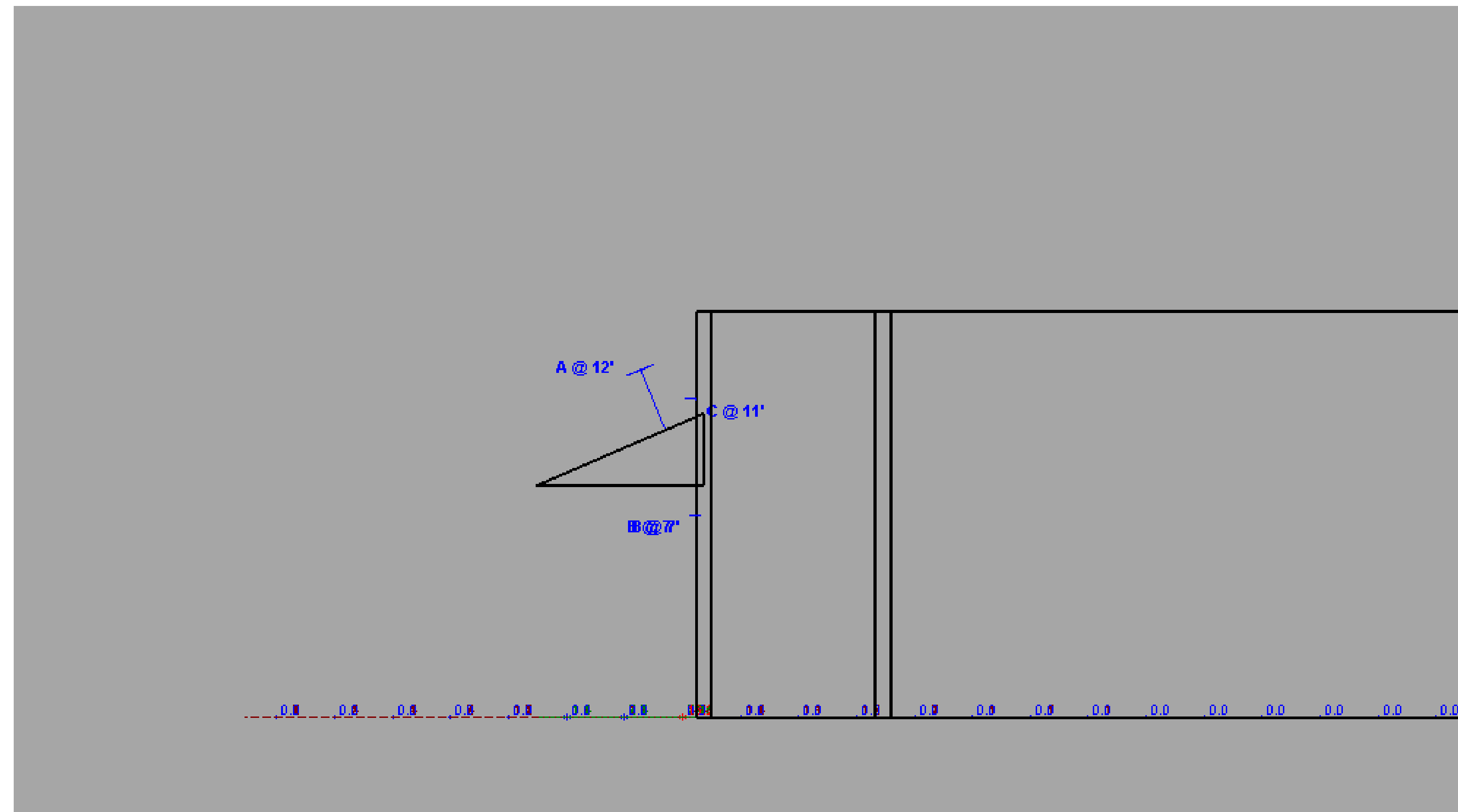
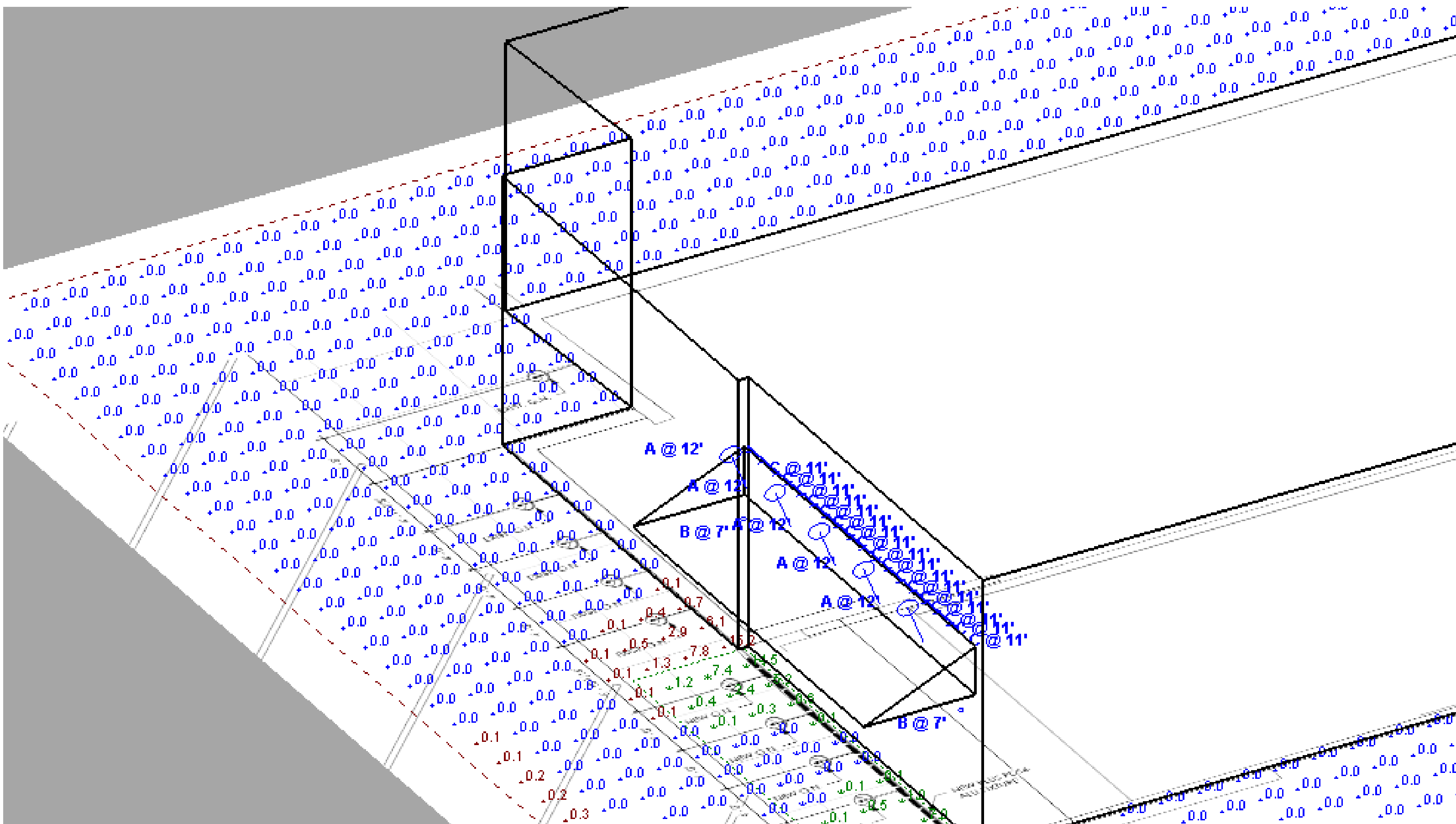


A.200 $3/4" = 1'-0"$

5H



A.200 $3/4" = 1'-0"$



Schedule								
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF Wattage
	A	5	AR1214GV-27L-35K-EX-TF1-MWI	Angled Reflectot, 12" Nom. Diam Open Aperture x 14" H	N/A, Gen3	1	1830	0.9 18
	B	2	C0310XT-7L-xxK-MD-EX-SO-xx-MW (Downlight Only)	Nom. 3" Diam. x 10"H Direct Cylinder	N/A	1	505	0.9 6.2
	C	17	PDS-4-ALU (LED K-30-1275 3000K)	Extrusion PDS-4-ALU with cover KA-PRO clear	LED 1x 12" 30cm K-30-1275 3000K	1	350	0.9 4

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
BUILDING PERIMETER	+	0.1 fc	16.2 fc	0.0 fc	N/A	N/A	0.0:1
UNDER CANOPY	X	2.4 fc	16.2 fc	0.0 fc	N/A	N/A	0.1:1

General Note
1. SEE LUMINAIRE LABELS FOR MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT
QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.



PRODUCT DESCRIPTION

Small dimensions, easily release heat, simple assembly, lightweight, environment friendly.

Patent Number: US D621,091 S



- Designed to reach an IP67 waterproof rating
- Ability to obtain a line of light
- Good heat dissipation
- For multiple applications
- Housing for LED strips up to 0.39" / 10 mm wide

FINISH:

- Non anodized (raw)
- Silver anodized
- Black anodized
- RAL

Product no.	Fill empty fields
Fixture type	
Company	
Job name	
Date	

TECHNICAL SPECIFICATION

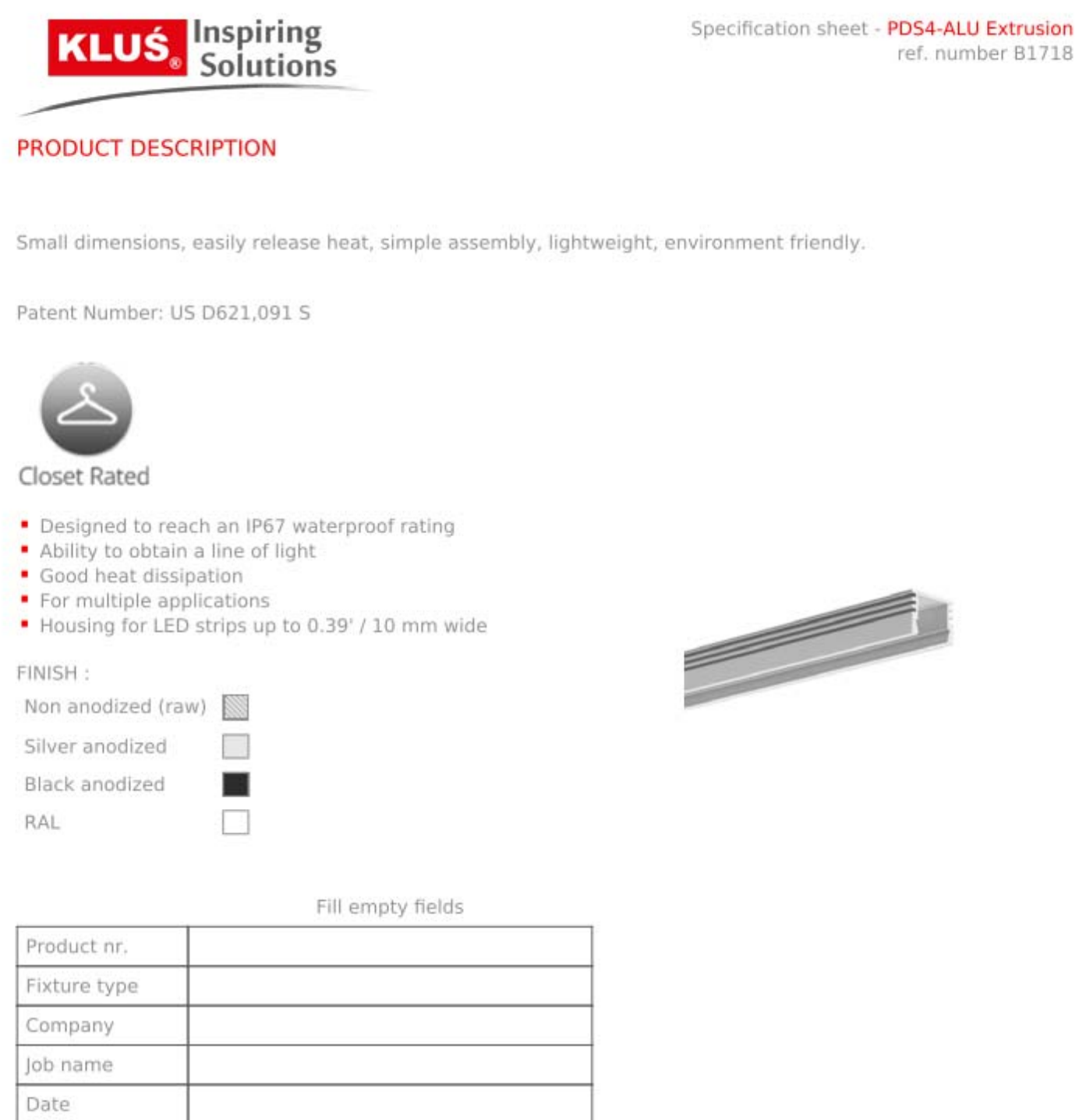
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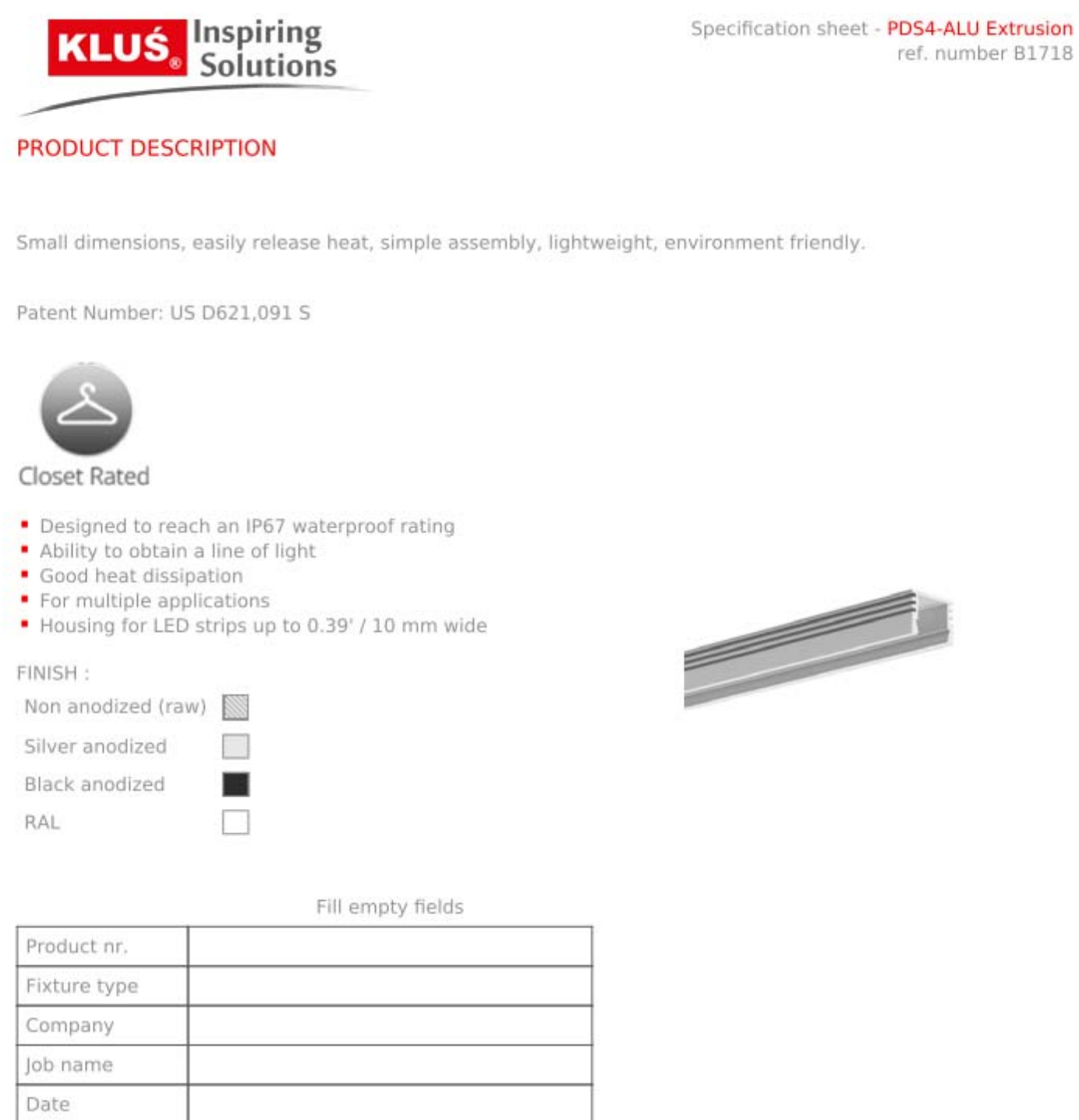
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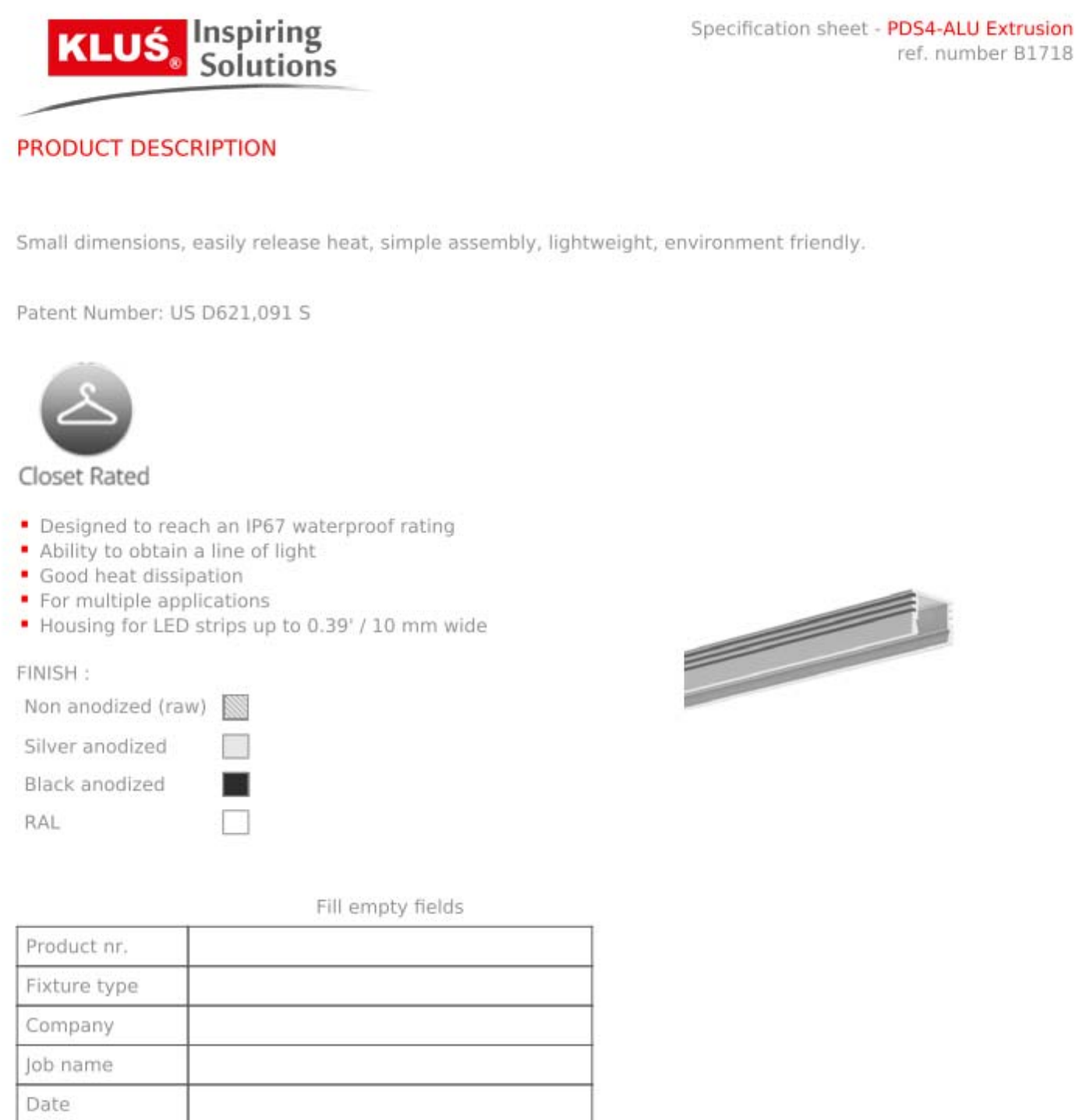
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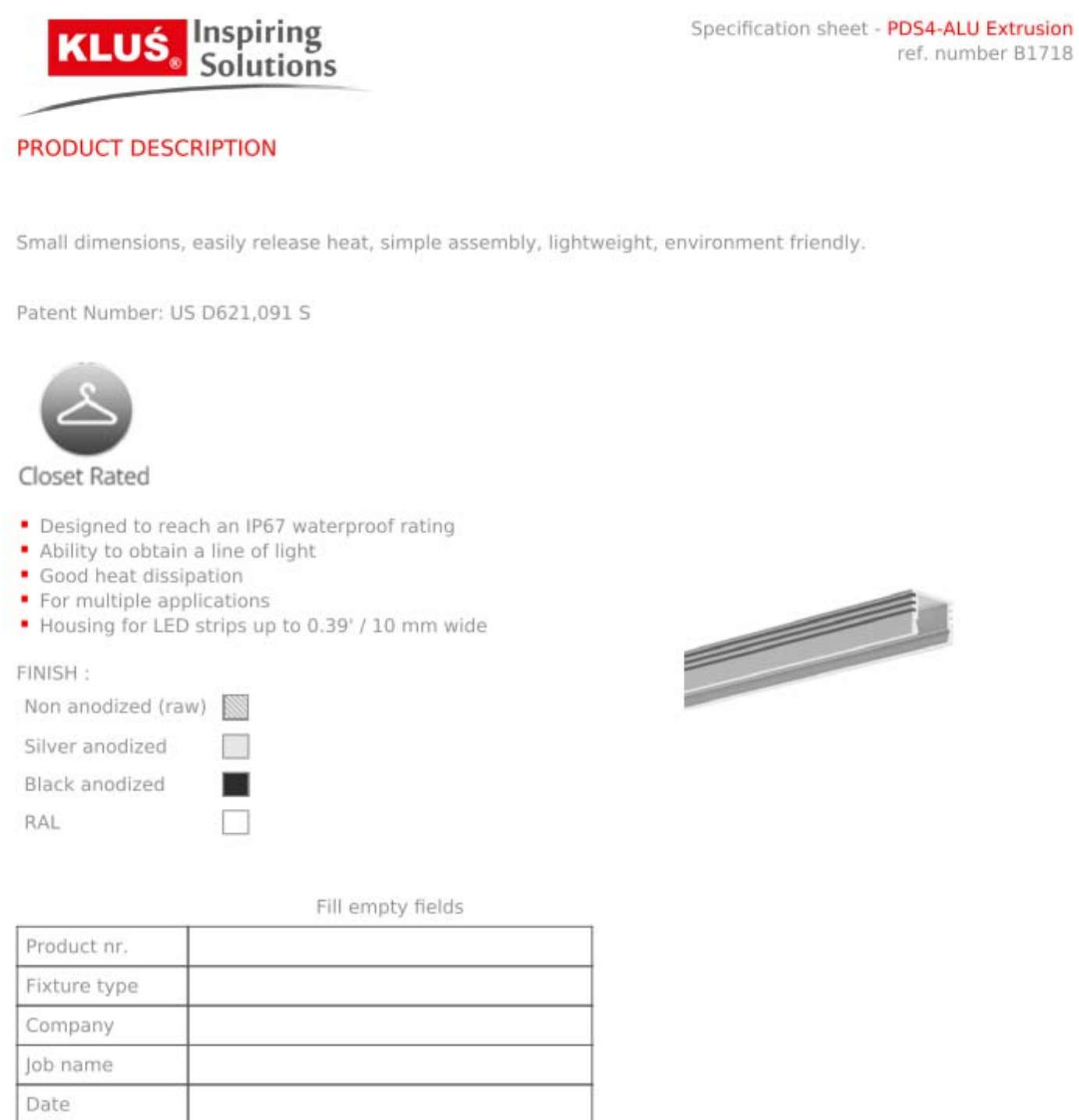
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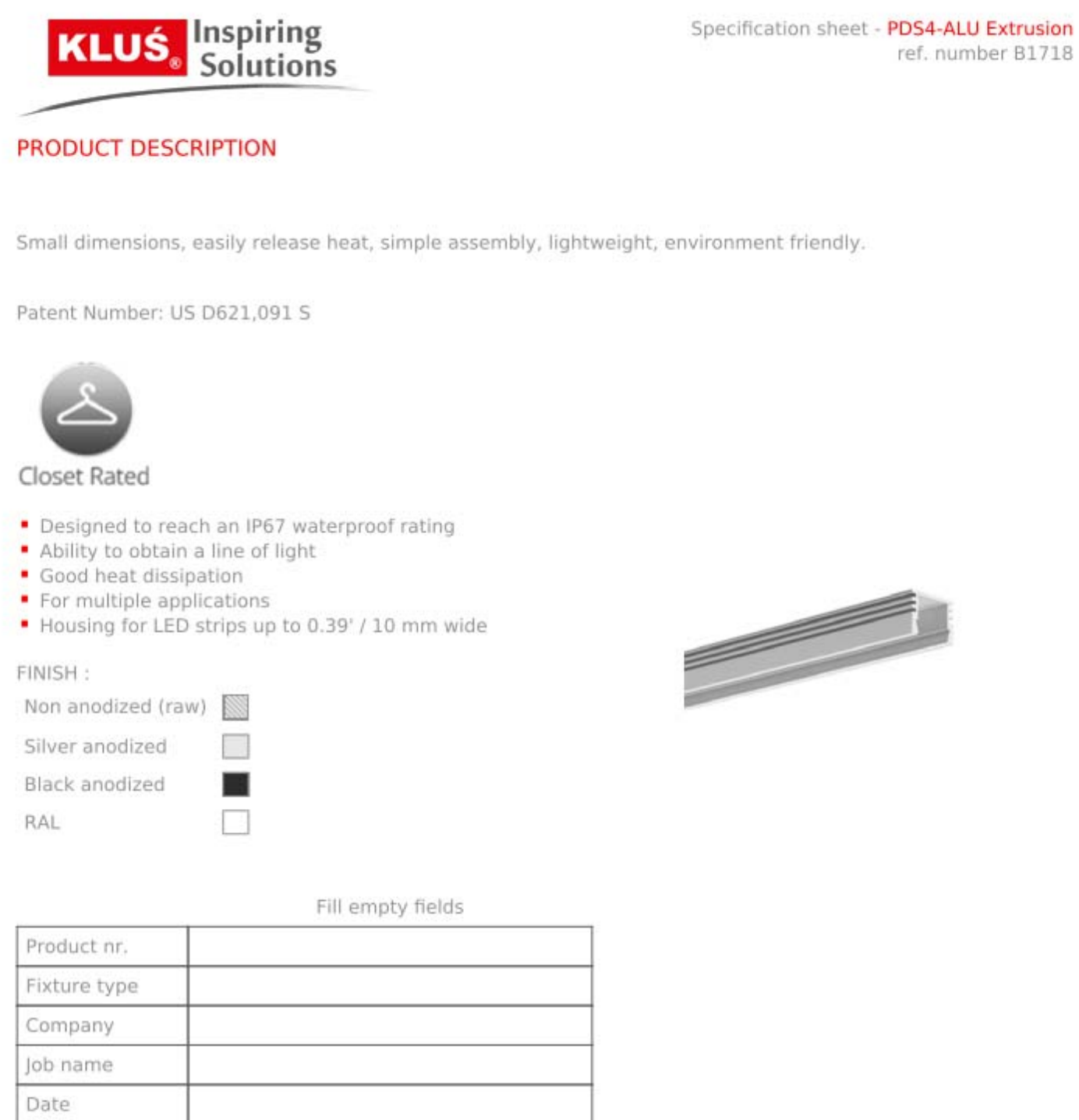
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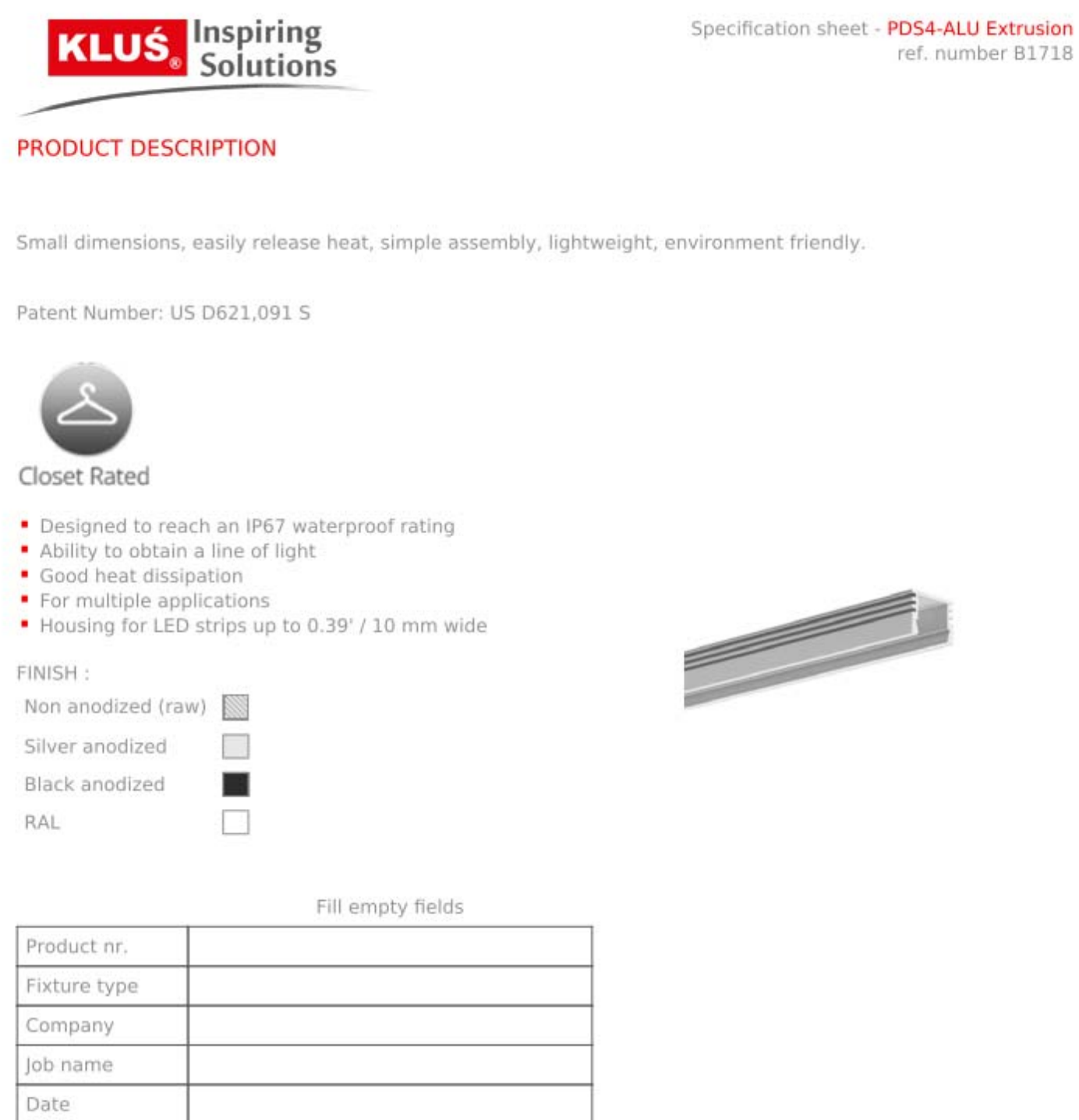
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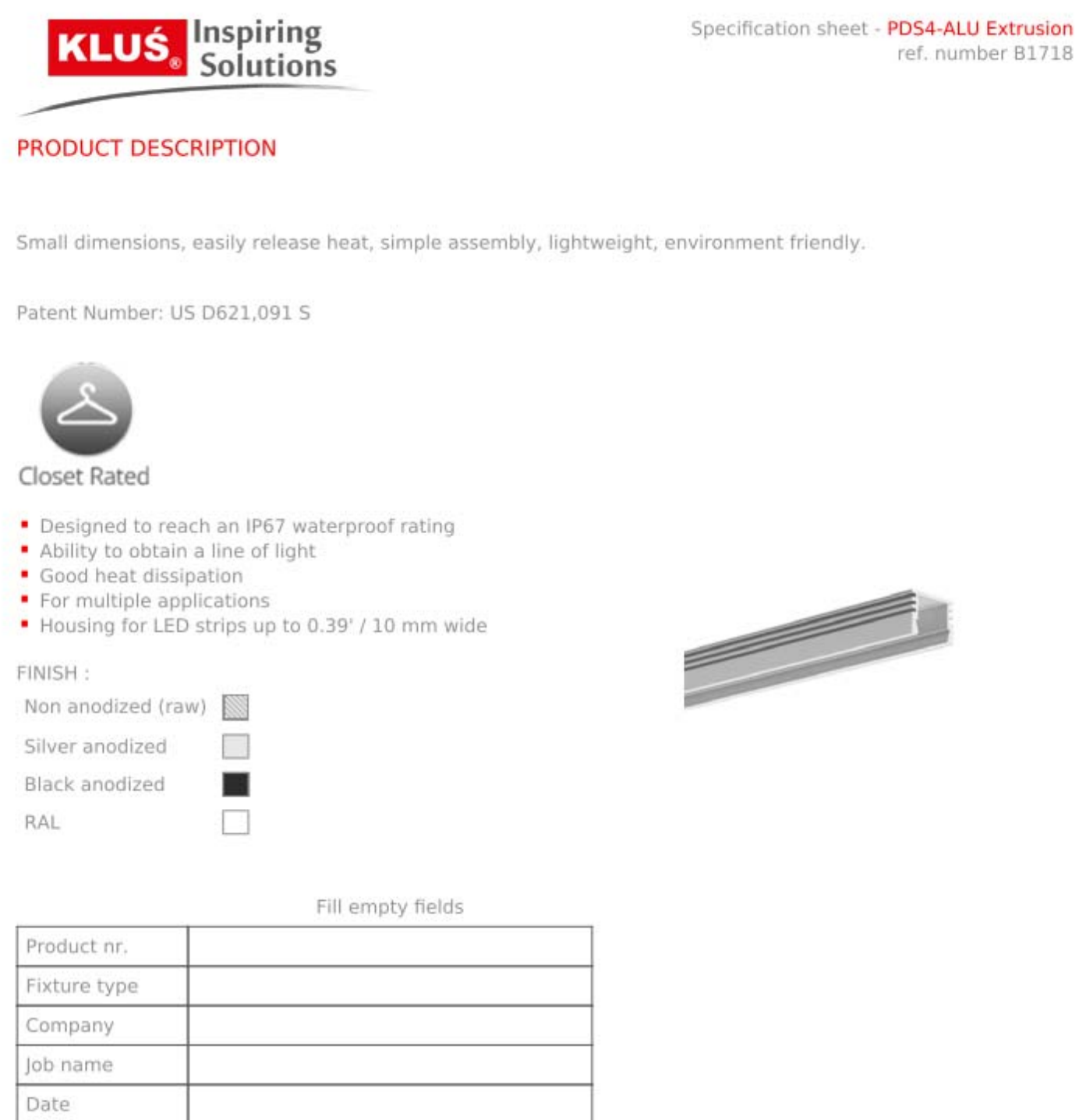
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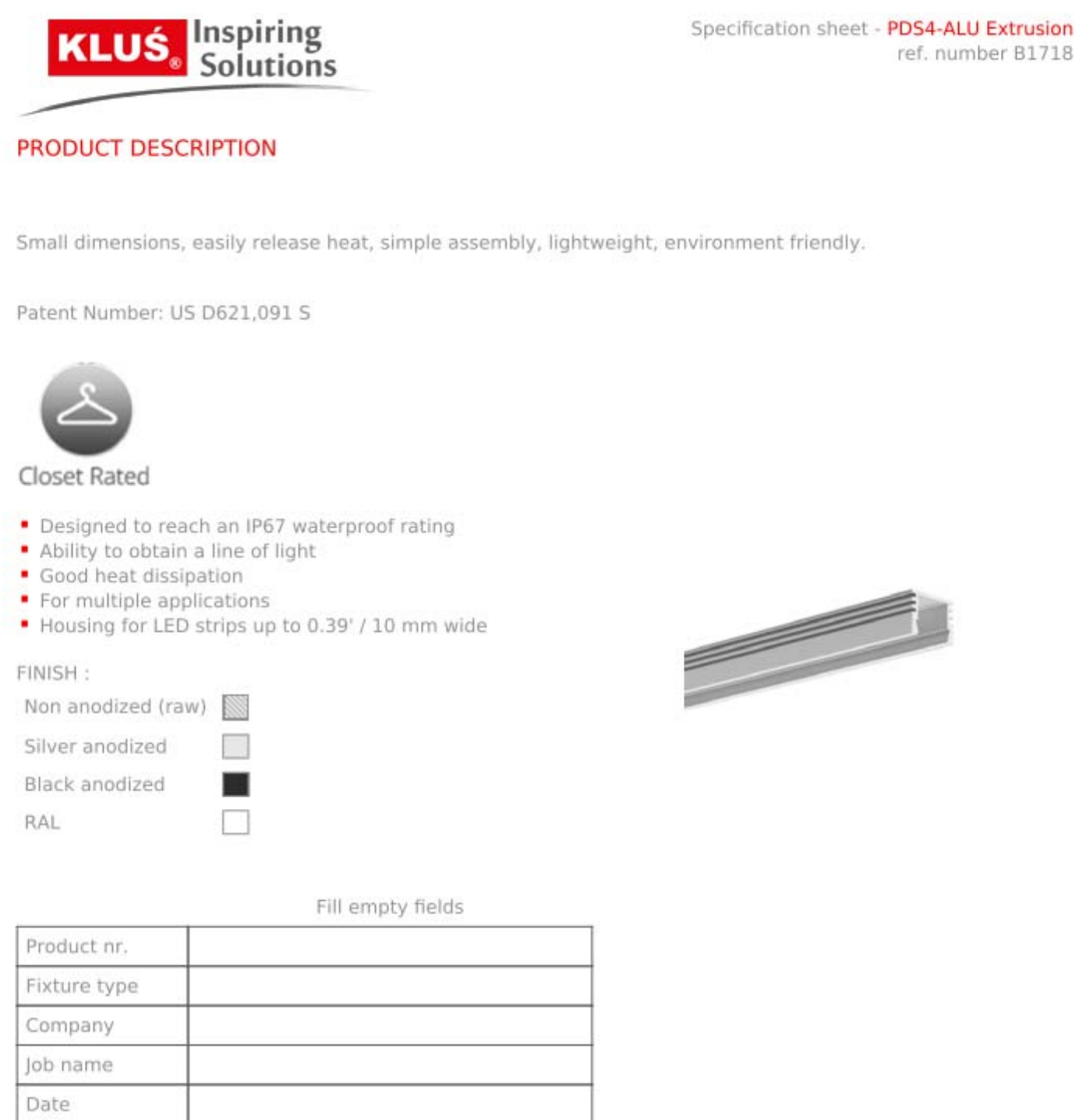
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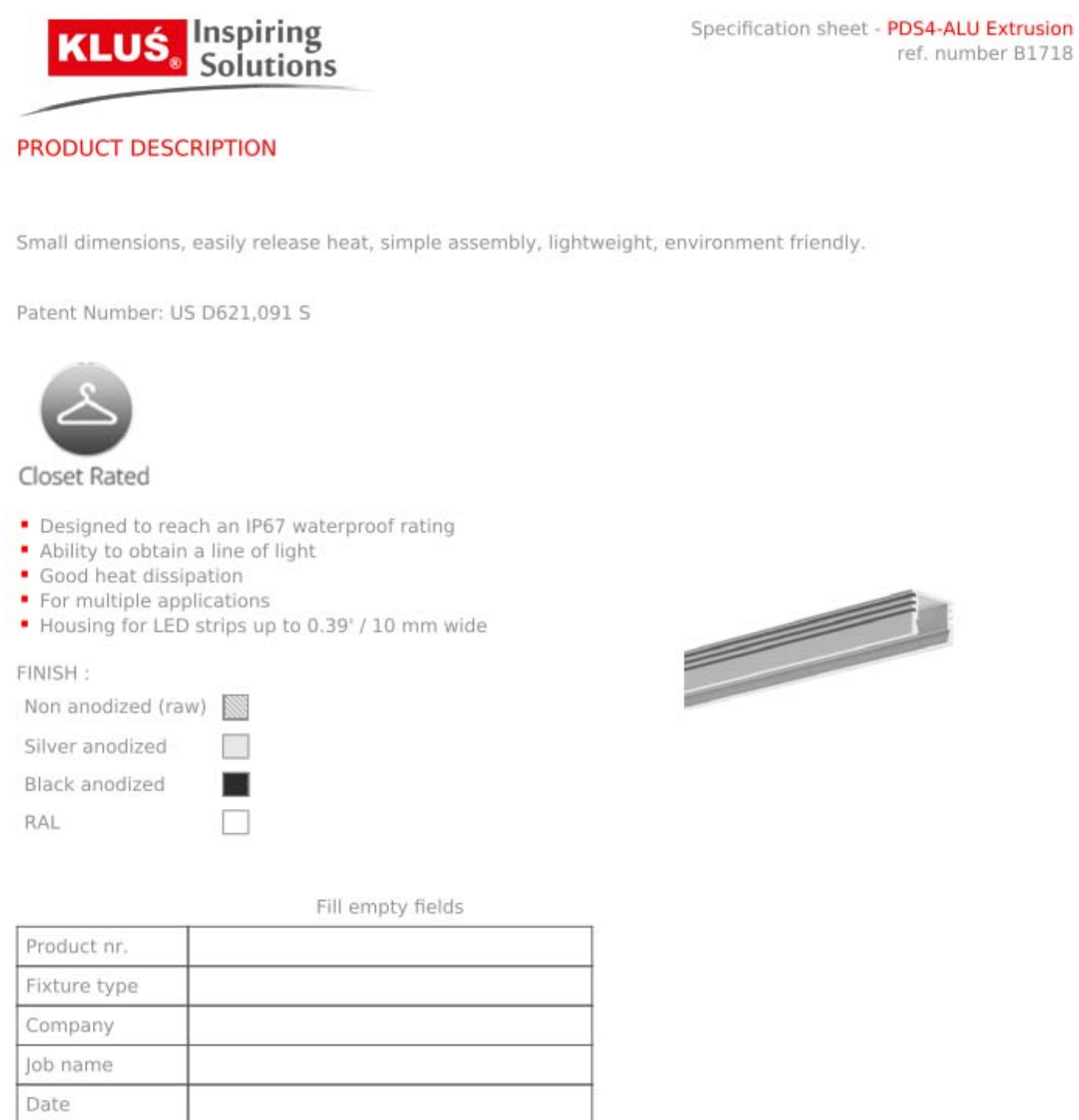
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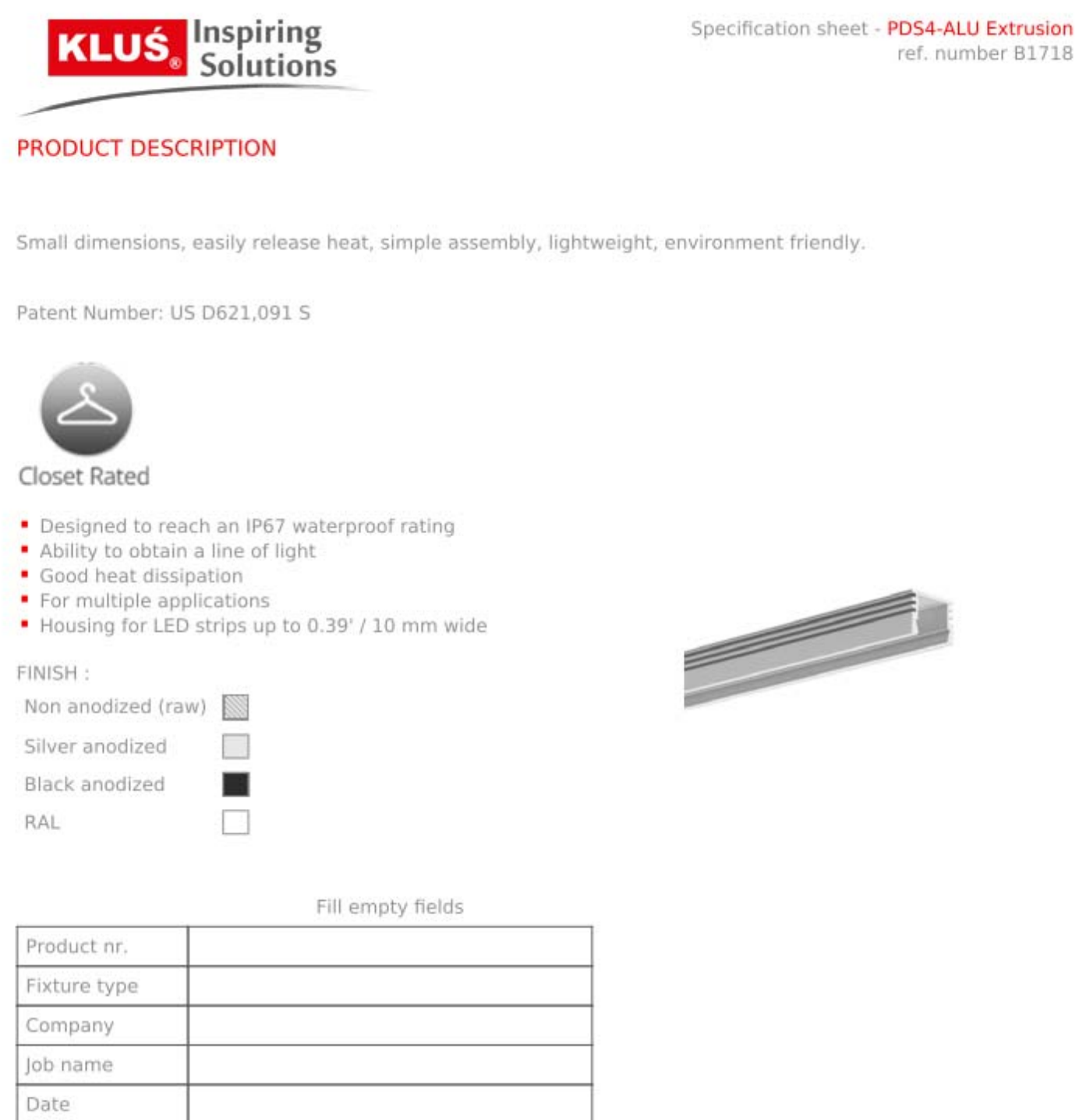
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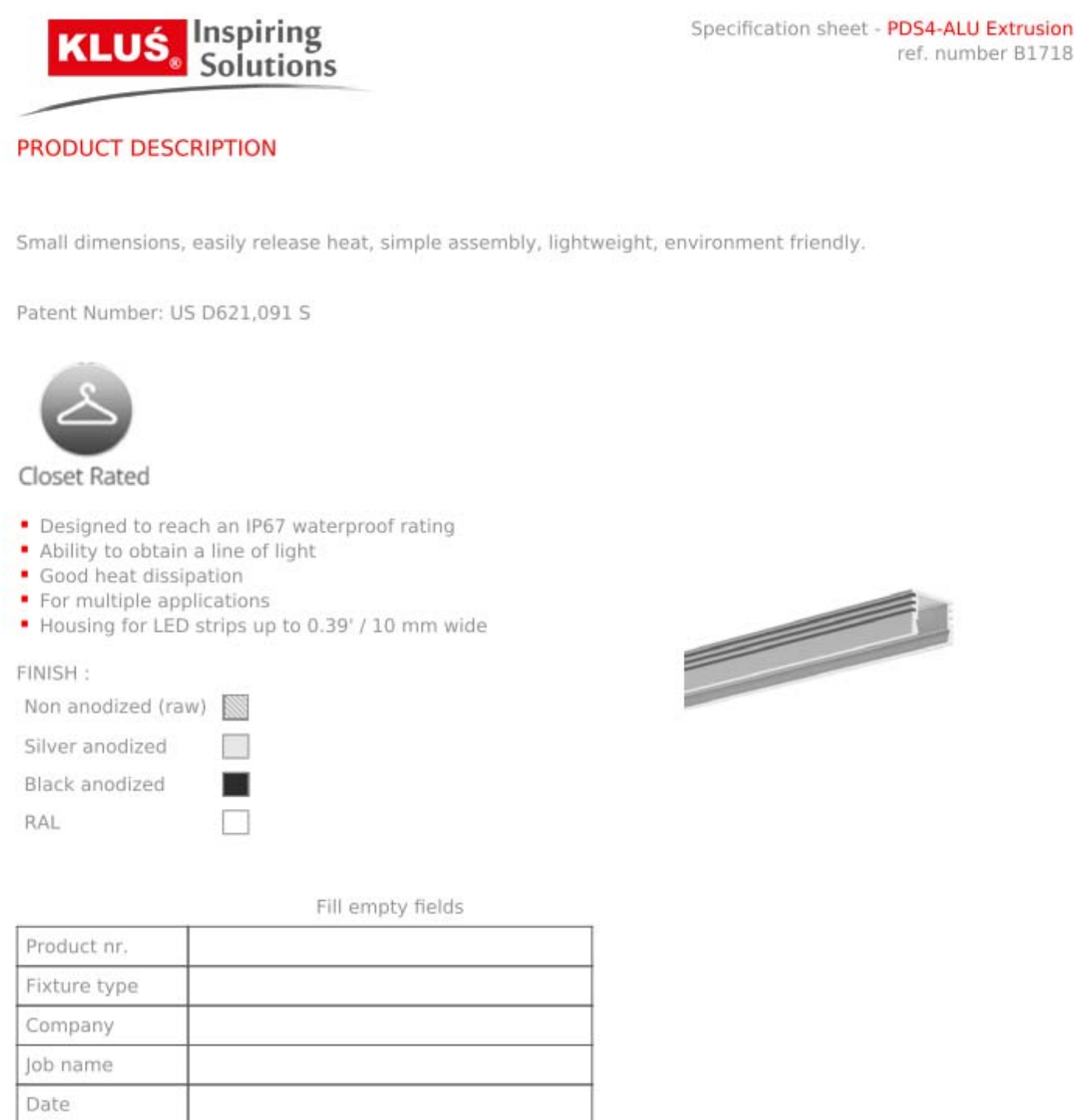
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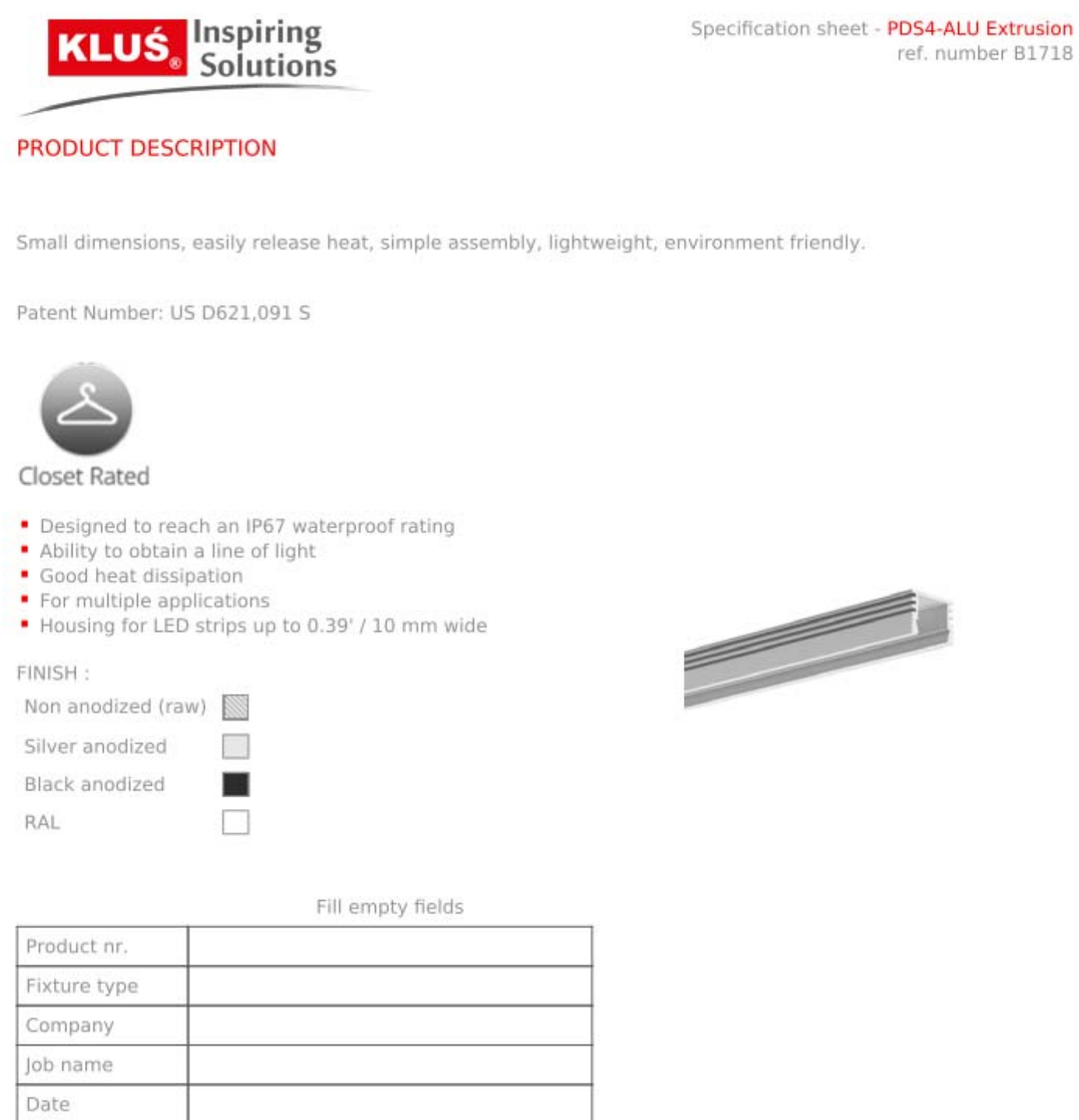
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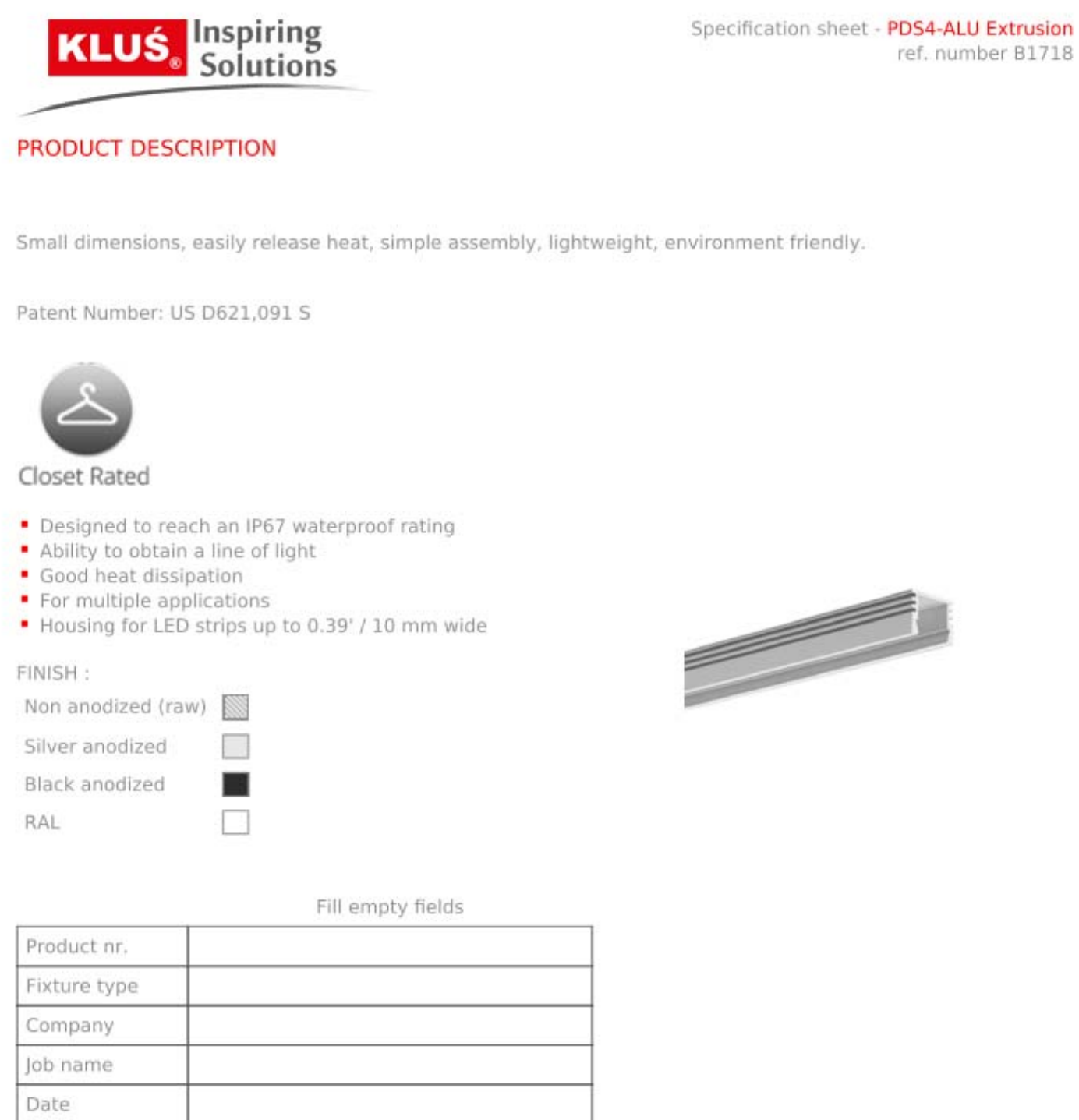
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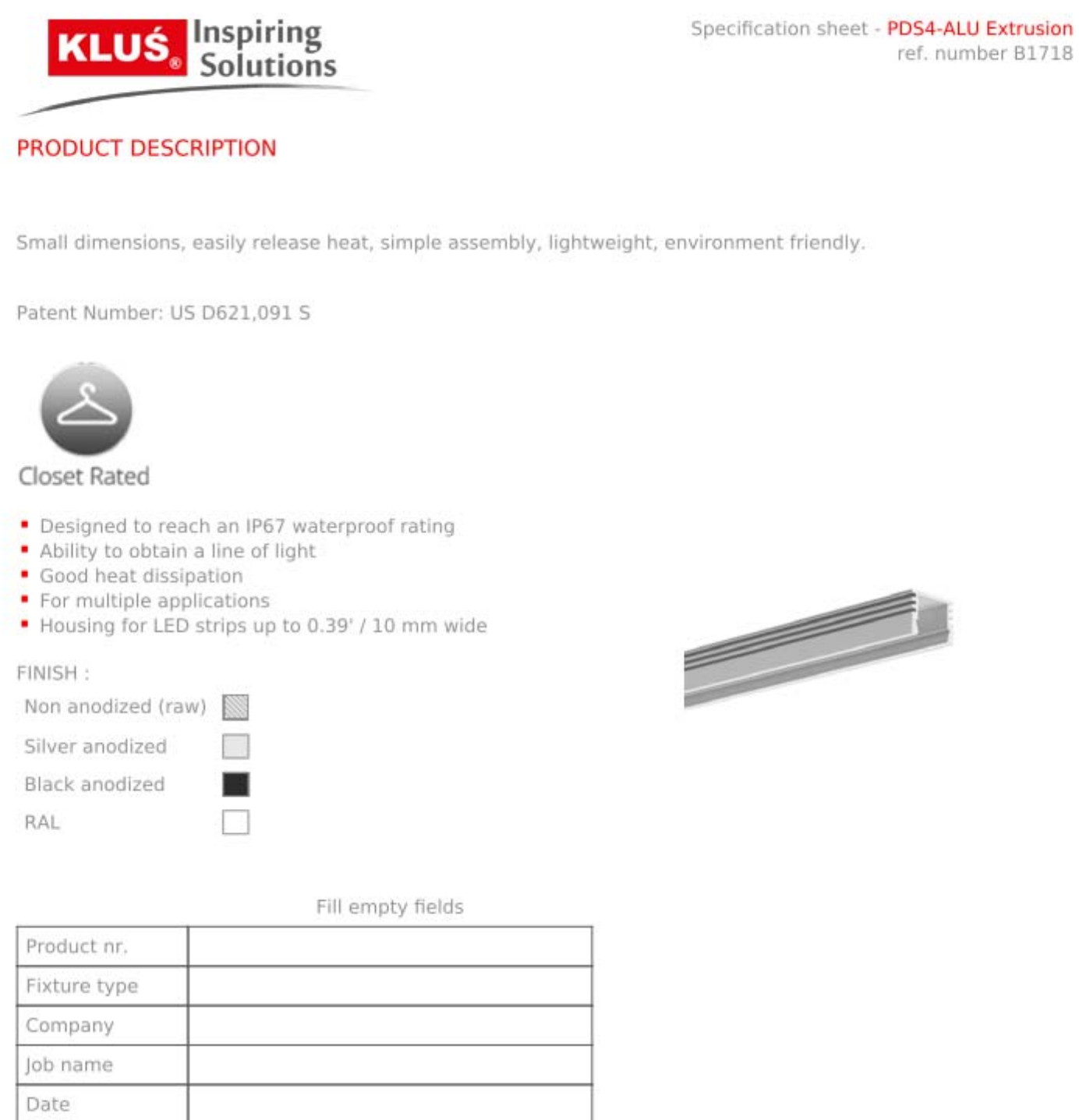
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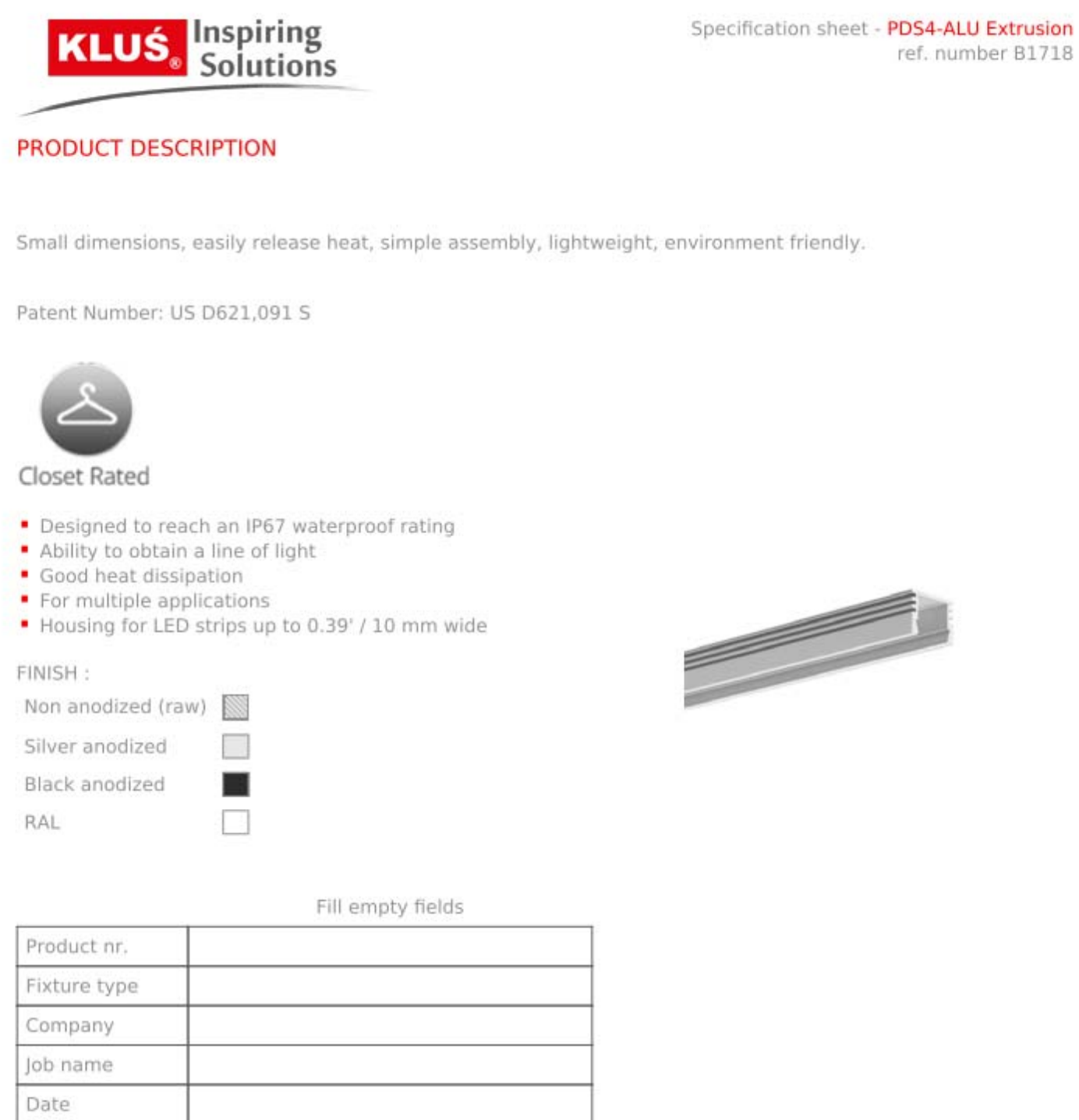
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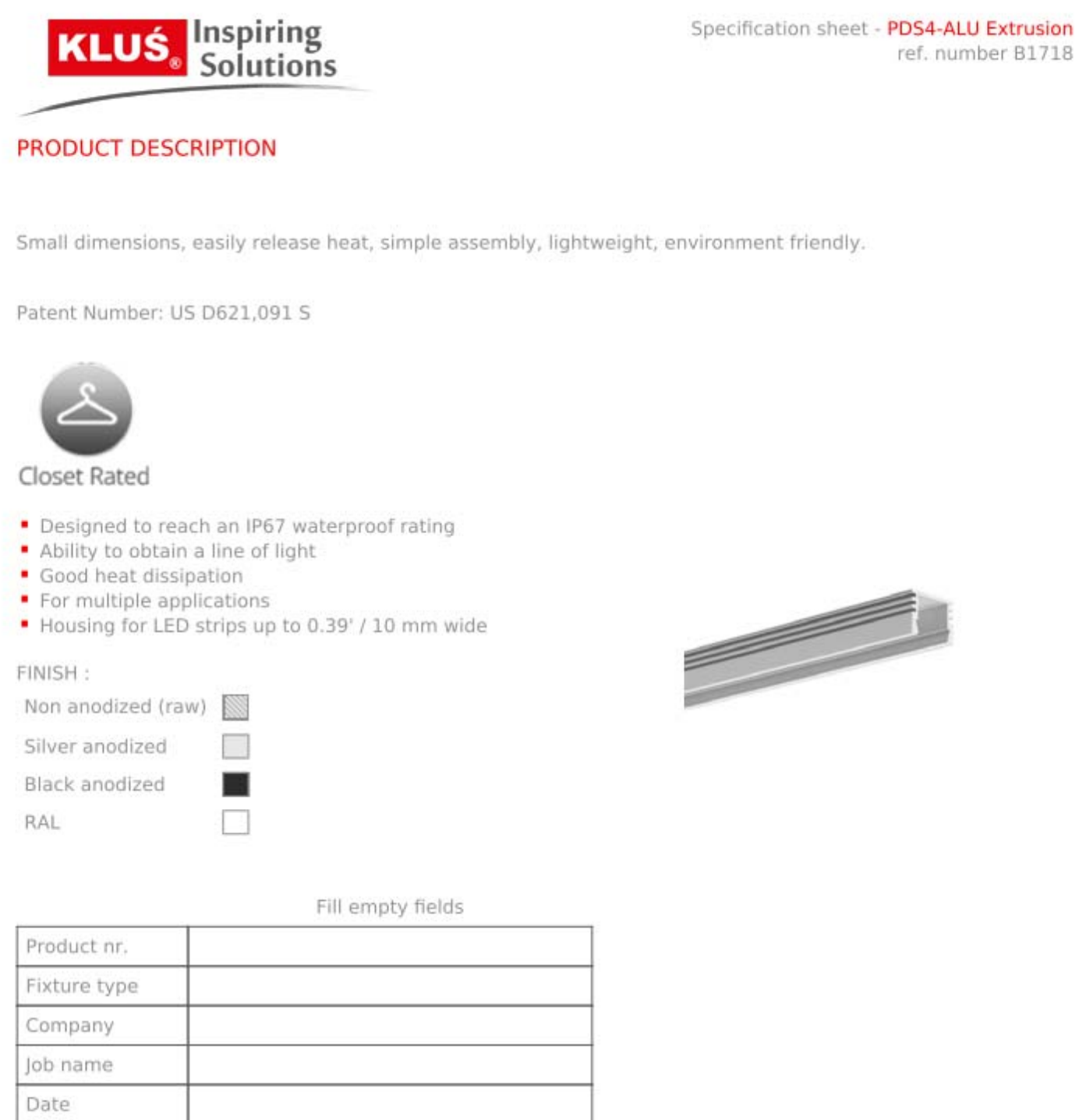
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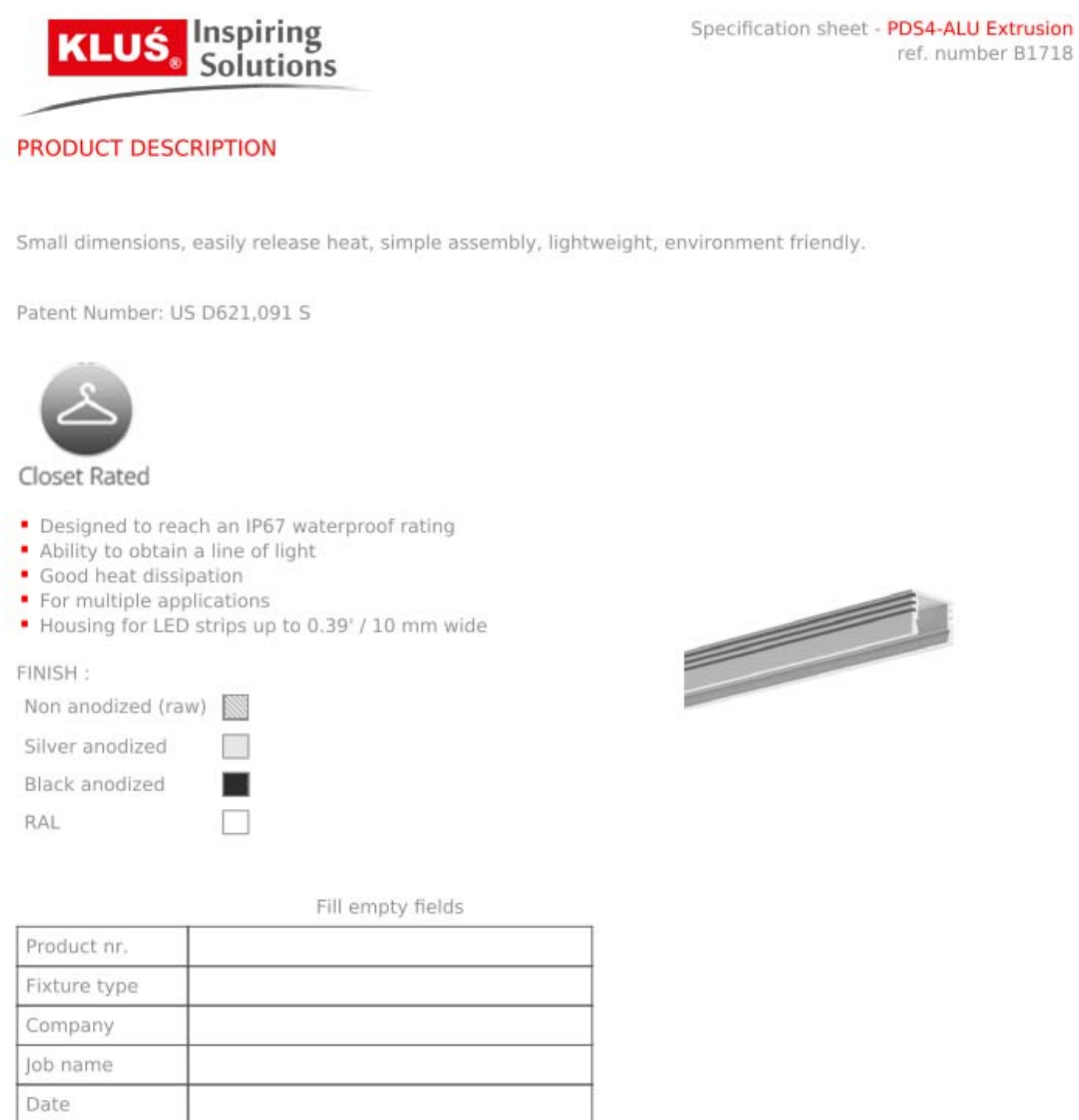
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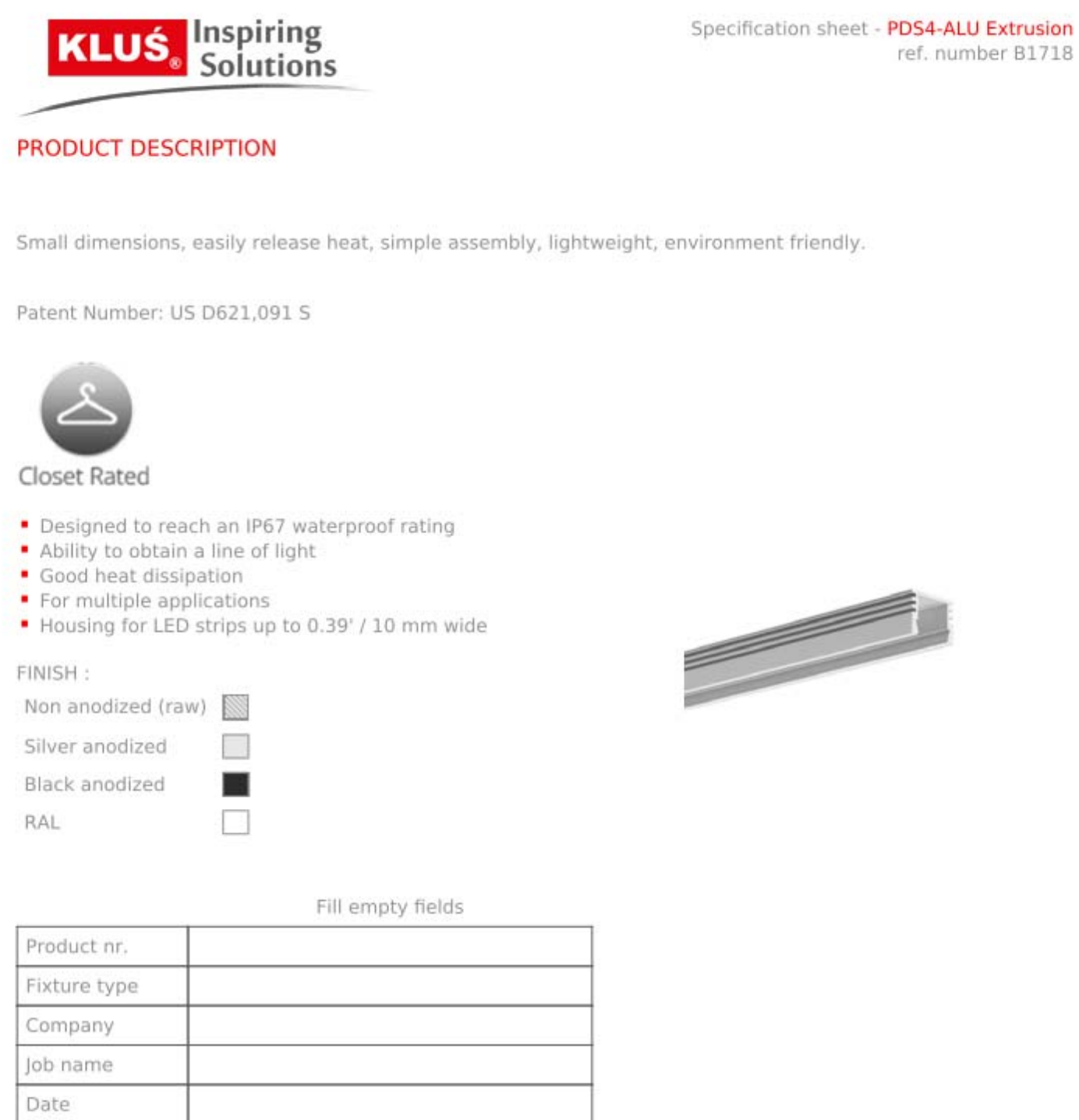
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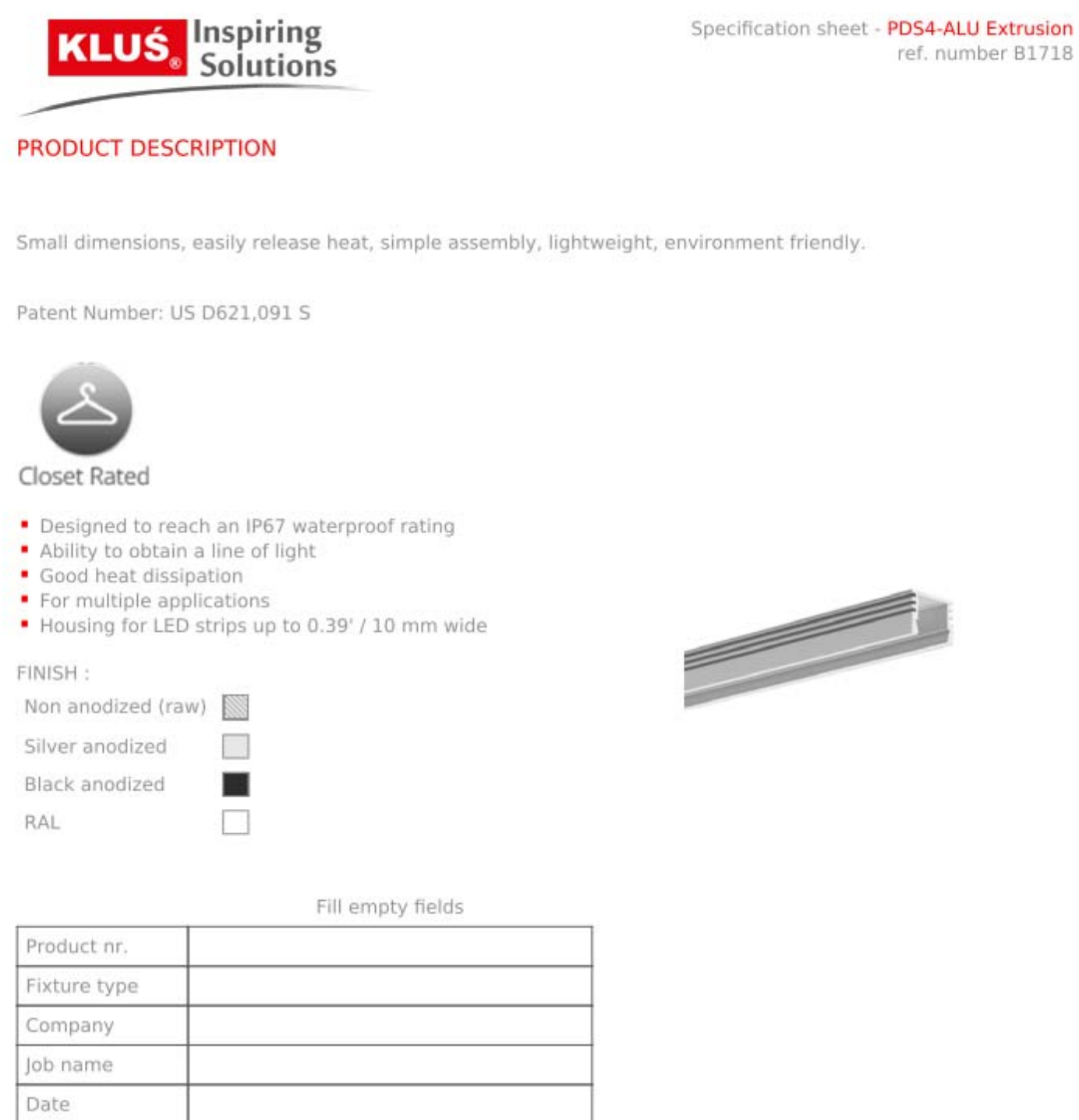
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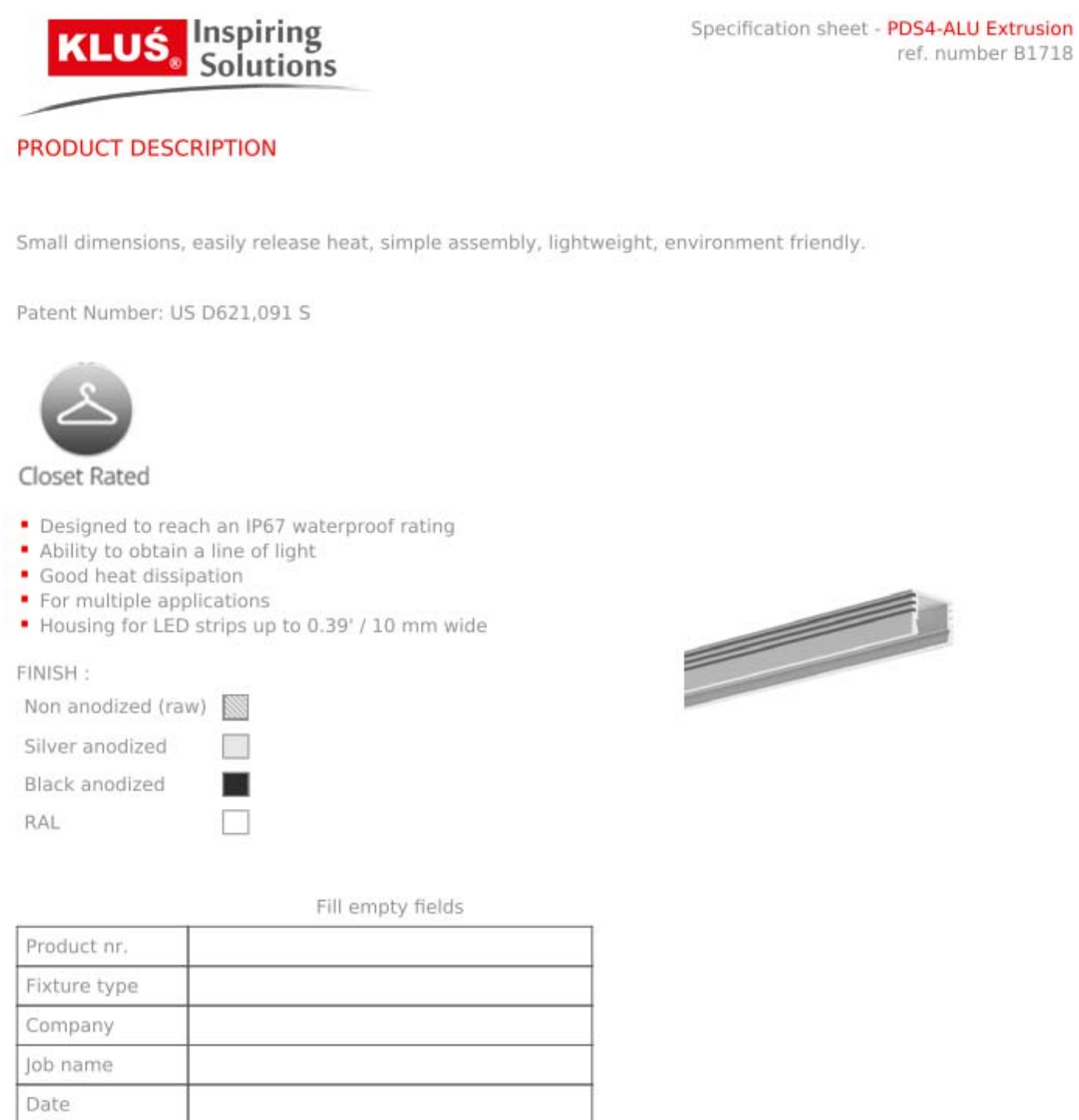
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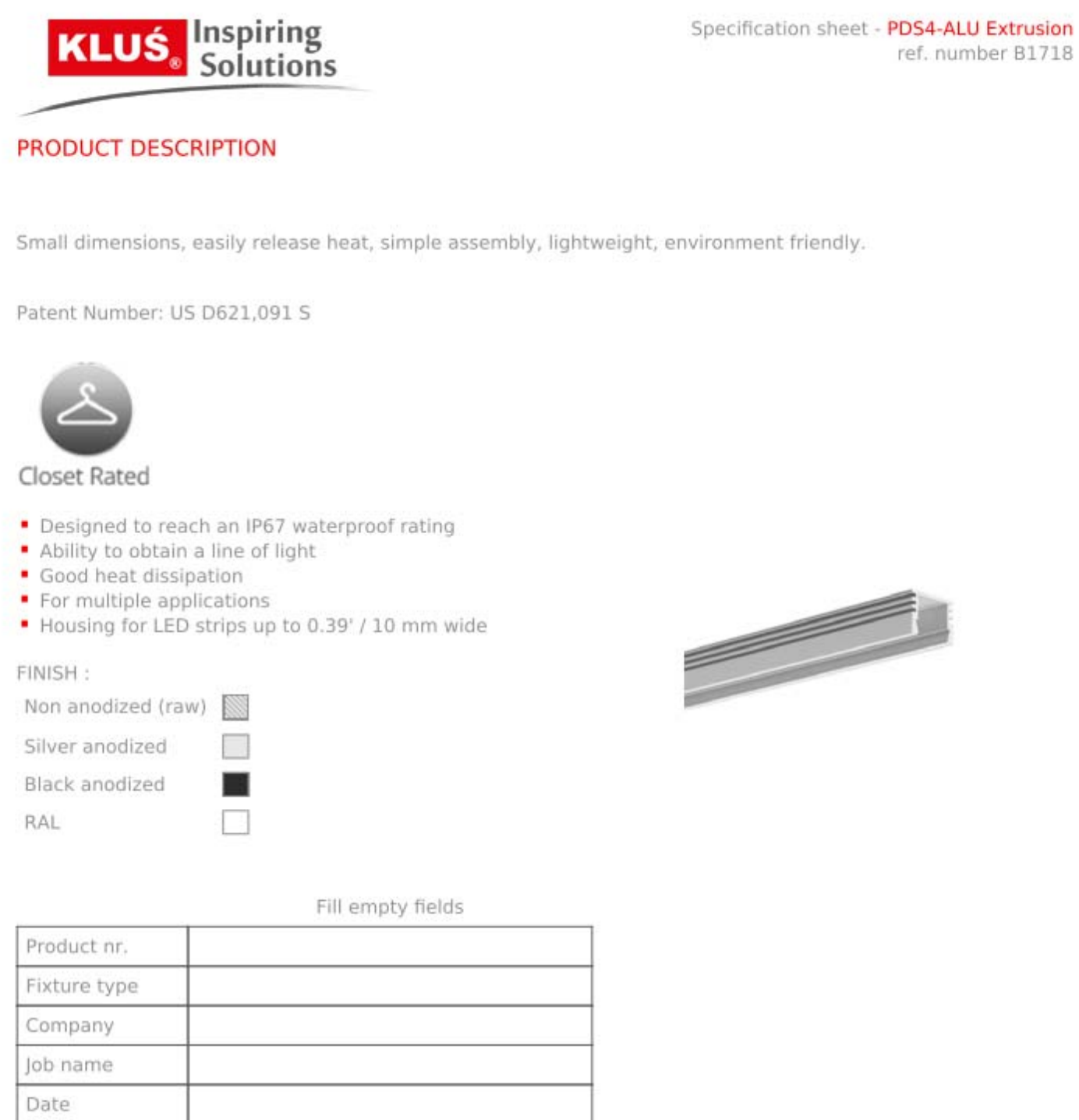
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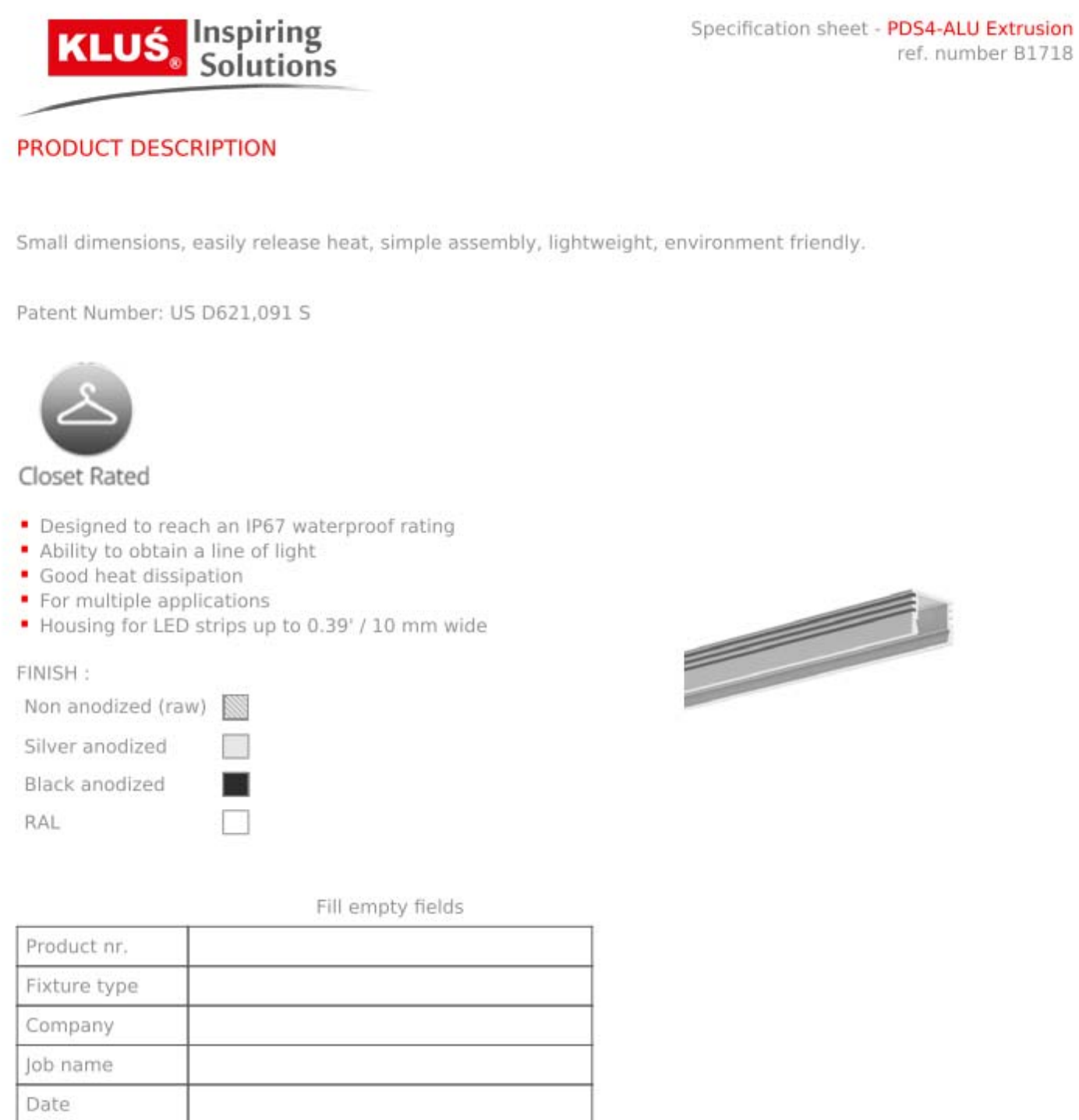
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MEMORANDUM

Engineering Department

DATE: March 18, 2025

TO: Jana L. Ecker, City Manager

FROM: Melissa A. Coatta, City Engineer

SUBJECT: 2028 Michigan Department of Transportation Local Bridge Program
Derby Road Bridge Replacement Application

INTRODUCTION:

The Engineering Department would like to submit an application to the Michigan Department of Transportation (MDOT) Local Bridge Program requesting funding assistance for fiscal year 2028 for the replacements of the Derby Road Bridge. The application is due to MDOT by April 1, 2025, and as part of this application, a resolution from the local governing body is required to demonstrate support for the project.

BACKGROUND:

The Derby Road bridge is a multi-span bridge over the CN railroad that was built in 1930. The bridge's superstructure consists of cast-in-place reinforced concrete beams, and a monolithic deck that is supported by cast-in-place reinforced concrete abutments and piers. The abutment and piers are supported on cast-in-place reinforced concrete spread footings that bear on the underlying soil. Repairs on the bridges were completed in 1981 and again in 2007.

The MDOT Local Bridge Program is available to local road agencies which include villages, cities, and counties, and offers cost assistance after applications are evaluated and prioritized. The local agency pays for the right-of-way cost, design engineering, and construction engineering. A minimum of 5% local match is required. The City applied in 2022 for funding assistance in 2025 and again in 2024 for funding assistance in 2027, but did not receive the requested funding.

In recent years, most recent bridge projects that have been awarded funding have proposed a 20% to 25% local match. The Engineering Department recommends applying for replacement for the Derby Road bridge to the Local Bridge Program funding for fiscal year 2028, with a 50% local match to make it more competitive to receive funding. The estimated project cost for the replacement of the bridge is approximately, \$7,157,000.00 which includes an estimated construction cost in 2028 dollars of \$5,741,100.00, 15% contingences, design engineering, and construction engineering.

LEGAL REVIEW:

The City Attorney reviewed the suggested resolution and has no objections to form or content.

FISCAL IMPACT:

There is no cost for the City to apply to the MDOT Local Bridge Program. The Derby Road bridge replacement is currently in the Capital Improvement Program (CIP) for fiscal year 2026-2027. If the City receives funding from this program, the City can adjust the CIP for fiscal year 2027-2028. If this project is not prioritized for funding, the City will review the CIP and program for the cost of replacing the bridge.

SUSTAINABILITY:

N/A

DESIGN CONSIDERATIONS:

The design of the bridge will be in accordance with MDOT standards. Since the bridge spans the CN railroad, they will have input on the design and construction coordination.

PUBLIC COMMUNICATIONS:

No public communications are required at this time.

SUMMARY:

The Engineering Department wishes to submit an application to the MDOT Local Bridge Program for fiscal year 2028 by April 1, 2025, including the required resolution from the City Commission demonstrating support of the project.

ATTACHMENTS:

- City Commission Resolution for support of the project
- Local Bridge Program Application for replacement of Derby Rd bridge over CN Railroad, prepared by Anderson, Eckstein & Westrick (AEW), the City's bridge consultant.
- MDOT's Announcement of the Solicitation of Applications for Candidate Projects for the Local Bridge Program (fiscal year 2028 funding).

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution demonstrating support of the Derby Road bridge project committing to a 50% match to the cost of replacement, and submittal of an application to the Michigan Department of Transportation for fiscal year 2028 funding assistance under their Local Bridge Program.

**CITY OF BIRMINGHAM
NOTICE OF RESOLUTION**

At the meeting of the City Commission for the City of Birmingham, Michigan, held at 151 Martin Street, Birmingham, Michigan 48009, of the 24th day of March, 2025, at which time a quorum of the City Commission was present, the following resolution was adopted by vote taken by yeas and nays and entered at large upon the record of said Commission.

RESOLUTION

WHEREAS; the City Commission for the City of Birmingham is required under the provisions of the Local Bridge Program to review, approve, and state that they are actively seeking funding participation in certain bridge replacements; and,

WHEREAS; the staff of the City of Birmingham has reviewed the bridge system in Birmingham, Michigan and has found that there is a need for the replacement of the Derby Road bridge to improve their traffic safety and structural capacity; and,

WHEREAS; the available City funds are insufficient to fund the bridge project submitted while still maintaining the remainder of the road system.

NOW, **THEREFORE, BE IT RESOLVED** that the City Commission for the City of Birmingham seeks participation in the Local Bridge Program for the following project and affirms that the City Commission of Birmingham, Michigan is committed and will provide local funds estimated to be \$4,286,500, for payment of all design engineering, construction engineering, and 50% of the total cost of construction, in the event the project receives Federal and State funding.

Bridge and Location

**Estimated Total Cost of
Construction**

Derby Road Bridge over CN Railroad

\$5,741,000

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to execute the necessary documents and that a certified copy of this resolution be submitted with the application for the Local Bridge Program funding.

I hereby certify that the above is a true copy of part of the 2025 minutes of a meeting held on the
24th day of March, 2025, by the City Commission of Birmingham, Michigan.

The City of Birmingham

Therese Longe, Mayor

Alexandria Bingham, City Clerk

LOCAL BRIDGE PROGRAM CALL FOR APPLICATIONS FUNDING YEAR 2028

NOTE TO USERS: Please be sure that all structure information is correct on your SI&A form in MiBridge before submitting your application. Applications received after April 1st, 2025 will not be accepted. For assistance, please call Keith Cooper at (517) 331-1395 or Rita Levine at (517) 335-4528.

Instructions: (This form requires Adobe Acrobat Standard or Professional and is not enabled for use in the free Adobe Reader. If you only have access to Adobe Reader, please submit paper documents.)

1. Complete the required application information below.
2. Click on ADD APPLICATION DOCS button to add your signed resolution, cost estimate, map showing structure location and detour route, narrative description of project, bridge inspection documents and photos of the structure.
3. When you have finished, click on SAVE AS to keep a copy for each structure you are submitting.
4. Click on SUBMIT to email your application to MDOT-DesignLAP-Bridge@michigan.gov.

**** Multiple structure applications need to be applied for as individual structures and choose "Multiple PM" for "Type of Work".***

APPLICATION INFORMATION (REQUIRED)

Agency Name: City of Birmingham

Structure Number: 8230 County: Oakland Region: Metro Region

Facility Carried: Derby St.

Feature Intersected: CN (formerly Grand Trunk Western) Railroad

Cost Estimate (Bridge and Approach construction cost): \$5,741,000

Type of Work: Replace Local Match (Minimum 5%): 50

(This form requires Adobe Acrobat Standard or Professional and is not enabled for use in the free Adobe Reader. If you only have access to Adobe Reader, please submit paper documents.)

Add Application Docs

Print Form

Save As

Submit to MDOT

2025 LOCAL BRIDGE PROGRAM APPLICATION

REPLACEMENT OF DERBY STREET OVER CN RAILROAD

CITY OF BIRMINGHAM



SUBMITTED BY:

Melissa A. Coatta, P.E.
City Engineer
151 Martin Street
Birmingham, MI 48009
mcoatta@bhamgov.org
(248) 530-1839

April 2025

PREPARED BY:



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia
586.726.1234 | www.aewinc.com

MDOT BSIR AND SI&A FORMS

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

BRIDGE SAFETY INSPECTION REPORT

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition	
DERBY ST	42.5543 / -83.203	634074600043R01	Poor Condition(4)	
Feature	Length / Width / Spans	Owner		
GRAND TRUNK WESTERN RR	165 / 43 / 5	City: BIRMINGHAM(0746)		
Location	Built / Recon. / Paint / Ovly.	TSC	Operational Status	
0.9 MI W OF COOLIDGE HWY	1930 / 2007 / /	Oakland(23)	P Posted for load(212333)	
Region / County	Material / Design	Last NBI Inspection	Scour Evaluation	
Metro(7) / Oakland(63)	1 Concrete / 04 Tee Beam	10/24/2024 / FG33	N Not Over Waterway	

NBI INSPECTION

FG33

Inspector Name	Agency / Company Name	Insp. Freq.	Insp. Date
Kevin Zauel	Anderson, Eckstein & Westrick, Inc.	24	10/24/2024

GENERAL NOTES

Bridge Spans East-West for purposes of Inspection.

Weight limit signs in place on both ends of bridge	YES
Weight limit shown on signs at bridge	212333
Required advance warning weight limit signs in place	YES
Weight limit shown on advance warning signs	_____

Frequency Justification Comments (required when Poor Condition and frequency is equal to 24 months)

Underside of deck should be monitored for additional spalling

DECK

	10/20	10/22	10/24	
1. Surface (SIA-58A)	6	5	5	- Debris and sediments at north curb line, minor at south curb. - Longitudinal and transverse cracking in all spans, worst on eastern spans; 5 ft spacing in center span, wider cracks in west and east span with several large spalls and failed patching, at a few locations. - Map cracking at expansion joint repairs. (10/24) - Longitudinal and transverse cracking in all spans, worst on eastern spans; 5 ft spacing in center span, wider cracks in west and east span with several spalls and patching. - Map cracking at expansion joint repairs. (10/22) - Longitudinal and transverse cracking in all spans, worst on eastern spans; 5 ft spacing in center span, wider cracks in west span with several spalls and patching. Map cracking at expansion joint repairs. (10/20)
2. Expansion Joints	8	7	6	- Debris build-up in joints over piers (1st east and west), leakage noted below. - Separation of sealant at sidewalks. (10/24) - Debris build-up in joints over piers, leakage noted below. - Separation of sealant at sidewalks. (10/22) - Debris build-up in joints over piers, leakage noted below. Separation of sealant at sidewalks. (10/20)
3. Other Joints	8	7	6	- Failing patch repair of spall, east abutment joint on north end. - Longitudinal crack along east span, near centerline, continuing to east abutment joint. - No control joint over west center pier. (10/24) - Patched spall at east abutment joint on north end. (10/22) - Patched spall at east abutment joint on north end. (10/20)
4. Railings	7	7	7	- Spalling of approach railing at end anchorage in all quadrants. - Minor cracking & spalling at end walls in SW quad. - Steel railing post s. fascia over western most pier out of plumb (leaning west). - Missing nut at 4th post from west end of south railing. - Minor rusting at steel piers at few locations. (10/24) - Spalling of approach railing at end anchorage in all quadrants. - Minor cracking & spalling at end walls in SW quad. - Steel railing post s. fascia over western most pier out of plumb (leaning west). - Missing nut at 4th post from west end of south railing. - Minor rusting at steel piers at few locations. (10/22) - Spalling of approach railing at end anchorage in all quadrants. Minor cracking & spalling at end walls in SW quad. Steel railing post s. fascia over western most pier out of plumb (leaning west). Missing nut at 4th post from west end of south railing. Minor rusting at steel piers at few locations. (10/20)

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

BRIDGE SAFETY INSPECTION REPORT

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition	
DERBY ST	42.5543 / -83.203	634074600043R01	Poor Condition(4)	
Feature	Length / Width / Spans	Owner		
GRAND TRUNK WESTERN RR	165 / 43 / 5	City: BIRMINGHAM(0746)		
Location	Built / Recon. / Paint / Ovly.	TSC	Operational Status	
0.9 MI W OF COOLIDGE HWY	1930 / 2007 / /	Oakland(23)	P Posted for load(212333)	
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5. Sidewalks or Curbs	7	6	5	- Spalls worsening along outer edge of north sidewalk, extensive in the west quadrant. Map cracking and surface spalls along the base of railing and pickets throughout, worse in SW quadrant. - Major spall with exposed reinforcement, at curb line, north sidewalk, 2nd span from west. - Minor spalling at north sidewalk curb line and south sidewalk top surface. - Minor spalling at south sidewalk joints. Transverse cracks on north sidewalk in NE quadrant. - Large spall SW and SE quadrants near curb line. (10/24) - Additional major spalling at bottom of recent repairs to outer edge of north sidewalk, extensive in west quadrant. - Hairline map cracking in recent top surface repairs under railing throughout, worse in southwest quadrant. - Minor spalling at north sidewalk curb line and south sidewalk top surface. - Minor spalling at south sidewalk joints. Transverse cracks on north sidewalk in northeast quadrant. - Large spall SW and SE quad near curb line. - All sidewalks quadrants except SE were ground to match approaches settlements. - Large spall at NW - 2nd span from west (10/22) - Additional spalling at bottom of recent repairs to outer edge of north sidewalk, extensive in west quadrant. Hairline map cracking in recent top surface repairs under railing throughout, worse in southwest quadrant. Minor spalling at north sidewalk curb line and south sidewalk top surface. Minor spalling at south sidewalk joints. Transverse cracks on north sidewalk in northeast quadrant. Large spall SW and SE quad near curb line. All sidewalks quadrants except SE were ground to match approaches settlements. (10/20)
6. Deck Bottom Surface (SIA-58B)	4	4	4	- Cracking of previously repaired deck underside areas. - large spalls and delamination in multiples locations: 1- Between north 2nd and 3rd beam east span. 2- Between north 3rd and 4th beam west center span. 3- Between south 3rd and 4th beam west span each end (2 locations-14 SF area each), with exposed reinforcement. 4- Between south 1st and 2nd east center span with exposed steel under side of deck 5- Between north 1st and 2nd west span with exposed steel under side of deck - 16 SF spall with exposed bar east of west pier, 3rd beam space from the north. - Delamination east of west-center and west of east pier, 2nd beam space from the north. (10/24) - Minor cracking in previous deck repairs. - large Spalls and delaminations in multiples locations: 1- Between north 2nd and 3rd beam east span. 2- Between north 3rd and 4th beam west center span. 3- Between south 3rd and 4th beam west span each end (2 locations-14 SF area each), with exposed reinforcement. 4- Between south 1st and 2nd east center span with exposed steel under side of deck 5- Between north 1st and 2nd west span with exposed steel under side of deck - 16 SF spall with exposed bar east of west pier, 3rd beam space from the north. - Delamination east of west-center and west of east pier, 2nd beam space from the north (10/22) - Minor cracking in previous deck repairs. Delaminations and spalling in easternmost and westernmost spans, minor cracking in center spans, 2nd beam space from the north at east span. Two major spalls 12 SF area each in west span, 3rd beam space from south spalled with exposed reinforcement, near W abutment and pier. Large delamination with two spalls were observed in the 2nd beam from north in east abutment at midspan. 16 SF spall with exposed bar east of west pier, 3rd beam space from the north. Delamination east of west-center and west of east pier, 2nd beam space from the north (10/20)
7. Deck (SIA-58)	5	4	4	- Spalls on north and south fascia not into rebar. (10/24) - Spalls on north and south fascias not into rebar (10/22) - Spalls on north and south fascias not into rebar (10/20)
8. Drainage				(10/24) (10/22) (10/20)

SUPERSTRUCTURE

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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10/20 10/22 10/24

9. Stringer (SIA-59)	5	4	4	- Rust staining on some diaphragms under the expansion joints. - Efflorescence and cracks in some previous beam and deck repairs. - North and south fascia beams continue to crack and spall at bevels. - Minor cracking at other beams, with larger horizontal cracks in end and center spans. - Cracking and delamination underside of 3rd beam from north in west span. - North fascia beam, west span has interior spall at bottom of beam near midspan. - East ends of center and 3rd beam from the south, in east center span has delamination and spalling with exposed bar. (10/24) - Rust staining on some diaphragms under the expansion joints. - Efflorescence and cracks in some previous beam and deck repairs. - North and south fascia beams continue to crack and spall at bevels. - Minor cracking at other beams, with larger horizontal cracks in end and center spans. - Cracking and delamination underside of 3rd beam from north in west span. - North fascia beam, west span has interior spall at bottom of beam near midspan. - East ends of center and 3rd beam from the south, in east center span has delamination and spalling with exposed bar. (10/22) Rust staining on some diaphragms under the expansion joints. Efflorescence and cracks in some previous beam and deck repairs. North and south fascia beams continue to crack and spall at bevels. Minor cracking at other beams, with larger horizontal cracks in end and center spans. Cracking and delamination underside of 3rd beam from north in west span. North fascia beam, west span has interior spall at bottom of beam near midspan. East ends of center and 3rd beam from the south, in east center span has delamination and spalling with exposed bar. (10/20)
10. Paint (SIA-59A)	N	N	N	(10/24) (10/22) (10/20)
11. Section Loss	N	N	N	(10/24) (10/22) (10/20)
12. Bearings	8	7	7	(10/24) (10/22) (10/20)

SUBSTRUCTURE

10/20 10/22 10/24

13. Abutments (SIA-60)	6	6	6	- Cracking and spalling of concrete continues at each abutment corner. - Full height vertical crack in both west and east abutments, near center. - Ponding water, east side of rail road ballast near east pier. (10/24) - Cracking and spalling of concrete continues at each abutment corner. - Full height vertical crack in west and east abutment near center. - Ponding water, east side of rail road ballast near east pier. (10/22) Cracking and spalling of concrete continues at each abutment corner. Full height vertical crack in west and east abutment near center. Ponding water, east side of rail road ballast near east pier. (10/20)
14. Piers (SIA-60)	6	6	5	- Map cracking with efflorescence observed at each pier. - Delamination on south face of west pier. - Delamination on south end of 2nd pier from east, near previous crack repair. - Heavy efflorescence underside of west pier & on east face. (10/24) - Cracking with efflorescence observed at each pier. - Delamination on south face of west pier. - Delamination south end 2nd pier from east near previous crack repair. - Heavy efflorescence underside of west pier & on east face. (10/22) Cracking with efflorescence observed at each pier. Delamination on south face of west pier. Delamination south end 2nd pier from east near previous crack repair. Heavy efflorescence underside of west pier & on east face. (10/20)

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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15. Slope Protection	5	5	5	No slope protection present. Erosion (channeling) along west abutment, north end and east abutment, south end. (10/24) None present (10/22) None present (10/20)
16. Channel (SIA-61)	N	N	N	(10/24) (10/22) (10/20)
17. Scour Inspection	N	N	N	(10/24) (10/22) (10/20)

APPROACH

	10/20	10/22	10/24	
18. Approach Pavement	8	7	7	(10/24) (10/22) (10/20)
19. Approach Shoulders Sidewalks	7	7	6	- Small spall at NW approach railing. Cracks along top of SE, SW and NE approach railings. - Bituminous patching and settlement at SE and SW approach sidewalk joints. - Pitting and scaling in NW approach sidewalk, cracks in SE quadrant. (10/24) - Recently replaced sidewalk at SE and NE quadrant. - Settlement at southwest approach sidewalk joints. - Pitting and scaling in northwest approach sidewalk. - Bituminous patching and settlement at southeast and southwest approach sidewalk joints. - Pitting and scaling in northwest approach sidewalk, cracks in southeast quadrant. (10/22) Recently replaced sidewalk at SE and NE quadrant. Settlement at southwest approach sidewalk joints. Pitting and scaling in northwest approach sidewalk. Bituminous patching and settlement at southeast and southwest approach sidewalk joints. Pitting and scaling in northwest approach sidewalk, cracks in southeast quadrant. (10/20)
20. Approach Slopes				(10/24) (10/22) (10/20)
21. Utilities				(10/24) (10/22) (10/20)
22. Drainage Culverts				(10/24) (10/22) (10/20)

MISCELLANEOUS

Guard Rail		Other Items	
<u>Item</u>	<u>Rating</u>	<u>Item</u>	<u>Rating</u>
36A. Bridge Railings	1	71. Water Adequacy	N
36B. Transitions	0	72. Approach Alignment	8
36C. Approach Guardrail	0	Temporary Support	0 No Temporary Supports
36D. Approach Guardrail Ends	0	High Load Hit (M)	No
		Special Insp. Equipment	
		Underwater Insp. Method	0
False Decking (Timber) Removed to Complete Inspection		N/A - No False Decking	

Critical Feature Inspections (SIA-92)

Freq Date

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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92A. Fracture Critical

92B. Underwater

92C. Other Special

92D. Fatigue Sensitive

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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SUPPORTING IMAGES

FG33 10/24/2024



Document Name: IMG_7266.JPG
Category: Elevation
Span Number:
Comments: SE bridge elevation



Document Name: IMG_7267.JPG
Category: Elevation
Span Number:
Comments: SW bridge elevation



Document Name: IMG_7268.JPG
Category: Elevation
Span Number:
Comments: NE bridge elevation



Document Name: IMG_7269.JPG
Category: Elevation
Span Number:
Comments: NW bridge elevation

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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Document Name: IMG_7192.JPG
Category: Posting
Span Number:
Comments: Eastbound posting sign



Document Name: IMG_7226.JPG
Category: Posting
Span Number:
Comments: Westbound posting sign



Document Name: IMG_7193.JPG
Category: Approach
Span Number:
Comments: West approach, looking east



Document Name: IMG_7225.JPG
Category: Approach
Span Number:
Comments: East approach, looking west

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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Document Name: IMG_7197.JPG

Category: Deck

Span Number: 1

Comments: Widening cracks with spalls and failed patching along concrete overlay, near center of eastbound lane, west span.



Document Name: IMG_7198.JPG

Category: Deck

Span Number: 1

Comments: Widening cracks with large spalls and failed patching along concrete overlay, near center of westbound lane, west span.



Document Name: IMG_7202.JPG

Category: Deck

Span Number:

Comments: Longitudinal and transverse cracks throughout the center spans.



Document Name: IMG_7203.JPG

Category: Deck

Span Number: 2

Comments: Major spall with exposed reinforcement at curb line, north sidewalk, 2nd span from west.

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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Document Name: IMG_7213.JPG

Category: Deck

Span Number: 5

Comments: Widening cracks with large spalls and failed patching along concrete overlay, near centerline of roadway, east span.



Document Name: IMG_7219.JPG

Category: Deck

Span Number:

Comments: Spalls along south sidewalk, near curb line at a few locations.



Document Name: IMG_7237.JPG

Category: Deck

Span Number: 1

Comments: Spalls with exposing reinforcement, and delamination at deck underside, between 3rd and center beams from south, near west abutment.



Document Name: IMG_7238.JPG

Category: Deck

Span Number:

Comments: Cracking and delamination of previously repaired areas, typical throughout the deck underside.

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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Document Name: IMG_7244.JPG

Category: Deck

Span Number: 2

Comments: Extensive spalling and reinforcement exposure at deck underside, between 3rd and center beams from north, near west pier.



Document Name: IMG_7262.JPG

Category: Deck

Span Number: 5

Comments: Delamination and spall with exposed reinforcing on deck underside, between 2nd and 3rd beam from north, east span.



Document Name: IMG_7264.JPG

Category: Deck

Span Number:

Comments: Continuing of deterioration and exposed reinforcement on deck underside, over east abutment.



Document Name: IMG_7196.JPG

Category: Joints

Span Number:

Comments: West abutment joint.

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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Document Name: IMG_7200.JPG

Category: Joints

Span Number:

Comments: Separation of sealant at expansion joints along sidewalk, typical throughout.



Document Name: IMG_7201.JPG

Category: Joints

Span Number:

Comments: West expansion joint, filled with dirt/debris.



Document Name: IMG_7206.JPG

Category: Joints

Span Number:

Comments: No control joint along the deck surface, over west center pier.



Document Name: IMG_7208.JPG

Category: Joints

Span Number:

Comments: East expansion joint, filled with dirt/debris.

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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Document Name: IMG_7211.JPG

Category: Joints

Span Number:

Comments: Failing patch repair of previous spall near north end of east abutment joint.



Document Name: IMG_7258.JPG

Category: Joints

Span Number:

Comments: Rust staining at joints, over piers.



Document Name: IMG_7229.JPG

Category: Superstructure

Span Number:

Comments: Spalls continuing to worsen along north fascia.



Document Name: IMG_7231.JPG

Category: Superstructure

Span Number: 1

Comments: Spalls/cracking worsening along underside of north fascia, and spalls with exposed rebar on deck underside, between 1st and 2nd beams from north.

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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Document Name: IMG_7234.JPG

Category: Superstructure

Span Number: 1

Comments: Cracks and spalling with exposed reinforcing at underside of 3rd beam from north, near west abutment.

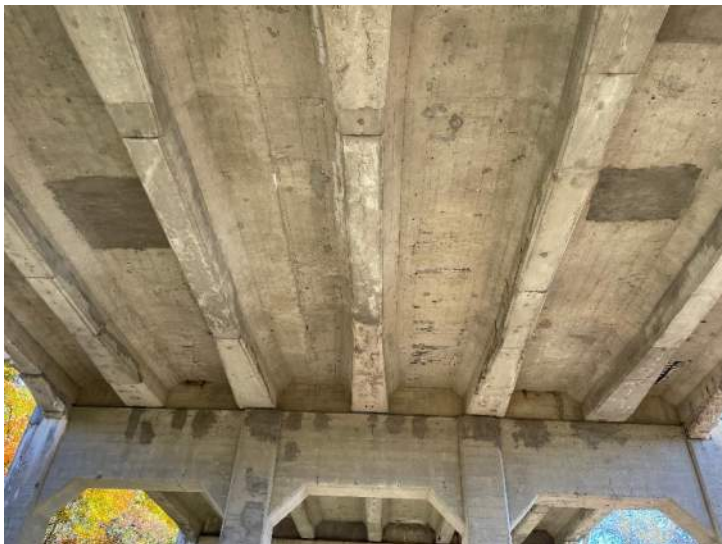


Document Name: IMG_7240.JPG

Category: Superstructure

Span Number: 1

Comments: Large spall with exposed reinforcing at south fascia, near west abutment.



Document Name: IMG_7247.JPG

Category: Superstructure

Span Number: 2

Comments: Cracks along previous repairs of beam undersides.



Document Name: IMG_7257.JPG

Category: Superstructure

Span Number: 4

Comments: Cracking and spall with exposed reinforcement, on beam underside, 3rd beam from south, near east pier.

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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Document Name: IMG_7265.JPG

Category: Superstructure

Span Number: 5

Comments: Spall at underside of 3rd beam from south, over east abutment.



Document Name: IMG_7235.JPG

Category: Substructure

Span Number:

Comments: Full height vertical crack, near center of abutment, both east and west abutments.



Document Name: IMG_7241.JPG

Category: Substructure

Span Number:

Comments: Cracking and spalling of concrete at abutment/wingwall corner



Document Name: IMG_7246.JPG

Category: Substructure

Span Number:

Comments: East face of west pier. Map cracking with efflorescence present throughout, typical on all piers.

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

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GRAND TRUNK WESTERN RR	165 / 43 / 5	City: BIRMINGHAM(0746)		
Location	Built / Recon. / Paint / Ovly.	TSC	Operational Status	
0.9 MI W OF COOLIDGE HWY	1930 / 2007 / /	Oakland(23)	P Posted for load(212333)	
Region / County	Material / Design	Last NBI Inspection	Scour Evaluation	
Metro(7) / Oakland(63)	1 Concrete / 04 Tee Beam	10/24/2024 / FG33	N Not Over Waterway	



Document Name: IMG_7253.JPG

Category: Substructure

Span Number:

Comments: Cracking/delamination near previous repair at south end of 2nd pier from east.



Document Name: IMG_7242.JPG

Category: Slope Protection

Span Number:

Comments: Evidence of channeling erosion along west abutment, north end.

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 8230

STRUCTURE INVENTORY AND APPRAISAL

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition	
DERBY ST	42.5543 / -83.203	634074600043R01	Poor Condition(4)	
Feature	Length / Width / Spans	Owner		
GRAND TRUNK WESTERN RR	165 / 43 / 5	City: BIRMINGHAM(0746)		
Location	Built / Recon. / Paint / Ovly.	TSC	Operational Status	
0.9 MI W OF COOLIDGE HWY	1930 / 2007 / /	Oakland(23)	P Posted for load(212333)	
Region / County	Material / Design	Last NBI Inspection	Scour Evaluation	
Metro(7) / Oakland(63)	1 Concrete / 04 Tee Beam	10/24/2024 / FG33	N Not Over Waterway	

Bridge History, Type, Materials

27 - Year Built	1930
106 - Year Reconstructed	2007
202 - Year Painted	
203 - Year Overlay	
43 - Main Span Bridge Type	1 04
44 - Appr Span Bridge Type	
77 - Steel Type	0
78 - Paint Type	0
79 - Rail Type	4
80 - Post Type	3
107 - Deck Type	1
108A - Wearing Surface	3
108B - Membrane	0
108C - Deck Protection	1

Structure Dimensions

34 - Skew	0
35 - Struct Flared	N
45 - Num Main Spans	5
46 - Num Apprs Spans	0
48 - Max Span Length	31.8
49 - Structure Length	165
50A - Width Left Curb/SW	5.2
50B - Width Right Curb/SW	5.2
33 - Median	0
51 - Width Curb to Curb	29.9
52 - Width Out to Out	43
112 - NBIS Length	Y

Inspection Data

90 - Inspection Date	10/24/2024
91 - Inspection Freq	24
92A - Frac Crit Req/Freq	N
93A - Frac Crit Insp Date	
92B - Und Water Req/Freq	N
93B - Und Water Insp Date	
92C - Oth Spec Insp Req/Freq	N
93C - Oth Spec Insp Date	
92D - Fatigue Req/Freq	N
93D - Fatigue Insp Date	
176A - Und Water Insp Method	0
58 - Deck Rating	4
58A/B - Deck Surface/Bottom	5 4
59 - Superstructure Rating	4
59A - Paint Rating	N
60 - Substructure Rating	5
61 - Channel Rating	N
62 - Culvert Rating	N

Navigation Data

38 - Navigation Control	N
39 - Vertical Clearance	0
40 - Horizontal Clearance	0
111 - Pier Protection	
116 - Lift Brdg Vert Clear	0

Route Carried By Structure(ON Record)

5A - Record Type	1
5B - Route Signing	5
5C - Level of Service	0
5D - Route Number	00000
5E - Direction Suffix	0
10L - Best 3m Unclr-Lt	0 0
10R - Best 3m Unclr-Rt	99 99
PR Number	
Control Section	
11 - Mile Point	0
12 - Base Highway Network	0
13 - LRS Route-Subroute	0000006144 06
19 - Detour Length	2
20 - Toll Facility	3
26 - Functional Class	16
28A - Lanes On	2
29 - ADT	1952
30 - Year of ADT	1988
32 - Appr Roadway Width	27.9
32A/B - Ap Pvt Type/Width	5 27.99
42A - Service Type On	5
47L - Left Horizontal Clear	0.0
47R - Right Horizontal Clear	40.4
53 - Min Vert Clr Ov Deck	99 99
100 - STRAHNET	0
102 - Traffic Direct	2
109 - Truck %	5
110 - Truck Network	0
114 - Future ADT	3002
115 - Year Future ADT	2020
Freeway	0

Structure Appraisal

36A - Bridge Railing	1
36B - Rail Transition	0
36C - Approach Rail	0
36D - Rail Termination	0
67 - Structure Evaluation	4
68 - Deck Geometry	5
69 - Underclearance	4
71 - Waterway Adequacy	N
72 - Approach Alignment	8
103 - Temporary Structure	
113 - Scour Criticality	N

Miscellaneous

37 - Historical Significance	1
98A - Border Bridge State	
98B - Border Bridge %	
101 - Parallel Structure	N
EPA ID	
Stay in Place Forms	
143 - Pin & Hanger Code	
148 - No. of Pin & Hangers	

Route Under Structure (UNDER Record)

5A - Record Type	
5B - Route Signing	
5C - Level of Service	
5D - Route Number	
5E - Direction Suffix	
10L - Best 3m Unclr-Lt	
10R - Best 3m Unclr-Rt	
PR Number	
Control Section	
11 - Mile Point	
12 - Base Highway Network	
13 - LRS Route-Subroute	
19 - Detour Length	
20 - Toll Facility	
26 - Functional Class	
28B - Lanes Under	
29 - ADT	
30 - Year of ADT	
42B - Service Type Under	2
47L - Left Horizontal Clear	
47R - Right Horizontal Clear	
54A - Left Feature	
54B - Left Underclearance	99 99
54C - Right Feature	
54D - Right Clearance	99 99
Under Clearance Year	
55A - Reference Feature	R
55B - Right Horiz Clearance	8.9
56 - Left Horiz Clearance	8.9
100 - STRAHNET	
102 - Traffic Direct	
109 - Truck %	
110 - Truck Network	
114 - Future ADT	
115 - Year Future ADT	
Freeway	

Proposed Improvements

75 - Type of Work	
76 - Length of Improvement	
94 - Bridge Cost	
95 - Roadway Cost	
96 - Total Cost	
97 - Year of Cost Estimate	1998

Load Rating and Posting

31 - Design Load	0
41 - Open, Posted, Closed	P
63 - Fed Oper Rtg Method	6
64F - Fed Oper Rtg Load	.7
64MA - Mich Oper Rtg Method	6
64MB - Mich Oper Rtg	.45
64MC - Mich Oper Truck	17
65 - Inv Rtg Method	6
66 - Inventory Load	.44
70 - Posting	0
141 - Posted Loading	212333
193 - Overload Class	

LOCATION MAP



BRIDGE LOCATION



ANDERSON, ECKSTEIN AND
WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS
51301 Schoenherr Rd Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315
www.aewinc.com

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POLICE STATION
MALL

**DERBY STREET BRIDGE
OVER CN RAILROAD
CITY OF BIRMINGHAM, MICHIGAN**

DATE 4-1-25	PROJECT No. 0221-0048
DRAWN BY FK	SCALE NONE
CHECKED BY KEZ	SHEET No. 1

PHOTOGRAPHS



Eastbound posting sign



Westbound posting sign



Bridge alignment, looking northeast



Bridge alignment, looking southwest



Southwest bridge elevation



Southeast bridge elevation



Northeast bridge elevation



Northwest bridge elevation

NARRATIVE

Due to the extent of its deteriorated condition, the City of Birmingham is requesting Local Bridge Program funds for the replacement of the Derby Street Bridge over the CN Railroad.

The contact person for the local agency is:

Melissa A. Coatta, P.E., City Engineer
City of Birmingham
151 Martin Street
Birmingham, Michigan 48009
mcoatta@bhamgov.org
(248) 530-1839

ECONOMIC IMPORTANCE

Derby Street is a local two-lane road that carries business and residential traffic between Birmingham and Troy. The average daily traffic volume (ADT) is 1,952 vehicles per day, measured in 1988. The projected ADT, forecasted for 2020, is 3,002. The current commercial truck traffic for this portion of roadway is estimated at 5%.

Derby Street is the only east-west road that crosses the CN railroad between West Big Beaver Road and East Maple Road and is a major route for the police and fire departments, ambulances, and city maintenance vehicles. The Somerset Mall, local restaurants and businesses rely on this as a supply route. Local residents depend on this bridge for their daily commute from the residential areas surrounding the bridge to easily access the Troy and Birmingham business districts. Additionally, with public and private schools located just to the east and west of the crossing, this bridge is an important part of their respective transportation routes.

If the bridge were to close, eastbound traffic would be detoured north on N. Adams Road to W. Big Beaver Road or south on N. Adams Road to E. Maple Road. Westbound traffic would divert north on Coolidge Hwy to W. Big Beaver Road or south on Coolidge Hwy to E. Maple Road. The detour amounts to about 2 miles, round trip. Closure of the structure would have an adverse impact on emergency response times, school bus routes and business district congestion.

BRIDGE DESCRIPTION AND DEFICIENCIES

The existing Derby Street is a five-span bridge measuring 43 feet wide and 165 feet long. From the west, the second span crosses the railroad maintenance access road while spans 3 and 4 cross the two railway lines. The superstructure consists of cast in place concrete beams, with a monolithic concrete deck slab. A concrete wearing surface and concrete sidewalks were poured over the deck. The superstructure is supported by cast-in-place concrete abutments and piers. Both the piers and abutments are supported on

concrete spread footings that bear on the soil. No piles were believed to have been driven to support the substructure. The bridge was constructed in 1930, with extensive repairs to the deck, beams, railings and piers conducted in 1981, and again in 2007.

The 2007 renovation removed and replaced the expansion joints and railing. It also patched, painted, and replaced concrete diaphragms and headwalls over the piers and the abutments, and repaired several large surface spalls and cracks on the fascia beams, deck underside, piers and abutments. However, continued cracks and spalls occur along the deck and sidewalk surfaces. Additional delamination and spalling, with exposed and rusting reinforcement occur on the northern and southern fascia beams. Two major spalls (approximately 14 square feet each) in the deck underside have exposed reinforcement in the west span near the west abutment and near the west pier. A large delamination with two spalls in the deck underside were also recently observed in the middle of the eastern span. Minor cracking was observed in other beams, with larger horizontal beam cracks occurring in the end and center spans. Delamination and cracking also occurs at several previous concrete repairs.

Heavy efflorescence was observed on the underside of the west pier cap and on the face of the east pier. Delamination has occurred on the south end of the second pier from the west near the previous crack repair. Cracking and spalling continue at each abutment corner. A full height vertical crack exists on the west abutment near the center.

Based on the extent of the ongoing deterioration and previous repairs exhibiting signs of failure, our recommendation is for complete replacement of both the monolithic superstructure and the substructure.

As a result of the advancing deterioration and reduced load distribution capability, a load rating was performed recently, further reducing the weight limit restriction already in place. The bridge is currently posted for the following: **1-Unit Truck, 21T; 2-Unit Truck, 23T; 3 Unit-Truck, 33T**, where previously posted for 36T, 44T, 52T respectively. In addition, the load rating analysis reflects the overall capacity of the bridge to be controlled by the shear capacity of the interior beams along the continuous spans, at/near the support locations. This is a cause for concern since shear is associated with brittle failures.

The Federal Sufficiency Rating (FSR) for the Derby Street bridge is 67.8, however this FSR value was calculated prior to the 2020 inspection.

The City of Birmingham has managed its inventory of twelve (12) inventoried bridges and culverts in a fiscally responsible manner over the last several decades and pledges to continue to do so.

The repair of Derby Street, completed in 2008, was funded by City of Birmingham resources. The cost-effective repair measures were made in an effort to reduce the rate of deterioration until a replacement of the bridge could be performed.

We hereby request that this application for Local Bridge Program funding be accepted and given all due consideration of the review committee for approval of funding, to assist the City of Birmingham to continue to maintain its bridge assets at the high quality the public deserves.

ESTIMATED BRIDGE REPLACEMENT COSTS¹

A) APPROACH CONSTRUCTION	\$ 614,500
B) STRUCTURE CONSTRUCTION	<u>\$ 5,126,500</u>
TOTAL:	\$ 5,741,000

No right-of-way acquisition is anticipated for the proposed work. The estimated cost includes mobilization, traffic control, contingencies and inflation – see the following worksheet.

The City of Birmingham cost assuming design and construction engineering and 50% participation of construction cost (A and B) is estimated to be \$4,286,500².

¹MDOT LAP Bridge Scoping Cost Estimate Worksheet utilized to determine construction totals above.

²Total estimated from 20% participation of construction costs in addition to design and construction engineering at 10% and 15% respectively of the total construction costs.

Exhibit 4 - Cost Estimating Worksheet

2025

BRIDGE COST ESTIMATE WORKSHEET - CPM, REHAB, REPLACE -

REV. 02/6/2024

OWNER:	BIRMINGHAM	FISCAL YEAR:		2028	Out to Out	Curb to Curb	ENGINEER:	KEZ
REGION:	Metro				LENGTH	WIDTH		
TSC:	Oakland	PR: #N/A	MP: #N/A	165.0	43.0	29.9	STRUCTURE ID:	8230
							BRIDGE ID:	N/A
LOCATION:		DERBY ST over GRAND TRUNK WESTERN RR			DECK AREA:	7,095	SFT	STR. TYPE: Concrete
PRIMARY WORK ACTIVITY		Bridge Replacement			CLEAR ROADWAY:	4,934	SFT	Tee Beam
OTHER WORK:								

WORK ACTIVITY	MDOT Bridge Design Guides	QUANTITY	UNIT	UNIT COST	TOTAL
NEW BRIDGE (increase deck area based on design standards and hydraulic requirements)					
Single or Multiple Spans, Grade Separation	(add demo, approach, MOT)	7,095.0	SFT	\$435.00 /SFT	\$3,086,325.00
Single Span, Over Water	Length < 100ft (add demo, approach, MOT)		SFT	\$525.00 /SFT	
Multiple Spans, Over Water	Length > 100ft (add demo, approach, MOT)		SFT	\$470.00 /SFT	
Precast Culvert	Length < 40ft (add demo, approach, MOT)		SFT	\$565.00 /SFT	
NEW SUPERSTRUCTURE					
New Superstructure, Grade Separation	(incl. remove exist deck/super, add MOT & approach)		SFT	\$310.00 /SFT	
New Superstructure, Over Water	(incl. remove exist deck/super, add MOT & approach)		SFT	\$315.00 /SFT	
WIDENING					
Structure Widening, ft	(incl. deck/super/sub widening, add approach transition)		SFT	\$630.00 /SFT	
NEW DECK					
New Bridge Deck & Barrier	(incl. remove exist deck/railing, add approach, MOT)		SFT	\$150.00 /SFT	
DEMOLITION					
Entire Structure, Grade Separation		7,095.0	SFT	\$75.00 /SFT	\$532,125.00
Entire Structure, Over Water			SFT	\$95.00 /SFT	
DECK REPAIR / TREATMENTS					
Bridge Railing Replacement	(incl. removal and replacement)		FT	\$750.00 /FT	
Concrete Brush Block / Curb Patch	(incl. hand chipping and formwork)		FT	\$29.00 /FT	
Concrete Barrier Patch	(incl. hand chipping and formwork)		SFT	\$85.00 /SFT	
Concrete Deck Patch	(incl. hand chipping)		SFT	\$68.00 /SFT	
Deep Overlay	(incl. joint repl & hydro)		SFT	\$46.00 /SFT	
Epoxy Overlay	(incl. warranty)		SYD	\$48.00 /SYD	
Expansion Joint Gland Replacement	(remove and replace elastomeric gland)		FT	\$125.00 /FT	
Expansion Joint Replacement	(incl. removal)		FT	\$860.00 /FT	
Full Depth Patch			SFT	\$140.00 /SFT	
Healer / Sealer	(penetrates cracks in bridge deck)		SYD	\$30.00 /SYD	
HMA Overlay with WP membrane			SYD	\$60.00 /SYD	
Overlay Removal	(Epoxy: \$22/syd Latex: \$26/syd HMA: \$7/syd)		SYD	\$22.00 /SYD	
Reseal Bridge Joints			FT	\$28.00 /FT	
Shallow Overlay	(incl. joint repl & hydro)		SFT	\$46.00 /SFT	
SUPERSTRUCTURE REPAIR					
Bearing Realignment / Replacement	(incl. temporary supports)		EA	\$6,450.00 /EA	
Heat Straightening	(incl. clean and coat)		EA	\$57,000.00 /EA	
Pack Rust Repair	(greater than 3/8" separation)		FT	\$1,150.00 /FT	
Paint - Complete	(incl. clean & coat)		SFT	\$30.00 /SFT	
Paint - Partial / Spot / Zone	(incl. clean & coat - \$20k minimum)		SFT	\$60.00 /SFT	
PCI Beam End Blockout	(incl. temporary supports)		EA	\$7,200.00 /EA	
Pin & Hanger Replacement	(incl. temporary supports)		EA	\$17,000.00 /EA	
Structural Steel Repair	(based on 6ft repair length)		EA	\$4,000.00 /EA	
Structural Steel Repair - Stiffener	(includes each side of beam)		EA	\$1,500.00 /EA	
SUBSTRUCTURE REPAIR					
Substructure Patching	(measured x 2) replace if repair area > 30%		CFT	\$360.00 /CFT	
Substructure Replacement	(incl. temporary supports, excavation)		CFT	\$375.00 /CFT	
Substructure Horizontal Surface Sealer			SYD	\$75.00 /SYD	
Temporary Supports	(add Structural Steel Repair - Stiffener for ea steel beam)		EA	\$4,000.00 /EA	
MISCELLANEOUS					
Articulating Concrete Block System (ACB)			SYD	\$320.00 /SYD	
Concrete Surface Coating			SYD	\$47.00 /SYD	
Culvert Cleanout			FT	\$125.00 /FT	
Epoxy Crack Injection	(structural crack repair)		FT	\$70.00 /FT	
Metal Mesh Panels	(48" width, max 6'-6" length)		SFT	\$28.00 /SFT	
Pressure Relief Joint	(use when approach concrete roadway exceeds 1,000ft)		FT	\$110.00 /FT	
Riprap	(assume 10ft distance around perimeter of substructure)		SYD	\$275.00 /SYD	
Silane Treatment	(penetrating sealer for concrete surfaces)		SFT	\$7.00 /SFT	
Slope Protection Repairs			SYD	\$150.00 /SYD	
Other					

STRUCTURE CONSTRUCTION BUDGET \$3,618,450

ROAD WORK					
Approach Pavement, 12" RC	(incl. removal; add curb, gutter, guardrail) 40' ea. end	175.0	SYD	\$230.00 /SYD	\$40,250.00
Approach Curb & Gutter	(incl. removal) 40' ea. quadrant	160.0	FT	\$57.00 /FT	\$9,120.00
Guardrail Anchorage to Bridge	(each quadrant)	4.0	EA	\$2,540.00 /EA	\$10,160.00
Guardrail	(incl. removal) < 200ft beyond reference line	330.0	FT	\$41.00 /FT	\$13,530.00
Guardrail Terminal	(each quadrant)	4.0	EA	\$3,900.00 /EA	\$15,600.00
Roadway Approach Work	(beyond approach pavement)	1.0	LSUM	\$75,000.00 /LSUM	\$75,000.00
Utilities		1.0	LSUM	\$75,000.00 /LSUM	\$75,000.00
TRAFFIC CONTROL Unit Cost to be determined by Region or TSC Traffic & Safety					
Part Width Construction			LSUM		LSUM
Crossovers			EA		/EA
Temporary Traffic Signals			set		/set
RR Flagging		1.0	LSUM	\$120,000.00 /LSUM	\$120,000.00
Detour		1.0	LSUM	\$75,000.00 /LSUM	\$75,000.00

RELATED ROAD/TRAFFIC CONSTRUCTION BUDGET \$433,660

CONTINGENCY	(10% - 20%) (use higher contingency for small projects)	15	%	\$4,052,000.00	\$608,000
MOBILIZATION	(estimate at 10%)	10	%	\$4,660,000.00	\$466,000
INFLATION	(assume 4% per year, beginning in 2025)	12	%	\$5,126,000.00	\$615,000

(Does not include PE or CE)

(Refer to programming guidelines in Bridge Cost Estimating Worksheet-Key for CE, PE & PE-S)

TOTAL CONSTRUCTION BUDGET	\$5,741,000
15 % CE	CON BUDGET \$6,602,000
10 % PE	PE BUDGET \$59,000
10 % PE	PE-S BUDGET \$496,000

PRIORITY LIST

DERBY ROAD OVER THE CN RAILROAD

CITY COMMISSION RESOLUTION

**CITY OF BIRMINGHAM
NOTICE OF RESOLUTION**

At the meeting of the City Commission for the city of Birmingham, Michigan, held at 151 Martin Street, Birmingham, Michigan 48012, of the _____ day of _____, 2025, at which time a quorum of the City Commission was present, the following resolution was adopted by vote taken by yeas and nays and entered at large upon the record of said Board.

RESOLUTION

WHEREAS; the City Commission for the City of Birmingham is required under the provisions of the Local Bridge Program to review, approve, and state that they are actively seeking funding participation in certain bridge replacements; and,

WHEREAS; the staff of the City of Birmingham has reviewed the bridge system in Birmingham, Michigan and has found that there is a need for the replacement of the Derby Road bridge to improve their traffic safety and structural capacity; and,

WHEREAS; the available City funds are insufficient to fund the bridge project submitted while still maintaining the remainder of the road system.

NOW, **THEREFORE, BE IT RESOLVED** that the City Commission for the City of Birmingham seeks participation in the Local Bridge Program for the following project and affirm that the City Commission of Birmingham, Michigan is committed and will provide local funds estimated to be \$4,286,500, for payment of all design engineering, construction engineering, and 50% of the total cost of construction, in the event the project received Federal and State Funding.

Bridge and Location

Estimated Total Cost of Construction

Derby Road Bridge over CN Railroad

\$5,741,000

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to execute the necessary documents and that a certified copy of this resolution be submitted with the application for the local bridge program funding.

I hereby certify that the above is a true copy of part of the 2025 minutes of a meeting held on the _____ day of _____, 2025, by the city commission of Birmingham, Michigan.

The City of Birmingham

Therese Longe, Mayor

Alexandria Bingham, City Clerk

Local Agency Bridge Program Call for Projects FY 2028

From Michigan Dept of Transportation <MDOT@govsubscriptions.michigan.gov>

Date Tue 2/4/2025 9:35 AM

To mcoatta@bhamgov.org <mcoatta@bhamgov.org>



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The Michigan Department of Transportation (MDOT) is pleased to announce the solicitation of applications for the Fiscal Year (FY) 2028 Local Bridge Program.

The FY 2028 Call for Projects Letter is posted on the [Bridge Program](#) website, under Call for Projects. Refer to the Call Letter, Exhibits and Cost Estimating Worksheet for information regarding eligibility and submitting candidate Bridge Project Applications.

Applications are due before 11:59 PM EDT, Tuesday April 1st, 2025.

If you have any questions or concerns, please contact Keith Cooper, Local Bridge Program Manager, at 517-331-1395 or CooperK@Michigan.gov.

Michigan Department of Transportation

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MEMORANDUM

Department of Public Services

DATE: March 18, 2025

TO: Jana L. Ecker, City Manager

FROM: Carrie Laird, Parks and Recreation Manager

APPROVED: Scott Zielinski, DPS Director

SUBJECT: Birmingham Well Sites Park Designations

INTRODUCTION:

The Department of Public Services (DPS) has been researching whether or not certain public properties in Birmingham, known as “well sites”, have ever been designated as park property. If the “well sites” have not been designated as park property, the DPS is making a recommendation on whether or not they should be designated as such.

BACKGROUND:

In 1980, Wakefield Well site (now named Pumphouse Park) was being considered by the City Commission for rezoning to residential. At the same time, the South Well sites were being considered for commercial zoning. The Recreation Plan of 1980 was referenced during the discussion. Minutes display the outcome and general consensus was for both Wakefield and Southfield Well sites to remain public property, specifically as green space. Shortly thereafter, play equipment was installed at the sites.

Since 2000, all but one of the “well sites” have been described as “mini-parks” in the City’s five-year Parks and Recreation Master Plans. West Lincoln Well & Park is described as a “neighborhood park” as it serves a larger number of residents.

In 2006, at the request of the City Manager, an inventory of City property was compiled for the purpose of determining whether there are any parcels owned by the City that may be suitable for sale, disposal or lease. See the attached report and excerpts from the presentation including maps and property details from the 2006 report. The only “well sites” considered as part of potential properties were the South Well sites, and select parcels within the Derby Well site. At the time, the Parks and Recreation Board recommended they, along with some other public property sites, be retained for future consideration for recreational usage.

In 2022 the DPS began researching the South Well sites, and the topic was discussed at the September 13, 2022 Parks and Recreation Board meeting. The board made a motion to recommend the City Commission review all well sites (Baldwin, Derby, Redding and South Well sites). At the October 24, 2022 City Commission meeting ([Agenda/Minutes](#)), the Commission took action to designate the South Well sites as parks, and further, directed the City Manager to have additional research conducted, prepare recommendations to the Parks and Recreation Board for their deliberations, and make a recommendation to the City Commission.

Since then the DPS, with the assistance of the Birmingham Museum and the Engineering Department, conducted research of the following public properties labeled as “well sites” across the City: Baldwin Well, Derby Tank, Redding Well, West Lincoln Well and Park, and Pumphouse Park (formally Wakefield Well).

The DPS’ review findings are as follows:

Baldwin Well

Purpose for acquisition: Well Site

Zoned: Public Property

Present use: Park

Described as a mini-park in Parks and Recreation Master Plan

Not formally designated as a park.

Derby Tank

Purpose for acquisition: Water Tank

Zoned: Public Property

Present use: Park

Described as a mini-park in Parks and Recreation Master Plan

Not formally designated as a park

Redding Well

Purpose for acquisition: Water Tank

Zoned: Public Property

Present use: Park

Described as a mini-park in Parks and Recreation Master Plan

Not formally designated as a park

West Lincoln Well & Park (Lincoln Well)

Purpose for acquisition: Well

Zoned: Public Property

Present Use: Park

Described as a neighborhood park in Parks and Recreation Master Plan

Not formally designated as a park

Pumphouse Park (formally Wakefield Well)

Purpose for acquisition: Well

Zoned: Public Property

Present Use: Park

Described as a mini-park in Parks and Recreation Master Plan

Not formally designated as a park, however, in 2010, was renamed to Pumphouse Park with

City Commission approval.

The Parks and Recreation Board reviewed each of the well sites in October of 2024 ([Agenda/Minutes](#)) and finalizing their consensus at the March 4, 2025 meeting ([Agenda](#)/ DRAFT Minutes-not complete at the time of this report). The Parks and Recreation Board took action to recommend the City Commission review the well sites and consider designating them as parks.

LEGAL REVIEW:

The City Attorney has reviewed this report and attachments and has no objection to the suggested Commission action.

FISCAL IMPACT:

The DPS anticipates updating Citywide park identification signs and has budgeted funds to accomplish this project. The new “mini parks” would be included in this effort.

SUSTAINABILITY:

Naming public property as parks results in a greater likelihood of retaining these sites within the park system.

DESIGN CONSIDERATIONS:

The City reviewed all of the properties for items such as deed restrictions, and potential future uses. Derby Tank has limitations on where potential improvements should be made. Baldwin and Redding are in the flood plain and there are some building deed restrictions at Redding as well. These identified limitations do not affect the DPS recommendation for these locations in consideration for designation as park property.

PUBLIC COMMUNICATIONS:

This item has appeared on Parks and Recreation Board meeting agendas. Parks and Recreation Board meeting topics are promoted regularly in the Around Town e-newsletter.

SUMMARY:

The 2024-2028 Parks and Recreation Master Plan lists each of the well site properties as part of the City’s recreation inventory and part of the park system, labeling them as mini-parks. The Recreation Plan of 1980 (mentioned above) contains well sites as part of the recreation inventory and each consecutive Parks and Recreation Master Plan thereafter carried these sites as part of public property intended for either passive or active recreation use. It is evident that the City and the community consider these sites for recreational use.

The above mentioned “well sites” are identified as mini-parks in the updated Parks and Recreation Master Plan with the exception of West Lincoln Well Park, which is labeled as a neighborhood park, as it serves a greater area. The plan identifies some deficiencies/opportunities for well sites as shown in the attachment. The DPS intends to include the well sites as part of a budgeted park sign project this current fiscal year. West Lincoln Well Park and Pumphouse Park currently have signage. It is noted that the City Commission has requested removing the word “well” from any existing signage at these sites.

The Parks and Recreation Board reviewed each well site and recommended the City Commission consider designating them as park property. The DPS also recommends that the well sites be officially designated as parks by the City Commission.

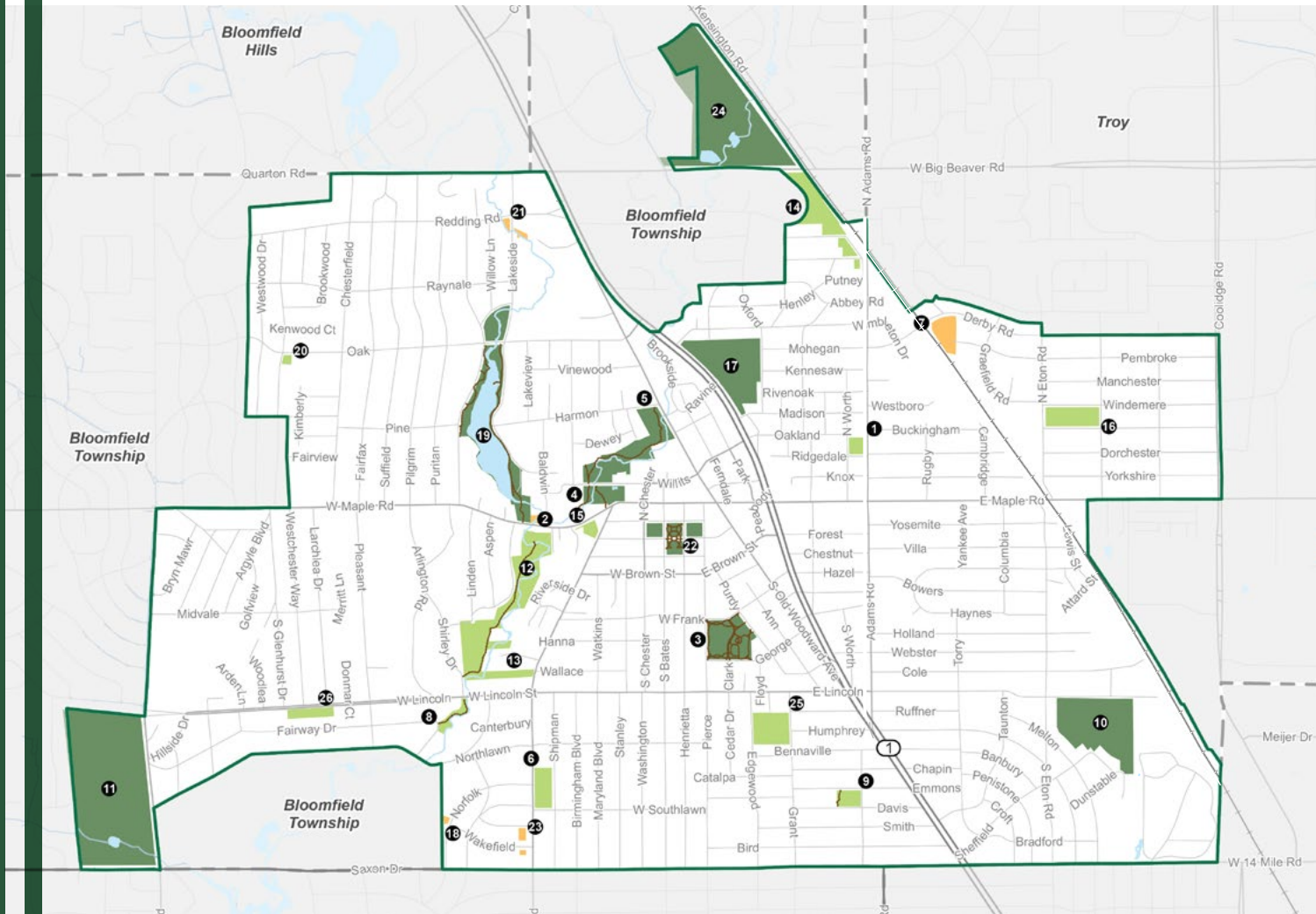
ATTACHMENTS:

- Overview of Birmingham Parks - Map
- Engineering Review
- Zoning Map
- Historical information on Wakefield Well/South Well
- 2010 Memo re: Pumphouse Park
- 2006 Memo and excerpts from the Public Land Sale presentation
- Pages from the 2024-2028 Parks & Recreation Master Plan regarding “well sites” or mini-parks

SUGGESTED ACTION:

Make a motion adopting a resolution to designate the following “well sites” as parks: Baldwin Well, Derby Tank, Pumphouse Park, Redding Well, and West Lincoln Well sites.

Overview of Birmingham Parks



MAP 1. Parks and Recreation Facilities

- | | |
|--|-----------------------------------|
| 1. Adams Park | 15. Martha Baldwin Park |
| 2. Baldwin Well Site | 16. Pembroke Park |
| 3. Barnum Park | 17. Poppleton Park |
| 4. Birmingham Museum | 18. Pumpphouse Park |
| 5. Booth Park | 19. Quarton Lake Park |
| 6. Crestview Park | 20. Quarton Tennis Court |
| 7. Derby Well Site | 21. Redding Well Site |
| 8. Fairway Park | 22. Shain Park |
| 9. Howarth Park | 23. South Well Site |
| 10. Kenning Park and Ice Sports Arena | 24. Springdale Golf Course & Park |
| 11. Lincoln Hills Golf Course & Dog Park | 25. St. James Park |
| 12. Linden Park | 26. West Lincoln Well & Park |
| 13. Linn Smith Park | |
| 14. Manor Park | |

- Park Trails
- Community Parks
- Mini Parks
- Neighborhood Parks
- City Birmingham Boundary

0 1,000 2,000
feet



Basemap Source: Michigan Center for Geographic Information,
Version 17a. Data: City of Birmingham, 2023. McKenna, 2023.

Engineering Department
Summary of Well Sites Reviews

2/10/2025

Engineering Well Sites Review:

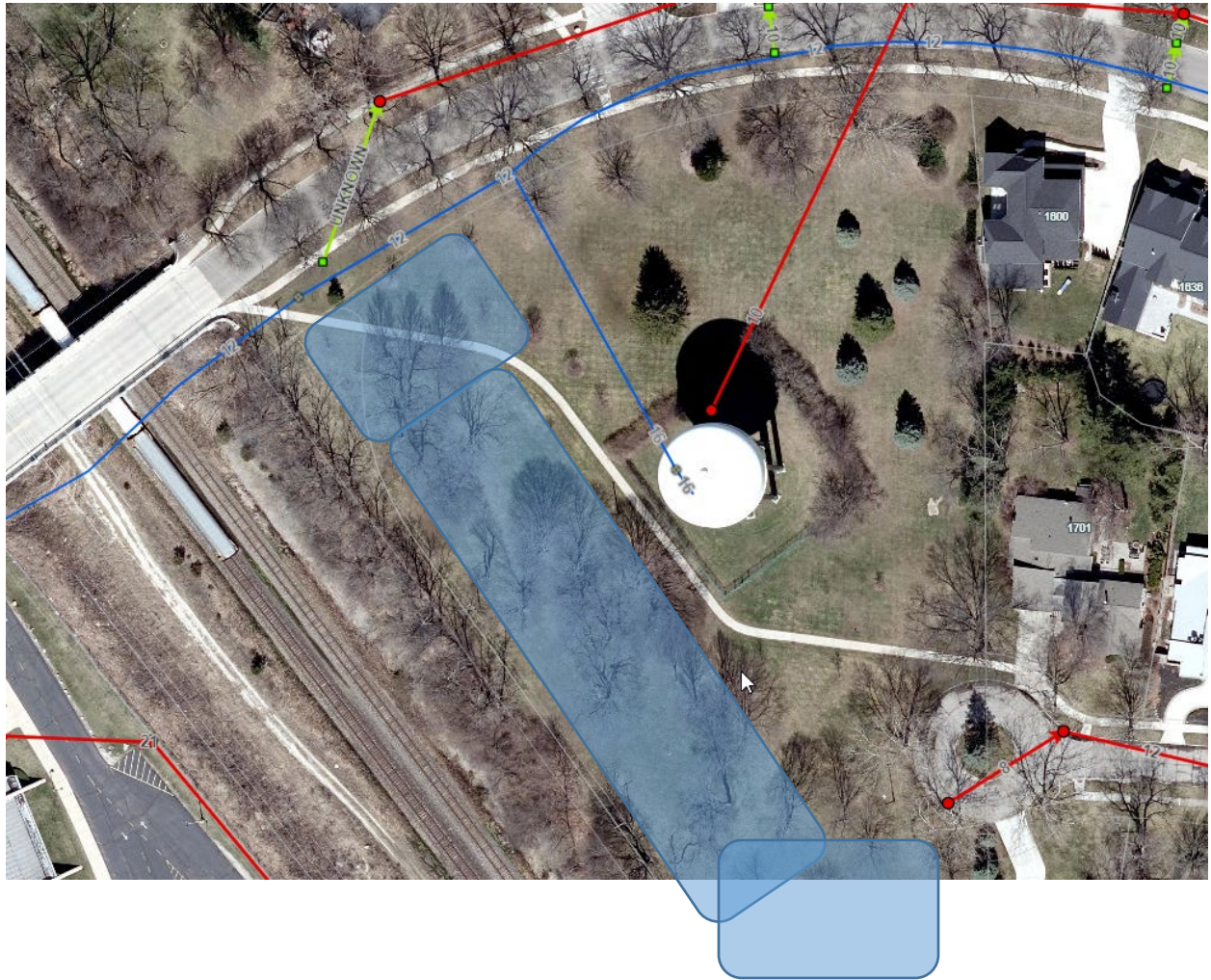
Baldwin Well:

No major concerns from Engineering. Most of this parcel is in either the floodway or 100-year floodplain. There is some electrical on this site to feed the NOAA weather station, and the County has at 27" sanitary sewer running through the site:



Derby Well:

The water connection for the tower is off Derby Road and the underground sewer also goes to Derby. Looking at the contours on Oakland County GIS and our GIS, the northwest area is higher in elevation and the southeast corner near the cul-de-sac is lower in elevation. For any improvements of this area, it should be in the blue highlighted area below:



Pumphouse Park:

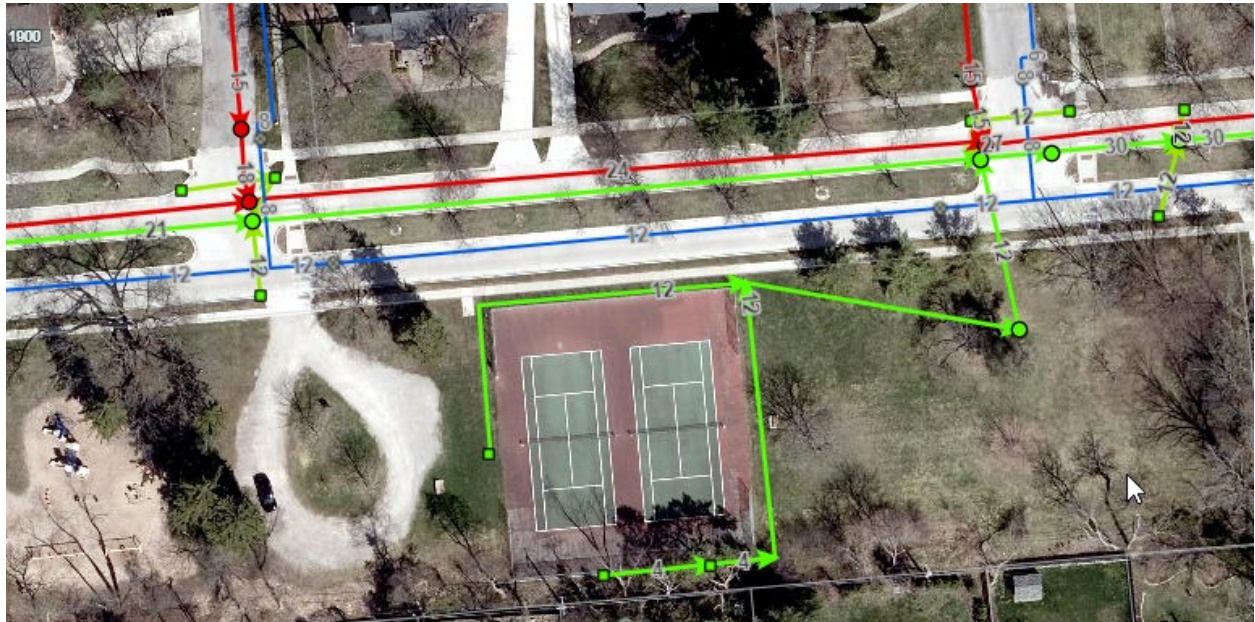
No concerns from Engineering. There is a 12" watermain on this property that was installed in the 1950's to connect to the future well. GIS also shows a possible sewer on this property but I could not find plans for it.

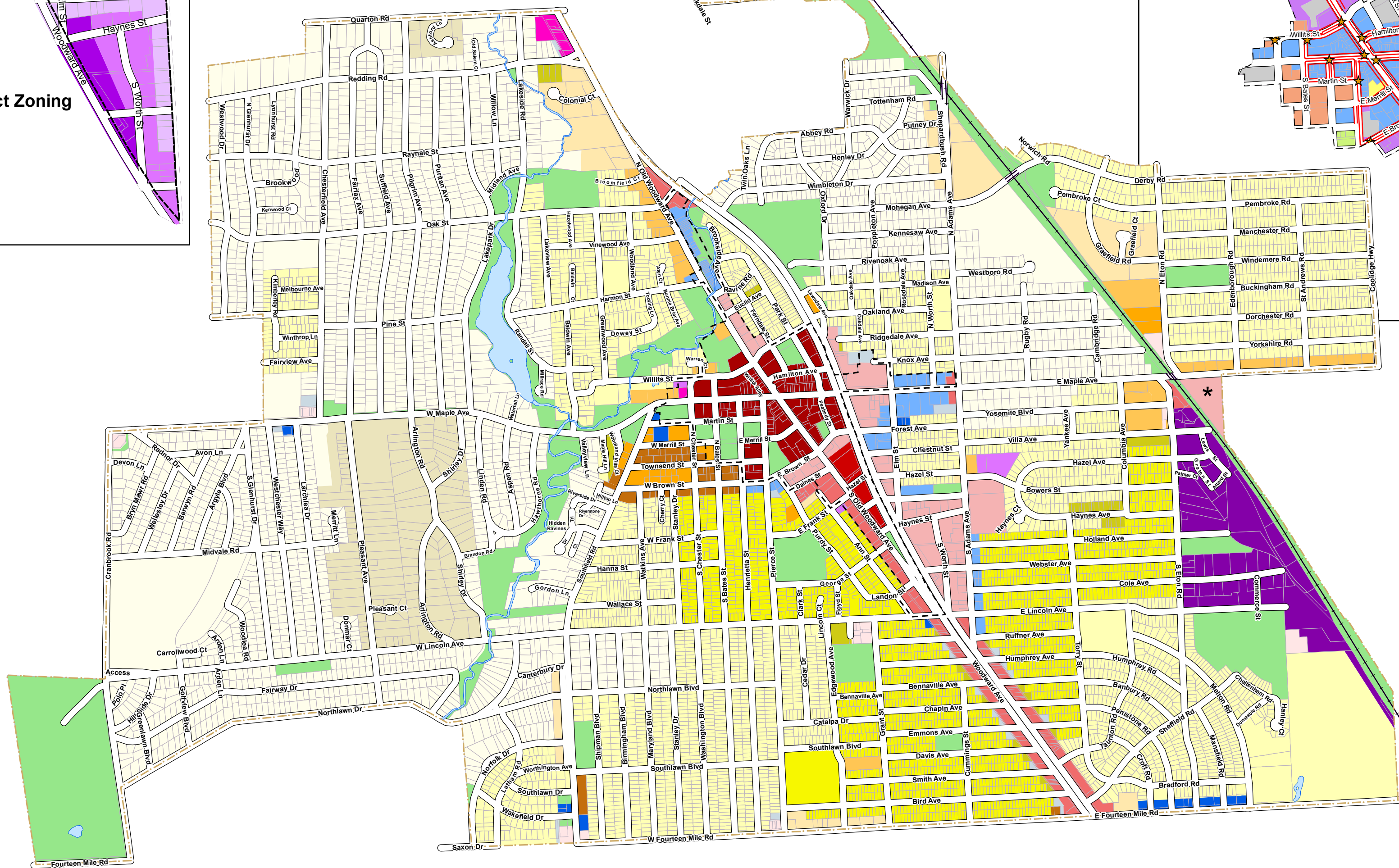
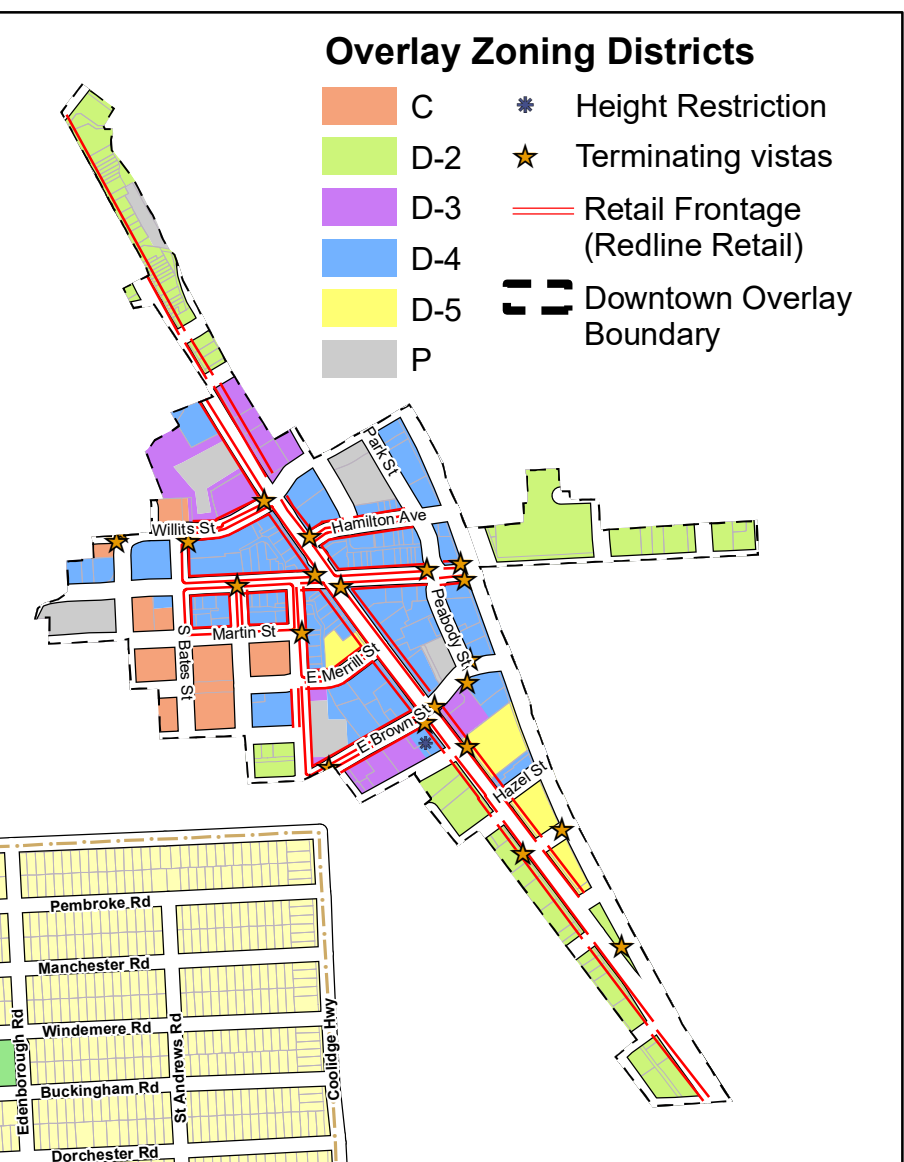
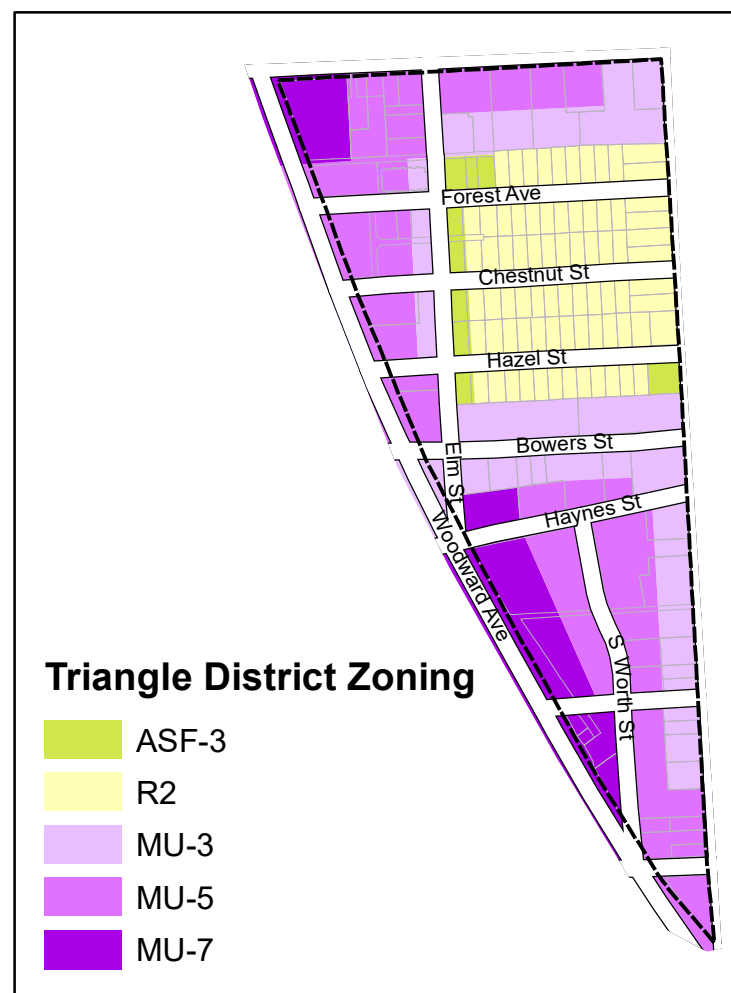
**Redding Well Site:**

No concerns from Engineering. This entire site is in the floodway.

West Lincoln Well & Park:

No concerns from Engineering. There is some storm pipe around the tennis courts, and a catch basin on the east side of the park.





City of Birmingham
A Walkable Community

1,500 750 0 1,500 Feet

Coordinate System: State Plane Coordinate System Michigan South Zone 2113 Projection: Lambert Conformal
Conic, Units: International Feet, Datum: NAD83
Data Sources: Oakland County GIS Utility, City of Birmingham
Updated: August 2021

City Of Birmingham Zoning Map

R1 Single-Family Residential	R7 Multiple-Family Residential	B-2B General Business
R1-A Single-Family Residential	R8 Multiple-Family Residential	B-3 Office-Residential
R2 Single-Family Residential	TZ1 Transitional Zoning 1	B-4 Business-Residential
R3 Single-Family Residential	TZ3 Transitional Zoning	O-2 Office Commercial
R4 Two-Family Residential	MX Mixed-Use	O-1 Office
R5 Multiple-Family Residential	B-1 Neighborhood Business	P Parking
R6 Multiple-Family Residential	B-2 General Business	PP Public Property
	B-2 General Business Limited to Grocery Store Use	Downtown Overlay Boundary

Historical Info
Wakefield Well (Pumphouse Park)
South Well sites

March 26, 1980

City Commission
Birmingham, Michigan

From: Charles Tholen, Chairman - Planning Board

Subject: Rezoning of Wakefield Well Site (Lot 153, J. Lee
Baker Company's Birmingham Hills Subdivision)

Gentlemen:

The Planning Board held a public hearing on Wednesday, March 19, 1980, to consider rezoning the Wakefield Well site to R-1 Single Family Residential.

Mrs. Cook explained to the Board that the lot is not buildable as platted because it contains only 8,914 square feet and 9,000 square foot minimum is Code. A variance from the Board of Zoning Appeals would be required to make it buildable. It was also determined that because of the odd shape of the lot, setback variances would also be necessary.

Several of the neighbors and representatives of the Birmingham Hills Homeowners' Association were present. Two letters were received in opposition to the rezoning.

The recently adopted Master Plan's policies on open space and recreation state that the City should maintain existing facilities for both active and passive recreation. The Planning Board felt that the City's position should be consistent with the Master Plan. They unanimously recommend to the City Commission that the Public Property classification be retained and this property be referred to the Parks and Recreation Board for consideration as a permanent park.

Very truly yours,

Charles E. Tholen (BBC)

Charles E. Tholen,
Chairman, Planning Board

BBC/sf

CITY OF BIRMINGHAM
MICHIGAN
COMMISSION PROCEEDINGS

MARCH 31, 1980

Minutes of a Regular Meeting of the Birmingham City Commission held Monday, March 31, 1980, at 8:05 P.M., in the Commission Room, in the Municipal Building.

Present: Mayor Jackson, Commissioners Jensen, Jeske, Kain, Kelly, Sights and York

Absent: None

Administration:

Acting City Manager - James Purkiss, Jr.
City Clerk - Phyllis Armour
City Attorney - Stephen Hopkins
City Planner - Bonnie Brodie Cook
City Engineer - William Killeen
Chief of Fire - Gary Whitener
Superintendent Parks/Recreation - D. Middlewood

8:06

03-356-80: APPROVAL OF MINUTES - CITY COMMISSION
MEETING - MARCH 24, 1980 - AS CORRECTED

MOTION: Motion by Commissioner Sights, supported by Commissioner York:

To approve the Minutes of the City Commission Meeting held March 24, 1980, with the following correction:

✓Page 1, last paragraph, line 2 - Change "requesting" to "requested".

VOTE: Yeas, 7. Nays, None

8:08

03-357-80: **PUBLIC HEARING - REZONE LOT 153 -
J. LEE BAKER COMPANY'S BIRMINGHAM
HILLS SUBDIVISION (WAKEFIELD WELL
SITE) - R-1 SINGLE FAMILY RESIDENTIAL**

Mayor Jackson announced that this was the date and time, as advertised, for a Public Hearing to consider an amendment to Section 5.7 of Chapter 39, Title V, Zoning and Planning, of the City Code of the City of Birmingham by rezoning the property described as Lot 153, J. Lee Baker Company's Birmingham Hills Subdivision to R-1 Single Family Residential (property known as the Wakefield Well site, located on Norfolk opposite Wakefield).

Commissioner Kelly suggested that since there has been no request to rezone the subject property and no communications have been received in support of the proposed rezoning, that the Commission take no action.

In answer to a question from Commissioner York, the Chief of Fire explained that since there is no underground contamination the pump and well may be left in place.

MOTION: Motion by Commissioner Jeske, supported by Commissioner Kelly:
To take no action on the proposed rezoning of Lot 153, J. Lee Baker Company's Birmingham Hills Subdivision to R-1 Single Family Residential, and to take up the next item on the agenda.

VOTE: Yeas, 7 Nays, None

03-358-80: 8:15
PUBLIC HEARING - REZONE LOTS 301, 302, 303, NORTH 1/2 OF LOT 304 - J. LEE BAKER COMPANY'S BIRMINGHAM HILLS SUBDIVISION (SOUTHFIELD WELL SITE) - B-1 NEIGHBORHOOD BUSINESS

Mayor Jackson announced that this was the date and time, as advertised for a Public Hearing to consider an amendment to Section 5.7 of Chapter 39, Title V, Zoning and Planning, of the City Code of the City of Birmingham, by rezoning the property described as Lots 301, 302, 303 and North 1/2 of Lot 304 as measured on front and rear lot lines, J. Lee Baker Company's Birmingham Hills Subdivision, to B-1 Neighborhood Business (property known as the Southfield Well site located at the southwest corner of Southfield and Wakefield).

Commissioner Jensen commented that since the subject property serves as a buffer between ~~Greenfield~~ and the residential area it should be kept as a green area. *Southfield*

MOTION: Motion by Commissioner Jensen, supported by Commissioner Kelly:
To take no action on the proposed rezoning of Lots 301, 302, 303 and North 1/2 of Lot 304 as measured on front and rear lot lines, J. Lee Baker Company's Birmingham Hills Subdivision, to B-1 Neighborhood Business.

Commissioner Kain suggested that the Department of Parks and Recreation determine if the well house on the property should be removed and the well capped. He also noted that service organizations in the City might consider doing the work as a project, bearing all or part of the cost.

VOTE: Yeas, 7 Nays, None

MOTION: Motion by Commissioner Kain, supported by Commissioner Sights:
To direct that the Department of Parks and Recreation and the Parks and Recreation Board report to the Commission with recommendations regarding the wells and well houses on the Southfield Well site and the Wakefield Well site.

VOTE: Yeas, 7 Nays, None

03-359-80: 8:20
PUBLIC HEARING - LOT SPLIT - 220 MERRILL STREET

Mayor Jackson announced that this was the date and time, as advertised, for a Public Hearing to consider a request from Brown Associates for lot split at 220 Merrill Street.

The City Planner explained that ^{when} the Certificate of Occupancy for the existing building at 220 Merrill Street was issued, it was for the entire site, and, if the lot split is granted, both lots must meet the requirements of the City Code. The existing building at 220 Merrill Street requires two loading spaces, and the proposed building requires three loading spaces.

Excerpt from 4/14/80 City Commission Minutes

WHEREAS, William Beaumont Hospital, Royal Oak, will this year mark twenty-five years of service to the community, and

WHEREAS, throughout a quarter of a century, Beaumont Hospital has been committed to providing the finest quality patient care and has grown from a 238-bed community hospital to one of the nation's ten largest regional medical centers, combining the dedication of personnel with new facilities and the latest technology, and

WHEREAS, Beaumont Hospital sponsors medical residencies in specialties for approximately two hundred house staff officers, provides clinical training of nursing students and training and internships in many technological fields, and

WHEREAS, Beaumont Hospital is one of the largest employers in Oakland County, affording employment to over five thousand people.

NOW, THEREFORE, BE IT RESOLVED that the Birmingham City Commission extends its congratulations to William Beaumont Hospital, Royal Oak, during its celebration of this significant event, and also sincere wishes for continued growth and service to the community.

VOTE: Yeas, 7 Nays, None

10:41

04-447-80: SEMTA CONDEMNATION - CITY PROPERTY

Report received from the City Attorney re: SEMTA Condemnation of City Property.

10:41

04-448-80: STATUS REPORT RE: PENDING LITIGATION

Report received from the City Attorney re: status of lawsuits in which the City of Birmingham is involved.

10:42

04-449-80: SET CLOSED MEETING RE: PENDING LITIGATION

MOTION: Motion by Commissioner York, supported by Commissioner Hockman:

To schedule a Closed Meeting of the City Commission, immediately following this meeting, for the purpose of discussing pending litigation re: United States vs City of Birmingham.

VOTE: Yeas, 7 Nays, None

10:43

04-450-80: **DISPOSITION OF WAKEFIELD AND SOUTH WELL SITES**

Report received from the Parks and Recreation Board re: Disposition of Wakefield and South Well Sites, recommending that no changes be made to the well sites, except that consideration be given to the placement of playground equipment at the sites, and that the Department of Parks and Recreation be authorized to place signs at the sites indicating they are City of Birmingham park areas.

City of Birmingham

151 Martin Street - P.O. Box P-1

Birmingham, Michigan 48012

Department of Parks and Recreation

Area Code (313)
Telephone 644-1800

April 15, 1980

Dear Homeowner:

As you may be aware, your City Commission and Parks and Recreation Board have discussed the disposition of the Wakefield and South well sites. It has been recommended that both of these areas be maintained as "green space". In addition, the Parks and Recreation Board has made the recommendation that play equipment be placed at the Wakefield well site, and both areas be signed denoting them as city park areas.

Prior to the placement of several pieces of play equipment at the Wakefield well site, we wanted to be assured that it was wanted by the residents. The equipment would include most of the play apparatus now in place at Lincoln Hills.

I would appreciate your comments, for or against the movement of this equipment. Please call or drop me a note if you would like to express your views.

Yours truly,



Darrel C. Middlewood, Superintendent
Department of Parks and Recreation

DCM:mg
cc: Parks and Recreation Board
Well site file

August 15, 1980

MEMORANDUM

TO: Birmingham City Commission
FROM: Parks and Recreation Board
RE: Movement of Play Equipment to Wakefield and
Placement of Stopsign

*Small Swing
Slide -
Ligon*

Well site

At the June meeting of the Parks and Recreation Board, the Board held a public discussion on the movement of playground equipment from Lincoln Hills to the Wakefield Well. Mr. Middlewood indicated that response to a letter indicated an even pro and con opinion among the residents within 500 feet. At the public discussion, there were no residents opposed to the placement of the play equipment.

Mr. Middlewood mentioned that of the 18-20 calls that were received in response to his letter, those that were opposed to the idea felt as they did because of the small size of the site, the speed of traffic going past the area, and the possibility of the area becoming a loitering area. The residents that abut the site were in favor of the play equipment.

Following discussion, the following motion was offered:

Motion by J. Folk
Supported by J. McGregor

The Parks and Recreation Board recommends to the City Commission that playground equipment be placed at the site, and that a stop sign be placed at the corner of Wakefield and Norfolk, adjacent from the Wakefield Well playground site.

Yea's: (5) Bryant, Folk, Leigh, McGregor and Mosher

Nay's: (0)

Absent: (2) Righter and Rohde

Motion Carried.

Respectfully submitted,

Fred Leigh
Fred Leigh, Chairperson
Parks and Recreation Board

Superintendent's Note: Residents of the area have been notified that this subject will be on the agenda for the meeting of August 25J

16C

*Recommend
stop sign to
Traffic Safety*

*6-0 - playground
stop sign referred - "
wants
no dog sign
per Marshall*

City of Birmingham

151 Martin Street - P.O. Box P-1

Birmingham, Michigan 48012

Area Code (313)
Telephone 644-1800

Department of Parks and Recreation

August 15th, 1980

Dear Property Owner:

As you are aware, your City Commission and Parks and Recreation Board have discussed the disposition of the Wakefield and South well sites. It was recommended that both of these areas be maintained as "green space". In addition, the Parks and Recreation Board had made the recommendation that playground equipment be placed at the site, and that a stop sign be placed at the corner of Wakefield and Norfolk, adjacent from the Wakefield Well playground site.

Prior to the placement of the sign and several pieces of play equipment at the Wakefield well site, the City Commission will again place this on their agenda for the meeting of August 25th, 1980.

If you have further comments, for or against the movement of this equipment you are urged to attend this meeting.

Yours truly,



Darrel C. Middlewood, Superintendent
Department of Parks and Recreation

DCM:mg
cc:file

MEMORANDUM

DATE: October 18, 2010

TO: Thomas M. Markus, City Manager

FROM: Lauren A. Wood, Director of Public Services

APPROVED: Thomas M. Markus, City Manager

SUBJECT: Re-Naming of Wakefield Well Site

Earlier this year, the Department of Public Services was approached by the Birmingham Farms Neighborhood Association to name a piece of City Owned property on Norfolk known as the Wakefield Well Site. The Department recognizes this property as Wakefield Well Site. After discussion with the City of Birmingham Assessor's Office and Community Development Department there is no legal property name associated with this property.

At the April 6, 2010 Parks and Recreation Board meeting, see the attachment, Mr. Jay Shell, Birmingham Farms Neighborhood President approached the Board for guidance on re-naming of Wakefield Well Site Property.

Jay Shell, President of Birmingham Farms Neighborhood Association, stated that their neighborhood is in the quadrant adjacent to the Birmingham Country Club. The park in question is on Norfolk in the southwest quadrant of the neighborhood and borders the golf course. There used to be an old pump house there, which was the reason that parcel was able to join Birmingham. Neighborhood functions are held in the park, and the City takes good care of the park. It was decided at the annual picnic to have a contest to name the park. They would like to have names submitted to the Neighborhood Association Board of Directors by neighbors in the Association. Then, the Board of Directors would select an appropriate name for the park. The name would be recognized by the City and be placed on maps and documentation pertaining to that parcel of land. The Association would fund the purchase and placement of a boulder with a plaque with the name of the park. This would be in keeping with other standardized stone identification signs located at some other City parks.

It was moved by Bill Wiebrecht, seconded by John Meehan, to approve the Birmingham Farms Neighborhood Association's request that they proceed as suggested to solicit proposed park names for what is now 'Wakefield Well Site' and return with that information and their procedure to this Board for review and submission to the City Commission.

Yeas – 5(Ross Kaplan, Therese Longe, John Meehan, Keith Vosburgh and Bill Wiebrecht)
Nays – 0

At the September 7, 2010 Parks and Recreation Board meeting Mr. Jay Shell, Birmingham Farms Neighborhood President approached the Parks Board for approval on re-naming of Wakefield Well Site Property. See the attached letter from him dated August 24, 2010. Mr. Shell explained to the Parks and Recreation Board that the association held a 'Name the Park' contest. Printed postage-paid park nomination cards were distributed to every household in the Birmingham Farms Neighborhood Association. A total of fifty entries were received.

At the Birmingham Farms Neighborhood board meeting held on August 17, 2010 they embarked on the selection process and reviewed every suggested name. There was a unanimous affirmation for a suggested name, which was 'Pump House Park'. Before the neighborhood was part of the City of Birmingham, the only way the founding fathers of Birmingham allowed the parcel to become part of Birmingham was the fact that they could provide water to the City. The neighborhood had a well; thus, it was referred to as the Wakefield Well Site. There used to be a pump house to house the well. Birmingham Farms Neighborhood Association asked for an endorsement of the name 'Pump House Park' as the official name. After a brief discussion was held, it was moved by Bill Wiebrecht, seconded by Art Stevens, to recommend to the City Commission that the name 'Pump House Park' be adopted for what used to be referred to as the Wakefield Well Site.

Yeas – 6(Dan Boorstein, Ross Kaplan, Therese Longe, Art Stevens, Keith Vosburgh and Bill Wiebrecht)
Nays – 0

The attached email from Mr. Shell dated October 18, 2010 provides an additional summation of the details pertaining to this request.

Suggested Resolution: To approve the Birmingham Farms Neighborhood Association's request to rename Wakefield Well Site Property to 'Pump House Park'.

MEMORANDUM

DATE: March 19, 2010
TO: Parks and Recreation Board Members
FROM: Connie J. Folk, Recreation Coordinator
SUBJECT: Naming of City Property

The Department has been approached by the Birmingham Farms Neighborhood Association to name a piece of City Owned property on Norfolk and Wakefield. The department recognizes this property as Wakefield Well Site. After discussion with the City of Birmingham Assessors office and Community Development Department there is no legal property name associated with this property.

I have attached Jay Shell, Birmingham Farms Neighborhood President's e-mail request. I have also attached the parcel information and photos of the property. Mr. Shell will be present to answer questions related to this request.

SUGGESTED RESOLUTION: To approve the Birmingham Farms Neighborhood Association's request to solicit proposed park names for the piece of property in question and to return to the Parks and Recreation Board with an update at a later time.

BIRMINGHAM CITY COMMISSION MINUTES

OCTOBER 25, 2010

MUNICIPAL BUILDING, 151 MARTIN

7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Gordon Rinschler, Mayor Pro Tem, called the meeting to order at 7:30 PM.

II. ROLL CALL

ROLL CALL:	Present,	Mayor Pro Tem Rinschler
		Commissioner Dilgard
		Commissioner McDaniel
		Commissioner Moore
		Commissioner Nickita
		Commissioner Sherman
	Absent,	Mayor Hoff

Administration, City Manager Markus, Attorney Currier, Clerk Broski, Finance Director Ostin, IT Director Rumps, Planning Director Ecker, Building Official Johnson, Director of DPS Wood, Fire Chief Metz, Assistant Fire Chief Connaughton, City Engineer O'Meara, Assistant City Manager Valentine

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

IV. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.

10-253-10 APPROVAL OF CONSENT AGENDA

The following item was removed from the consent agenda:

- Item B (minutes of October 18, 2010) by Commissioner McDaniel
- Item F (Fall 2010 tree purchase & planting services) by Commissioner Dilgard

MOTION: Motion by Sherman, seconded by Nickita:

To approve the consent agenda as follows:

- A. Approval of city commission meeting minutes of October 11, 2010.
- C. Approval of warrant list, including Automated Clearing House payments, of October 13, 2010 in the amount of \$1,256,905.74.
- D. Approval of warrant list, including Automated Clearing House payments, of October 20, 2010 in the amount of \$594,677.68.
- E. Resolution authorizing the filing of an application for the annual permit for work on state highways and designating Paul T. O'Meara, City Engineer, as the officer authorized to

sign permits required by the State of Michigan beginning January 1, 2011, in accordance with the requirements of the application and permit. In his absence, the designated officer shall be Brendan Cousino, Assistant City Engineer.

- G. Resolution approving the Birmingham Farms Neighborhood Association's request to rename Wakefield Well Site to "Pump House Park".
- H. Resolution receiving the report submitted by the Engineering Department, and adopting the following resolution:
- WHEREAS, the City Commission is concerned about the deteriorating condition of the noted parking areas within the Woodward Ave. right-of-way, and
- WHEREAS, the City has established that the cost to repair said parking areas shall be a burden on the adjacent benefitting property owners,
- THEREFORE IT IS RESOLVED, that this commission shall meet on Monday, December 6, 2010 at 7:30 PM, for the purpose of conducting a public hearing of necessity for the proposed paving special assessment district Woodard Ave Private Parking Areas.
- FURTHER RESOLVED, if necessity is determined on December 6th, a hearing to review the assessments and to confirm the roll will be held on December 20, 2010 at 7:30 PM.

ROLL CALL VOTE: Yeas, Commissioner Dilgard
 Commissioner McDaniel
 Commissioner Moore
 Commissioner Nickita
 Commissioner Sherman
 Mayor Pro Tem Rinschler

 Nays, None

 Absent, Mayor Hoff

 Abstentions, None

V. UNFINISHED BUSINESS

10-254-10 PURCHASE OF TOUGHBOOK TABLET COMPUTERS

Ms. Rumps explained that the computer model has gone through a processor upgrade and the addition of an extra two gigabyte of memory and an internal broadband card.

MOTION: Motion by McDaniel, seconded by Sherman:

To authorize an expenditure of \$7,994.00 from the Fire Department Machinery and Equipment account #101-1551-731.50-08, for the purchase of two Panasonic Toughbook tablets model 19, not to exceed \$7,994.00.

VOTE: Yeas, 6
 Nays, None
 Absent, 1, (Hoff)

VI. NEW BUSINESS

10-255-10 PUBLIC HEARING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

BIRMINGHAM CITY COMMISSION MINUTES

OCTOBER 25, 2010

MUNICIPAL BUILDING, 151 MARTIN

7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Gordon Rinschler, Mayor Pro Tem, called the meeting to order at 7:30 PM.

II. ROLL CALL

ROLL CALL:	Present,	Mayor Pro Tem Rinschler Commissioner Dilgard Commissioner McDaniel Commissioner Moore Commissioner Nickita Commissioner Sherman
	Absent,	Mayor Hoff

Administration, City Manager Markus, Attorney Currier, Clerk Broski, Finance Director Ostin, IT Director Rumps, Planning Director Ecker, Building Official Johnson, Director of DPS Wood, Fire Chief Metz, Assistant Fire Chief Connaughton, City Engineer O'Meara, Assistant City Manager Valentine

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

IV. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.

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The following item was removed from the consent agenda:

- Item B (minutes of October 18, 2010) by Commissioner McDaniel
- Item F (Fall 2010 tree purchase & planting services) by Commissioner Dilgard

MOTION: Motion by Sherman, seconded by Nickita:

To approve the consent agenda as follows:

- A. Approval of city commission meeting minutes of October 11, 2010.
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- D. Approval of warrant list, including Automated Clearing House payments, of October 20, 2010 in the amount of \$594,677.68.
- E. Resolution authorizing the filing of an application for the annual permit for work on state highways and designating Paul T. O'Meara, City Engineer, as the officer authorized to

sign permits required by the State of Michigan beginning January 1, 2011, in accordance with the requirements of the application and permit. In his absence, the designated officer shall be Brendan Cousino, Assistant City Engineer.

- G. Resolution approving the Birmingham Farms Neighborhood Association's request to rename Wakefield Well Site to "Pump House Park".

- H. Resolution receiving the report submitted by the Engineering Department, and adopting the following resolution:

WHEREAS, the City Commission is concerned about the deteriorating condition of the noted parking areas within the Woodward Ave. right-of-way, and

WHEREAS, the City has established that the cost to repair said parking areas shall be a burden on the adjacent benefitting property owners,

THEREFORE IT IS RESOLVED, that this commission shall meet on Monday, December 6, 2010 at 7:30 PM, for the purpose of conducting a public hearing of necessity for the proposed paving special assessment district Woodard Ave Private Parking Areas.

FURTHER RESOLVED, if necessity is determined on December 6th, a hearing to review the assessments and to confirm the roll will be held on December 20, 2010 at 7:30 PM.

ROLL CALL VOTE:	Yeas,	Commissioner Dilgard Commissioner McDaniel Commissioner Moore Commissioner Nickita Commissioner Sherman Mayor Pro Tem Rinschler
	Nays,	None
	Absent,	Mayor Hoff
	Abstentions,	None

V. UNFINISHED BUSINESS

10-254-10 PURCHASE OF TOUGHBOOK TABLET COMPUTERS

Ms. Rumps explained that the computer model has gone through a processor upgrade and the addition of an extra two gigabyte of memory and an internal broadband card.

MOTION: Motion by McDaniel, seconded by Sherman:

To authorize an expenditure of \$7,994.00 from the Fire Department Machinery and Equipment account #101-1551-731.50-08, for the purchase of two Panasonic Toughbook tablets model 19, not to exceed \$7,994.00.

VOTE: Yeas, 6
Nays, None
Absent, 1, (Hoff)

VI. NEW BUSINESS

10-255-10 PUBLIC HEARING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

2006 Memorandum
Public Land Sale
Parks and Recreation Board Review

MEMORANDUM

DATE: June 7, 2006

TO: Thomas M. Markus, City Manager

FROM: Lauren A. Wood, EPS Staff & Services Manager

APPROVED: Thomas M. Markus, City Manager

SUBJECT: Public Land Sale – Parks and Recreation Board Review

As part of our due diligence and at your request, the Parks and Recreation Board met on June 6, 2006, as part of its regular agenda, to review and consider the seventeen proposed public land sale sites. The purpose of their review was to determine if they believe any parcels need to be retained for park purposes.

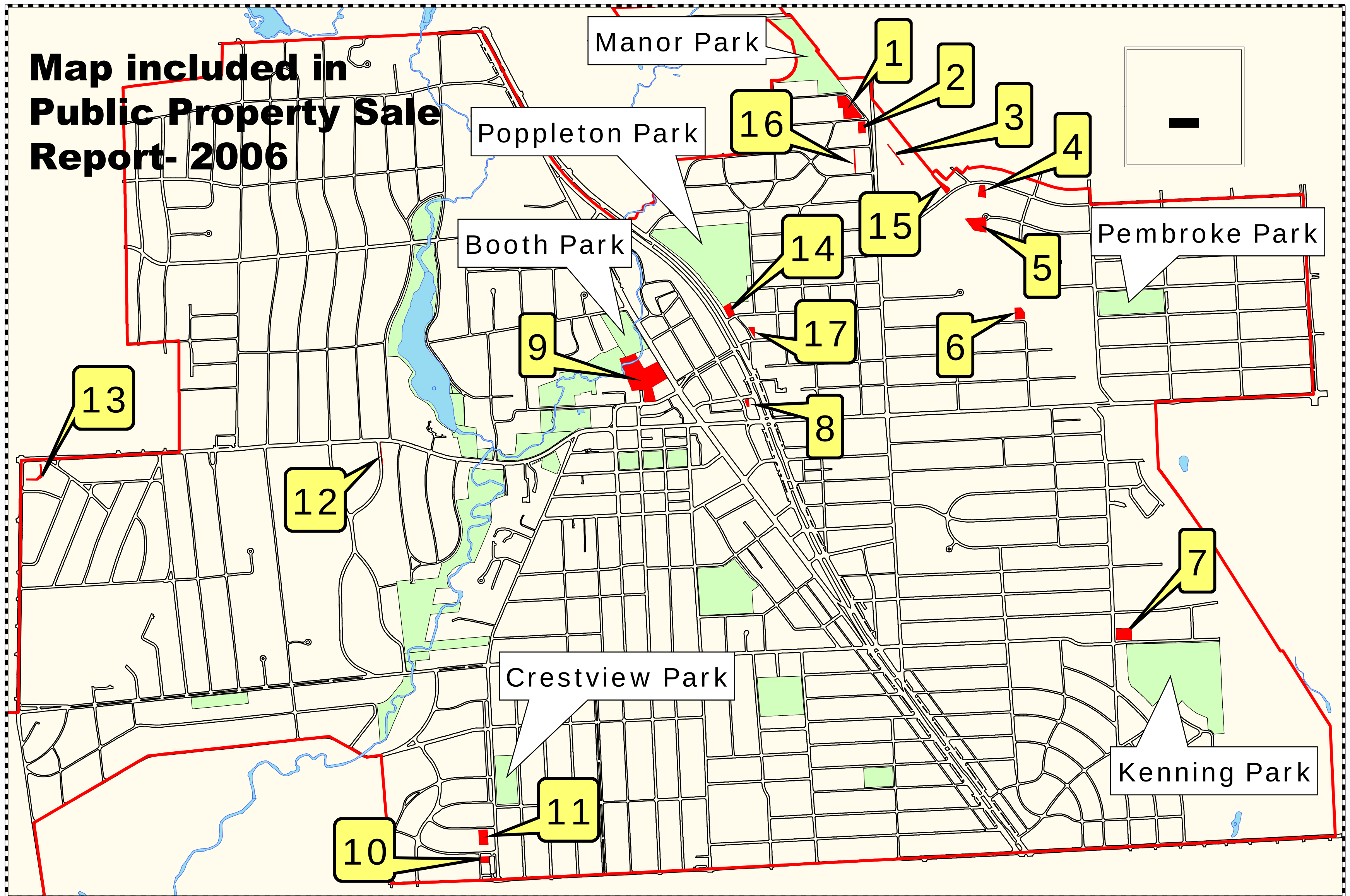
All of the individuals that sent letters and/or emails including the adjacent neighborhood associations were notified this matter will be before the Parks Board for review. There indeed was a large turnout for the discussion of this agenda item, seventy-six registered guests. While the comments were plentiful, I am not going to incorporate them in this report. The verbal expressions were certainly uniform with the many email/letters received and revealed a large consensus not to sell any public lands. Although not the only sites discussed, the primary focus of the audience was sites # 1, 2, 10 and 11. These are the Shepardsbush and Southfield locations.

The Parks and Recreation Board made the following recommendations. They are making no recommendation on sites # 3, 8, 9, 12, 13, 15, 16 and 17 based on the fact these do not pertain to park purposes. The Parks Board does concur with the staff recommendations for sites # 4, 5, 6, 7 and 14 which are to retain city ownership. The other remaining sites # 1, 2, 10 and 11, the Parks Board recommend these sites be retained for future consideration for potential recreational usage. They do concur however; these sites are not considered park space presently.

Based on this action by the Parks and Recreation Board, I would recommend site # 1, 2, 10 and 11 be removed from the continued due diligence process and they be retained by the City of Birmingham for further consideration for park use in the future.

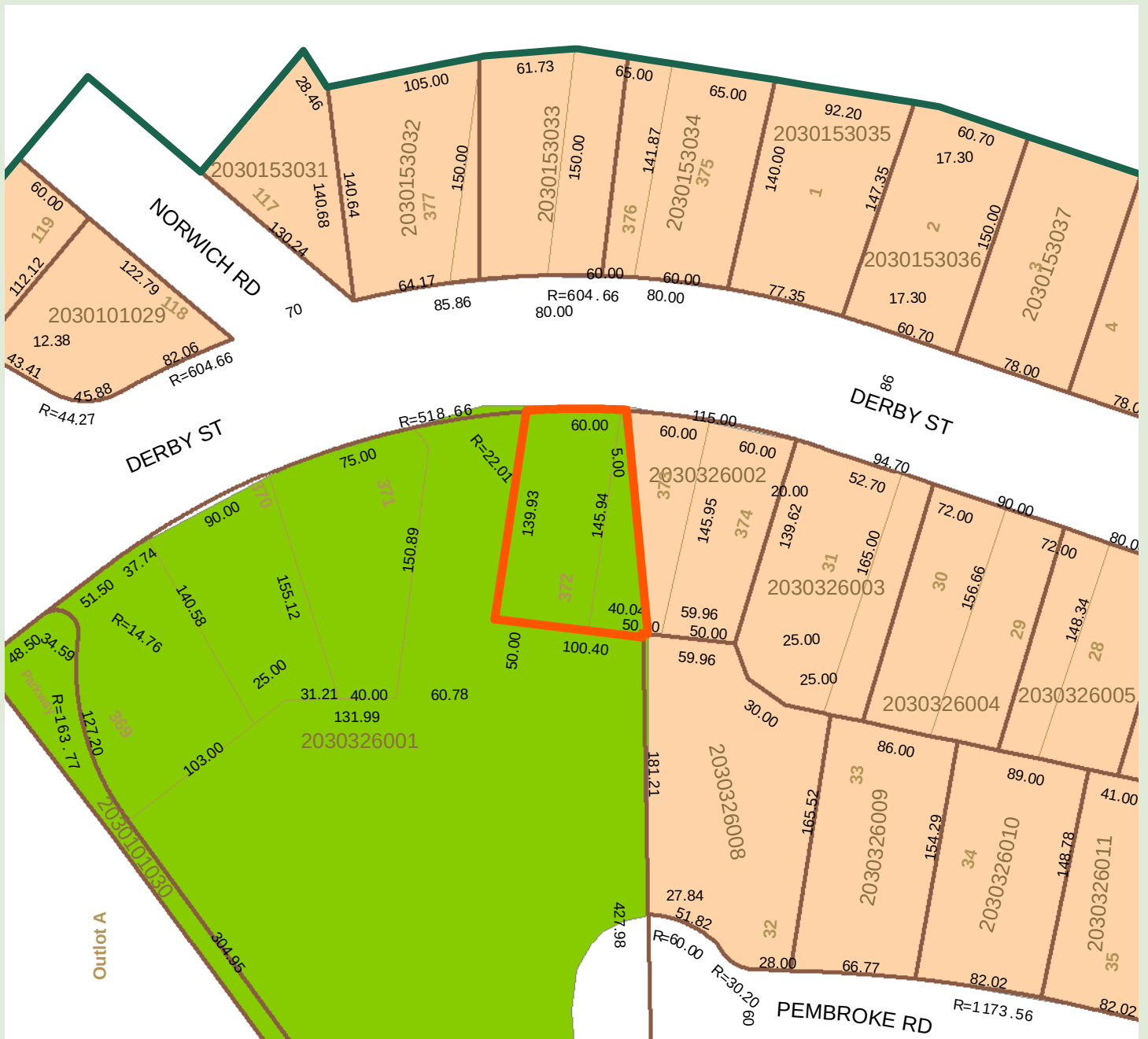
Suggested Resolution: Due to the strong neighborhood support and the Parks and Recreation Board recommendation that site # 1, 2, 10 and 11 be retained by the City of Birmingham, staff therefore, recommends these four sites be removed from further consideration for sale. Further, to continue the process of our due diligence as it relates to the other sites, # 3, 8, 9, 13, 15, 16 and 17.

**Map included in
Public Property Sale
Report- 2006**



MAP

Site #4 - Derby - Water Tower Property



Property Details

Sidwell: 2030326001
 Area: 11927.50 sq. ft.
 0.274 acres
 Property Description:
 T2N, R11E, SEC 30 BIRMINGHAM
 ESTATES NO 2 LOTS 369 TO 372 INCL &
 WLY PART OF LOT 373 MEAS 5.0 FT FRT
 & 40.04 FT ON REAR, ALSO PART OF W
 1/2 OF SEC 30 BEG AT SW COR OF LOT
 372, TH S 11-10-30 W 50 FT, TH N
 88-02-30 W 131.99 FT, TH S 56-07-30
 W 128.00 FT TH S 34-03-30 E 304.95 FT,
 TH S 34-11-00 E 55.49 FT, TH S 78-10-00
 E 134.30 FT, TH N 01-48-23 E 427.98 FT,
 TH N 81-50-30 W 100.04 FT TO BEG

Zoning: PP

0-1	R1	Tax Parcel
0-2	R1-A	City Limits
B-1	R2	Lot Lines
B-2	R3	Subject Property
B-2B	R4	
B-3	R5	
B-4	R6	
MX	R7	
P	R8	
PP		

0 25 50 100 150 Feet

Recommendations

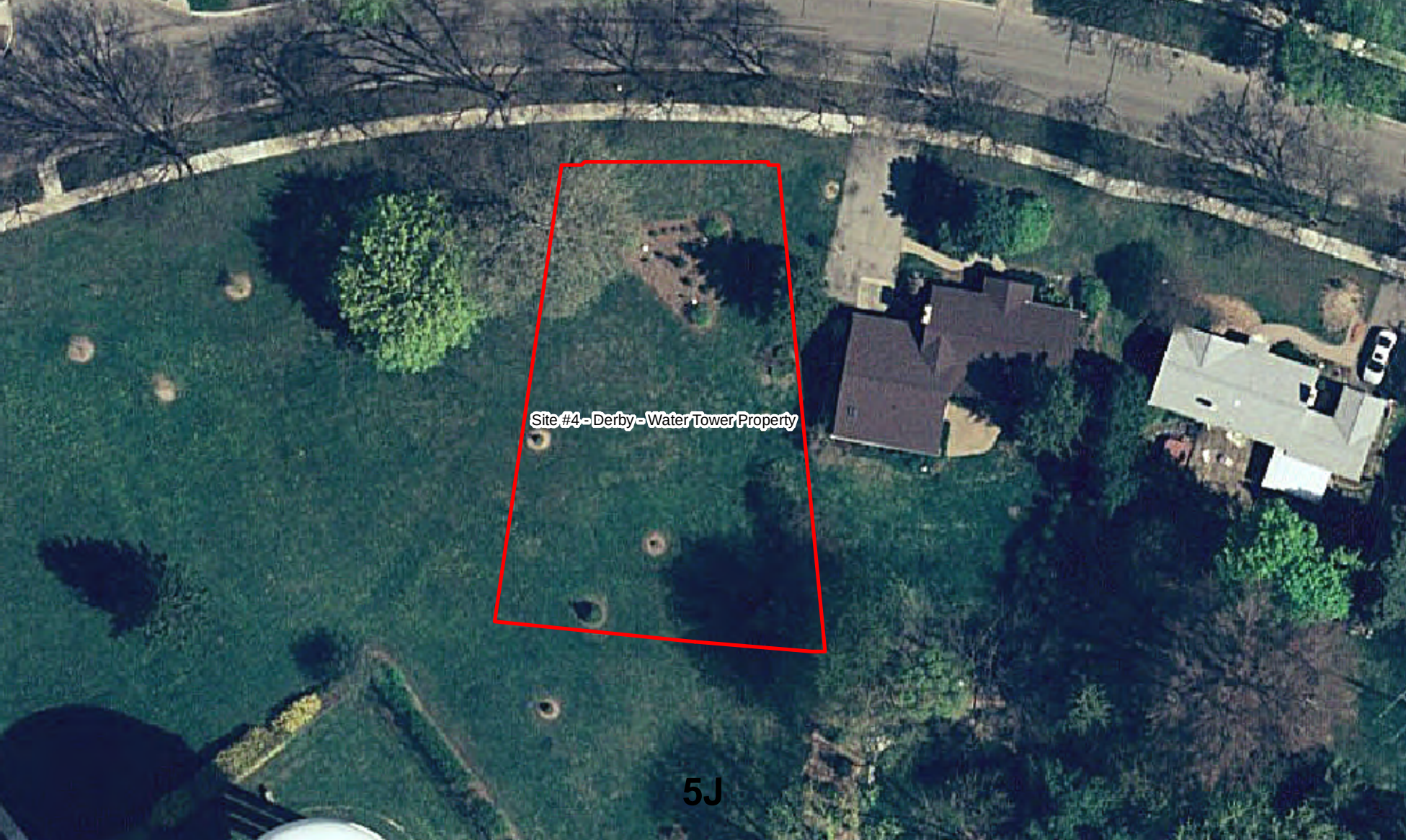
- maintain current zoning
- retain City ownership

Disclaimer: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. Any person or entity who relies on said information for any purpose whatsoever does so solely at his or her own risk.



Site #4 - Derby - Water Tower Property

5J

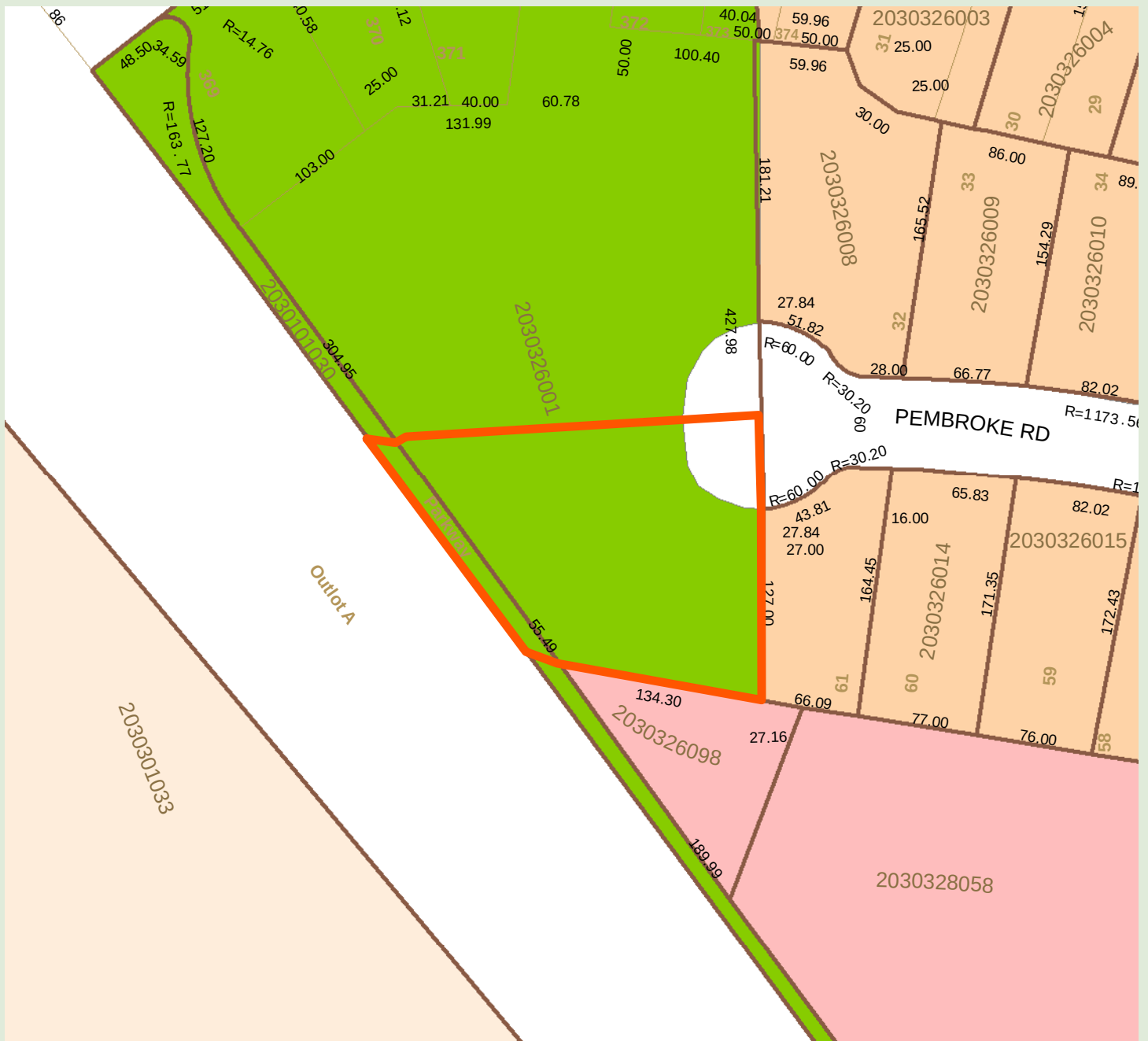
An aerial photograph of a residential property. A red rectangular outline is drawn on a grassy area, enclosing a small cluster of trees and a paved path. To the right of the outlined area are two houses: one with a dark brown roof and another with a light grey roof. A white car is parked near the grey-roofed house. A curved road or driveway runs along the top of the property. The text "Site #4 - Derby - Water Tower Property" is overlaid on the red-outlined area.

Site #4 - Derby - Water Tower Property

5J

MAP

Site #5 - Pembroke - Water Tower Property



Property Details

Sidwell: 2030326001
 Area: 155437.475 sq. ft.
 3.568 acres
 Property Description:
 T2N, R11E, SEC 30 BIRMINGHAM
 ESTATES NO 2 LOTS 369 TO 372 INCL &
 WLY PART OF LOT 373 MEAS 5.0 FT FRT
 & 40.04 FT ON REAR, ALSO PART OF W
 1/2 OF SEC 30 BEG AT SW COR OF LOT
 372, TH S 11-10-30 W 50 FT, TH N
 88-02-30 W 131.99 FT, TH S 56-07-30
 W 128.00 FT TH S 34-03-30 E 304.95 FT,
 TH S 34-11-00 E 55.49 FT, TH S 78-10-00
 E 134.30 FT, TH N 01-48-23 E 427.98 FT,
 TH N 81-50-30 W 100.04 FT TO BEG

Zoning: PP

0-1	R1	Tax Parcel
0-2	R1-A	City Limits
B-1	R2	Lot Lines
B-2	R3	Subject Property
B-2B	R4	
B-3	R5	
B-4	R6	
MX	R7	
P	R8	
PP		



0 25 50 100 150 Feet

Recommendations

- maintain current zoning
- retain City ownership

Disclaimer: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. Any person or entity who relies on said information for any purpose whatsoever does so solely at his or her own risk.



Site #5 - Pembroke - Water Tower Property

5J



Site #5 - Pembroke - Water Tower Property

5J

Pages from 2024-2028
Parks and Recreation Master Plan

Table 2: Classification of Recreation Amenities

MINI-PARK (POCKET PARK)	NEIGHBORHOOD PARK	COMMUNITY PARK	SPECIAL USE PARK / FACILITY
Small, specialized parks, often less than an acre in size, that serve the needs of residents in the surrounding neighborhood. A mini-park may serve a limited population or specific group such as tots or senior citizens. Mini-parks usually serve people within a 1/4 mile radius.	Multi-purpose facilities that provide more active recreation activities, such as field/court games, crafts, playgrounds, skating, picnicking, etc. Neighborhood parks typically serve up to 5,000 residents located within a 1/4 to 1/2 mile radius.	Offers a wide variety of recreation facilities to meet the diverse needs of residents from many neighborhoods. Community parks may include areas suited for intense recreational facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted ball fields, and concession facilities. Community parks serve residents within a 1/2 to 3 mile radius.	Specialized or single-purpose recreation activities, such as historical areas, nature centers, dog parks, sports complex, golf courses, arboretums, etc. There are no specific standards for size or acreage since each site will vary, each site is unique to the community it serves.

Table 3: Accessibility assessment

Level 1	The park is not accessible to people with a broad range of physical disabilities. The site includes little paved areas and the facilities such as play equipment or picnic areas are not accessible.
Level 2	The park is somewhat accessible to people with a broad range of physical disabilities. Either the parking area or pathways are paved, but not both. Many of the facilities such as play equipment or picnic areas are not easily accessible.
Level 3	The park is mostly accessible to people with a broad range of physical disabilities. Most of the parking areas and pathways are paved, and some of the facilities such as play equipment or picnic areas are accessible but may not be completely barrier-free.
Level 4	The park is completely accessible to people with a broad range of physical disabilities. Parking areas and pathways are paved, and most of the facilities such as play equipment or picnic areas are easily accessible.
Level 5	The entire park was developed or renovated using the principles of universal design, a design approach which enables all environments to be usable by everyone, to the greatest extent possible, regardless of age, ability, or situation.

Baldwin Well Site

Corner of Baldwin and W. Maple

0.6
acres



No active recreational amenities are located at this site, except for a sidewalk along W. Maple Road. The area is partially covered by a dense tree canopy.

AMENITIES

- » Mature Tree Canopy, Open Space for Passive Recreation

Derby Well Site

South of Derby Road, East of the Canadian National Railroad



Accessibility
Ranking



Located on the northeast portion of the city, this open space area is directly adjacent to the railroad and is south of Derby Road. Pedestrian access to the park is available from both the sidewalk on Derby Road, as well as the sidewalk from the cul-de-sac on Pembroke Road; a short, paved sidewalk traverses the park from these two entry points. Aside from mature trees and a fenced in water tower, the park largely acts as a natural buffer to the railroad.



AMENITIES

- » Walking Path
(.10 Miles, Paved)

Mini Park

Pumphouse Park

Corner of Wakefield and Norfolk Roads

0.2
acres



Covered by a mature tree canopy, Pumphouse Park features smaller play equipment and seating.

AMENITIES

- » Playground Equipment
- » Seating (Benches, 4)

Mini Park

Redding Well Site

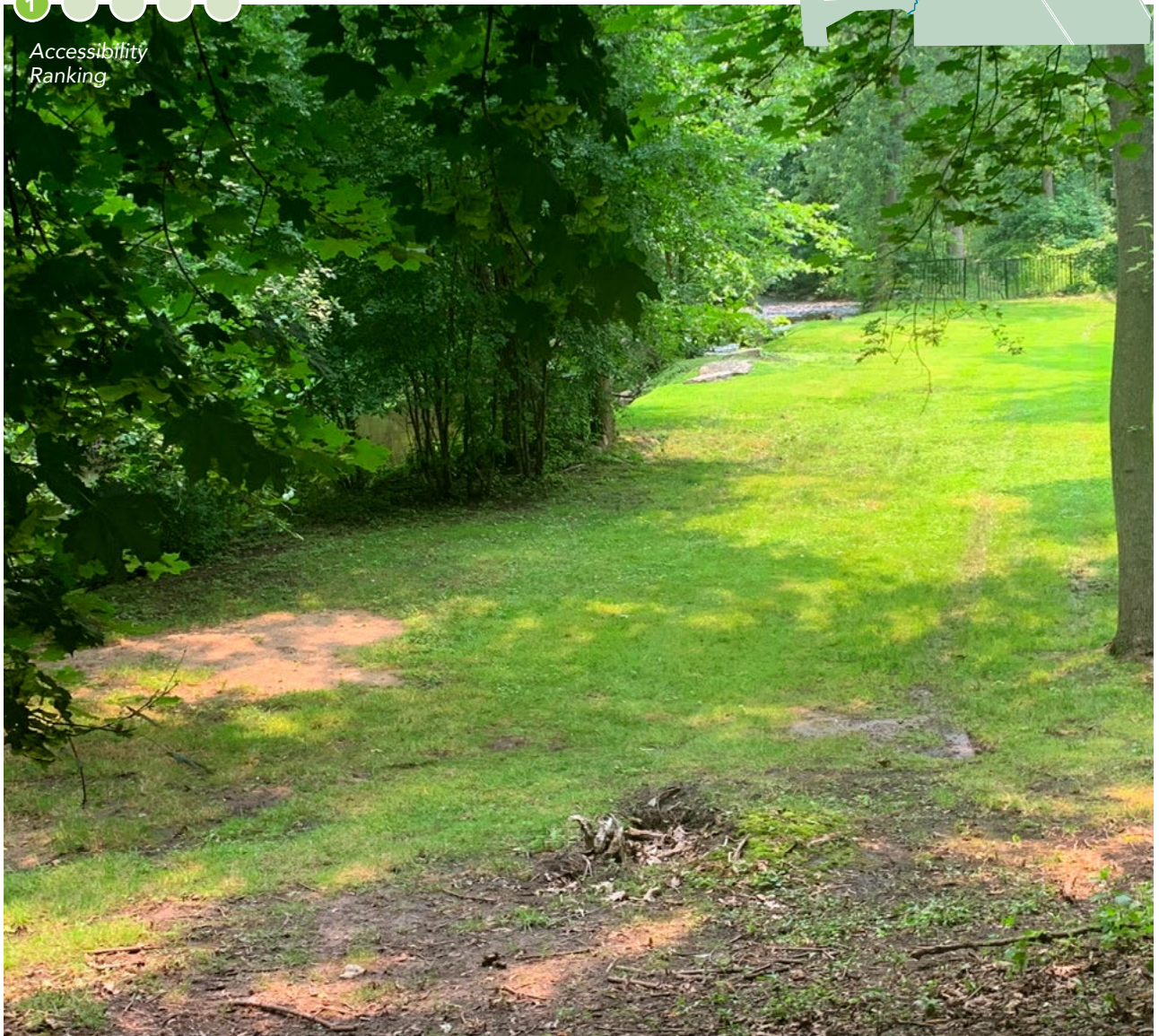
South of Redding Road, East and West of Lakeside Drive

21

0.4
acres

1

Accessibility
Ranking



This park consists of open space and a sidewalk along both Lakeside and Redding. The park space contains both a mature tree canopy and recently planted deciduous trees.

AMENITIES

- » Open Space for Passive Recreation
- » Bench (1)

Mini Park

South Well Site

West of Southfield Road at Southlawn Boulevard

0.6
acres



1

Accessibility
Ranking



The South Well Site, in the southwestern portion of the city, is broken into two small parcels and largely consists of open space.

Though this park has recently been dedicated as a recreational amenity, the Birmingham Plan's Future Land Use map designates the northern parcel as an "Activity Seam" that aspires to provide places for neighborhood-scaled infill development along Southfield Road. The southern parcel is designated a "Commercial Destination", acknowledging its proximity to the parcel currently housing the Market Square grocer and aspiring to continue a neighborhood-serving small commercial use in this general location. This plan acknowledges that these designations include recommendations for potential future development on this site. This kind of small-scale commercial development can coexist with and enhance the park. Until and unless an appropriate development opportunity comes along, this land remains a part of the recreation system.

AMENITIES

- » Open Space for Passive Recreation

West Lincoln Well & Park

South of W. Lincoln Street between Glenhurst and Larchlea Drives

2.2
acres



Accessibility
Ranking



Located in the southwest quadrant of the city, the Lincoln Well Site largely consists of open space, two tennis courts, and play equipment (which includes swings, slides, a sandbox, and rockers). A sidewalk runs along the front of the park, along W. Lincoln Street.

AMENITIES

- » Tennis Courts (2)
- » Playground Equipment
- » Swings
- » Picnic Tables (2)
- » Seating (Benches, 7)
- » Drinking Fountain
- » Bike Racks

Table 6: Comments, Key Deficiencies / Opportunities

	Park Name	1) In General	2) Approach and Entrance	3) Navigability
Proposed Accessibility Ranking LEVEL 1	Baldwin Well Site	Opportunity for more accessible benches/places to rest. Unobstructed, pedestrian-safe entry point does not exist.	No off-street parking. No pedestrian entry.	No Signage; not Internet-searchable
	Fairway Park	Opportunity for more accessible benches/places to rest. Unobstructed, pedestrian-safe entry point does not exist.	No off-street parking. No pedestrian entry.	No Signage; not Internet-searchable
	Linn Smith Park	0 Benches/Places to Rest. Unobstructed, pedestrian-safe entry point exists.	No off-street parking.	Signage exists and is adequate.
	Manor Park	Undeveloped nature preserve; no benches/places to test, no accessible entry.	Parking spaces are not ADA-compliant / accessible.	Signage exists and is adequate.
	Pumphouse Park	4 benches/places to rest. Unobstructed, pedestrian-safe entry point does not exist.	No clear entry into park. No off-street parking.	Signage exists and is adequate.
	Redding Well Site	Opportunity for more accessible benches/places to rest.	No accessible entrance to park.	No Signage; not Internet-searchable
	South Well Site	2 benches/places to rest. Unobstructed, pedestrian-safe entry point exists.	1 ADA Parking space, with accessible path.	No Signage; not Internet-searchable
LEVEL 2	Derby Well Site	0 benches/places to rest. Unobstructed, pedestrian-safe entry point exists.	No off-street parking. Accessible pedestrian entry path exists.	No Signage; not Internet-searchable
	Linden Park	Opportunity for more, accessible 5 benches/places to rest. Unobstructed, pedestrian-safe entry point exists.	No off-street parking. Pedestrian path is accessible.	Inadequate signage for navigation.
	Quarton Tennis Court	1 place to rest. Unobstructed, pedestrian-safe entry point does not exist.	No off-street parking. No accessible pedestrian path to courts.	Signage exists and is adequate. Not separately Internet searchable.
	St. James Park	12 benches/places to rest. No accessible paths to play equipment, access from parking lot could be improved.	2 ADA parking spaces – no accessible access aisle.	Signage exists and is adequate.
	West Lincoln Well & Park	7 benches/places to rest. Entry point shared with vehicles/ gravel driveway.	No off-street parking. Pedestrian path is accessible.	Signage exists and is adequate.



MEMORANDUM

Department of Public Services

DATE: March 18, 2025

TO: Jana L. Ecker, City Manager

FROM: Charles T. Markus, Public Services Manager
Scott D. Zielinski, DPS Director

SUBJECT: Purchase of a new TORO Multi Pro 5800-G 4WD Sprayer Cart

INTRODUCTION:

The Department of Public Services (DPS) is looking to purchase a new 2025 TORO Multi Pro 5800-G 4WD Sprayer Cart vehicle to replace the existing Toro (#124 TORO Workman). This vehicle is unique to the fleet as it is used to apply fertilizer to both Lincoln Hills and Springdale Golf Courses. This is the only vehicle that the golf courses have to apply fertilizer. The new sprayer cart will allow the golf course grounds crew to apply fertilizer quicker and more efficiently. The 2025 TORO Sprayer Cart has different settings for covering larger areas faster than we currently can and it also gives the grounds crew the ability to reduce spray areas which provides the ability to target specific areas while reducing the overall use of fertilizer.

BACKGROUND:

The DPS has determined that vehicle #124 is due (2008 TORO Workman) for replacement. The replacement rating report is included below. DPS has found a TORO Multi Pro 5800-G 4WD Sprayer Cart available to purchase under the Intergovernmental Cooperative Purchasing Agreement, OMNIA Contract #07386. This vehicle meets the City's requirements for both purchasing and for goals in sustainability as this new vehicle has lower emissions and has a greater ability to spray larger areas with more accuracy, reducing excessive fertilizing.

#124 – 2008 Toro Workman

FACTOR	DESCRIPTION	POINTS
Age	1 point each year of age	17
Miles/Hours	1 point for each 10,000 miles of usage	4
Type of Service	Type 1 – Standard duties	4
Reliability	Level 5 – In shop more than twice monthly, 2 or more breakdowns/road calls within 1 month period	1
M & R Costs	Level 3 – Maintenance costs are 41-60% of replacement cost	1
Condition	Level 4 – Severe damage, rust, operating system, inoperable	3
Total points 28+, poor, needs priority replacement		30

The new 2025 TORO Multi Pro 5800-G 4WD Sprayer Cart 4WD vehicle is to be purchased from Spartan Distributors, located at 1050 Opdyke Road, Auburn Hills, MI 48326 under the OMNIA Contract #2017025.

LEGAL REVIEW:

This purchase has been reviewed and approved by the City Attorney.

FISCAL IMPACT:

The total cost for the 2025 TORO Multi Pro 5800-G 4WD Sprayer Cart vehicle is \$75,549.64. Funds are available in the Auto Equipment Fund, account #661.0-441.006-971.0100.

SUSTAINABILITY:

Currently, no EV or hybrid models that will suit the department's needs are available for purchase however, this vehicle does have a smaller engine and thus a lower carbon footprint.

DESIGN CONSIDERATIONS:

The Garage Foreman, Golf Course Grounds Superintendent, and Public Services Manager reviewed the specific needs of this vehicle due to the unique activities in which this piece of equipment will be used.

PUBLIC COMMUNICATIONS:

N/A

SUMMARY:

Based on the age, condition, and the intended use of our current vehicle #124, DPS recommends replacing our current vehicle #124 (2008 Toro Workman) with the proposed new 2025 TORO Multi Pro 5800-G 4WD Sprayer Cart.

ATTACHMENTS:

- Agreement for TORO Multi Pro 5800-G 4WD Sprayer Cart
- Spartan Distributors Quote

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to approve the purchase of a new 2025 TORO Multi Pro 5800-G 4WD Sprayer Cart from Spartan Distributors located at 1050 Opdyke Road, Auburn Hills, MI 48326, through the Intergovernmental Cooperative Purchasing Agreement, OMNIA Contract #2017025, in the amount not to exceed \$75,549.64 upon the execution of a signed contract. In addition, to authorize the Mayor and City Clerk to sign the agreement on behalf of the City. Funds for this purchase are available in the FY 2024-2025 account #661.0-441.006.971.0100.

AGREEMENT FOR EQUIPMENT PURCHASE BETWEEN THE CITY OF BIRMINGHAM & SPARTON DISRIBUTORS

THIS AGREEMENT is entered into this 18th day of March, 2025, by and between the **CITY OF BIRMINGHAM**, whose address is 151 Martin Street, Birmingham, MI 48009 (hereinafter referred to as the City) and Spartan Distributors, whose address is 1050 Opdyke Road Auburn Hills, MI, 48326, (hereafter referred to as Vendor) and the foregoing shall collectively be referred to as the parties, and effective upon the date of the Mayor's signature.

WHEREAS, the City desires to purchase a new TORO Multi Pro 5800-G 4WD Sprayer Cart, through a government cooperative purchasing agreement (per the OMNIA Contract), as described in Attachment "A"; and

WHEREAS, Vender has qualifications that meet the project requirements and has provided a response and cost proposal to perform the sale through the government cooperative agreement OMNIA Contract #2017025 of a required purchase of a new TORO Multi Pro 5800-G 4WD Sprayer Cart.

NOW, THEREFORE, in consideration of the foregoing preambles, the adequacy of which is acknowledged by and between the parties to this Agreement, the parties agree as follows:

1. MUTUALLY AGREE: It is mutually agreed by and between the parties that the Vendor's Quotation for the new TORO Multi Pro 5800-G 4WD Sprayer Cart, dated March 7, 2025, which includes a description of a new TORO Multi Pro 5800-G 4WD Sprayer Cart details, shall be fully incorporated herein by reference and shall become a part of this Agreement, and shall be binding upon both parties hereto (attached hereto as Attachment "A").

2. TERM and Ownership: This is an outright purchase and shall have no term, and ownership of the new TORO Multi Pro 5800-G 4WD Sprayer Cart to the City shall commence upon delivery to the Department of Public Service, located at 851 S. Eton Street, Birmingham, Mi., 48009.

3. TERMS OF PAYMENT: The Vendor will invoice the City for the sale. The City may, at its sole discretion demand review and the right to request at any time further detailed accounting information for any or all bills. The right to inspection of any bill and invoice shall never be at any cost or billings to the City, nor shall preparation of said invoices be billed to the City or against the general retainer. Payment terms will be net 30 days unless otherwise specified by the City.

4. Vendor shall employ personnel of good moral character and fitness in performing all services under this Agreement.

5. CONFIDENTIAL AND OR PROPRIETARY INFORMATION: While the City acknowledges it is unlikely, the Vendor acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Vendor recognizes that unauthorized exposure of such confidential or proprietary

information could irreparably damage the City. Therefore, the vendor agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The vendor shall inform its employees of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. The vendor further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

6. INDEPENDENT CONTRACTOR: The Vendor and the City agree that the Vendor is acting as an independent contractor with respect to the Vendor role in providing services to the City pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Vendor nor its employees shall be construed as employees of the City. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the City nor the Vendor shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other in any manner whatsoever, except as specifically provided in this Agreement, and this Agreement shall not be construed as a contract of agency. The vendor shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the City, or be deemed an employee of the City for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the City.

7. COMPLIANCE WITH LAWS: The Vendor agrees to fully and faithfully carry out the duties of set forth herein using its best efforts in accomplishing all assignments from the City, and further, in addition to upholding all federal, and state laws and applicable codes of professional conduct to which Vendor is subject, Vendor hereby agrees to be bound by all Federal, State, or City of Birmingham ordinances, rules, regulations and policies as are amended from time to time, and including without limitation the Fair Labor Standards Act, the Equal Employment Opportunity rules and regulations, the Transportation Safety Act and the Occupational Safety and Health Acts.

8. NON-COMPLIANCE WITH INSURANCE REQUIREMENTS: Failure to deliver and maintain insurance in accordance with the terms of this Agreement will be cause for the City, by and through its City Manager, to terminate this Agreement, or at the City's option, the City may purchase on the open market such required insurance and shall be entitled to charge any additional cost to the Vendor, either by offset to any amounts due and owing Vendor for services provided to the City, or, by separate bill and demand for payment. Nothing in this paragraph shall be deemed to create or be interpreted as establishing a "for cause" termination; Vendor agrees and understands that its engagement is at will and may be terminated by the City Manager for any cause or no cause.

9. INDEMNIFICATION: To the fullest extent permitted by law, the Vendor and any entity or person for whom the Vendor is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City of Birmingham, its elected and appointed officials, employees and volunteers and others working on their behalf against any and all claims, demands, suits, or loss, including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on their

behalf, by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arise out of the acts, errors or omissions of the Vendor including its employees and agents, in the performance of this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of its elected or appointed officials, employees, volunteers or others working on behalf of the City.

10. WRITTEN NOTICES: Written notices regarding this Agreement shall be addressed to the following:

City: City of Birmingham
851 S. Eton Rd.
Birmingham, Michigan 48012
Attn: Scott Zielinski, PE

Spartan Distributors
1050 Opdyke Road
Auburn Hills, MI
Owosso, Michigan 48867
Attn: Tom Gill

11. COVID: The Vendor shall follow all of the City's COVID-19 safety protocols while on City property. Additionally, Vendor staff which will be in physical contact with city staff must have current vaccinations against COVID-19. The City, at its discretion, may ask for proof of vaccination of Vendor staff. Failure to provide proof of vaccination when requested will cause the City to request un-vaccinated personnel to leave, request alternate staff, and if the Vendor is unable to comply, this violation of safety protocols will constitute a breach of contract by the Vendor.

12. AMENDMENTS: No amendment, modification or supplement to this Agreement shall be binding unless it is in writing and signed by authorized representatives of the parties.

13. WAIVER OF BREACH: No waiver by either party of any breach of any of the terms, covenants or conditions herein contained by the other party shall be construed as a waiver of any succeeding breach of this same or of any other term, covenant or condition.

14. COMPLETE AGREEMENT: The parties agree that the conditions set forth in this Agreement sets forth all terms and conditions of Vendor agreement with the City of Birmingham. This Agreement supersedes all prior agreements or understandings between the parties. There are no promises, conditions or understandings other than those stated herein, and, that any prior negotiations, terms or conditions discussed between the City and the Vendor shall not constitute a part of this Agreement. The term "agreement" as used in this clause shall include any future written amendments, modifications, or supplements made in accordance herewith.

15. DIRECT OR INDIRECT INTEREST: If, after the effective date of this Agreement, any official of the City, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Vendor, the City shall have the right to terminate this Agreement without further liability to the Vendor if the disqualification has not been removed within thirty (30) days after the City has given the Vendor notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

16. FAILURE TO PERFORM. If Vendor fails to perform its obligations hereunder, the City may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

17. LEGAL PROCEEDINGS: Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds \$1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in a federal or state court with jurisdiction over Oakland County, Michigan.

18. RESPONSE TO REQUESTS FOR PROPOSALS: The Vendor shall be held to and bound by all terms, conditions, warranties and representations which it made in its written response dated Vendor, to the City's Request for Proposals dated August 29, 2024 (attached hereto as Attachment "A"). In the event of a conflict in any of the terms of this Agreement and the Vendor on November 11, 2024 response, the terms of this Agreement shall prevail.

19. FAIR PROCUREMENT OPPORTUNITY: Procurement for the City of Birmingham will be handled in a manner providing fair opportunity for all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the City of Birmingham.

IN WITNESS WHEREOF, the parties hereto agree to be bound by the above terms and conditions, and Vendor, by its authorized signature below, expressly accepts this Agreement upon the above provided terms and conditions contained in this Agreement as of the date provided below the signature of Mayor Therese Q. Longe on the following page.

Spartan Distributors

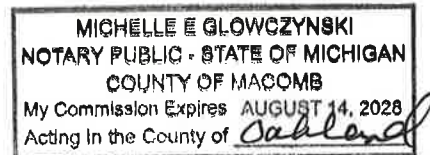
By: Kris Early

Its: Vice President

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this 18th day of March, 2025, before me personally appeared
Kris Early, who acknowledged that with authority on behalf of Spartan Distributors to
do so he/she signed this Agreement.

Michelle Glowczynski
Notary Public
Macomb County, Michigan
Acting in Oakland County, Michigan
My commission expires: 8-14-28



CITY OF BIRMINGHAM:

By: _____
Therese Q. Longe, Mayor
On the date of: _____

By: _____
Alexandria D. Bingham, City Clerk

APPROVED:

Jana L. Ecker
Jana L. Ecker, City Manager
(Approved as to substance)

Scott D. Zielinski
Scott D. Zielinski, PE, Public Services Director
(Approved as to substance)

Mary M. Kucharek
Mary M. Kucharek, City Attorney
(Approved as to form)

Mark A. Gerber
Mark A. Gerber, Finance Director
(Approved as to Financial Obligation)

ATTACHMENT A



March 7, 2025

City of Birmingham
Attn: Bryan Grill
151 Martin St
Birmingham, MI 48012

487 W Division Street
PO Box 246
Spartan, MI 49345
616.887.7301
Fax: 616.887.6288

We are pleased to provide a quote on the following equipment:

1050 Opdyke Road
Auburn Hills, MI 48326
248.373.8800
Fax: 248.373.8899

- (1) TORO Multi Pro 5800-G with ExcelaRate (#41394) \$ 75,549.64**
- (12) Gray 0.60 gpm nozzle @ 40 PSI (#120-0703)
 - (12) Light Blue 1.00 gpm nozzle @ 40 PSI (#120-0705)
 - (1) Kit Step (Driver side entry step kit) (#130-8231)
 - (1) LED Rear Work Light Kit (#41010)
 - (1) Foam Marker Kit (#41249)
 - (1) 30 Gallon Fresh Water Rinse Kit (#41614)
 - (1) Pivoting Electric Hose Reel Kit (#41621)
 - (1) Finish Kit, Foam Marker (#136-0458)

The above TORO pricing is based on OMNIA Contract #2023261

PRICING:	Pricing is firm for 30 days from date of quotation.
DELIVERY:	As Arranged
TERMS:	Net 30 Days

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 800-822-2216.

Sincerely,

Tom Gill

Tom Gill
Commercial Sales

PURE MICHIGANSM



MEMORANDUM

Department of Public Services

DATE: March 20, 2025

TO: Jana L. Ecker, City Manager

FROM: Carrie Laird, Parks and Recreation Manager
Scott Zielinski, DPS Director

SUBJECT: Addendum to the Agreement for Professional Design Services between the City of Birmingham and Grissim, Metz, Andriese Associates

INTRODUCTION:

The Department of Public Services (DPS) has requested pricing for additional design and construction administration services from Grissim, Metz, Andriese Associates (GMA) to include services required to assist with the Michigan Natural Resources Trust Fund (MNRTF Grant) and additional scope items for the Booth Park Entry Plaza & Trail Improvements project as approved by the City Commission at the December 16, 2024 City Commission meeting ([Agenda/Minutes](#)).

BACKGROUND:

As the City Commission is aware, GMA was selected as the firm to prepare designs for construction at Booth Park for the entry plaza and trail improvements (March 18, 2024 City Commission Meeting ([Agenda/Minutes](#))). Starting with the Trail Improvement Concept Plan (TICP) (approved in September of 2023 ([Agenda/Minutes](#))), and incorporating feedback from the public over the past year, the Parks and Recreation Board, the City Commission and GMA has been working toward designs for construction. The original authorized amount for design services was \$208,850. The design fees were created based upon the original August 2023 project outline for the TICP which had a total construction project cost estimate of \$788,824, equaling roughly 21% cost in design/administration.

At the August 12, 2024 City Commission Meeting ([Agenda/Minutes](#)), a resolution was passed to direct staff to proceed with all elements of the landscape plan, the custom "bespoke" option for the restroom facility, and eliminating no more than four parking spots.

The direction from the City Commission in August led to additional GMA scope of work items. The approved additional scope request (ASR #1) contained the following items:

- 3D renderings for (6) viewsheds to be used for public display and donor solicitation.

- Design development, structural engineering and construction bid documents for the overlook area as located on the preliminary landscape plan.
- Additional survey and EGLE permit to modify the construction designs with the addition of an accessible path along the river for a viewing/fishing site.
- Additional survey and design to replace the Harmon Street sidewalk with a five foot sidewalk.

The above additional scope items resulted in the total authorized amount for design to be increased from \$208,850 to \$262,650.

With the upcoming Michigan Department of Natural Resources (MDNR) Trust Fund grant agreement and award of \$400,000, and the final approval of preliminary designs in December of 2024, there are additional design and construction administration scope of work changes needed. GMA provided the attached Additional Services Request (ASR #2), dated February 25, 2025. Scope items relating to the MDNR Trust Fund grant cost \$52,500, scope items related to the expanded program items approved by the City Commission cost \$51,900, and unknown conditions items relating to the existing irrigation system for \$3,800, totaling \$108,200.

MDNR Trust Fund Grant related scope items increases include:

- Widen river access path from 4 to 6 feet
- Widen Harmon Street sidewalk from 5 to 6 feet
- Provide survey and boundary map with easements
- Update cost estimate to align with grant categories; meetings with grant coordinator
- Provide sealed plans, specifications and bid documents to MDNR for review and approval, adding MDNR required language, grant contact and grant project numbers, etc.
- Provide additional bidder qualifications to ensure only qualified bidders
- Provide construction administration services and documentation per grant requirements

The MDNR may require modifications to the bid documents, based upon a required review by them following finalization of the agreement. Fees to update the bid have not been included because it is unknown if changes will be needed at this time.

Expanded program scope items based upon City Commission approval in December of 2024:

- Overlook area earthwork balancing
- Alternate Custom Building (restroom) soffit detailing
- Updated design for picnic tables
- Design for swinging bench structure
- Expanded construction administration to cover increased construction budget from original scope and approved scope items

The last additional scope item is for expanding the irrigation scope to provide a new water source and design for integration with the existing system.

As the project scope has evolved, the total estimated construction cost is at \$1,668,582.62.

Authorization of the above additional scope items results in design and administration costs totaling \$370,850 or roughly 18% of total project cost in design and administration.

LEGAL REVIEW:

The City Attorney reviewed the agreement addendum to include these services and has no objections to form or content.

FISCAL IMPACT:

As mentioned, if authorized, the amount for the additional design services of \$108,200 results in approximately \$370,850 for design services and construction administration costs for this project.

Remaining funds available for the 2024-2025 fiscal year from the Park System Construction Fund, Land Improvements Account # 408.2-901.751-979.0000 total \$861,863. Due to the delay of construction until an agreement is finalized with the MDNR, the DPS has planned for Booth Park project costs of \$1.7 million as a revised proposal for the upcoming 2025-2026 budget. The grant award of \$400,000 is anticipated to be applied in fiscal year 2025-2026 as well.

SUSTAINABILITY:

Design scope changes have no impact on the sustainable features currently incorporated in the design. The design incorporates a rain garden with native plantings and permeable pavers. Recycled and durable materials will be considered for site furnishings such as benches, tables and litter/recycling containers. These features contributed to Birmingham having a strong grant application.

DESIGN CONSIDERATIONS:

The need for greater accessibility for all has been considered throughout the design process thus far, including accessible restrooms, seating, and scenic areas with a view of the river. Birmingham's grant award is in large part related to the incorporation of an accessible restroom facility and accessible viewing areas and trails. The MDNR requires these areas be accessible by a minimum of a 6 ft wide sidewalk or accessible trail.

Trail material has been discussed in great detail, as there is the potential for this material to be utilized for future trail improvements. The proposed crushed limestone has more fine particles than the City's current crushed limestone found at Booth Park and Quarton Lake, contributing to greater accessibility. Our architect team researched trail material in great detail and determined the new proposed crushed limestone binds together, stays in place better, and does not require edging. An example of a location with this material is Beverly Park where they utilize the same product.

Significant grade change needs have resulted in the addition of a handrail along the accessible entrance to the park from North Old Woodward. The handrail will tie in nicely with the planned accessible overlook, another feature impacted by the necessary grading work, requiring additional design work.

PUBLIC COMMUNICATIONS:

This project has been promoted through the City's website and social media platforms, the Around Town newsletter, the DPS Open House, online surveys, and at Parks and Recreation Board meetings since April 2024.

SUMMARY:

The DPS is requesting the City Commission's approval for additional design services as described.

ATTACHMENTS:

- Addendum to the Agreement for Professional Design Services between the City of Birmingham and Grissim, Metz, Andriese Associates
- Grissim, Metz, Andriese Associates proposal for Additional Scope Services, ASR #2, dated February 25, 2025
- Grissim, Metz, Andriese Associates proposal for Additional Scope Services, ASR #1, dated September 3, 2024
- Report and presentation materials from the December 16, 2024 City Commission meeting

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution approving the request for additional design and construction administration services with Grissim, Metz, Andriese for the amount of \$108,200. Funds are available in the Park System Construction Fund, Land Improvements Account #408.2-901.751-979.0000. Further, to authorize the Mayor and City Clerk to sign the agreement addendum on behalf of the City.

**ADDENDUM TO THE AGREEMENT FOR PROFESSIONAL DESIGN SERVICES
BETWEEN THE CITY OF BIRMINGHAM AND GRISSIM, METZ, ANDRIESE ASSOCIATES**

THIS ADDENDUM to the Agreement for Professional Design Services dated April 8, 2024 by and between the **CITY OF BIRMINGHAM**, having its principal municipal office at 151 Martin Street, Birmingham, MI and **Grissim, Metz, Andriese Associates** having its principal office at 15000 Edward N. Hines Dr, Ste. A, Plymouth, MI 48170, does hereby amend the original Agreement for the purposes of adding additional services. The City of Birmingham is in receipt of a Michigan Department of Natural Resources Trust Fund Grant and as such would like to add additional scope of services to be included in the professional services design project of Booth Park. The additional scope of work and design will include designing for wider pathways, providing survey and boundary map with easements, providing sealed plans, specifications and bid documents to the MDNR for review and approval, adding MDNR required language to bid documents such as grant contact and project number, costs related to requested construction administration activities, and other items as fully described in Grissim, Metz, Andriese proposal recently dated 2/25/2025 and as Attachment A to this Addendum , for a total cost of \$108,200.

Therefore, the parties hereby agree and amend its original Agreement dated April 8, 2024 to include this Addendum, Attachment A, and to extend the term of the original Agreement dated to now end October 8, 2026.

All other provisions of the original Agreement dated April 8, 2024 for Professional Design Services by and between the City of Birmingham and Grissim, Metz, Andriese Associates dated April 8, 2024 shall remain in full force and effect.

This Section Left Intentionally Blank

IN WITNESS WHEREOF, the said parties have caused this Addendum to be executed on this 20 day of March 2025.

Grissim, Metz, Andriese Associates, Inc..

By: Susan Grissim

Its: Susan Grissim, Vice President

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

On this 20 day of March, 2025 before me personally appeared Susan Grissim, who acknowledged that with the authority on behalf of Grissim Metz Andriese Associates to do so he/she signed this Agreement.

Kathy Neiryneck
Notary Public
Oakland County, Michigan
Acting in Wayne County, Michigan
My commission expires: 4/19/2031

KATHY NEIRYNCK
Notary Public, State of Michigan
County of Oakland
My Commission Expires 04-19-2031
Acting in the County of Wayne

CITY OF BIRMINGHAM:

By: _____
Therese Longe, Mayor
Dated: _____

By: _____
Alexandria D. Bingham, City Clerk
Dated: _____

APPROVED:

Jana L. Ecker, City Manager
(Approved as to substance)

Scott Zielinski, Director of DPS
(Approved as to substance)

Mary M. Kucharek, City Attorney
(Approved as to form)

Mark A. Gerber, Finance Director
(Approved as to Financial Obligation)

ATTACHMENT A



15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
gma-la.com 248.347.7010

February 25, 2025

Ms. Carrie Laird
Parks & Recreation Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009

Re: Booth Park Entry Plaza and Trail Improvements
Birmingham, Michigan
ASR #2 for Landscape Architectural and Engineering Services

Dear Carrie,

We respectfully submit the following Additional Services Request (ASR) for landscape architectural and engineering services for the Booth Park Entry Plaza and Trail Improvement project. This ASR is in response to scope that has been added to the project as a result of receiving the MDNR Grant and the expanded project scope as approved by the city commission.

Our additional scope includes the following:

Additional scope items related to the MDNR grant:

- | | |
|--|----------|
| • Widen river access path from 4 ft to 6 ft | \$5,500 |
| • Widen Harmon Street sidewalk, includes redesign of irrigation system in lawn area between curb and walk | \$3,400 |
| • Provide survey and boundary map with easements | \$3,500 |
| • Update cost estimate to be compatible with grant categories, includes meeting with grant coordinator | \$8,000 |
| • Provide sealed plans, specifications and bid documents to DNR for review and approval, includes adding "or approved equals" language, and product info, grant contact and grant project number, required grant statements and delineation of items that are part of grant funding on bid documents to aid in reimbursements. | \$7,900 |
| • Provide additional bidder qualifications to ensure only qualified contractors receive contract awards. | \$3,200 |
| • Provide construction administration services + documentation per grant requirements. | \$21,000 |

Sub Total: \$52,500

Note: We have not included fees to update the bid documents per grant review due to the unknown task.

Additional scope items related to expanded program scope as approved by the city commission:

- | | |
|--|----------|
| • Overlook Area Earthwork Balancing | \$10,000 |
| • Alternate Custom Building Soffit Detailing | \$3,500 |

February 25, 2025
Ms. Carrie Laird
City of Birmingham
Page 2

• Locate, specify and update landscape as required to add ganged picnic tables	\$1,800
• Provide design services including structural engineering for a custom swinging bench structure.	\$6,400
• Expand Construction Administration scope to cover increased construction budget from original scope and approved scope items in ASR #1.	\$30,200
Sub Total:	<u>\$51,900</u>

Additional scope items due to unknown conditions:

• Expand irrigation scope to provide new water source connection, replace controller and provide construction administration services	\$800
• Design for repair/integration existing Irrigation System	\$3,000
Sub Total:	<u>\$3,800</u>

A. Compensation

Our proposed fee for the services as outlined above is a lump sum fee of \$108,200:

• Additional scope related to the MDNR grant	\$52,500
• Additional scope related to expanded program as approved by city commission	\$51,900
• Additional scope due to unknown conditions	\$3,800
Total:	<u>\$108,200</u>

1. Invoicing and payments for services shall follow our current contract as work progresses.
2. Payments for services rendered shall be due 30 days from the date of the invoice. Amounts unpaid 30 days after the invoice date shall bear interest at the legal rate.
3. Additional work beyond that defined herein would be charged at an hourly rate per the attached schedule.

B. Reimbursable Expenses

Reimbursable expenses are in addition to our lump sum fee noted above and will be invoiced per the attached schedule.

We thank you for the opportunity to continue to be part of such a significant and exciting development. We believe our team can provide you with professional services which will contribute to the success of your project.

February 25, 2025
Ms. Carrie Laird
City of Birmingham
Page 4

HOURLY RATES AND REIMBURSABLE EXPENSES

HOURLY RATES

For hourly fee contracts, additional services beyond the scope of our agreement will be performed at GMA's hourly rates that prevail at the time services are rendered. Current hourly rates are as follows:

Principal	175.00 / hour
Partner Project Manager.....	140.00 / hour
Project Landscape Architect	125.00 / hour
Landscape Designer.....	115.00 / hour
Landscape Architectural Technician.....	95.00 / hour

These rates are applicable through December 31, 2025

REIMBURSABLE EXPENSES

Reimbursable expenses will be billed at cost and shall apply to all project phases as incurred and include the following:

1. Local travel expenses: mileage (billed per IRS Standard Mileage Rate) and parking (if applicable).
2. Out of town travel: airfare, car rental, parking, tolls, food and lodging.
3. Special materials and/or equipment unique to the project (i.e. special graphic materials, mounting supplies, etc.).
4. Courier, express mail and postage.
5. Reproduction of drawings, specifications, graphics and photos.
6. A multiplier of 1.15 will be applied to sub-consultant invoices (electrical, irrigation, survey, etc.).

ELECTRONIC FILE TRANSFER

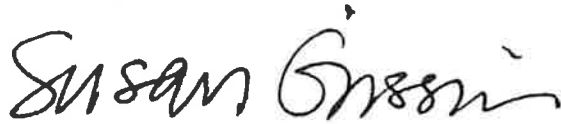
All drawing files (CAD files) received need to contain the following characteristics:

1. All files received need to be .DWG (AutoCAD).
2. Drawing files to include a color dependent plot style table (CTB) (i.e. not STB), AutoCAD compiled shape files, and font files.

February 25, 2025
Ms. Carrie Laird
City of Birmingham
Page 3

We hope this proposal meets with your approval. If we can provide you with any additional information or answer any questions regarding our proposed services, please do not hesitate to contact us.

Sincerely,



Susan L. Grissim, PLA, ASLA
Vice President | Principal

SLG/mm

Approved and Accepted:

By: _____

Title: _____

Date: _____

September 3, 2024

Ms. Carrie Laird
Parks & Recreation Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009

Re: Booth Park Entry Plaza and Trail Improvements
Birmingham, Michigan
ASR for Landscape Architectural Services

Dear Carrie,

We respectfully submit the following ASR for landscape architectural services for the Booth Park Entry Plaza and Trail Improvements. This ASR is in response to scope that has been added to the project after presenting our design package to the city commission on August 12th. Please refer to the attached plan to clarify and below.

Additional scope and the associated deliverables include the following:

- Additional Scope Item 1: Provide 3D renderings for (6) distinct viewsheds as located on the attached plan rendering to be used for public display and donor solicitation
 - Deliverables: Digital files of presentation quality 3D graphics using SketchUp enhanced with Lumion software
- Additional Scope Item 2: Provide design development, structural engineering, construction bid documents, and construction phase services for the overlook area as located on the attached plan rendering
 - Deliverables: Design Development graphic package and construction bid documents
- Additional Scope Item 3: Provide additional survey, construction bid documents, and EGLE permit submittal through construction phase services for the for the path down to the river for fishing access as located on the attached plan rendering.
 - Deliverables: EGLE permit submittal and construction bid documents
- Additional Scope Item 4: Provide additional survey, engineering design to meet ADA construction bid documents and construction phase services to replace Harmon Street sidewalk from N. Old Woodward to driveway west of west entry to playground with 5-foot-wide sidewalk.
 - Deliverables: Construction bid documents

HOURLY RATES AND REIMBURSABLE EXPENSES

HOURLY RATES

For hourly fee contracts, additional services beyond the scope of our agreement will be performed at GMA's hourly rates that prevail at the time services are rendered. Current hourly rates are as follows:

Principal	175.00 / hour
Partner Project Manager.....	140.00 / hour
Project Landscape Architect	125.00 / hour
Landscape Designer	115.00 / hour
Landscape Architectural Technician.....	95.00 / hour

These rates are applicable through December 31, 2024

REIMBURSABLE EXPENSES

Reimbursable expenses will be billed at cost and shall apply to all project phases as incurred and include the following:

1. Local travel expenses: mileage (billed per IRS Standard Mileage Rate) and parking (if applicable).
2. Out of town travel: airfare, car rental, parking, tolls, food and lodging.
3. Special materials and/or equipment unique to the project (i.e. special graphic materials, mounting supplies, etc.).
4. Courier, express mail and postage.
5. Reproduction of drawings, specifications, graphics and photos.
6. A multiplier of 1.15 will be applied to sub-consultant invoices (electrical, irrigation, survey, etc.).

ELECTRONIC FILE TRANSFER

All drawing files (CAD files) received need to contain the following characteristics:

1. All files received need to be .DWG (AutoCAD).
2. Drawing files to include a color dependent plot style table (CTB) (i.e. not STB), AutoCAD compiled shape files, and font files.

September 3, 2024
Ms. Carrie Laird
City of Birmingham
Page 2

A. Compensation

Our proposed fee for the services as outlined in Add Scopes 1-3 above is a lump sum fee of \$53,800 broken down as follows:

Additional Scope Item 1	\$7,500
Additional Scope Item 2	\$18,700
Additional Scope Item 3	\$22,200
Additional Scope Item 4	<u>\$5,400</u>
Total	\$53,800

1. Invoicing and payments for services shall follow our current contract as work progresses.
2. Payments for services rendered shall be due 30 days from the date of the invoice. Amounts unpaid 30 days after the invoice date shall bear interest at the legal rate.
3. Additional work beyond that defined herein would be charged at an hourly rate per the attached schedule.

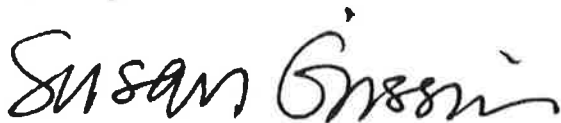
B. Reimbursable Expenses

Reimbursable expenses are in addition to our lump sum fee noted above. It is anticipated that reimbursable expenses will not exceed \$1500.

We thank you for the opportunity to continue to be part of such a significant and exciting development. We believe our team can provide you with professional services which will contribute to the success of your project.

We hope this proposal meets with your approval. If we can provide you with any additional information or answer any questions regarding our proposed services, please do not hesitate to contact us.

Sincerely,



Susan L. Grissim, PLA, ASLA
Vice President | Principal

SLG/mm

Encl.

Approved and Accepted:

By: 
Title: Parks & Recreation Manager
Date: 9-17-24

Note Key

1. Entry plaza with special paving, seatwalls, movable furniture with umbrellas and art display
2. Restrooms
3. Bike racks and stroller parking
4. Open plaza with special paving, space for activities, coffee cart, food trucks and movable bistro seating to allow for vehicle access
5. Park signage
6. New driveway cut for vehicular access
7. Boardwalk with interpretive signage
8. Rain garden / bioswale (to capture runoff, includes educational signage and demonstration areas)
9. Entry to the existing playground
10. Benches
11. Lounge chairs on the existing lawn ridges
12. Temporary stage / movie screen location
13. Selectively clear vegetation and remove fencing to open view to river
14. Donor benches with customized walk and butterfly garden
15. Trail gateway customized column with signage and planting surround
16. Pollinator garden
17. 10' wide concrete walk
18. 8' wide trail with composed of limestone screenings
19. Hammocks
20. Picnic tables
21. Outdoor gym
22. Swings
23. Landscape beds
24. New canopy trees
25. Existing trees
26. Path down to the river for fishing
27. Stepping stone path through rain garden
28. Lawn

SCOPE ITEM 3
PATH DOWN TO
RIVER FOR FISHING

SCOPE ITEM 4
REPLACE WALK
WITH 5' WIDE WALK

SCOPE ITEM 1
(6) 3-D VIEWS
SCOPE ITEM 2
OVERLOOK AREA

Booth Park
Birmingham, Michigan

Preliminary Design
Landscape Plan
07.03.2024

GRISSIM
METZ
ASSOCIATES
ANDRIESE



MEMORANDUM

Department of Public Services

DATE: December 2, 2024

TO: Jana L. Ecker, City Manager

FROM: Carrie Laird, Parks and Recreation Manager
Scott Zielinski, DPS Director

SUBJECT: Booth Park Entry Plaza & Trail Improvements

INTRODUCTION:

The Booth Park entry plaza and trail improvements preliminary landscape plan was reviewed by the City Commission at the August 12, 2024 City Commission meeting ([Agenda/Minutes](#)) as a check in point to garner additional feedback and comments before the progression of construction designs for the project.

Prior to the August 12, 2024 City Commission meeting, the preliminary plan was routed to the appropriate boards and committees for review and comment following a public engagement period (May 2024) on Engage Birmingham and a public input session at the Parks and Recreation Board.

Upon direction from the City Commission at the August 12, 2024 meeting, designs and drawings for construction have progressed, incorporating all elements of the landscape plan, with the selection of the custom “bespoke” option for the restroom facility, and eliminating four parking spaces on N. Old Woodward.

BACKGROUND:

The Parks and Recreation Bond (approved by Birmingham voters in November of 2020) Priority List includes trail improvements and the Booth Park corner feature. Since then, a Trail Improvements Concept Plan (TICP) was developed and accepted by the City Commission in September of 2023 ([Agenda/Minutes](#)). The Commission also approved moving forward with the first phase for improvements, the Booth Park section of the plan at that time.

At the March 18, 2024 City Commission Meeting ([Agenda/Minutes](#)), Grissim Metz Andriese Associates was selected to perform professional design services for the Booth Park entry plaza and trail improvements project.

Following a kick off meeting at the Parks and Recreation Board in April of 2024, a preliminary plan was first introduced at a public input session at the Parks and Recreation Board on May 7, 2024 ([Agenda/Minutes](#)). This preliminary plan was available to the public on Engage Birmingham by way of survey during the month of May, 2024. The Parks and Recreation Board provided additional input at their June meeting ([Agenda/Minutes](#)) and the plan has continued to be an ongoing agenda item at Parks & Recreation Board meetings.

Topics most often discussed during public engagement include the restroom, accessibility enhancements, and safety and security measures including lighting and cameras. Much of the feedback, including from the Planning Board at their June 26, 2024 meeting ([Agenda/Minutes](#)), was regarding the restroom, and in favor of a custom restroom facility rather than the prefabricated style. The Birmingham Shopping District Board agreed at their August meeting.

As previously stated, upon direction from the City Commission at the August 12, 2024 meeting, designs and drawings for construction have progressed, incorporating all elements of the landscape plan, with the selection of the custom “bespoke” option for the restroom facility, and the elimination of four parking spaces on N. Old Woodward. Since then, designs and bid specifications have progressed to 95%, additional City department plan reviews have occurred, the park plan has been updated, and the Department of Public Services (DPS) has launched a Booth Park Donation campaign utilizing a new donation tracking software. 3D images provided by Grissim, Metz, Andriese will be utilized to promote the park project and for fundraising purposes.

Restroom

At the October 1, 2024 Parks and Recreation Board meeting ([Agenda/Minutes](#)), the Parks and Recreation Board provided feedback on materials selection for the custom restroom. The Board, receiving staff input, discussed and advised on exterior color, interior fixtures, flooring, lighting and security, keeping in mind maintenance and ventilation needs. The restroom will be open year round, and will require heat. The Board recommended an adult changing table be installed in at least one (of two) of the family style units to be more inclusive and accessible. Additionally, feedback was provided from the Board on the landscape plan, and lighting for the seating area with the ability to dim/turn off lights for movie night events was considered.

Donations

The Parks and Recreation Board, also at the October 1, 2024 meeting, updated the Booth Park Donor Policy. The current donor wall has room for an additional matching plaque with varying giving levels in the updated policy. Additionally, unique recognition opportunities will be offered for significant donations of \$25,000 or more. The positioning of the restroom facility will not negatively impact the view of the donor wall. As mentioned above, a Booth Park fundraising campaign will be promoted through various communication methods in addition to physically on site at the park.

Construction

Two site control plans for construction were reviewed by the Police Department, Building Department, Engineering Department, and the Department of Public Services. One plan is for a partial park closure (keeping the playground area only open), while the another plan is for a full park closure. The City rules require a six foot screened chain link fence to be installed around the area of construction for all construction projects. The Police Department recommends the full park closure due to safety and security concerns. DPS staff recommends the full park closure due to dust, noise, equipment traffic, and debris in/around/in close proximity to the play area. The Parks and Recreation board recommended the full park closure be implemented during construction based upon feedback from staff and the Police Department. With a full closure, the DPS will work on maintenance improvements to the existing playground such as replacing boards as needed, painting, and patching/adding rubberized path material.

MDNR Grant Funding

As described at previous meetings, the City applied for a Michigan Department of Natural Resources (MDNR) for a Trust Fund Grant for the maximum amount of \$400,000.00. On December 12, 2024, the MDNR announced that the City of Birmingham will be recommended for funding for the maximum amount of \$400,000! While this is great news, the MDNR will require entering into an agreement prior to bidding out the project. This will significantly affect the timeline of construction, as 2023 MDNR Trust Fund grant award recipients did not enter into their final agreements until October of 2024. It is difficult to determine if this will be the trend for the 2024 project awardees. Once agreements are finalized, the MDNR will review bid specifications and scope of work for projects prior to bidding. The DPS estimates that at earliest, the project could begin late fall of 2025.

FISCAL IMPACT:

The budgeted amount including design and construction (over the course of fiscal years 2023-2024 and 2024-2025) for this project is \$1,108,850. Remaining funds available this fiscal year from the Park System Construction Fund, Land Improvements Account #408.2-901.751-979.0000 total \$861,863. Additionally, the City received a grant from Oakland County to be applied to Booth Park design work in the amount of \$25,000, which will credit this account at a future date.

The MDNR grant award of \$400,000 allows the City to accomplish the project without requiring as much of a budget amendment, as the budget estimate dated 8-6-24 is \$1,521,748.75. However, due to the acceptance of a MDNR Trust Fund grant, the project may not be awarded this fiscal year. The budgeting process will allow us to budget funds for the 2025-2026 fiscal year to accomplish the Booth Park project, and utilize the funds originally slated for Booth Park this fiscal year for upgrading playground equipment at West Lincoln Park, Pumphouse Park and potentially others.

As previously stated, the City is planning to provide donation opportunities as part of this project. These will include varying levels of general donations that may be used toward park amenities such as benches, tables and chairs, picnic tables, trees, the overlook area at the rain garden, restroom facility, the trail entry feature and landscaping features. In total, these types of donation items could amount to approximately \$500,000-\$600,000. For previous projects such as Adams, Barnum, and Booth Phase 1, the City has received donations from a range of approximately

\$80,000 to \$200,000. The Department of Public Services (DPS) has already secured a donor for a portion of the walkway and associated area. The City has a formal agreement for the costs associated with the area for approximately \$25,000.

SUSTAINABILITY:

The design incorporates a rain garden with native plantings and permeable pavers. Recycled and durable materials will be considered for site furnishings such as benches, tables and litter/recycling containers.

DESIGN CONSIDERATIONS:

Feedback from the Parks and Recreation Master Plan process, and opportunities for public input for this project along with other City initiatives has resulted in restroom facilities in the park system becoming a priority. The need is great for a restroom facility at this location with the number of visitors, proximity to the Farmers Market, Movie Nights, and a beloved community built playground. The location of the restroom at Booth Park has been thoroughly vetted as it is perhaps the most important design consideration of this project. Accessibility needs have been addressed, it is in a visible location for safety and security, but not positioned in such a way that diminishes the natural beauty of the park. Direction was given by the City Commission to proceed with the custom “bespoke” version of the restroom facility opposed to a pre-fabricated unit to further enhance the aesthetics of the restroom.

Another high priority for the community is accessibility. Booth Park, with its proximity to the Rouge River, elevation changes, events and custom playground is a desirable location for visitors. The need for greater accessibility for all has been considered throughout the design process thus far, including accessible restrooms, seating, and scenic areas with a view of the river.

Consideration was given as to whether or not parking spaces should be eliminated at the corner along N. Old Woodward in order to open up the view of the entrance, welcoming pedestrian visitors. Based upon direction from the City Commission at the August 12, 2024 meeting, the parking spaces were eliminated. Accessible parking spaces will remain.

Trail material has been revisited in great detail, as there is the potential for this material to be utilized for future trail improvements. The proposed crushed limestone has more fine particles than the City’s current crushed limestone found at Booth Park and Quarton Lake, contributing to greater accessibility. Our consultant states that on other projects they have found the new proposed crushed limestone binds together and stays in place better, and does not require edging. An example of a location with this material is Beverly Park where they utilize the same product.

Further updates with the design process include the following:

- Significant grade change needs have resulted in the addition of a handrail along the accessible entrance to the park from N. Old Woodward.
- Materials similar to the overlook deck will be used for the handrail, creating a cohesive look.
- A permit adjustment (already secured) is needed through the Michigan Department of Environment, Great Lakes, and Energy (EGLE)

PUBLIC COMMUNICATIONS:

This project has been promoted through the City's website and social media platforms, the Around Town newsletter, at the DPS Open House, and at Parks and Recreation Board meeting agendas since April 2024. An online survey on Engage Birmingham was available during the month of May 2024.

SUMMARY:

The DPS is looking for direction from the City Commission regarding whether to accept the grant funding in the amount of \$400,000 from the MDNR, or proceed with the project as planned and budgeted for in fiscal year 2024-2025.

If the City Commission desires to accept funding and enter into an agreement with the MDNR for a Trust Fund grant, the DPS will return at a later date, pending the finalized agreement with the MDNR. The DPS will keep the City Commission apprised of the progress with the agreement, and return to the City Commission to finalize construction drawings and formally request authorization to request proposals for the Booth Park Entry Plaza and Trail improvements project.

If the Commission desires to proceed as planned and reject the MDNR grant funding, the DPS is requesting approval of drawings and designs by the City Commission, to proceed with the bidding specifications and construction plans as described, and request proposals from qualified contractors to perform this work. DPS notes that it is possible to phase items such as trees and site furnishings should the Commission wish to postpone items in consideration of the budget and donations received at the time of award.

ATTACHMENTS:

- Presentation from Grissim, Metz, Andriese Associates
- Report and presentation materials from 8-12-24 City Commission meeting
- City department review comments

SUGGESTED COMMISSION ACTION:

To direct staff to proceed with an agreement with the Michigan Department of Natural Resources for a Trust Fund grant in the amount of \$400,000 for the Booth Park entry plaza and trail improvements project.

OR

To reject grant funding from the Michigan Department of Natural Resources Trust Fund, approve the designs for construction for the Booth Park entry plaza and trail improvements project and direct staff to proceed with the formal Requests for Proposals process for the construction of the project as planned and budgeted for.

















8

Booth Park
Birmingham, Michigan

Final Design
View Point 7 - Looking South at Butterfly Garden and Trail Gateway
11.21.2024



5L





Red Sunset Maple (*Acer rubrum* 'Franksred')
Height: 45' -50' Spread: 35'-40'



Red Sunset Maple in Fall



Black Gum Tree (*Nyssa sylvatica*)
Height: 30' -50' Spread: 20'-30'



Black Gum Tree in Fall



Scarlet Oak (*Quercus coccinea*)
Height: 60' -80' Spread: 40'-50'



Scarlet Oak in Fall



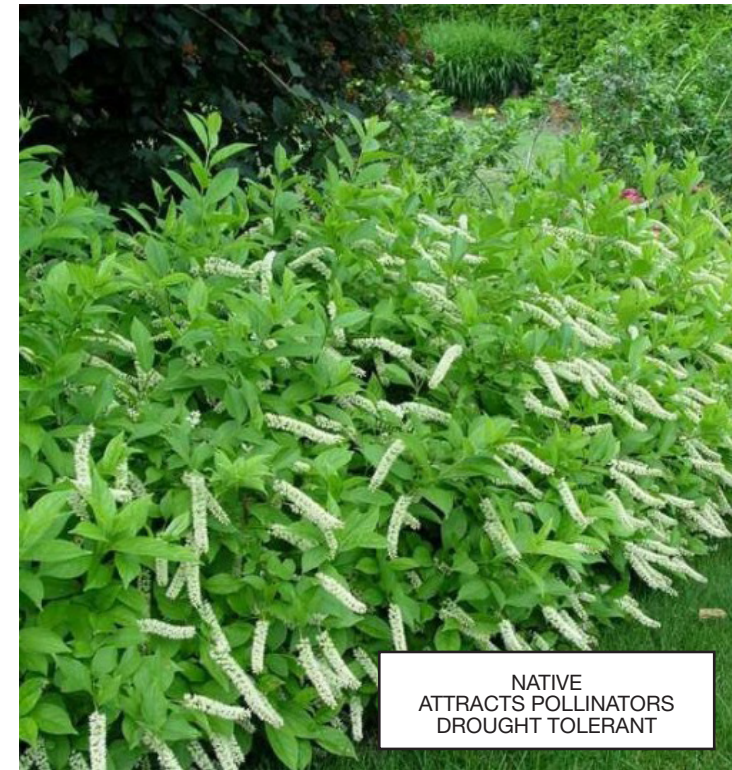
NATIVE
TOLERATES WET SOIL
SUITABLE FOR RAIN GARDENS

Ivory Halo Dogwood (*Cornus alba* 'Bailhalo')

Height: 5-6 feet Blossom Color: White
Blooming Time: Late spring to early summer



Ivory Halo Dogwood in Winter



NATIVE
ATTRACTS POLLINATORS
DROUGHT TOLERANT

Henry's Garnet Sweetspire (*Itea virginica* Henry's Garnet)

Height: 3-4 feet Blossom Color: White
Blooming Time: Spring



NATIVE
STUNNING FALL FOLIAGE

American hazelnut (*Corylus americana*)

Height: 8-10 feet Blossom Color: Yellowish catkins
Blooming Time: spring



American hazelnut in Fall



NATIVE
ATTRACTS POLLINATORS
DEER-RESISTANT

McKay's White Potentilla (*Potentilla fruticosa* 'McKay's White')

Height: 2-3 feet Blossom Color: White
Blooming Time: Late spring to early fall



NATIVE
ATTRACTS POLLINATORS
SUITABLE FOR RAIN GARDENS

Meadowsweet (*Spiraea alba*)

Height: 3-4 feet Blossom Color: White
Blooming Time: Mid-summer to early fall



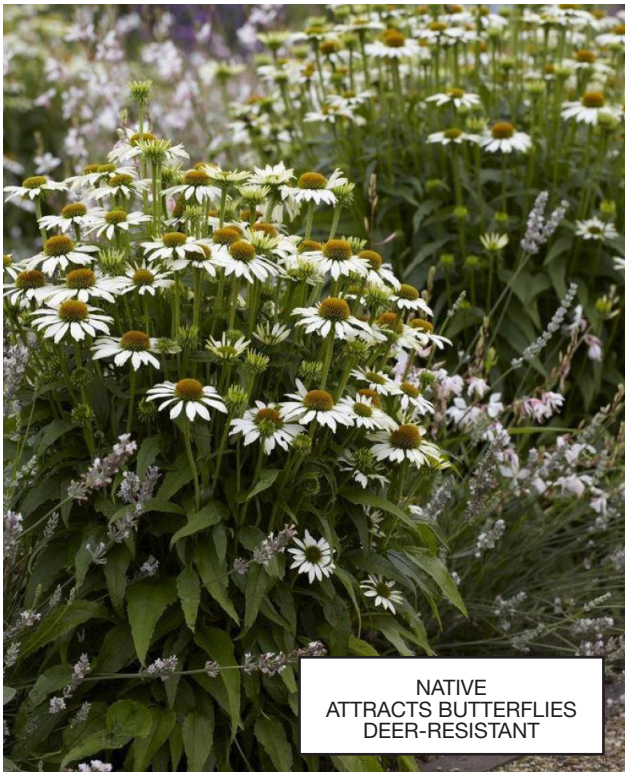
NATIVE
ATTRACTS BUTTERFLIES, BEES
DROUGHT-TOLERANT

Anise hyssop (*Agastache foeniculum*)
Height: 2-4 feet Blossom Color: Lavender-purple
Blooming Time: Mid-summer to early fall



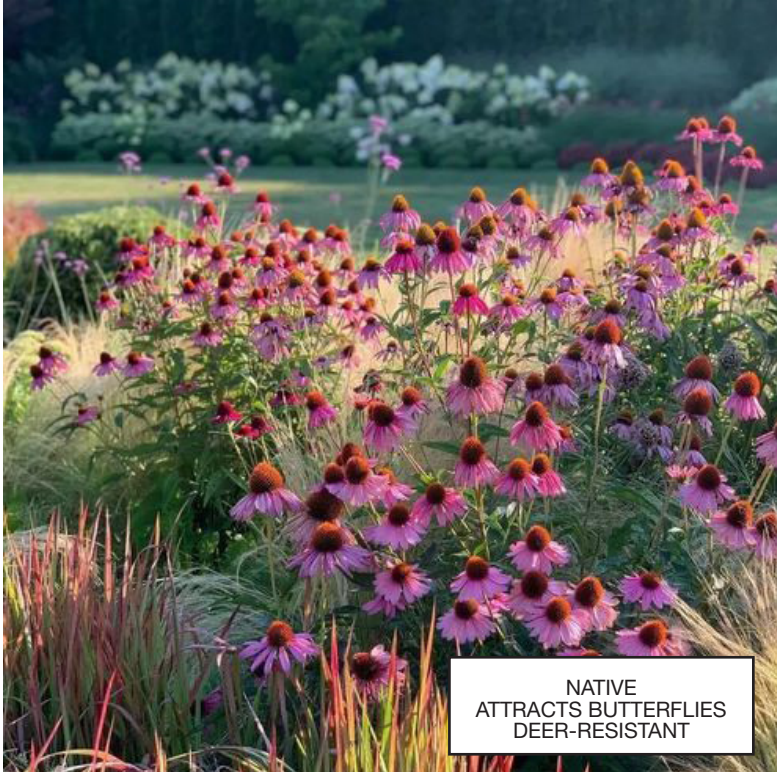
NATIVE
ATTRACTS BUTTERFLIES AND BEES
SUITABLE FOR RAIN GARDENS

Wild Bergamot (*Monarda fistulosa*)
Height: 2-4 feet Blossom Color: Lavender
Blooming Time: Mid-summer



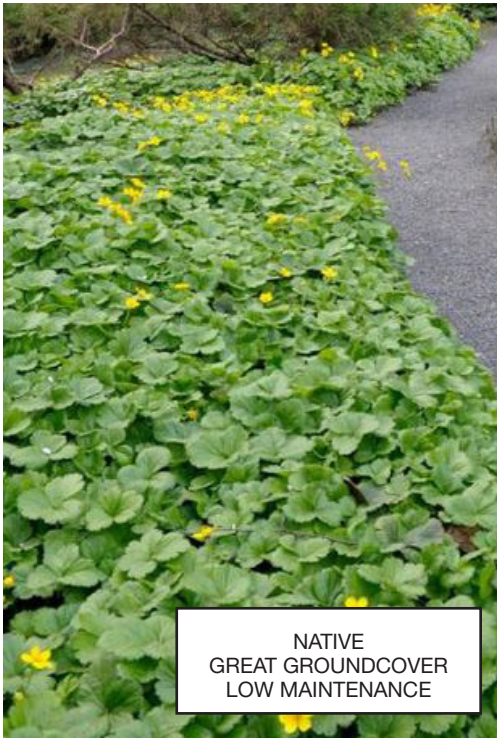
NATIVE
ATTRACTS BUTTERFLIES
DEER-RESISTANT

'White Swan' Coneflower (*Echinacea 'White Swan'*)
Height: 2-3 feet Blossom Color: White
Blooming Time: Mid-summer to early fall



NATIVE
ATTRACTS BUTTERFLIES
DEER-RESISTANT

Purple Coneflower (*Echinacea purpurea*)
Height: 2-4 feet Blossom Color: Pink-purple
Blooming Time: Mid-summer to early fall



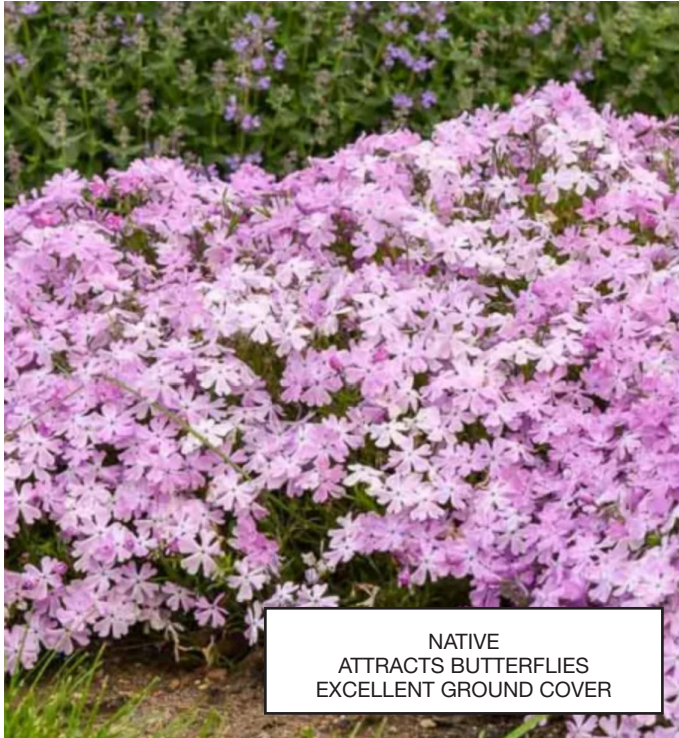
NATIVE
GREAT GROUNDCOVER
LOW MAINTENANCE

Barren Strawberry (*Waldsteinia ternata*)
Height: 3-6 inches Blossom Color: Yellow
Blooming Time: Spring - Early summer



NATIVE
ATTRACTS BUTTERFLIES
EXCELLENT GROUND COVER

Hybrid Creeping Phlox (*Phlox subulata 'Emerald Blue'*)
Height: 0.5-1 foot Blossom Color: Light blue
Blooming Time: Early to mid-spring



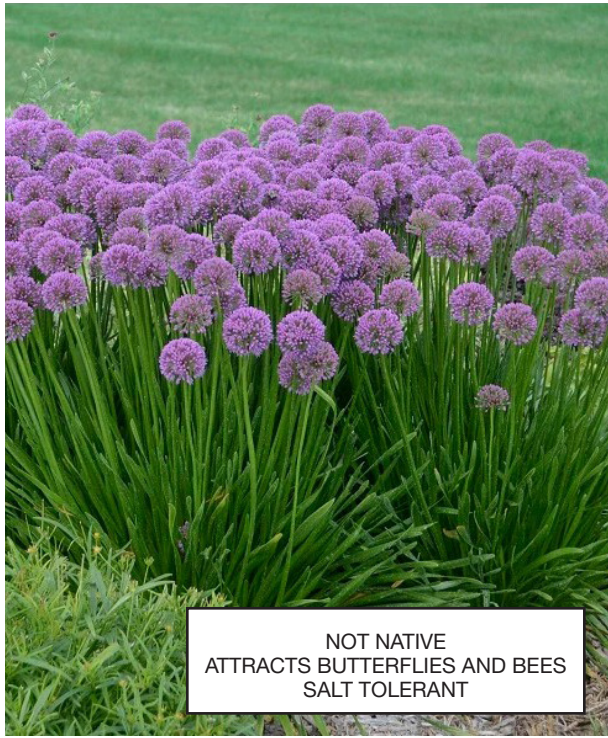
NATIVE
ATTRACTS BUTTERFLIES
EXCELLENT GROUND COVER

Hybrid Creeping Phlox (*Phlox subulata 'Pink Sparkles'*)
Height: 0.5-1 foot Blossom Color: Pink
Blooming Time: Early to mid-spring



NATIVE
ATTRACTS BUTTERFLIES AND BEES
LOW MAINTENANCE

Joe Pye Weed (*Eupatorium maculatum*)
Height: 5-8 feet Blossom Color: Purple
Blooming Time: Mid to late summer



NOT NATIVE
ATTRACTS BUTTERFLIES AND BEES
SALT TOLERANT

'Millenium' Ornamental Chive (*Allium 'Millenium'*)
Height: 12-18 inches Blossom Color: Lavender
Blooming Time: Mid to late summer



NATIVE
DEER-RESISTANT
DROUGHT-TOLERANT

The Blues Little Bluestem Grass (*Schizachyrium scoparium* 'The Blues')

Height: 2-4 feet Blossom Color: purplish-bronze
Blooming Time: Late summer to fall



NATIVE
DEER-RESISTANT
SUITABLE FOR RAIN GARDENS

'Northwind' Switch Grass (*Panicum virgatum* 'Northwind')

Height: 4-6 feet Blossom Color: Green turning golden
Blooming Time: Late summer



NATIVE
DEER-RESISTANT
SUITABLE FOR RAIN GARDENS

'Shenandoah' Switch Grass (*Panicum virgatum* 'Shenandoah')

Height: 3-5 feet Blossom Color: Reddish-purple
Blooming Time: Late summer



NATIVE
SALT TOLERANT
SUITABLE FOR RAIN GARDENS

Prairie Dropseed (*Sporobolus heterolepsis*)

Height: 2-3 feet Blossom Color: Pinkish-brown
Blooming Time: Late summer to fall



NATIVE
SALT TOLERANT
SUITABLE FOR RAIN GARDENS

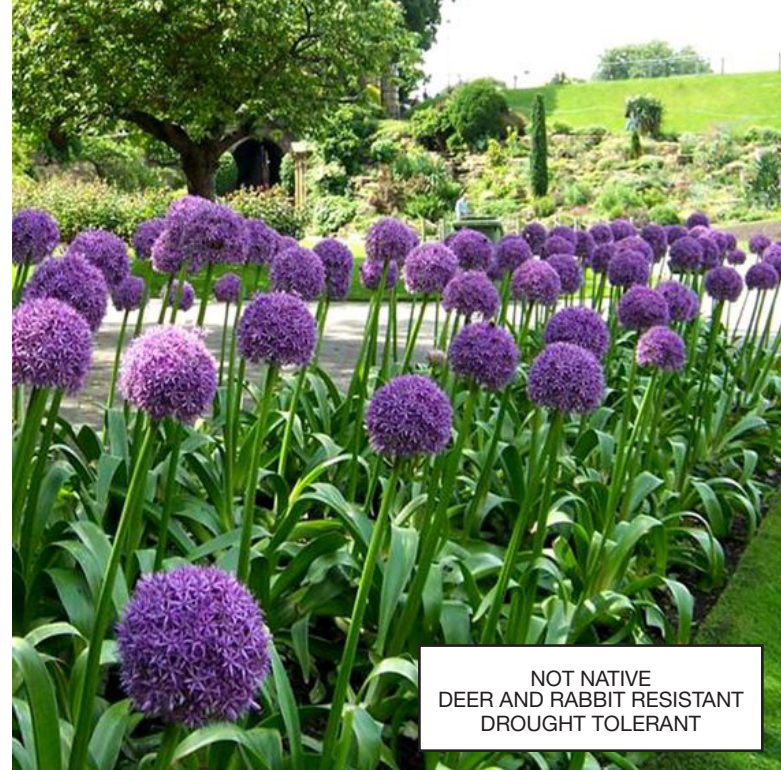
Dwarf Prairie Dropseed (*Sporobolus heterolepsis* 'Tara')

Height: 1.5-2 feet
Blossom Color: Pinkish-brown Blooming Time: Late summer to fall



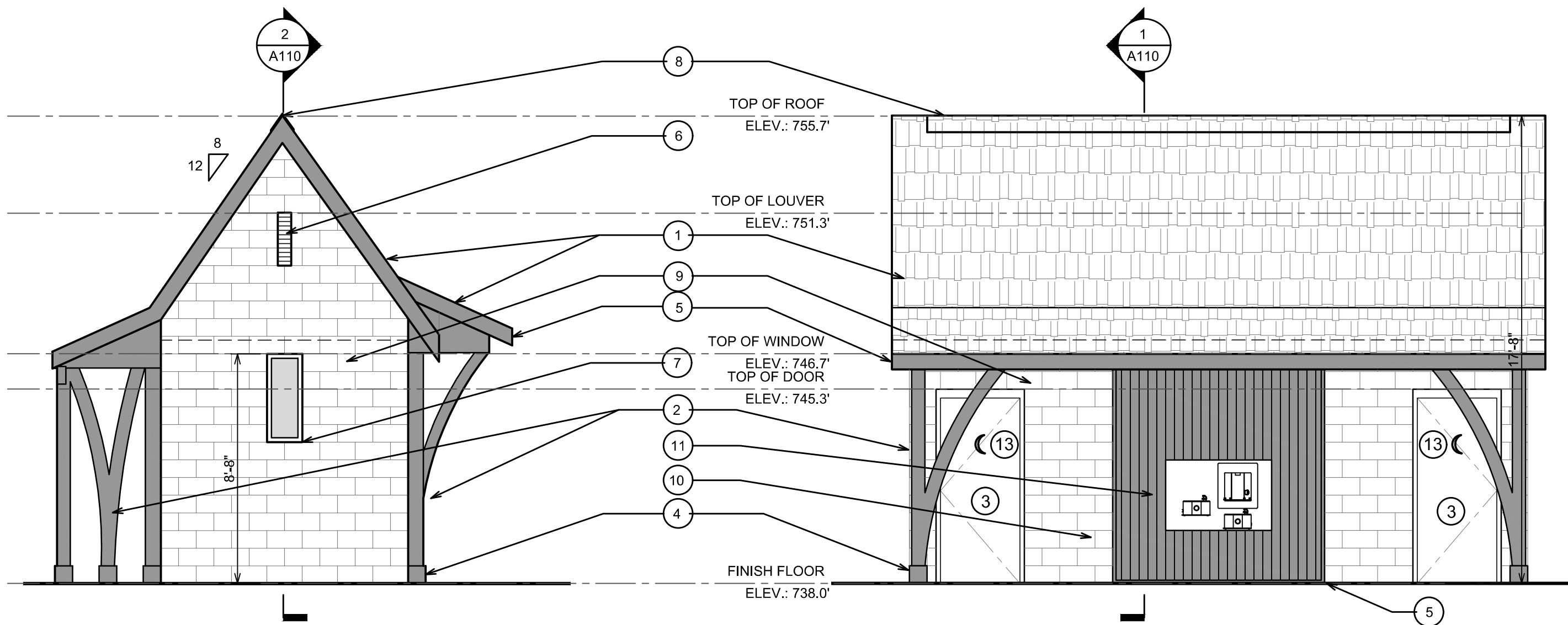
Large Cupped Daffodil (*Narcissus Ice Follies*)

Height: 1-2 feet Blossom Color: Creamy yellow
Blooming Time: Spring



Ambassador Ornamental Onion (*Allium Ambassador*)

Height: 1.5-2 feet Blossom Color: Purple
Blooming Time: Late Spring - Early Summer

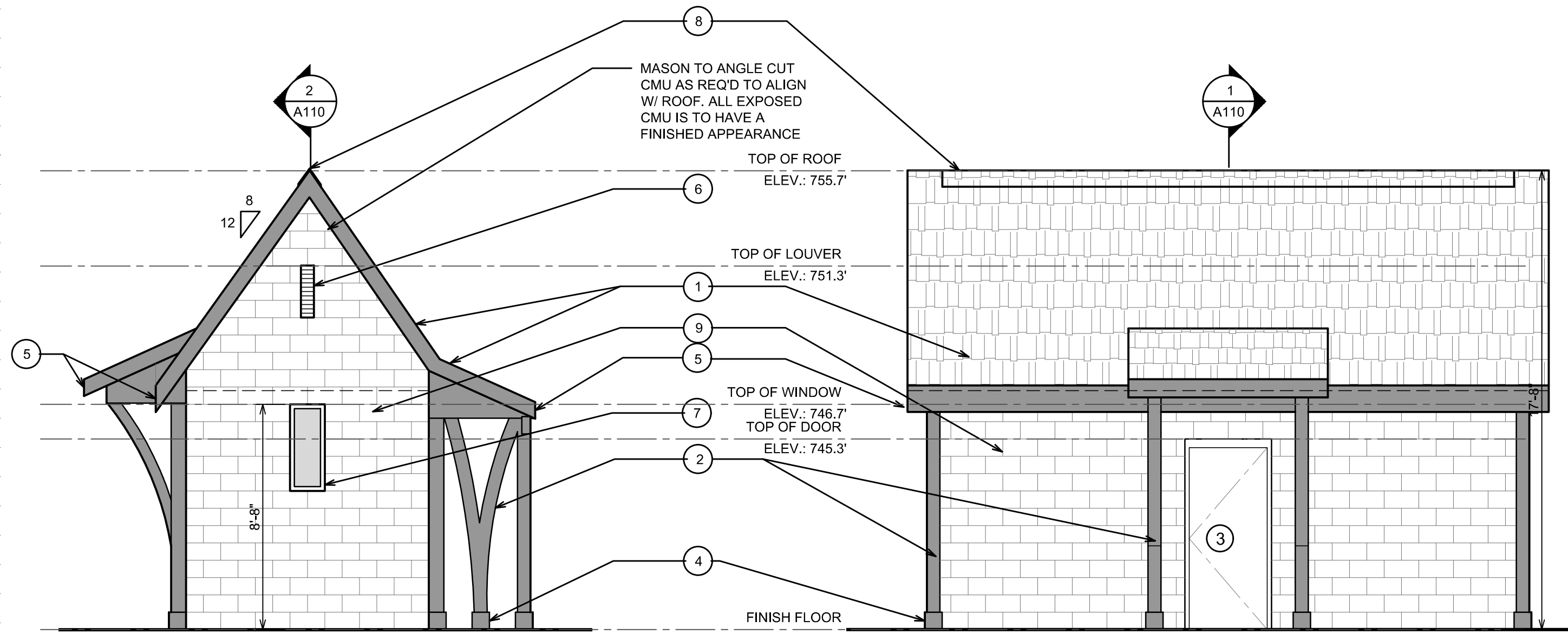


EAST ELEVATION

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

SOUTH ELEVATION

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

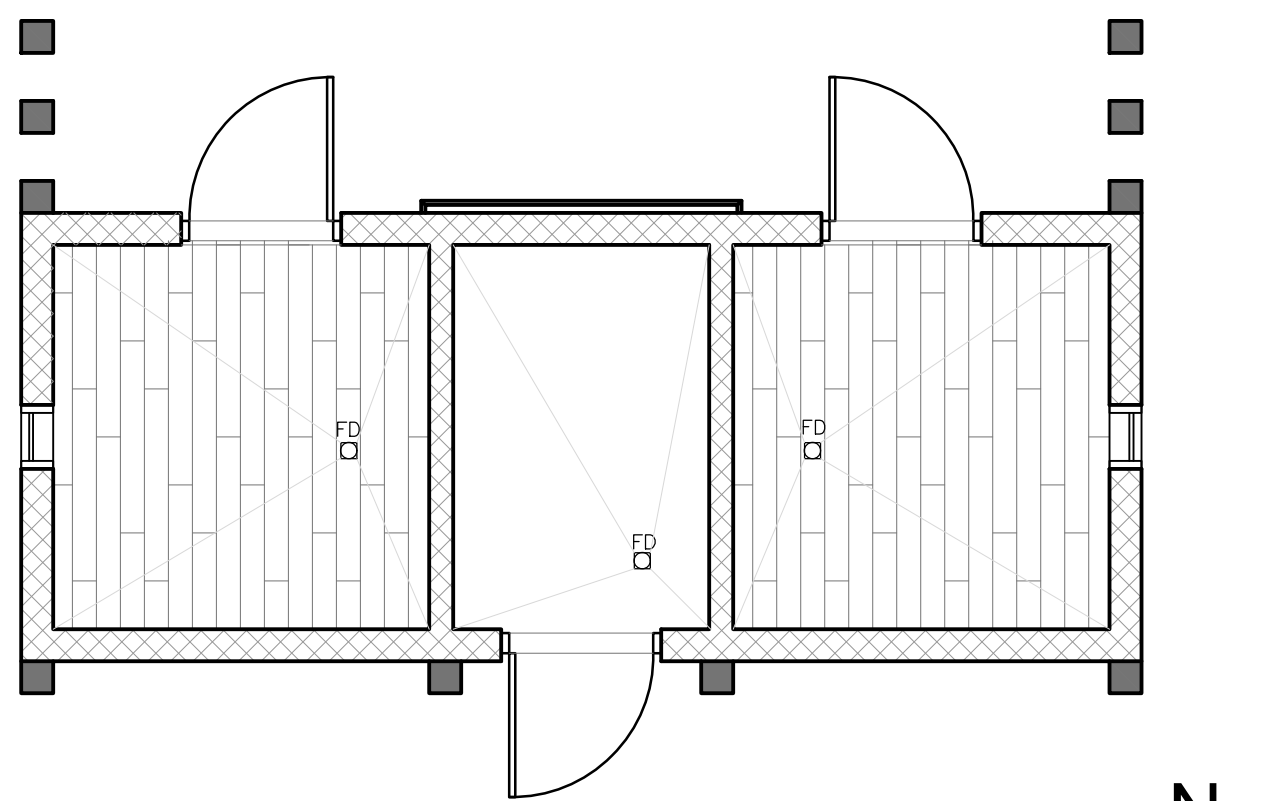


WEST ELEVATION

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

NORTH ELEVATION

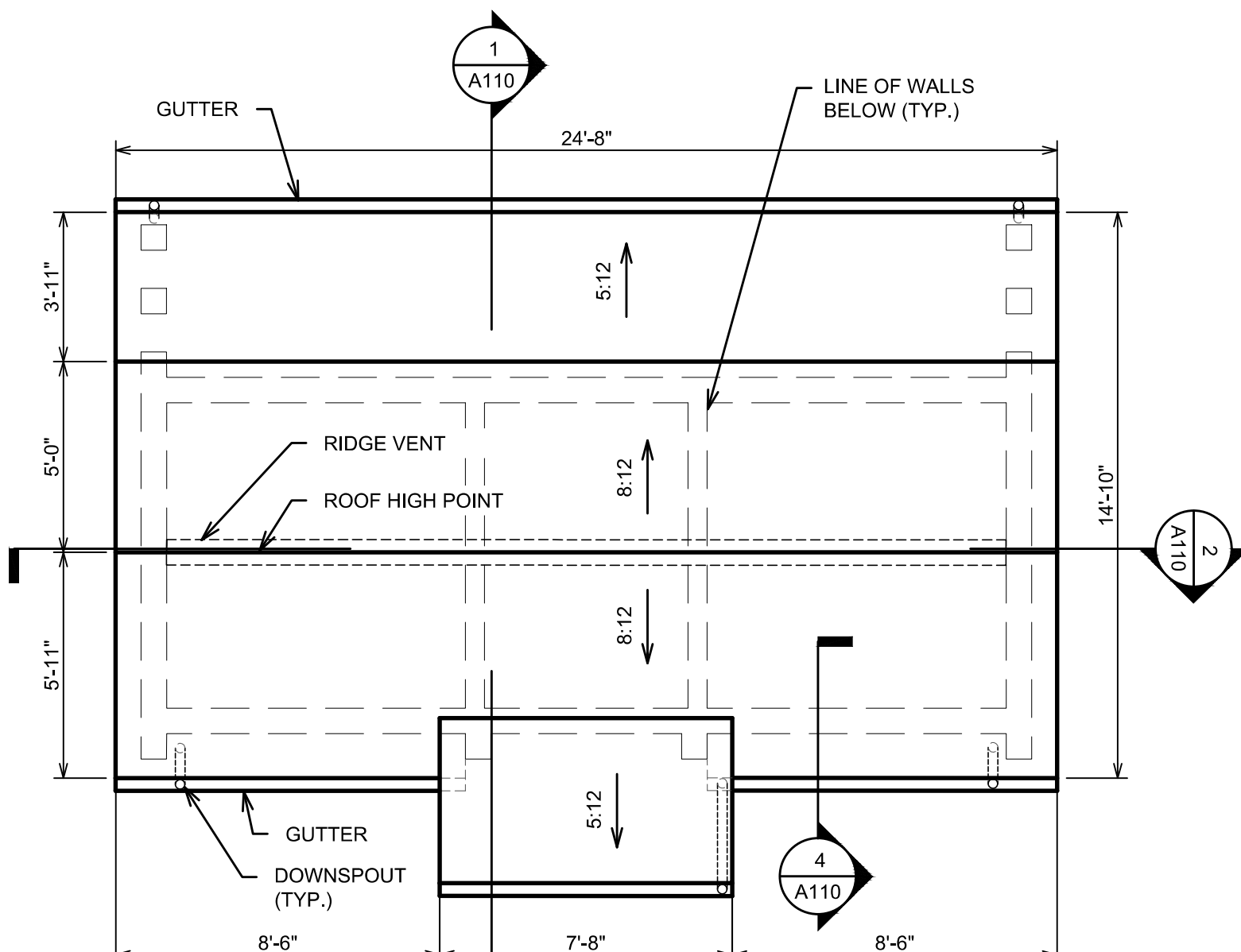
SCALE: 1/4" = 1'-0"



BOOTH PARK RESTROOM
FINISH PLAN

1
A-101

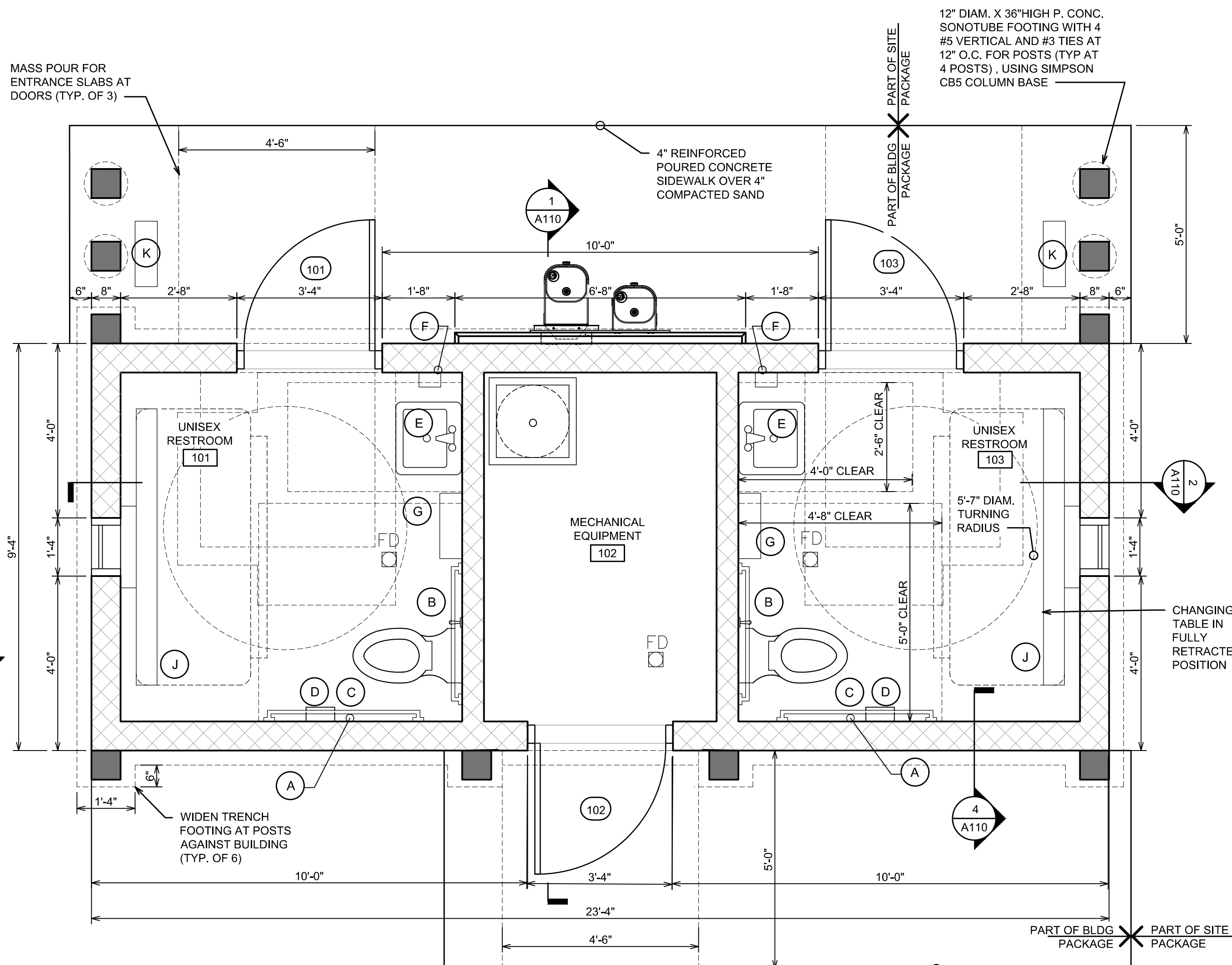
SCALE: 1/4" = 1'-0"



BOOTH PARK RESTROOM
ROOF PLAN

2
A-101

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



BOOTH PARK RESTROOM
FLOOR PLAN

1
A-101

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

BID ALTERNATES

BID ALTERNATE #1:

IN LIEU OF SPECIFIED SINK, FAUCET, SOAP DISPENSER AND HAND DRYER IN EACH UNISEX RESTROOM, PROVIDE ALL-IN-ONE COMBINATION SINK, SOAP & HAND DRYER UNIT IN CURRENT SINK LOCATIONS PER THE FOLLOWING REQUIREMENTS:

-INTEGRATED ONE STATION (30" WIDE) SINK UNIT WITH QUARTZ BASIN/COUNTER. FIXTURES TO BE BATTERY POWERED, INFRARED SENSOR ACTIVATED, WITH POLISHED CHROME FINISH. FAUCET TO HAVE 0.5 GPM FLOW RATE. PROVIDE LOCKABLE ANGLED STAINLESS STEEL ENCLOSURE BELOW SINK FOR PLUMBING ACCESS. ALL COMPONENTS MUST BE ADA COMPLIANT. PROVIDE ALL ACCESSORIES, VALVES, FITTINGS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.

-APPROVED MFRS. INCLUDE:
-SLOAN, AER-DEC WITH BASYS FIXTURES
-BRADLEY, VERGE LV001 WITH
NEXT GEN WASH BAR WB2

ELEVATION NOTES

- 1 ASPHALT ROOF SHINGLE
- 2 CUSTOM SOLID CEDAR POST BRACING - STAINED
- 3 PAINTED STEEL DOOR AND FRAME
- 4 8" STAINED WOOD BASE TRIM, FINISH TO MATCH POSTS
- 5 STAINED WOOD FASCIA BOARD
- 6 PRE-FIN. METAL LOUVER
- 7 FIXED ALUMINUM WINDOW W/ TRANSLUCENT GLAZING PER SPECS
- 8 CONTINUOUS RIDGE VENT
- 9 SPLIT FACE CMU BLOCK - GRAND BLANC "IRISH HILLS"
- 10 COMPOSITE PLANK EXTERIOR CLADDING - DARK BROWN (WOODPLANK.COM)
- 11 DRINKING FOUNTAIN AND BOTTLE FILLER - PROVIDE BLOCKING AS REQ'D BEHIND CLADDING TO SECURE TO CMU WALL
- 12 CUSTOM PRE-FIN. METAL TRIM AT PERIMETER OF CLADDING
- 13 DECORATIVE PRE-FIN. METAL SIGN SCREWED TO WOOD DOOR

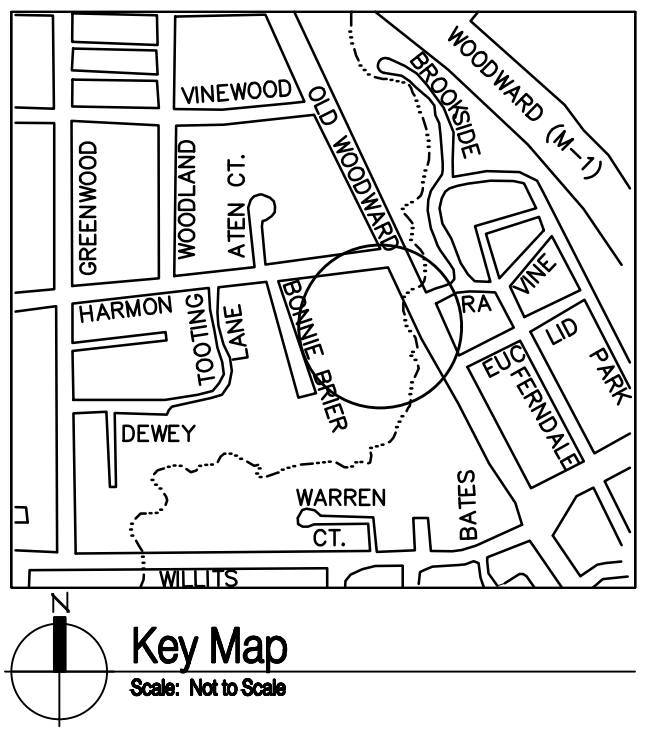
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

FIXTURE LEGEND

- | | |
|---|--|
| A | BOBRICK MODEL B-6806x42 SATIN FINISH CONCEALED MOUNT GRAB BAR (42" LENGTH) |
| B | BOBRICK MODEL B-6806x36 SATIN FINISH CONCEALED MOUNT GRAB BAR (36" LENGTH) |
| C | BOBRICK MODEL B-6806x18 SATIN FINISH CONCEALED MOUNT GRAB BAR (18" LENGTH) |
| D | BOBRICK B-2892 SURFACE MOUNT TWIN JUMBO ROLL TOILET TISSUE DISPENSER |
| E | BOBRICK MODEL B-165 2436 STAINLESS STEEL CHANNEL-FRAME MIRROR |
| F | BOBRICK MODEL B-4112 40 OZ. STAINLESS STEEL LOTION SOAP DISPENSER |
| G | XLERATOR HAND DRYER MODEL XL-SB |
| H | KOALA KARE MODEL #KB300-00 (GRAY) WALL SURFACE MOUNTED BABY CHANGING STATION |
| J | ADJUSTABLE SURFACE MOUNTED ADULT CHANGING STATION - KOALA KARE MODEL #KB3000-AHL |
| K | SCRUSHER MOUNTED LOW PROFILE HEAVY DUTY BOOT BRUSH WITH REMOVABLE BRUSHES FOR MAINTENANCE. |

NOTES:

1. PROVIDE BLOCKING/ANCHORS AS REQ'D.
2. REFER TO PLUMBING DRAWINGS FOR EXACT SPECS./DETAILS ON PLUMBING FIXTURES FOR COORDINATION.
3. ACCEPTABLE ALTERNATIVE ACCESSORY FIXTURE MANUFACTURERS ARE BRADLEY AND ASI - ALL ACCESSORIES ARE TO BE FROM THE SAME MANUFACTURER. SUBMIT CUT SHEETS FOR OWNER REVIEW & APPROVAL.
4. INSTALL ALL COMPONENTS PER MFR. RECOMMENDATIONS TO COMPLY W/ ADA STANDARDS.
5. SLOPE ALL FLOORS TO FLOOR DRAINS.



HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359
WEB SITE: <http://www.hrcengr.com>

**GRISSIM
METZ
ANDRIESE**
ASSOCIATES
Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:
**Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

Sheet:
**FLOOR PLANS
AND ELEVATIONS**

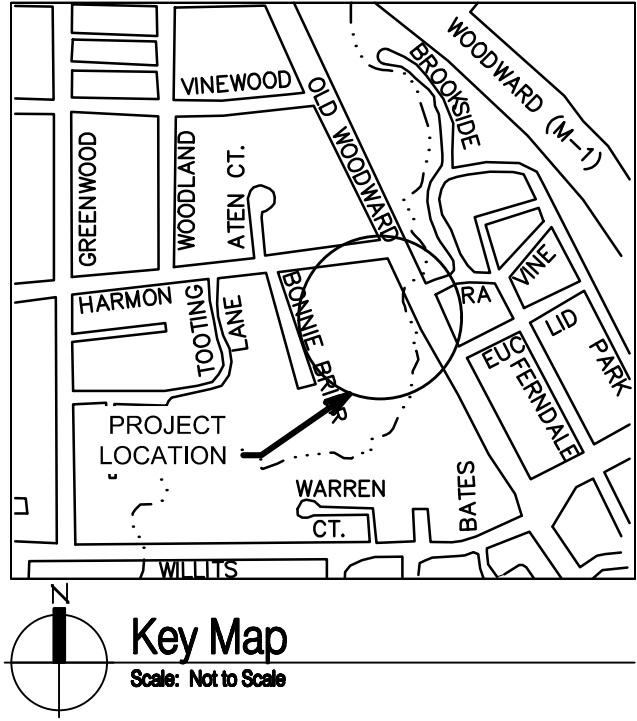
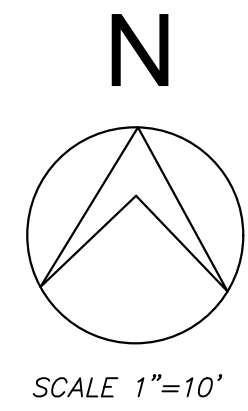
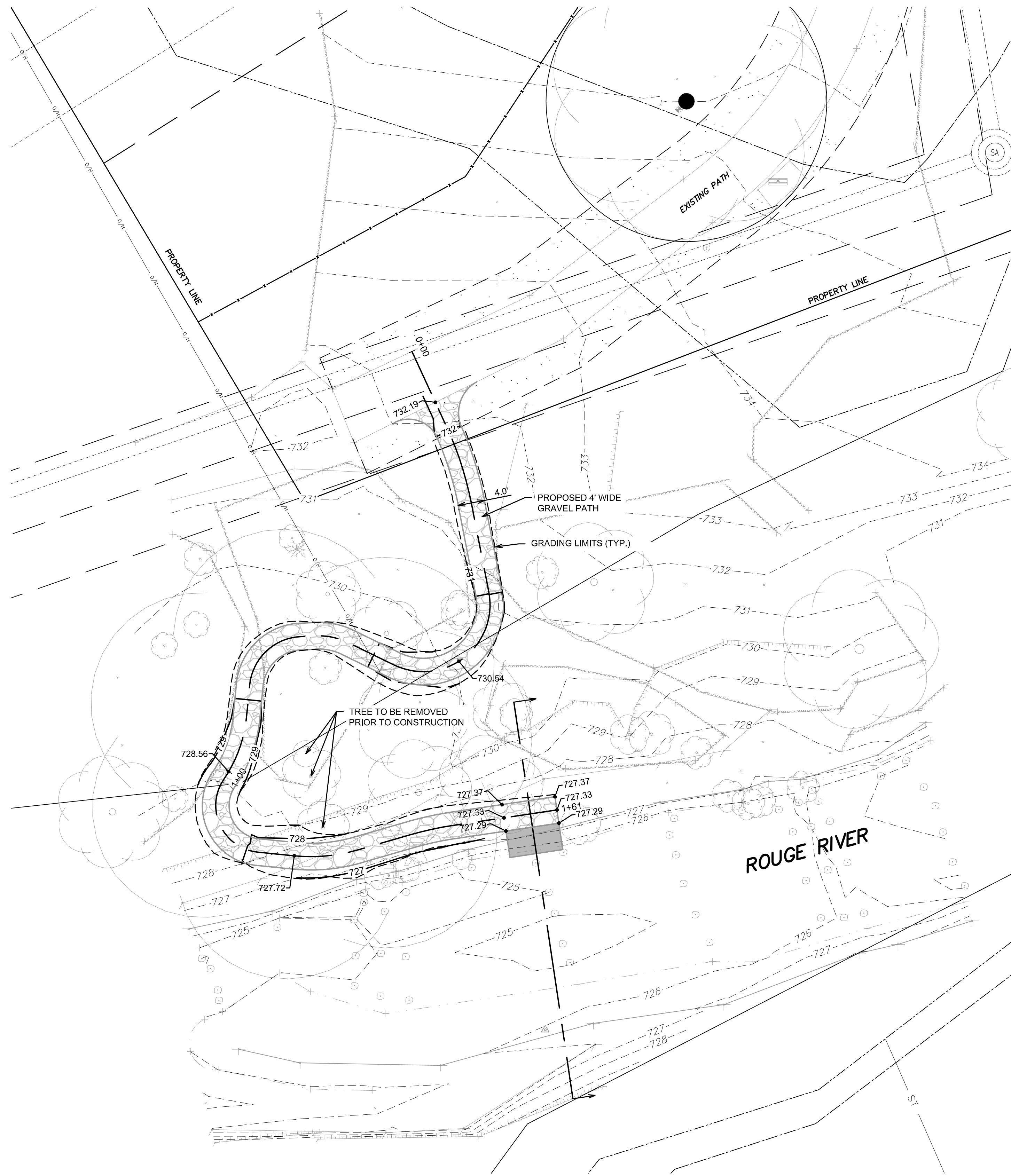
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Drawn: OR
Checked: AMM
Scale: AS NOTED

Date: 8.6.2024
12.11.2024
Issued for: City Commission Submittal
City Commission Submittal

**PRELIMINARY
NOT FOR CONSTRUCTION**

Sheet Number:
A101A
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HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359

WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

**GRISSIM
METZ
ANDRIESE**

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

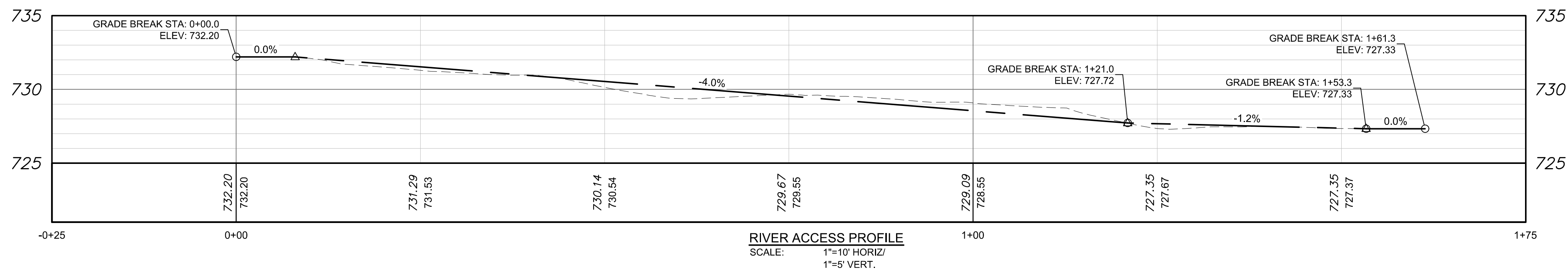
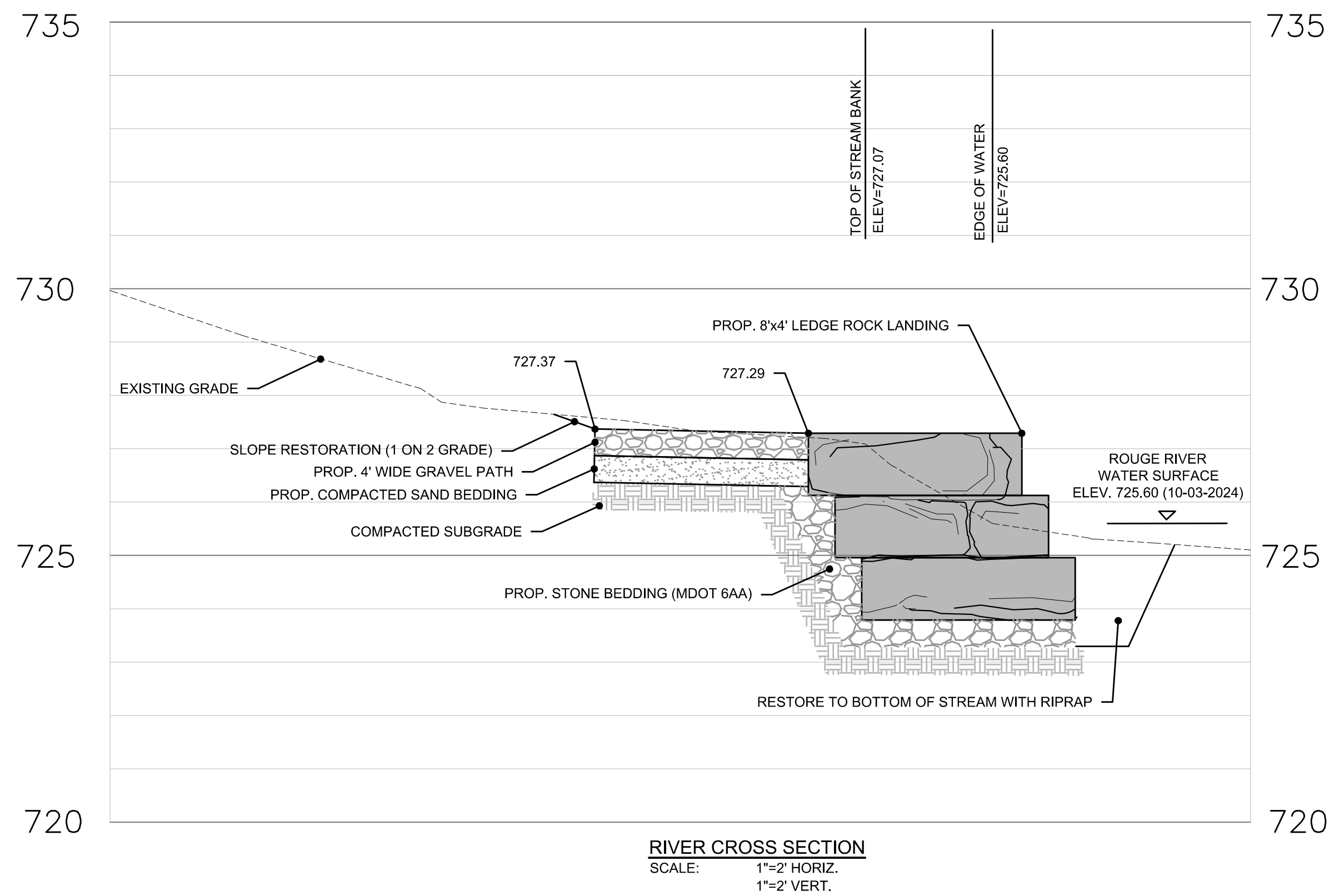
Project:
**Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

Sheet:
River Access Path Plan

Job Number: B22-241/20240478
Drawn: DJH
Checked: JJS
Scale: As Noted

Date: 8.6.2024 Issued for: City Commission Submittal
12.11.2024 City Commission Submittal

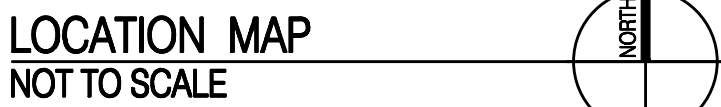
**PRELIMINARY
NOT FOR CONSTRUCTION**



Birmingham, MI

Issued for: City Commission Submittal

Date: 12/11/2024



Landscape Architecture

[illegible]

Contacts:

Landscape Architect:

Grissim Metz Andriese
15000 Edward N. Hines Drive, Suite A
Plymouth, Michigan 48170
248-347-7010
GMA Principal In-Charge Susan Grissim

Surveyors, Engineers, and Architects:

Hubbell, Roth & Clark, Inc
555 Hulet Drive
Bloomfield, Michigan 48303
248-545-6300

Owner's Representative:

Birmingham Park and Recreation Department
851 South Eton St.
Birmingham, MI 48009
248-530-1714
Carrie Laird, Park and Recreation Manager

GENERAL PROVISIONS

THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY CITY OF BIRMINGHAM FIRE AND POLICE DEPARTMENTS 24 HOURS IN ADVANCE OF PROPOSED ROAD CLOSURES.

THE CONTRACTOR AND/OR HIS SUBCONTRACTOR SHALL NOTIFY "MISS DIG", (1-800-482-7171 OR 811) AND THE CITY OF BIRMINGHAM WATER, SEWER, FIRE AND POLICE DEPARTMENTS 3 WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

CONTRACTOR TO PROTECT EXISTING ABOVE GROUND AND BELOW GROUND FACILITIES INCLUDING: UTILITIES, POLES, TREES, SHRUBS, PLANTERS, FENCING, LANDSCAPING, WALKS, WALLS, AND OTHER VEGETATION, ETC UNLESS NOTED FOR REMOVAL; AND SHALL REPAIR OR REPLACE DAMAGED FACILITIES AT NO COST TO THE OWNER. TREES SHALL BE NEATLY TRIMMED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN EXISTING SERVICES TO EXISTING HOMES, INCLUDING SANITARY, WATER, GAS, CABLE, AND OTHER UTILITIES.

CONTRACTOR SHALL PROTECT ALL OTHER SITE FEATURES SUCH AS PLANTERS, MAILBOXES, FENCES, LANDSCAPING, WALLS, WALKS, PORCHES, ETC, AND RESTORE TO ORIGINAL CONDITION IF DAMAGED EXCEPT AS NOTED. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THIS WORK.

ALL CONSTRUCTION STAGING AREAS SHALL BE APPROVED BY THE PROJECT ENGINEER, CITY OF BIRMINGHAM, AND LANDOWNER(S) PRIOR TO START OF CONSTRUCTION. ANY AREAS BEYOND CONSTRUCTION RIGHT-OF-WAY SECURED BY THE CONTRACTOR FOR USE AS CONSTRUCTION STAGING SHALL BE AT HIS OWN EXPENSE. THE RESTORATION OF ALL STAGING AREAS SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF THE WORK OF THIS PROJECT. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THIS WORK.

UNDER CONSTRUCTION

WHEN EXCAVATING FOR CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES.

FINAL ADJUSTMENTS OF ALL STRUCTURES BOTH NEW AND EXISTING SHALL BE MADE PRIOR TO PLACING THE FINAL SURFACE OF PAVEMENT.

DRAINAGE STRUCTURE LOCATIONS ARE REFERENCED TO CONSTRUCTION CENTERLINE. VERIFY LAYOUT OF CURB INLETS FROM PAVEMENT ALIGNMENT PRIOR TO CONSTRUCTION.

ALL SEWER TRENCHES SHALL BE BACKFILLED OR OTHERWISE PROTECTED OVERNIGHT AS DIRECTED BY THE ENGINEER. PAYMENT IS INCLUDED IN THE PAY ITEM FOR UTILITY CONSTRUCTION.

SIDEWALK IS SUSCEPTIBLE TO CRACKING. THEREFORE, ONCE IT HAS BEEN POURED, OR IF IT IS EXISTING SIDEWALK, THE CONTRACTOR SHALL NOT PUT ANY EQUIPMENT OF ANY KIND OF IT, FOR ANY REASON, EVEN FOR TURF ESTABLISHMENT OR RESTORATION WORK OUTSIDE THE SIDEWALK; THE CONTRACTOR SHALL PLAN AND STAGE NECESSARY WORK OUTSIDE THE SIDEWALK TO PREVENT THE PLACEMENT OF ANY EQUIPMENT ON THE SIDEWALK, EXISTING OR NEW. CRACKED, CHIPPED, SPALLED OR DAMAGED SIDEWALK, NEW OR EXISTING, SHALL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

RESTORE AND STABILIZE ALL SLOPES IN ACCORDANCE WITH THE LANDSCAPING PLANS.

ALL AREAS DISTURBED BY THE CONTRACTOR AND/OR HIS SUBCONTRACTOR BEYOND THE SLOPE STAKE LINE (SSL) LIMITS OF THE PROJECT SHALL BE RESTORED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE MADE FOR THIS ACTIVITY.

ALL FINAL GRADES SHALL SLOPE TO DRAIN TOWARD CATCH BASINS, DITCHES, SWALES, CURBS, AND DRAINAGE WAYS UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL NOT PERFORM ANY SIDE WORK CONTRACTED PRIVATELY WITHIN THE CONSTRUCTION AREA.

OFFSET SHOWN IN PLAN/PROFILE IS TO EDGE OF METAL WHEN STRUCTURE IS LOCATED IN ROADWAY CURB AND GUTTER. RIM GRADES IN ROADWAY ARE GIVEN AS EDGE OF PAVEMENT. OFFSET IS TO CENTER OF CASTING WHEN STRUCTURE IS LOCATED IN GREENBELT.

SUMP DEPTH IS FROM LOWEST PROPOSED INVERT. CATCH BASIN (CB) MEANS 2 FT SUMP INCLUDED IN DRAINAGE STRUCTURE PAY ITEM. INLETS (INL) AND MANHOLES (MH) DO NOT HAVE A SUMP UNLESS SPECIFICALLY CALLED OUT ON PLANS.

THE SOIL BORING LOGS DEPICT POINT LOCATIONS AND DO NOT INFER THAT THE SUB SURFACE CONDITIONS ARE THE SAME IN OTHER AREAS. BORINGS AND PAVEMENT CORE LOCATIONS ARE SHOWN ON THE PLANS.

PLAN DIMENSIONS AND MEASUREMENTS ARE BASED ON FIELD TOPOGRAPHIC SURVEY BY: HUBBELL, ROTH & CLARK, INC. PROPERTY OWNER'S NAMES, WHERE SHOWN, ARE FOR INFORMATION ONLY, AND THEIR ACCURACY IS NOT GUARANTEED.

UTILITIES

THE EXISTING UTILITIES LISTED BELOW AND SHOWN ON THESE PLANS REPRESENT THE BEST INFORMATION AVAILABLE AS OBTAINED FROM SURVEYS AND FROM UTILITY RECORD MAPS. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO NOTIFY THE PROPER UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AS PART OF THE CONSTRUCTION OF THIS PROJECT. ANY OMISSION OR VARIATION FROM THE LOCATIONS SHOWN, PURSUANT TO ACT 174 OF THE PA OF 2013 AS A CONDITION OF THIS CONTRACT NOTICE SHALL BE GIVEN TO MISS DIG PRIOR TO UNDERGROUND WORK TO BE PERFORMED.

THE FOLLOWING UTILITY COMPANIES HAVE FACILITIES WITHIN THE PROJECT LIMITS:

AT&T

ATTN: MATT SLIWA
54 N. MILL STREET, BOX 33
PONTIAC, MI 48342
O: (248) 877-0762
C: (248) 877-0762
E: MS6913@ATT.COM

COMCAST

ATTN: JEFF DOBIES
25626 TELEGRAPH ROAD
SOUTHFIELD, MI 48034
C: (734) 359-1669

CONSUMERS ENERGY

LIVONIA SERVICE CENTER
ATTN: CHERI PAYNE
11801 FARMINGTON ROAD
LIVONIA, MI 48150
O: (248) 769-5704
C: (248) 497-5771
E: CHERI.PAYNE@CSENERGY.COM

DTE

ATTN: CARL FORD
8001 HAGGERTY ROAD
BELLEVILLE, MI 48111
O: (248) 427-2937

ATTN: BRANDON FARON
8001 HAGGERTY ROAD
BELLEVILLE, MI 48111
O: (734) 397-4017
C: (734) 309-2937

CITY OF BIRMINGHAM

ATT: CORY BORTON
151 MARTIN ST
BIRMINGHAM, MI 48009
O: (248) 530-1850

THE CONTRACTOR SHALL, BEFORE EACH DAYS WORK, OR WHEN MOVING TO A NEW AREA OF WORK, DETERMINE AND EVALUATE THE LOCATION OF ALL UNDERGROUND FACILITIES IN THE AREA. IF LOCATION STAKES HAVE BEEN MOVED OR DO NOT APPEAR CORRECT, THE CONTRACTOR SHALL NOT EXCAVATE UNTIL ALL UTILITIES HAVE HAD AN OPPORTUNITY TO CHECK OR RESTAKE THEIR LOCATIONS. ANY DELAYS INCURRED DUE TO CHECKING OR RESTAKING OF UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION.

ALL GAS FACILITIES SHALL BE PROTECTED AND SUPPORTED PER DISTRIBUTION STANDARDS AND REQUIREMENTS.

THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN AL NECESSARY PERMITS PRIOR TO WORK ON THE FOLLOWING UTILITIES:

PRIOR TO WORK ON FACILITIES BELONGING TO THE ABOVE AGENCIES, A MINIMUM OF 72 HOURS NOTICE MUST BE GIVEN IN ORDER TO INSURE PROPER INSPECTION BY THE RESPECTIVE AGENCIES.

THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK, AND SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO INSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES WITH THE PLANS OR POSSIBLE CONFLICTS AT LEAST SEVEN (7) DAYS BEFORE PROPOSED CONSTRUCTION ACTIVITY IS SCHEDULED TO BEGIN.

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL DIAL (800) 482-7171, OR 811 A MINIMUM OF 3 FULL WORKING DAYS, EXCLUDING SATURDAY, SUNDAY AND HOLIDAYS, PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL "MISS DIG" PARTICIPATING MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

EARTHWORK AND GRADING

ALL SESC MEASURES SHALL BE INSTALLED PRIOR TO STARTING ANY EXCAVATION OR PAVEMENT REMOVALS.

ALL STRIPPED TOPSOIL SHALL BE THE PROPERTY OF THE CONTRACTOR. ONSITE STORAGE WILL NOT BE PERMITTED WITHOUT APPROVAL BY THE ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REMOVAL, HAULING AND STORAGE OR DISPOSAL OFFSITE.

THROUGHOUT THE PROJECT, NO UNDERCUTS WILL BE LEFT OVERNIGHT NEXT TO THE EDGE OF THE TRAVELED ROADWAY.

ALL SLOPES SHALL BE FINISHED AS CLASS "A" SLOPES.

SAWING FOR PAVEMENT REMOVAL AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, TO THE DEPTH REQUIRED FOR CLEAN REMOVAL OF PAVEMENTS OR CURBS. SAWING DEPTH SHALL BE ADEQUATE TO PREVENT SPALLING, CHIPPING, OR DAMAGING TO EXISTING PAVEMENT EDGES LEFT IN PLACE.

TRAFFIC SHALL BE MAINTAINED AS SHOWN ON THE PLANS AND AS DETAILED IN THE MOT SPECIFICATIONS.

ALL EXCAVATED AREAS SHALL BE DELINEATED BY PLASTIC DRUMS AT THE CLOSE OF EACH DAY ALONG THE ENTIRE LENGTH OF ANY EXCAVATION. PLASTIC DRUMS TO BE PLACED OVER ALL EXPOSED CASTINGS IN ROADWAY AT CLOSE OF EACH DAY. TYPE II'S ON THE PROJECT TO BE PLASTIC DRUMS, HIGH INTENSITY FURNISHED AND MAINTAINED BY THE CONTRACTOR.

CONTRACTOR SHALL MAINTAIN SAFE, DUST FREE CONDITIONS ON EXISTING STREETS WHICH SHALL REQUIRE DAILY REMOVAL OF EARTH TRACKED OR SPILLED ON ROAD SURFACE, AND OTHER DUST CONTROL MEASURES AS REQUIRED BY THE PROJECT ENGINEER. EXCESSIVE DUST WILL NOT BE TOLERATED AT ANY TIME DURING CONSTRUCTION. THIS WORK SHALL NOT BE PAID FOR SEPARATELY, BUT INCLUDED IN OTHER ITEMS OR WORK.

MISCELLANEOUS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE SLOPE STAKE LINE, INCLUDING EXISTING FENCING, LAWN, TREES AND SHRUBBING.

THE CONTRACTOR MUST REPAIR OR REPLACE ANY SPRINKLER HEADS, LINES, ETC. THAT MAY BE DAMAGED DURING THE COURSE OF CONSTRUCTION. PAYMENT FOR SPRINKLER REPAIR WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

WHEN THE FOLLOW ITEMS OF WORK ARE SPECIFIED ON THE PLANS OR REQUIRED BY THE ENGINEER IN THE CONSTRUCTION OF THE PROJECT, THE ITEM WILL NOT BE PAID FOR SEPARATELY, UNLESS A PAY ITEM FOR THESE ITEMS IS PROVIDED.

- RELOCATING ORNAMENTAL ROCKS AND BOULDERS TO THE RIGHT-OF-WAY LINE
- HMA BOND COAT
- ROCK EXCAVATION
- SWEEPING PAVEMENT
- DUST PALLIATIVE
- SAWING, FOR PAVEMENT AND CURB REMOVAL
- CONCRETE ADMIXTURES
- REMOVING EDGE DRAIN, UNDERDRAIN, FRENCH DRAINS, OR DRAIN TIE
- PROJECT CLEAN UP

THE FOLLOWING ITEMS OF WORK SHALL BE DONE AS THEY APPLY THROUGHOUT THE PROJECT OR AS DIRECTED BY THE ENGINEER. THESE ITEMS ARE NOT DETAILED OR INCLUDED ON THE PLAN AND PROFILE SHEETS:

ABBREVIATIONS

HORIZONTAL CURVES

D	DEGREE OF CURVATURE
R/RAD.	RADIUS
Δ	CENTRAL ANGLE
T/TAN.	TANGENT
L	ARC LENGTH
CH. BRG.	CHORD BEARING (LONG CHORD)
L.C.	CHORD LENGTH
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.I.	POINT OF INTERSECTION
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVATURE

VERTICAL CURVES

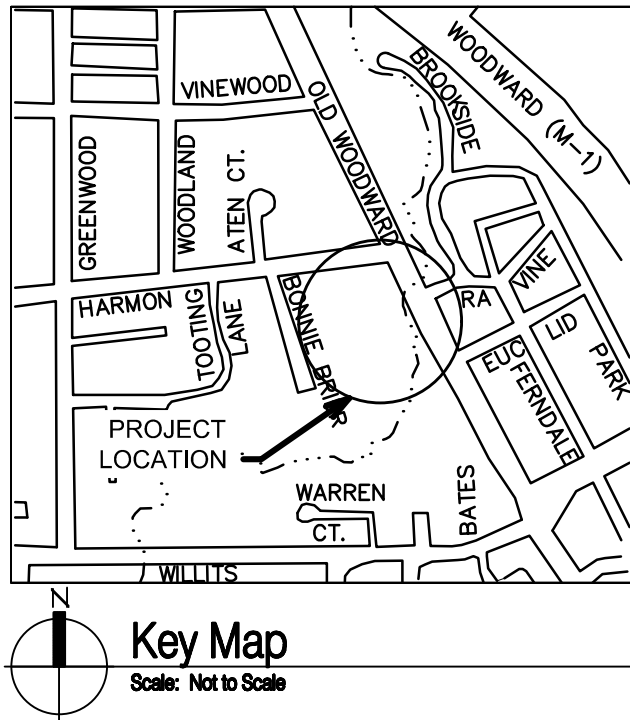
P.V.C.	POINT OF VERTICAL CURVE
P.V.I.	POINT OF VERTICAL INTERSECTION
P.V.T.	POINT OF VERTICAL TANGENCY
L.V.C.	LENGTH OF VERTICAL CURVE

GENERAL

EX./EXIST.	EXISTING
PROP.	PROPOSED
TYP.	TYPICAL
AVG.	AVERAGE
EST.	ESTIMATE
REM.	REMOVE
CONST.	CONSTRUCTION
CL	CENTERLINE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
STA.	STATION
P.O.B.	POINT OF BEGINNING
P.O.E.	POINT OF ENDING
P.O.R.	POINT OF ROTATION
ELEV.	ELEVATION
PT.	POINT
P.G.	PLAN GRADE
F.G.	FINISHED GRADE
B.M.	BENCH MARK
P.C.	PAVEMENT CORE
S.B.	SOIL BORING
STM. SWR.	STORM SEWER
SAN. SWR.	SANITARY SEWER
W.M.	WATER MAIN
C.I.	CAST IRON
D.I.	DUCTILE IRON
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
F.O.	FIBER OPTIC
U.G.	UNDERGROUND
ASPH.	ASPHALT
CONC.	CONCRETE
GRVL.	GRAVEL
S.S.L.	SLOPE STAKE LINE
C.I.P.	COMPACTED IN PLACE
C.S.B.	COMPLETE SAND BACKFILL
M.S.E.	MECHANICALLY STABILIZED EMBANKMENT
ADA	AMERICAN DISABILITIES ACT

LEGEND

ITEM	EXISTING	PROPOSED
BUILDING		
STORM SEWER		
COMBINED SEWER		
FORCE MAIN		
SANITARY SEWER		
WATER MAIN		
GAS MAIN		
BUCKEYE PETROLEUM		
TELEPHONE		
AT&T		
UNDERGROUND FIBER OPTIC		
FARM WIRE FENCE		
VERTICAL BOARD FENCE		
CHAIN LINK FENCE		
UTILITY REMOVAL		
ABANDONMENT		
GUARDRAIL		
DITCH		
EDGE OF WATER		
EDGE OF WETLAND		
PROPERTY LINE		
COMBINED PROPERTY		
RIGHT-OF-WAY		
DRIVEWAY GRADING LICENCE		
TEMPORARY EASEMENT		
HIGHWAY EASEMENT		
SLOPE STAKE LINE		
ABANDON & REMOVAL SYMBOLS		
ADJUSTMENT		
RELOCATE		
RELOCATE BY OTHERS		
RIGHT-OF-WAY/ EASEMENT PARCEL NUMBER		
TRAVERSE LINE & TRAVERSE POINT		
BENCH MARK SYMBOL		
DECIDUOUS TREE		
DECIDUOUS SHRUB		
CONIFEROUS TREE		
CONIFEROUS SHRUB		
STUMP/DEAD TREE		
SQUARE/ROUND CATCH BASINS & INLETS IN PAVEMENT		
STORM MANHOLE		
UNSPECIFIED MANHOLE		
RISER & DOWN SPOUT		
PUMP STATION		
FIRE HYDRANT		
GATE VALVE, GATE WELL & WELL		
WATER STOP BOX & SPRINKLER HEAD		
METER PIT		
UTILITY POLE		
LIGHT POLE		
GUY WIRE ANCHOR		
UNDERGROUND MARKER		
GAS VALVE / PIPE END		
GAS BOX & BLOW OFF		
SOIL BORING/PAVEMENT CORE		
DRAINAGE FLOW		
GAS METER		
ELECTRIC METER		
STORM CLEAN OUT		
UTILITY CROSSING		
EARTH EXCAVATION EXTENTS		



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359

WEB SITE: [http:// www.hrcenr.com](http://www.hrcenr.com)

GRISSIM
METZ
ANDRIESE

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

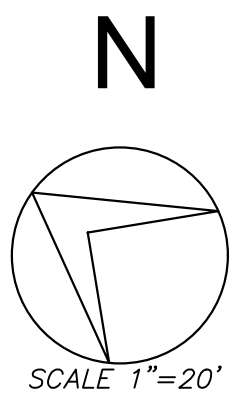
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Birmingham, Michigan	
Sheet:	General Project Notes & Legend
Job Number:	B22-241/20240478
Drawn:	RAD
Checked:	JJS
Scale:	NTS

Date:	Issued for:
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12.11.2024	City Commission Submittal

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Sheet Number:
C001

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BENCHMARKS:

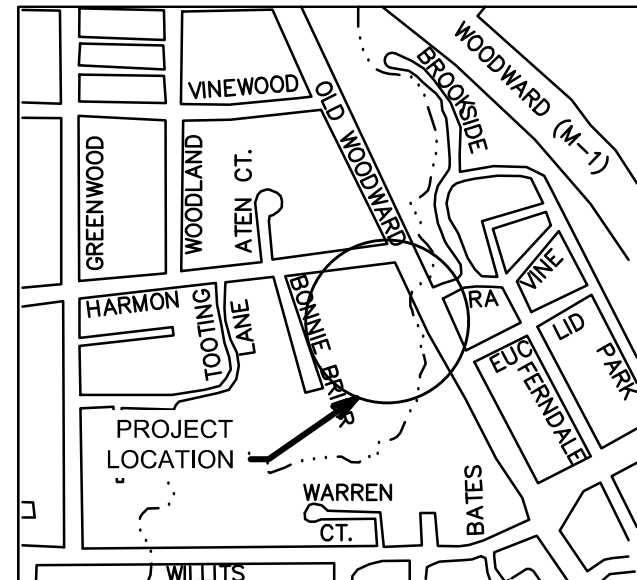
BENCHMARK 301
SET "X" IN NORTHWEST BOLT OF LIGHT POLE
ELEVATION = 736.05
CITY OF BIRMINGHAM VERTICAL DATUM

BENCHMARK 302
SET BENCH TIE IN SOUTHWEST SIDE OF 42" SYCAMORE TREE
ELEVATION = 736.20
CITY OF BIRMINGHAM VERTICAL DATUM

TRAVERSE #3000
N=384976.52
E=13432906.52
H=734.42
1/2"-ROD GPS POINT #3000

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- STORM MANHOLE
- STORM CATCH BASIN
- INLET
- END SECTION
- BUILDING DOWNSPOUT
- SANITARY MANHOLE
- GATE VALVE & WELL
- GATE VALVE
- WELL
- WATER STOP BOX
- HYDRANT
- SPRINKLER HEAD
- ELECTRICAL
- TELECOMMUNICATIONS
- NATURAL GAS
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELECOMMUNICATIONS MANHOLE
- GAS VALVE
- GAS BOX BLOW OFF
- GAS METER
- HANDHOLE
- UNSPECIFIED MANHOLE
- FENCE
- SIGN
- BOLLARD
- PROPERTY IRON
- RETAINING WALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- EX. GRAVEL PATH
- WATER STRUCTURE NUMBER
- SANITARY STRUCTURE NUMBER
- STORM STRUCTURE NUMBER
- COMBINED STRUCTURE NUMBER
- TREE NUMBER



Key Map
Scale: Not to Scale



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HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359
WEB SITE: <http://www.hrcengr.com>

**GRISSIM
METZ
ANDRIESE**
ASSOCIATES

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
**Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

Sheet:
Existing Conditions/Topographic Survey

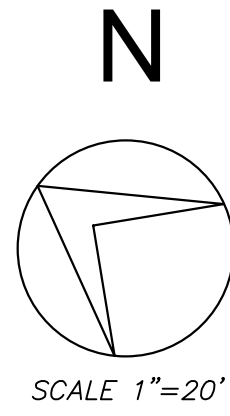
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Drawn: RAD
Checked: JJS
Scale: 1"=20'

Date: 8.6.2024 Issued for:
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REMOVAL COORDINATION NOTES:

- REFER TO PLAN SHEET EXXX FOR REMOVALS RELATED TO ELECTRICAL WORK.
- REFER TO PLAN SHEET LXXX FOR REMOVALS RELATED TO IRRIGATION WORK.

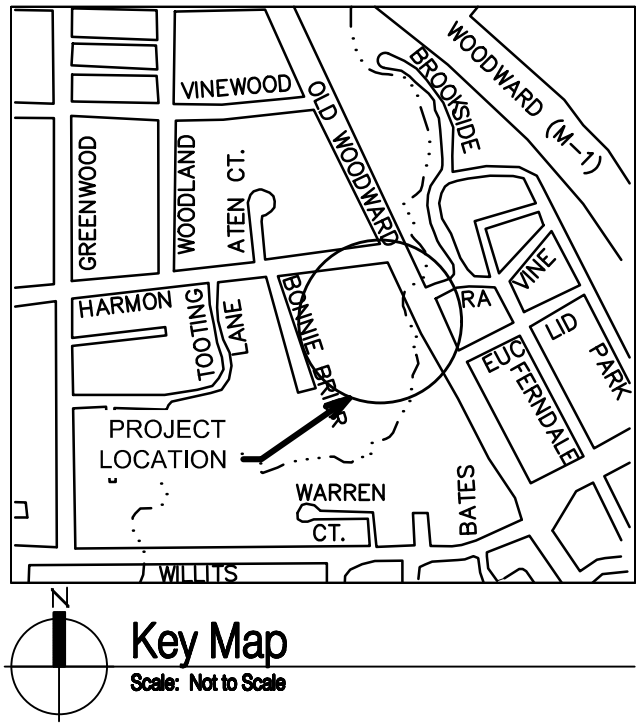
BENCHMARKS:

BENCHMARK 301
SET "X" IN NORTHWEST BOLT OF LIGHT POLE
ELEVATION = 736.05
CITY OF BIRMINGHAM VERTICAL DATUM

BENCHMARK 302
SET BENCH TIE IN SOUTHWEST SIDE OF 42" SYCAMORE TREE
ELEVATION = 736.20
CITY OF BIRMINGHAM VERTICAL DATUM

NOTE KEY:

- EXISTING PLAYGROUND SIGN TO BE REMOVED AND RETURNED TO CITY.
- EXISTING PARKING METER & POST TO BE REMOVED. RETURN METER TO CITY.
- REMOVE EXISTING BIKE REPAIR STATION AND RETURN TO CITY.
- REMOVE BARRIER FREE PARKING SIGN AND RELOCATE PER LAYOUT PLAN.
- EXISTING ROUGE RIVER TRAILS SIGN TO BE REMOVED AND RETURNED TO CITY.
- EXISTING SCULPTURE AND PLAQUE TO BE REMOVED BY OTHERS.
- REMOVE TRUNCATED DOME STRIPS.
- REMOVE PORTABLE RESTROOM TO BE REMOVED BY CITY.
- EXISTING BIKE RACK TO BE REMOVED AND RETURNED TO CITY.
- REMOVE EXISTING SCULPTURE FOOTING. ASSUME FOOTING IS 42" DEEP.
- ADJUST STRUCTURE COVER (SEE GRADING PLAN FOR CHANGE IN ELEVATION).



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CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
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WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

**GRISSIM
METZ
ANDRIESE**

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
**Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

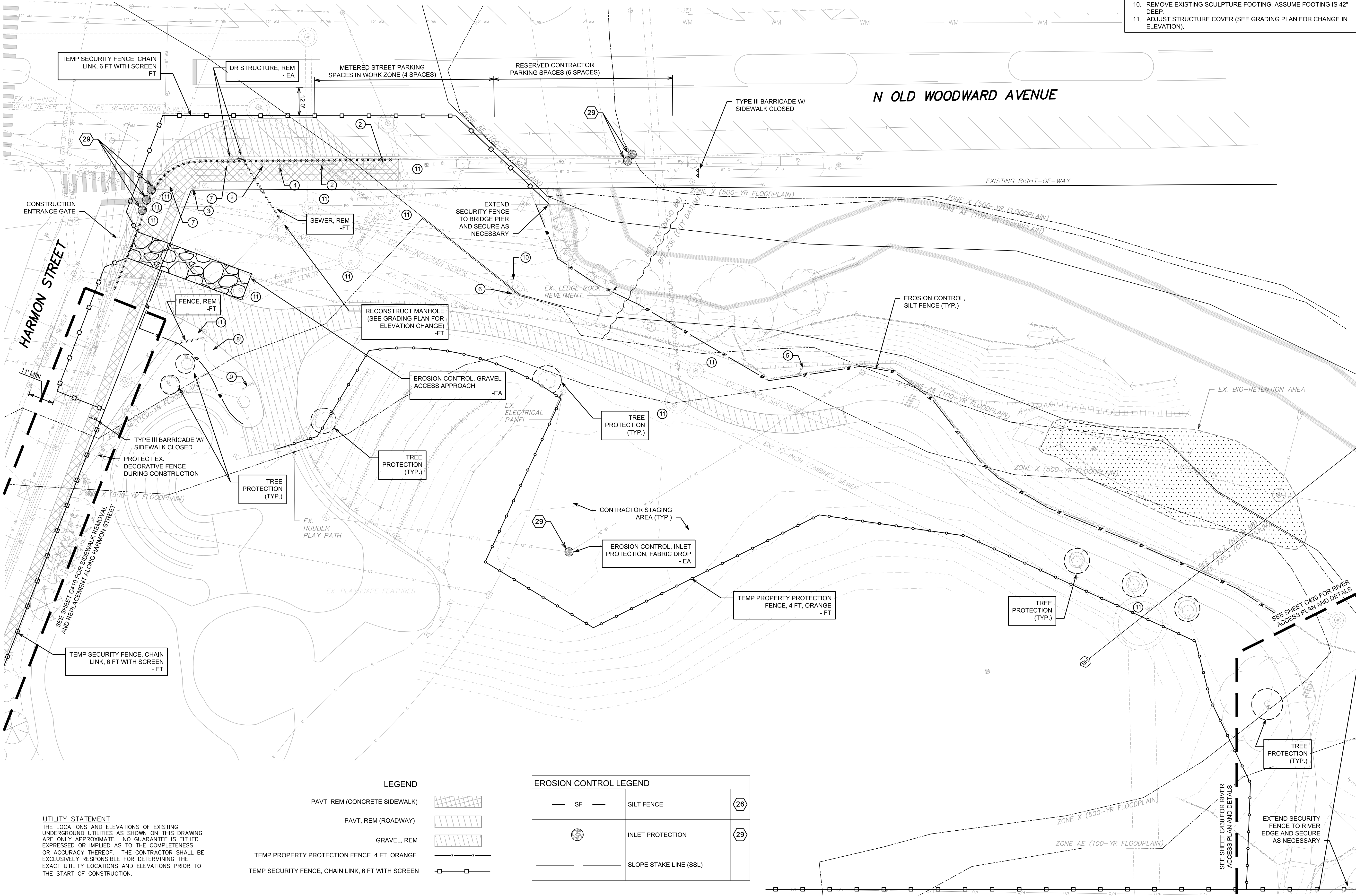
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Demolition & Erosion Control Plan

Job Number: B22-241/20240478
Drawn: DJH
Checked: JJS
Scale: 1"=20'

Date: 8.6.2024 Issued for:
12.11.2024 City Commission Submittal
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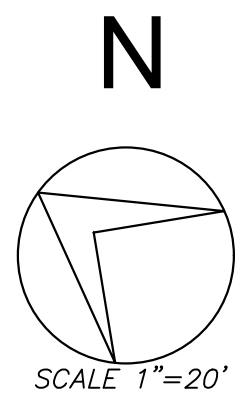
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C200
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UTILITY STATEMENT
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LEGEND	
PAVT, REM (CONCRETE SIDEWALK)	
PAVT, REM (ROADWAY)	
GRAVEL, REM	
TEMP PROPERTY PROTECTION FENCE, 4 FT, ORANGE	
TEMP SECURITY FENCE, CHAIN LINK, 6 FT WITH SCREEN	

EROSION CONTROL LEGEND		
	SF	SILT FENCE
		INLET PROTECTION
		SLOPE STAKE LINE (SSL)

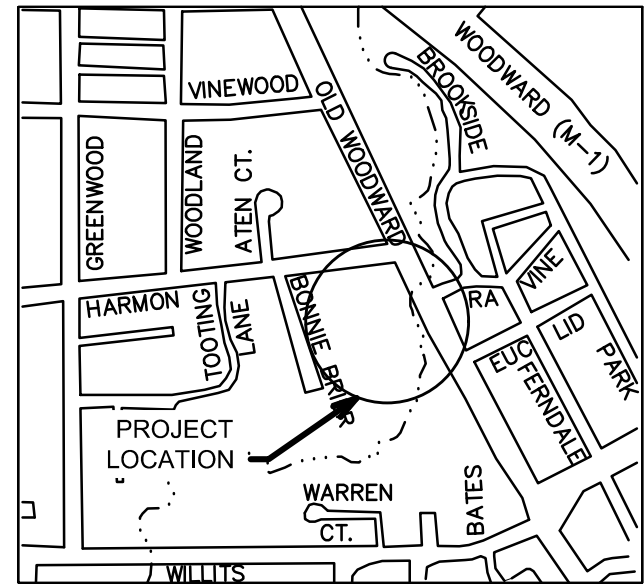


- UTILITY PLAN COORDINATION NOTES:
1. REFER TO PLAN SHEET EXXX FOR ELECTRICAL UTILITY WORK.
 2. REFER TO PLAN SHEET LXXX FOR IRRIGATION UTILITY WORK.

BENCHMARKS:

BENCHMARK 301
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ELEVATION = 736.05

BENCHMARK 302
SET BENCH TIE IN SOUTHWEST SIDE OF 42" SYCAMORE TREE
ELEVATION = 736.20



Key Map
Scale: Not to Scale



HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
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WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

**GRISSIM
METZ
ANDRIESE**
ASSOCIATES

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:
Booth Park
Plaza & Trail Improvements
Birmingham, Michigan

Sheet:
Utility Plan

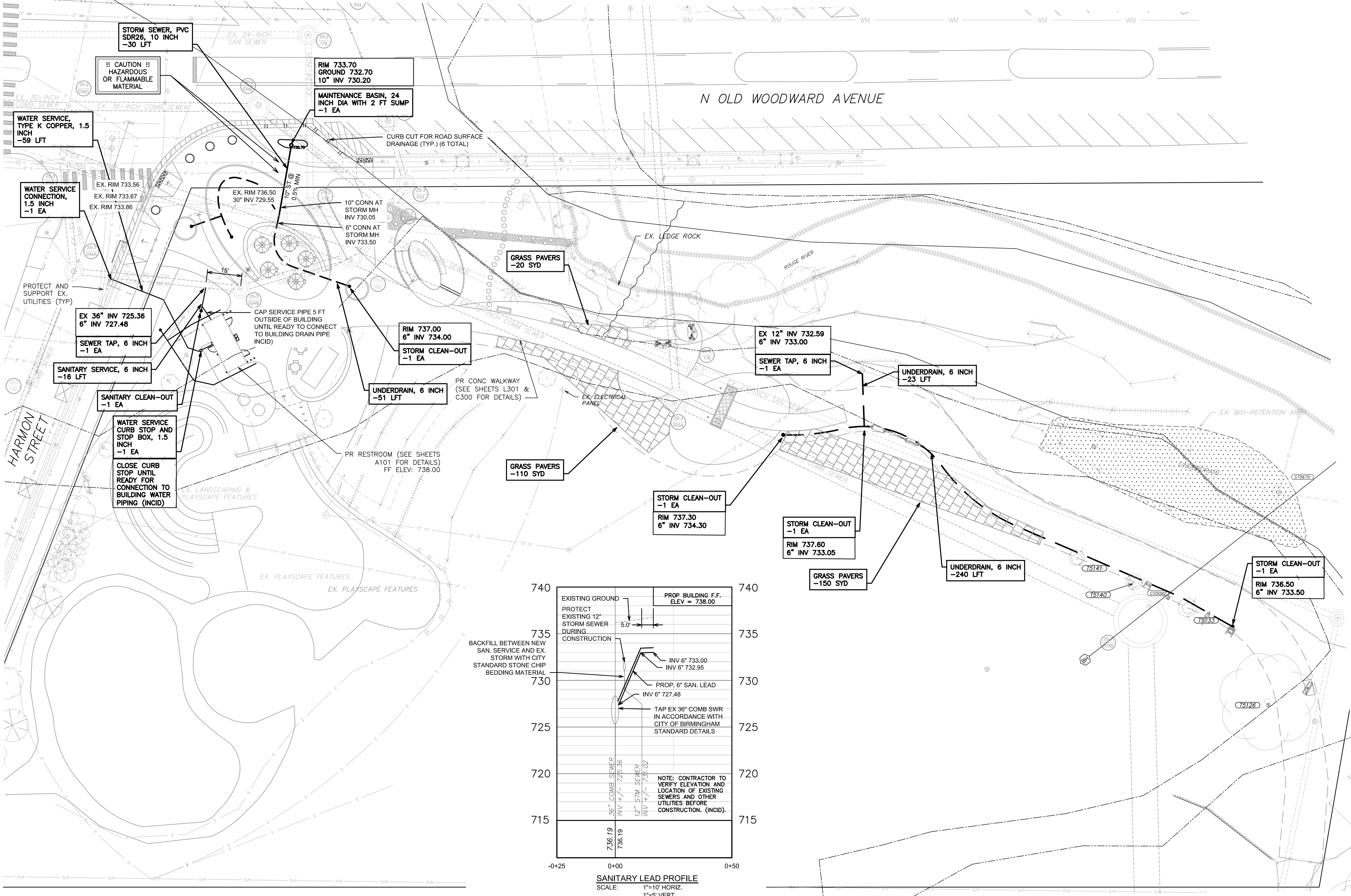
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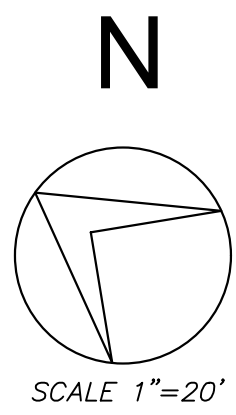
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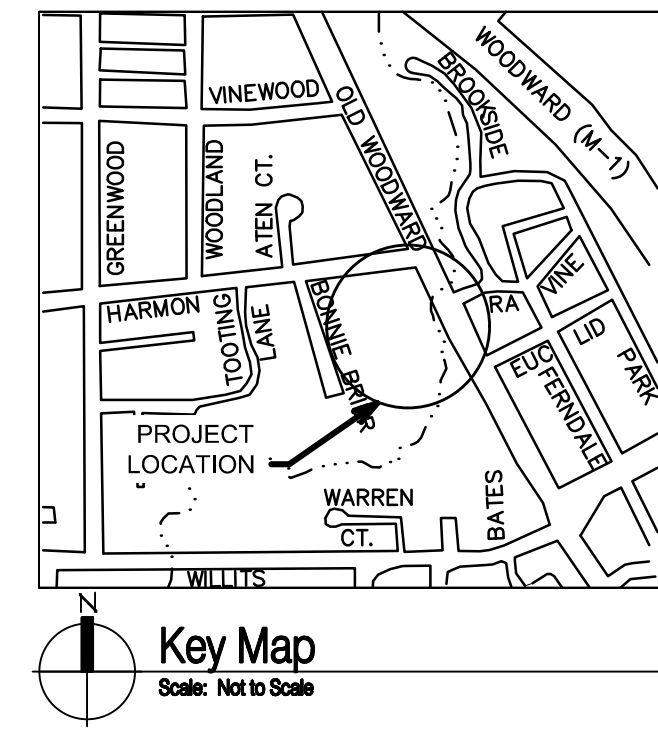
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BENCHMARKS:
BENCHMARK 301
SET "X" IN NORTHWEST BOLT OF LIGHT POLE
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HUBBELL, ROTH & CLARK, INC
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555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
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**GRISSIM
METZ
ANDRIESE**

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:
**Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

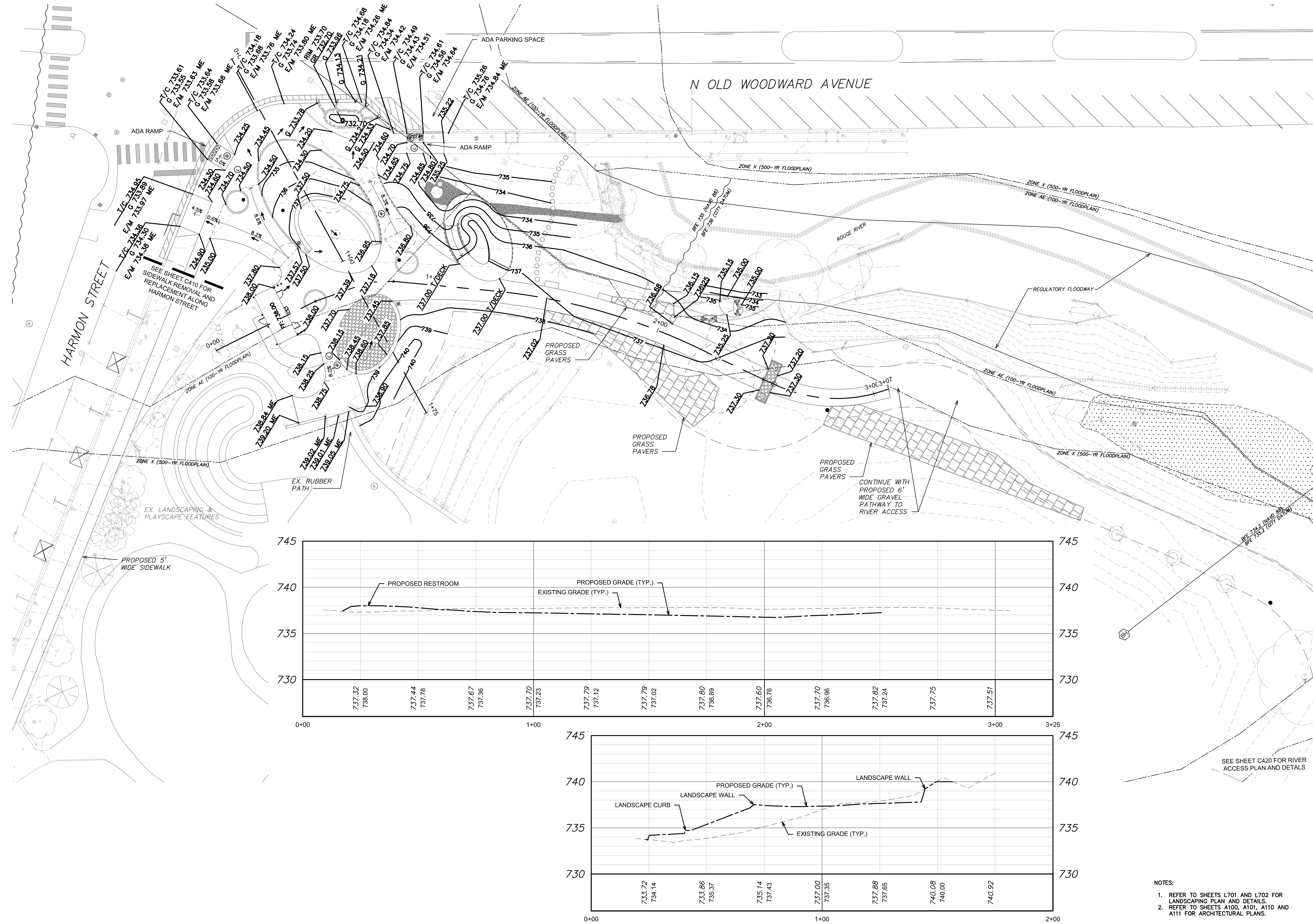
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Site Grading

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Drawn: DJH
Checked: JJS
Scale: 1"=20'

Date: 8.6.2024 Issued for: City Commission Submittal
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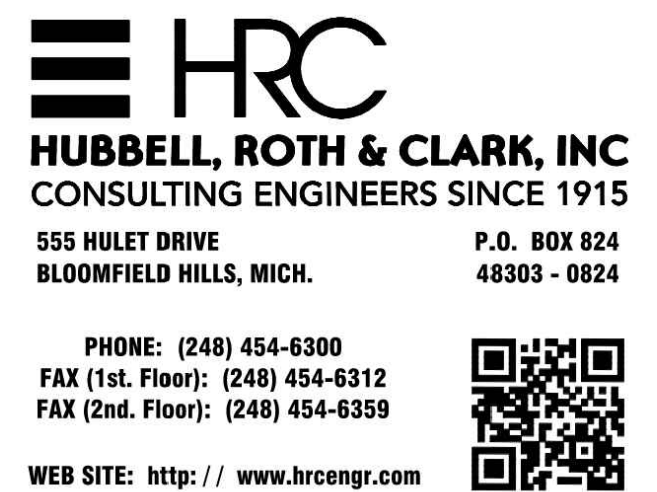
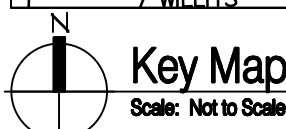
NOTES:
1. REFER TO SHEETS L701 AND L702 FOR LANDSCAPING PLAN AND DETAILS.
2. REFER TO SHEETS A100, A101, A110 AND A111 FOR ARCHITECTURAL PLANS.



BENCHMARK 301
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ELEVATION = 736.05

BENCHMARK 302
SET BENCH TIE IN SOUTHWEST SIDE OF 42" SYCAMORE TREE
ELEVATION = 736.20

BENCHMARK 303
SET PAINT "X" N OF RIM SEWER MH CL HARMON WEST END OF
PARK
ELEVATION = 748.33



Project: Booth Park
Plaza & Trail Improvements
Birmingham, Michigan

Sheet: Harmon Sidewalk Replacement Plan

Job Number:	B22-241/20240478
Drawn:	DJH
Checked:	JJS
Scale:	1"=20'

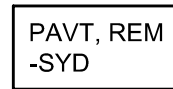
Date:	Issued for:
8.6.2024	City Commission Submittal
12.11.2024	City Commission Submittal

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C410

Sheet Number: _____

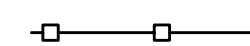
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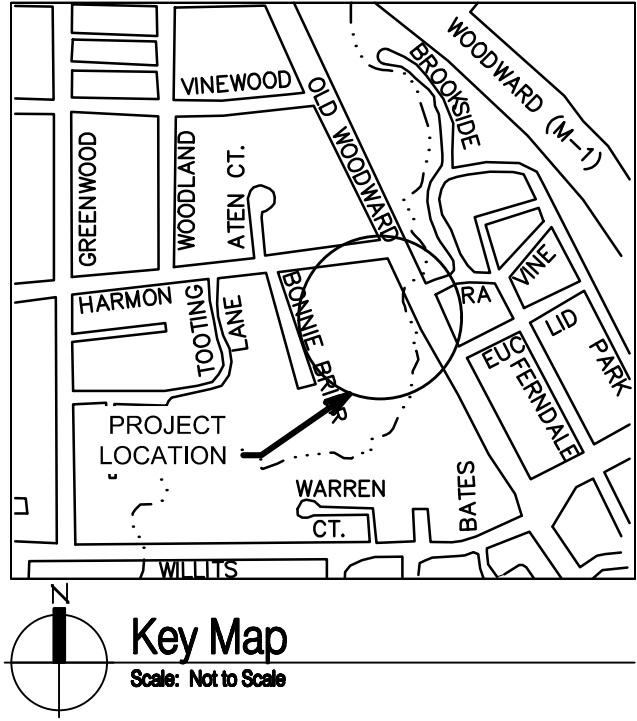
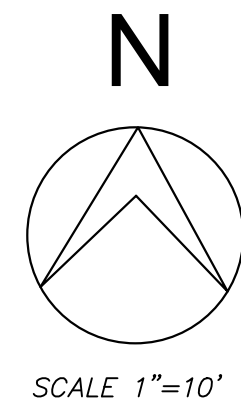
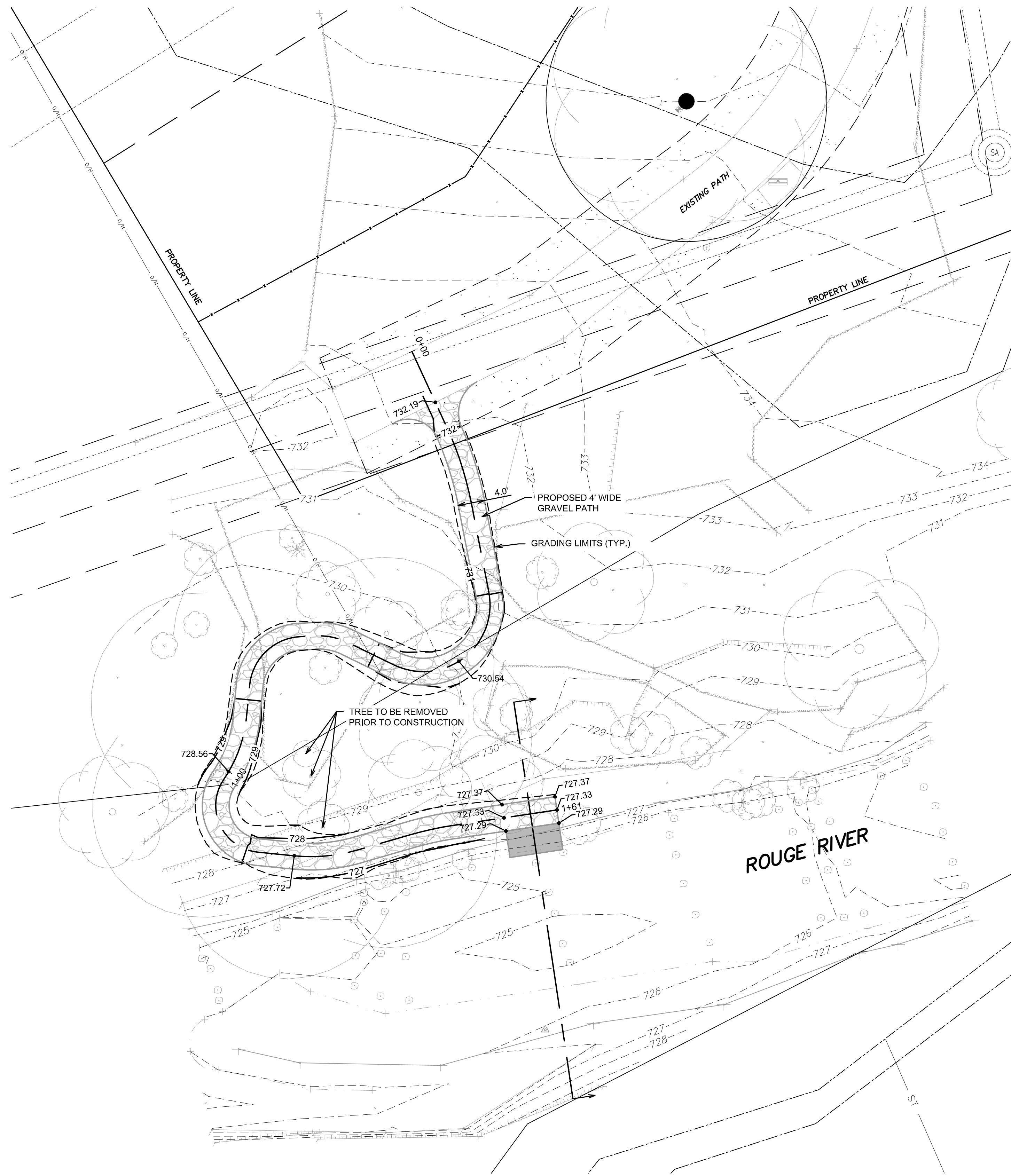


PAVT, REM (CONCRETE SIDEWALK)

PROPOSED 4" CONC. SIDEWALK

TEMP SECURITY FENCE, CHAIN LINK, 6 FT WITH SCREEN





HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359

WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

**GRISSIM
METZ
ANDRIESE**

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

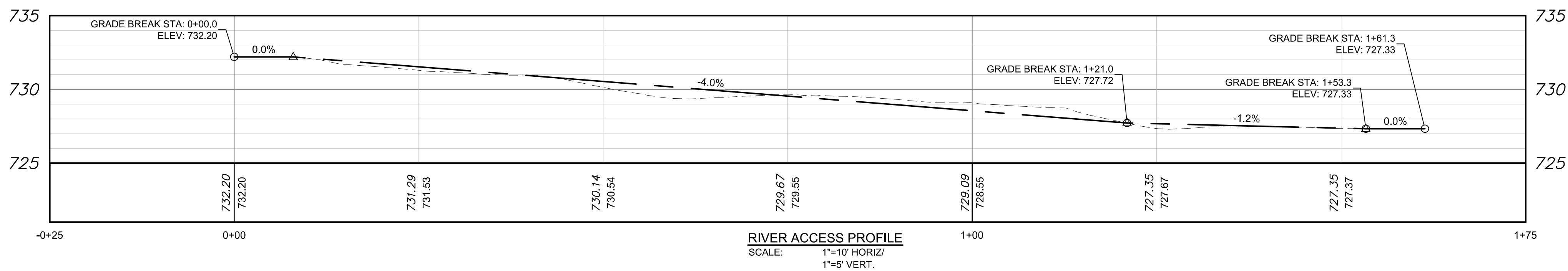
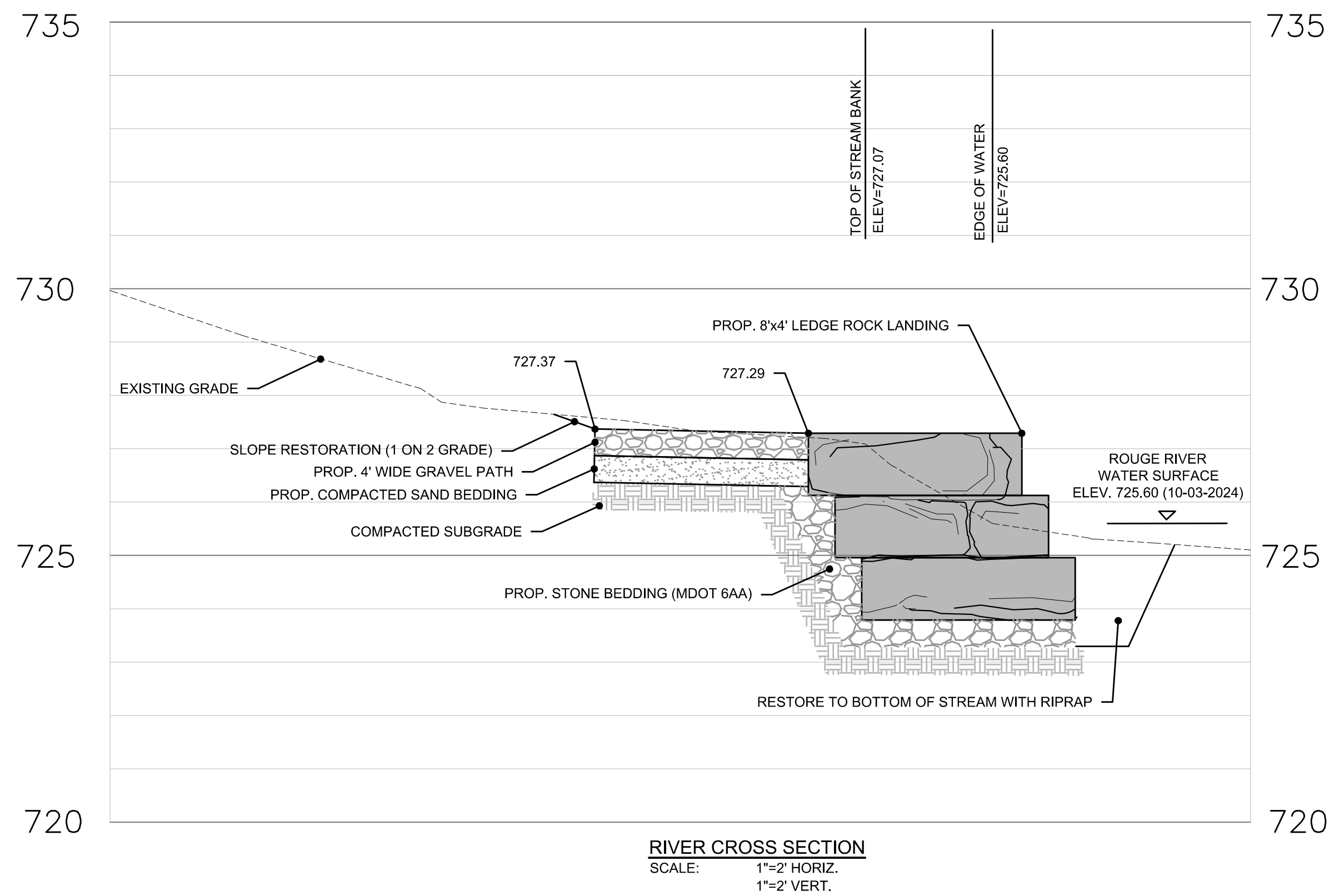
Project:
**Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

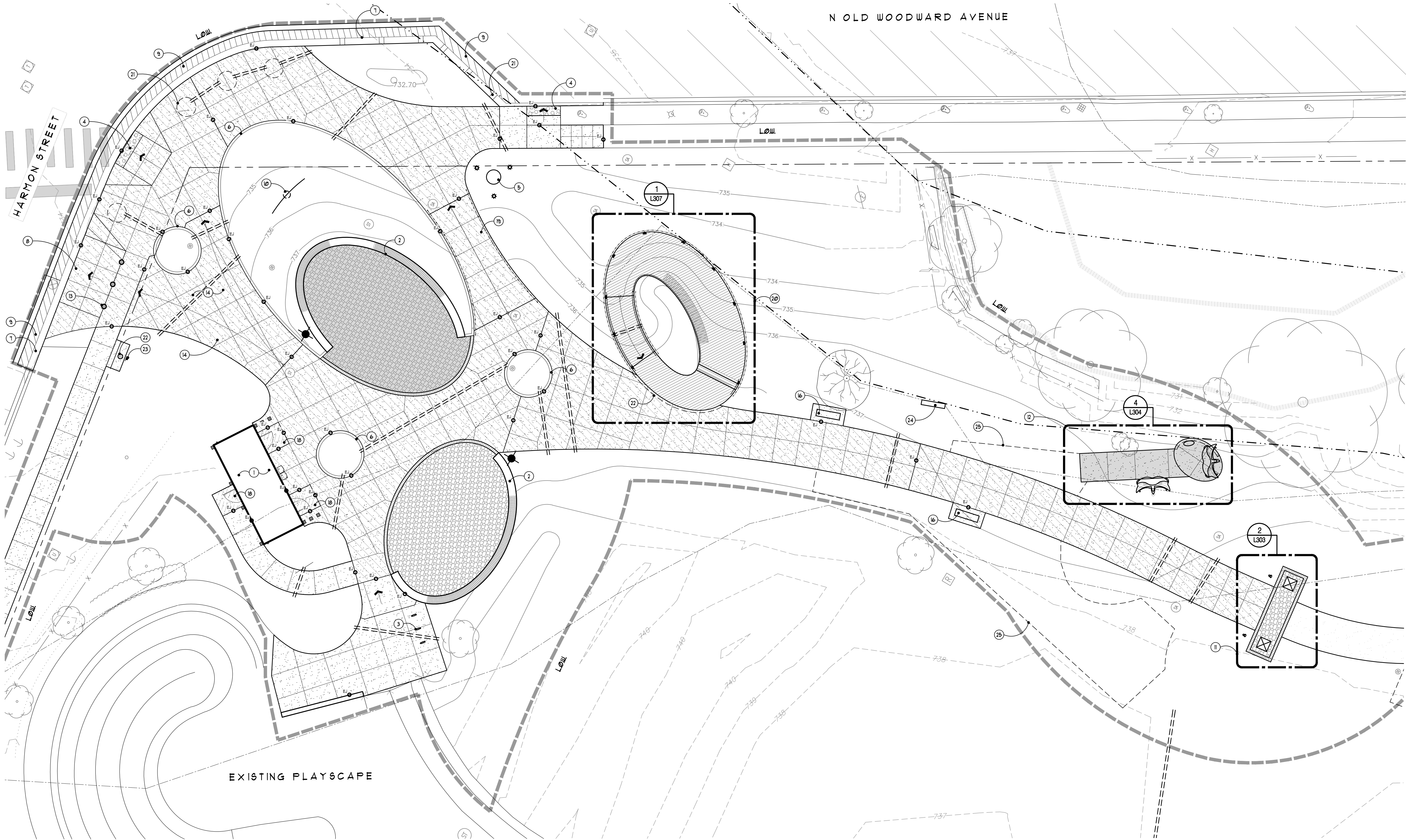
Sheet:
River Access Path Plan

Job Number: B22-241/20240478
Drawn: DJH
Checked: JJS
Scale: As Noted

Date: 8.6.2024 Issued for: City Commission Submittal
12.11.2024 City Commission Submittal

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Note Key:

- 1 RESTROOMS - REFER TO SEPARATE BID PACKAGE.

2 RETAINING/SEATWALL - REFER TO DETAILS.

3 BIKE RACKS AND STROLLER PARKING AREA - REFER TO DETAIL.

4 ADA CURB RAMP WITH DETECTABLE WARNING SURFACE - REFER TO CIVIL DOCUMENTS

5 FOOTING FOR ART MOUNTING - REFER TO DETAIL.

6 CONCRETE PLANTER CURB - REFER TO DETAIL.

7 CONCRETE CURB AND GUTTER, TYP. - REFER TO GRADING AND DRAINAGE PLAN AND DETAILS.

8 DRIVEWAY APRON.

9 BITUMINOUS PAVEMENT - REFER TO CIVIL DOCUMENTS

10 PARK IDENTIFICATION SIGN - REFER TO DETAIL.

11 TRAIL GATEWAY - REFER TO ENLARGEMENT AND DETAILS.

12 DONOR WALKWAY AND SEATING - REFER TO ENLARGEMENT AND DETAILS.

13 REMOVABLE BOLLARD, TYP. - REFER TO DETAIL.

14 NON ADA-ACCESSIBLE RAMP

15 CURB CUTS FOR DRAINAGE, TYP. - REFER TO CIVIL DOCUMENTS
- 16 BENCH TO BE PROVIDED AND INSTALLED BY CITY.

17 THICKEN CONCRETE EDGE ABUTTING DECK - REFER TO DECK DETAILS

18 FROST STOOP - REFER TO ARCHITECTURAL DOCUMENTS

19 ADA COMPLIANT RAMP WITH HANDRAILS - REFER TO GRADING PLANS AND DETAILS

20 SYNTHETIC DECK OVERLOOK - REFER TO ENLARGEMENT PLAN AND DETAILS

21 PLANTER, TYP. - REFER TO LANDSCAPE PLAN

22 BIKE REPAIR STATION RELOCATED FROM ON-SITE. CONTRACTOR TO INSTALL REPAIR STATION WITH ANCHOR BOLTS INTO CONCRETE TO MATCH EXISTING INSTALLATION.

23 BIKE REPAIR STATION SIGN RELOCATED FROM ON-SITE. DRIVE SIGN INTO THE GROUND TO MATCH DEPTH OF EXISTING INSTALLATION.

24 NEW ELECTRICAL PANEL - REFER TO ELECTRICAL PLANS

25 LIMIT OF GRASS PAVERS - REFER TO CIVIL DOCUMENTS

Overall Plan Legend:

- L.O.W. LIMIT OF WORK LINE

EXISTING TREE, TYP.

AGGREGATE PAVEMENT, TYP. - REFER TO CIVIL DOCUMENTS

STANDARD DUTY CONCRETE WALKWAY PAVEMENT, TYP. - REFER TO DETAILS

EXPOSED AGGREGATE CONCRETE PAVEMENT, TYP. - REFER TO DETAILS

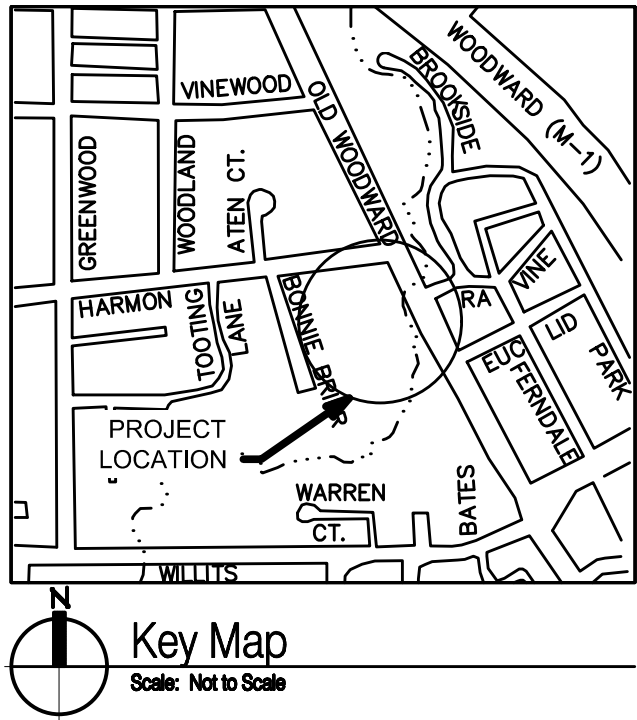
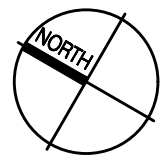
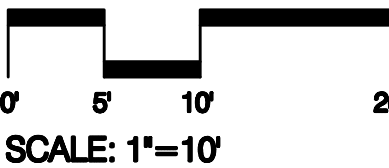
HEAVY DUTY CONCRETE PAVEMENT, TYP. - REFER TO DETAILS

PRECAST PAVERS WITH RUNNING BOND BORDER, TYP. - REFER TO DETAILS

PERMEABLE PAVERS WITH RUNNING BOND BORDER, TYP. - REFER TO DETAILS

EXPANSION JOINT LOCATIONS, TYP. - REFER TO DETAILS

SLEEVE BELOW PAVEMENT - REFER TO IRRIGATION AND ELECTRICAL DOCUMENTS





HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULEY DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



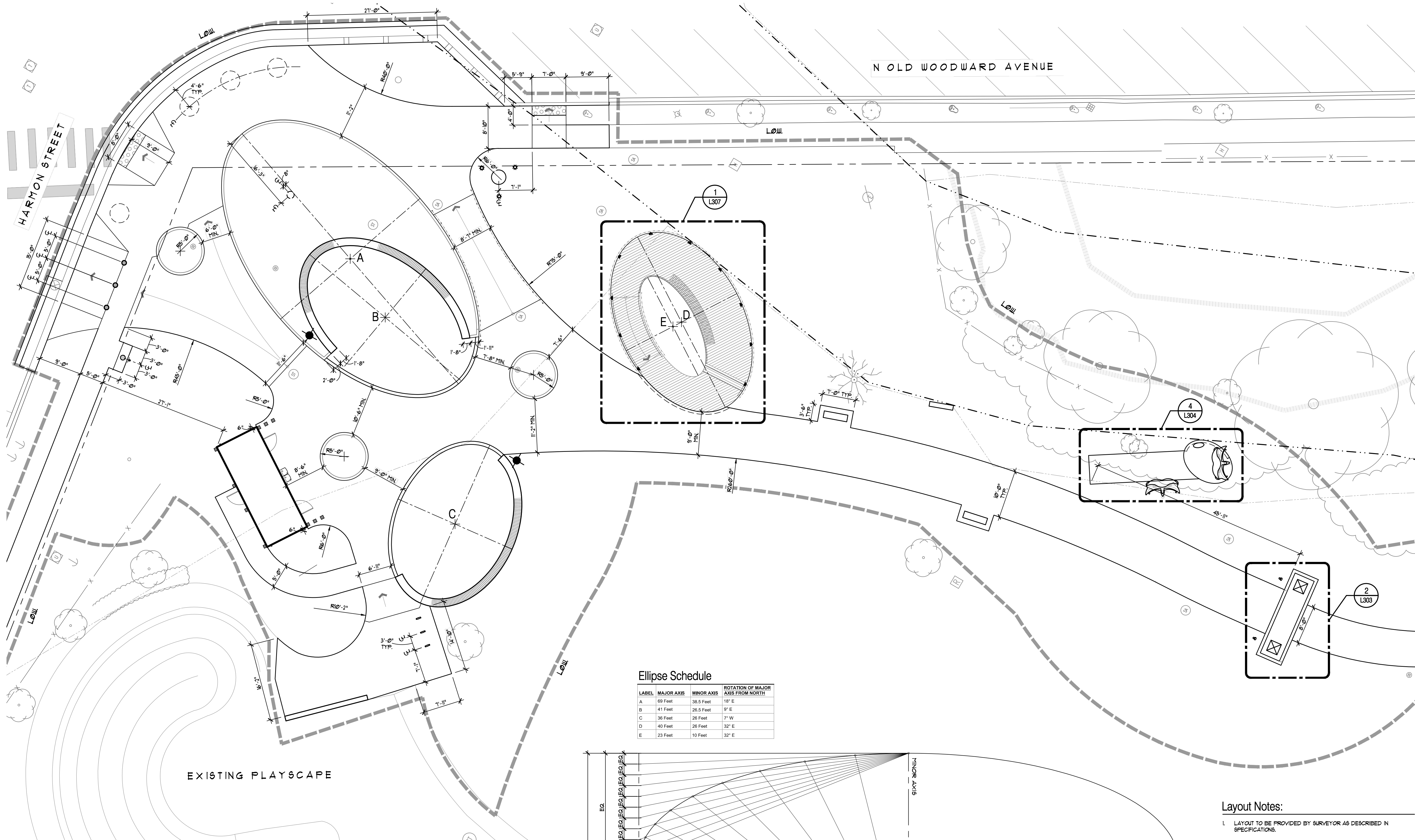
GRISSIM
METZ
ANDRIESE

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:	Booth Park Plaza & Trail Sitework Improvements Birmingham, Michigan
Sheet:	Paving Plan
Job Number:	B22-241
Drawn:	SAE / TFW
Checked:	SLG
Scale:	As Noted

Date:	Issued for:
12.11.2024	City Commission Submittal

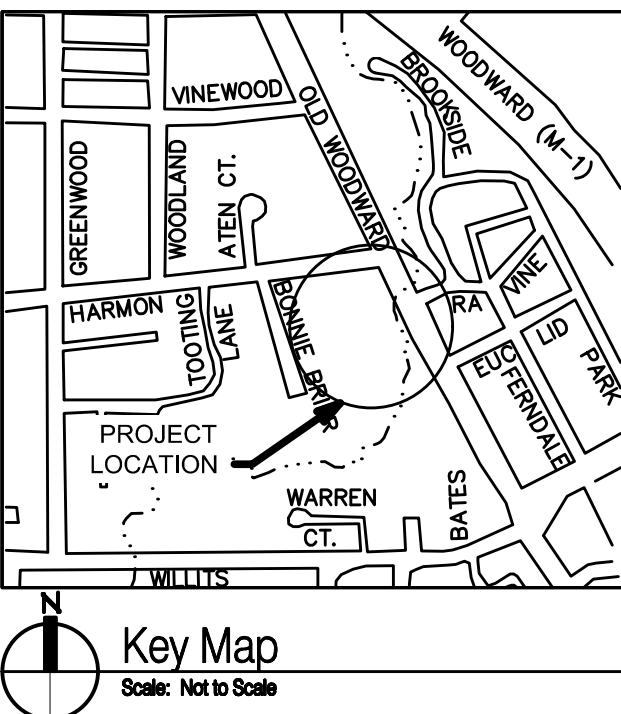
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Ellipse Schedule

LABEL	MAJOR AXIS	MINOR AXIS	ROTATION OF MAJOR AXIS FROM NORTH
A	69 Feet	38.5 Feet	18° E
B	41 Feet	26.5 Feet	19° E
C	36 Feet	26 Feet	7° W
D	40 Feet	26 Feet	32° E
E	23 Feet	10 Feet	32° E

- Layout Notes:
- LAYOUT TO BE PROVIDED BY SURVEYOR AS DESCRIBED IN SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO BACK OF STREET CURB AND TO FACE OF PLANTER CURB UNLESS OTHERWISE NOTED.
 - ALL SITE LAYOUT SHALL BE STAKED OR PAINTED IN THE FIELD AND REVIEWED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING.
 - ANY DISCREPANCIES IN SITE LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
 - MEET ALL EXISTING ROAD PAVEMENT, CURBS, GUTTERS AND SIDEWALKS FLUSH AT EXISTING WIDTHS AS SHOWN ON THE PLANS.
 - RADIAL FORMS THAT ARE CONTINUOUS WITH ABUTTING GEOMETRY ARE TO INTERSECT AT A POINT OF TANGENCY, TYPICAL.
 - ELECTRONIC FILES ARE AVAILABLE UPON REQUEST.



HRC
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915
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**GRISSIM
METZ
ANDRIESE** ASSOCIATES
Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project: Booth Park Plaza & Trail
Sitework Improvements
Birmingham, Michigan

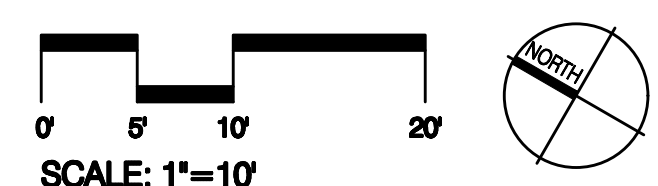
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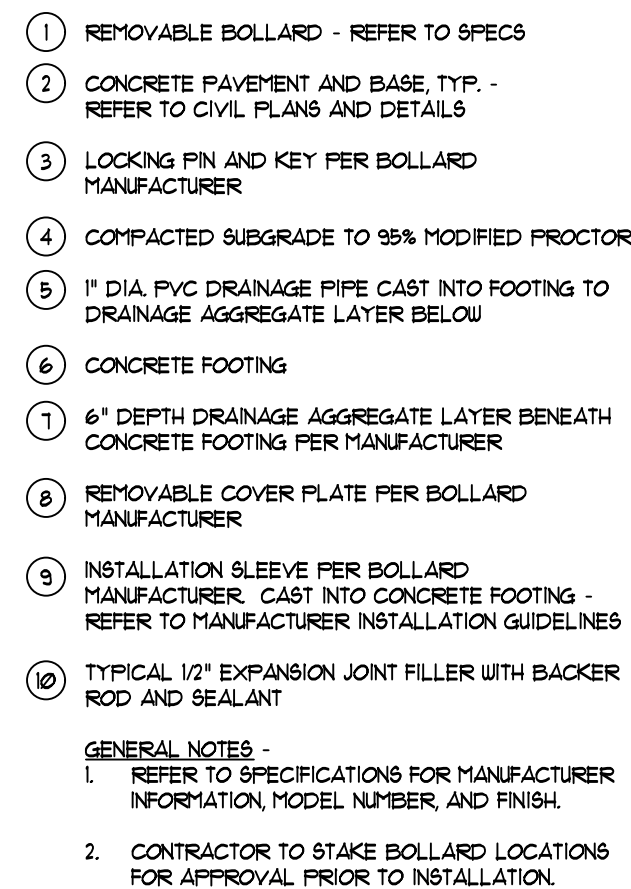
Job Number: B22-241
Drawn: TFW
Checked: SLG
Scale: As Noted

Date: 12.11.2024 Issued for: City Commission Submittal

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1 Typical Ellipse Layout
L201 NOT TO SCALE



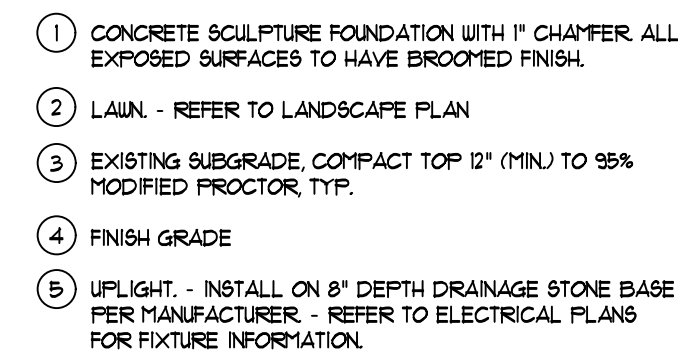


- ① LAWN OR PLANTED AREA - REFER TO LANDSCAPE PLAN
- ② EXISTING SUBGRADE, COMPACT TOP 12" (300) TO 98% MODIFIED PROCTOR TYP. - CONTACT SUBGRADE TO 3" MIN. FILL THE EXTENT OF DRIVEWAY! REFER GEOTECH DOCUMENTS
- ③ 4" MIN. DEPTH 3/4" WASHED DRAINAGE STONE PER CATCH BASIN MANUFACTURER'S SPECIFICATIONS, TYP.
- ④ 4" DIA. RIGID SCH. 40 1/2" PIPE DRAIN LINE - CONNECT TO 6" DIA. RIGID DRAINAGE SYSTEM AS SHOWN ON PLANS
- ⑤ TYPICAL PIPE BEDDING - REFER TO DETAILS AND SPECS
- ⑥ 12" SQ. CATCH BASIN (AT SUMP PUMP)
MANUF - NDS
MODEL - 1202BLKIT
COMPONENT PARTS - (2) 1206 (UTILIZE BOTTOM CUT OUT)
OUTLETS - 1243
GRATE - 122 (IN LAWN); 121 (IN PLANT BEDS)
- ⑦ EXHUME SUMP PUMP PIPE OUTLET OR DOWNSPOUT SCUPPER EXTENDS 3' OVER CATCH BASIN GRATE, TYP.
- ⑧ PROVIDE CLEAR WATERPROOF FLEXIBLE SEALANT TO ALL COUPLING AND ATTACHMENT POINTS TO FILL ANY VOIDS AND PREVENT LEAKS, TYP.

The diagram illustrates two methods for installing a catchment basin:

- Under Paving:** Shows a concrete slab with a catchment basin installed beneath it. The basin has a diameter of 2 x PIPE DIA. and a starting invert of 2'-0" MIN. SEE PLANS. The basin is surrounded by a 2'-0" MIN. starting invert. The diagram includes numbered callouts 1 through 7.
- Under Lawn:** Shows a catchment basin installed beneath a lawn. The basin has a diameter of 2 x PIPE DIA. and a starting invert of 2'-0" MIN. SEE PLANS. The diagram includes numbered callouts 1 through 7.

- ① PAVING, PROFILE VARIES- REFER TO PLANS AND DETAILS.
- ② LAWN OR PLANTING BED - REFER TO LANDSCAPE PLAN
- ③ FINISH GRADE, TYP.
- ④ EXISTING SUBGRADE, COMPACT TOP 12" (MIN) TO 95% MODIFIED PROCTOR, TYP -
COMPACT SUBGRADE TO 5'-0" PAST THE POINT OF DISCONTINUITY PER
GEO TECH DOCUMENTS
- ⑤ MDOT 2NS SAND TRENCH COMPACTED TO 95% MODIFIED PROCTOR
- ⑥ MDOT CLASS II SAND TRENCH, COMPACTED TO 95% MODIFIED PROCTOR
- ⑦ PERFORATED OR SOLID DRAIN PIPE -
SIZE PER PLANS, SLOPE PER PLANS -
REFER TO PLANS AND SPECS



- ① FUTURE SIGN BY OTHERS
- ② FINISH GRADE
- ③ 18" DIA. CONCRETE SIGN FOUNDATION WITH 1" CHAMFER.
ALL EXPOSED SURFACES TO HAVE BROOMED FINISH.
- ④ PLANTING BED. - REFER TO LANDSCAPE PLAN AND
DETAIL.
- ⑤ EXISTING SUBGRADE, COMPACT TOP 12" (MIN.) TO 95%
MODIFIED PROCTOR, TYP.

The technical drawing consists of two parts: a cross-section (top) and a plan view (bottom).
 The cross-section shows a drainage channel (1) with a grate (2) and a filter (3). Above the filter is a layer of gravel (4) and a layer of sand (5). The channel is labeled with dimensions: 6" MIN. for the channel width, 2" MIN. for the filter width, and 1" MIN. for the gravel layer. A layer of vegetation (6) is shown on top of the sand layer.
 The plan view shows a trapezoidal channel (1) with a circular filter (3) in the center. The channel is labeled with dimensions: 6" MIN. for the channel width, 2" MIN. for the filter width, and 1" MIN. for the gravel layer. A layer of vegetation (6) is shown on top of the sand layer.

- ① 6" WIDE X 12" DEPTH CONCRETE PLANTER CURB WITH 1" CHAMFER ON FACE OF CURB.
- ② 8" THICK 75/25 AGGREGATE BASE COMPACTED TO 95% MODIFIED PROCTOR TYP.
- ③ EXISTING SUBGRADE, COMPACT TOP 12" (MIN) TO 95% MODIFIED PROCTOR TYP.
- ④ CONCRETE PAVEMENT - REFER TO PLAN AND TYPICAL DETAIL.
- ⑤ LANDSCAPE PLANTS - REFER TO LANDSCAPE PLAN.
- ⑥ PLANTING BED - REFER TO LANDSCAPE PLAN AND DETAILS.
- ⑦ 1/2" EXPANSION JOINT BETWEEN CONCRETE POURS, TYP.
- ⑧ (2) NO. 4 BARS CONT. 3' MIN. COVERAGE, LAP SPACE AS REQUIRED.
- ⑨ 4" FERMOPUR UNDERDRAIN, SEE LANDSCAPE PLAN FOR LOCATION.
- ⑩ PEASTONE URRAPIN IN NONWOVEN GEOTEXTILE FABRIC, OVERLAP 6" MIN.



**GRISSIM
METZ ASSOCIATES
ANDRIESE**

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project: **Booth Park Plaza & Trail
Sitework Improvements**

Sheet:
Site Details

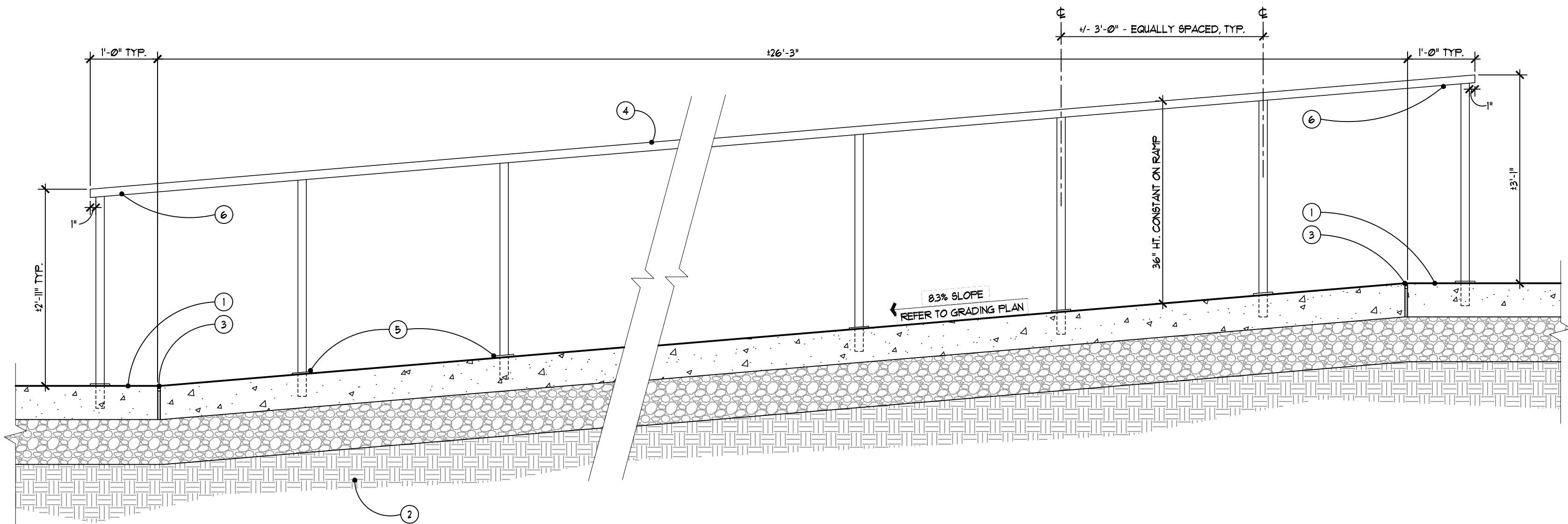
Job Number:	B22-241
Drawn:	CS
Checked:	SLG
Scale:	As Noted

Date:	Issued for:
12.11.2024	City Commission Submittal

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L301



- 1 HEAVY DUTY CONCRETE SIDEWALK AND RAMP - REFER TO PAVING & LAYOUT PLANS AND TYPICAL DETAILS, AND COORDINATE WITH CIVIL PLANS
- 2 EXISTING SUBGRADE OR NEW ENGINEERED FILL, COMPACT TOP 12" (MIN) TO 95% MODIFIED PROCTOR, TYP.
- 3 12" FULL DEPTH EXPANSION JOINT BETWEEN CONCRETE POURS - REFER TO TYPICAL DETAIL
- 4 STAINLESS STEEL HANDRAIL, 1/2" SQUARE POSTS WITH 1" DIA. TOP RAIL. PROVIDE SADDLE CONNECTION FOR TOP RAIL INTO POSTS. TOP RAIL TO CURVE TO FOLLOW RAMP AND WALK EDGE - REFER TO SPECS
- 5 EMBED POST 4" INTO CONCRETE PAVEMENT, SET WITH NON-SHINK EPOXY GROUT AND PROVIDE COVER PLATE WITH CLEAR SILICONE SEALANT AROUND PERIMETER, TYP.
- 6 EXTEND HANDRAIL 1'-0" AT TOP AND BOTTOM OF RAMP, TYP.

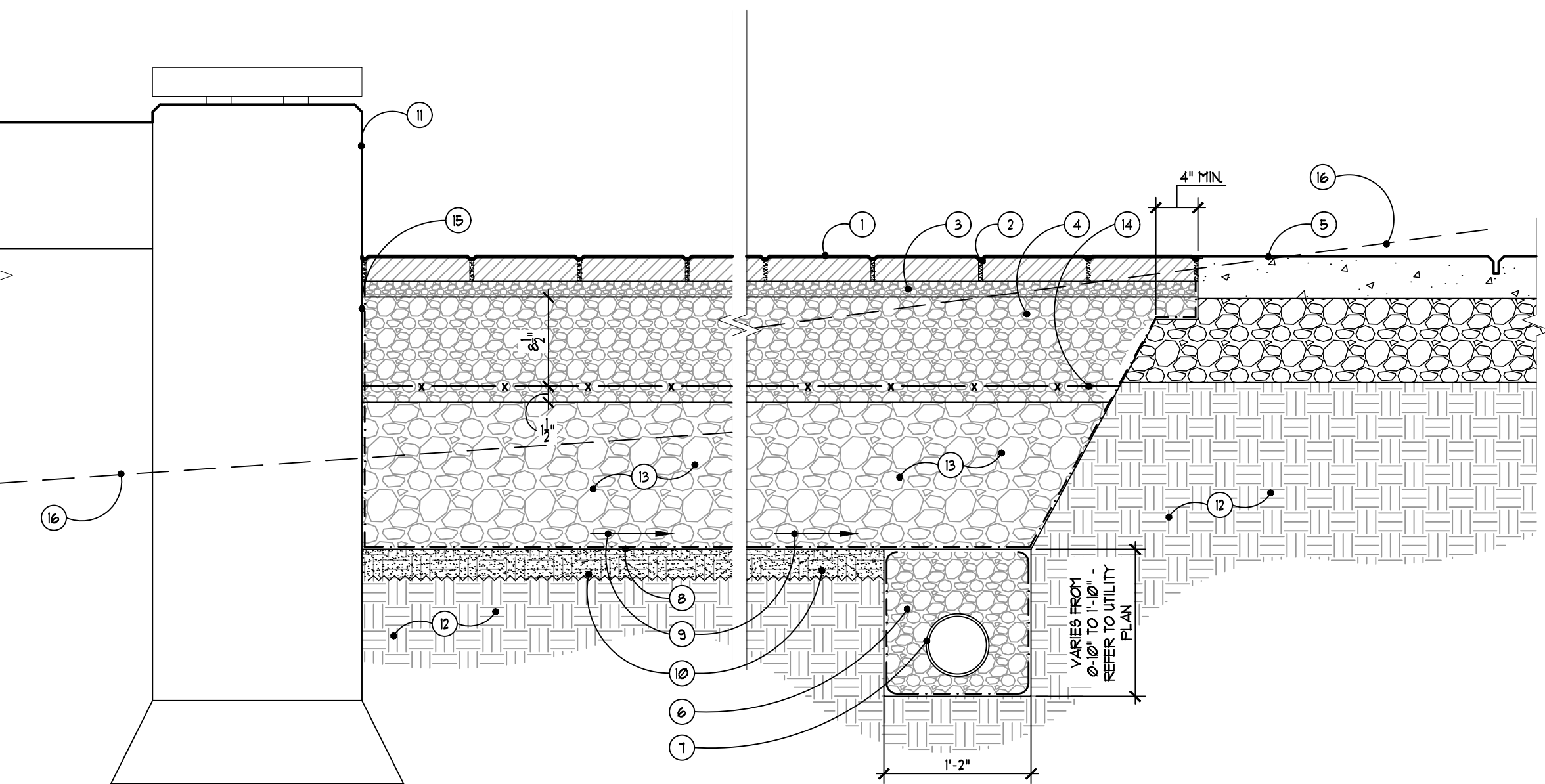
GENERAL HANDRAIL NOTES -

HANDRAILS TO MEET ALL APPLICABLE CODES. SUBMIT COMPLETE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION THAT INCLUDE MATERIAL FINISHES, MEMBER SIZES, LAYOUT, AND STRUCTURAL LOAD CALCULATIONS.

HANDRAILS SHALL BE CAPABLE OF WITHSTANDING THE FOLLOWING LOADS APPLIED AS INDICATED.

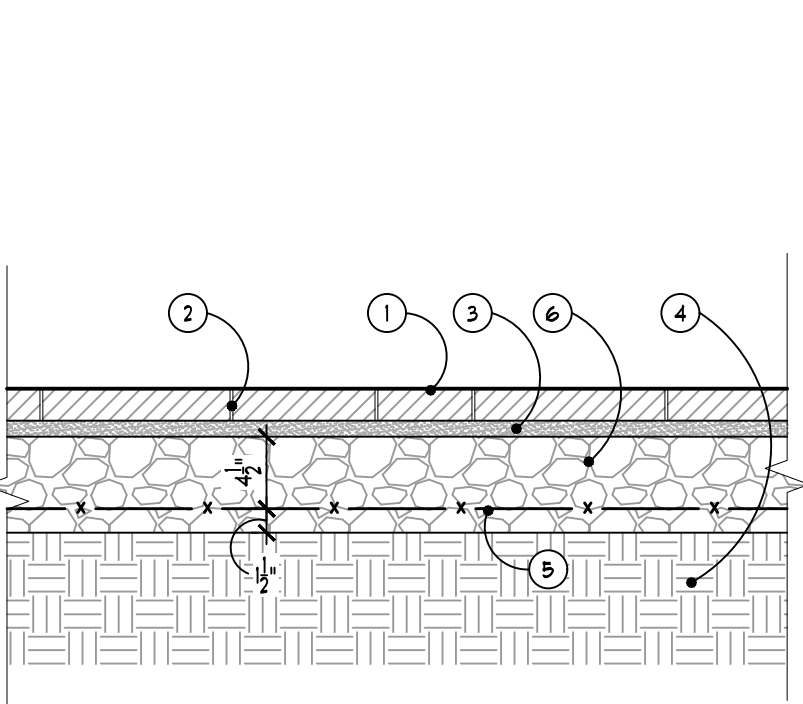
- A. CONCENTRATED LOAD OF 200 LBS. AT ANY POINT NON-CONCURRENTLY, VERTICALLY DOWNWARD OR HORIZONTALLY.
- B. UNIFORM LOAD OF 50 LBS. PER LINEAR FOOT APPLIED NON-CONCURRENTLY, VERTICALLY DOWNWARD OR HORIZONTALLY.
- C. CONCENTRATED AND UNIFORM LOADS ABOVE NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

7 Section through Concrete Ramp with Handrail
SCALE: 3/4" = 1'-0"

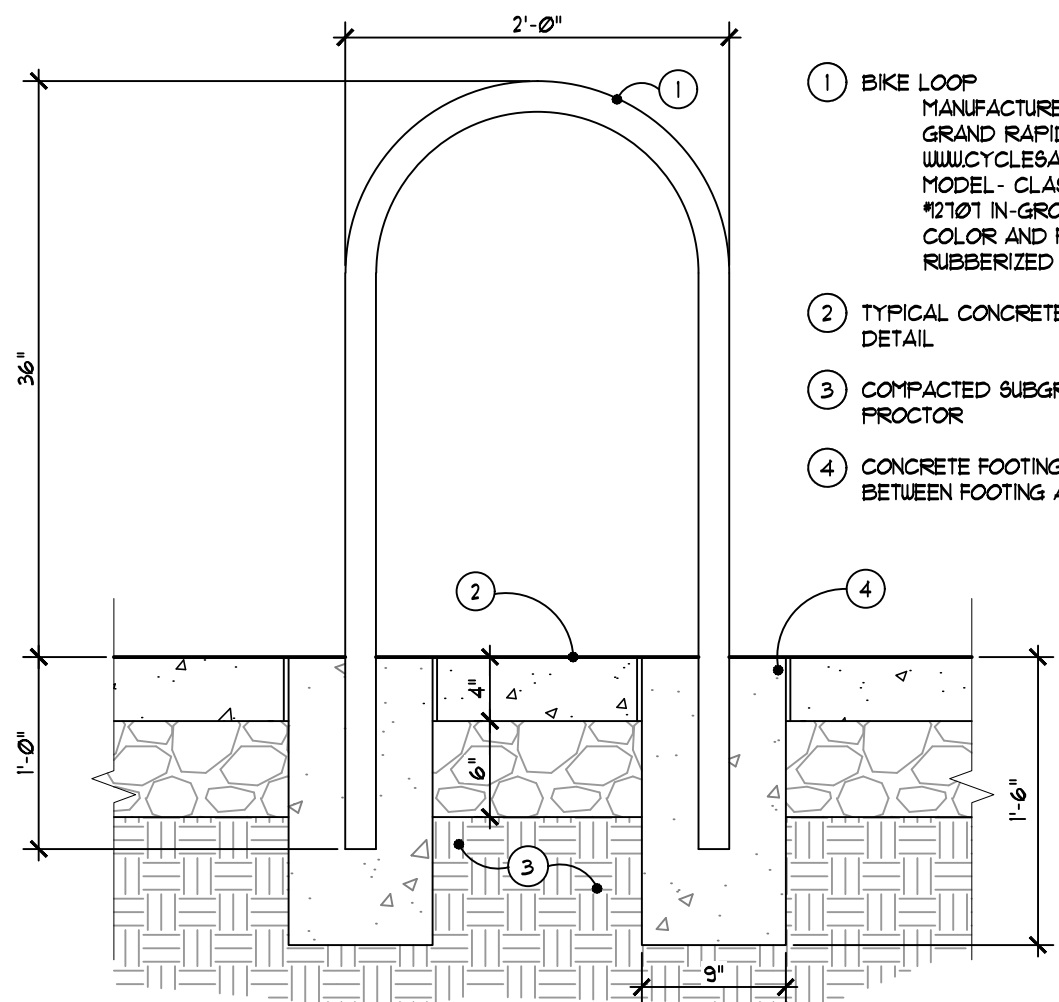


- 1 PRECAST CONCRETE PERMEABLE PAVER INSTALLATION, UNILOK'S PATTERN 'R'. REFER TO PLAN ENLARGEMENT AND SPECS.
- 2 PERMEABLE JOINT OPENING AGGREGATE, OPEN-GRADED, CRUSHED, ANGULAR STONE, GRANITE CHIP - REFER TO SPECS.
- 3 1 1/2" DEPTH PERMEABLE SETTING BED AGGREGATE, OPEN-GRADED, CRUSHED, ANGULAR STONE, ASTM NO. 8 - REFER TO SPECS.
- 4 10" MIN. DEPTH PERMEABLE BASE AGGREGATE, OPEN-GRADED, CRUSHED, ANGULAR ASTM NO. 57
- 5 TYPICAL CONCRETE PAVEMENT ON 21AA AGGREGATE BASE - REFER TO DETAILS
- 6 6A WASHED DRAINAGE STONE TRENCH WRAPPED IN NON-WOVEN FILTER FABRIC.
- 7 6" PERFORATED HDPE ADS NO DRAIN PIPE. - REFER TO GRADING PLAN.
- 8 NON-WOVEN GEOTEXTILE FILTER FABRIC LAID OVER ENTIRE SUBGRADE AT PERMEABLE PAVERS.
- 9 SLOPE SUBGRADE TO DRAIN (MIN. 1% - MAX 5%)
- 10 3" INFILTRATION MATERIAL MIX. SCARIFY SUBGRADE SURFACE, SPREAD 2NS SAND, TILL AND COMPACT.
- 11 CAST IN PLACE CONCRETE SEAT WALL - REFER TO DETAILS.
- 12 COMPACTED SUBGRADE TO 95% MOD. PROCTOR
- 13 14" MIN. DEPTH PERMEABLE SUB-BASE AGGREGATE, OPEN-GRADED, CRUSHED, ANGULAR STONE ASTM NO. 2
- 14 UNILOK DRIVEGRID SYSTEM. INSTALL WITHIN ASTM NO. 57 AGGREGATE LAYER AS SHOWN
- 15 APPLY COATING OF BITUMINOUS DAMP PROOF ON ALL SEAT WALL CONCRETE BELOW FINISH GRADE.
- 16 APPROXIMATE EXISTING GRADE PROFILE. CONTRACTOR TO REMOVE EXISTING TOPSOIL AND ORGANIC MATERIALS AS REQUIRED TO ACHIEVE PERMEABILITY AND COMPACTION PER SPECS.

6 Precast Concrete Permeable Paver Installation
SCALE: 1" = 1'-0"



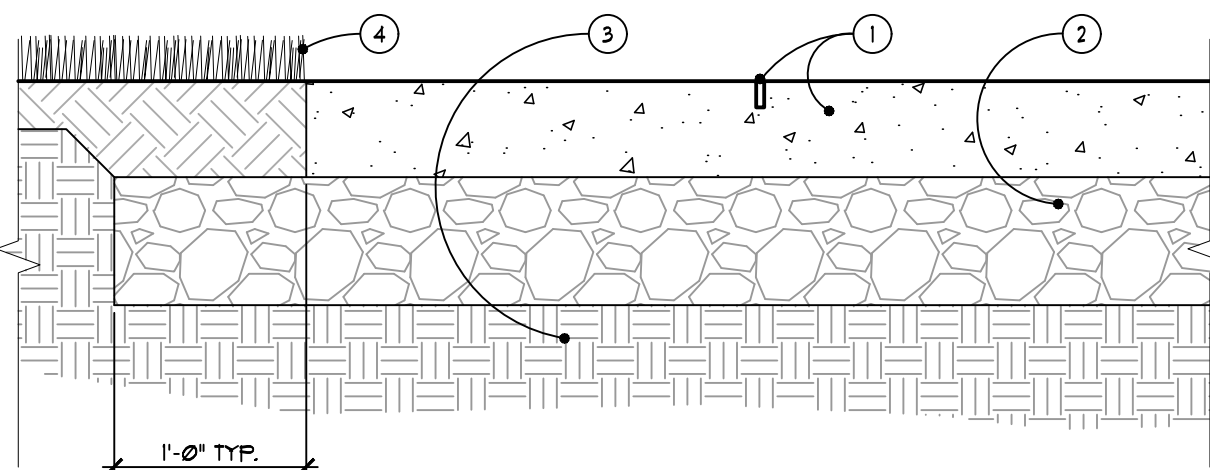
- 1 PRECAST CONCRETE PAVER INSTALLATION IN UNILOK'S RANDOM 'R' PATTERN. REFER TO PLAN ENLARGEMENT AND SPECS.
- 2 3/16" POLYMERIC SAND JOINTS, TYP. - REFER TO SPECS.
- 3 1 1/2" DEPTH PERMEABLE SETTING BED AGGREGATE, OPEN-GRADED, CRUSHED, ANGULAR STONE, ASTM NO. 8 - REFER TO SPECS.
- 4 SUBGRADE, COMPACT TOP 12" (MIN) TO 95% MODIFIED PROCTOR, TYP.
- 5 UNILOK DRIVEGRID SYSTEM. INSTALL WITHIN ASTM NO. 57 AGGREGATE LAYER AS SHOWN.
- 6 6" MIN. DEPTH PERMEABLE BASE AGGREGATE, OPEN-GRADED, CRUSHED, ANGULAR ASTM NO. 57



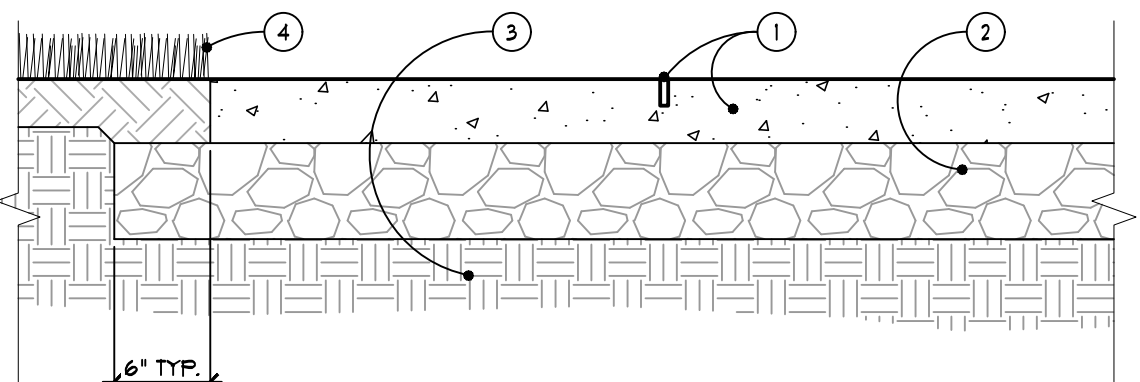
- 1 BIKE LOOP MANUFACTURER - CYCLE SAFE GRAND RAPIDS, MI. WWW.CYCLESAFE.COM MODEL - CLASSIC STANDARD 1/2 RACK COLOR AND FINISH - BLACK PLASTISOL RUBBERIZED COATING
- 2 TYPICAL CONCRETE PAVEMENT - REFER TO DETAIL
- 3 COMPACTED SUBGRADE TO 95% MOD. PROCTOR
- 4 CONCRETE FOOTING WITH EXPANSION JOINTS BETWEEN FOOTING AND CONCRETE PAVEMENT.

5 Precast Concrete Non-Permeable Paver Installation
SCALE: 1" = 1'-0"

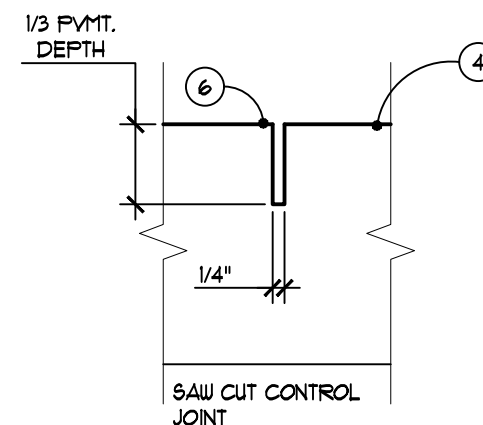
4 Bike Racks
SCALE: 1" = 1'-0"



3 Typical Heavy Duty Concrete Pavement Detail
SCALE: 1" = 1'-0"

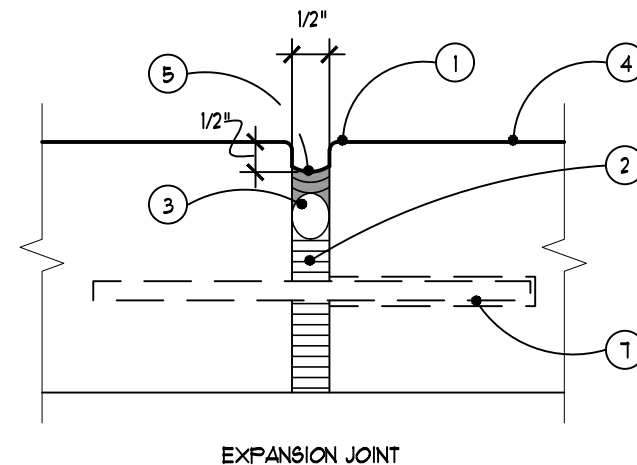


2 Typical Standard Duty Concrete Pavement Detail
SCALE: 1" = 1'-0"

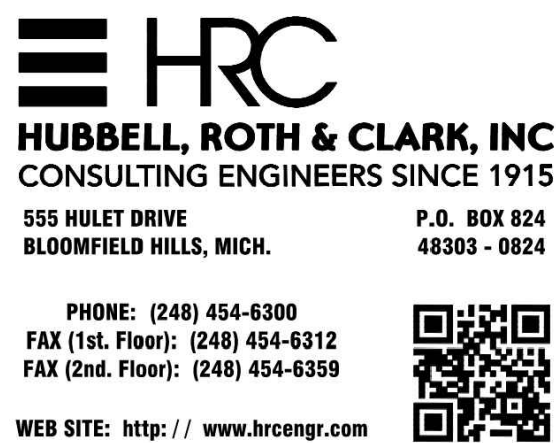
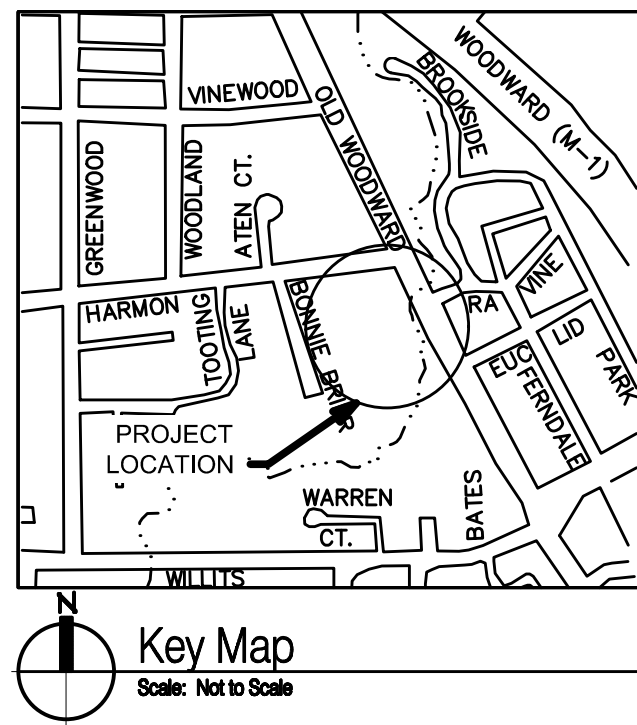


GENERAL NOTES -

1. EXPANSION JOINTS SHALL BE LOCATED WITHIN CONCRETE PAVEMENT AS SHOWN ON PLANS, ABUTTING EXISTING CONCRETE PAVING, EXISTING AND NEW CURBS OR PLANTERS, BETWEEN NEW CONCRETE POURS, BETWEEN NEW CONCRETE AND EXISTING STRUCTURES, OR AS NOTED OTHERWISE.
2. PROVIDE FULL DEPTH EXPANSION JOINT FABRIC WITH BACKER ROD AND SEALANT BETWEEN ALL PAVING, WALLS, CURBS, FOOTINGS, AND BUILDINGS.



1 Typical Expansion Joint / Saw Cut Control Joint Details
NOT TO SCALE



Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
Booth Park Plaza & Trail
Sitework Improvements
Birmingham, Michigan

Sheet:
Site Details

Job Number: B22-241

Drawn: CS

Checked: SLG

Scale: As Noted

Date: 12.11.2024 Issued for: City Commission Submittal

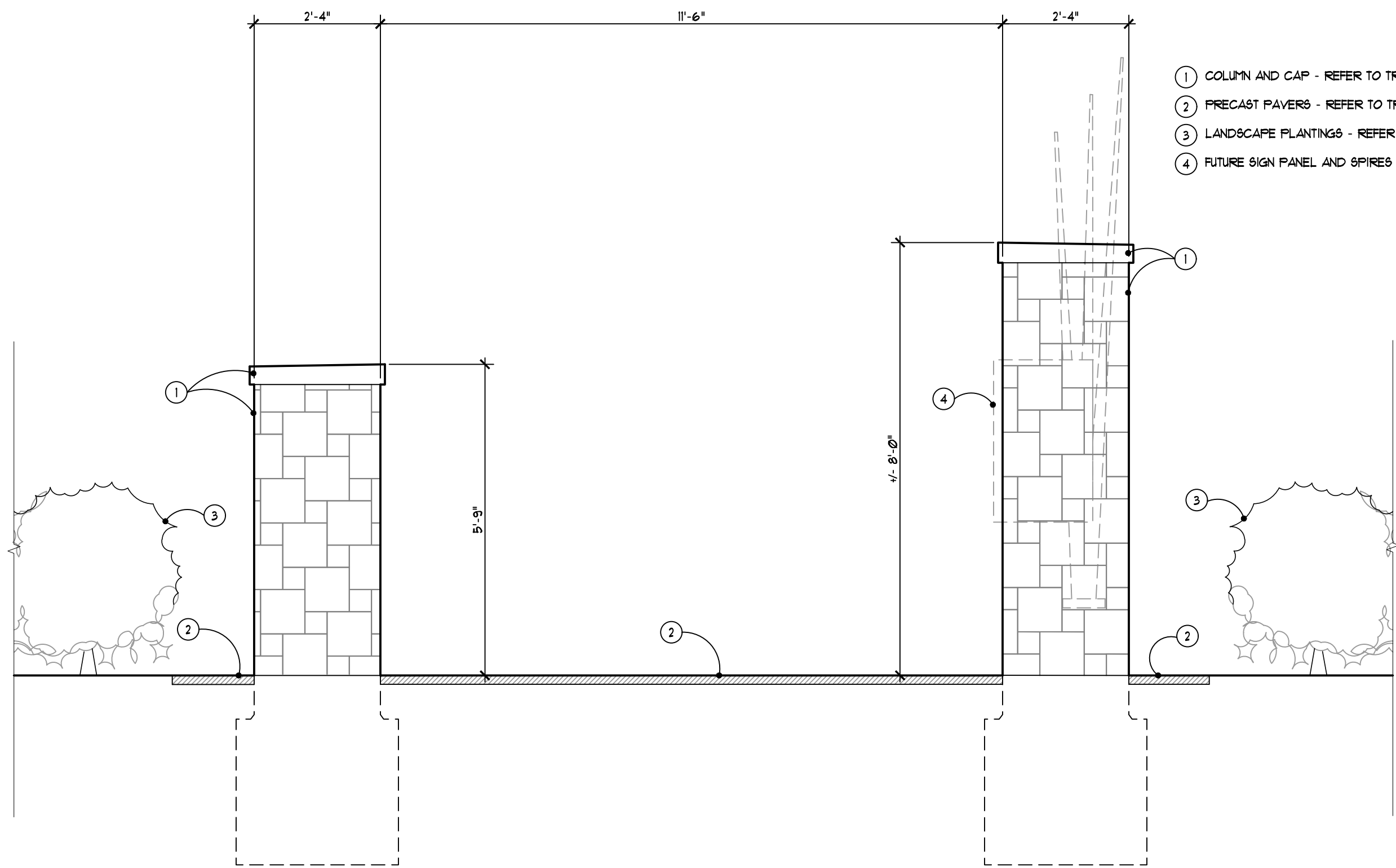
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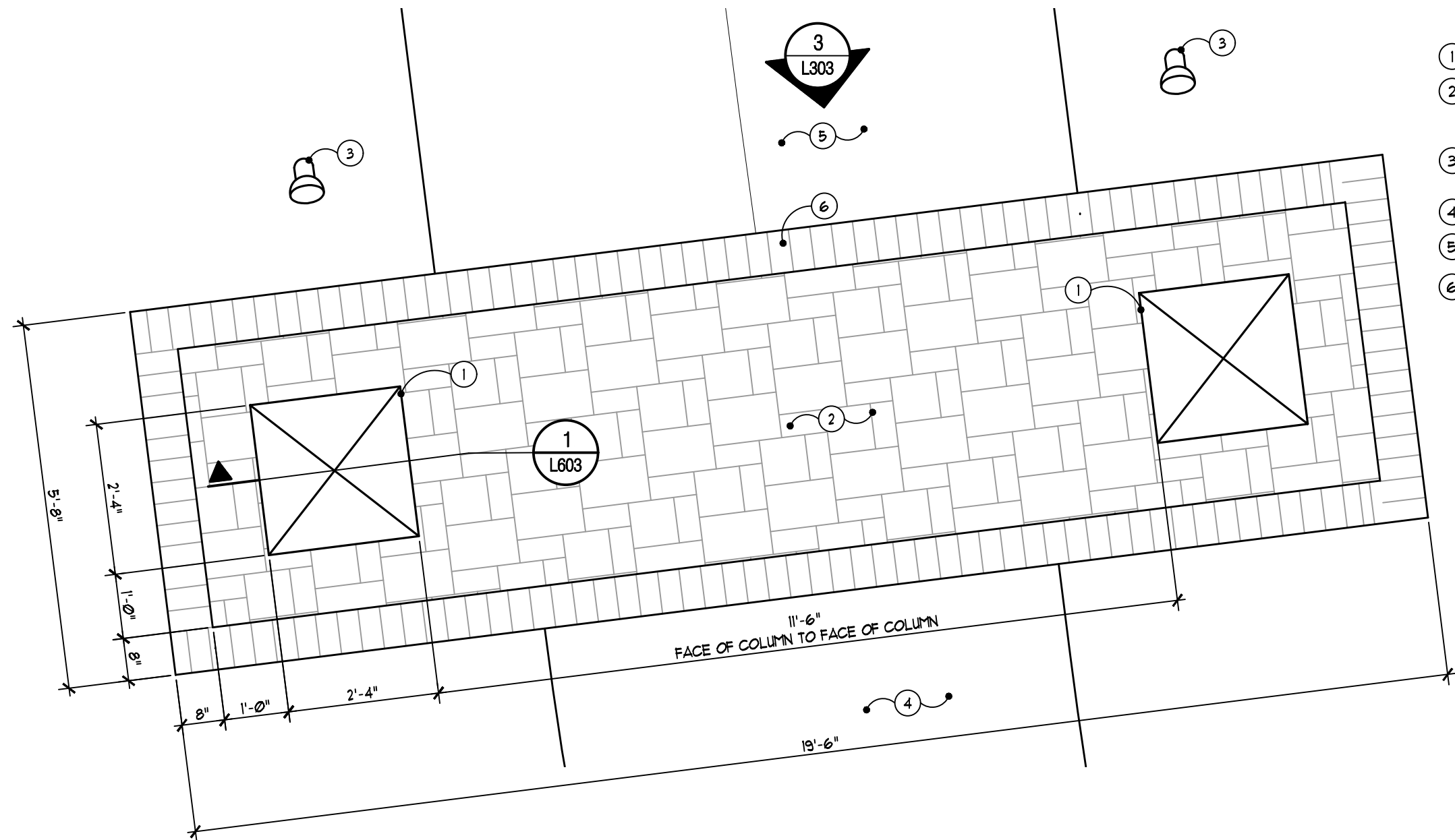
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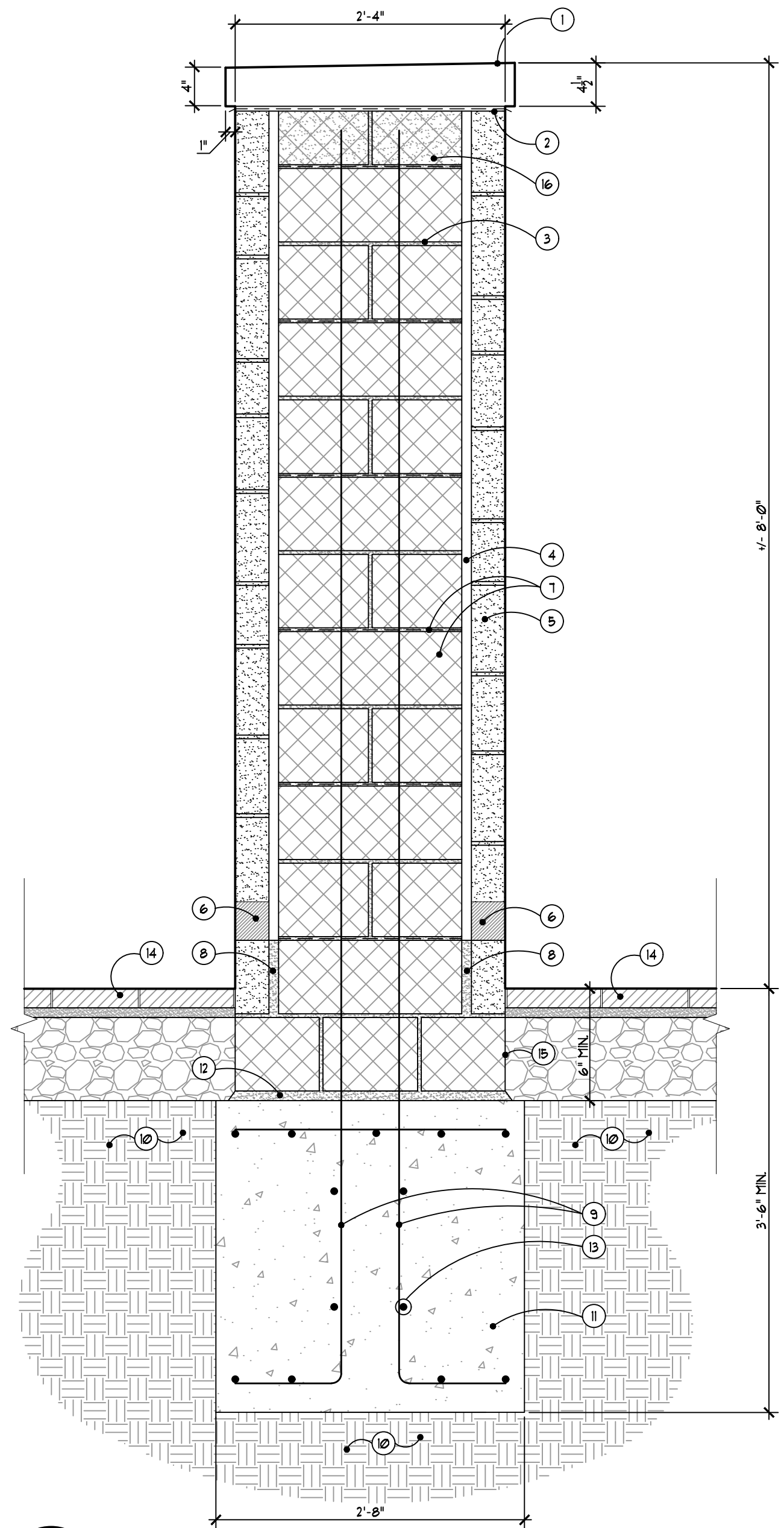
4 Donor Wall At Playground
NOT TO SCALE



3 Trail Gateway - Elevation
SCALE: 1/2" = 1'-0"

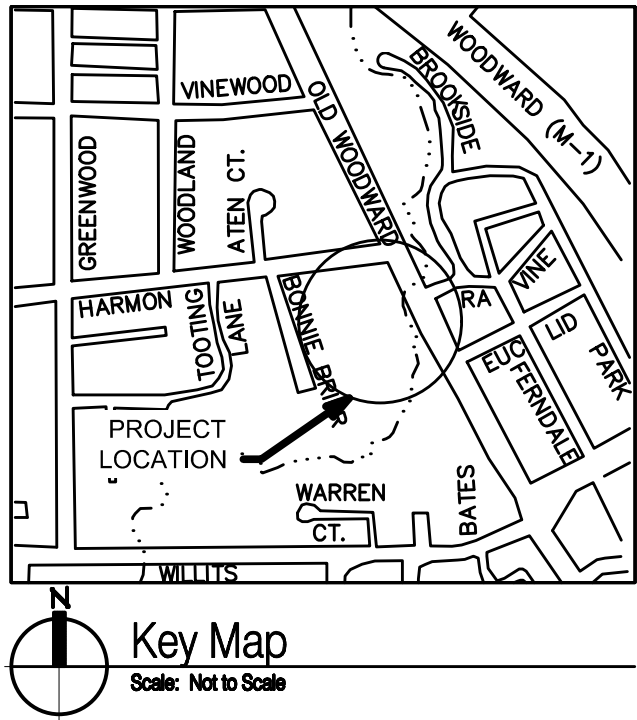


2 Trail Gateway - Plan
SCALE: 1/2" = 1'-0"



1 Trail Gateway - Section
SCALE: 1" = 1'-0"

- 1 TRAIL GATEWAY COLUMN
- 2 PRECAST CONCRETE PAVERS TYPE 1, NON-PERMEABLE INSTALLATION IN UNLOCK'S RANDOM 'R' PATTERN - REFER TO SPECS AND DETAIL.
- 3 UPLIGHTS - REFER TO ELECTRICAL PLAN. CONTRACTOR TO STAKE IN FIELD FOR APPROVAL.
- 4 GRAVEL PATH
- 5 CONCRETE WALKWAY
- 6 PRECAST CONCRETE PAVERS TYPE 2, NON-PERMEABLE INSTALLATION IN SOLDIER PATTERN BORDER - REFER TO SPECS AND DETAIL.



HRC
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

**GRISSIM
METZ
ANDRIESE**
ASSOCIATES

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project: Booth Park Plaza & Trail
Sitework Improvements
Birmingham, Michigan

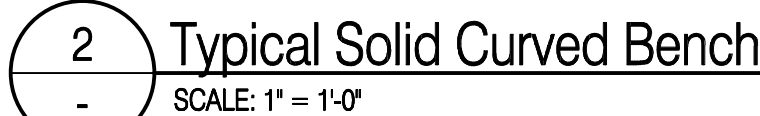
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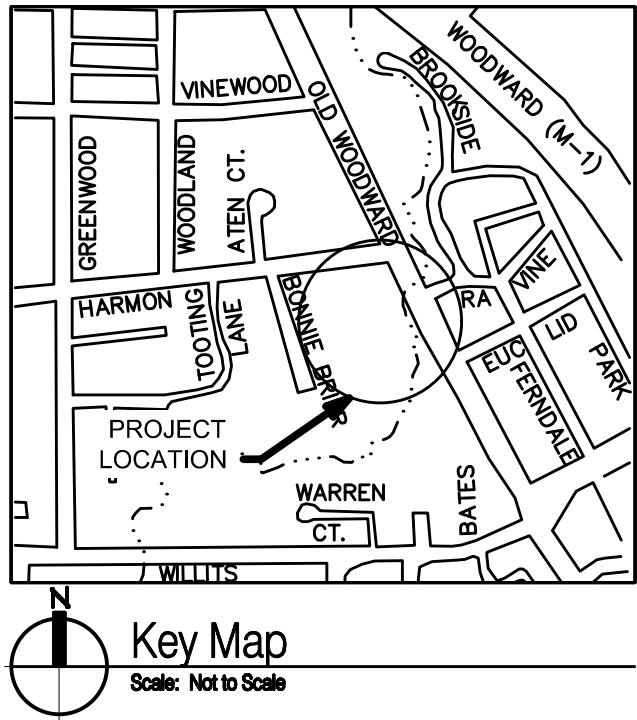
Job Number: B22-241
Drawn: CS
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555 HULEY DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

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ANDRIESE**

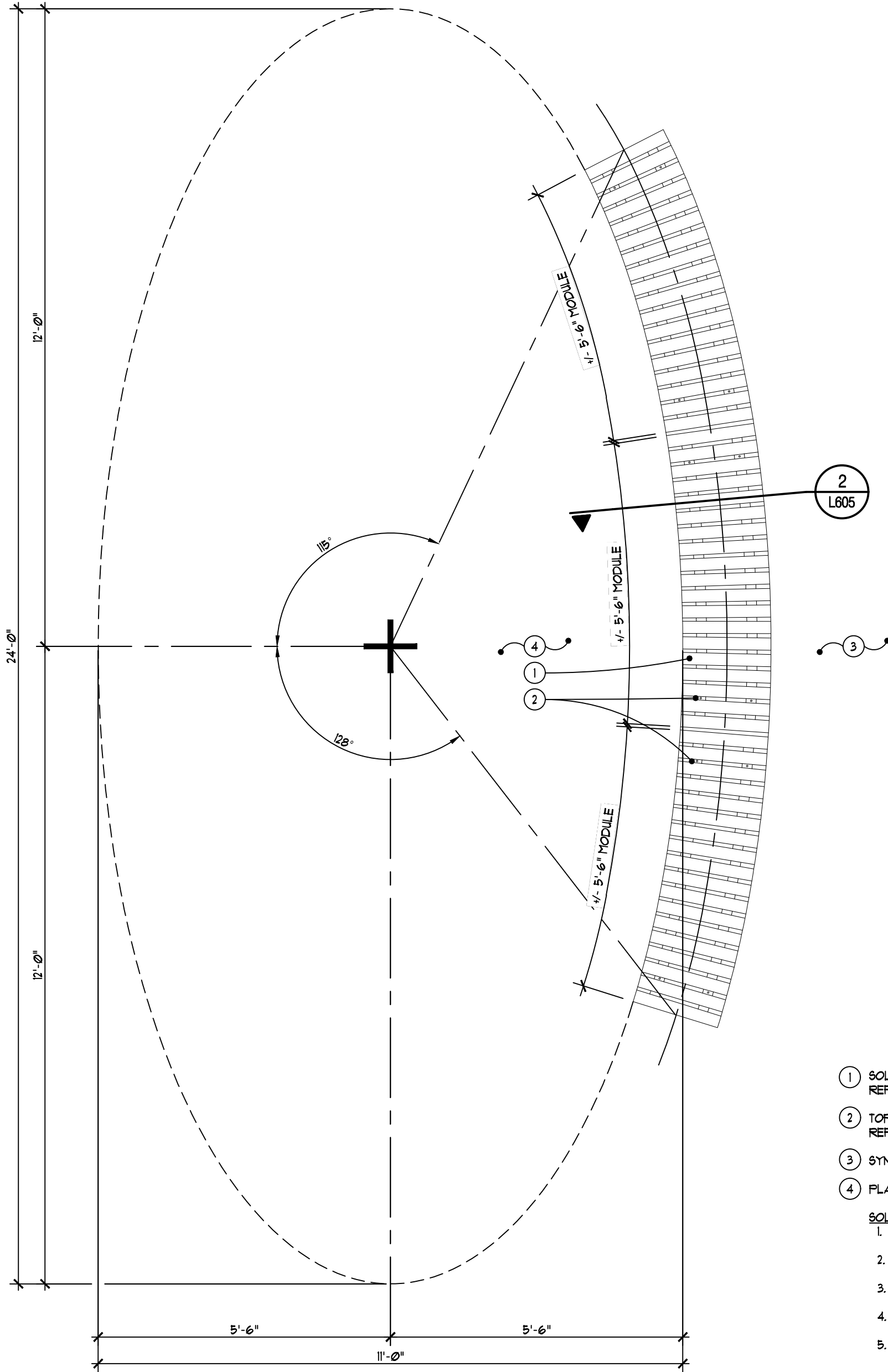
Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:	Booth Park Plaza & Trail Sitework Improvements Birmingham, Michigan
Sheet:	Site Details - Seatwall and Bench
Job Number:	B22-241
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Scale:	As Noted

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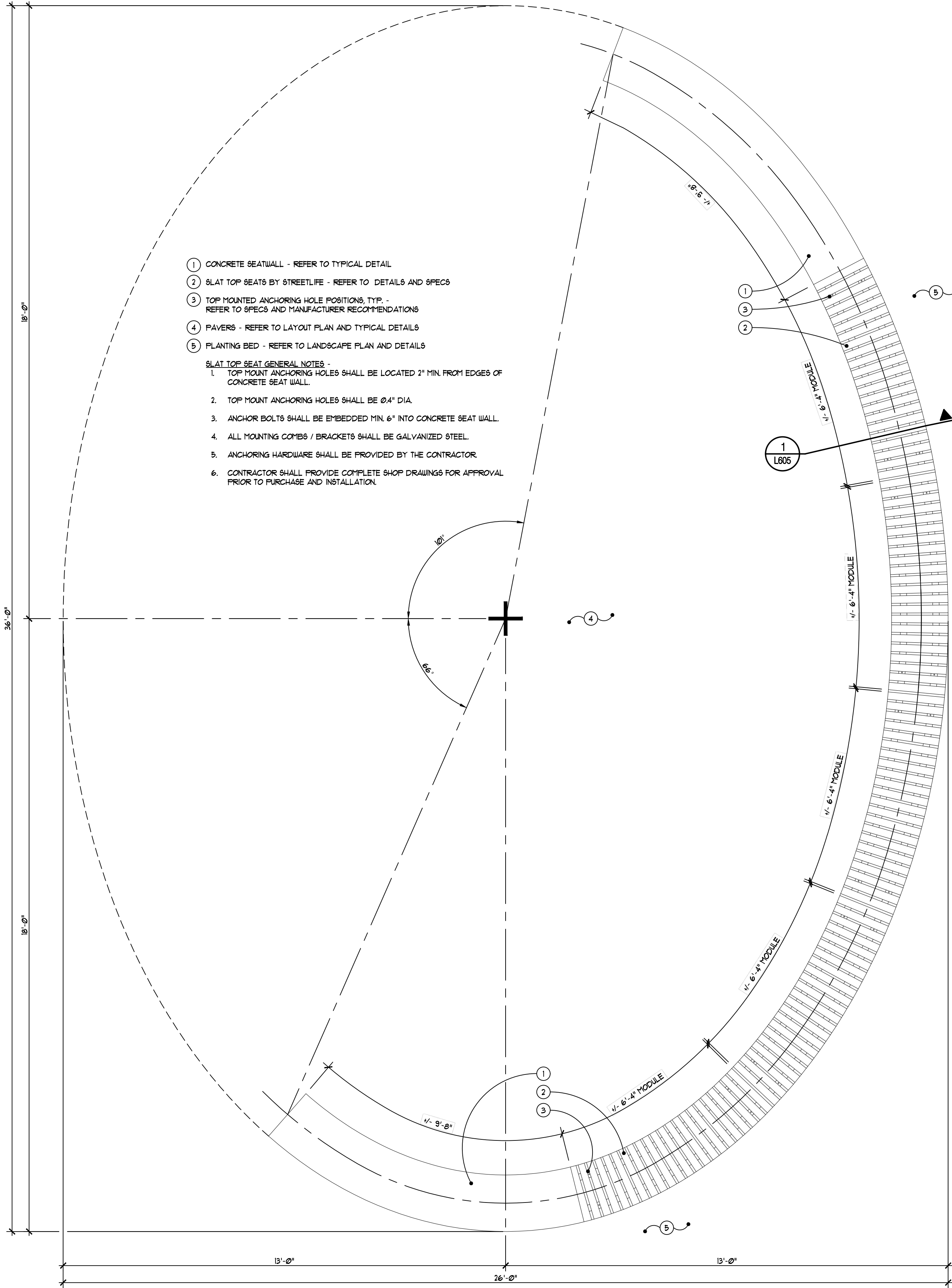
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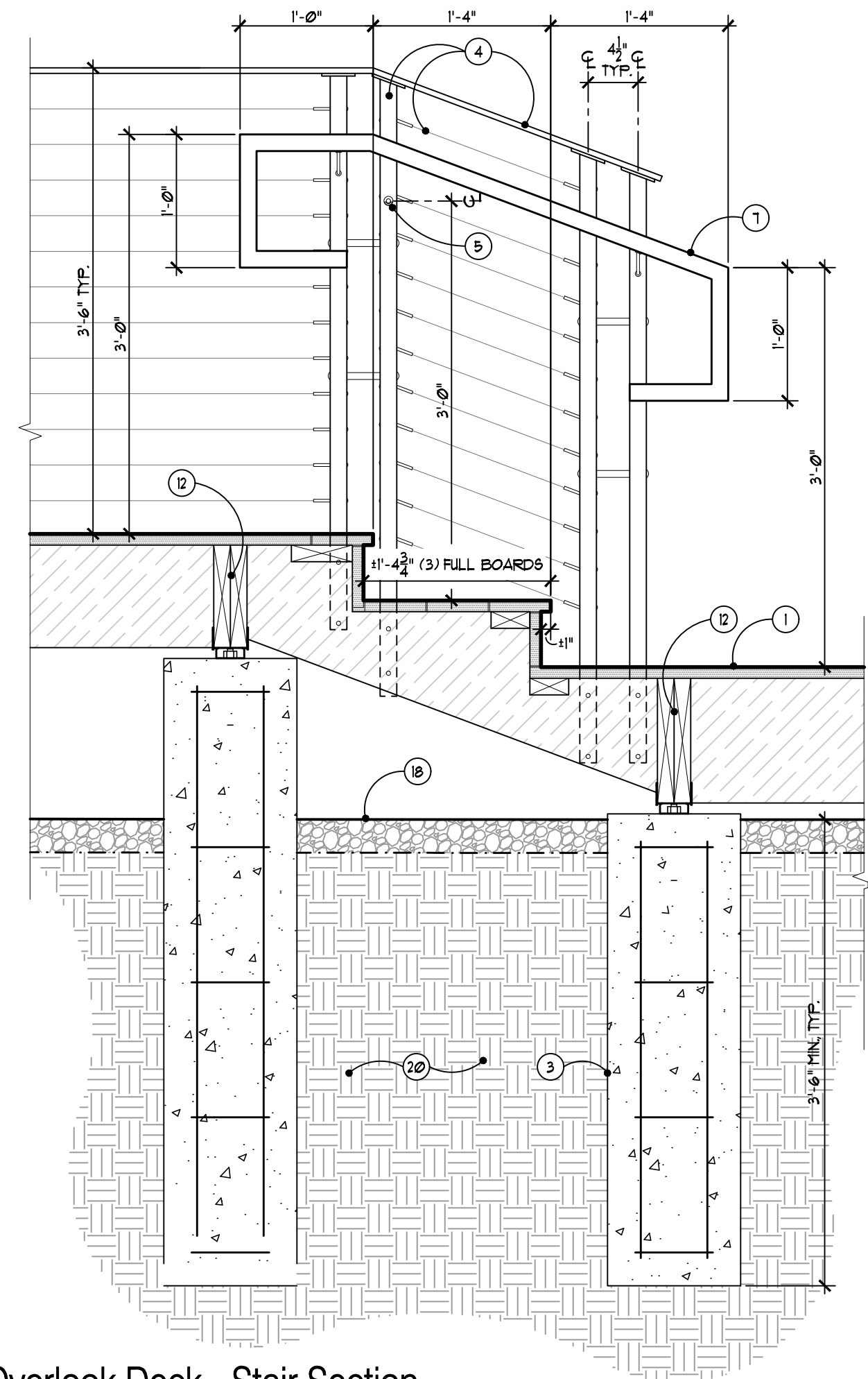
1. SOLID FSC UNTREATED HARDWOOD SLAT CURVED BENCH BY STREETLIFE - REFER TO SPECS
 2. TOP MOUNTED AND BOTTOM STEEL SUPPORT ANCHORING HOLE POSITIONS, TYP. - REFER TO SPECS AND MANUFACTURER RECOMMENDATIONS
 3. SYNTHETIC DECKING - REFER TO LAYOUT PLAN AND DECKING DETAILS
 4. PLANTING BED - REFER TO LANDSCAPE PLAN AND DETAILS
- SOLID CURVE BENCH GENERAL NOTES -
1. TOP AND BOTTOM ANCHORING HOLES SHALL BE Ø4" DIA.
 2. ANCHOR BOLTS SHALL BE ATTACHED TO SYNTHETIC DECK FRAMING.
 3. ALL MOUNTING COMBS / BRACKETS SHALL BE GALVANIZED STEEL.
 4. ANCHORING HARDWARE SHALL BE PROVIDED BY THE CONTRACTOR.
 5. CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

2 Solid Curved Bench - Plan View
SCALE: 1/2" = 1'-0"

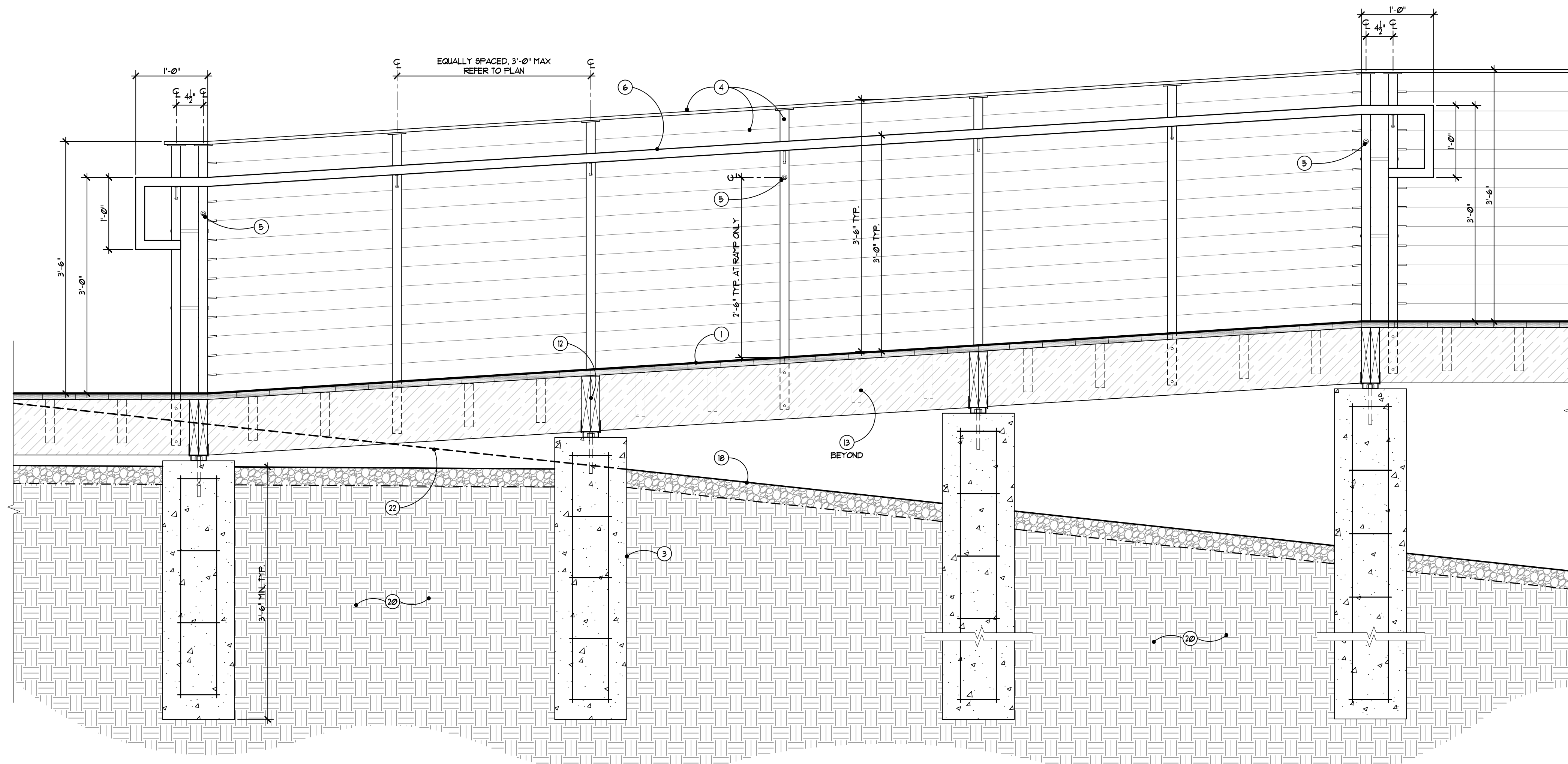


1. CONCRETE SEATWALL - REFER TO TYPICAL DETAIL
 2. SLAT TOP SEATS BY STREETLIFE - REFER TO DETAILS AND SPECS
 3. TOP MOUNTED ANCHORING HOLE POSITIONS, TYP. - REFER TO SPECS AND MANUFACTURER RECOMMENDATIONS
 4. PAVERS - REFER TO LAYOUT PLAN AND TYPICAL DETAILS
 5. PLANTING BED - REFER TO LANDSCAPE PLAN AND DETAILS
- SLAT TOP SEAT GENERAL NOTES -
1. TOP MOUNT ANCHORING HOLES SHALL BE LOCATED 2" MIN. FROM EDGES OF CONCRETE SEAT WALL.
 2. TOP MOUNT ANCHORING HOLES SHALL BE Ø4" DIA.
 3. ANCHOR BOLTS SHALL BE EMBEDDED MIN. 6" INTO CONCRETE SEAT WALL.
 4. ALL MOUNTING COMBS / BRACKETS SHALL BE GALVANIZED STEEL.
 5. ANCHORING HARDWARE SHALL BE PROVIDED BY THE CONTRACTOR.
 6. CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

1 Solid Curved Top Seat - Plan View
SCALE: 1/2" = 1'-0"



2 Overlook Deck - Stair Section
L307 SCALE: 1" = 1'-0"

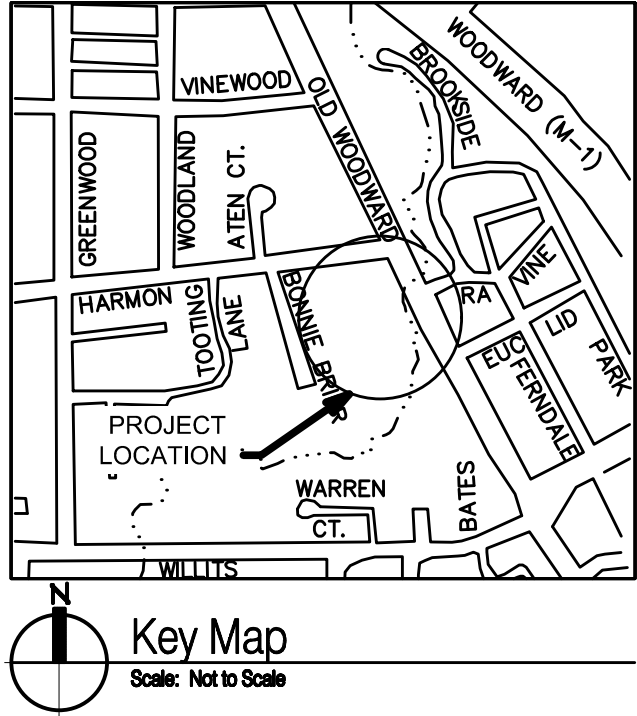


1 Overlook Deck - Ramp Section
L307 SCALE: 1" = 1'-0"

- Note Key:** (APPLIES TO SHEETS L309 - L310, NOT ALL APPLY TO EACH DETAIL)
- 1 COMPOSITE DECKING, INSTALL PERPENDICULAR TO JOISTS PER MANUFACTURER'S INSTRUCTIONS, TYP. - REFER TO SPECS
 - 2 CURVED COMPOSITE FASCIA BOARD, CONTINUOUS ALONG PERIMETER OF DECK, AND BETWEEN CONCRETE AND DECK FRAMING - REFER TO SPECS
 - 3 12" DIA. CONCRETE DECK FOOTING, MINIMUM 42" DEPTH BELOW FINISHED GRADE, TYP. - REFER TO STRUCTURAL DOCUMENTS
 - 4 GUARDRAIL WITH 2" X 1/2" FLAT TOP RAIL, 1 1/2" SQ. POSTS, 18" DIA. HORIZONTAL, 5.5, CABLES, 36" O.C. MAXIMUM POST SPACING, MOUNT TO FASCIA PER MANUFACTURER'S INSTRUCTIONS - REFER TO SPECS
 - 5 RAIL LIGHT RECESSED IN GUARDRAIL POST - REFER TO ELECTRICAL DOCUMENTS
 - 6 1 1/2" DIA. 5.5, RAMP HANDRAIL MOUNTED TO GUARDRAIL SYSTEM, BOTH SIDES OF RAMP, EASE ALL EDGES, TYP. - REFER TO SPECS
 - 7 1 1/2" DIA. 5.5, STEP HANDRAIL MOUNTED TO GUARDRAIL SYSTEM, ONE SIDE OF STAIRS ONLY, EASE ALL EDGES - REFER SPECS
 - 8 CURB RAIL - 2 1/2" SQ. X 3/16" WALL THICKNESS, POWDER COATED ALUMINUM TUBE RAIL, CURVE TO FOLLOW ELLIPTICAL EDGE OF DECK, PROVIDE EQUALLY SPACED 1" SQ. X 1 1/2" HT. ALUMINUM STEPS AT 36" O.C. MAX. MOUNT CURB RAIL TO TOP OF BOARDWALK AND OVERLOOK DECK THROUGH TOP OF RAIL AS SHOWN, SCREWS TO BE TAMPER PROOF 410 STAINLESS STEEL CORROSION RESISTANT WITH BUTTON HEAD, OR APPROVED EQUAL PAINT SCREWS TO MATCH CURB RAIL.
 - 9 SURFACE MOUNTED BENCH - REFER TO BENCH DETAIL SHEETS
 - 10 PLANT BED WITH 3" DEPTH MULCH AND 12" MIN. PLANT MIX - REFER TO LANDSCAPE PLANS AND DETAILS
 - 11 HEAVY DUTY CONCRETE PAVING ON AGGREGATE BASE WITH THICKENED EDGE ABUTTING DECK
 - 12 12" 2X10 ACQ-D PRESSURE TREATED BEAM, LAMINATED FULL LENGTH, ATTACH TO FOOTING WITH SIMPSON ABA ADJUSTABLE POST BASE AND SIMPSON STRONG-DRIVE SD CONNECTOR SCREWS, TYP.
 - 13 2X8 ACQ-D PRESSURE TREATED JOISTS AT 12" O.C., TYP. RUN JOISTS PERPENDICULAR TO MAIN SUPPORT BEAMS AND FASTEN TO BEAMS WITH JOIST HANGERS
 - 14 CURVED 2X10 ACQ-D PRESSURE TREATED PERIMETER NAILER BOARD FASTENED TO JOISTS AND BEAMS
 - 15 2X10 ACQ-D PRESSURE TREATED BLOCKING BEHIND CURVED PERIMETER NAILER BOARD, PROVIDE ADDITIONAL BLOCKING AS REQUIRED FOR MOUNTING GUARDRAIL POSTS
 - 16 HORIZONTAL 2X4 ACQ-D PRESSURE TREATED BLOCKING FOR CURVED ALUMINUM CURB RAIL MOUNTING
 - 17 HORIZONTAL 2X4 ACQ-D PRESSURE TREATED BLOCKING FOR BENCH MOUNTING
 - 18 3" - 5" COBBLE STONE MULCH OVER NON-WOVEN FILTER FABRIC BELOW DECK - REFER TO LANDSCAPE PLAN
 - 19 CENTERLINE OF SWALE BELOW DECK - REFER TO GRADING PLANS
 - 20 EXISTING SUB-GRADE - COMPACT TO 95% MODIFIED PROCTOR BELOW PAVING AND FOOTINGS, COMPACT TO 85% MODIFIED PROCTOR BELOW LANDSCAPE BEDS
 - 21 CONSTRUCTION JOINT BETWEEN DECK AND CONCRETE, PROVIDE BACKER ROD AND SEALANT IF GAP EXCEEDS 3/8"
 - 22 LINE OF FINISHED GRADE BEYOND

General Notes:

1. CONTRACTOR SHALL SUBMIT COMPLETE ENGINEERED SHOP DRAWINGS FOR GUARDRAIL SYSTEM AND HANDRAILS, INCLUDING SPECIFICATION AND SIZING OF FASTENERS REQUIRED FOR FASCIA MOUNT.



HRC
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824
PHONE: (248) 454-8300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

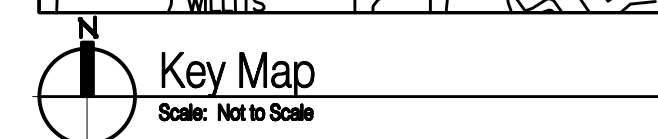
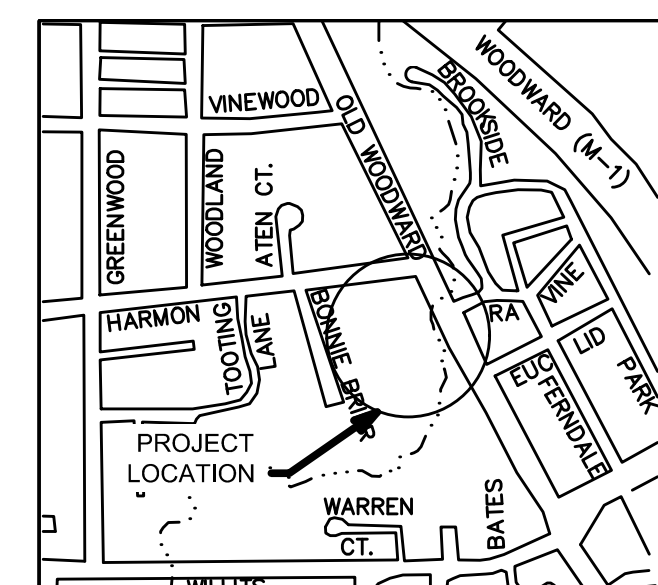
**GRISSIM
METZ
ANDRIESE**
ASSOCIATES

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

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Sheet:	Overlook Deck Details
Job Number:	B22-241
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ANDRIESE**

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:
Booth Park Plaza & Trail
Sitework Improvements
Birmingham, Michigan

Sheet: **Landscape Plan**

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- ① RESTROOMS
- ② RETAINING/SEATWALL - REFER TO DETAILS.
- ③ BIKE RACKS AND STROLLER PARKING AREA.
- ④ MAIN PLAZA
- ⑤ SECONDARY PLAZA
- ⑥ CONCRETE PLANTER CURB
- ⑦ FOOTING FOR FUTURE PARK IDENTIFICATION SIGN - REFER TO DETAIL.
- ⑧ TRAIL GATEWAY - REFER TO ENLARGEMENT AND DETAILS.
- ⑨ DONOR WALKWAY AND SEATING - REFER TO ENLARGEMENT AND DETAILS.
- ⑩ STEPPING STONES - IRREGULAR SIZES 4'-18" SQUARE x 3" THK. CLEFT FACE. INSTALL FLUSH WITH GRADE. SUBMIT SAMPLE FOR APPROVAL.
- ⑪ PERMEABLE INFILTRATION TRENCH WITHIN DRAINAGE SWALE - REFER TO DETAIL.
- ⑫ POLE LIGHT - REFER TO ELECTRICAL PLAN.
- ⑬ DECK OVERLOOK - INSTALL COBBLE BENEATH PER DETAIL.

L. Ø. W.

LIMIT OF WORK LINE

EXISTING TREE, TYP.

SEEDED LAWN

CONCRETE WALKWAY OR GRAVEL PATH

DRANTILE WITH ATRIUM GRATES, REFER TO DETAIL AND CIVIL PLANS FOR OUTLET

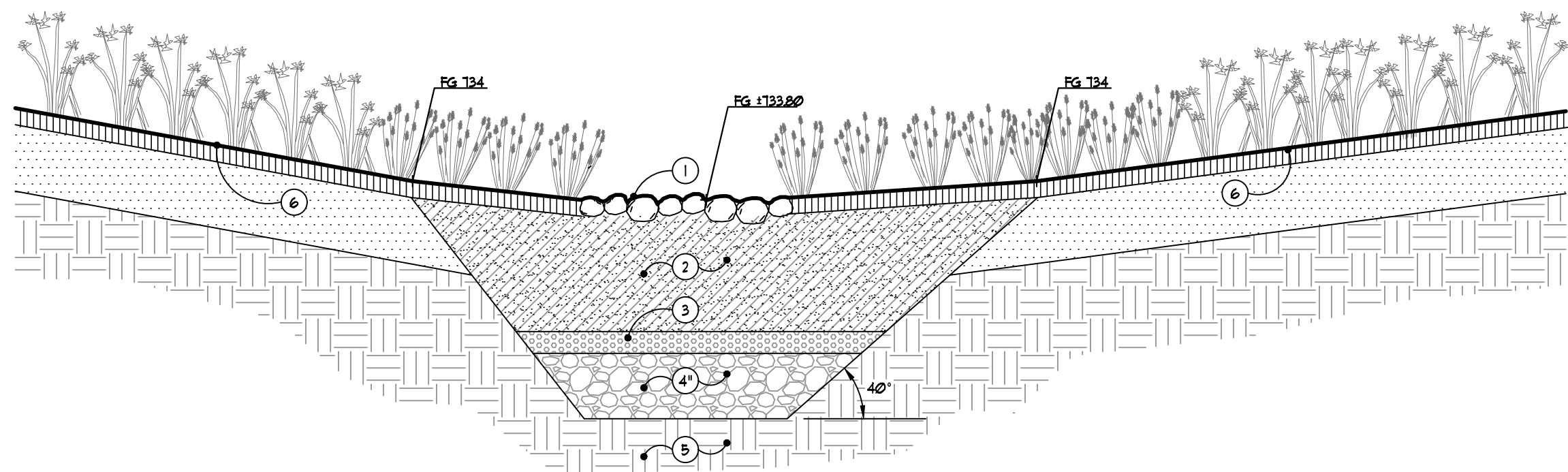
DRANTILE WITH ATRIUM GRATES, REFER TO DETAIL AND CIVIL PLANS FOR OUTLET

0' 5' 10' 20'

SCALE: 1"=10'

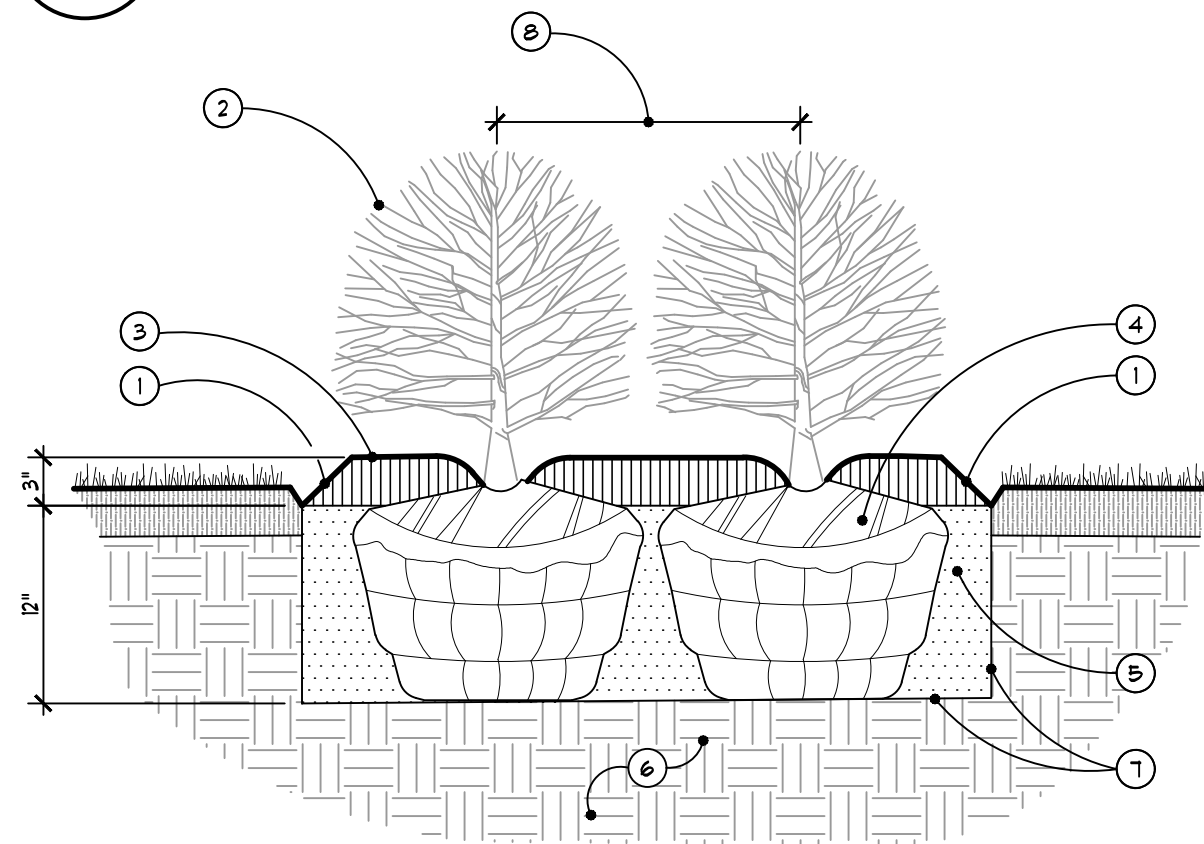
NORTH

9 Permeable Infiltration Basin Detail
SCALE: 1/2" = 1'-0"



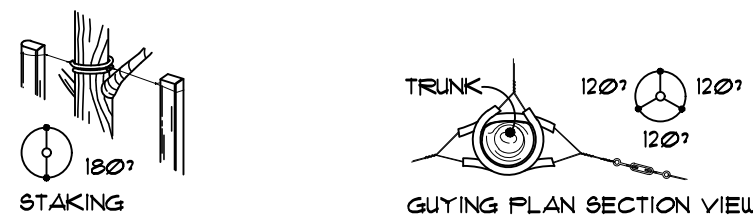
- STONE COVERED INFILTRATION BED WITH MIXED COMPOSITION OF RIVER ROCK. WIDTH OF STONE COVER TO BE VARIED PER PLAN.
75% 3'-5" RIVER ROCK
25% 6'-8" RIVER ROCK
50' E.A. BOULDERS 12'-24" AND
(1) FLAT TOPPED IRREGULAR SHAPED 15' x 5' x 24" HT BOULDER. BURY BOULDERS 1/3 DEPTH INTO SOIL.
- 24" DEPTH BIORETENTION SOIL MEDIA MIX COMPOSED OF 40% SAND
20-30% TOPSOIL
30-40% COMPOST
BIORETENTION SOIL TO BE INSTALLED WHERE GRADE IS T34 AND LOWER.
- 4" DEPTH PEASTONE
- 12" DEPTH 6AA CLEAN WASHED DRAINAGE STONE
- EXISTING SOILS
- LANDSCAPE BEDS - REFER TO LANDSCAPE PLAN AND TYPICAL DETAILS

8 Permeable Infiltration Trench Detail
SCALE: 1/2" = 1'-0"

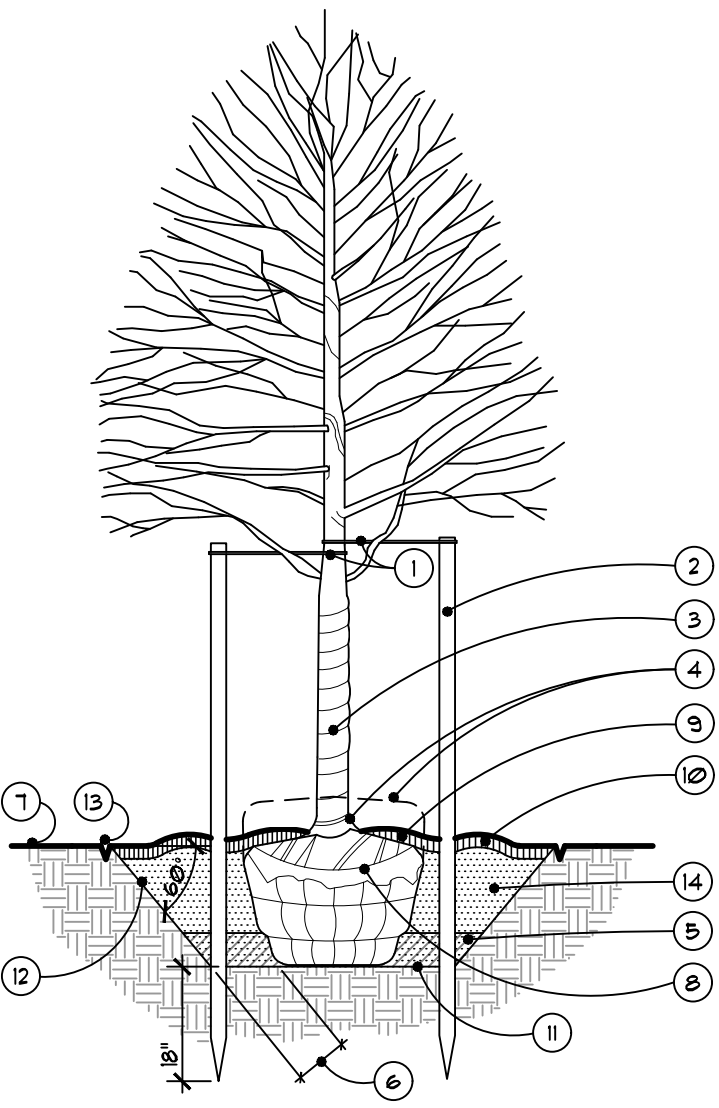


- GENERAL NOTE -
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION AND PROVIDE RESULTS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- SHOVEL CUT OR STEEL EDGE ADJACENT TO LAWN - REFER TO PLAN
 - SHRUB PLANTS
 - DOUBLE PROCESSED SHREDDED BARK MULCH 3" DEPTH TYPICAL. DO NOT PLACE MULCH UP AGAINST TRUNK
 - REMOVE BURLAP AND CUT TUNE FROM TOP 1/3 OF BALL
 - MASS EXCAVATE PLANT BED TO 12" DEPTH AND BACKFILL WITH APPROVED PLANT MIX AND FERTILIZER
 - UNDISTURBED SUBGRADE
 - SCARIFY BOTTOM AND SIDES OF PLANT BED
 - SEE PLAN FOR SPACING

- GENERAL NOTES -
- STAKE TREES 4" CALIPER AND UNDER, 2 PER TREE.
 - GUY TREES OVER 4" CALIPER, 3 PER TREE.
 - CONTRACTOR TO VERIFY PERCOLATION AND COMPACTION OF PLANTING PIT PRIOR TO INSTALLATION.
 - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING PLANTING STANDARDS AND PROCEDURES.
 - MULTI-STEM TREES ARE NOT TO BE STAKED.

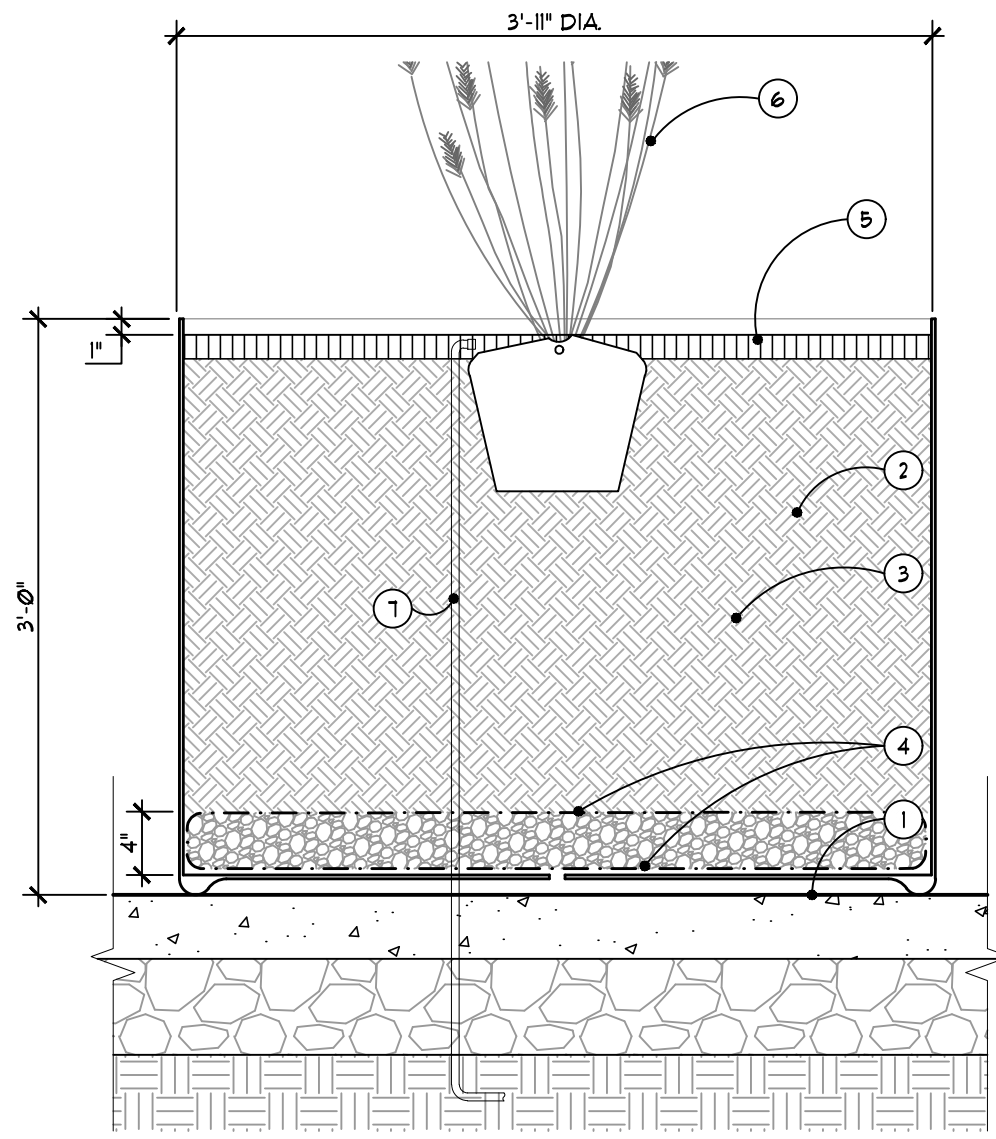


- POLYPROPYLENE GUTING FABRIC, LOCATE ABOVE FIRST BRANCH, TYP. - REFER TO SPECS
- 2" x 2" x 12" LONG UNTREATED HARDWOOD STAKES, STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL, SET VERTICALLY PLUMB AND EVENLY SPACED, TYP.
- INSTALL TREE WRAP FOR THIN SKINNED TREES, REMOVE AFTER FIRST YEAR, TYP. - REFER TO SPECS
- ROOT FLARE - (AREA OF RAPID TAPER) REMOVE ALL SOILS ABOVE THIS LINE AND SET BOTTOM OF ROOT FLARE FLUSH TO ADJACENT FINISH GRADE - ROOT FLARE SHOULD NOT HAVE MULCH OVER TOP OF IT AND SHOULD REMAIN VISIBLE AT THE COMPLETION OF PLANTING, TYP.
- BACKFILL WITH FULVERIZED EXCAVATED NATIVE SOIL UNTIL 1/3 OF THE TREE PIT IS FILLED, HAND COMPACT BY ROOT OR TAMPER TO STABILIZE AND PLUMB TREE - REFER TO SPECS
- 12" MINIMUM BETWEEN ROOT BALL AND EDGE OF PLANT PIT, CUT PIT SIDES @ 60° ANGLE, TYP.
- ADJACENT FINISH GRADE - ENSURE BOTTOM OF ROOT FLARE IS SET FLUSH TO THIS ELEVATION, TYP.
- CUT AND REMOVE BURLAP TO 6" BELOW GRADE OR 1/3 OF THE ROOT BALL WHICHEVER IS GREATER AND REMOVE TUNE FROM ROOT FLARE, IF PRESENT CUT WIRE BASKET AND REMOVE 6"-8" BELOW GRADE, DISPOSE OF LEGALLY NOT IN PIT, TYP.
- 3" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH - MULCH SHALL NOT COVER ROOT FLARE, PROVIDE 1" DEPTH MULCH OVER THE ROOT BALL - WHEN PLANTED IN LAWN AREAS, EXTEND MULCH CIRCLE TO A 60° RADIUS AROUND THE TREE UNLESS NOTED OTHERWISE, TYP.
- PROVIDE 3"-4" HIGH SOIL SAUCER RING AROUND TREE PIT IF NO IRRIGATION IS PRESENT, HAND TAMP TO PREVENT EROSION, TYP.
- COMPACT BOTTOM OF PLANTING PIT TO PREVENT SETTLING, TYP.
- DIG TREE PIT 2X BALL DIA. MIN. LIGHTLY SCARIFY THE SIDES OF THE TREE PIT TO ALLOW FOR ROOT GROWTH INTO ADJACENT SOILS, TYP.
- SHOVEL CUT EDGE OR EDGING AROUND TREE, TYP. - REFER TO PLANS
- BACKFILL TOP 2/3 OF TREE PIT WITH APPROVED TOPSOIL - WATER IN AND REMOVE AIR POCKETS, CONTINUE TO FILL WITH TOPSOIL IF SETTLEMENT HAS OCCURRED UNTIL CORRECT ELEVATIONS ARE ACHIEVED, DO NOT FILL ON ROOT FLARE - REFER TO SPECS



3 Typical Deciduous Tree Planting Detail
NOT TO SCALE

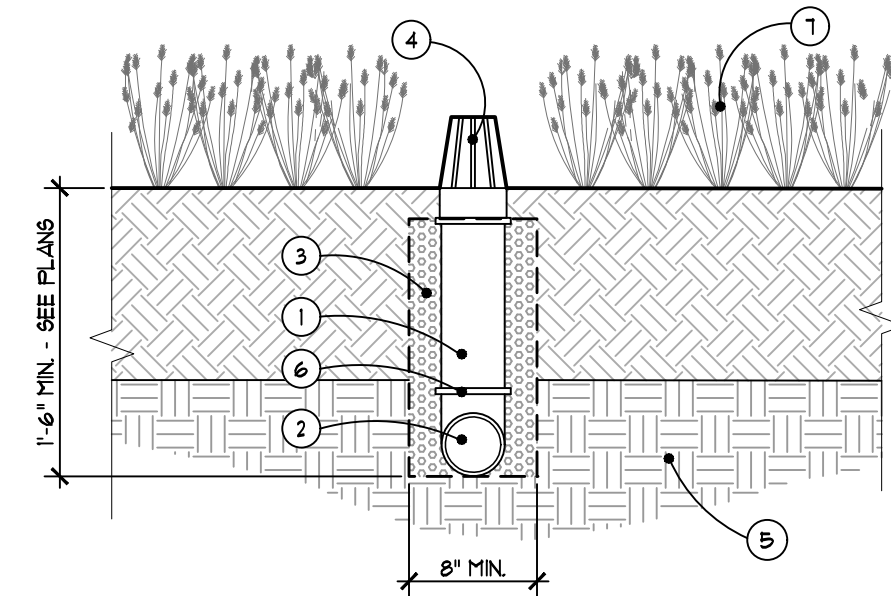
4 Shrub Planting
SCALE: 1" = 1'-0"



- CONCRETE PAVEMENT - REFER TO CIVIL PLANS
- FREESTANDING POT, CONTRACTOR TO INSTALL (4) 1" DIA. HOLES FOR DRAINAGE AND (1) 1" DIA. HOLE FOR IRRIGATION SERVICE PER MANUFACTURERS DIRECTION, VERIFY SIZE AND LOCATIONS, INSTALL SHIMS AS NEEDED TO LEVEL PLANTERS - REFER TO SPECS
- PLANTING BACKFILL MIX - REFER TO SPECS
- NON-WOVEN FILTER FABRIC WRAPPED AROUND DRAINAGE AGGREGATE, OVERLAP SEAMS 12"-18" MIN, TYP.
- 1 1/2" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH - HOLD DOWN 1" - REFER TO SPECS
- SEASONAL PLANTINGS BY CITY, TYP.
- IRRIGATION - REFER TO IRRIGATION PLANS

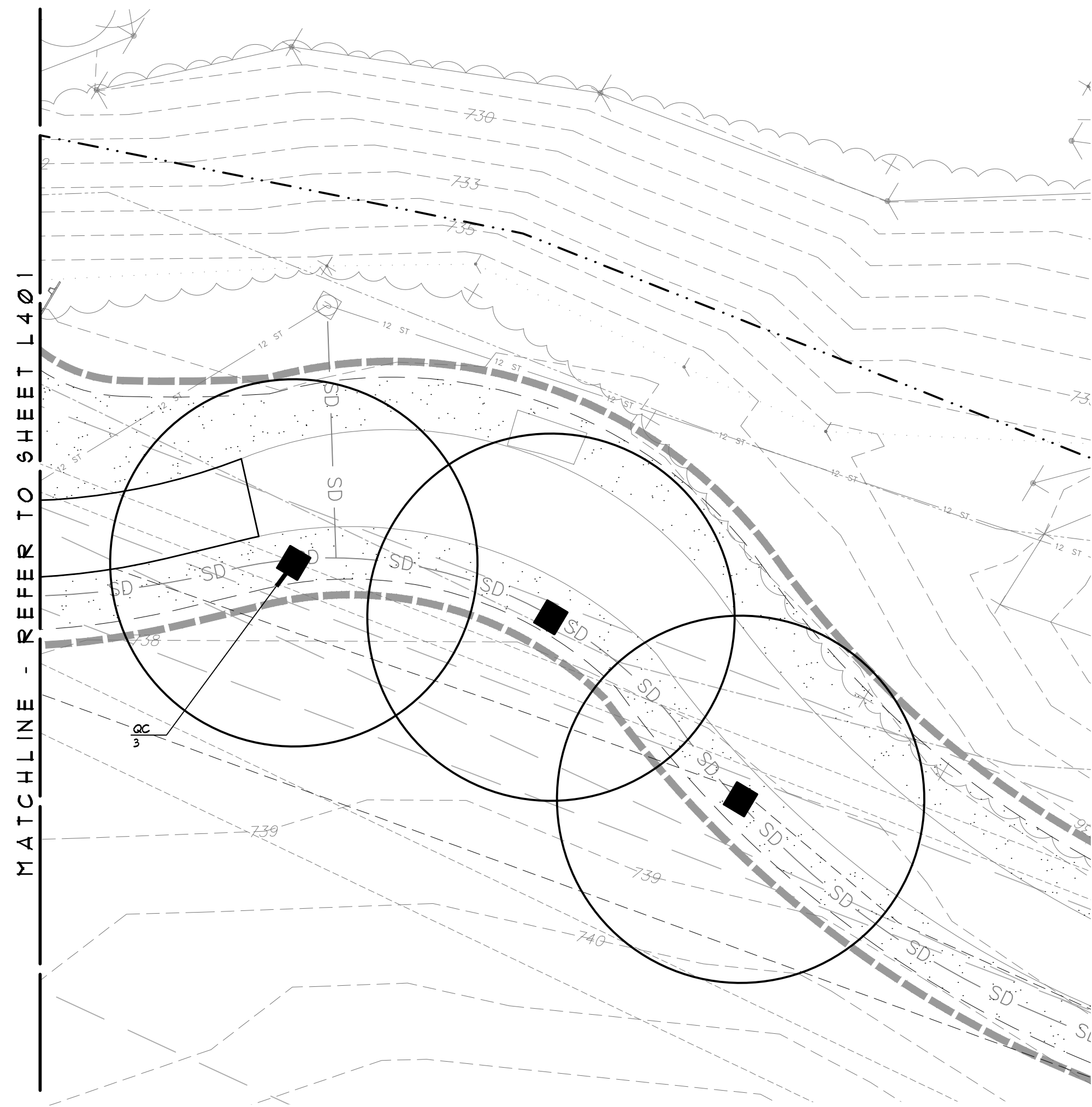
4 Section Through Pot
SCALE: 1" = 1'-0"

2 Perennial / Ornamental Grass / Groundcover Planting Detail
NOT TO SCALE



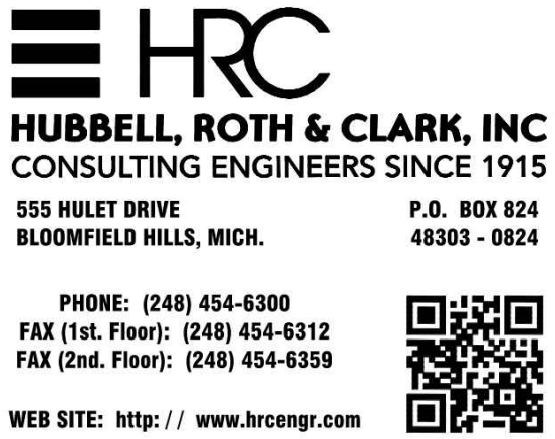
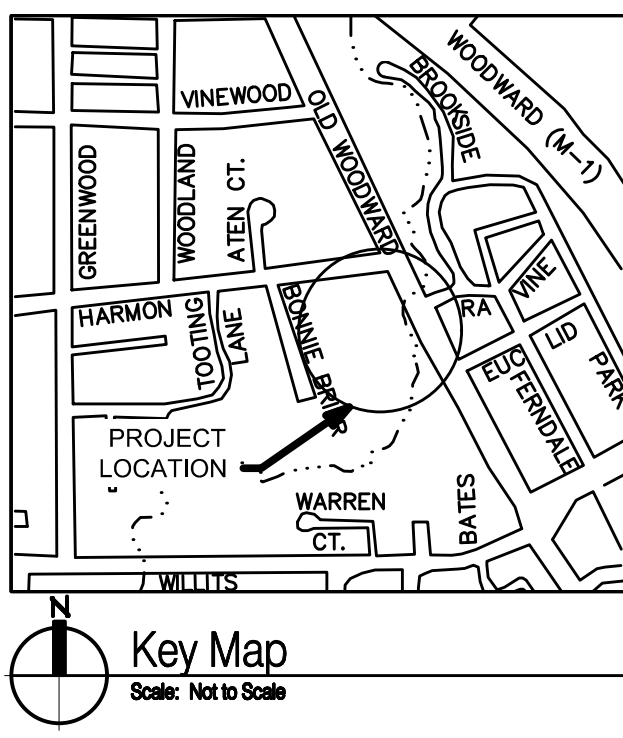
- 4" DIA. RIGID RISER PIPE AS REQUIRED PER PLANS AND DETAILS
- 4" DIA. PERFORATED DRAIN TILE - CONNECT TO STORM SYSTEM
- PEA STONE TRENCH, WRAP IN NON-WOVEN FILTER FABRIC AS SHOWN, TYP.
- 4" ROUND ATRIUM GRATE ON RISER PIPE, TYP. MANUFACTURER - NDS MODEL NO. 18 COLOR - BLACK
- EXISTING SUBGRADE, COMPACT TOP 12" (MIN) TO 95% MODIFIED PROCTOR, TYP.
- VARIABLE SIZE FITTING AS REQUIRED
- PLANTING BED

1 Typical Planting Bed with Draintile and Atrium Grate Detail
SCALE: 1" = 1'-0"



Overall Plan Legend:

- L.O.W.
- LIMIT OF WORK LINE
- SEEDED LAWN
- CONCRETE WALKWAY OR GRAVEL PATH



Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project: Booth Park Plaza & Trail
Sitework Improvements
Birmingham, Michigan

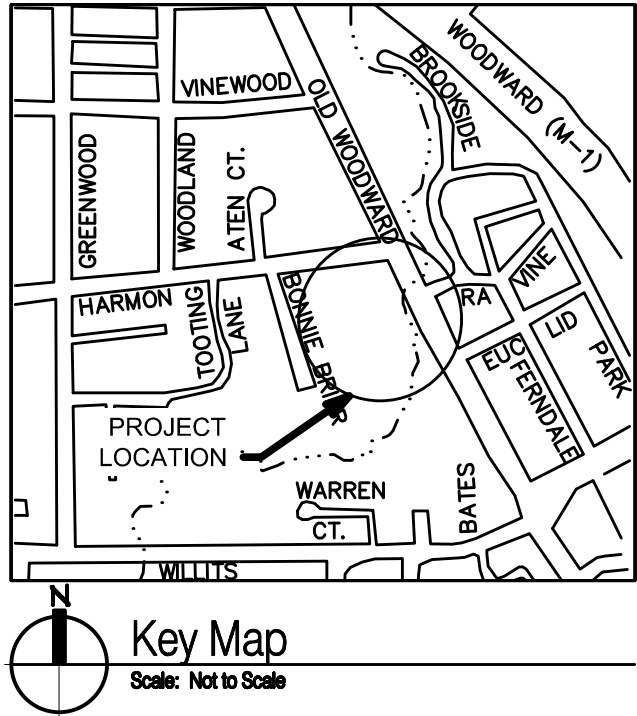
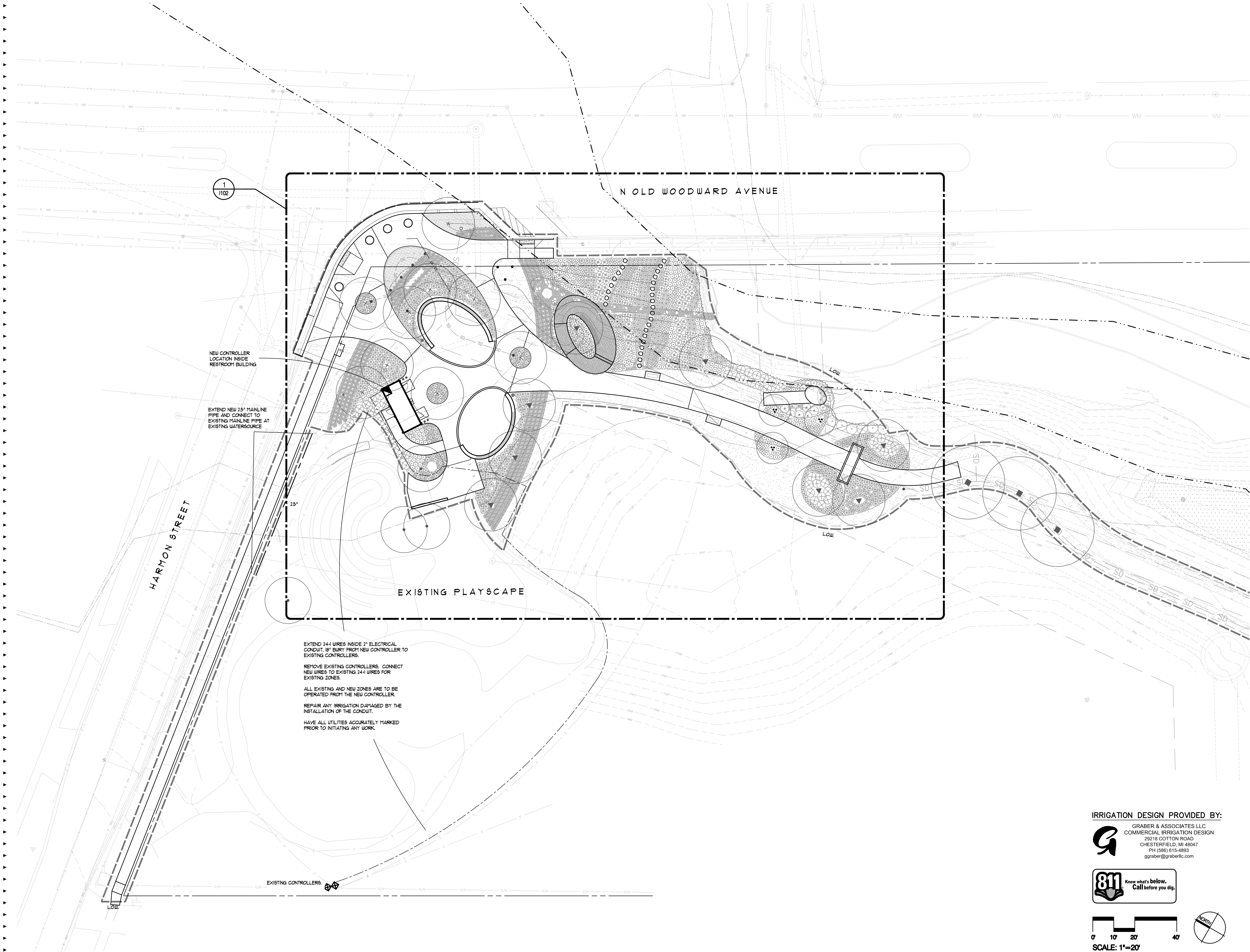
Sheet: Landscape Plan and Details

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CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



**GRISSIM
METZ
ANDRIESE** ASSOCIATES

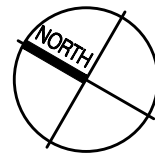
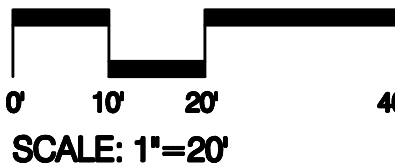
Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:	Booth Park Plaza & Trail Sitework Improvements Birmingham, Michigan
Sheet:	Irrigation Plan
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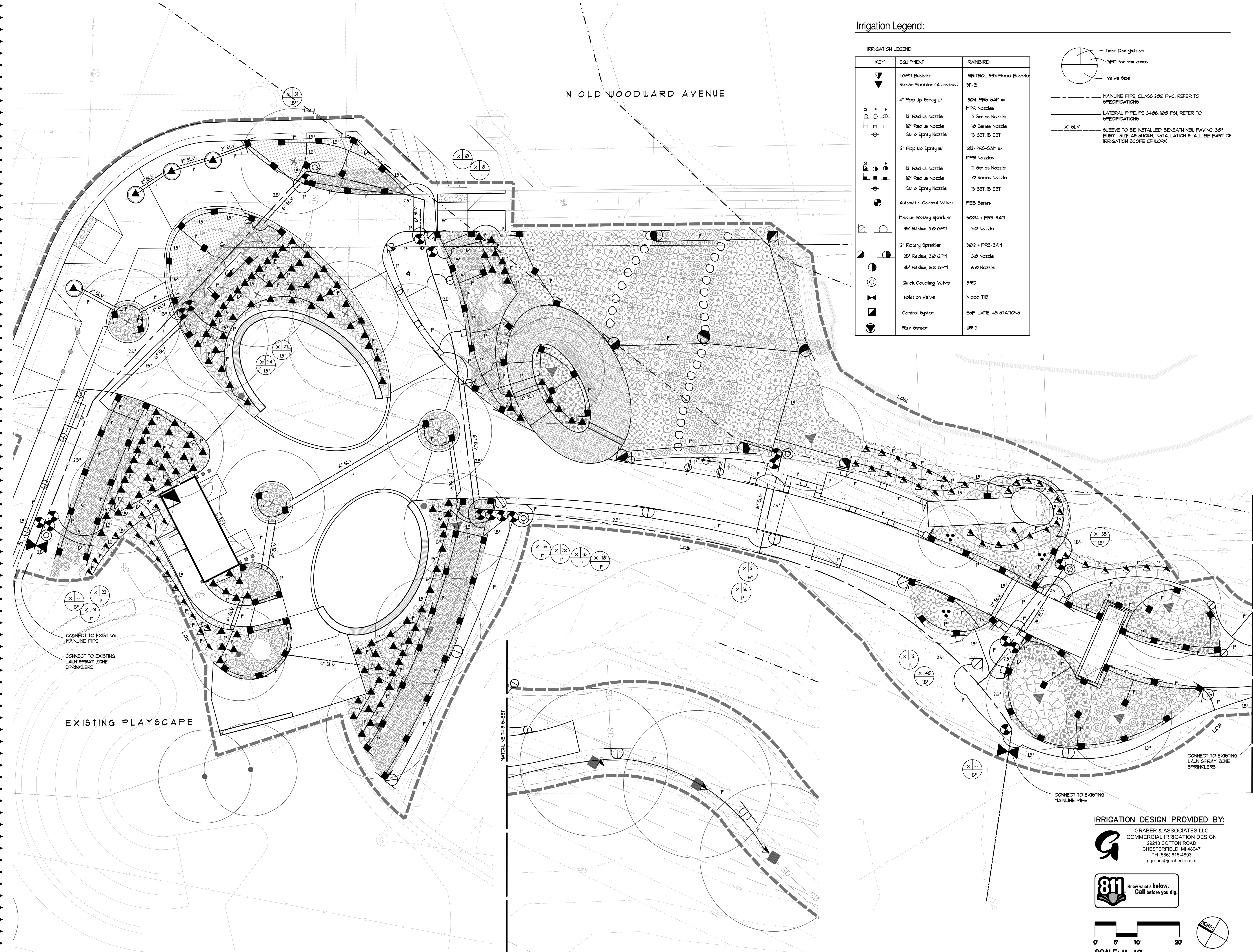
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COMMERCIAL IRRIGATION DESIGN
29218 COTTON ROAD
CHESTERFIELD, MI 48047
PH (586) 615-4893
ggrabber@grabberllc.com

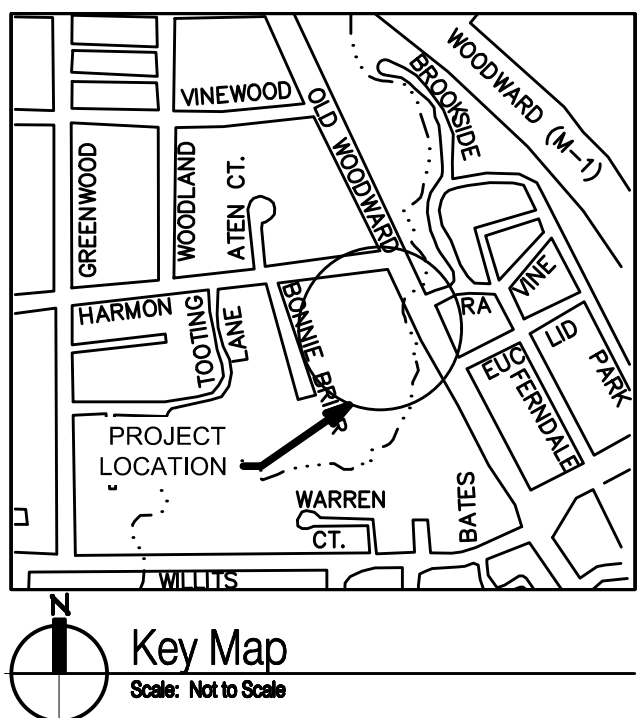
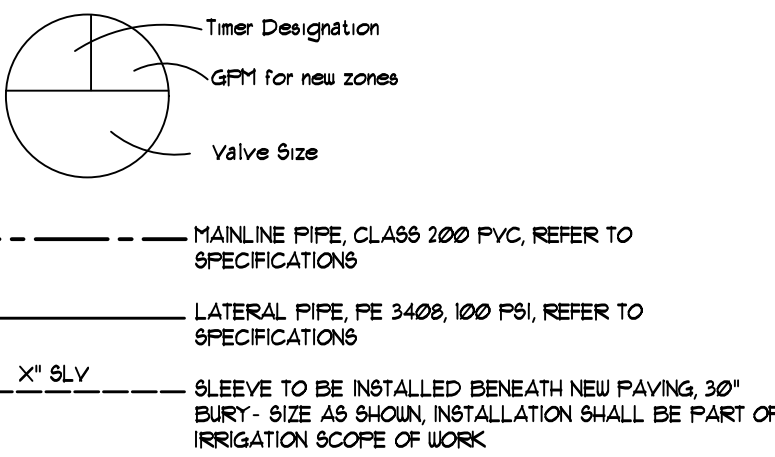


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Irrigation Legend:

IRRIGATION LEGEND		
KEY	EQUIPMENT	RAINBIRD
	1 GPM Bubbler	IRRIROL 533 Flood Bubbler
	Stream Bubbler (As noted)	5F-B
	4\"/>	1804-FRS-541 w/ MPR Nozzles
	12\"/>	12 Series Nozzle
	10\"/>	10 Series Nozzle
	Strip Spray Nozzle	15 56T, 15 E6T
	12\"/>	1802-FRS-541 w/ MPR Nozzles
	12\"/>	12 Series Nozzle
	10\"/>	10 Series Nozzle
	Strip Spray Nozzle	15 56T, 15 E6T
	Automatic Control Valve	FEB Series
	Medium Rotary Sprinkler	5004 + FRS-541
	35\"/>	3.0 Nozzle
	12\"/>	5012 + FRS-541
	35\"/>	3.0 Nozzle
	35\"/>	6.0 Nozzle
	Quick Coupling Valve	5RC
	Isolation Valve	Nibco T13
	Control System	ESP-LXME, 48 STATIONS
	Rain Sensor	WR-2





HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULEY DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project: Booth Park Plaza & Trail
Sitework Improvements
Birmingham, Michigan

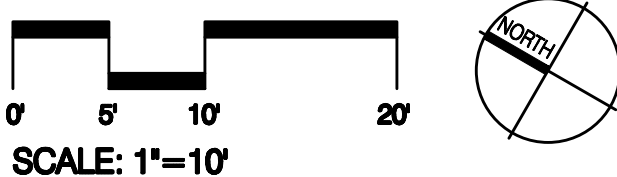
Sheet: Irrigation Plan Enlargement

Job Number: B22-241
Drawn: GG
Checked: SLG
Scale: As Noted

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COMMERCIAL IRRIGATION DESIGN
29218 COTTON ROAD
CHESTERFIELD, MI 48047
PH (586) 615-4893
ggrabber@grabberinc.com

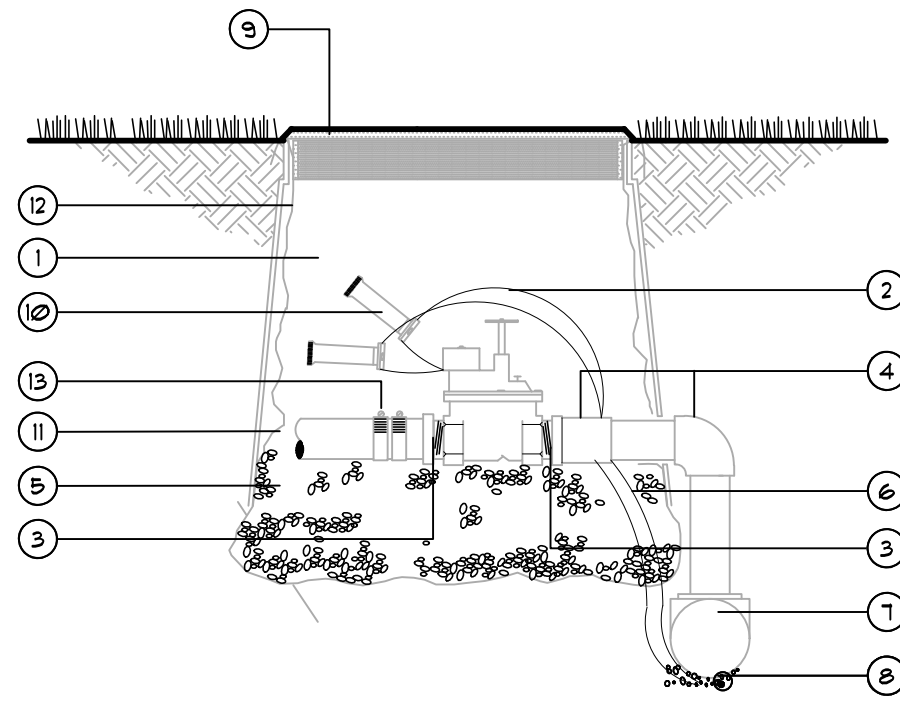


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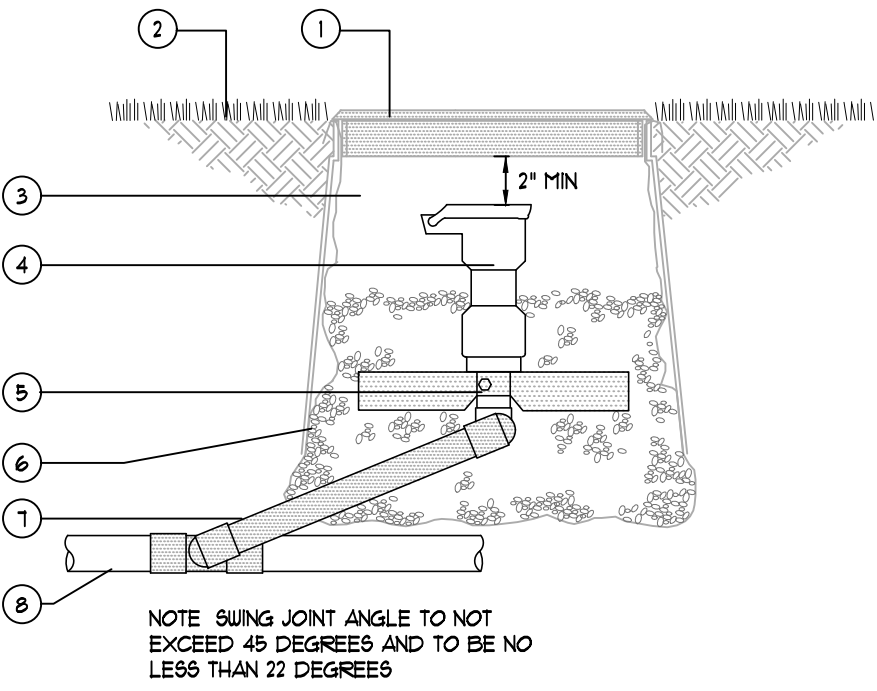
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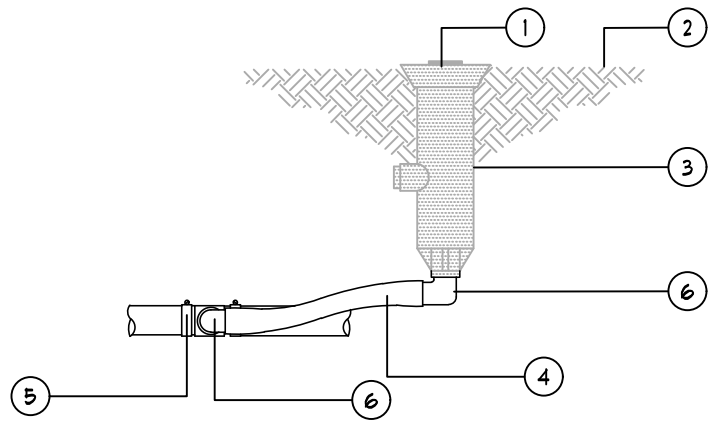
- 1 INTERIOR OF VALVE BOX TO BE FREE FROM SOIL AND DEBRIS
- 2 LEAVE COIL OF WIRE AT EACH VALVE TO ALLOW BONNET TO BE EXTENDED TO BOX EXTERIOR WITHOUT STRESSING WIRES AND CONNECTIONS
- 3 SCHEDULE 80 PVC NIPPLE
- 4 SCHEDULE 40 PVC FITTINGS
- 5 PEA STONE FROM BOTTOM OF VALVE TO 6" BELOW BOX
- 6 24 VOLT COMMON AND CONTROL WIRE TO VALVE. 8FENCE COMMON AT VALVE
- 7 MAINLINE PIPE. SEE SPECS FOR DEPTH OF BURY
- 8 CONTROL WIRES, INSTALLED BENEATH MAINLINE PIPE INSIDE CONDUIT #14AUG UL APPROVED FOR DIRECT BURY
- 9 VALVE BOX 11" X 14" WITH BLACK LID
- 10 3M SCOTHLOR OR DBY CONNECTORS
- 11 POLYETHYLENE PIPE TO SYSTEM
- 12 FILTER FABRIC
- 13 STAINLESS STEEL WORM GEAR CLAMPS DOUBLE CLAMP 1 1/4" PIPE AND LARGER

1 Automatic Valve Detail
NOT TO SCALE



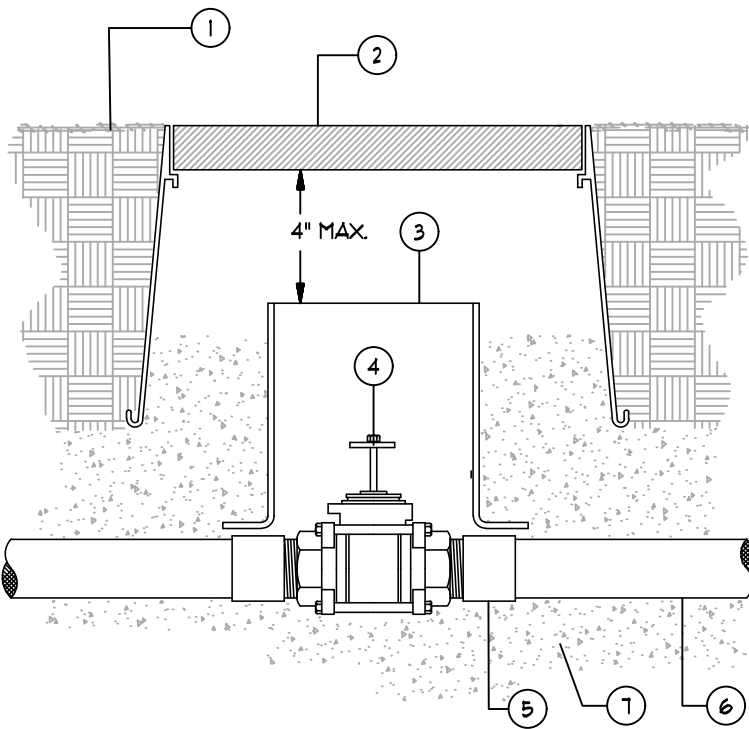
- 1 10" ROUND ARBOR OR CARSON VALVE BOX - SEE GENERAL NOTES, 1202
- 2 FINISH GRADE
- 3 INTERIOR OF BOX TO BE FREE FROM SOIL AND DEBRIS
- 4 1" QUICK COUPLING VALVE
- 5 1" QUICK COUPLER STABILIZER
- 6 FILTER FABRIC WITH PEA STONE. FILL VALVE BOX WITH STONE TO 2" BELOW QUICK COUPLER TOP. PACK STONE IN 1" LIFTS
- 7 SCHEDULE 80 PRE-FABRICATED SWING JOINT WITH O-RING SEALS AND MINIMUM 12" LAT LENGTH, LASCO, SFEARS, OR DURA
- 8 MAINLINE PIPE.

2 Quick Coupling Valve Detail
NOT TO SCALE



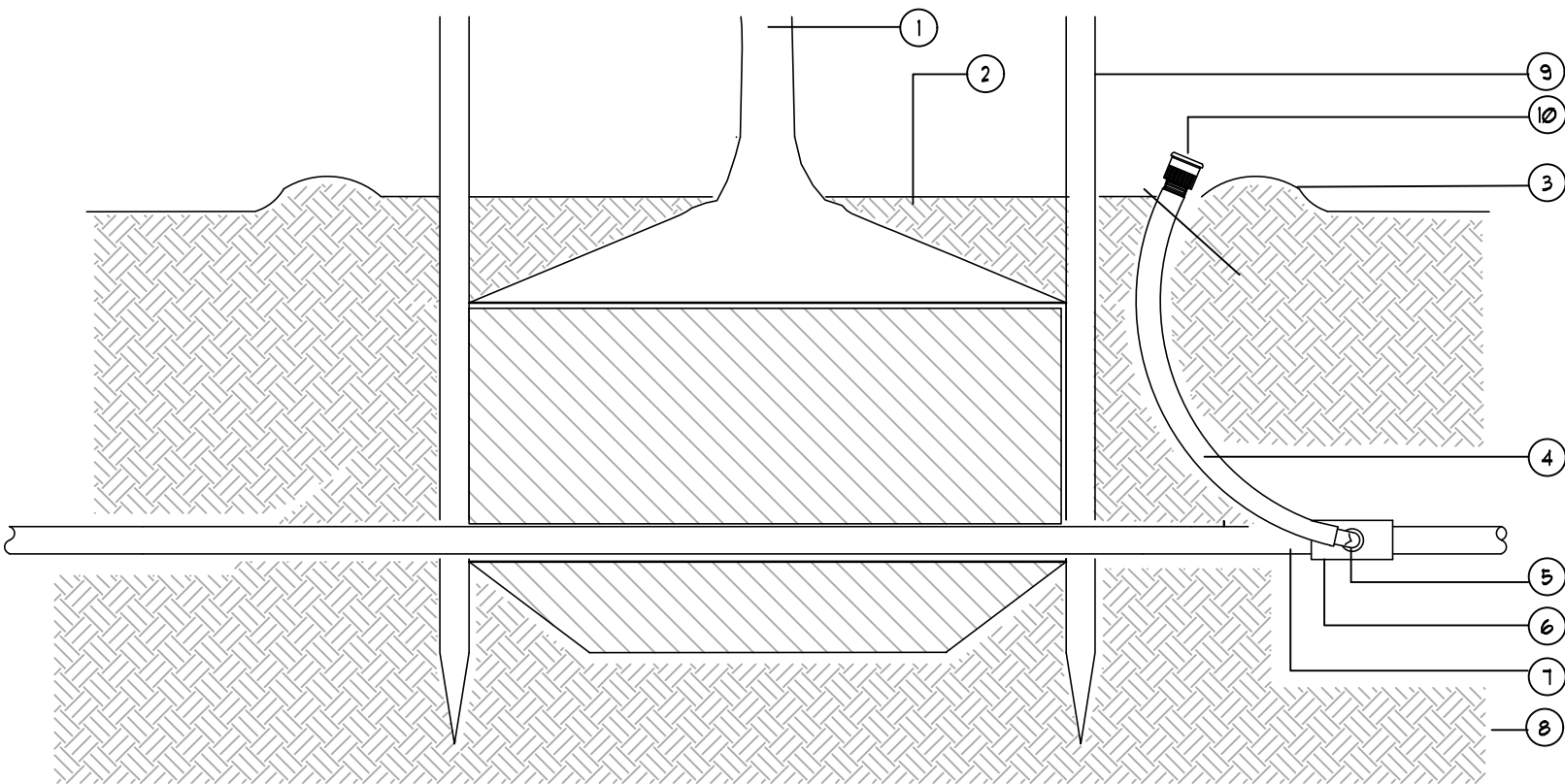
- 1 INSTALL SPRINKLER 1/4" ABOVE GRADE AND A MINIMUM OF 6" OFF WALKS AND CURBS.
- 2 FINISH GRADE
- 3 POP UP SPRINKLER USING BOTTOM INLET.
- 4 1/2" SWING PIPE, MINIMUM LENGTH 8" MAXIMUM LENGTH 10".
- 5 STAINLESS STEEL WORM GEAR CLAMP AND SCREW
- 6 1/2" OR 3/4" MALE ELBOW

3 Two Elbow Swing Joint Detail
NOT TO SCALE



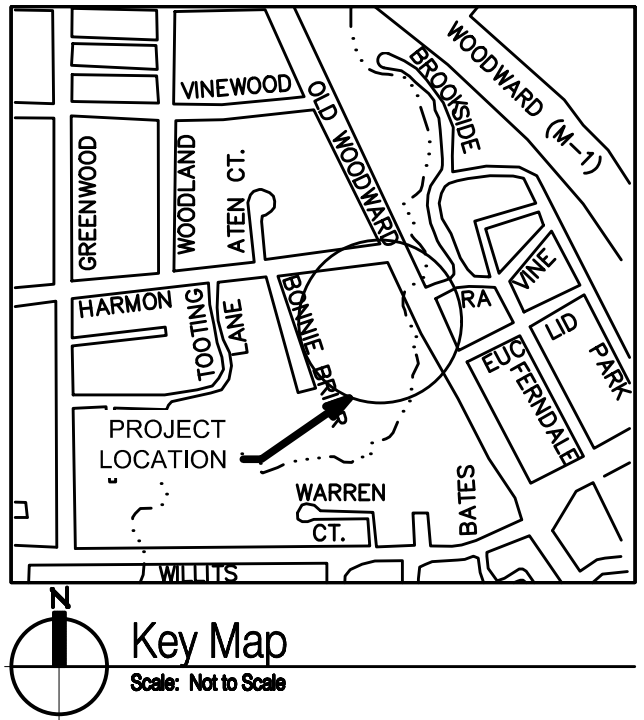
- 1 FINISH GRADE
- 2 11" X 14" VALVE BOX - SEE GENERAL NOTES, 1202
- 3 8" DIAMETER CL 160 PVC SLEEVE BOTTOM TO BE FLARED AND CONTACT TOP OF PRESSURE SUPPLY LINE
- 4 GATE VALVE, SIZE TO EQUAL MAINLINE SIZE
- 5 SLIP X MIPT SCH. 80 PVC ADAPTOR (2 REQUIRED)
- 6 MAINLINE PIPE
- 7 3/4" CRUSHED ROCK 1 CU FT. MIN

4 Isolation Valve
NOT TO SCALE



- 1 TREE TRUNK
- 2 MULCH RING
- 3 EARTH RING
- 4 FUNNY PIPE
- 5 1/2-INCH MALE NPT INLET
- 6 PVC SCH 40 TEE OR EL
- 7 PVC LATERAL PIPE
- 8 EARTH FILL
- 9 SUPPORT STAKES
- 10 BUBBLER-INSTALL 2" ABOVE MULCH INSIDE EARTH RING WITH HOOP STAKE TO HOLD BUBBLER IN PLACE

5 Tree Bubbler Detail
NOT TO SCALE



HRC
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915
555 HULEY DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
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**GRISSIM
METZ
ANDRIESE**
ASSOCIATES

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:	
Booth Park Plaza & Trail	
Sitework Improvements	
Birmingham, Michigan	
Sheet:	
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COMMERCIAL IRRIGATION DESIGN
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CHESTERFIELD, MI 48047
PH (586) 615-4893
ggraberg@graberllc.com

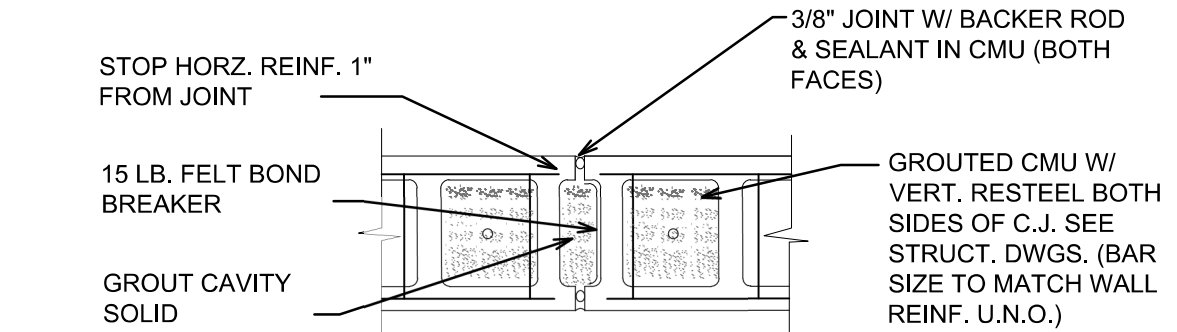
ROOM FINISH SCHEDULE																					
ROOM NO.	ROOM DESCRIPTION	FLOOR				BASE			CEILING			WALLS				REMARKS					
		EPOXY	SEALED CONC.	CARPET	LUXURY VINYL TILE	PORCELAIN TILE	EXIST. TO REMAIN	4" PTD. WID. BASE	NONE	4" EPOXY COVE	PORCELAIN TILE BASE	PORCELAIN WALL TILE	2X2 LAY-IN TILE	EXISTING	GYR. BD. (PTD.)		EXP-STRUCTURE-PTD.	WINDOW SHADES			
ROOM NAME																					
101	UNISEX RESTROOM																				
102	MECHANICAL EQUIPMENT ROOM																				
103	UNISEX RESTROOM																				

- DOOR HARDWARE:
- SHOP DRAWINGS: INDICATE LOCATIONS AND MOUNTING HEIGHTS OF EACH TYPE OF HARDWARE, AND MATERIAL TYPES. SUBMIT MANUFACTURER'S PARTS LISTS, AND TEMPLATES TO STEEL DOOR AND FRAME MANUFACTURERS FOR MORTISING OF STEEL DOORS AND FRAMES. ALL NECESSARY TEMPLATES AND SCHEDULES SHALL BE PROVIDED AT SUCH TIME SO AS NOT TO DELAY THE WORK. REFER TO DELIVERY, STORAGE AND HANDLING HEREIN FOR FORWARDING REQUIREMENTS OF HARDWARE.
 - PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: ANSI A117.1 - SPECIFICATIONS FOR MAKING BUILDINGS AND FACILITIES ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PEOPLE. NFPA 101, NFPA 80, NFPA 252.

MATERIALS LEGEND	
	SPLIT FACE CMU
	EARTH
	SOLID CEDAR COLUMNS
	WOOD BLOCKING (SECTION)

GENERAL NOTES

- CONTRACTOR SHALL COORDINATE ALL WORK PRIOR TO INSTALLATION OR FABRICATION OF ANY COMPONENTS. ALL OPENINGS SHALL ALSO BE COORDINATED. CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
- ALL WORK MUST CONFORM TO ALL STATUTES OF THE MICHIGAN BUILDING CODE (EDITION IN EFFECT AT THE TIME OF PERMIT), ALL STATE, COUNTY AND LOCAL ORDINANCES, CURRENT BARRIER FREE REGULATIONS, MIOSHA STRUCTURAL GUIDELINES, ASTM STANDARD TESTING PROCEDURES, OWNER'S PRACTICES AND GENERALLY ACCEPTED DESIGN PRACTICES. IF DISCREPANCIES IN DRAWING APPEAR, WORK MUST BE DONE PER CODE.
- CONTRACTOR SHALL PROVIDE NEW OPENINGS AND SUPPORTS AS NOTED. FINAL OPENING DIMENSIONS, CONNECTION SIZES, CLEARANCES, ETC. MUST BE COORDINATED DURING CONSTRUCTION WITH APPROVED COMPONENTS. SEAL TIGHT ALL OPENINGS (ROOF, WALL AND CEILING), EQUIPMENT AND/OR PENETRATIONS - FROM AIR AND MOISTURE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND APPROVED MANUFACTURERS.
- ALL INSTALLATIONS TO BE COORDINATED WITH EXISTING CONDITIONS FOR PROPER SIZE, LOCATION AND PROVISIONS REQUIRED TO INSTALL COMPONENTS.
- PIPING & CONDUIT HANGERS AND SUPPORT LOCATION ARE NOT SHOWN ON DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE PIPING AND CONDUIT HANGERS AND SUPPORTS NECESSARY AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED TRANSITIONS, FITTINGS AND APPURTENANT CONNECTIONS.
- CONFIRM ANY COLOR SELECTIONS WITH OWNER.
- SHOP DRAWINGS AND PRODUCT DATA - THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND PROJECT ENGINEER, SHOP DRAWINGS & PRODUCT DATA SUBMITTALS FOR ALL PRODUCTS AND COMPONENTS TO BE USED ON THIS PROJECT. MAINTAIN ONE COPY OF ALL APPROVED SUBMITTALS AT THE SITE FOR THE OWNER'S REFERENCE.
- "RECORD" DRAWINGS - THE CONTRACTOR SHALL MAINTAIN A SET OF "AS-BUILT" PRINTS, MARKED UP AT THE SITE, CONTAINING ALL "AS-BUILT" INFORMATION. TURN SET OVER TO OWNER UPON COMPLETION OF THE WORK.
- INSTALL ALL MATERIALS IN COMPLIANCE W/ MFR. RECOMMENDATIONS AND CODE REQUIREMENTS.



NOTES:

- MICHIGAN TYPE CONTROL JOINT REQUIRED; PRE-FAB C.J. W/ USE OF SASH STYLE BLOCK NOT PERMITTED WITHOUT STRUCTURAL ENGINEER APPROVAL.
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS IN ALL WALLS.
- PROVIDE CONTROL JOINTS AT DOOR LINTELS AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

TYP. MICHIGAN MASONRY CONTROL JOINT AT SINGLE WYTHE MASONRY

SPECIFICATIONS

MINERAL FIBER INSULATION FOR ATTIC SPACE:
ROOF - R-38 RATED, 24\"/>

FOUNDATION INSULATION:
MINIMUM 3 INCH THICK (UNLESS SPECIFICALLY NOTED) EXTRUDED POLYSTYRENE, OWENS CORNING "FOAMULAR" OR EQUAL, COMPLIANT WITH ASTM C578 TYPE IV AND ASTM E84.

RESTROOM SIGNAGE:
PROVIDE EXTERIOR GRADE, PAINTED METAL SIGNAGE AT EACH TOILET ROOM DOOR TO MEET ACCESSIBILITY REQUIREMENTS OF MICHIGAN BUILDING CODE AND ANSI ICC A117.1. MOUNT ON WALL ADJACENT TO DOOR PER BARRIER FREE REQUIREMENTS. CONFIRM COLORS/ DESIGN WITH OWNER AND ARCHITECT PRIOR TO ORDERING.

LOUVERS:

- INTAKE & EXHAUST LOUVERS TO BE 6\"/>
- CONTROLS TO BE INTERLOCKED WITH CORRESPONDING MECHANICAL EQUIPMENT. REFER TO MECHANICAL PLANS FOR COORDINATION & ADDITIONAL REQUIREMENTS.
- PROVIDE (3) SIZES FOR EXTERIOR LOUVERS (MUST BE IN FULL UNIT MASONRY DIMENSIONS TO ALIGN W/ CMU);
 - EXTERIOR SMALL TO ACCOMMODATE MIN. 4 S.F. OF FREE AREA - SIZE 12\"/>
 - EXTERIOR LARGE TO ACCOMMODATE MIN. 140 S.F. OF FREE AREA - SIZE 24\"/>
 - INTERIOR TO BE 18\"/>
- PROVIDE POWDERCOAT FINISH - COLOR TO BE SELECTED FROM MFR. FULL RANGE OF AVAILABLE COLORS. PROVIDE SAMPLES FOR ARCHITECT REVIEW/ APPROVAL.
- REFER TO SHEET A-5 AND MECHANICAL DRAWINGS FOR LOUVER LOCATIONS.
- PRICING FOR THIS ITEM IS TO BE INCLUDED IN THE "HVAC" LINE ITEM ON THE BID PROPOSAL.

CLADDING :

PROVIDE EXTERIOR GRADE, 1\"/>

- WOOD SHALL BE STAINED IN (2) COATS:
 - PREPARATION - ALL SURFACES MUST BE CLEAN, DRY, AND FREE FROM DIRT, MILDEW STAINS, DUST, AND OTHER FOREIGN MATTER. REMOVE SURFACE STAINS, DIRT, PAINT, AND FAILED OXIDIZED STAINS. APPLY SUPERDECK STAIN & SEALER REMOVER LIBERALLY WITH BRUSH OR ROLLER. CLEAN SMALL AREAS ONE AT A TIME ALLOWING PRODUCT TO SIT FOR 10-15 MINUTES. SCRUB THE SURFACE WITH A SYNTHETIC STIFF BRISTLE BRUSH (DO NOT USE A WIRE OR NATURAL BRISTLE BRUSH) TO REMOVE THOSE FINISHES THAT DO NOT COME UP IMMEDIATELY. APPLY DECKSAVES REVIVE CLEANER WITH A PUMP-UP SPRAYER OR DEEP NAP ROLLER WORKING FROM THE BOTTOM TO THE TOP OF THE STRUCTURE. MAINTAIN ADEQUATE SURFACE WETNESS AND ALLOW CONCENTRATION OF CLEANING EFFORTS TO AN AREA. ALLOW SUPERDECK REVIVE TO SET ON THE SURFACE FOR 10-15 MINUTES. LIGHTLY SCRUB SURFACE WITH A STIFF, SYNTHETIC BRISTLE BRUSH. DO NOT ALLOW SUPERDECK TO REVIVE COMPLETELY DRY DURING APPLICATION.
 - INTERMEDIATE AND FINISH COATS: SHERWIN WILLIAMS DUCKBACK 7400 SERIES PREMIUM TRANSLUCENT WOOD FINISH 275 VOC (STAIN COLOR TO BE SELECTED FROM MFR. FULL RANGE OF COLORS, PROVIDE SAMPLES AND MOCKUP ON SITE FOR OWNER REVIEW/APPROVAL).

DOOR SCHEDULE													
DOOR NO.	DOOR LOCATION	INT	EXT	FINISH (PTD OR EX.)	HEADER DETAIL	TYPE	DOOR SIZE (W X H)	HARDWARE (ADA COMPLIANT)					REMARKS
								CARD READER	GLASS ROOM	PASSAGE	STORE ROOM	CLOSER	
101	UNISEX RESTROOM		X	PTD	H1	B	3'-0\"/>		O			O	STEEL HM. NOTE 4
102	MECHANICAL EQUIPMENT ROOM		X	PTD	H1	B	3'-0\"/>				O	O	STEEL HM. NOTE 4
103	UNISEX RESTROOM		X	PTD	H1	B	3'-0\"/>		O			O	STEEL HM. NOTE 4

NOTE:

- ALL DOOR LITES SHALL BE TEMPERED GLASS.
- ALL NEW H.M. DOOR FRAMES AT CMU WALLS SHALL BE MORTARED SOLID.
- FIELD VERIFY ALL DIMENSIONS
- UNDERCUT DOOR 1\"/>

KEY:

WD: WOOD
MTL: METAL
H.M.: HOLLOW METAL
PTD: PAINTED
EX: EXISTING
GL: GLASS

DOOR LITE SHALL BE TEMPERED GLASS (INSUL. AT EXT. LOCATIONS)

SOLID DOOR

TEMP. GLASS

TEMPERED GLASS SIDELIGHT

5\"/>

SOLID DOORS

DOOR LITE SHALL BE TEMPERED GLASS (INSUL. AT EXT. LOCATIONS)

BIFOLD DOORS

HALF TEMPERED GLASS LITE

S1 SILL DETAIL

A-100 SCALE: 1-1/2" = 1'-0"

J1 JAMB DETAIL

A-100 SCALE: 1-1/2" = 1'-0"

H1 HEAD DETAIL

A-100 SCALE: 1-1/2" = 1'-0"

BUILDING CODE DATA

APPLICABLE CODES:

2015 MICHIGAN BUILDING CODE (MBC)

2023 NATIONAL ELECTRIC CODE (NEC) WITH MICHIGAN AMENDMENTS

2021 MICHIGAN MECHANICAL CODE

2021 MICHIGAN PLUMBING CODE

ICC ANSI A117.1 - 2009

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

ASCE 24 - FLOOD RESISTANT DESIGN AND CONSTRUCTION

CONSTRUCTION TYPE (TABLE 601 & 602): VB

USE GROUP: B, BUSINESS/MISCELLANEOUS

TRAVEL DISTANCE (1016):

DISTANCE TO AN EXIT ACCESS DOES NOT EXCEED 75 FEET FOR AREAS CONSTRUCTED UNDER THIS WORK.

ACCESSIBILITY (1103):

PROPOSED BUILDING IS REQUIRED TO BE ACCESSIBLE.

OCCUPANCY CATEGORY (TABLE 1604.5): II

FLOOR AREA (GROSS PER SECTION 1002): 187 G.S.F.

OCCUPANT LOAD (TABLE 1004.1.1):

RESTROOMS (UTILITIES)= 2 OCCUPANTS.

EQUIPMENT ROOM:

43 SQ FT/300 = 1 OCCUPANTS

3 OCCUPANTS

ASCE 24 & IBC SECTION 1612.4 REQUIREMENTS:

- DESIGN FLOOD ELEVATION - 737.0'

- DRY FLOODPROOFING NOT REQUIRED PER ASCE 24 SECTION 2.6

- FLOOD WATER OPENINGS NOT REQUIRED TO BE PROVIDED PER ASCE 24 SECTION 2.6.2.2

ENERGY CODE REQUIREMENTS - NONRESIDENTIAL (ASHRAE 90.1):

REQ'D PROVIDED

ATTIC INSULATION R-49 MIN. R-49 (MIN.)

DOORS U-0.37 MAX. U-0.37

SLAB R-10 MIN. R-11.4

MASS WALLS 5.7 C.I. MIN. R-9"

*PER EX. 5.5.3.2, FILL UNGROUTED CORES W/ MAT'L HAVING MAX. THERMAL CONDUCTIVITY OF 0.44 BTU-IN/H-F2-F

STRUCURAL DESIGN CRITERIA

RISK CATEGORY: II

LIVE LOAD

ROOF = 20 PSF

SNOW LOADS

GROUND SNOW LOAD = 25 PSF

FLAT ROOF SNOW LOAD = 17.33 PSF

EXPOSURE FACTOR = Ce = 0.9

IMPORTANCE FACTOR = I = 1.0

THERMAL FACTOR = Ct = 1.0

20 PSF MINIMUM (IGNORING SLOPE ROOF - CONSERVATIVE)

WIND LOADS

ULTIMATE DESIGN WIND SPEED = 110 MPH

EXPOSURE CATEGORY = B

INTERNAL PRESSURE COEFFICIENT = +/- 0.18 (Enclosed)

COMPONENTS & CLADDING

ZONE 1 ZONE 2 ZONE 3

A=100 SF -19 PSF -22 PSF -22 PSF

A=50 SF -20 PSF -23 PSF -23 PSF

A=10 SF -22 PSF -26 PSF -26 PSF

ZONE 4 ZONE 5

A=500 SF 16/-19 PSF 17/-19 PSF

A=50 SF 20/-22 PSF 20/-25 PSF

A=10 SF 22/-24 PSF 22/-30 PSF

FOUNDATION DESIGN

NET ALLOWABLE SOIL BEARING CAPACITY = 1500 PSF

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

GRISSIM METZ ANDRIESE

Associates

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:	Booth Park Plaza & Trail Improvements
	Birmingham, Michigan
Sheet:	ARCHITECTURAL NOTES, SCHEDULES, DETAILS
Job Number:	B22-241/20240478
Drawn:	QR
Checked:	AMM
Scale:	AS NOTED

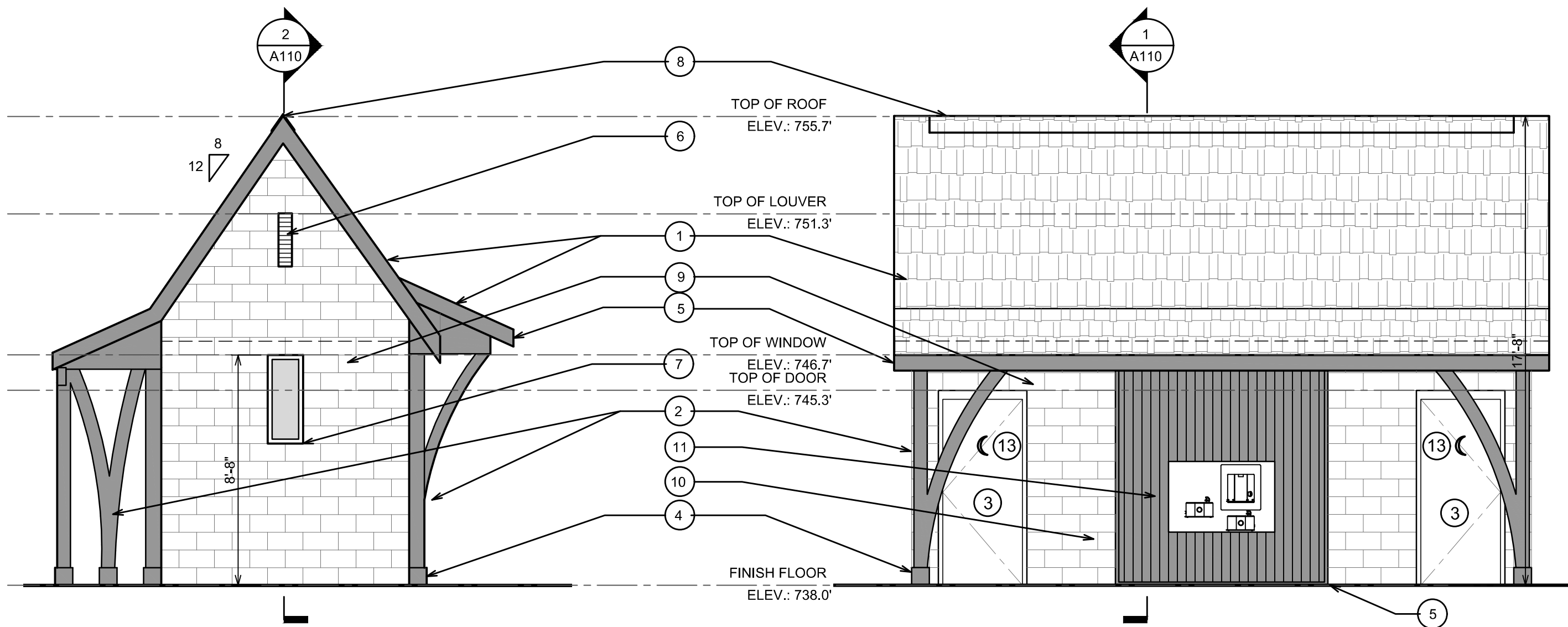
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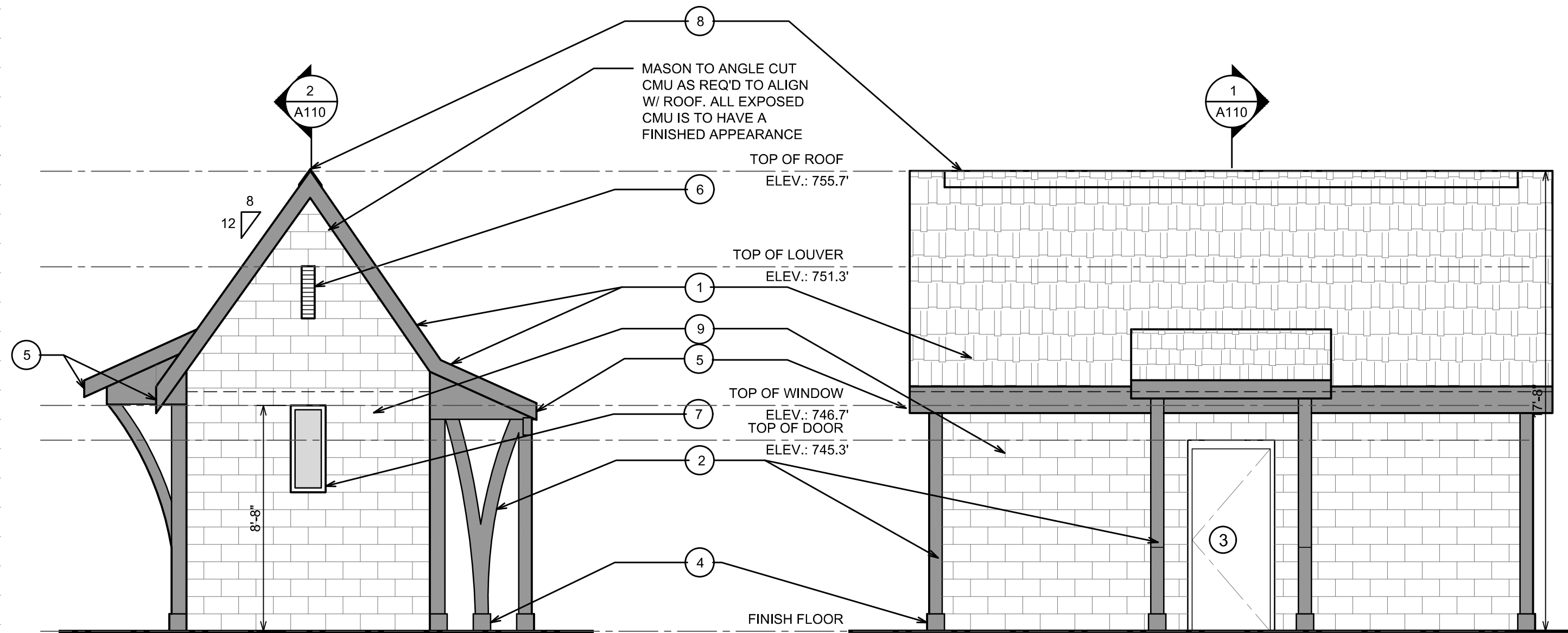


EAST ELEVATION

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

SOUTH ELEVATION

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

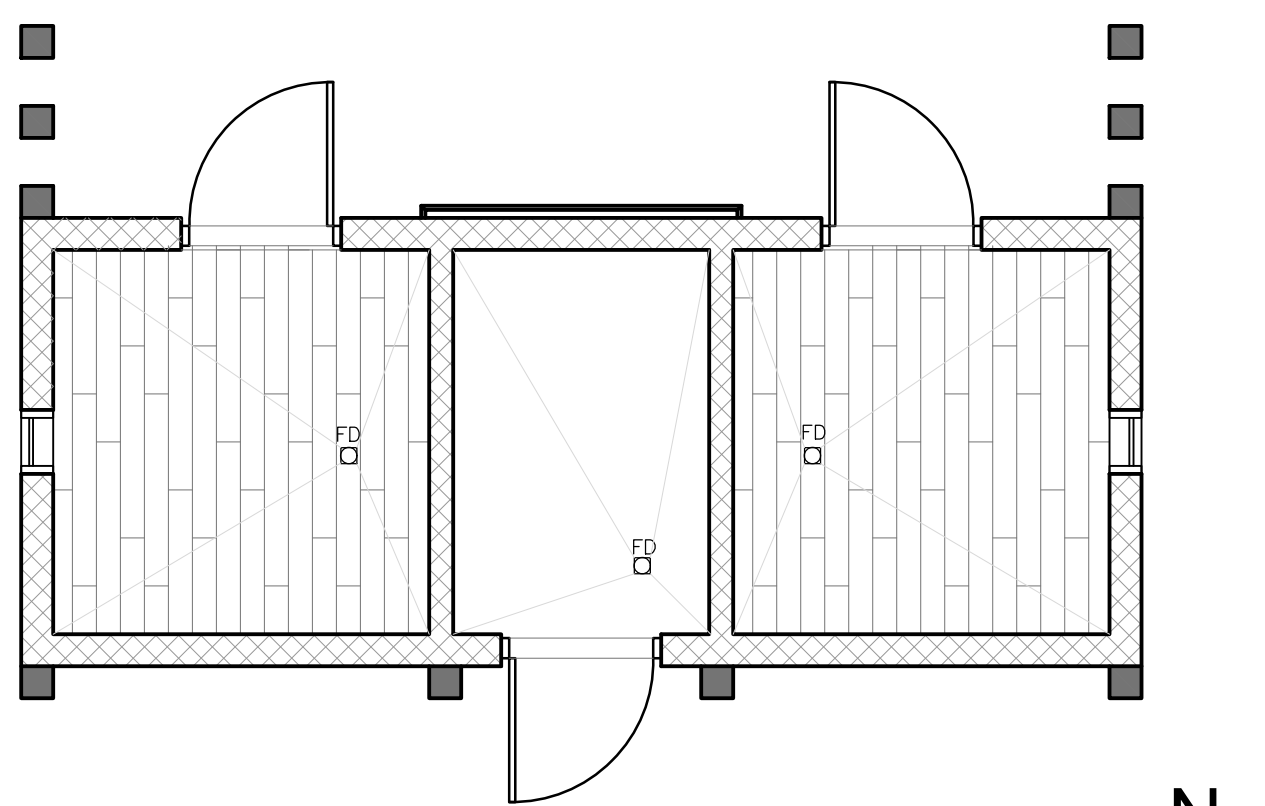


WEST ELEVATION

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

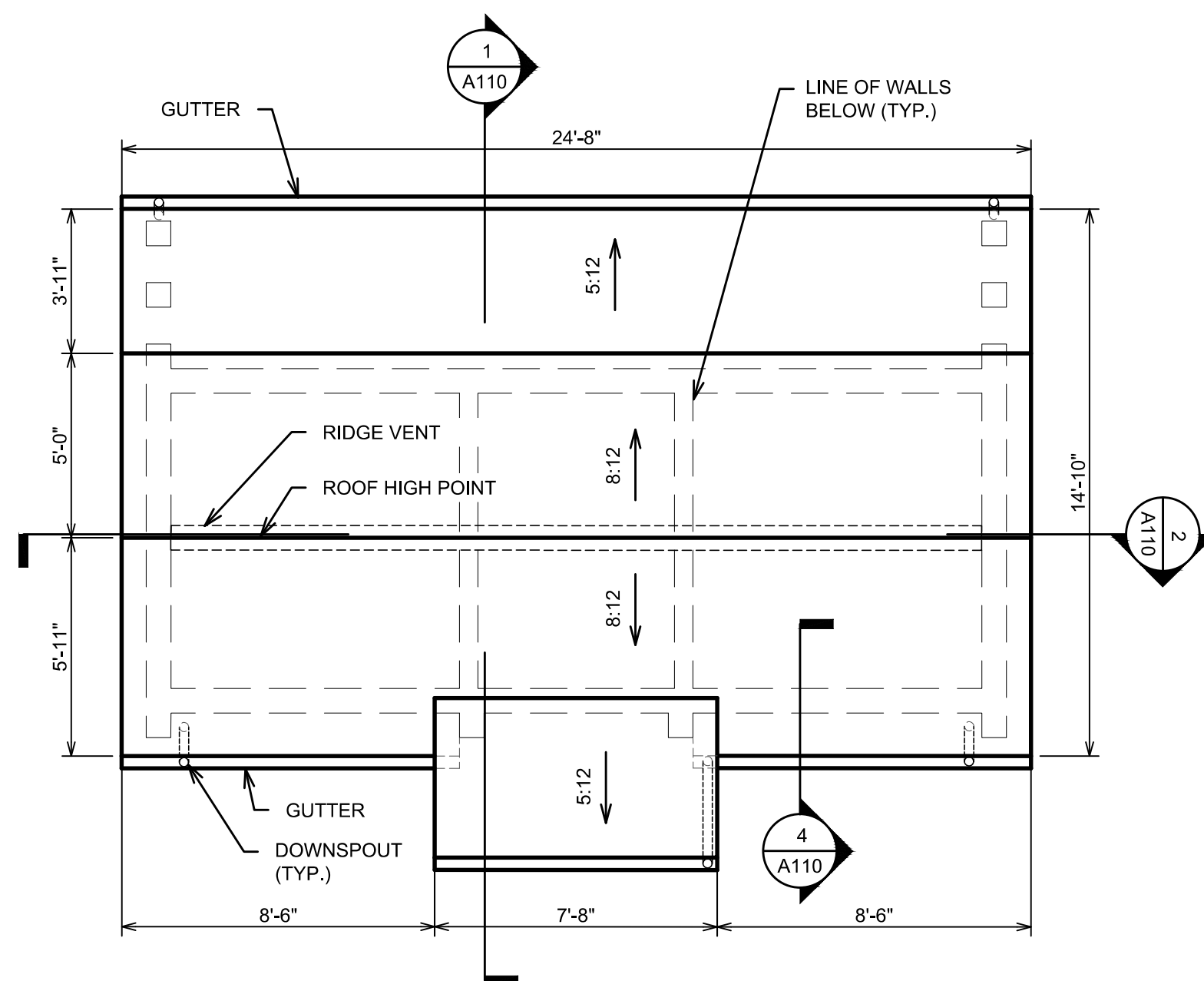
NORTH ELEVATION

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



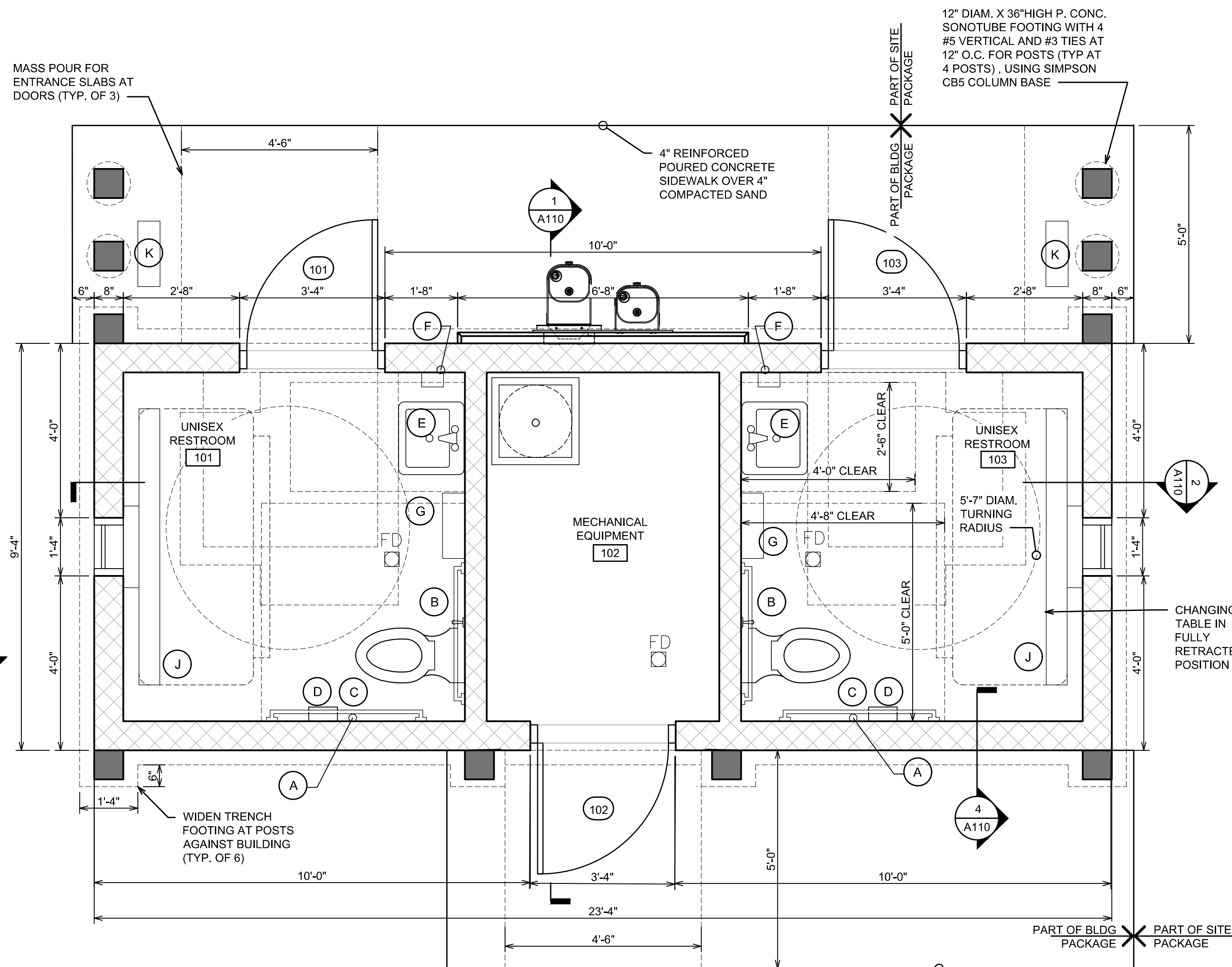
BOOTH PARK RESTROOM
FINISH PLAN

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



BOOTH PARK RESTROOM
ROOF PLAN

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



BOOTH PARK RESTROOM
FLOOR PLAN

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

BID ALTERNATES

BID ALTERNATE #1:

IN LIEU OF SPECIFIED SINK, FAUCET, SOAP DISPENSER AND HAND DRYER IN EACH UNISEX RESTROOM, PROVIDE ALL-IN-ONE COMBINATION SINK, SOAP & HAND DRYER UNIT IN CURRENT SINK LOCATIONS PER THE FOLLOWING REQUIREMENTS:

-INTEGRATED ONE STATION (30" WIDE) SINK UNIT WITH QUARTZ BASIN/COUNTER. FIXTURES TO BE BATTERY POWERED, INFRARED SENSOR ACTIVATED, WITH POLISHED CHROME FINISH. FAUCET TO HAVE 0.5 GPM FLOW RATE. PROVIDE LOCKABLE ANGLED STAINLESS STEEL ENCLOSURE BELOW SINK FOR PLUMBING ACCESS. ALL COMPONENTS MUST BE ADA COMPLIANT. PROVIDE ALL ACCESSORIES, VALVES, FITTINGS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.

-APPROVED MFRS. INCLUDE:
-SLOAN, AER-DEC WITH BASYS FIXTURES
-BRADLEY, VERGE LV001 WITH
NEXT GEN WASH BAR WB2

ELEVATION NOTES

- 1 ASPHALT ROOF SHINGLE
- 2 CUSTOM SOLID CEDAR POST BRACING - STAINED
- 3 PAINTED STEEL DOOR AND FRAME
- 4 8" STAINED WOOD BASE TRIM, FINISH TO MATCH POSTS
- 5 STAINED WOOD FASCIA BOARD
- 6 PRE-FIN. METAL LOUVER
- 7 FIXED ALUMINUM WINDOW W/ TRANSLUCENT GLAZING PER SPECS
- 8 CONTINUOUS RIDGE VENT
- 9 SPLIT FACE CMU BLOCK - GRAND BLANC "IRISH HILLS"
- 10 COMPOSITE PLANK EXTERIOR CLADDING - DARK BROWN (WOODPLANK.COM)
- 11 DRINKING FOUNTAIN AND BOTTLE FILLER - PROVIDE BLOCKING AS REQ'D BEHIND CLADDING TO SECURE TO CMU WALL
- 12 CUSTOM PRE-FIN. METAL TRIM AT PERIMETER OF CLADDING
- 13 DECORATIVE PRE-FIN. METAL SIGN SCREWED TO WOOD DOOR

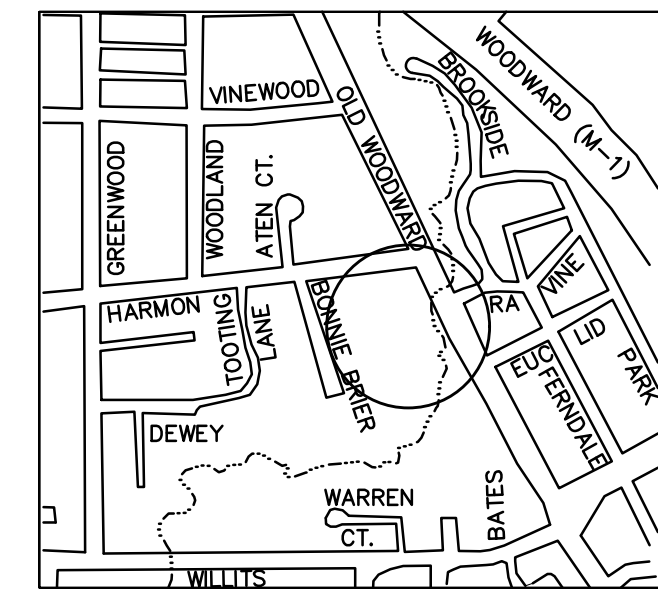
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

FIXTURE LEGEND

- | | |
|---|--|
| A | BOBRICK MODEL B-6806x42 SATIN FINISH CONCEALED MOUNT GRAB BAR (42" LENGTH) |
| B | BOBRICK MODEL B-6806x36 SATIN FINISH CONCEALED MOUNT GRAB BAR (36" LENGTH) |
| C | BOBRICK MODEL B-6806x18 SATIN FINISH CONCEALED MOUNT GRAB BAR (18" LENGTH) |
| D | BOBRICK B-2892 SURFACE MOUNT TWIN JUMBO ROLL TOILET TISSUE DISPENSER |
| E | BOBRICK MODEL B-165 2436 STAINLESS STEEL CHANNEL-FRAME MIRROR |
| F | BOBRICK MODEL B-4112 40 OZ. STAINLESS STEEL LOTION SOAP DISPENSER |
| G | XLERATOR HAND DRYER MODEL XL-SB |
| H | KOALA KARE MODEL #KB300-00 (GRAY) WALL SURFACE MOUNTED BABY CHANGING STATION |
| J | ADJUSTABLE SURFACE MOUNTED ADULT CHANGING STATION - KOALA KARE MODEL #KB3000-AHL |
| K | SCRUSHER MOUNTED LOW PROFILE HEAVY DUTY BOOT BRUSH WITH REMOVABLE BRUSHES FOR MAINTENANCE. |

NOTES:

1. PROVIDE BLOCKING/ANCHORS AS REQ'D.
2. REFER TO PLUMBING DRAWINGS FOR EXACT SPECS./DETAILS ON PLUMBING FIXTURES FOR COORDINATION.
3. ACCEPTABLE ALTERNATIVE ACCESSORY FIXTURE MANUFACTURERS ARE BRADLEY AND ASI - ALL ACCESSORIES ARE TO BE FROM THE SAME MANUFACTURER. SUBMIT CUT SHEETS FOR OWNER REVIEW & APPROVAL.
4. INSTALL ALL COMPONENTS PER MFR. RECOMMENDATIONS TO COMPLY W/ ADA STANDARDS.
5. SLOPE ALL FLOORS TO FLOOR DRAINS.



Key Map
Scale: Not to Scale



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HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359

WEB SITE: <http://www.hrcengr.com>



**GRISSIM
METZ
ANDRIESE**
ASSOCIATES

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
**Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

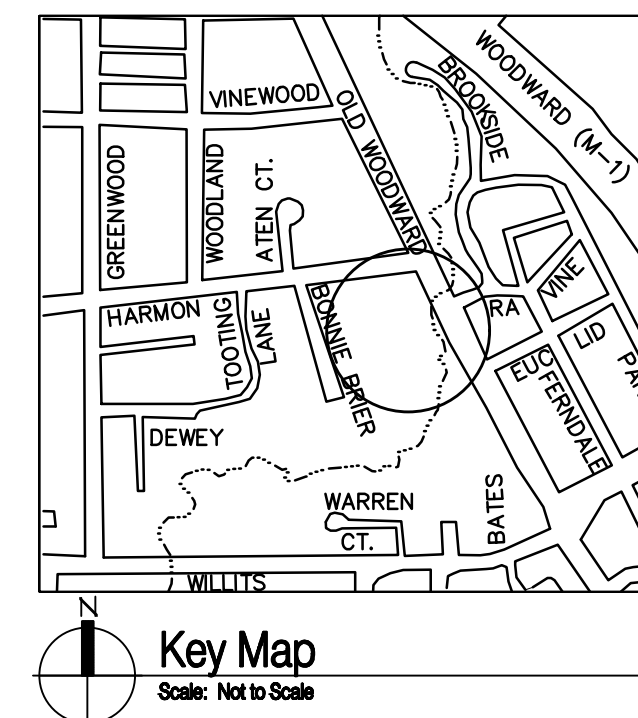
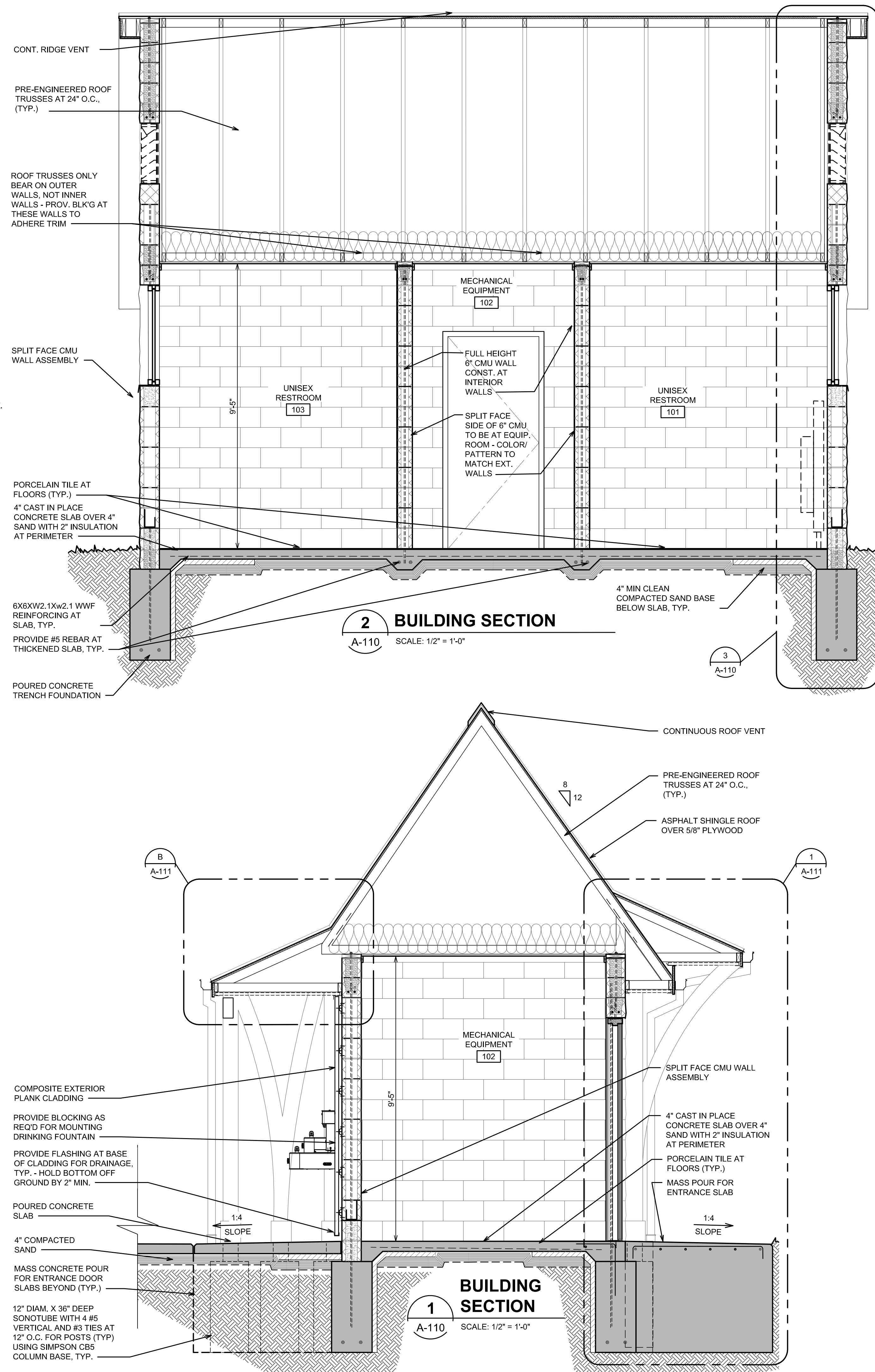
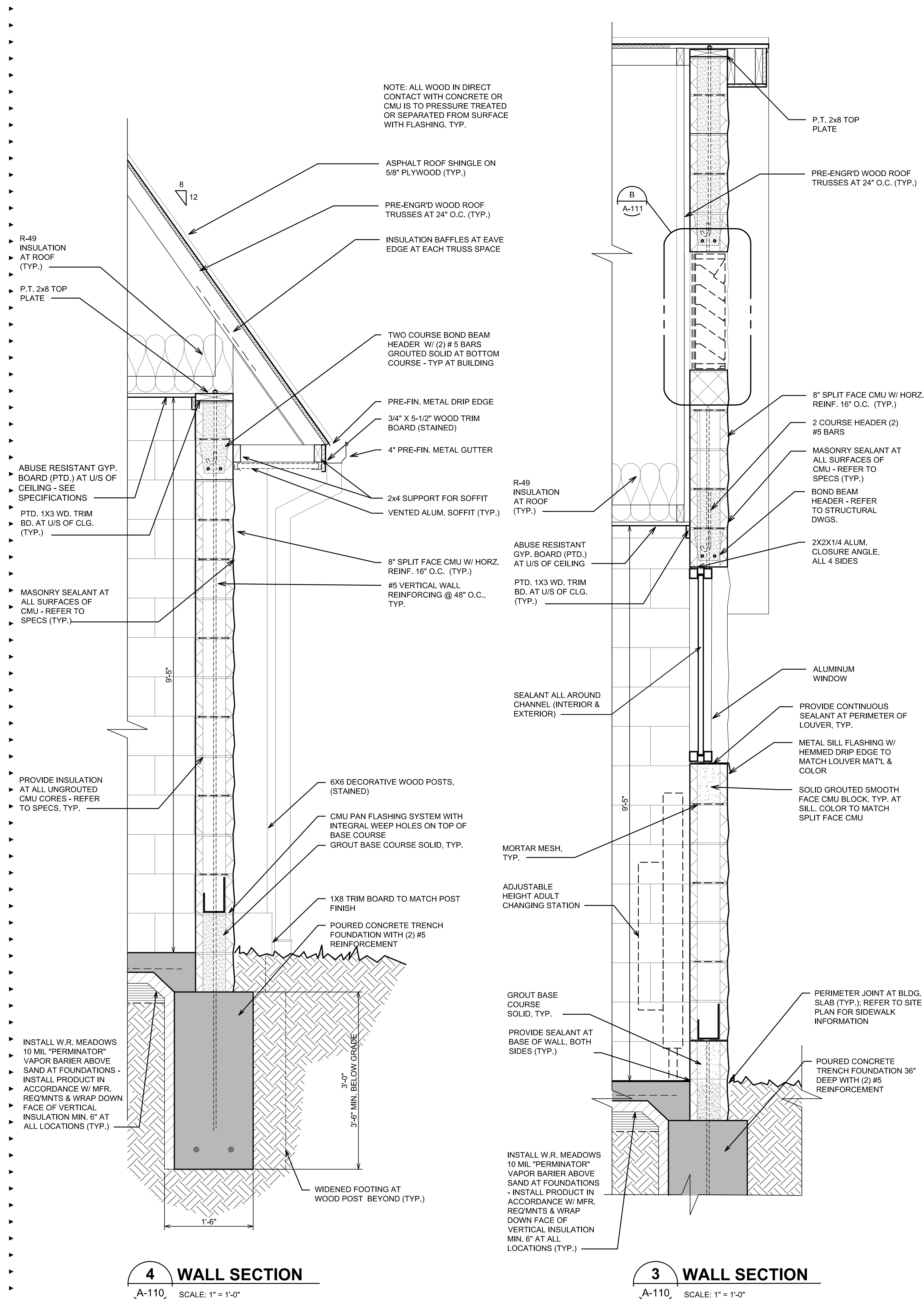
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AND ELEVATIONS**

Job Number: B22-241/20240478
Drawn: OR
Checked: AMM
Scale: AS NOTED

Date: 8.6.2024
12.11.2024
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City Commission Submittal
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Landscape Architecture

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Plymouth, MI 48170

Ph: 248-347-7010

Project: **Booth Park
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Birmingham, Michigan

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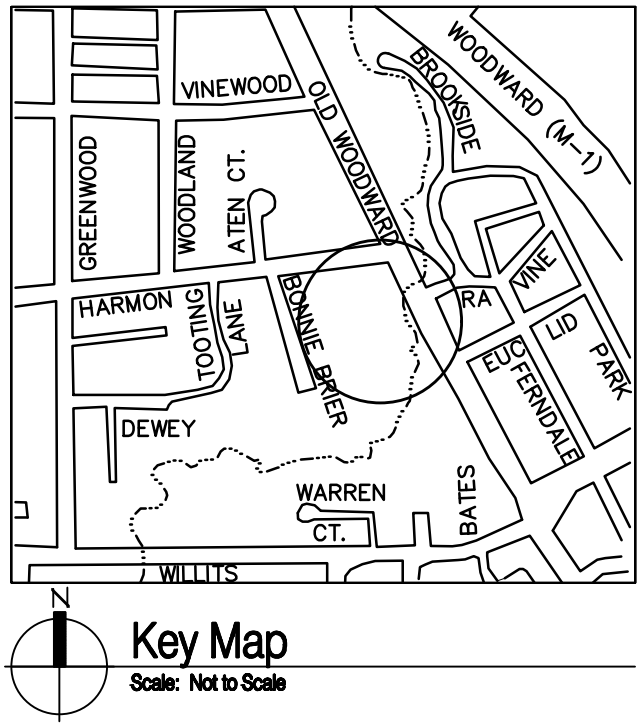
**SECTIONS
AND DETAILS**

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48303 - 0824
PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
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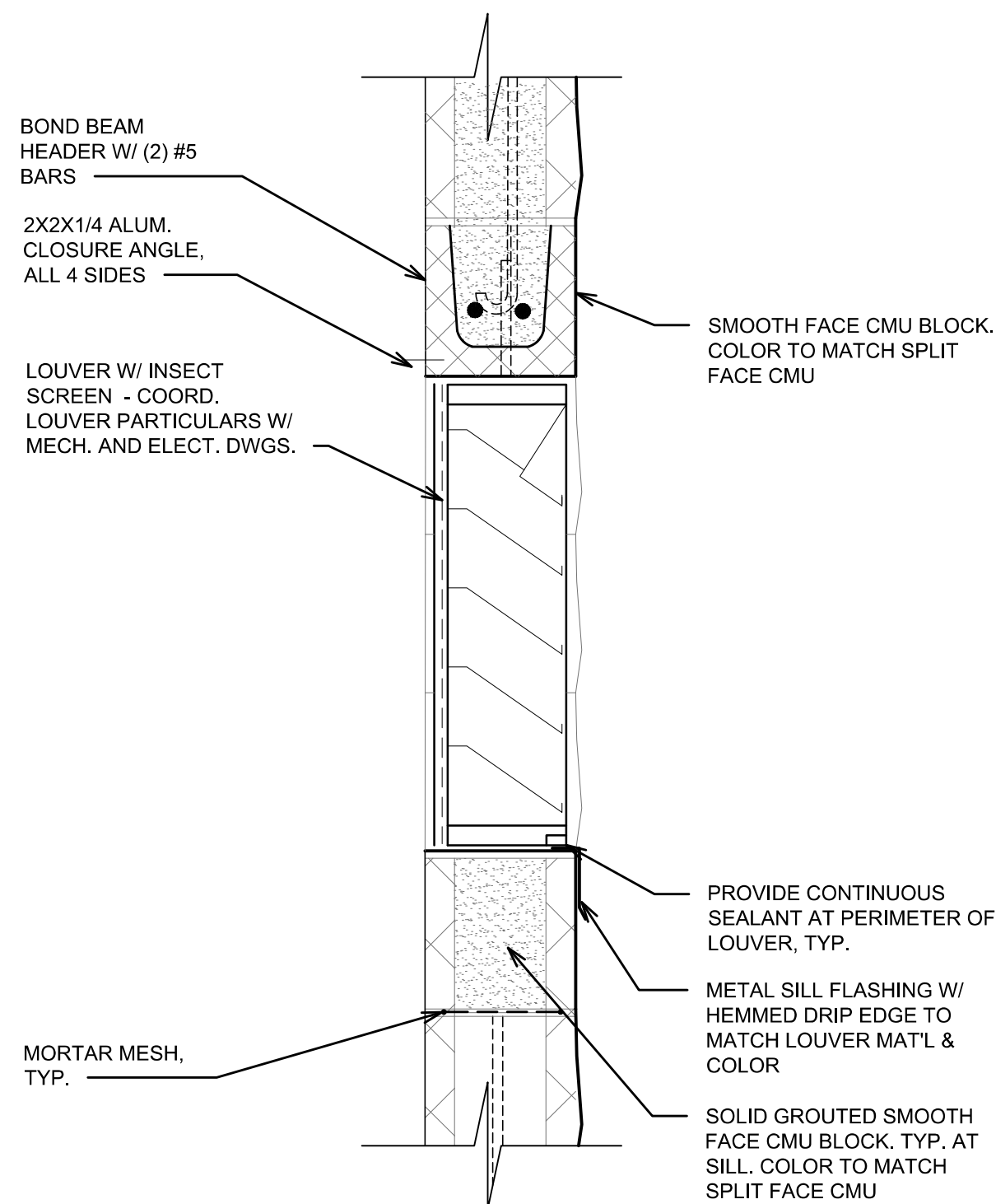
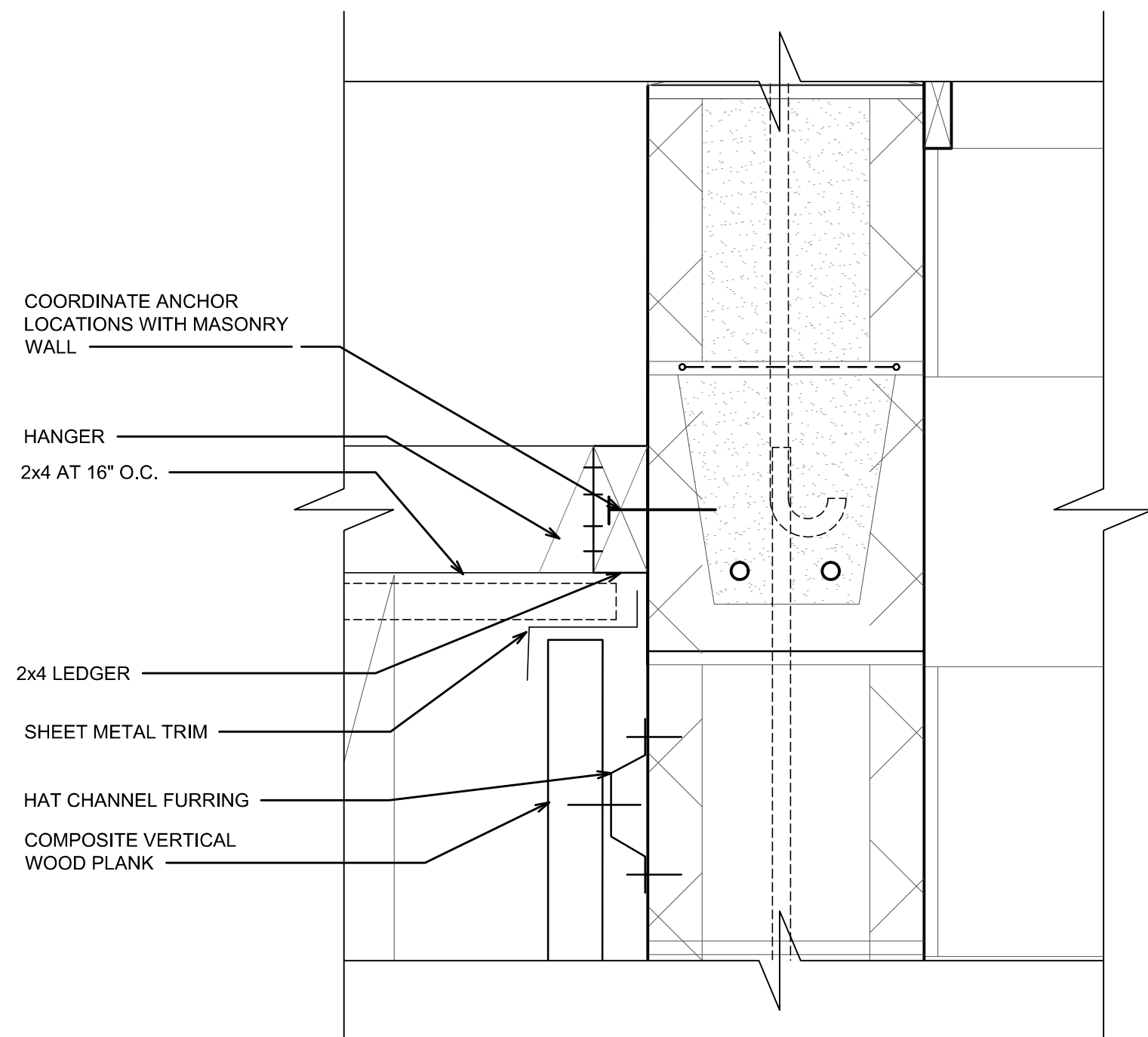
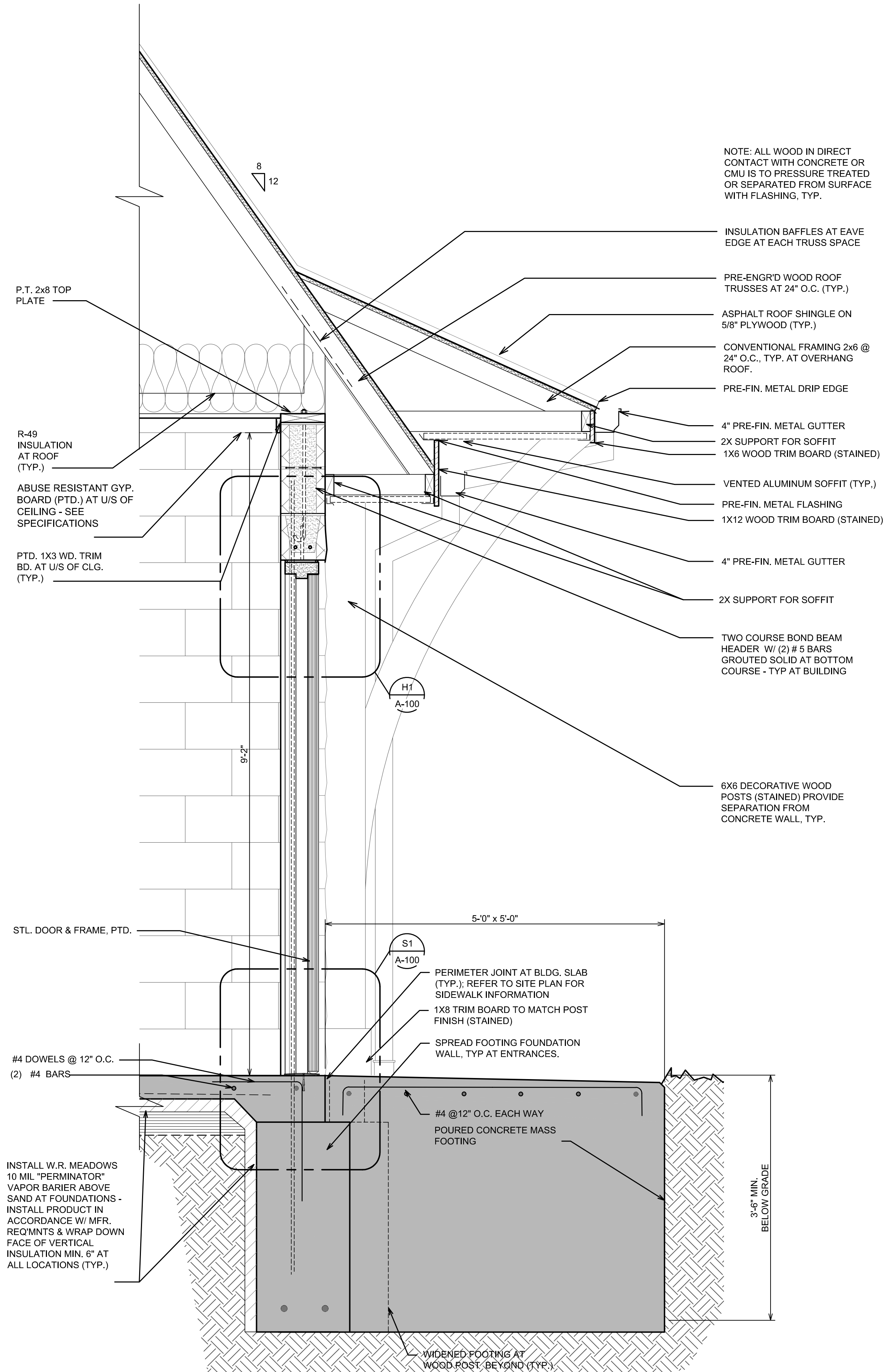
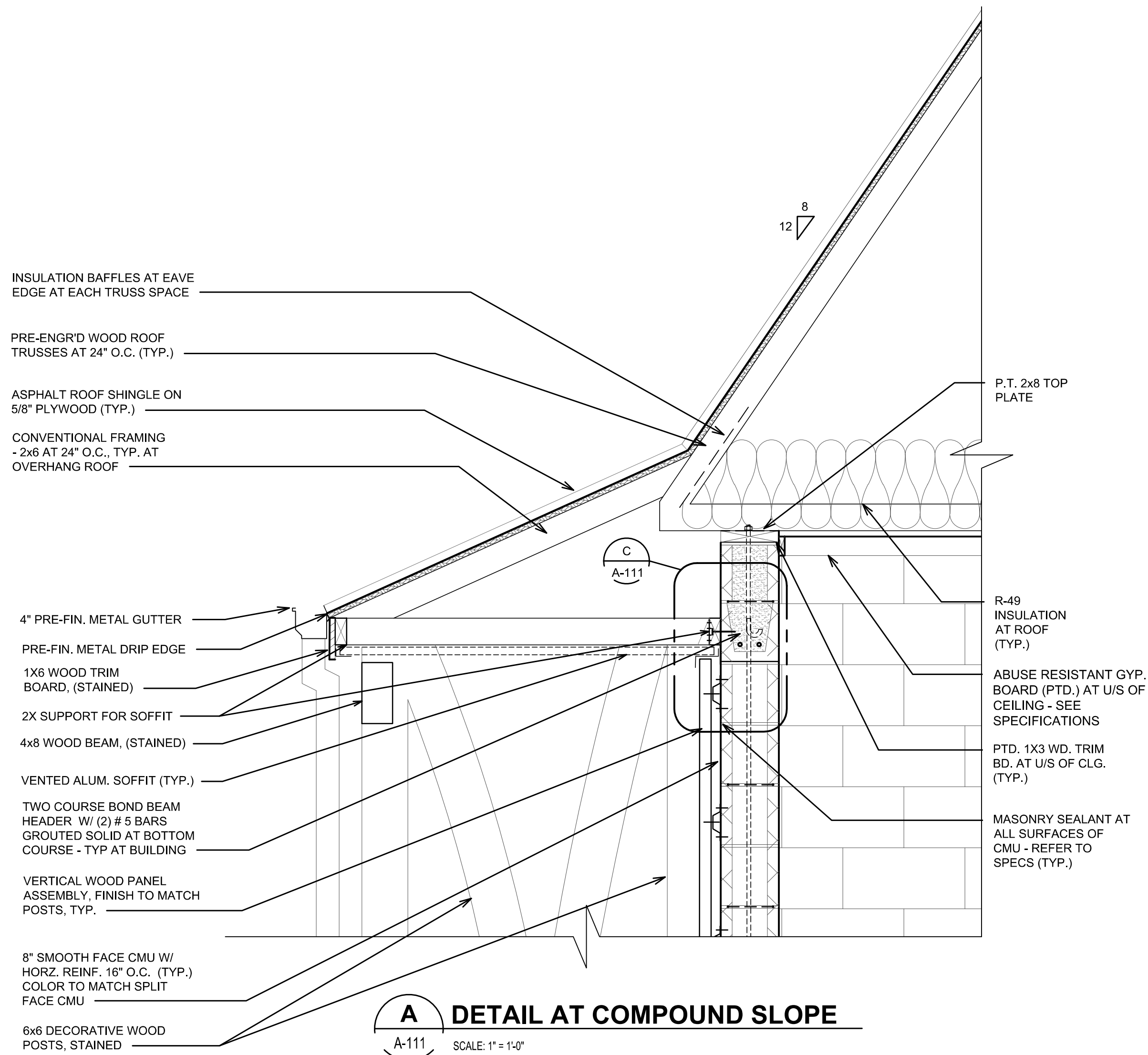
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Plymouth, MI 48170
Ph: 248-347-7010

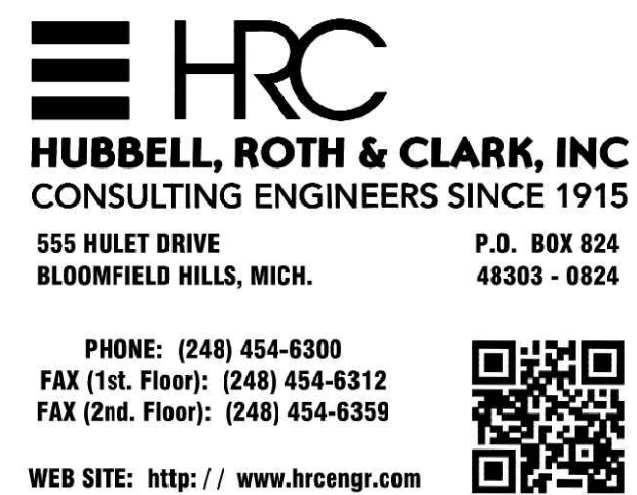
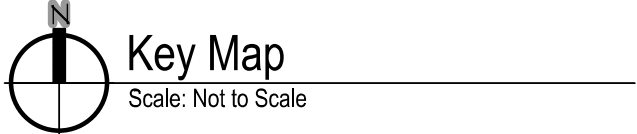
Project:	Booth Park Plaza & Trail Improvements
Birmingham, Michigan	
Sheet:	
WALL SECTIONS AND DETAILS	
Job Number:	B22-241/20240478
Drawn:	QR
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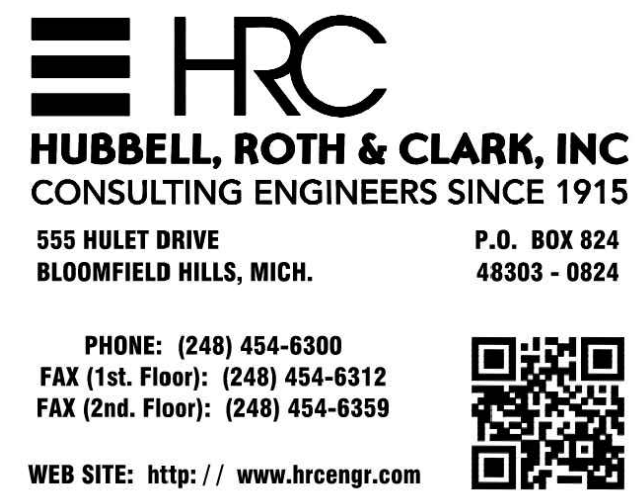
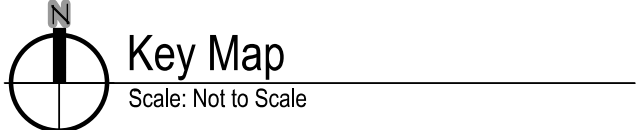
Landscape Architecture
15000 Edward n. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

Project:	
Booth Park Plaza & Trail Improvements	
Birmingham, Michigan	
Sheet: MECHANICAL COVER SHEET	
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PLUMBING TAGS & ANNOTATION		PLUMBING ABBREVIATIONS		PLUMBING LINE DESIGNATIONS		PLUMBING GENERAL NOTES			
PLUMBING EQUIPMENT/PIPING TAGS G W GAS/WATER RISER V VENT STACK W WASTE STACK S SOIL STACK WV WASTE & VENT STACKS SV SOIL & VENT STACKS AW ACID WASTE STACK AV ACID VENT STACK WV ACID WASTE & VENT STACKS RWC RAIN WATER CONDUCTOR STACK CALLOUTS POINT OF CONNECTION TO EXISTING SYSTEM POINT OF DISCONNECTION OF EXISTING SYSTEM DRAWING DETAIL & NOTE CALLOUTS X KEYED NOTE X DEMOLITION KEYED NOTE X REVISION SEQUENCE NUMBER DETAIL NUMBER DRAWING NUMBER SECTION LETTER SECTION DRAWING NUMBER AREA OF REVISION		(A) ABANDON EXISTING AAV AUTOMATIC AIR VENT AC AIR COMPRESSOR AD ACCESS DOOR AF AIR FILTER AFF ABOVE FINISHED FLOOR AGD AIR GAP DRAIN AP ACCESS PANEL AV ACID VENT AW ACID WASTE CA COMPRESSED AIR CFH CUBIC FOOT PER HOUR CFM CUBIC FOOT PER MINUTE CO CLEAN OUT CO2 CARBON DIOXIDE CW COLD WATER (DOMESTIC) DCBP DOUBLE CHECK BACKFLOW PREVENTOR DE DEIONIZED (WATER) DF DRINKING FOUNTAIN DI DISTILLED (WATER) DIA DIAMETER DWH DOMESTIC WATER HEATER DP DIFFERENTIAL PRESSURE DR DRAIN DWH DOMESTIC WATER HEATER (E) EXISTING ET EXPANSION TANK (ETR) EXISTING TO REMAIN EW EYE WASHER EWC ELECTRIC WATER COOLER EWI ELECTRIC WATER HEATER EWIS EYE WASHER/SAFETY SHOWER (COMBINATION) FC FLEXIBLE CONNECTOR FCO FLOOR CLEAN OUT FD FLOOR DRAIN FFE FINISHED FLOOR ELEVATION FPM FEET PER MINUTE FPS FEET PER SECOND FS FLOW SWITCH FT FEET GAS (NATURAL) GAS GCO GROUND CLEAN OUT GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GW GREASE WASTE GWH GAS WATER HEATER HB HOSE BIBB HP HORSEPOWER HW HOT WATER (SUPPLY) HWR HOT WATER RECIRCULATION HX HEAT EXCHANGER HZ HERTZ IDW INDIRECT WASTE IE INVERT ELEVATION IN INCHES KW KILOWATTS		LA LABORATORY (COMPRESSED) AIR LAV LAVATORY LPG LIQUEFIED PETROLEUM GAS (PROPANE) LV LABORATORY VACUUM MA MEDICAL (COMPRESSED) AIR MAV MANUAL AIR VENT MAX MAXIMUM MBH 1000 BTU PER HOUR MIN MINIMUM MR MOP RECEPTOR MV MEDICAL VACUUM N2 NITROGEN N2O NITROUS OXIDE NC NORMALLY CLOSED NO NORMALLY OPEN NTS NOT TO SCALE O2 OXYGEN OD OUTSIDE DIAMETER OWH OIL WATER HEATER P PUMP PD PUMP DISCHARGE PRESSPRESSURE PRV PRESSURE REDUCING VALVE PS PRESSURE SWITCH PSIA POUNDS PER SQUARE INCH, ABSOLUTE PSIG POUNDS PER SQUARE INCH, GAGE RD ROOF DRAIN RWC RAIN WATER CONDUCTOR RPM REVOLUTIONS PER MINUTE RZBP REDUCED ZONE BACK FLOW PREVENTOR OR RPZ REDUCED PRESSURE ZONE S SANITARY (DRAIN/SEWER) SF SQUARE FOOT SH SHOWER SS SERVICE SINK SSD SUB-SOIL DRAIN SSH SAFETY SHOWER STK STACK STM STORM (DRAIN/SEWER) TEMP TEMPERATURE TOS TOP OF STEEL TP TEST PORT U URINAL V VENT (SANITARY) VAC VACUUM VTR VENT THROUGH ROOF W WASTE (DRAW) WC WATER CLOSET WCO WALL CLEAN OUT WH WALL HYDRANT WHA WATER HAMMER ARRESTOR (X) (REMOVE EXISTING)		SOIL OR WASTE (ABOVE FLOOR OR GRADE) SOIL OR WASTE (BELOW FLOOR OR GRADE) VENT CW COLD WATER HW HOT WATER (110°F UNLESS NOTED OTHERWISE) HWR HOT WATER RETURN (CIRCULATION) CA COMPRESSED AIR AV ACID VENT AW ACID WASTE DWS DRINKING WATER SUPPLY DWR DRINKING WATER RETURN G GAS ID INDIRECT WASTE LPG LIQUIFIED PETROLEUM GAS (PROPANE) MV MEDICAL VACUUM N2 NITROGEN N2O NITROUS OXIDE O2 OXYGEN PD PUMP DISCHARGE T TEMPERED WATER VAC VACUUM 140°F TEMPERATURE OF WATER RWC RAIN WATER CONDUCTOR (DASHED LINE INDICATES BELOW FLOOR) GW GREASE WASTE CD CONDENSATE DRAIN DE DEIONIZED WATER GV GAS VENT MA MEDICAL COMPRESSED AIR LA LABORATORY COMPRESSED AIR MV MEDICAL VACUUM WAGD WASTE ANESTHESIA GAS DISPOSAL LV LABORATORY VACUUM CO2 CARBON DIOXIDE VC VACUUM CLEANING XXXXXXXXXXXX PIPING TO BE REMOVED CLEAN OUT (INDICATE TYPE) BLIND FLANGE OR END CAP UNION OR FLANGED CONNECTION TEE CONNECTION - STRAIGHT, DOWN, AND UP PIPE UP AND DOWN HOSE BIBB PLUMBING DEVICES EXP EXPANSION DEVICE EC EXPANSION COMPENSATOR 1% ANGLE OF SLOPE FS FLOW SWITCH PUMP STRAINER THERMOMETER WATER HAMMER ARRESTOR EXPANSION ALIGNMENT GUIDE SHUTOFF VALVE - PLAN AND IN RISER - BALANCING DEVICE GAS COCK CHECK VALVE PRESSURE REDUCER THREE WAY MIXING VALVE AUTOMATIC AIR VENT MANUAL AIR VENT EXPANSION LOOP AND SIZE BALL VALVE OS&Y VALVE SOLENOID VALVE MOTOR-OPERATED VALVE (SPECIFY TYPE) RELIEF OR SAFETY VALVE WALL HYDRANT W/LOCKED BOX HOSE BIB ACCESS PANEL REDUCED PRESSURE ZONE PRESSURE GAUGE FLOOR DRAIN ROOF DRAIN AREA DRAIN AIR GAP DRAIN LAVATORY WATER CLOSET SINGLE COMPARTMENT KITCHEN SINK DOUBLE COMPARTMENT KITCHEN SINK 3 COMPARTMENT KITCHEN SINK 3 COMPARTMENT KITCHEN SINK WITH WINGS		1. THESE GENERAL NOTES APPLY TO ALL P SERIES DRAWINGS. NOT ALL SYMBOLS, ABBREVIATIONS AND NOTES MAY APPLY TO THIS PROJECT. 2. THE FOLLOWING NOTES ARE GENERAL IN NATURE AND PERTAIN TO THE ENTIRE PROJECT UNLESS OTHERWISE NOTED ON THE DRAWINGS WHERE THEY OCCUR. 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. 4. PRIOR TO BID, THE PLUMBING CONTRACTOR SHALL EXAMINE ALL PROJECT DRAWINGS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO REVIEW ALL CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM ALL WORK REQUIRED. THE CONTRACTOR SHALL, UPON REVIEW OF THE DRAWINGS, ADVISE THE ENGINEER OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED. 5. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ELIMINATE ANY CONFLICTS BETWEEN PIPING, DUCTWORK, AND ELECTRICAL WORK. 6. DRAWINGS ARE DIAGRAMMATIC; THEREFORE, THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS REQUIRED FOR A COMPLETE INSTALLATION. PLUMBING CONTRACTOR SHALL CLOSELY EXAMINE ALL PROJECT DRAWINGS TO UNDERSTAND WORK REQUIRED AND TO AVOID INTERFERENCE WITH EXISTING AND NEW WORK SUCH AS DUCTS, PIPING, LIGHTING FIXTURES, STRUCTURAL BEAMS, ETC.. 7. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES AND ARRANGE FOR INSPECTIONS BY LOCAL AUTHORITIES. 8. PROTECT ALL EQUIPMENT AND FIXTURES STORED OR SET IN PLACE ON THE JOB. 9. THE PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, ROOM FINISHES, AND COORDINATION WITH ARCHITECTURAL PLANS BEFORE COMMENCING WORK. 10. ALL PIPING TO BE CONCEALED UNLESS OTHERWISE NOTED. 11. ALL VENT LINES SHALL BE INSTALLED VERTICAL OR SLOPED UP TO VTR. 12. EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH AN ACCESSIBLE KEYLESS STOP ON SUPPLIES. 13. EACH RISER SHALL BE VALVED IN AN ACCESSIBLE LOCATION. 14. WORK INDICATED AS HAVING MINOR DETAILS OBVIOUSLY OMITTED FOR CLARITY SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. 15. PAINTING OF EXISTING EXPOSED PIPING SHALL BE BY THE GENERAL CONTRACTOR. COLOR AS DIRECTED BY THE ARCHITECT. PAINTING OF NEW EXPOSED PIPING SHALL BE BY THIS CONTRACTOR. 16. DRAINAGE, SEWAGE OR PLUMBING WORK SHALL NOT BE COVERED OR CONCEALED IN ANY MANNER UNTIL AFTER IT IS INSPECTED AND APPROVED BY THE PLUMBING INSPECTOR. 17. THE APPROPRIATE SECTIONS OF THE FOLLOWING CODES APPLY TO THE WORK OF THIS CONTRACT: a. THE NATIONAL STANDARD PLUMBING CODE: 2015 EDITION 18. ALL EXPOSED FASTENERS SHALL BE TAMPER RESISTANT TORX OR HOLLOW KEY TYPE. ONE-WAY SCREWS ARE NOT ACCEPTABLE. 19. WHERE FIXTURES ARE TO BE INSTALLED IN PLACE OF EXISTING, FIELD VERIFY ROUGH-IN REQUIREMENTS. PROVIDE NEW FIXTURES WITH APPROPRIATE ROUGH-IN DIMENSIONS.	
				GENERAL FIRESTOPPING NOTE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OR EXCEEDING WALL/CEILING/FLOOR ASSEMBLY RATINGS FOR ALL PENETRATIONS. CONTRACTOR SHALL VERIFY LOCATION AND RATING OF ALL FIRE ASSEMBLIES AND PROVIDE INTUMESCENT COLLARS AT ALL PENETRATIONS AND FIRE RATED CAULKING AS REQUIRED.		DEMOLITION NOTES 1. CONTRACTOR SHALL COMPLY WITH APPLICABLE BUILDING CODES FOR ALL DEMOLITION WORK. 2. CONTRACTOR SHALL ESTABLISH WITH OWNER'S REPRESENTATIVE AREAS WHERE MATERIALS SHALL BE STORED AND COORDINATION FOR MOVEMENT OF NEW AND DEMOLISHED MATERIALS. COORDINATE SCHEDULE WITH TENANT SO AS TO DISTURB TENANT AS LITTLE AS POSSIBLE. 3. PROCEED WITH DEMOLITION WORK FROM TOP TO BOTTOM. DO NOT REMOVE ITEMS SUPPORTING OTHER MEMBERS WITHOUT PROVIDING TEMPORARY OR PERMANENT BRACING AS REQUIRED. 4. WHERE EQUIPMENT IS REMOVED BY THE PLUMBING CONTRACTOR, THE PLUMBING CONTRACTOR SHALL PATCH EXPOSED AREAS AND FINISH SO THAT THE APPEARANCE OF DEMOLITION IS COMPLETELY REMOVED, UNLESS NOTED OTHERWISE. 5. EXISTING EQUIPMENT NOT REMOVED BUT DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION AT NO ADDITIONAL COST BY THIS CONTRACTOR. 6. PROTECT ITEMS ON SITE TO MINIMIZE POST-CONSTRUCTION REPAIRS. ANY DAMAGES TO THESE AREAS SHALL BE REPAIRED AT NO ADDITIONAL COST BY THIS CONTRACTOR. 7. ALL MATERIALS AND EQUIPMENT SPECIFIED OR INDICATED TO BE REMOVED, BUT NOT SPECIFIED TO BE REINSTALLED, WILL BECOME THE PROPERTY OF THE OWNER AND SHALL BE PROMPTLY REMOVED FROM THE PREMISES TO A LOCATION INDICATED BY THE OWNER UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. 8. ALL MEANS OF EGRESS SHALL BE KEPT OPEN AT ALL TIMES. 9. REMOVAL OF PIPING INCLUDES REMOVAL OF ALL SUPPORTS, HANGERS, AND FASTENERS. PENETRATIONS LEFT BY THE REMOVAL OF PIPING SHALL BE PATCHED TO REMOVE THE APPEARANCE OF DEMOLITION. EXISTING PIPING NOT SHOWN TO BE REMOVED SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. LEAKS IN PIPING RESULTING FROM DAMAGE DURING CONSTRUCTION SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR. 10. ALL EXISTING PENETRATION FROM DEMOLISHED PIPING, CONDUIT, DUCTS, ETC. SHALL BE PROPERLY FIRE SEALED.			
				APPLICABLE CODES FOLLOWING CODES APPLY 12015 MICHIGAN BUILDING CODE 22015 MICHIGAN REHABILITATION CODE 32021 MICHIGAN PLUMBING CODE 42021 MICHIGAN MECHANICAL CODE 52015 MICHIGAN ENERGY CODE 6NATIONAL ELECTRIC CODE 2023 OF MICHIGAN 7INTERNATIONAL FUEL GAS CODE 2015					



Landscape Architecture

15000 Edward n. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:

**Booth Park
Plaza & Trail Improvements**

Birmingham, Michigan

Sheet: **PLUMBING COVER SHEET**

Job Number:	B22-241 / 20240478
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Key Map
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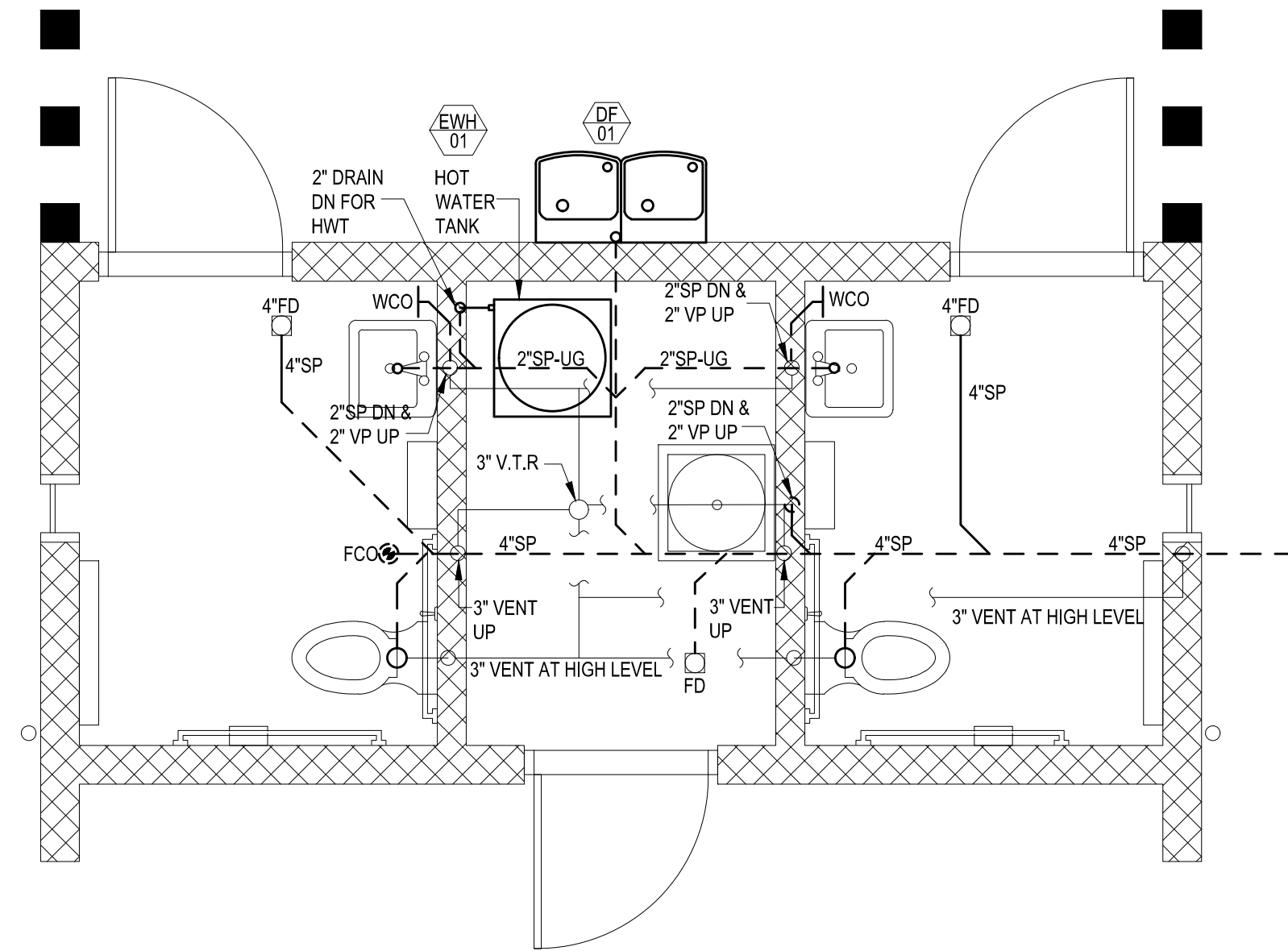
Sheet: FLOOR PLANS PLUMBING & MECHANICAL

Job Number: B22-241 / 20240478
Drawn: QR
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Scale: AS NOTED

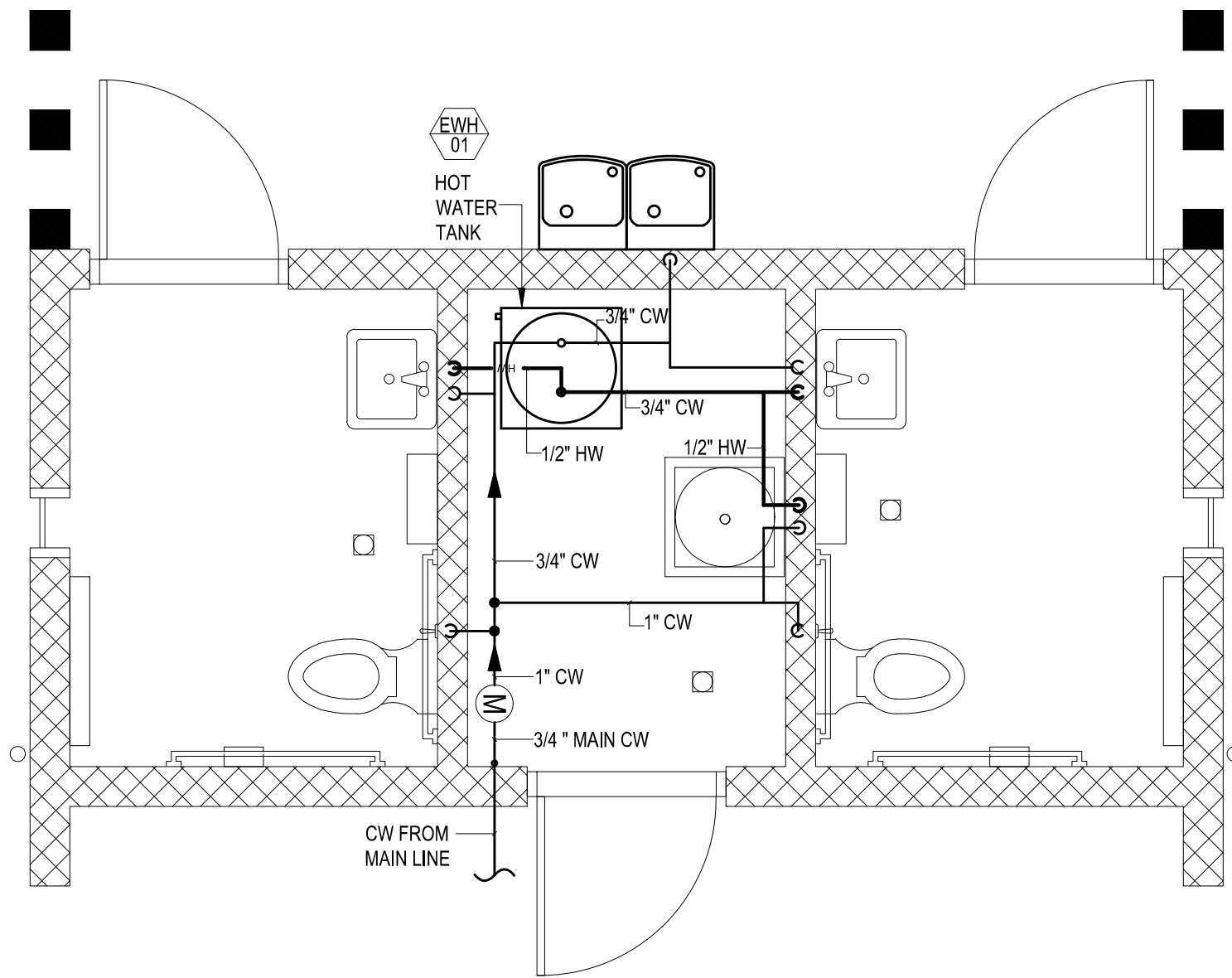
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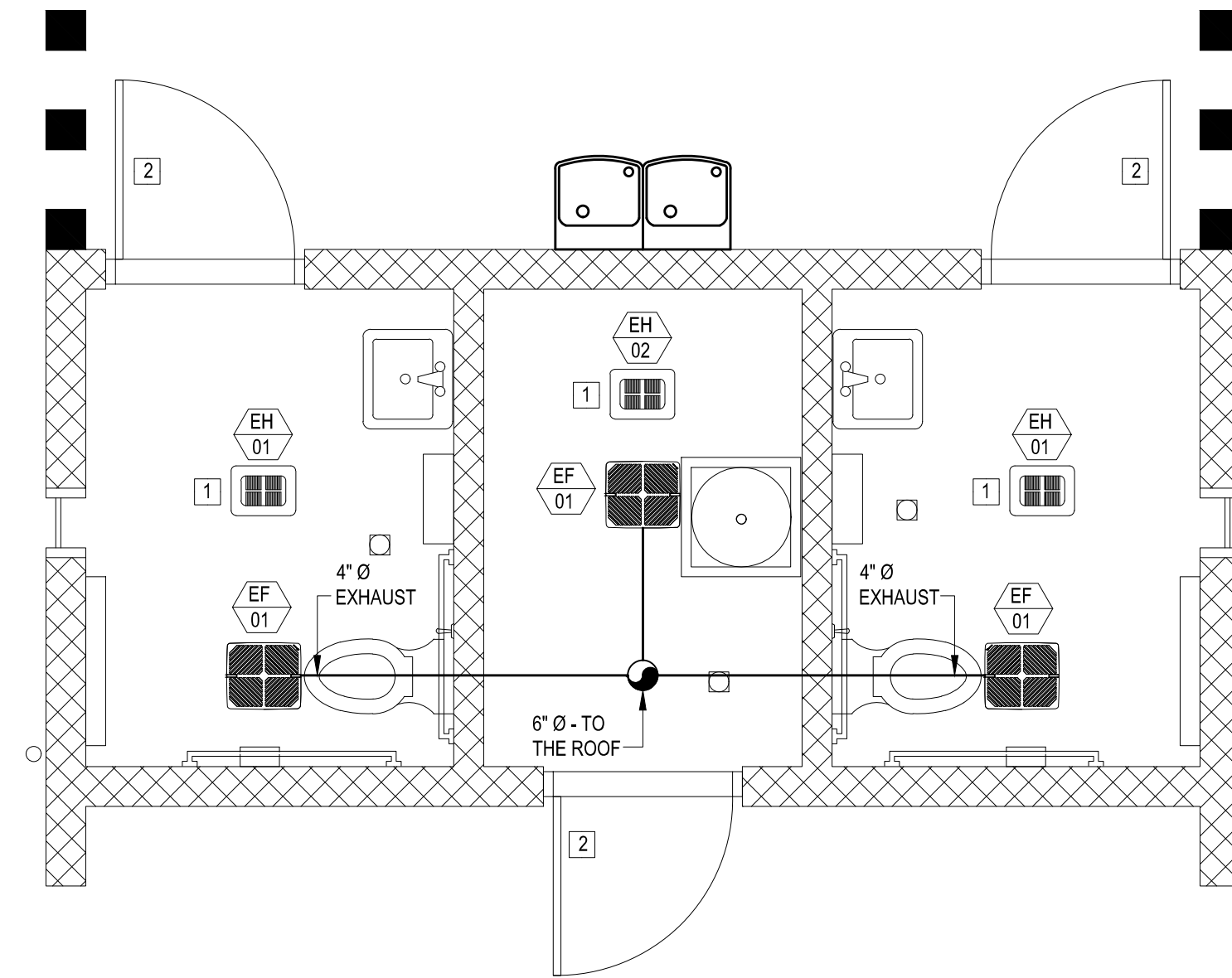
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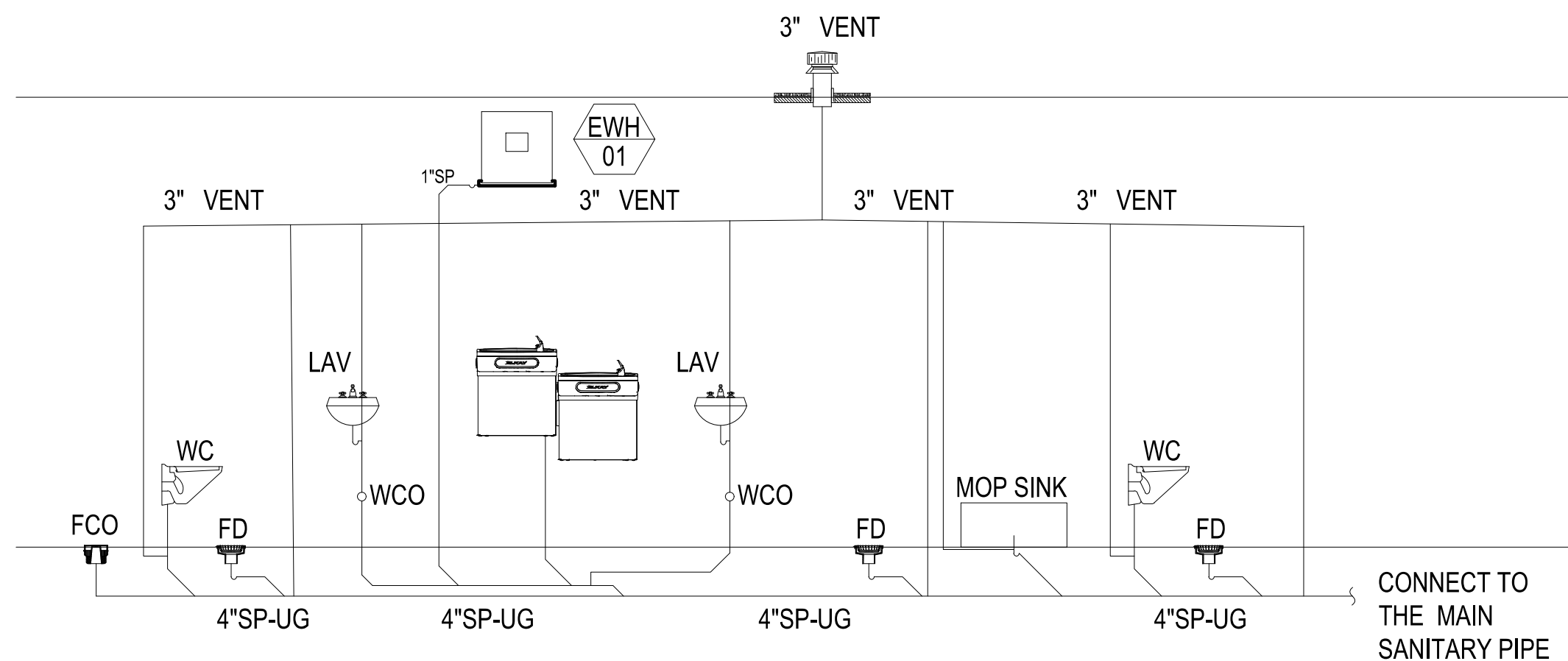
1 PROPOSED PLUMBING FLOOR PLAN
SCALE: 3/8"= 1'-0"



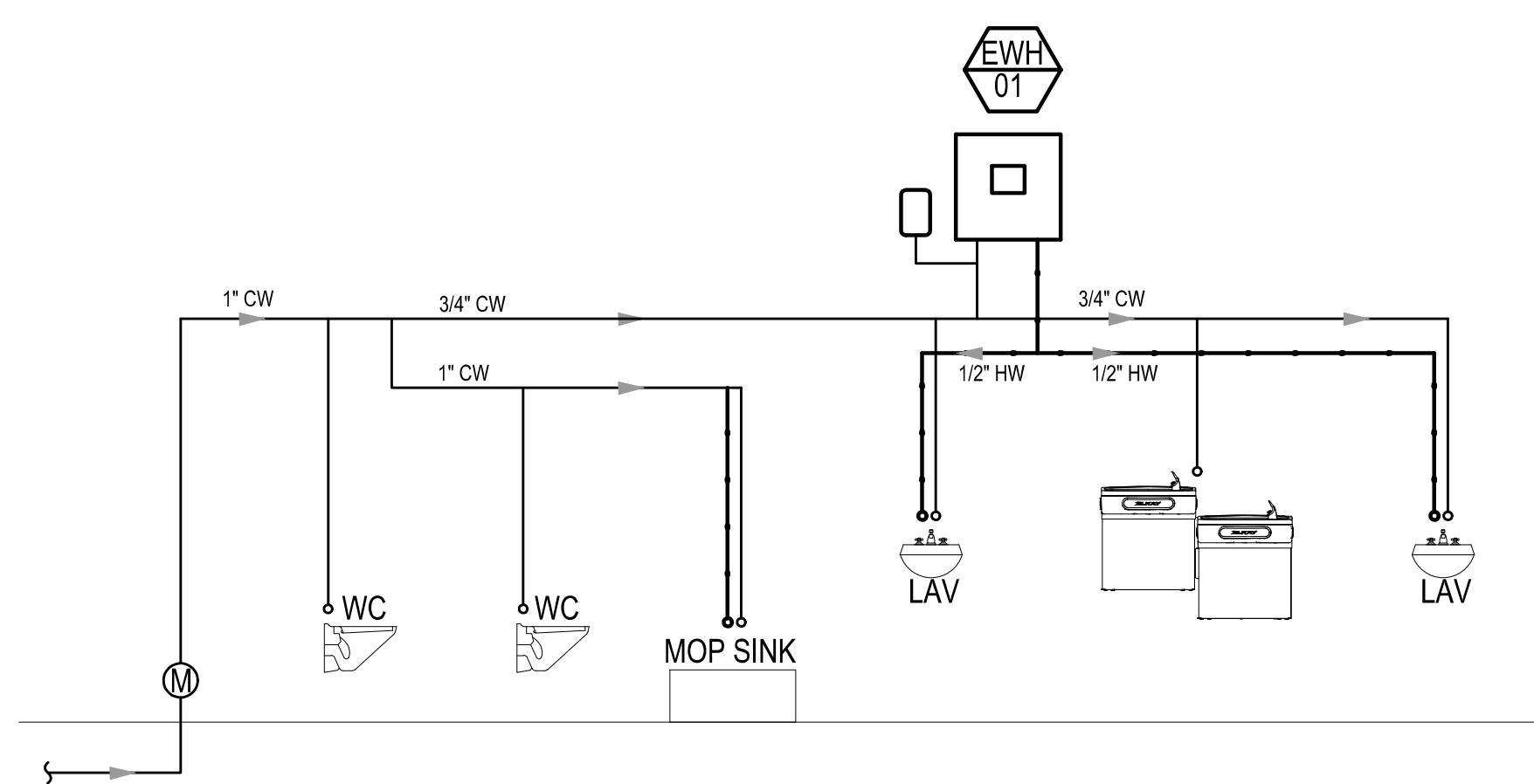
2 PROPOSED WATER SUPPLY FLOOR PLAN
SCALE: 3/8"= 1'-0"



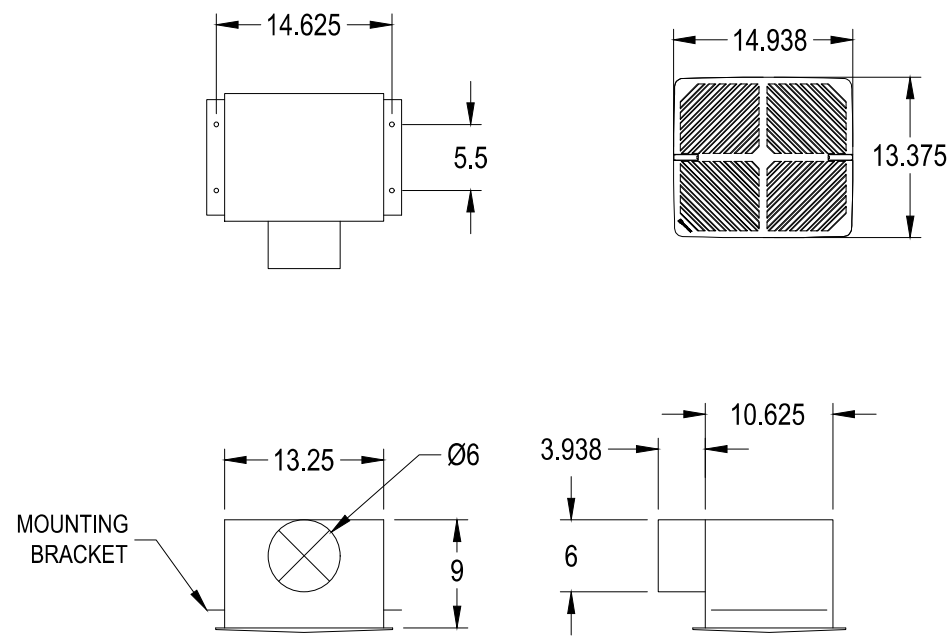
3 PROPOSED MECHANICAL FIRST FLOOR PLAN
SCALE: 3/8"= 1'-0"



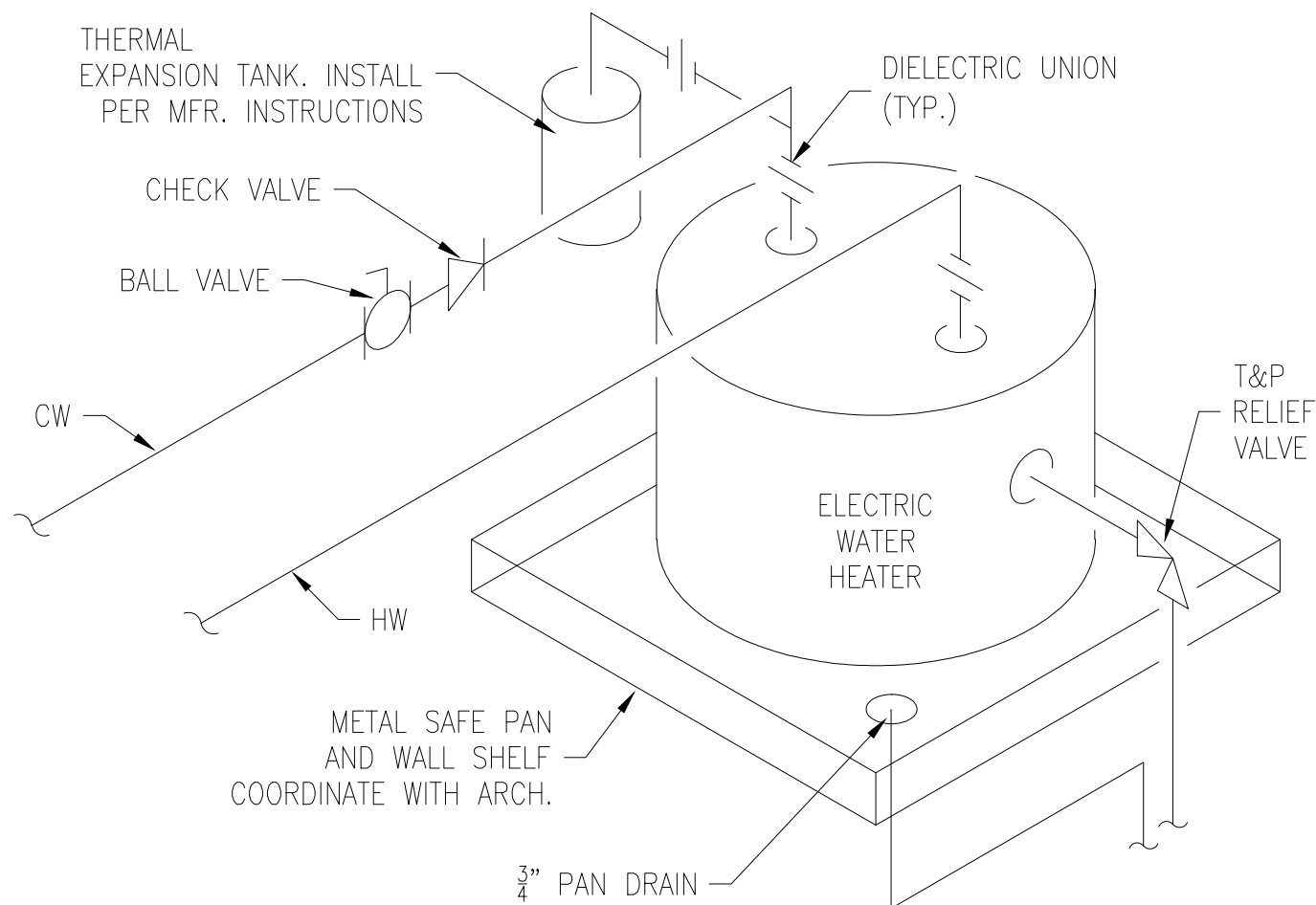
4 PLUMBING RISER DIAGRAM
SCALE: N.T.S



5 WATER SUPPLY RISER DIAGRAM
SCALE: N.T.S



2
M1.1 EXHAUST FAN DETAIL
SCALE: N.T.S



1
M1.1 WATER HEATER PIPING DIAGRAM
SCALE: N.T.S

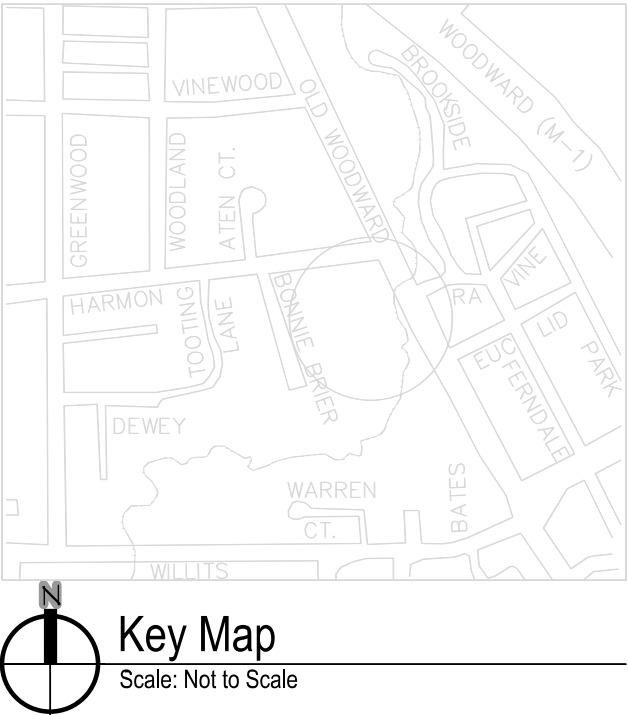
PLUMBING FIXTURE SCHEDULE					
ROOM	TAG	MANUFACTURER	MODEL	FIXTURE TYPE	DESCRIPTION
OUTDOOR	DF	ELKAY	EZSTL8LC	DRINKING FOUNTAIN	Elkay® Versatile Wall Mount Bi-level ADA Cooler Non-filtered Refrigerated Light Gray Granite Code Compliance Drinking Solutions: ADA & ICC A117.1 ,ASME A112.19.3/CSA B45.4 CAN/CSA C22.2 No. 120 NSF 372 (lead free) NSF 61 UL 399
ALL	FD	MIFAB	F1100	FLOOR DRAIN	-
RESTROOM	LAV	MANSFIELD	GRAND ISLE / 2018HBNS	LAVATORT	-
RESTROOM	WC	MANSFIELD	ADRIATIC / 1319	WATER CLOSET	-
MECHANICAL ROOM	MS	FIAT	FIAT / MSB2424	MOP SINK	-

PLUMBING FIXTURE NOTES			
ITEM SERVED	NOTE	ITEM SERVED	NOTE
ALL ITEM	VERIFY COLOR/ FINISH WITH ARCHITECT	DF , FD, LAV, MOP SINK , WC	PROVIDE ALL SLEEVES, TEMPLATES, ETC. AS REQUIRED FOR ROUGH-IN OF FIXTURES. COORDINATE WITH ARCHITECTURAL TRADES
LAV	PROVIDE BRASSCRAFT COMMERCIAL ANGLE SUPPLY WITH RISER	LAV	PROVIDE ADA SUPPLY AND WASTE PIPING
		FD	USE F1100C WHERE MEMBRANE FLOOR IS USED
MOP SINK	MOP HANGER DELTA: 28T910	WC	PROVIDE SEAT:HS HINGED SEAT
MOP SINK	VINYL BUMPERGUARD FIAT:E-77-AA	MOP SINK	HOSE AND HOSE BRACKET
MOP SINK	DELTA FAUCET WITH VACUUM BREAKER : 28C2384	MOP SINK, FD	PROVIDE DEEP SEAL TRAP UNLESS OTHERWISE NOTED

EXHAUST FAN SCHEDULE					
MARK	BRAND / MODEL	VOLUME CFM	ELECTRICAL	WATTS	RPM
EF-01	GREENHECK / SP-A70	70	115V / 1PH, 60HZ	1.36	850.00

FAN FORCED CEILING HEATER SCHEDULE						
MARK	BRAND	MODEL NUMBER	DESCRIPTION	SELECTABLE INSTALLATION WATTAGE	VOLTS	AMPS
EH-01	MARKEL / 3380	HF3385D-RP	FAN FORCED CEILING HEATER	3,000	240	12.50
EH-02	MARKEL / 3000	E3038DWBW	FAN FORCED CEILING HEATER	900 OR 1,800	120	15.00
NOTE : - All models require a thermostat. - During installation, select the higher wattage and size the wire based on this higher wattage. - The architect or project manager must approve any equivalent model. - Follow the manufacturer's installation guide. - The selected color is white unless the architect specifies an alternative.						

ELECTRIC HOT WATER TANK SCHEDULE								
MARK	BRAND / MODEL	LOCATION	CAPACITIES			ELECTRICAL DATA		
			REC.	NOM. STOR.	TEMP. RISE	K.W.	V	PHASE
EWH-01	LOCHINVAR / LDJ	MECHANICAL ROOM	16	19 GAL	90 F	3.00	240	1
NOTES: 1. PROVIDE INTEGRAL HEAT T RAPS ON INLET & OUTLET PIPING. 2. INSULATE THE FIRST 8'-0" OF INLET & OUTLET PIPING. 3.PROVIDE T&P RELIEF VALVE ROUTED TO FD. 4.PROVIDE EXPANSION TANK. 5. PROVIDE FIELD BUILT MOUNTING SHELF WITH METAL SAFE PAN.								





HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824

PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



**GRISSIM
METZ
ANDRIESE** ASSOCIATES

Landscape Architecture

15000 Edward n. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project: _____

Booth Park
Plaza & Trail Improvements

Birmingham, Michigan

Sheet: **MECHANICAL DETAIL**

Job Number: B22-241 / 20240478

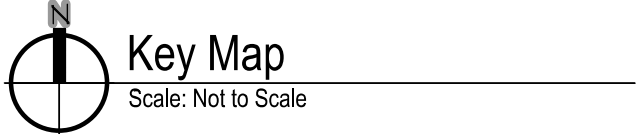
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BLOOMFIELD HILLS, MICH.
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WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)



GRISSIM METZ ANDRIESE

Landscape Architecture
15000 Edward n. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

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- E. INSTALLATION

1) BEFORE APPLYING INSULATION ALL PRESSURE AND LEAK TESTS SHALL BE COMPLETED AND APPROVED.

2) ALL INSULATION SHALL BE BUTTED FIRMLY TOGETHER. PROVIDE 2 IN. LAMP STRIPS AT ALL SEAMS SECURED WITH ADHESIVE. USE VAPOR BARRIER TAPE AND VAPORSEAL ADHESIVE WHERE REQUIRED. STAPLES NOT PERMITTED. REFRIGERANT PIPING INSULATION SHALL HAVE MITERED FITTINGS.

3) ALL INSULATION AND VAPOR BARRIERS SHALL BE CONTINUOUS PASSING THROUGH SLEEVES, HANGERS, ETC., OR OTHER OPENINGS. PROVIDE SADDLES OR SHIELDS FOR PROTECTION.

4) INSULATION FOR STRAINERS OR OTHER FITTINGS OR ACCESSORIES REQUIRING SERVICING OR INSPECTION SHALL HAVE INSULATION REMOVABLE AND REPLACEABLE WITHOUT DAMAGE.
10. VIBRATION ISOLATION AND SEISMIC RESTRAINTS

A. GENERAL

1) PROVIDE ISOLATION FOR EQUIPMENT, PIPING AND DUCTWORK.

2) INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3) PROVIDE LEVELING DEVICES AND APPROVED RESILIENT RESTRAINING DEVICES AS REQUIRED TO LIMIT EQUIPMENT AND PIPING MOTION IN EXCESS OF 1/4 IN.

4) ACCEPTABLE MANUFACTURERS

a. MASON INDUSTRIES, INC.

b. VIBRATION ELIMINATOR CO.

c. KORFUND DYNAMICS CORP.

B. CEILING-HUNG FANS AND EQUIPMENT

1) PROVIDE SPRING HANGER ROD ISOLATORS. STEEL COMPRESSION SPRING AND NEOPRENE SOUND PAD WITHIN A STEEL RETAINER BOX. SIMILAR TO MASON TYPE PCHS.

2) 1 IN. MINIMUM STATIC DEFLECTION. 1/2 IN. MINIMUM RESERVE DEFLECTION. FACTORY-PRELOADED TO 75 PERCENT OF RATED LOAD.

3) PROVIDE SUPPLEMENTAL STEEL AS REQUIRED WHERE EQUIPMENT OR STRUCTURE CANNOT SUPPORT POINT LOADS.

C. SEISMIC RESTRAINTS

1) PROVIDE SEISMIC RESTRAINTS FOR ALL MECHANICAL EQUIPMENT AS REQUIRED BY CODE. SEISMIC RESTRAINTS SHALL BE CAPABLE OF SAFELY ACCEPTING EXTERNAL FORCES AS REQUIRED BY CODE WITHOUT FAILURE, AND SHALL MAINTAIN EQUIPMENT, PIPING, CONDUIT, DUCT AND PRESSURE REDUCING BOXES IN A CAPTIVE POSITION. SEISMIC RESTRAINTS SHALL NOT SHORT CIRCUIT ISOLATION SYSTEMS OR TRANSMIT OBJECTIONABLE VIBRATION OR NOISE, AND SHALL BE PROVIDED ON ALL EQUIPMENT SCHEDULES ON DRAWINGS.
11. PIPING - GENERAL REQUIREMENTS

A. COMPLETE WITH PIPE, FITTINGS, VALVES, STRAINERS, MOTORIZED VALVE OPERATORS, STRAINERS, HANGERS, SUPPORTS, GUIDE, SLEEVES, AND ACCESSORIES.

B. ALL ITEMS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS.

1) AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).

2) AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).

3) AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

4) MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTING INDUSTRY (MSS).

C. ALL PRESSURIZED PIPING TO BE TESTED HYDROSTATICALLY TO 150 PSI OR 150 PERCENT OF OPERATING PRESSURE, WHICHEVER IS GREATER, BUT NEVER EXCEED TEST PRESSURE ANSI B16.1 BASIS. TEST DURATION TO BE 2 HOURS WITH NO PRESSURE CHANGE CORRECTED FOR TEMPERATURE CHANGE. REPAIR OR REPLACE LEAKS OR DEFECTS WITHOUT ADDITIONAL COST.

D. PROVIDE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE TO BE JOINED.
12. CONDENSATE DRAIN PIPING

A. PIPE: ASTM B88, HARD DRAWN COPPER TUBING TYPE "L".

B. FITTINGS: SOLDERED JOINT FITTINGS, 95% SOLDER.

C. PITCH, EXCEPT AS NOTED.

1) 1 IN. IN 4 FT. PREFERRED.

2) 1 IN. IN 8 FT. MINIMUM.

D. SWING CHECK VALVES: AT CONDENSATE PUMP DISCHARGE. 300 LB WOG, BRONZE BODY SOLDER ENDS, REGIND BRONZE DISC TO BE USED WITH COPPER TUBING. JENKINS FIG. 1222.
13. REFRIGERANT PIPING

1) PIPE: COPPER ACR IN ACCORDANCE WITH ASTM B280.

2) FITTINGS: WROUGHT COPPER WITH SILVER BRAZING ALLOY SOLDER SIMILAR TO HANDY AND HARMAN EASY-FLO.

3) INSTALL REFRIGERANT PIPING ACCORDING TO ASHRAE 15.

4) INSTALL PIPING AS SHORT AND DIRECT AS POSSIBLE, WITH A MINIMUM NUMBER OF JOINTS, ELBOWS, AND FITTINGS.

5) INSTALL PIPING WITH ADEQUATE CLEARANCE BETWEEN PIPE AND ADJACENT WALLS AND HANGERS OR BETWEEN PIPES FOR INSULATION INSTALLATION. USE SLEEVES THROUGH FLOORS, WALLS, OR CEILINGS, SIZED TO PERMIT INSTALLATION OF FULL-THICKNESS INSULATION.

6) SLOPE REFRIGERANT PIPING AS FOLLOWS:

a. INSTALL HORIZONTAL HOT-GAS DISCHARGE PIPING WITH A UNIFORM SLOPE DOWNWARD
- AWAY FROM COMPRESSOR.

b. INSTALL HORIZONTAL SUCTION LINES WITH A UNIFORM SLOPE DOWNWARD TO COMPRESSOR.

c. INSTALL TRAPS AND DOUBLE RISERS TO ENTRAIN OIL IN VERTICAL RUNS.

d. LIQUID LINES MAY BE INSTALLED LEVEL.
- 7) INSTALL UNIONS TO ALLOW REMOVAL OF SOLENOID VALVES, PRESSURE-REGULATING VALVES, AND EXPANSION VALVES AND AT CONNECTIONS TO COMPRESSORS AND EVAPORATORS.
- 8) INSTALL HANGERS FOR COPPER TUBING WITH THE FOLLOWING MAXIMUM SPACING AND MINIMUM ROD SIZES:

a. NPS 1/2: MAXIMUM SPAN, 60 INCHES; MINIMUM ROD SIZE, 1/4 INCH.

b. NPS 5/8: MAXIMUM SPAN, 60 INCHES; MINIMUM ROD SIZE, 1/4 INCH.

c. NPS 1: MAXIMUM SPAN, 72 INCHES; MINIMUM ROD SIZE, 1/4 INCH.

d. NPS 1-1/4: MAXIMUM SPAN, 96 INCHES; MINIMUM ROD SIZE, 3/8 INCH.

e. NPS 1-1/2: MAXIMUM SPAN, 96 INCHES; MINIMUM ROD SIZE, 3/8 INCH.

9) CHARGE SYSTEM USING THE FOLLOWING PROCEDURES:

a. INSTALL CORE IN FILTER-DRYER AFTER LEAK TEST BUT BEFORE EVACUATION.

b. EVACUATE ENTIRE REFRIGERANT SYSTEM WITH A VACUUM PUMP TO A VACUUM OF 500 MICROMETERS. IF VACUUM HOLDS FOR 12 HOURS, SYSTEM IS READY FOR CHARGING.

c. BREAK VACUUM WITH REFRIGERANT GAS, ALLOWING PRESSURE TO BUILD UP TO 2 PSIG.

d. CHARGE SYSTEM WITH A NEW FILTER-DRYER CORE IN CHARGING LINE. PROVIDE FULL-OPERATING CHARGE.
14. MOTORS

A. MOTORS (UNDER HVAC WORK): IN ACCORDANCE WITH NEMA, IEEE AND ANSI C 50 STANDARDS.

1) STANDARD EFFICIENCY UNLESS OTHERWISE NOTED.

2) 1.15 SERVICE FACTOR.

3) SQUIRREL CAGE INDUCTION, OPEN DRIP-PROOF TYPE, 1750 RPM, NEMA TYPE B INSULATION CLASS, CONTINUOUS DUTY, EXCEPT AS NOTED.

15. MOTOR CONTROLLERS

A. PROVIDED BY HVAC CONTRACTOR AND INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR.

B. NEMA ENCLOSURE, WEATHERPROOF WHERE MOUNTED OUTDOORS.

C. WITH OVERLOAD PROTECTION. COORDINATE ALL MOTOR CONTROLLER TYPES AND SIZES WITH MOTOR TYPES AND SIZES.

D. 1/3 HP AND SMALLER: PROVIDE MANUAL STARTER EXCEPT USE MAGNETIC TYPE WHERE AUTOMATICALLY CONTROLLED.

1) MANUAL TYPE: 2-POLE TOGGLE SWITCH WITH OVERLOAD PROTECTION AND PILOT LIGHT.

E. 1/2 HP AND LARGER: PROVIDE MAGNETIC STARTER.

1) COMBINATION UNFUSED DISCONNECT SWITCH AND MAGNETIC STARTER EXCEPT AS NOTED.

2) OVERLOAD PROTECTION IN EACH PHASE LEG WITH RESET IN ENCLOSURE.

3) HOA SELECTOR SWITCH FOR AUTOMATICALLY OPERATED MOTORS. SAFETY CONTROLS COMMON TO BOTH CONTROLS.

4) RED, GREEN AND AMBER PILOT LIGHTS.

5) SWITCHES: HORSE-POWER-RATED, EXTERNAL PADLOCKING TYPE.

6) HOLDING COILS: 10 WATT, 120 VOLT.

7) CONTACTS: MAIN LINE AND MINIMUM (2) - NORMALLY OPEN, (2) - NORMALLY CLOSED 10 AMP AUXILIARIES, IN ADDITION TO CONTACTS REQUIRED FOR CONTROLS SPECIFIED.

8) CONTROL TRANSFORMER: FOR MOTORS OVER 120 VOLTS, TO STEP DOWN CONTROL VOLTAGE TO 120 VOLTS, OF THE REQUIRED CAPACITY, WITH FUSE AND GROUND CONNECTION ON VOLTAGE SIDE.

9) FUSES: SIMILAR TO BUSSMAN.

10) RELAYS TO SUPPLEMENT AUXILIARY CONTACTS IN CONTROLLER. MINIMUM 10-WATT COIL AND TWO 10 AMP CONTACTS.

11) TERMINALS: SUITABLE FOR CONDUCTORS NOTED AND AS APPROVED.

F. ACCEPTABLE MANUFACTURERS

1) CUTLER-HAMMER.

2) SQUARE D.

3) ALLEN BRADLEY.

16. EQUIPMENT

A. FANS

1) GENERAL (APPLIES TO ALL FAN TYPES EXCEPT AS NOTED).

a. PROVIDE CENTRIFUGAL TYPE, NON-OVERLOADING DESIGN EXCEPT AS NOTED WITH MINIMUM CAPACITIES AS NOTED AND WITH CERTIFIED RATINGS BY AMCA. WHEEL SHALL BE FACTORY BALANCED STATICALLY AND DYNAMICALLY. BRAKE HORSEPOWER RATINGS SHALL NOT BE MORE THAN 5 PERCENT ABOVE WHAT IS NOTED ON DRAWINGS. DRIVES SHALL BE MATCHED, MULTIPLE V-BELT DRIVE UNLESS OTHERWISE NOTED WITH MINIMUM CAPACITY OF 1.4 TIMES RATED MOTOR HP. PULLEYS SHALL BE CAST IRON.

b. MOTOR PULLEY SHALL BE VARIABLE PITCH DIAMETER EXCEPT FANS WITH VARIABLE INLET VANES. SUPPLY AND INSTALL ONE FIXED PITCH PULLEY CHARGE AS REQUIRED PER FAN TO BALANCE SYSTEMS. COMPANION SHEAVES SHALL MAINTAIN BELTS PARALLEL. BELT GUARDS SHALL BE IN COMPLIANCE WITH OSHA REGULATIONS AND WITH TACHOMETER OPENING FOR FAN SPEED MEASUREMENTS. MANUFACTURER SHALL PROVIDE REPLACEMENT FIXED PITCHED SHEAVES WHERE NEEDED TO BALANCE SYSTEM.

c. PROVIDE REMOVABLE FLANGED SCREENS AT INLETS OR OUTLETS WHERE NO CONNECTING DUCTWORK IS INDICATED.

d. BEARINGS BALL ROLLER OR TAPER. PROVIDE PRESSURE TYPE LUBRICATING FITTINGS WITH PRESSURE RELIEF FITTINGS EXTENDED TO ACCESSIBLE LOCATIONS. MINIMUM L-10

LIFE RATING: 50,000 HOURS PER AFBMA STANDARD B-10 OR 250,000 HOURS AVERAGE (B-50) LIFE AT MAXIMUM CATALOG RATING.

2) CABINET FANS SHALL HAVE ACOUSTICALLY INSULATED GALVANIZED STEEL FAN HOUSING, DIRECT DRIVEN CENTRIFUGAL FAN (S), INTERNAL VIBRATION ISOLATION, INTEGRAL LOUVERED FACE GRILLE WITH LIGHT, AND OUTLET DUCT CONNECTION WITH SELF-ACTING BACKDRAFT DAMPER. PROVIDE WALL VENTS OR ROOF CAPS AS REQUIRED ON PLANS. FANS SHALL BE SIMILAR TO GREENHECK SP.

B. SPLIT SYSTEM HEAT PUMPS

1) SYSTEM SHALL CONSIST OF INDOOR EVAPORATOR FAN AND COOLING COIL WITH REMOTE AIR-COOLED CONDENSING UNIT.

2) 2-STAGE CONDENSING UNIT SHALL INCLUDE SCROLL COMPRESSOR, PROPELLER CONDENSER FAN, CRANKCASE HEATER, LOW AMBIENT OPERATION, REFRIGERANT LOW AND HIGH-PRESSURE SWITCHES, WINTER START KIT AND ALL REQUIRED ACCESSORIES. COMPRESSOR SHALL HAVE 5-YEAR WARRANTY. CONDENSING UNIT SHALL BE YORK CZH OR EQUAL.

3) INDOOR UNIT SHALL INCLUDE FULL INSULATED CABINET, MODULATING HEATING FURNACE WITH ALUMINIZED HEAT EXCHANGER, EXTERNAL AIR FILTER RACK FOR SIDE ACCESS, DX REFRIGERANT COOLING COIL, MULTI-POSITION AIR FLOW ARRANGEMENTS, INSULATED CONDENSATE DRAIN PAN, FORWARD CURVED CENTRIFUGAL DIRECT DRIVE BLOWER AND ECM MOTOR WITH VARIABLE SPEED. UNIT SHALL BE YORK YP9C OR EQUAL.

4) FURNISH AND INSTALL SECONDARY DRAIN PAN BELOW UNIT WITH WATER DETECTION SWITCH ON SECONDARY DRAIN TRAP TO SHUTOFF UNIT.

2. AUTOMATIC CONTROLS - GENERAL REQUIREMENTS

A. FURNISH AND INSTALL A COMPLETE ELECTRIC OR ELECTRONIC CONTROL SYSTEM TO PROVIDE TEMPERATURE CONTROL AS SPECIFIED UNDER DESCRIPTION OF OPERATION.

B. WORK SHALL INCLUDE ALL WIRING, CONTROL EQUIPMENT, AND ACCESSORIES NECESSARY TO MAKE THIS SYSTEM COMPLETE. ALL WIRING SHALL BE 24 VOLT. COORDINATE WITH MANUFACTURER FOR INTERCONNECTION WITH CONTROLS INCLUDED IN EQUIPMENT. ALL CONTROL WORK SHALL BE INSTALLED BY THE HVAC CONTRACTOR.

C. ACCEPTABLE MANUFACTURERS

1) JOHNSON CONTROLS.

2) HONEYWELL, INC.

3) OR APPROVED EQUAL.

D. OPERATION OF TYPICAL CONTROL SAFETY DEVICES.

1) EXHAUST FANS, SUCH AS GENERAL OR TOILET (OPERATING INDEPENDENTLY): ALL SAFETY DEVICES SHALL BE INTERLOCKED WITH "HAND" AND "AUTOMATIC" POSITIONS IN SERIES WITH MOTOR CONTROLLER HOLDING COIL CIRCUIT. REMOTE STARTING SHALL BE THROUGH AUTOMATIC POSITION ONLY. "HAND" POSITION SHALL BE FOR MAINTENANCE OPERATION ONLY.

2) SAFETY DEVICES FOR ALL SYSTEMS, EXCEPT AS OTHERWISE NOTED BELOW.

a. ONE FREEZE PROTECTION THERMOSTAT PER COIL SECTION, WIRED TO STOP SUPPLY FAN. THERMOSTAT SHALL BE AUTOMATIC RESET TYPE.

b. FOR SYSTEMS OVER 2,000 CFM, A DUCT MOUNTED SMOKE DETECTOR OF THE IONIZATION TYPE LOCATED IN THE RETURN DUCT SHALL STOP THE SUPPLY FAN AND ASSOCIATED INTERLOCKED EQUIPMENT SHOULD PRODUCTS OF COMBUSTION BE SENSED.

E. SEQUENCE

1) CONSTANT VOLUME SYSTEM

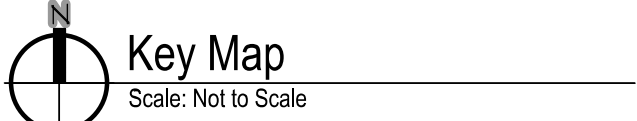
a. A 7/24 PROGRAMMABLE THERMOSTAT SHALL BE CAPABLE OF RUNNING THE UNIT AT BOTH OCCUPIED AND UNOCCUPIED MODES. WHILE IN OCCUPIED MODE, THE FAN SHALL RUN CONTINUOUSLY. IN UNOCCUPIED MODE, THE FAN SHALL CYCLE AS REQUIRED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.

b. SINGLE TOILET FANS SHALL ENERGIZE VIA A WALL SWITCH (BY OTHERS), COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE COMPLETE WORKING SYSTEM.

c. THE MOTORIZED OUTSIDE AIR DAMPER SHALL OPEN WHENEVER ASSOCIATED UNIT IS IN OCCUPIED MODE VIA THERMOSTAT. IN UNOCCUPIED MODE THE DAMPER SHALL REMAIN CLOSED. PROVIDE ALL TRANSFORMERS AND RELAYS AS REQUIRED. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE COMPLETE WORKING SYSTEM.

d. A PROGRAMMABLE DIGITAL WALL TIMER SIMILAR TO INTERMATIC ST01 MAY BE USED IN PLACE OF THE ABOVE OUTSIDE AIR SYSTEM OPERATION, WHERE CAPABLE OF OPERATING THE MOTORIZED DAMPER INTERLOCK SYSTEM.

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HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
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48303 - 0824
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PLUMBING SPECIFICATIONS

1. GENERAL

- A. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," "AIA DOCUMENT A201, LATEST EDITION, AND THESE SPECIFICATIONS AS APPLICABLE ARE PART OF THIS CONTRACT.
- B. ALL APPLICABLE CODES, LAWS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WHO SHALL INFORM THE OWNER, PRIOR TO SUBMITTING A PROPOSAL, OF ANY WORK OR MATERIAL WHICH VIOLATES ANY OF THE ABOVE LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.
- C. INVESTIGATE EACH SPACE THROUGH WHICH EQUIPMENT MUST BE MOVED, WHERE NECESSARY. EQUIPMENT SHALL BE SHIPPED FROM MANUFACTURER IN SECTIONS OF SIZE SUITABLE FOR MOVING THROUGH AVAILABLE RESTRICTIVE SPACES. ASCERTAIN FROM BUILDING OWNER AND TENANT AT WHAT TIMES OF DAY EQUIPMENT MAY BE MOVED THROUGH ALL AREAS.
- D. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. PIPE ROUTING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR ROUTING OF PIPE TO AVOID OBSTRUCTIONS. COORDINATION WITH THE EXISTING SERVICES, INCLUDING THOSE OF OTHER TRADES IS REQUIRED. MAINTAIN HEADROOM AND SPACE CONDITIONS.
- E. INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES, WHICH INVOLVE EXTRA COST, SHALL NOT BE MADE WITHOUT APPROVAL.
- F. REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK WILL BE NECESSARY FOR THE PERFORMANCE OF THE GENERAL WORK. ALL EXISTING CONDITIONS CANNOT BE COMPLETELY DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL SURVEY THE SITE AND INCLUDE ALL CHANGES IN MAKING UP THE WORK PROPOSAL.
- G. CONNECTIONS TO EXISTING WORK: INSTALL NEW WORK AND CONNECT TO EXISTING WORK WITH MINIMUM INTERFERENCE TO EXISTING FACILITIES. TEMPORARY SHUTDOWNS OF EXISTING SERVICES SHALL BE PERFORMED AT NO ADDITIONAL CHARGES, AT TIMES NOT TO INTERFERE WITH NORMAL OPERATION OF EXISTING FACILITIES AND ONLY WITH WRITTEN CONSENT OF OWNER. MAINTAIN CONTINUOUS OPERATION OF EXISTING FACILITIES AS REQUIRED WITH NECESSARY TEMPORARY CONNECTIONS BETWEEN NEW AND EXISTING WORK. CONNECT NEW WORK TO EXISTING WORK IN NEAT AND ACCEPTABLE MANNER. RESTORE EXISTING DISTURBED WORK TO ORIGINAL CONDITION.
- H. DISCONNECT, REMOVE AND/OR RELOCATE EXISTING MATERIAL EQUIPMENT AND EXISTING WORK AS NOTED OR REQUIRED FOR PROPER INSTALLATION OF NEW WORK.
- I. THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS, AND ALL PARTS OF THE BUILDING, EXTERIOR SPACES AND ADJACENT STREETS, SIDEWALKS AND PAVEMENTS, FREE FROM MATERIAL AND DEBRIS, RESULTING FROM THE EXECUTION OF THIS WORK. EXCESS MATERIALS WILL NOT BE PERMITTED TO ACCUMULATE EITHER ON THE INTERIOR OR THE EXTERIOR.
- J. THE LOCATIONS OF THE EXISTING SERVICES ARE BELIEVED TO BE AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION OF THESE SERVICES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- K. SEAL OPENINGS THROUGH PARTITIONS, WALLS AND FLOORS WITH AN APPROVED NON-SHRINKING FIRE PROOF CAULKING OR OTHER APPROVED NONCOMBUSTIBLE MATERIAL.
- L. PROVIDE ALL NECESSARY FLASHING AND COUNTERFLASHING TO MAINTAIN THE WATERPROOFING INTEGRITY OF THIS BUILDING AS REQUIRED BY THE INSTALLATION OR REMOVAL OF PIPING AND EQUIPMENT. PROVIDE EQUIPMENT CURBS AS REQUIRED.
- M. ALL PRESENT MATERIAL, EQUIPMENT AND CONSTRUCTION DEBRIS TO BE REMOVED UNDER THIS CONTRACT SHALL BECOME THE PROPERTY OF THE CONTRACTOR WITH THE EXCEPTION OF SPECIFIC EQUIPMENT AND APPARATUS REQUESTED BY THE BUILDING REPRESENTATIVE, ARCHITECT OR AS NOTED TO BE RELOCATED ON THE DRAWINGS. REMOVED EQUIPMENT SHALL BE PROPERLY DISPOSED OF BY THIS CONTRACTOR.
- N. MATERIALS AND WORKMANSHIP, UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS.
- O. THE WORK IN THE BUILDING SHALL BE DONE WHEN AND AS DIRECTED, AND IN A MANNER SATISFACTORY TO THE OWNER. THE WORK SHALL BE PERFORMED SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE AND DISTURBANCE TO THE PRESENT OCCUPANTS.
- P. THE CONTRACTOR'S PROPOSAL FOR ALL WORK SHALL BE PREDICATED ON THE PERFORMANCE OF THE WORK DURING REGULAR WORKING HOURS, WHEN SO DIRECTED. HOWEVER, THE CONTRACTOR SHALL INSTALL WORK IN OVERTIME AND THE ADDITIONAL COST TO BE CHARGED THEREFORE SHALL BE ONLY THE "PREMIUM" PORTION OF THE WAGES PAID.
- Q. UNLESS OTHERWISE SPECIFICALLY SPECIFIED, INCLUDE ALL CUTTING AND PATCHING OF EXISTING FLOORS, WALLS, PARTITIONS AND OTHER MATERIALS IN THE EXISTING BUILDING. THE CONTRACTOR SHALL RESTORE THESE AREAS TO ORIGINAL CONDITION.
- R. ALL MATERIAL AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS.
- S. SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT A CAREFUL EXAMINATION OF THE PORTIONS OF THE EXISTING BUILDING, EQUIPMENT, ETC., WHICH AFFECT THIS WORK, AND THE ACCESS TO SUCH SPACES, HAS BEEN MADE AND THAT THE CONTRACTOR IS FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO INDICATE ANY DISCREPANCIES BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO SUBMITTAL OF BID. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS SHALL NOT BE MADE FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES

ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN DURING SUCH AN EXAMINATION. THE ON-SITE INSPECTION SHALL VERIFY EXISTING PIPE SIZES, CLEARANCES, ETC. AND CONDITIONS.

- T. INSURANCE: IN ACCORDANCE WITH BUILDING REQUIREMENTS AND SHALL INCLUDE A HOLD HARMLESS CLAUSE FOR OWNER AND ENGINEER.
- U. THE FINAL ACCEPTANCE WILL BE MADE AFTER THE CONTRACTOR HAS ADJUSTED HIS EQUIPMENT, TESTED THE VARIOUS SYSTEMS, DEMONSTRATED THAT IT FULFILLS THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS AND HAS FURNISHED ALL THE REQUIRED CERTIFICATES OF INSPECTION AND APPROVAL.
- V. PROVIDE ALL REQUIRED CUTTING, PATCHING, EXCAVATING AND BACKFILL.
2. SCOPE OF WORK
- A. SCOPE OF WORK SHALL CONSIST OF PROVIDING LABOR, MATERIALS, EQUIPMENT, SERVICES AND FEES NECESSARY FOR COMPLETE AND SAFE INSTALLATION IN CONFORMITY WITH THE LATEST PLUMBING CODE AND ALL OTHER APPLICABLE INDUSTRY, NATIONAL AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION, AS INDICATED ON DRAWINGS AND HEREIN SPECIFIED.
- B. THE BASE BUILDING DRAWINGS, PLANS, DETAILS, SPECIFICATIONS AND SPECIFICATION ADDENDA ARE MADE PART OF THIS CONTRACT AND SHALL APPLY TO ALL WORK UNDER THE CONTRACT UNLESS OTHERWISE AMENDED, MODIFIED, SUPPLEMENTED OR SPECIFIED HEREIN.
- C. THE CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE TO REPLACE OR REPAIR PROMPTLY AND ASSUME RESPONSIBILITY FOR ALL EXPENSES INCURRED FOR ANY WORKMANSHIP AND EQUIPMENT IN WHICH DEFECTS DEVELOP WITHIN ONE YEAR FROM THE DATE OF FINAL CERTIFICATE FOR PAYMENT AND/OR FROM DATE OF ACTUAL USE OF EQUIPMENT OR OCCUPANCY OF SPACES BY OWNER INCLUDED UNDER THE VARIOUS PARTS OF THE WORK, WHICHEVER DATE IS EARLIER. THIS WORK SHALL BE DONE AS DIRECTED BY THE OWNER. THIS GUARANTEE SHALL NOT PROVIDE THAT WHERE DEFECTS OCCUR, THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ALL EXPENSES INCURRED IN REPAIRING AND REPLACING WORK OF OTHER TRADES AFFECTED BY DEFECTS, REPAIRS OR REPLACEMENTS IN EQUIPMENT SUPPLIED BY THE CONTRACTOR.
- D. THE CONTRACTOR SHALL GIVE NECESSARY NOTICE, FILE DRAWINGS AND SPECIFICATIONS WITH THE DEPARTMENT HAVING JURISDICTION, OBTAIN PERMITS OR LICENSES NECESSARY TO CARRY OUT THIS WORK AND PAY ALL FEES THEREFORE. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS OF ANY OR ALL PARTS OF THE WORK IF SO REQUIRED BY AUTHORITIES AND PAY ALL CHARGES FOR SAME. THE CONTRACTOR SHALL PAY ALL COSTS FOR, AND FURNISH TO THE OWNER BEFORE FINAL BILLING, ALL CERTIFICATES NECESSARY AS EVIDENCE THAT THE WORK INSTALLED CONFORMS WITH ALL REGULATIONS WHERE THEY APPLY TO THIS WORK.
3. SHOP DRAWINGS
- A. PRIOR TO THE INSTALLATION OF ANY WORK AND PROCUREMENT OF EQUIPMENT PROVIDE COMPLETE SET OF COORDINATED SHOP DRAWINGS OF ALL NEW AND EXISTING EQUIPMENT, INDICATING CAPACITY, DIMENSIONS AND SEQUENCE OF OPERATION FOR WRITTEN APPROVAL BY THE ARCHITECT AND ENGINEER.
- B. INDICATE ON EACH SHOP DRAWINGS SUBMITTED
- PROJECT NAME AND LOCATION
 - NAME OF ARCHITECT AND ENGINEER
 - ITEM IDENTIFICATION
 - APPROVAL STAMP OF PRIME CONTRACTOR
- C. SUBMISSIONS
- SUBMISSIONS 11 IN. X 17 IN. OR SMALLER: IF THE SUBMISSION IS A CATALOG CUT, THEN THE CONTRACTOR SHALL SUBMIT ONE ORIGINAL AND TWO COPIES. OTHERWISE, HE SHALL SUBMIT THREE COPIES. THE ARCHITECT WILL FORWARD THE ORIGINAL AND ONE COPY (TWO COPIES WHEN NO ORIGINAL IS RECEIVED) TO THE ENGINEER. ALL CATALOG CUTS SHALL BE COMPLETE.
 - SUBMISSIONS LARGER THAN 11 IN. X 17 IN.: SUBMIT TWO PRINTS AND ONE PAPER SEPIA TO THE ARCHITECT. THE ARCHITECT WILL FORWARD ONE PRINT AND THE PAPER SEPIA TO THE ENGINEER.
- D. SUBMIT SHOP DRAWINGS FOR THE FOLLOWING:
- PIPE AND FITTINGS
 - VALVES
 - PLUMBING FIXTURES AND TRIM
 - PIPING LAYOUTS
 - SUPPORTS, HANGERS AND GUIDES
 - INSULATION
4. AS-BUILT DRAWINGS AND EQUIPMENT OPERATIONAL INSTRUCTIONS
- A. UPON COMPLETION AND ACCEPTANCE OF WORK, CONTRACTOR SHALL FURNISH WRITTEN INSTRUCTIONS AND EQUIPMENT MANUALS AND DEMONSTRATE TO THE OWNER THE PROPER OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND APPARATUS FURNISHED UNDER THIS CONTRACT.
- B. THESE INSTRUCTIONS SHALL BE TYPED ON 8-1/2 IN. X 11 IN. PAPER AND BOUND IN THREE RING BINDERS WITH CLEAR ACETATE COVERS. CONTRACTOR SHALL GIVE THREE COPIES OF THE INSTRUCTIONS TO THE OWNER AND ONE COPY TO THE ENGINEER.
- C. THE INSTRUCTION BOOKLET SHALL BEAR THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PROJECT, ARCHITECT AND ENGINEER.
- D. REPRODUCIBLE "AS-BUILT" DRAWINGS SHALL BE PROVIDED INDICATING THE AS INSTALLED CONDITIONS OF THE WORK. "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AFTER COMPLETION OF THE INSTALLATION.
5. GENERAL PROVISIONS FOR PLUMBING WORK

- A. SPECIFICATIONS ARE OF SIMPLIFIED FORM AND INCLUDE INCOMPLETE SENTENCES, WORDS OR PHRASES SUCH AS "THE CONTRACTOR SHALL," "SHALL BE," "FURNISH," "PROVIDE," "A," "THE," AND "ALL" HAVE BEEN OMITTED FOR BREVITY.
- B. DEFINITIONS
- "PROVIDE": TO SUPPLY, INSTALL AND CONNECT UP COMPLETE AND READY FOR SAFE AND REGULAR OPERATION THE PARTICULAR WORK REFERRED TO UNLESS SPECIFICALLY OTHERWISE NOTED.
 - "INSTALL": TO ERECT, MOUNT AND CONNECT COMPLETE WITH RELATED ACCESSORIES.
 - "FURNISH" OR "SUPPLY": TO PURCHASE, PROCURE, ACQUIRE AND DELIVER COMPLETE WITH RELATED ACCESSORIES.
 - "WORK": LABOR, MATERIALS, EQUIPMENT, APPARATUS, CONTROLS, ACCESSORIES AND OTHER ITEMS REQUIRED FOR PROPER AND COMPLETE INSTALLATION.
 - "WIRING": RACEWAY, FITTINGS, WIRE, BOXES AND RELATED ITEMS.
 - "CONCEALED": EMBEDDED IN MASONRY OR OTHER CONSTRUCTION, INSTALLED IN FURRED SPACES, WITHIN DOUBLE PARTITIONS OR HUNG CEILINGS, IN TRENCHES, IN CRAWL SPACES, OR IN ENCLOSURES.
 - "EXPOSED": NOT INSTALLED UNDERGROUND OR "CONCEALED" AS DEFINED ABOVE.
 - "SIMILAR" OR "EQUAL": EQUAL IN MATERIALS, WEIGHT, SIZE, DESIGN AND EFFICIENCY OF SPECIFIED PRODUCT.
- C. QUALITY ASSURANCE
- QUALITY AND GAUGE OF MATERIALS: NEW, BEST OF THEIR RESPECTIVE KINDS, FREE FROM DEFECTS AND LISTED BY UNDERWRITERS LABORATORIES, INC. OR BEARING THEIR LABEL. MATERIALS AND EQUIPMENT OF SIMILAR APPLICATION SHALL BE OF SAME MANUFACTURER, EXCEPT AS NOTED.
 - GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE OF WORK.
- D. PRODUCT DELIVERY, STORAGE AND HANDLING
- MOVING OF EQUIPMENT: WHERE NECESSARY, SHIP IN CARTED SECTIONS OF SIZE TO PERMIT PASSING THROUGH AVAILABLE SPACES.
 - ACCESSIBILITY: FOR OPERATION, MAINTENANCE AND REPAIR, MINOR DEVIATIONS SHALL BE PERMITTED. CHANGES OF MAGNITUDE OR INVOLVING EXTRA COST ARE NOT PERMISSIBLE WITHOUT REVIEW. GROUP CONCEALED ELECTRICAL EQUIPMENT REQUIRING ACCESS WITH EQUIPMENT FREELY ACCESSIBLE THROUGH ACCESS DOORS.
- E. PAINT SHALL BE THE BEST GRADE FOR ITS PURPOSE. DELIVER IN ORIGINAL SEALED CONTAINERS AND APPLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. COLORS SHALL BE AS SELECTED. UTILIZE GALVANIZED IRON PRIMER ON PANEL AND PULL BOXES, AFTER FABRICATION. UTILIZE HOT DIPPED GALVANIZED OR DIPPED IN ZINC CHROMATE FOR OUTLET BOXES, JUNCTION BOXES, CONDUIT HANGERS, RODS, INSERTS AND SUPPORTS. RED LEAD OR ZINC CHROMATE WITH FINISH TO MATCH SURROUNDINGS SHALL BE USED FOR MARKED SURFACES OF STEEL EQUIPMENT AND RACEWAYS. A FIELD-APPLIED ZINC CHROMATE PRIME COAT SHALL BE UTILIZED FOR STEEL OR IRONWORK.
- F. BRUSH AND CLEAN WORK PRIOR TO CONCEALING, PAINTING AND ACCEPTANCE. PAINTED EXPOSED WORK SOLED OR DAMAGED, CLEAN AND REPAIR TO MATCH ADJOINING WORK BEFORE FINAL ACCEPTANCE. REMOVE DEBRIS FROM INSIDE AND OUTSIDE OF MATERIAL AND EQUIPMENT.
- G. FINAL LOCATIONS AND MOUNTING ORIENTATIONS OF ALL PLUMBING FIXTURES SHALL BE VERIFIED BY ARCHITECT.
- H. ALL ACCESS DOOR LOCATIONS SHALL BE REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.
6. PIPE AND FITTINGS
- A. SANITARY DRAINAGE AND VENT
- SERVICE WEIGHT HUB AND SPIGOT CAST IRON SOIL PIPE AND FITTINGS WITH LEAD AND OAKUM JOINTS.
 - HUBLESS CAST IRON SOIL PIPE AND FITTINGS WITH EXTRA WIDE HEAVY-DUTY GASKETED HUBLESS COUPLINGS FOR FOOD SERVICE APPLICATIONS.
 - GALVANIZED SCHEDULE 40 STEEL PIPE WITH GALVANIZED THREADED MALLEABLE IRON FITTINGS.
- B. DOMESTIC WATER
- TYPE L HARD COPPER TUBING WITH CAST BRONZE OR WROUGHT COPPER FITTINGS AND 95/5 TIN ANTIMONY SOLDER JOINTS.
 - STANDARD WEIGHT RED BRASS PIPE WITH STANDARD WEIGHT CAST BRONZE THREADED FITTINGS.
- C. ALL EXPOSED PIPE AND FITTINGS SHALL BE CHROME-PLATED BRASS.
- D. ALL EXPOSED PIPING PASSING THROUGH WALLS, FLOORS, CEILINGS, AND PARTITIONS SHALL BE PROVIDED WITH CHROME PLATED CAST BRASS ESCUTCHEONS HELD IN PLACE WITH SET SCREWS.
7. VALVES
- A. GATE VALVES
- BRONZE RISING STEM, CLASS 150 RISING STEM, UNION BONNET, SOLID WEDGE AND MANUFACTURED IN ACCORDANCE WITH MSS-SP80, MODEL NO. 1134 AS MANUFACTURED BY NIBCO.
- B. BALL VALVES
- TWO-PIECE, BRONZE, END ENTRY, 600 PSI WWF, SIMILAR TO NIBCO #TS85-70.

- C. CHECK VALVES
- BRONZE, THREADED CAP, TEFLON DISC; SIMILAR TO NIBCO #T433-Y.
8. INSULATION
- A. ALL INSULATION (INCLUDING JACKET, FACING AND ADHESIVE) SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURES LISTED IN ASTM E-84, NFPA 255 AND UL 273, NOT EXCEEDING A FLAME SPREAD OF 25 AND A SMOKE DEVELOPED OF 50.
- B. ON VALVES AND FITTINGS PROVIDE PRE-MOLDED FIBERGLASS FITTINGS, VAPOR SEAL INSULATION ON "CW".
- C. "CW" PIPING: PROVIDE 1/2 IN. THICK FIBERGLASS SECTION PIPE COVERING WITH VAPOR BARRIER JACKET.
- D. "HW" PIPING: PROVIDE 1 IN. THICK FIBERGLASS SECTIONAL PIPE COVERING.
9. PLUMBING FIXTURES
- A. PROVIDE ALL FIXTURES WITH STOP VALVES AND SUPPLIES AND FIXTURE TRAPS AS REQUIRED.
- B. ALL FIXTURES SHALL BE AS INDICATED ON THE ARCHITECTURAL DOCUMENTS.
- D. SUSPENDED HORIZONTAL PIPING
- SUPPORT ALL PIPING INDEPENDENTLY FROM STRUCTURE USING HEAVY IRON-HINGED TYPE HANGERS, SIMILAR TO GRINNELL CLEVIS NO. 260.
 - PROVIDE ELECTROPLATED SOLID-BAND HANGERS SIMILAR TO AUTO-GRIP, FOR TWO-INCH AND SMALLER PIPE.
 - PROVIDE WALL BRACKETS FOR WALL-SUPPORTED PIPING, AND PROVIDE PIPE SADDLES FOR FLOOR-MOUNTED PIPING.
 - SUSPEND PIPING FROM INSERTS, USING BEAM CLAMPS WITH RETAINING CLAMP OR LOCKNUT, STEEL FISH PLATES, CANTILEVER BRACKETS OR OTHER ACCEPTED MEANS. BEAM CLAMPS SHALL BE SIMILAR TO GRINNELL FIGURES 61, 87, 131, OR 225.
 - SUSPEND PIPING BY RODS WITH DOUBLE NUTS.
 - PROVIDE ADDITIONAL STEEL FRAMING AS REQUIRED AND ACCEPTED WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING HANGER RODS IN REQUIRED LOCATIONS.
 - SUPPORT BRANCH FIXTURE WATER PIPING IN CHASES WITH COPPER-PLATED METAL BRACKETS, SECURED TO STUDS, SIMILAR TO HOLDRITE NOS. 102-18, 107-18, 102-26, OR 101-26.
- E. PROVIDE 180-DEGREE ARC GALVANIZED METAL COVERING SHIELDS ON HANGERS FOR INSULATED PIPING WITHOUT INCOMPRESSIBLE INSULATING BLOCK IN INSULATION AT HANGERS.
- F. MAXIMUM HANGER SPACING AS INDICATED
- PIPE 1 INCH AND SMALLER SHALL BE EVERY 8 FEET.
 - PIPE 1-1/4 INCH AND LARGER SHALL BE EVERY 10 FEET.
 - COPPER TUBING 1-1/4 INCH AND SMALLER SHALL BE EVERY 6 FEET.
 - COPPER TUBING 1-1/2 INCH AND LARGER SHALL BE EVERY 10 FEET.
 - CAST IRON: EVERY 5 FEET AND AT EVERY FITTING OR JOINT.
- G. VERTICAL PIPING
- THREADED PIPING SHALL BE EVERY OTHER FLOOR LEVEL, AT A MAXIMUM OF 25 FEET ON CENTERS.
 - CAST IRON PIPING SHALL BE EVERY FLOOR LEVEL, MAXIMUM 20 FEET ON CENTERS; HUBLESS PIPE IS THE EXCEPTION, REQUIRING A MAXIMUM OF 10 FEET ON CENTERS.
 - TUBING SHALL BE EVERY FLOOR LEVEL MAXIMUM 10 FEET ON CENTERS.
- H. EXPANSION ANCHORS
- PROVIDE SMOOTH WALL, NON-SELF-DRILLING INTERNAL PLUG EXPANSION TYPE ANCHORS CONSTRUCTED OF AISC 12L14 STEEL AND ZINC PLATED IN ACCORDANCE WITH FED. SPEC. QQ-A-325 TYPE 1, CLASS 3.
 - DO NOT EXCEED 1/4 OF AVERAGE VALVES FOR A SPECIFIC ANCHOR SIZE USING 2000 PSIG (13,800 KPA) CONCRETE ONLY, FOR MAXIMUM WORKING LOADS.
 - PROVIDE SPACING AND INSTALL ANCHORS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - EXPANSION ANCHORS SHALL BE U.L. LISTED AND SIMILAR TO HILTI HDI.
11. TESTS



NATURAL GAS PIPING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

B. SPECIFICATIONS THROUGHOUT ALL DIVISIONS OF THE PROJECT MANUAL ARE DIRECTLY APPLICABLE TO THIS SECTION, AND THIS SECTION IS DIRECTLY APPLICABLE TO THEM.

1.02 SUMMARY

A. THIS SECTION COVERS THE COMPLETE FIRST CLASS NATURAL GAS SYSTEM INSTALLATION, WITHIN AND TO FIVE (5) FEET BEYOND BUILDING PERIMETER UNLESS NOTED OTHERWISE ON CONTRACT DRAWINGS, INCLUDING BUT NOT LIMITED TO PIPING, REGULATORS, UNIONS, VALVES, INSTALLATION, TESTING AND OTHER NORMAL PARTS THAT MAKE THE SYSTEMS COMPLETE, OPERABLE, CODE COMPLIANT AND ACCEPTABLE TO THE AUTHORITIES HAVING JURISDICTION.

1.03 REFERENCE STANDARDS

A. THE LATEST PUBLISHED EDITION OF A REFERENCE SHALL BE APPLICABLE TO THIS PROJECT UNLESS IDENTIFIED BY A SPECIFIC EDITION DATE.

B. ALL REFERENCE AMENDMENTS ADOPTED PRIOR TO THE EFFECTIVE DATE OF THIS CONTRACT SHALL BE APPLICABLE TO THIS PROJECT.

C. ALL MATERIALS, INSTALLATION AND WORKMANSHIP SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS AND STANDARDS ADDRESSED WITHIN THE FOLLOWING REFERENCES:

1. 2015 EDITION OF THE INTERNATIONAL FUEL GAS CODE.
2. LATEST EDITION OF NFPA 54, NATIONAL FUEL GAS CODE.
3. MINIMUM SAFETY STANDARDS FOR NATURAL GAS, 49 CODE OF FEDERAL REGULATIONS (CFR) PART 192, AS REQUIRED BY TITLE 16 OF THE TEXAS ADMINISTRATION CODE § 8.70.

1.04 QUALITY ASSURANCE

A. ALL MATERIALS, EQUIPMENT AND WORK SHALL MEET OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS AND CONFORM TO CODES AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION.

B. VALVES, MANUFACTURER'S NAME, SIZE, STANDARDS COMPLIANCE AND PRESSURE RATING CLEARLY MARKED ON OUTSIDE OF VALVE BODY.

C. WELDING MATERIALS AND PROCEDURES, CONFORM TO ASME CODE AND APPLICABLE STATE LABOR REGULATIONS.

D. MANUFACTURER QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING THE PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE (3) YEARS DOCUMENTED EXPERIENCE.

E. INSTALLER QUALIFICATIONS: COMPANY SPECIALIZING IN PERFORMING THE WORK OF THIS SECTION WITH MINIMUM THREE (3) YEARS DOCUMENTED EXPERIENCE. INSTALLATION OF NATURAL GAS SYSTEMS SHALL BE PERFORMED BY INDIVIDUALS LICENSED BY THE TEXAS STATE BOARD OF PLUMBING EXAMINERS AS A JOURNEYMAN OR MASTER PLUMBER. ALL INSTALLATION SHALL BE SUPERVISED BY A LICENSED MASTER PLUMBER. ALL TESTING SHALL BE PERFORMED BY A LICENSED JOURNEYMAN OR MASTER PLUMBER. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH ASME SECTION 9.

1.05 SUBMITTALS

A. PRODUCT DATA:

1. PROVIDE CODE AND STANDARDS COMPLIANCE VERIFICATION, MANUFACTURER'S PRODUCT DATA AND RATINGS ON PIPE MATERIALS, PIPE FITTINGS, REGULATORS, VALVES AND ACCESSORIES.

B. RECORD DOCUMENTS:

1. SUBMIT TEST REPORTS AND INSPECTION CERTIFICATION FOR ALL NATURAL GAS SYSTEMS INSTALLED UNDER THIS CONTRACT.
2. SUBMIT MANUFACTURER'S DATA REPORTS FOR ALL MATERIAL USED IN COATING AND WRAPPING.
3. SUBMIT WELDER'S CERTIFICATIONS PRIOR TO ANY SHOP OR FIELD FABRICATION. WELDER'S CERTIFICATIONS SHALL BE CURRENT WITHIN SIX (6) MONTHS OF SUBMISSION.
4. RECORD ACTUAL LOCATIONS OF VALVES, REGULATORS, ETC. AND PREPARE VALVE CHARTS.
5. PROVIDE FULL WRITTEN DESCRIPTION OF MANUFACTURER'S WARRANTY.

C. OPERATION AND MAINTENANCE DATA:

1. INCLUDE INSTALLATION INSTRUCTIONS, SPARE PARTS LISTS, EXPLODED ASSEMBLY VIEWS MANUFACTURER'S RECOMMENDED MAINTENANCE.

1.06 DELIVERY, STORAGE AND HANDLING

A. ACCEPT VALVES ON SITE IN SHIPPING CONTAINERS WITH LABELING IN PLACE. INSPECT FOR DAMAGE AND STORE WITH A MINIMUM OF HANDLING. STORE PLASTIC PIPING UNDER COVER OUT OF DIRECT SUNLIGHT. DO NOT STORE MATERIALS DIRECTLY ON THE GROUND.

B. PROVIDE TEMPORARY PROTECTIVE COATING ON CAST IRON AND STEEL VALVES.

C. PROVIDE TEMPORARY END CAPS AND CLOSURES ON PIPING AND FITTINGS, MAINTAIN IN PLACE UNTIL INSTALLATION.

D. PROTECT PIPING SYSTEMS FROM ENTRY OF FOREIGN MATERIALS BY TEMPORARY COVERS, COMPLETING SECTIONS OF THE WORK AND ISOLATING PARTS OF COMPLETED SYSTEM.

1.07 EXTRA MATERIALS

A. REFER TO SECTION 07 46 FOR MAINTENANCE MATERIAL REQUIREMENTS.

POUNDS PER SQUARE INCH GAUGE ON CUSTOMER SIDE OF THE METER.

C. PIPE JOINT COMPOUND SHALL BE LEAD-FREE, NON-TOXIC, NON-HARDENING, INSOLUBLE IN THE PRESENCE OF NATURAL GAS AND COMPLIANT WITH ANSINFS 61 AND FEDERAL SPECIFICATION TT-S-1732. TEMPERATURE SERVICE RANGE OF -15 DEGREES F TO +100 DEGREES F. MANUFACTURED BY HERCULES "MEGALOC" OR APPROVED EQUAL BY RECTORSAL, LA-CO OR OATEY.

2.02 PIPING

A. BURIED PIPING OUTSIDE OF BUILDING:

1. POLYETHYLENE, SDR-11, ASTM D2513 PIPE AND FITTINGS WITH HEAT FUSION SOCKET JOINTS.
2. POLYETHYLENE PIPE AND FITTING MATERIALS SHALL BE COMPATIBLE AND BY SAME MANUFACTURER TO ENSURE UNIFORM MELTING AND A PROPER BOND, FABRICATED FITTINGS SHALL NOT BE USED.
3. PROVIDE CONNECTION BETWEEN BURIED PLASTIC GAS SERVICE PIPING AND METALLIC RISER IN ACCORDANCE WITH THE GAS CODE. PROVIDE METALLIC RISER CONSISTING OF HDPE FUSED COATING ON STEEL PIPE FOR CONNECTION TO ABOVE GROUND HORIZONTAL DISTRIBUTION PIPING.

UNDERGROUND HORIZONTAL, METALLIC PORTION OF RISER SHALL BE AT LEAST TWENTY FOUR INCHES IN LENGTH BEFORE CONNECTING TO THE PLASTIC SERVICE PIPE, AN APPROVED TRANSITION FITTING OR ADAPTOR MEETING DESIGN PRESSURE RATING AND PLASTIC PIPE MANUFACTURER'S RECOMMENDATIONS SHALL BE USED WHERE THE PLASTIC JOINS THE METALLIC RISER.

B. ABOVE GROUND PIPING OUTSIDE OF BUILDING (INCLUDING ROOF):

1. PIPING 1 1/2 INCHES AND SMALLER SHALL BE SEAMLESS SCHEDULE 40 BLACK STEEL, ASTM A106 OR ASTM A53 TYPE "S", GRADE A OR B, WITH CLASS 150 BLACK MALLEABLE IRON THREADED FITTINGS CONFORMING TO ASME B16.3.
2. PIPING 2 INCHES AND LARGER SHALL BE TYPE "S" SEAMLESS OR TYPE "E" ELECTRIC RESISTANCE WELDED SCHEDULE 40 BLACK STEEL, ASTM A53, GRADE A OR B, WITH SCHEDULE 40 WROUGHT CARBON STEEL FITTINGS, ASTM A 234 AND BUTT WELD JOINTS.
3. PROVIDE FACTORY-APPLIED, THREE-LAYER COATING OF EPOXY, ADHESIVE, AND TOP COAT FIELD APPLIED PRIMER AND EPOXY PAINT COATING ON ALL PIPE AND FITTINGS. FIELD APPLIED COATING IS RESTRICTED TO FITTINGS AND SHORT SECTIONS OF PIPE NECESSARILY STRIPPED FOR THREADING OR WELDING. FIELD COATING SHALL BE APPLIED TO ALL PIPE AND FITTINGS. AMERCOAT TYPE 240 OR APPROVED EQUAL AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. GALVANIZING SHALL NOT BE CONSIDERED ADEQUATE PROTECTION.

C. ABOVE GROUND PIPING EXPOSED INSIDE OF BUILDING:

1. PIPING 1 1/2 INCHES AND SMALLER SHALL BE SEAMLESS SCHEDULE 40 BLACK STEEL, ASTM A106 OR ASTM A53 TYPE "S", GRADE A OR B, WITH CLASS 150 BLACK MALLEABLE IRON THREADED FITTINGS CONFORMING TO ASME B16.3.
2. PIPING 2 INCHES AND LARGER SHALL BE TYPE "S" SEAMLESS OR TYPE "E" ELECTRIC RESISTANCE WELDED SCHEDULE 40 BLACK STEEL, ASTM A53, GRADE A OR B, WITH SCHEDULE 40 WROUGHT CARBON STEEL FITTINGS, ASTM A 234 AND BUTT WELD JOINTS.
3. EXCEPTIONS:
 - a. ALL EXPOSED PIPING 1 1/2 INCHES AND SMALLER LOCATED WITHIN AREAS UTILIZED AS RETURN AIR PLENUMS SHALL HAVE WELDED JOINTS WITH SCHEDULE 40 SOCKET WELDED FORGED STEEL FITTINGS CONFORMING TO ASME B16.11.
 - b. ALL EXPOSED PIPING 1 1/2 INCHES AND SMALLER SERVING LABORATORIES FOR MICROBIAL NATURAL GAS RISER TO EACH EMERGENCY SHUT-OFF VALVE SHALL HAVE WELDED JOINTS WITH SCHEDULE 40 SOCKET WELDED FORGED STEEL FITTINGS CONFORMING TO ASME B16.11.

D. ABOVE GROUND PIPING CONCEALED INSIDE OF BUILDING (INCLUDES ABOVE ALL CEILINGS, WITHIN PARTITIONS, WITHIN CHASES, AND ALL NON-ACCESSIBLE LOCATIONS):

1. PIPING 1 1/2 INCHES AND SMALLER SHALL BE SEAMLESS SCHEDULE 40 BLACK STEEL, ASTM A106 OR ASTM A53 TYPE "S", GRADE A OR B, WITH WELDED JOINTS WITH SCHEDULE 40 SOCKET WELDED FORGED STEEL FITTINGS CONFORMING TO ASME B16.11.
2. PIPING 2 INCHES AND LARGER SHALL BE TYPE "S" SEAMLESS OR TYPE "E" ELECTRIC RESISTANCE WELDED SCHEDULE 40 BLACK STEEL, ASTM A53, GRADE A OR B, WITH SCHEDULE 40 WROUGHT CARBON STEEL FITTINGS, ASTM A 234 AND BUTT WELD JOINTS.
3. EXCEPTIONS:
 - a. THREADED PIPING 1 1/2 INCHES AND SMALLER MAY BE INSTALLED IN LIEU OF WELDED PROVIDED THAT ALL PIPING IS ENCASED WITHIN STEEL SLEEVE VENTED TO THE EXTERIOR OF THE BUILDING. SLEEVE PIPING SHALL BE SCHEDULE 10 BLACK STEEL PIPE CONFORMING TO ASTM A53, GRADE A OR B, ELECTRIC RESISTANCE WELDED OR SEAMLESS, WITH ROLL-GROOVED ENDS. SLEEVE PIPE COUPLINGS SHALL BE VICTAULIC STYLE 75 WITH GRADE T NITRILE GASKET. SLEEVE FITTINGS SHALL BE VICTAULIC GROOVED MALLEABLE OR STEEL SLEEVE PIPING AND FITTINGS MUST BE TWO PIPE SIZES, BUT NOT LESS THAN 1 INCH LARGER THAN ENCASED GAS PIPING.

2.03 UNDERGROUND WARNING TAPE

A. MINIMUM 3 INCH WIDE POLYETHYLENE DETECTABLE TYPE MARKING TAPE. THE TAPE SHALL BE RESISTANT TO ALKALI, ACIDS AND OTHER DESTRUCTIVE AGENTS FOUND IN SOIL AND IMPREGNATED WITH METAL SO THAT IT CAN BE READILY RECOGNIZED AFTER BURIAL BY STANDARD LOCATING EQUIPMENT.

1. LAMINATION BOND OF ONE (1) LAYER OF MINIMUM 0.35 MILS THICK ALUMINUM FOL BETWEEN TWO (2) LAYERS OF MINIMUM 4 MILS THICK INERT PLASTIC FILM.

2. MINIMUM TENSILE STRENGTH: 63 LBS PER 3 IN WIDTH.

3. MINIMUM ELONGATION: 500 PERCENT.

4. PROVIDE CONTINUOUS YELLOW WITH BLACK LETTER PRINTED MESSAGE REPEATED EVERY 16 TO 36 INCHES WARNING OF PIPE BURIED BELOW (E.G., "CAUTION GAS LINE BURIED BELOW").

5. MANUFACTURED BY REEF INDUSTRIES "TERRA TAPE" OR

APPROVED EQUAL.

2.04 VALVES

A. ALL VALVES SHALL BE DESIGNED, MANUFACTURED AND APPROVED FOR NATURAL GAS SERVICE.

B. LINE SHUT-OFF VALVES SIZES 2 INCHES AND SMALLER SHALL BE IRON BODY LUBRICATED PLUG VALVE CONFORMING TO ASTM-A-126, U.L. LISTED AND A.G.A. APPROVED FOR NATURAL GAS SERVICE WITH THREADED ENDS, WRENCH OPERATION, RATED FOR 200 WOG SERVICE PRESSURE AND -20 TO 200 DEGREES F., MANUFACTURED BY RESUN MODEL R-1430 OR NORDSTROM MODEL 442.

C. LINE SHUT-OFF VALVES SIZES 2 1/2 INCHES AND LARGER SHALL BE IRON BODY LUBRICATED PLUG VALVE CONFORMING TO ASTM-A-126, U.L. LISTED AND A.G.A. APPROVED FOR NATURAL GAS SERVICE WITH FLANGED ENDS, WRENCH OPERATION, RATED FOR 200 WOG SERVICE PRESSURE AND -20 TO 200 DEGREES F., MANUFACTURED BY RESUN MODEL R-1431 OR NORDSTROM MODEL 143.

D. PROVIDE CONNECTION BETWEEN SHUT-OFF VALVES AT LOCAL CONNECTIONS SIZES 2 INCHES AND SMALLER SHALL BE BRONZE BODY, FULL PORT BALL OR BUTTERFLY TYPE, U.L. LISTED AND A.G.A. APPROVED FOR NATURAL GAS SERVICE WITH THREADED ENDS, QUARTER TURN LEVER HANDLE OPERATION, RATED FOR 175 W.O.G. SERVICE PRESSURE AND 30 TO 275 DEGREES F., MANUFACTURED BY NIBCO MODEL T585-70-UL, MODEL T580-70-UL, OR MILWAUKEE MODEL B82-100.

E. MANUAL EMERGENCY SHUT-OFF VALVES SIZES 2 INCHES AND SMALLER SHALL BE BRONZE BODY, FULL PORT BALL OR BUTTERFLY TYPE, U.L. LISTED AND A.G.A. APPROVED FOR NATURAL GAS SERVICE WITH THREADED ENDS, QUARTER TURN LEVER HANDLE OPERATION, RATED FOR 175 W.O.G. SERVICE PRESSURE AND 30 TO 275 DEGREES F., MANUFACTURED BY NIBCO MODEL T585-70-UL, MODEL T580-70-UL OR MILWAUKEE MODEL B82-100.

F. AUTOMATIC EMERGENCY SHUT-OFF VALVES SHALL BE U.L. LISTED F.M. APPROVED FOR NATURAL GAS SERVICE, 2-WAY, ELECTRICALLY TRIPPED, SELF-SEALING, FIELD ADJUSTABLE, MANUAL RESET, TYPE 1 SOLENOID ENCLOSURE, NBR SEALS AND DISC, STAINLESS STEEL CORE TUBE AND SPRINGS, COPPER COIL, MANUFACTURED BY ASCO RED HAT SERIES 8044 OR APPROVED EQUAL.

2.05 PRESSURE REGULATORS

A. ALL PRESSURE REGULATORS SHALL BE DESIGNED, MANUFACTURED AND APPROVED FOR NATURAL GAS SERVICE.

B. PRESSURE REGULATORS FOR INDIVIDUAL SERVICE LINES SHALL BE CAPABLE OF REDUCING DISTRIBUTION LINE PRESSURE TO PRESSURES REQUIRED FOR USERS. PRESSURE RELIEF SHALL BE SET AT A LOWER PRESSURE THAN WOULD CAUSE UNSAFE OPERATION OF ANY CONNECTED USER. REGULATOR SHALL HAVE A SINGLE PORT WITH ORIFICE DIAMETER NO GREATER THAN THAT RECOMMENDED BY MANUFACTURER FOR THE MAXIMUM GAS PRESSURE AT THE REGULATOR INLET. REGULATOR VENT VALVE SHALL BE OF RESISTANT MATERIALS DESIGNED TO WITHSTAND FLOW CONDITIONS WHEN PRESSED AGAINST VALVE PORT. REGULATOR SHALL BE CAPABLE OF LIMITING BUILD-UP OF PRESSURE UNDER NO-FLOW CONDITIONS TO 50 PERCENT OR LESS OF THE DISCHARGE PRESSURE MAINTAINED UNDER FLOW CONDITIONS. COMMERCIAL GRADE DIAPHRAGM TYPE WITH INTERNAL RELIEF VALVE, VENT VALVE, CAST IRON BODY, BUNA-N DIAPHRAGM, MANUFACTURED BY ROCKWELL OR FISHER.

C. INSTALL PRESSURE GAUGE ADJACENT TO AND DOWNSTREAM OF EACH LINE PRESSURE REGULATOR.

2.06 UNIONS

A. UNIONS IN 2 INCHES AND SMALLER IN FERROUS LINES SHALL BE RIGHT AND LEFT HAND NIPPLE COUPLING ASSEMBLY, OR ASME B16.39, CLASS 150, MALLEABLE IRON WITH BRASS-TO-IRON SEAT, GROUND JOINT, AND THREADED ENDS, 2-1/2 INCHES AND LARGER SHALL BE GROUND FLANGE UNIONS.

COMPANION FLANGES ON LINES AT VARIOUS ITEMS OF EQUIPMENT, MACHINES AND PIECES OF APPARATUS MAY SERVE AS UNIONS TO PERMIT DISCONNECTION OF PIPING.

B. UNIONS CONNECTING FERROUS PIPE TO COPPER OR BRASS PIPE SHALL BE DIELECTRIC TYPE.

C. ABOVE GRADE FLEXIBLE STAINLESS STEEL APPLIANCE/EQUIPMENT CONNECTORS SHALL CONFORM WITH ASME B16.39, CLASS 150, MALLEABLE IRON WITH BRASS-TO-IRON SEAT, GROUND JOINT, AND THREADED ENDS, 2-1/2 INCHES AND LARGER SHALL BE GROUND FLANGE UNIONS.

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COMPANION FLANGES ON LINES AT VARIOUS ITEMS OF EQUIPMENT, MACHINES AND PIECES OF APPARATUS MAY SERVE AS UNIONS TO PERMIT DISCONNECTION OF PIPING.

2.07 FLANGES

A. ALL 150 LB. AND 300 LB. ANSI FLANGES SHALL BE DOMESTICALLY MANUFACTURED, WELD NECK FORGED CARBON STEEL, CONFORMING TO ANSI B16.5 AND ASTM A, 181 GRADE 10 OR 110 OR A, 105, 11, SLIP ON FLANGES SHALL NOT BE USED. EACH FITTING SHALL BE STAMPED AS SPECIFIED BY ANSI B16.5 AND, IN ADDITION, SHALL HAVE THE LABORATORY CONTROL NUMBER STENCILED ON EACH FITTING FOR READY REFERENCE AS TO PHYSICAL PROPERTIES AND CHEMICAL COMPOSITION OF THE MATERIAL. COMPLETE TEST REPORTS MAY BE REQUIRED FOR ANY FITTING SELECTED AT RANDOM.

FLANGES WHICH HAVE BEEN MACHINED, REMARKED, PAINTED OR OTHERWISE PRODUCED DOMESTICALLY FROM IMPORTED FORGES WILL NOT BE ACCEPTABLE. FLANGES SHALL HAVE THE MANUFACTURER'S TRADEMARK PERMANENTLY IDENTIFIED IN ACCORDANCE WITH MSS SP 25. CONTRACTOR SHALL SUBMIT DATA FOR FIRM CERTIFYING COMPLIANCE WITH THESE SPECIFICATIONS. BOLTS USED SHALL BE CARBON STEEL BOLTS WITH SEMI-FINISHED HEXAGON NUTS OF AMERICAN STANDARD HEAVY DIMENSION. ALL THREAD RODS WILL NOT BE AN ACCEPTABLE FOR FLANGE BOLTS. BOLTS SHALL HAVE A TENSILE STRENGTH OF 60,000 PSI AND AN ELASTIC LIMIT OF 30,000 PSI. FLAT-FACED FLANGES SHALL BE REQUIRED TO MATCH FLANGES ON PUMPS, CHECK VALVES, STRAINERS, ETC. ONLY ONE MANUFACTURER OF WELD FLANGES WILL BE APPROVED FOR EACH PROJECT.

B. ALL FLANGES SHALL BE GASKETED. CONTRACTOR SHALL PLACE GASKET BETWEEN FLANGES OF FLANGED JOINTS. GASKETS SHALL FIT WITHIN THE BOLT CIRCLE ON RAISED FACE FLANGES AND SHALL BE FULL FACE ON FLAT FACE FLANGES. GASKETS SHALL BE CUT FROM 1/16 INCH THICK, NON-METALLIC, NON-ASBESTOS GASKET MATERIAL, SUITABLE FOR OPERATING TEMPERATURES FROM -150 DEGREES F. TO +75 DEGREES F., KLINGERSIL C-4400, MANVILLE STYLE 60 SERVICE SHEET PACKING, OR APPROVED EQUAL.

PART 3 - EXECUTION

3.01 PREPARATION

A. REAM PIPE ENDS AND REMOVE CUTTING BURRS, BEVEL PLAIN END FERROUS PIPE.

B. REMOVE CUTTING OIL, SCALE AND DIRT, ON INSIDE AND OUTSIDE OF PIPING, BEFORE ASSEMBLY.

3.02 EQUIPMENT CONNECTIONS

A. PROVIDE SPECIFIED CONNECTIONS, SHUTOFF VALVES, REGULATORS AND UNIONS AT EACH AND EVERY APPLIANCE AND PIECE OF EQUIPMENT REQUIRING NATURAL GAS, INCLUDING EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OF THESE SPECIFICATIONS AND/OR BY THE OWNER.

B. PROVIDE AND INSTALL UNION TYPE CONNECTIONS AT ALL EQUIPMENT TO PERMIT REMOVAL OF SERVICE PIPING.

C. GAS SERVICE CONNECTIONS SHALL HAVE A DIAMETER AT LEAST ONE PIPE SIZE LARGER THAN THAT OF THE INLET CONNECTION TO THE EQUIPMENT AS PROVIDED BY THE MANUFACTURER AND BE OF ADEQUATE SIZE TO PROVIDE THE TOTAL INFLU DEMAND OF THE CONNECTED EQUIPMENT.

D. PROVIDE LISTED AND LABELED APPLIANCE CONNECTORS COMPLYING WITH ANSI Z21.69 AND LISTED FOR USE WITH FOOD SERVICE EQUIPMENT HAVING CASTERS, OR THAT IS OTHERWISE SUBJECT TO MOVEMENT FOR CLEANING, AND OTHER LARGE MOVABLE EQUIPMENT. CONNECTORS SHALL HAVE LISTED AND LABELED QUICK-DISCONNECT DEVICES AND SHALL HAVE RETAINING CABLES ATTACHED TO STRUCTURES AND EQUIPMENT. CONNECTORS SHALL NOT BE CONCEALED WITHIN OR EXTENDED THROUGH WALL, FLOOR OR PARTITION AND SHALL BE LOCATED ENTIRELY IN THE SAME ROOM AS THE CONNECTED EQUIPMENT. PROVIDE AN ACCESSIBLE SHUT-OFF VALVE NOT LESS THAN THE NOMINAL SIZE OF THE EQUIPMENT CONNECTOR, IMMEDIATELY AHEAD OF THE CONNECTOR.

E. RIGID METALLIC PIPE AND FITTINGS SHALL BE USED AT SERVICE CONNECTIONS TO ALL STATIONARY EQUIPMENT.

3.03 INSTALLATION

F. INSTALLATION SHALL MEET OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, REFERENCED STANDARDS AND CONFORM TO CODES AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION.

B. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

C. PROVIDE SUPPORT FOR AND CONNECTIONS TO NATURAL GAS SERVICE METER IN ACCORDANCE WITH REQUIREMENTS OF THE UTILITY COMPANY.

D. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

E. DISTRIBUTION PIPING SHALL BE AS SHORT AND AS DIRECT AS PRACTICABLE BETWEEN THE POINT OF DELIVERY AND THE OUTLETS.

F. ALL EXCAVATION REQUIRED FOR PLUMBING WORK IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR AND SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

G. DO NOT INSTALL UNDERGROUND PIPING WHEN BEDDING IS WET OR FROZEN.

H. BURY ALL UNDERGROUND PIPING AT LEAST 3 FEET BELOW FINISHED GRADE, PROVIDE A CONTINUOUS DETECTABLE WARNING TAPE ON TAMPED BACKFILL, 12 INCHES ABOVE ALL BURIED NON-METALLIC GAS LINES.

I. DO NOT INSTALL GAS PIPING IN THE SAME TRENCH WITH OTHER UTILITIES. THE MINIMUM HORIZONTAL CLEARANCE BETWEEN GAS PIPE AND PARALLEL UTILITY PIPE SHALL BE 2 FEET. DO NOT INSTALL GAS PIPE THROUGH CATCH BASINS, VAULTS, MANHOLES OR SIMILAR UNDERGROUND STRUCTURES.

J. INSTALL AND SUPPORT ALL POLYETHYLENE PIPING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL HEAT FUSION WELDS SHALL BE PERFORMED BY WELDERS QUALIFIED TO THE MANUFACTURER'S PROCEDURES.

K. POLYETHYLENE PIPING SHALL NOT BE INSTALLED ABOVE GROUND.

L. PROVIDE CONNECTION BETWEEN BURIED PLASTIC GAS PIPING AND METALLIC RISER IN ACCORDANCE WITH THE GAS CODE.

M. ALL ABOVE GROUND GAS PIPING SHALL BE ELECTRICALLY CONTINUOUS AND BONDED TO ELECTRICAL SYSTEM GROUND CONDUCTOR IN ACCORDANCE WITH NFPA 70.

N. PROVIDE AND INSTALL UNION TYPE FITTINGS AT PROPER POINTS TO PERMIT DISMANTLING OR REMOVAL OF PIPE. NO UNIONS WILL BE REQUIRED IN WELDED LINES EXCEPT AT EQUIPMENT CONNECTIONS. WHERE UNION TYPE FITTINGS ARE NECESSARY FOR PIPING DISMANTLING PURPOSES, RIGHT AND LEFT NIPPLES AND COUPLINGS SHALL BE USED. FLANGES, GROUND-JOINT UNIONS OR APPROVED FLEXIBLE APPLIANCE CONNECTORS MAY BE USED AT EXPOSED FIXTURE, APPLIANCE OR EQUIPMENT CONNECTIONS.

O. PROVIDE DIELECTRIC ISOLATION DEVICE WHERE COPPER LINES CONNECT TO FERROUS LINES OR EQUIPMENT, SUCH AS DIELECTRIC COUPLING OR DIELECTRIC FLANGE FITTING.

P. VALVES, REGULATORS, FLANGES, UNION TYPE FITTINGS AND SIMILAR APPURTENANCES SHALL BE ACCESSIBLE FOR OPERATION AND SERVICING AND SHALL NOT BE LOCATED ABOVE CEILINGS, WITHIN CHASES, WALLS, PARTITIONS, SPACES UTILIZED AS RETURN AIR PLENUMS OR NON-ACCESSIBLE LOCATIONS.

Q. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. INSTALL PIPING TO CONSERVE BUILDING SPACE. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.

R. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.

S. MAKE SERVICE CONNECTIONS AT THE TOP OF THE MAIN, WHENEVER THE DEPTH OF THE MAIN IS SUFFICIENT TO ALLOW TOP CONNECTIONS. WHEN SERVICE CONNECTIONS CANNOT BE MADE AT THE TOP OF THE MAIN, THEY SHALL BE MADE ON THE SIDE OF THE MAIN NO LOWER THAN THE HORIZONTAL MIDPOINT OF THE GAS MAIN.

T. CLOSE NIPPLES, BUSHING AND CROSS TYPE FITTINGS SHALL NOT BE INSTALLED IN ANY GAS PIPING SYSTEM.

U. SLOPE PIPING AND ARRANGE TO DRAIN AT LOW POINTS. INSTALL DRIP/SEEDMENT TRAPS AT POINTS WHERE CONDENSATE AND DEBRIS MAY COLLECT. LOCATE DRIP/SEEDMENT TRAPS WHERE READILY ACCESSIBLE FOR CLEANING AND EMPTYING. DO NOT INSTALL WHERE

CONDENSATE WOULD BE SUBJECT TO FREEZING. CONSTRUCT DRIP/SEEDMENT TRAPS USING TEE FITTING WITH CAPPED NIPPLE CONNECTED TO BOTTOM OUTLET. USE MINIMUM-LENGTH NIPPLE OF 3 PIPE DIAMETERS, BUT NOT LESS THAN 4 INCHES LONG, AND SAME SIZE AS CONNECTED PIPE. CAP SHALL BE SCREWED PATTERN, BLACK, STANDARD WEIGHT, MALLEABLE IRON, INSTALL WITH ADEQUATE SPACE FOR REMOVAL OF CAP.

V. INSTALL VALVES FOR SHUT OFF AND TO ISOLATE EQUIPMENT, PARTS OF SYSTEMS, OR VERTICAL RISERS. ALL VALVES SHALL BE LOCATED SUCH THAT SERVICING AND OPERATION IS POSSIBLE. ALL FLANGED VALVES SHOWN IN HORIZONTAL LINES WITH THE VALVE STEM SHALL BE POSITIONED SO THAT THE VALVE STEM IS INCLINED ONE BOLT HOLE ABOVE THE HORIZONTAL POSITION. SCREW PATTERN VALVES PLACED IN HORIZONTAL LINES SHALL BE INSTALLED WITH THEIR VALVE STEMS INCLINED AT AN ANGLE OF A MINIMUM OF 30 DEGREES ABOVE THE HORIZONTAL POSITION. ALL VALVES MUST BE TRUE AND STRAIGHT AT THE TIME THE SYSTEM IS TESTED AND INSPECTED FOR FINAL ACCEPTANCE. VALVES SHALL BE INSTALLED AS NEARLY AS POSSIBLE TO THE LOCATIONS INDICATED IN THE CONTRACT DRAWINGS. ANY CHANGE IN VALVE LOCATION MUST BE SO INDICATED ON THE RECORD DRAWINGS.

W. INSTALL LINE SHUT-OFF VALVE AT EACH BRANCH CONNECTION TO RISER, BRANCH LINE SHUT-OFF VALVES SHALL BE AUTOMATIC TYPE WHERE INDICATED ON DRAWINGS.

X. PROVIDE ADEQUATE CLEARANCE FOR ACCESS TO AND OPERATION OF ALL VALVES.

Y. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED UNLESS REQUIRED OTHERWISE BY THE VALVE MANUFACTURER.

Z. PIPE VENTS FROM GAS PRESSURE REDUCING VALVES AND PIPE CASING SLEEVES TO THE EXTERIOR OF THE BUILDING AND TERMINATED WITH OUTLET TURNED DOWN AND CAPPED WITH CORROSION RESISTANT INSECT SCREEN. VENT TERMINATIONS SHALL BE AT LEAST SIX FEET ABOVE GRADE OR PEDESTRIAN TRAFFIC AND A MINIMUM THREE (3) FEET ABOVE OR TWENTY FIVE (25) FEET HORIZONTALLY FROM ALL AIR INTAKES OR BUILDING OPENINGS.

AA. ABOVE GROUND HORIZONTAL NATURAL GAS AND ENCASEMENT PIPING SHALL BE SUPPORTED AT INTERVALS OF NO GREATER THAN 8 FOOT FOR 1/2 INCH PIPING, 8 FOOT FOR 3/4 INCH AND 1 INCH PIPING AND 10 FOOT FOR 1-1/4 INCHES AND LARGER PIPING. VERTICAL PIPING SHALL BE SUPPORTED AT EACH FLOOR LEVEL AND AT INTERVALS AS SPECIFIED FOR HORIZONTAL PIPING.

BB. EXTENSION BARS SHALL NOT BE USED FOR SUPPORTING GAS OR ENCASEMENT PIPING. GAS OR ENCASEMENT PIPING SHALL NOT BE USED TO SUPPORT ANY OTHER PIPING OR COMPONENT.

CC. IDENTIFY PIPING AND VALVES IN ACCORDANCE WITH PROJECT SPECIFICATION SECTION 20 05 53.

3.04 INSTALLATION OF WELDED PIPING

A. WELDING OF PIPE IN NORMALLY OCCUPIED BUILDINGS IS PROHIBITED. OFF-SITE WELDING IS ACCEPTABLE. SHOULD WELDING BE REQUIRED IN A NORMALLY OCCUPIED BUILDING FOR CONNECTING TO AN EXISTING WELDED SYSTEM, OBTAIN WRITTEN APPROVAL FROM THE RESIDENT CONSTRUCTION MANAGER AND COMPLY WITH OWNER'S FIRE AND LIFE SAFETY REQUIREMENTS.

B. PIPING AND FITTINGS SHALL BE WELDED AND FABRICATED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST EDITIONS OF STANDARD B31.1 FOR ALL SYSTEMS FROM THE CODE FOR PRESSURE PIPING, MACHINE BEVELING IN SHOP IS PREFERRED. FIELD BEVELING MAY BE DONE BY FLAME CUTTING TO RECOGNIZED STANDARDS.

C. ENSURE COMPLETE PENETRATION OF DEPOSITED METAL WITH BASE METAL. PROVIDE FILLER METAL SUITABLE FOR USE WITH BASE METAL. MAINTAIN INSIDE OF FITTINGS FREE FROM GLOBULES OF WELD METAL. ALL WELDED PIPE JOINTS SHALL BE MADE BY THE FUSION WELDING PROCESS, EMPLOYING A METALLIC ARC OR GAS WELDING PROCESS. ALL PIPES SHALL HAVE THE ENDS BEVELED 37-1/2 INCH DEGREES AND ALL JOINTS SHALL BE ALIGNED TRUE BEFORE WELDING, EXCEPT AS SPECIFIED OTHERWISE. ALL CHANGES IN DIRECTION, INTERSECTION OF LINES, REDUCTION IN PIPE SIZE AND THE LIKE SHALL BE MADE WITH FACTORY-FABRICATED WELDING FITTINGS, MITERING OF PIPE TO FORM ELBOWS, NOTCHING OF FORM-OFFS OR LINES TO FORM TEE OR CRUCIFORM JOINTS. CONSTRUCTION WILL NOT BE PERMITTED.

D. ALIGN PIPING AND EQUIPMENT SO THAT NO PART IS OFFSET MORE THAN 1/16 INCH. SET ALL FITTINGS AND JOINTS SQUARE AND TRUE AND PRESERVE ALIGNMENT DURING WELDING OPERATION. USE OF ALIGNMENT RODS INSIDE PIPE IS PROHIBITED.

E. CONTRACTOR SHALL NOT PERMIT ANY WELD TO PROJECT WITHIN THE PIPE SO AS TO RESTRICT IT. TACK WELDS, IF USED, MUST BE OF THE SAME MATERIAL AND MADE BY THE SAME PROCEDURE AS THE COMPLETED WELD. OTHERWISE, REMOVE TACK WELDED DURING WELDING OPERATION.

F. DO NOT SPLIT, BEND, FLATTEN OR OTHERWISE DAMAGE PIPING BEFORE, DURING OR AFTER INSTALLATION.

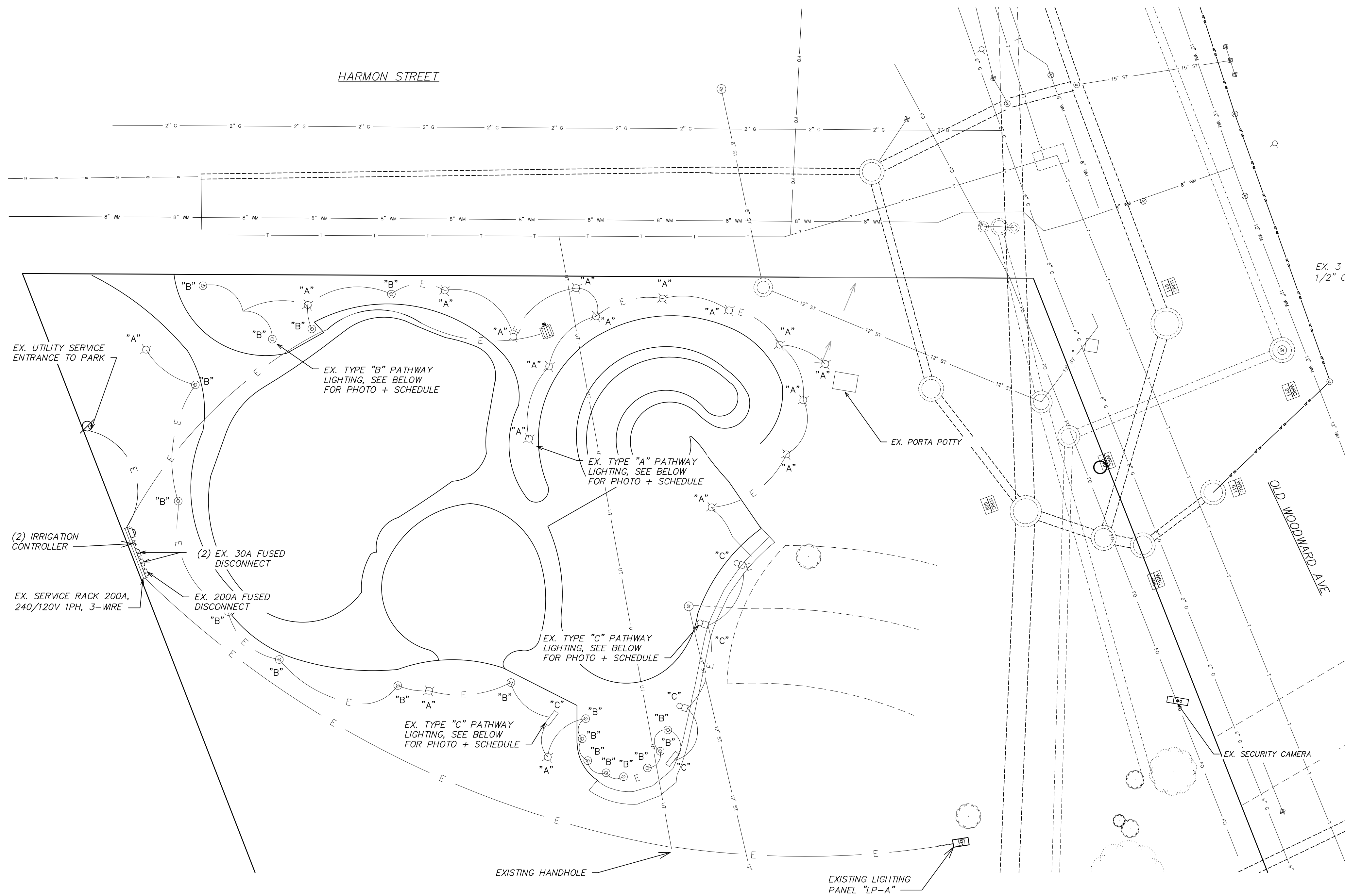
G. REMOVE DIRT, SCALE AND OTHER FOREIGN MATTER FROM THE INSIDE OF PIPING, BY SWABING OR FLUSHING, PRIOR TO THE CONNECTION OF OTHER PIPING SECTIONS, FITTINGS, VALVES OR EQUIPMENT.

H. IN NO CASES SHALL SCHEDULE 40 PIPE BE WELDED WITH LESS THAN THREE PASSES INCLUDING ONE STRINGER/ROOT, ONE FILLER AND ONE LACER. SCHEDULE 80 PIPE SHALL BE WELDED WITH NOT LESS THAN FOUR PASSES INCLUDING ONE STRINGER/ROOT, TWO FILLER AND ONE LACER. IN ALL CASES, HOWEVER, THE WELD MUST BE FILLED BEFORE THE CAP WELD IS ADDED.

I. WELD TESTING:

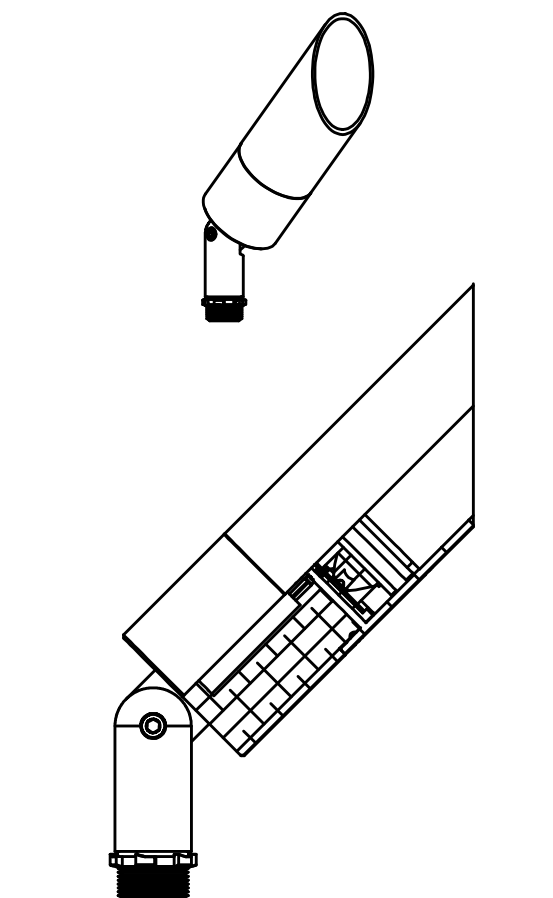
1. ALL WELDS ARE SUBJECT TO INSPECTION, VISUAL AND/OR X-RAY, FOR COMPLIANCE WITH SPECIFICATIONS. THE OWNER WILL AT THE OWNER'S OPTION, PROVIDE EMPLOYEES OR EMPLOY A TESTING LABORATORY FOR THE PURPOSES OF PERFORMING SAID INSPECTIONS AND/OR X-RAY TESTING. INITIAL VISUAL AND X-RAY INSPECTIONS WILL BE PROVIDED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIAL AND TRAVEL EXPENSES INVOLVED IN THE RE-INSPECTION AND RETESTING OF ANY WELDS FOUND TO BE UNACCEPTABLE. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS INVOLVED IN ANY AND ALL ADDITIONAL TESTING REQUIRED OR RECOMMENDED BY ASME/ANSI STANDARDS B31.1 AND B31.3 DUE TO THE DISCOVERY OF POOR, UNACCEPTABLE OR REJECTED WELDS.

2. WELDS LACKING PENETRATION, CONTAINING EXCESSIVE POROSITY OR CRACKS, OR ARE FOUND TO BE UNACCEPTABLE FOR ANY REASON, MUST BE REMOVED AND REPLACED WITH AN ORIGINAL QUALITY WELD AS SPECIFIED HEREIN. ALL QUALIFYING TESTS, WELDING AND STRESS RELIEVING PROCEDURES SHALL, HOWEVER, BE IN ACCORD WITH STANDARD QUALIFICATION FOR WELDING PROCEDURES, WELDERS AND WELDING OPER

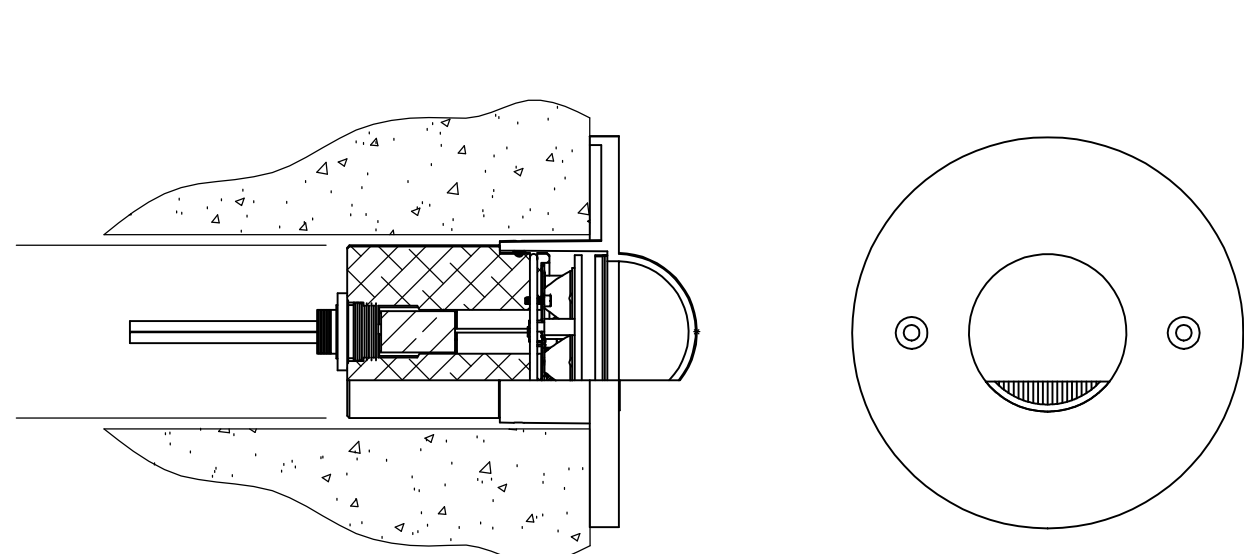


ELECTRICAL EXISTING SITE PLAN
SCALE: 1" = 20' - 0"

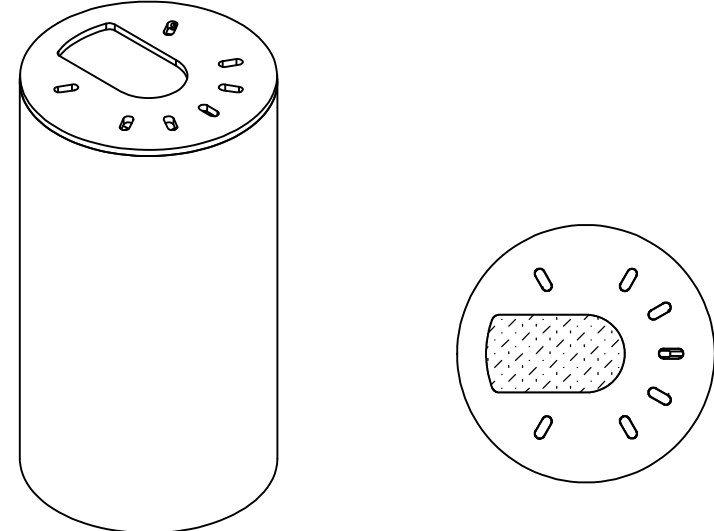
1" = 20' - 0"
0 5 10 20 40



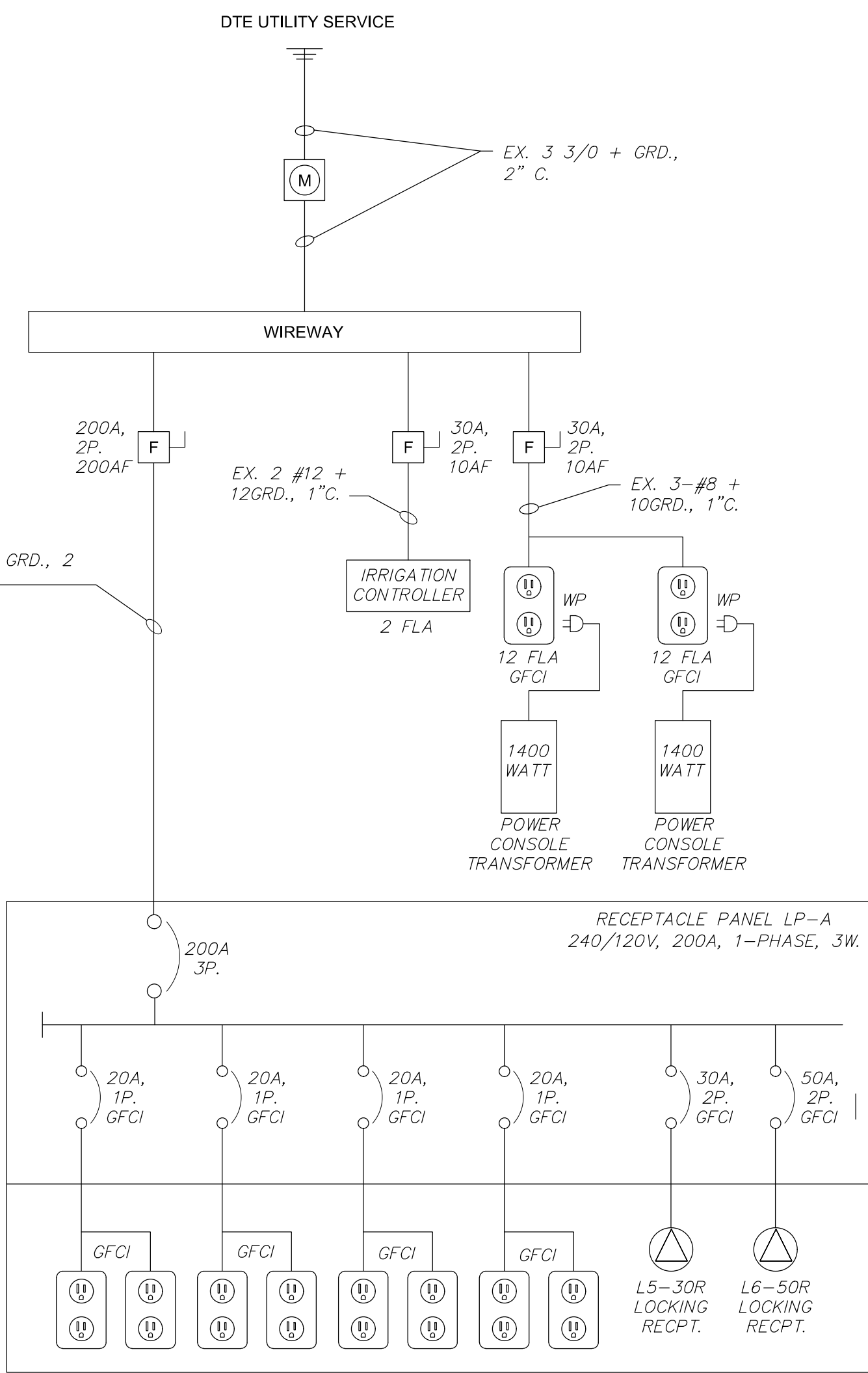
TYPE "A" LIGHTING



TYPE "B" LIGHTING



TYPE "C" LIGHTING



EXISTING ONE-LINE DIAGRAM

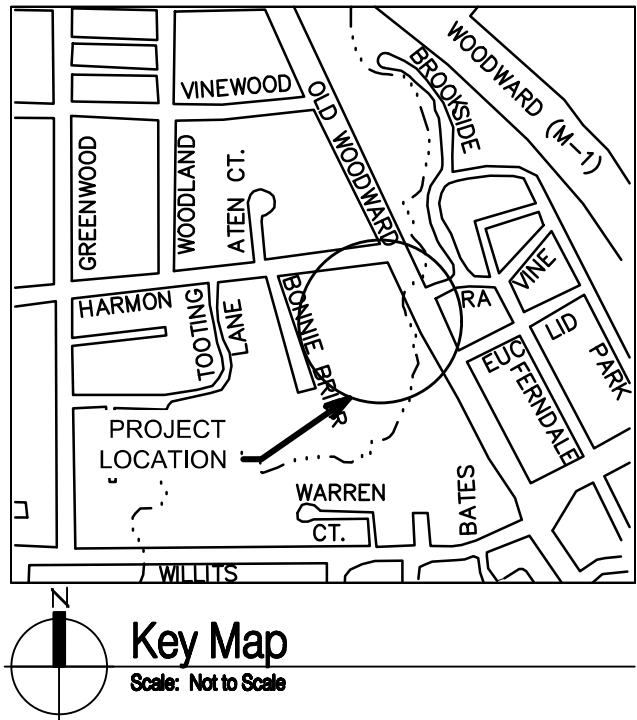
EXISTING LIGHT FIXTURE SCHEDULE			
TYPE	MANUFACTURER	DESCRIPTION	QTY
'A'	B-K LIGHTING DELTA STAR #DS-0-BLP-9-A WITH ARLINGTON #GLP-19B-BAS	PROVIDE STYLE A MR16 50 WATT LAMP FOR USE WITH REMOTE TRANSFORMER	18
'B'	B-K LIGHTING ADJUSTABLE WELL STAR #AW-0-NAT-9-11-CPS	PROVIDE CAST BRASS 20 WATT MR16 LAMP WITH CONCRETE POUR COLLAR	19
'C'	B-K LIGHTING NICHE DRILL STEP STAR #CD-1-BLP-A	PROVIDE MR16 35 WATT LAMP	5

ELECTRICAL LEGEND

- LOW VOLTAGE TREE LIGHT FIXTURE
- LOW VOLTAGE WALKWAY LIGHT FIXTURE
- LOW VOLTAGE RECESSED WALKWAY LIGHT FIXTURE
- LOW VOLTAGE INGROUND LIGHT FIXTURE
- FUSED DISCONNECT-NEMA 3R ENCLOSURE
- IRRIGATION CONTROLLER 3R ENCLOSURE
- POWER CONSOLE TRANSFORMER
- PANEL BOARD
- CT CABINET

UTILITIES PLAN LEGEND

- EXISTING UNDERGROUND ELECTRICAL CONDUIT
- EXISTING UNDERGROUND COMBINED SEWER
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CONCRETE STORM PIPE
- EXISTING UNDERGROUND SEWAGE PIPE



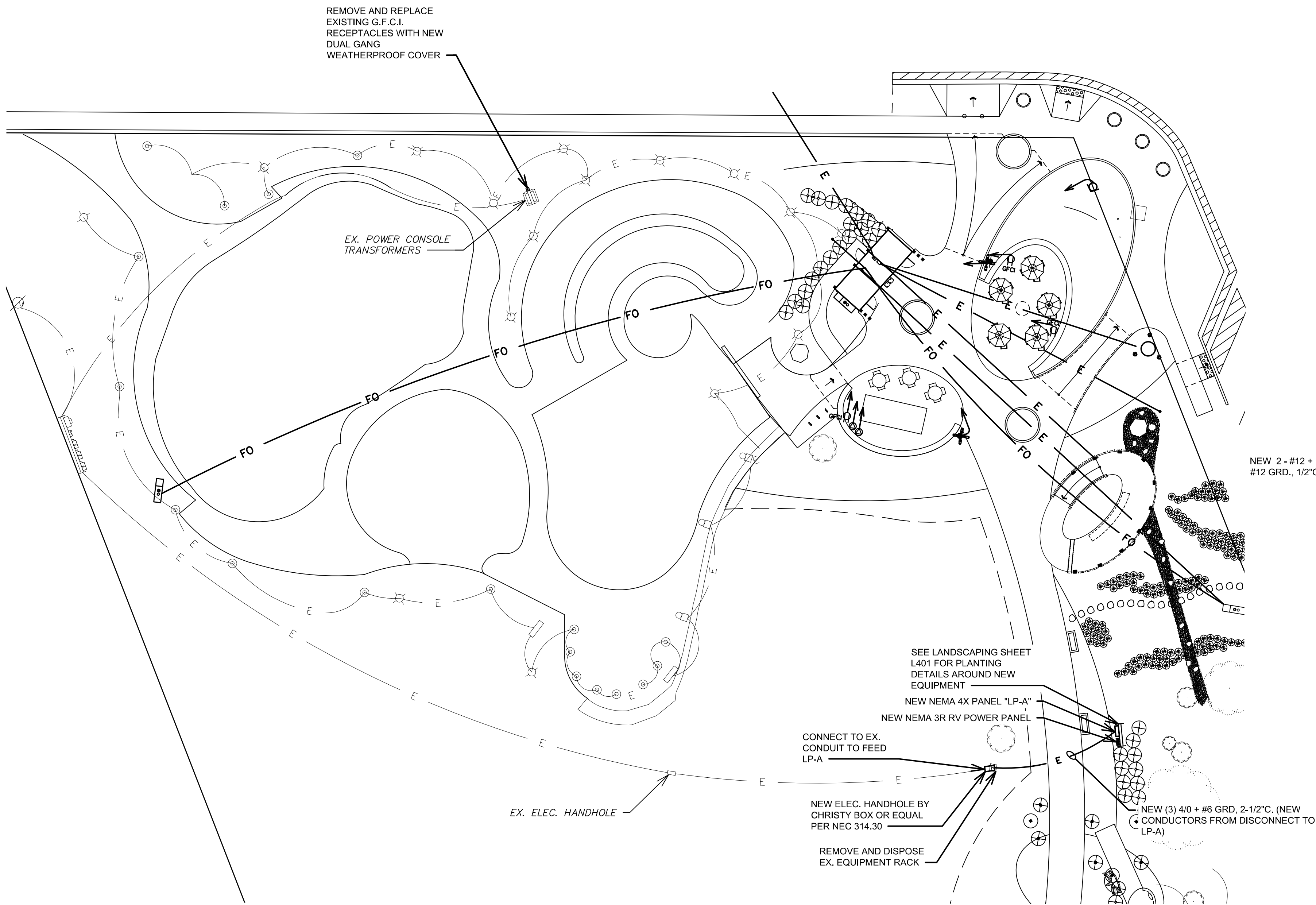
HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH. P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

GRISSIM
METZ
ANDRIESE ASSOCIATES

Landscape Architecture
15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170
Ph: 248-347-7010

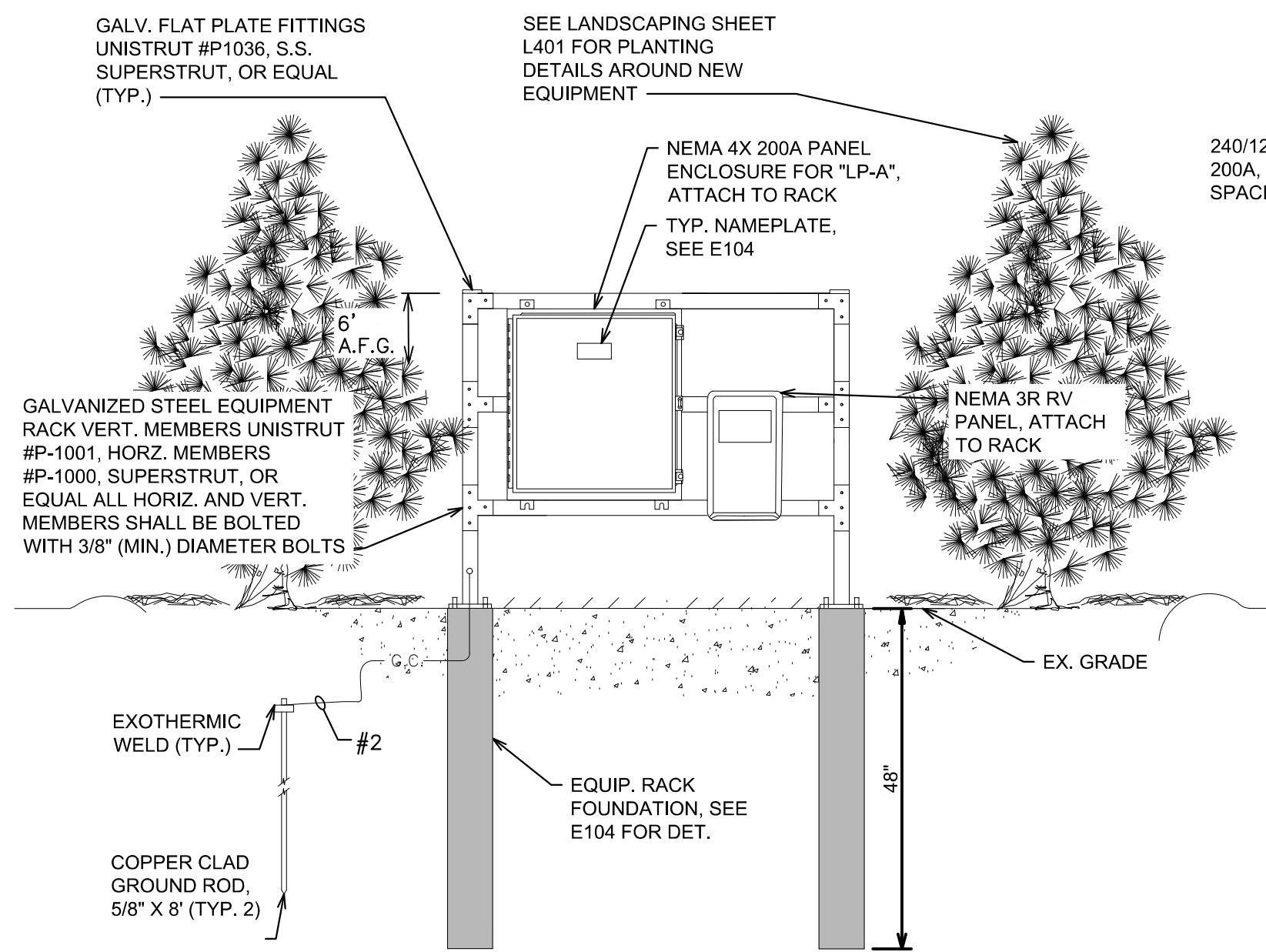
Project: Booth Park Plaza & Trail Improvements
Birmingham, Michigan
Sheet: Existing Electrical Site Plan
Job Number: B22-241/20240478
Drawn: DJK
Checked: ARU
Scale: 1"=20'

Date: 8-6-2024 Issued for: Issued for City Commission Review
12.11.2024 City Commission Submittal



ELECTRICAL LIGHTING SITE PLAN

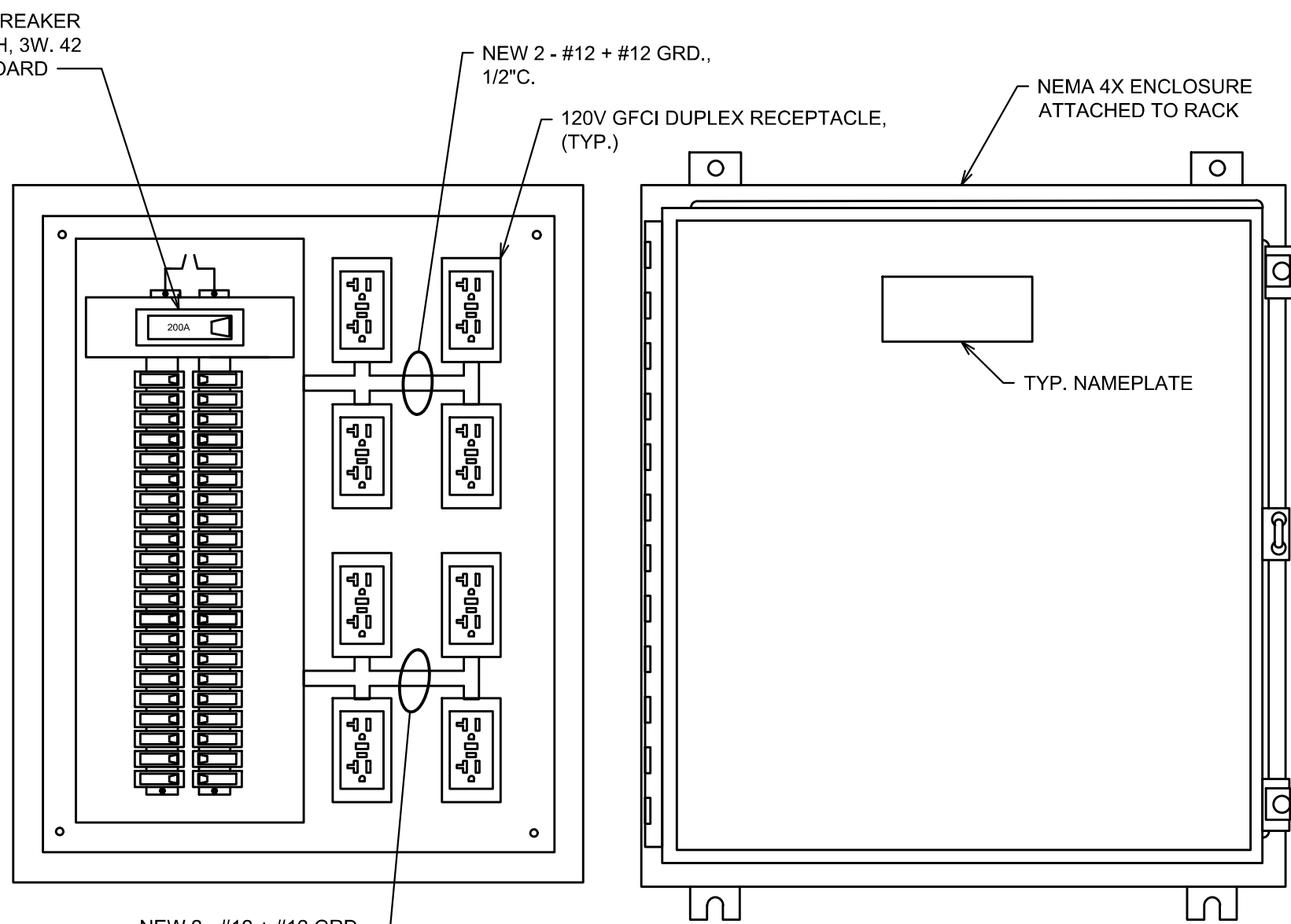
SCALE: 1" = 20' - 0"



EQUIPMENT SUPPORT RACK ON CONCRETE SLAB DETAIL

N.T.S.

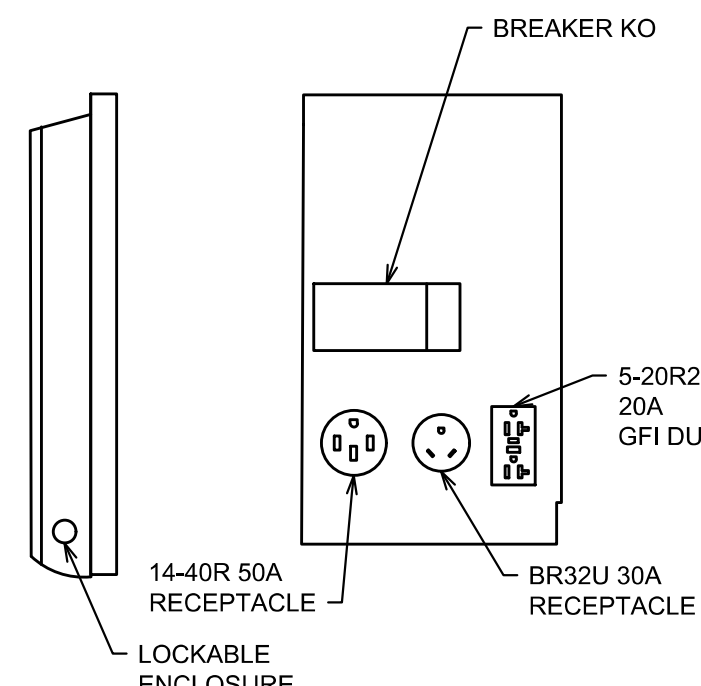
(CONDUIT NOT SHOWN FOR CLARITY)



LP-A PANEL DETAIL

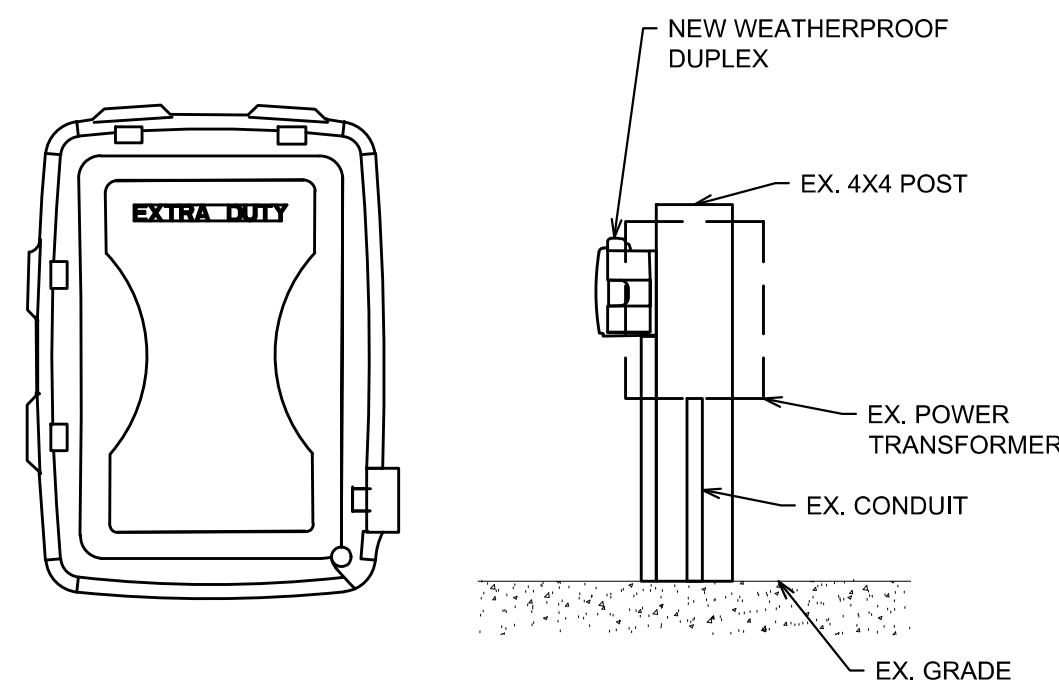
N.T.S.

UTILITIES PLAN LEGEND	
— E —	EXISTING UNDERGROUND ELECTRICAL CONDUIT
— UT —	EXISTING UNDERGROUND COMBINED SEWER
— 12" ST —	EXISTING UNDERGROUND TELEPHONE LINE
— SA —	EXISTING UNDERGROUND CONCRETE STORM PIPE
— E —	EXISTING UNDERGROUND SEWAGE PIPE
— E —	PROPOSED UNDERGROUND ELECTRICAL CONDUIT
— FO —	PROPOSED UNDERGROUND FIBER OPTICS



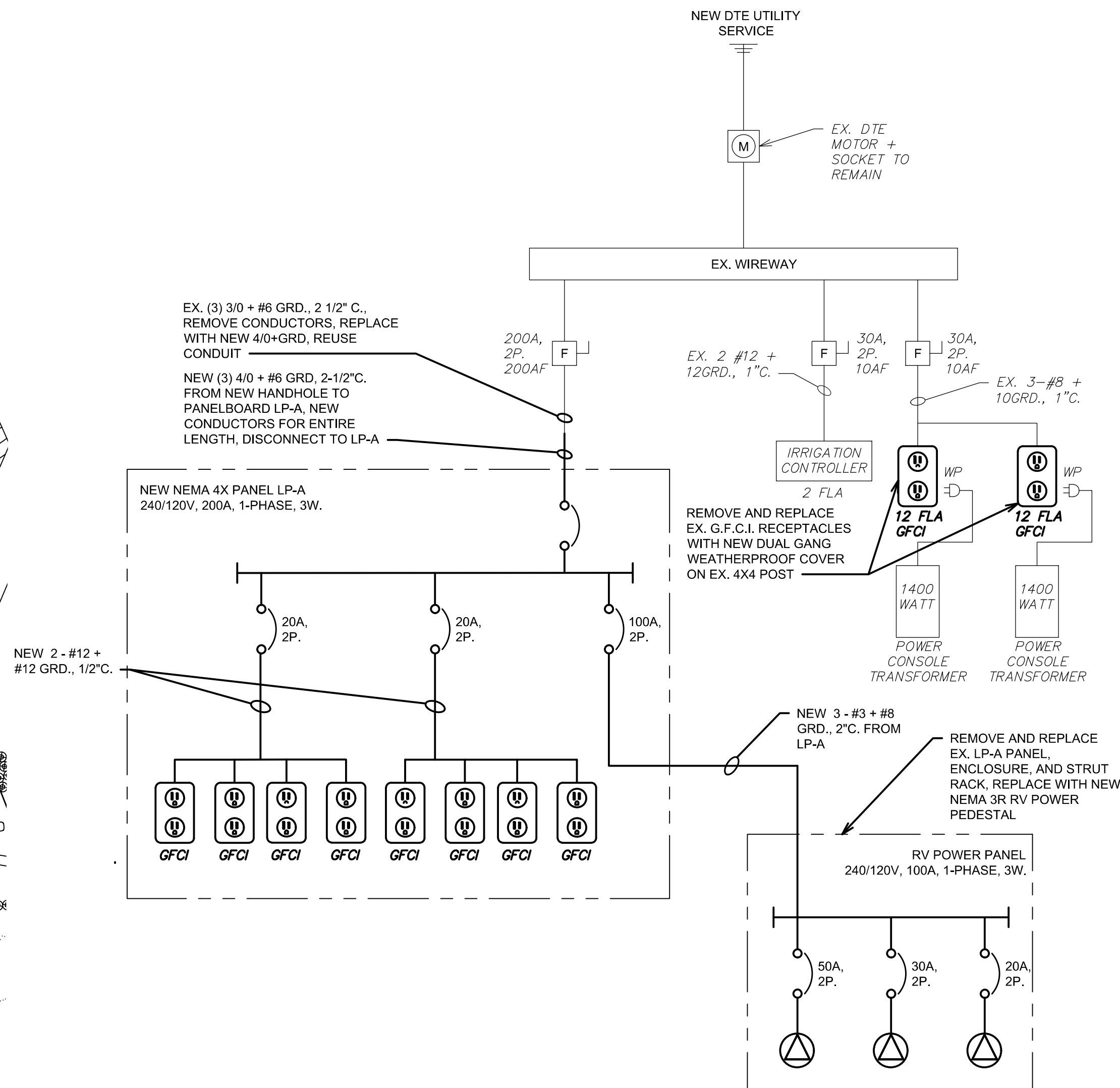
TYPICAL RV PANEL DETAIL

N.T.S.



TYPICAL WEATHERPROOF DUPLEX

N.T.S.

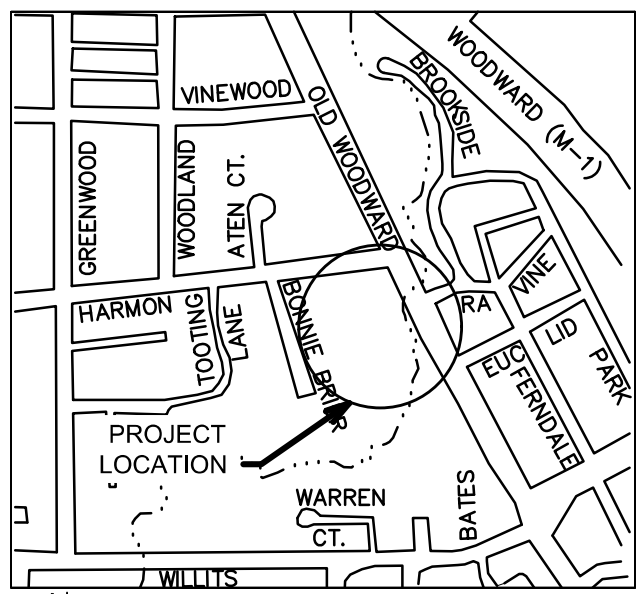


PROPOSED ELECTRICAL ONE-LINE DIAGRAM FROM EXISTING SERVICE

(SEE E104 FOR PANEL SCHEDULES)

ELECTRICAL LEGEND

- ⊗ LOW VOLTAGE TREE LIGHT FIXTURE
- LOW VOLTAGE WALKWAY LIGHT FIXTURE
- LOW VOLTAGE RECESSED WALKWAY LIGHT FIXTURE
- ⊙ LOW VOLTAGE INGROUND LIGHT FIXTURE
- + 120V POLE LIGHT
- ⊕ 120V HIGH ABUSE WALL LIGHT
- ◇ 120V DIRECTIONAL ACCENT LIGHTING
- ⊕ FUSED DISCONNECT-NEMA 3R ENCLOSURE
- ⊕ IRRIGATION CONTROLLER 3R ENCLOSURE
- ⊕ POWER CONSOLE TRANSFORMER
- ⊕ PANEL BOARD
- ⊕ CT CABINET
- ⊕ SECURITY CAMERA
- ⊕ RV PANEL
- ⊕ 30A - 50A RECEPTACLE
- ⊕ GFCI RECEPTACLE
- GFCI



Key Map
Scale: Not to Scale



HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

**GRISSIM
METZ
ANDRIESE**
ASSOCIATES

Landscape Architecture

15000 Edward N. Hines Dr., Suite A
Plymouth, MI 48170

Ph: 248-347-7010

Project:
**Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

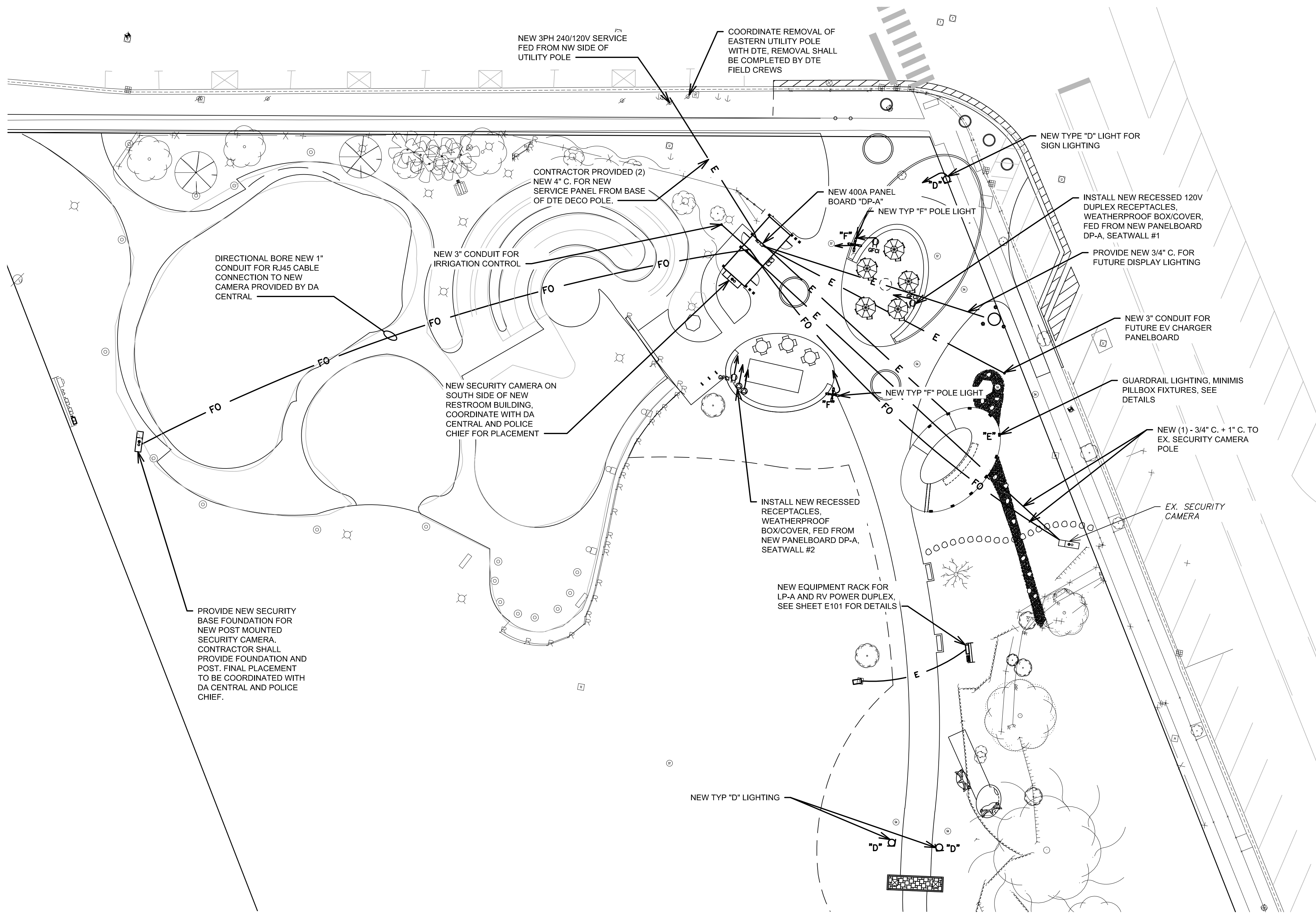
Sheet:
Proposed Electrical Upgrade Plan

Job Number: B22-241/20240478
Drawn: DJK
Checked: ARU
Scale: 1" = 20'

Date: 8-6-2024
12.11.2024
Issued for: City Commission Review
City Commission Submittal

Sheet Number:
© Grissim Metz Andriese Associates, 2024

E101



UTILITIES PLAN LEGEND

- E EXISTING UNDERGROUND ELECTRICAL CONDUIT
- EXISTING UNDERGROUND COMBINED SEWER
- UT EXISTING UNDERGROUND TELEPHONE LINE
- 12" ST EXISTING UNDERGROUND CONCRETE STORM PIPE
- SA EXISTING UNDERGROUND SEWAGE PIPE
- E PROPOSED UNDERGROUND ELECTRICAL CONDUIT
- FO PROPOSED FIBER OPTICS CONDUIT

ELECTRICAL LEGEND

- LOW VOLTAGE TREE LIGHT FIXTURE
- LOW VOLTAGE WALKWAY LIGHT FIXTURE
- LOW VOLTAGE RECESSED WALKWAY LIGHT FIXTURE
- LOW VOLTAGE INGROUND LIGHT FIXTURE
- 120V POLE LIGHT
- 120V HIGH ABUSE WALL LIGHT
- 120V DIRECTIONAL ACCENT LIGHTING
- FUSED DISCONNECT-NEMA 3R ENCLOSURE
- IRRIGATION CONTROLLER 3R ENCLOSURE
- POWER CONSOLE TRANSFORMER
- PANEL BOARD
- CT CABINET
- SECURITY CAMERA
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- GFCI

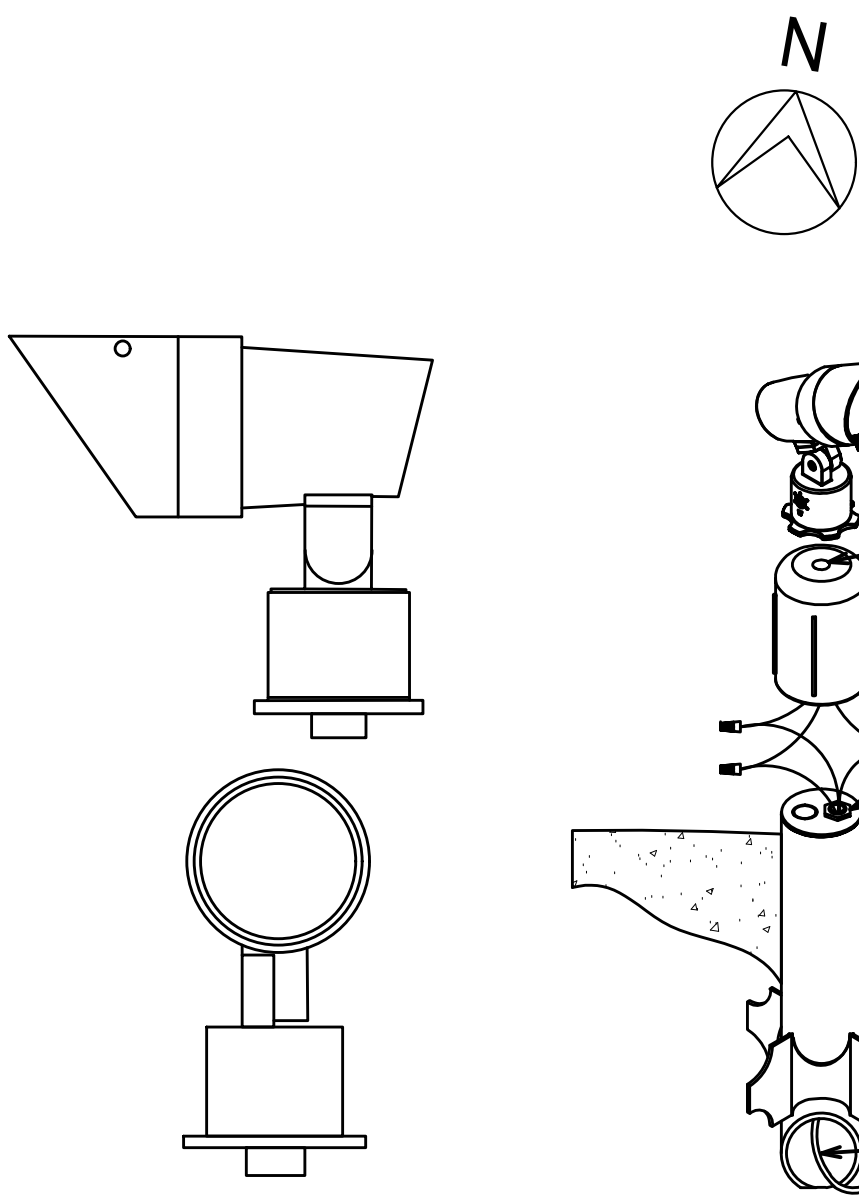
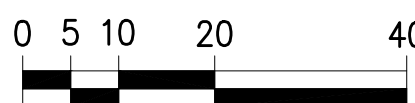
PROPOSED LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	DESCRIPTION	QTY
'D'	WAC 5012-30BBBR	PROVIDE CONDUIT AND WIRING FROM DP-A	3
'E'	MINIMIS PX-MP-27-BK-NOKIT-PKMP-0115-10V	PROVIDE WIRING FROM MP-SERIES POWER KIT	10
"F"	B-K LIGHTING DENALI ROUND POLE RS4-H4090-12-DE-TR-X98-WFL-12-11-A-IN C-120-BLP	PROVIDE CONDUIT AND WIRING FROM DP-A	2

ELECTRICAL LIGHTING SITE PLAN

SCALE: 1" = 20' - 0"

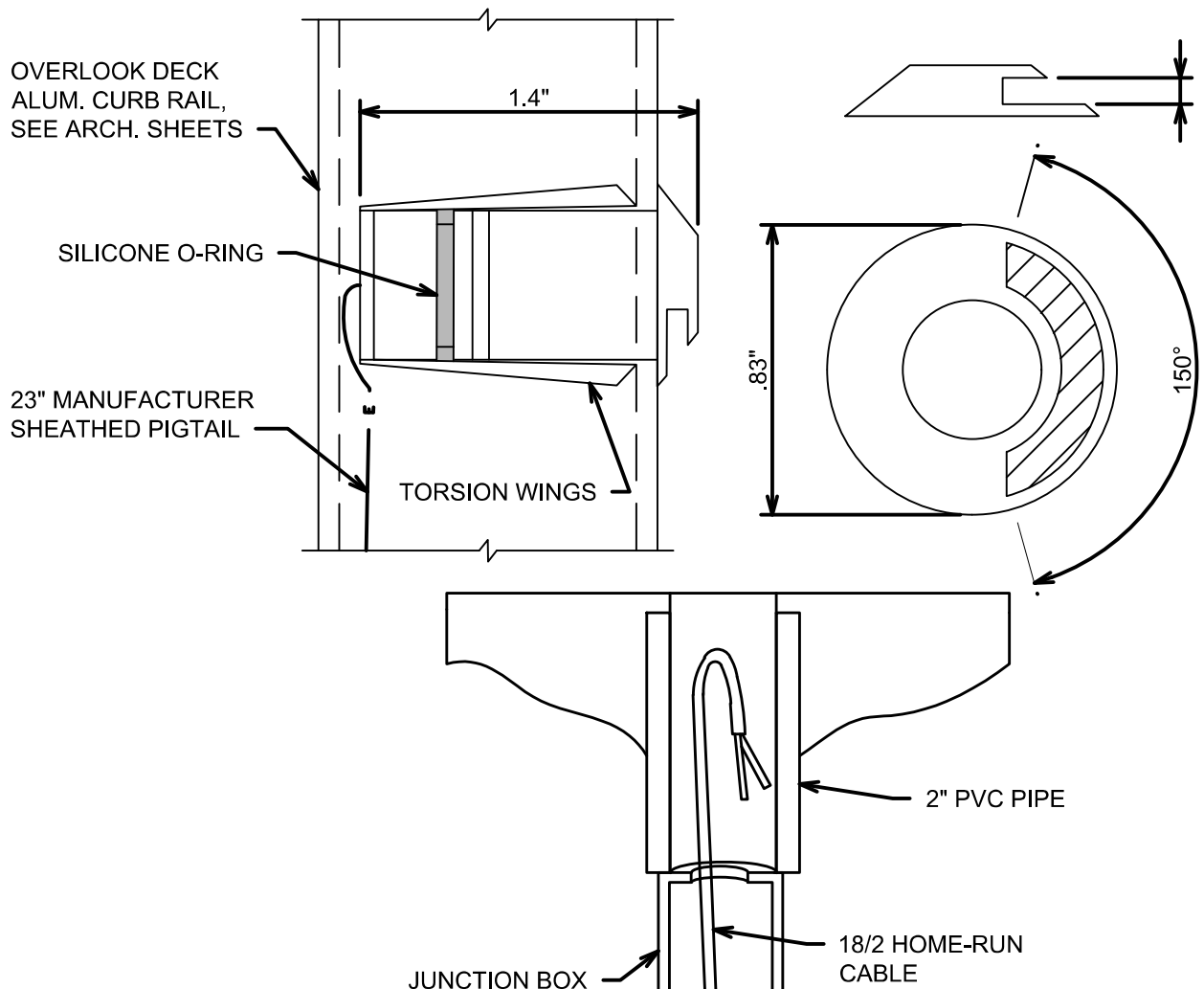
1" = 20' - 0"



TYPE "D" LIGHTING

N.T.S.

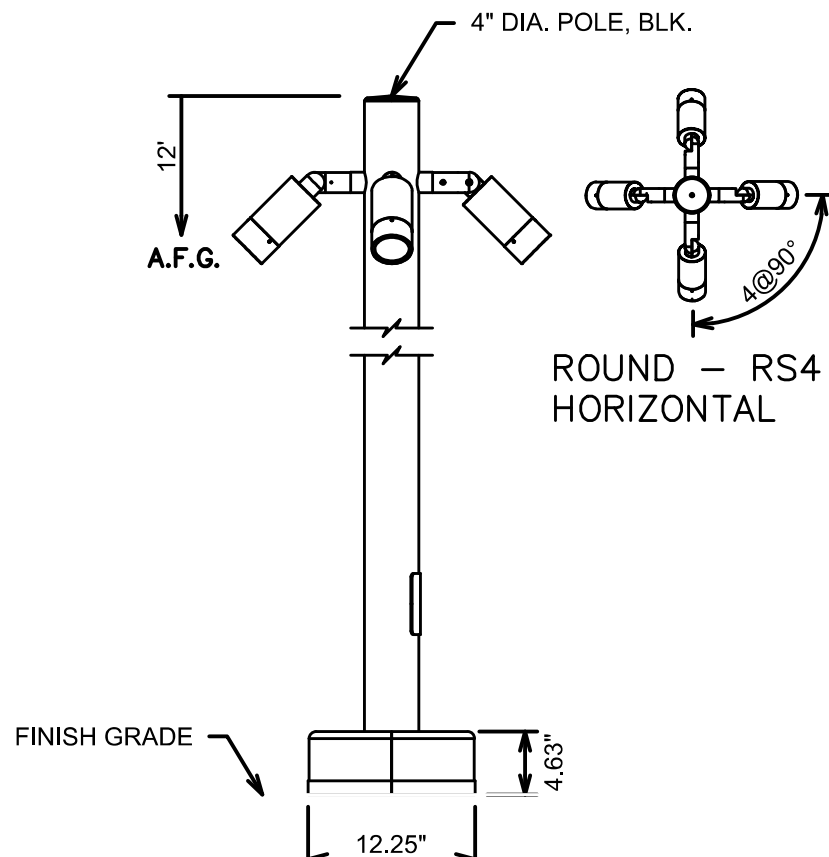
LANDSCAPE UPLIGHTING AS SHOWN ON PLANS



TYPE "E" LIGHTING

N.T.S.

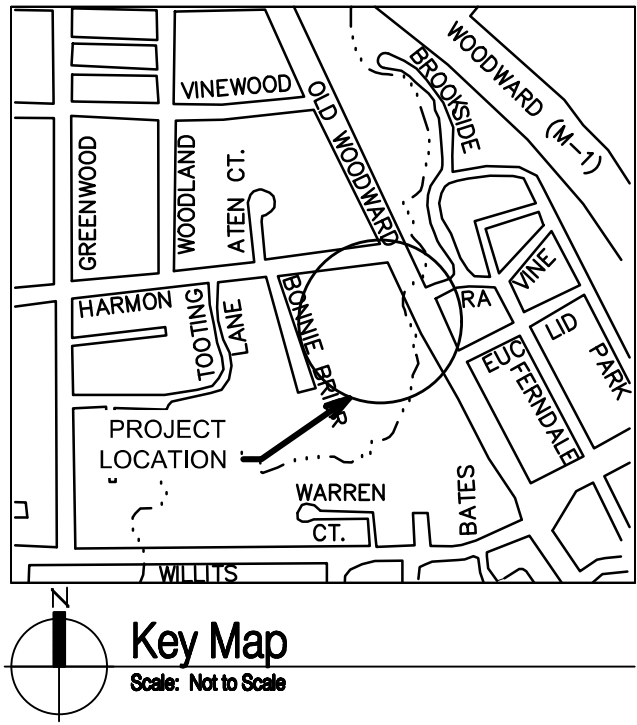
PROVIDE LIGHTING IN OUTLOOK DECK RAILING



TYPE "F" LIGHTING

N.T.S.

PROVIDE LIGHTING AS SHOWN, ADJUST HEADS TO LIGHT PLAZA AREA



HRC
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Plymouth, MI 48170

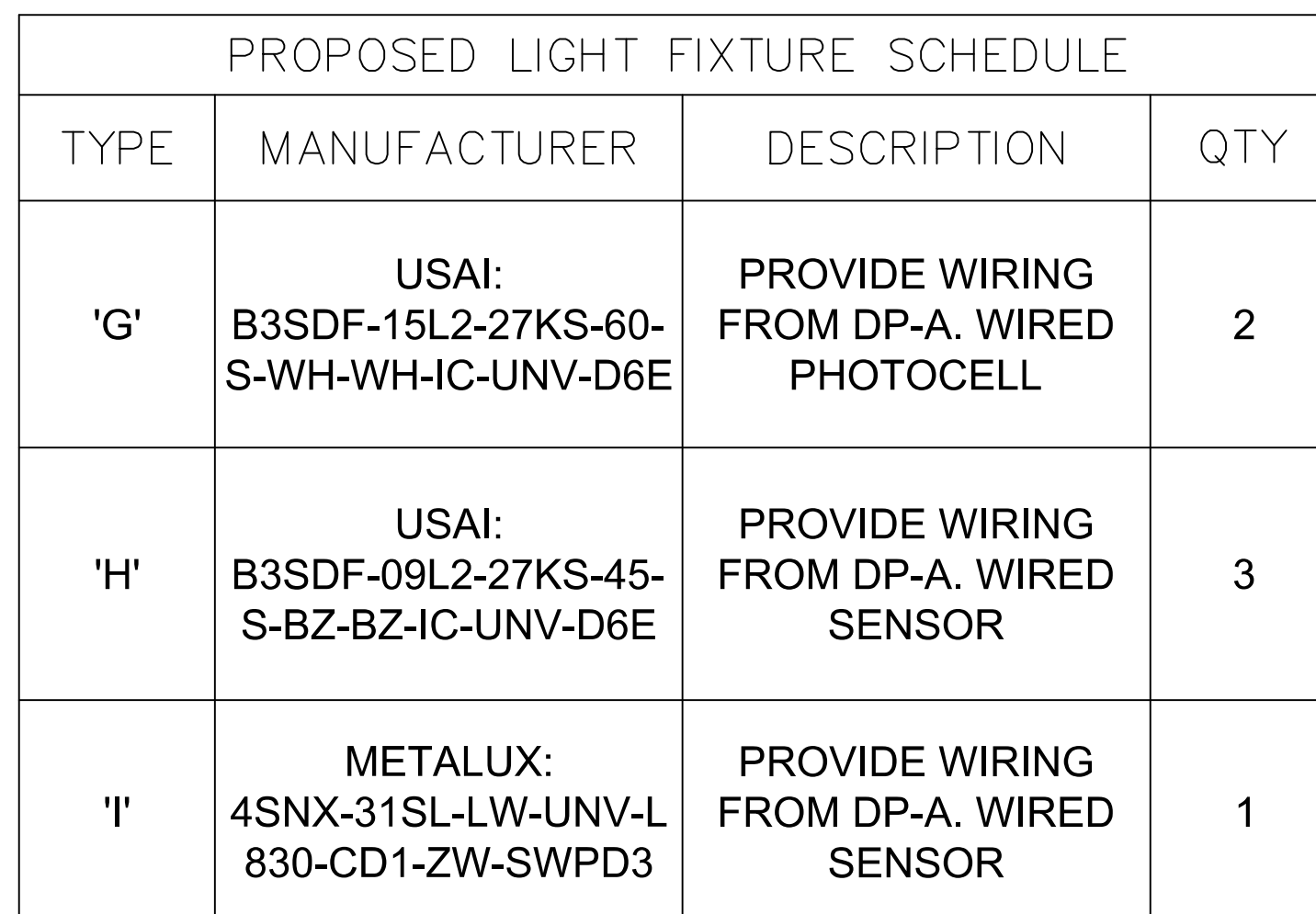
Ph: 248-347-7010

Project:
Booth Park
Plaza & Trail Improvements
Birmingham, Michigan

Sheet:
Proposed Electrical Plan

Job Number: B22-241/20240478
Drawn: DJK
Checked: ARU
Scale: 1"=20'

Date: 8-6-2024 Issued for:
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DISTRIBUTION PANEL LP-A									
240/120V, 1PH., 3W., 200A. M.C.B. PANEL, NEUTRAL BUS & GND. BUS, SERVICE RATED									
CIRC. NO.	BRKR. SIZE	ITEM SERVED	LOAD (WATTS)				ITEM SERVED	BRKR. SIZE	CIRC. NO.
			A		B				
1	50A	RACK 14-50R/EVENT-FOOD TRUCK	12000		720		RECEPTACLE #1-#4	20A	2
3				12000		720		RECEPTACLE #5-#8	20A
5			--		3600		RACK L5-30R /EVENT-FOOD TRUCK	30A	6
7				--		--			8
9			--		--				10
11				--		--			12
13			--		--				14
15				--		--			16
17			--		--				18
19				--		--			20
21			--		--				22
23				--		--			24
25			--		--				26
27				--		--			28
29			--		--				30
31				--		--			32
33			--		--				34
35				--		--			36
37			--		--				38
39				--		--			40
41			--						42
NEW CONNECTED LOAD PER PHASE (W)			12000	12000	4320	720			
NEW TOTAL CONNECTED LOAD (A)			121A						



FAN FORCED CEILING HEATER /
MARKEL 3380

FAN FORCED CEILING HEATER / MARKEL E3000

EXHAUST FAN / GREENHECK
SP-A70-QD

ELECTRIC WATER HEATER /
LOCHINVAR LDJ



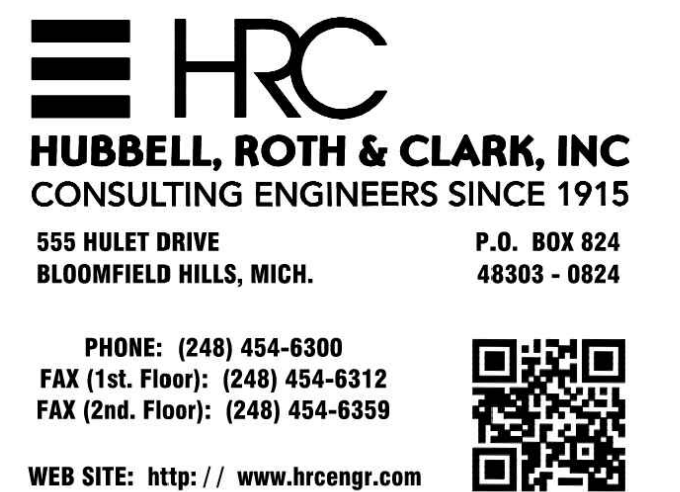
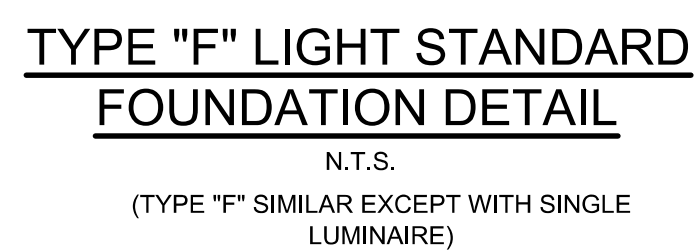
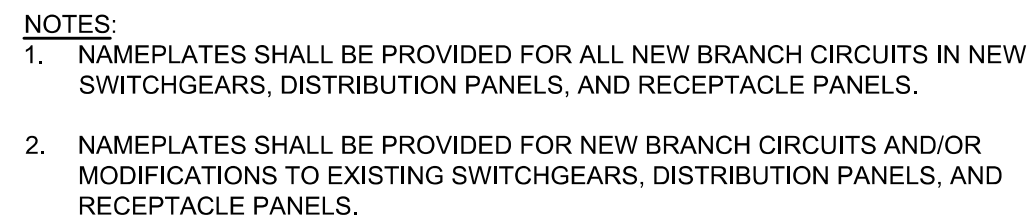
**GRISSIM
METZ ASSOCIATES
ANDRIESE**

Project: **Booth Park
Plaza & Trail Improvements**
Birmingham, Michigan

ELECTRICAL SCHEDULES AND DETAILS

Job Number:	B22-241/20240478
Drawn:	DJK
Checked:	ARU
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Date:	Issued for:
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Ph: 248-347-7010

Project:

Booth Park

Plaza & Trail Improvements

Birmingham, Michigan

Sheet:

ELECTRICAL DETAILS

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MEMORANDUM

Clerk's Office

DATE: March 19, 2025

TO: Jana L. Ecker, City Manager

FROM: Alexandria Bingham, City Clerk

SUBJECT: Birmingham Shopping District Board Member Resignation

INTRODUCTION/BACKGROUND:

The Birmingham Shopping District Board Member Julie Sloan submitted her resignation from the board effective February 26, 2025.

LEGAL REVIEW:

None.

FISCAL IMPACT:

None.

SUSTAINABILITY IMPACT:

None.

PUBLIC COMMUNICATIONS:

The City Clerk's office will publish a notice of intention to appoint to this position, post the vacancy on the "board and commission opportunities" portion of the City's website and include it in the City's digital news vehicles as publication schedules permit.

SUMMARY:

The City Commission is being asked to accept the resignation of Julie Sloan from the Birmingham Shopping District Board, thank her for her service, and to direct the City Clerk to begin the process of filling the vacancy.

ATTACHMENTS:

1. Resignation letter dated February 26, 2025.

SUGGESTED COMMISSION ACTION:

To make a motion to accept the resignation of Julie Sloan from the Birmingham Shopping District Board, to thank her for her service and to direct the City Clerk to begin the process of filling the vacancy.



Martha Valone <mvalone@bhamgov.org>

FromClerksOffice- Fwd: Board Role and Committees

1 message

Erika Bassett <ebassett@bhamgov.org>
To: Clerks Office <ClerksOffice@bhamgov.org>

Fri, Mar 7, 2025 at 5:12 PM

Hi Clerk's Office Team,

Julie Sloan has resigned from the District Resident position on the Birmingham Shopping District Board. Please notice this open position at the next available City Commission meeting (March 24?).

Thanks,
Erika

----- Forwarded message -----

From: **Julie Sloan** <julie@shoployal.com>
Date: Wed, Feb 26, 2025 at 8:14 AM
Subject: Re: Board Role and Committees
To: Erika Bassett <ebassett@bhamgov.org>

Hi Erika,

Just seeing this, apologies for the delay.

I am moving out of the district in mid March. It is with great regret that I will need to resign from the BSD board. I'm hoping to stay connected in whatever way I can. Please thank everyone for their trust in me and apologize for any inconvenience my absence may cause.

Best,
Julie Sloan
847.612.1554
julie@shoployal.com

On Feb 24, 2025, at 11:21 AM, Erika Bassett <ebassett@bhamgov.org> wrote:

Hi Julie,

I hope all is well with you and your family. When we chatted after the holiday, we decided to touch base in late-Feb/early-March. I am checking in with you on your District Resident status. Did you officially move out of the district? If so, we will need your resignation from the BSD Board as soon as possible. A simple email to me is sufficient. If you are interested in participating on the Board in the future, please let me know if you would like us to keep you in mind for other open opportunities. You are such a wonderful asset to our Board, committees and staff and I would like to invite you to remain on the Marketing and Tourism Committees if you are able to. Please let me know on that...

If you prefer to chat, I should be in the office this afternoon.

Thanks,
Erika

--

Erika Bassett
Executive Director
Birmingham Shopping District
Office: 248.530.1250 / Mobile: 248.320.5472
Connect with the Birmingham Shopping District!

5M



www.ALLINBirmingham.com

Sign up for Shopping District e-news: www.allinbirmingham.com/enews



Don't forget to share a review!

--

Erika Bassett

Executive Director

Birmingham Shopping District

Office: 248.530.1250 / Mobile: 248.320.5472

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Don't forget to share a review!



March 2025 City Manager's Report

Baldwin Public Library

Library Board

The Library Board met on Monday, March 17 at 7:30 p.m. for its regular meeting and FY2025-2026 Budget Hearing. The full budget packet is available using [this link](#).

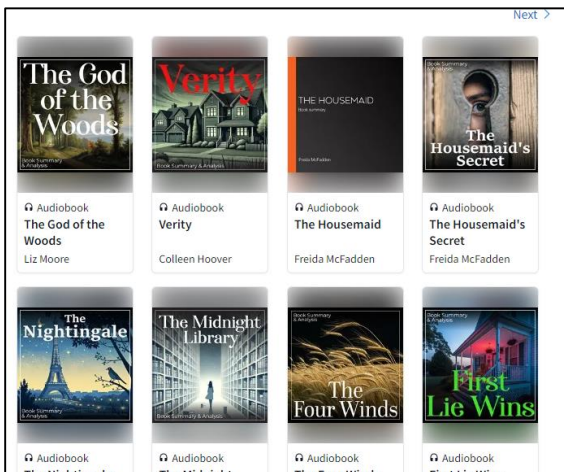
Community Survey: 15 Minutes to a Better Library

Please assist us in planning Baldwin Public Library's future by taking 15 minutes to fill out our survey at <https://www.surveymonkey.com/r/Baldwin2028>. If you submit a completed survey by April 13, 2025, you will be entered in our raffle to win a \$100 gift certificate for Birmingham Bucks, which can be used at participating shops and restaurants in the downtown shopping district.

We would love to hear from EVERY member of your household. Once we have collected and analyzed the results, we will present our findings to the Library Board and use this information to guide strategic planning for the next three years.

Hoopla & AI Generated Book Summaries

AI-generated book summaries have become more prominent when searching for popular titles in Hoopla, a Midwest Tape company. The covers are deceptive, making it easy for patrons to check them out mistakenly, which leads to frustration and disappointment when it's not the book they wanted. This also costs Baldwin money as we are charged for each checkout by our patrons. From just one publisher, there has been more than double the number of checkouts in January and February than in the previous 6 months. While Midwest Tape has stated that they will be removing AI-generated books, Baldwin staff will be monitoring this publisher and suppressing titles it offers in the Hoopla catalog. Thank you to substitute librarians Julia Eisenstein and Amber Davis for their help identifying and flagging AI-generated titles. Some of the deceptive titles are shown below.



Idea Lab: The Grand Tour

Have you always wondered what the Idea Lab is all about, but were afraid to ask? On Wednesday, April 2 at 7 p.m., Jeff will take you on a tour of the Idea Lab, including a quick demo of our exciting equipment. Registration required.

Library Tours

If you'd like to learn even more about the library, join Director Rebekah Craft for a Behind the Scenes Tour. You'll visit staff areas, learn how items are added to the collection, and hear about new programs and services. The next tour will meet in the library's atrium on Wednesday, April 23 at 4 p.m.

Upcoming events of interest

Inside Highly Selective College Admissions

Thursday, April 10 from 7-8 p.m.

Is your teen aspiring to gain admission into a prestigious institution? Join Samantha Joustra from Collegewise to uncover the influence of admission rates on applicants, what admission officers at top-tier colleges are genuinely seeking, and strategies to make your teen's application stand out amidst the competition. Teens and parents welcome. Registration required. Hybrid event. Attend in person or online.

Community and Resource Engagement (CaRE) Fair

Saturday, April 12 from 11 a.m. – 1 p.m.

Drop in for this open-house style event to speak with representatives from local organizations seeking volunteers. Learn more about their missions, activities, and volunteer opportunities in the library service area and neighboring communities.

Wildflowers in MI Garden: Bring Nature into Your Home Garden with Native Plants

Monday, April 14 from 7-8 p.m.

Advanced Master Gardener Cheryl English joins us to show how wildflowers can thrive and provide years of beauty even in a small urban garden. Don't limit yourself to the development of "well-behaved" "garden-worthy" cultivars. Learn how the species themselves can be a successful part of your garden while providing an attractive environment for our local fauna. Registration required. Hybrid event.

Learn more about these events and other programs coming to Baldwin at baldwinlib.org/calendar.

Birmingham Museum

Museum staff have developed new, updated curriculum-based resource materials for 2nd grade teachers in Birmingham schools that integrate Birmingham history and the museum's collection. The classroom-ready materials will help teachers prepare students to get the most out of their spring field trip to the museum. The museum redesigned its local history tour program for 2nd graders after the COVID pandemic. The student-centered tours are designed to enhance each student's personal experience, and the classroom materials build on the success of that approach. Museum staff are enthusiastic about the positive impact of these updated approaches on Birmingham students, teachers and families.

Birmingham Shopping District

Business Recruitment and Retention

- **InterFace Michigan Retail Conference:** The Birmingham Shopping District (BSD) participated in the Michigan Retail Conference at the Townsend Hotel on March 17. BSD Executive Director Bassett was a speaker on the Economic Development panel along with representatives from Oak Park, Farmington Hills and Downtown Detroit Partnership.

- **Merchant Meeting:** The BSD hosted its first Merchant Meeting of the year in collaboration with the Baldwin Public Library. Attendees had an opportunity to see the newly renovated library entrance and hear more about some of the small business and community resources offered by the library.
- **Meetings with Key Stakeholders:** BSD Executive Director Bassett and Planning Director Dupuis met with several property owners and other key stakeholders as part of the BSD's ongoing tenant recruitment strategy development.
- **New Businesses:** The BSD welcomed new businesses this month including two locally-owned and operated restaurants, Teuta and La Pecora Nera.

Special Events

Special event planning is underway for upcoming spring and summer events including Farmers Market, outdoor Movie Nights and more. The Spring Stroll, a family-friendly strolling event, will take place on April 12 from 11 a.m. – 2 p.m. Preliminary information can be found on the BSD [Event Calendar](#).

Marketing

The BSD is working on a robust marketing campaign to promote Downtown Birmingham and its businesses, along with BSD events for fiscal year 2026. Media partners include HOUR, Birmingham City Lifestyle, WDIV, Audacy, iHeart and others.

The new BSD website is in development and scheduled to launch in the summer of 2025.

Maintenance and Capital Improvements

The BSD is reviewing submissions for the recent Snow Removal Services RFP, which were due at noon on March 17, 2025. The BSD is also continuing to coordinate lighting enhancements to the Pierce and West Maple alleys.

Building Department

Board of Zoning Appeals

There were four cases on the agenda for the February 11, 2025 Board of Zoning Appeals regular meeting:

1. 1511 E. Maple: The owner requested a variance from the limitations of paved surfaces in the front open space. During the presentation, the applicant requested the case be adjourned to the March 11, 2025 meeting to allow them to explore further mitigation to reduce the amount of the variance request. The request to adjourn was approved 5/0.
2. 1845 Humphrey: The applicant sought variances from the minimum front and side yard setbacks to deconstruct an existing nonconforming house down to the basement and then reconstruct it along with a rear addition. The request was denied by a 5/0 vote of the board.
3. 550 Henley: The property owners requested front and side yard setback variances in order to construct an addition to their existing nonconforming home. The variances were approved by a 6/0 vote of the board.
4. 468 Willits: The property owner requested maximum building and eave height variances to construct a new house on a lot sloping down toward the river. The variances were approved by a 6/0 vote of the board.

Online Permit Applications

In the month of February, we processed 239 permits online, bringing this year's total permits processed electronically to 532.

Monthly Report

The Building Department's [monthly report](#) shows the previous month's permit activity, along with charts showing the building permit activity trend over the past year.

City Clerk's Office

2025 Election Dates

The next currently scheduled election for Birmingham voters is a general election on Nov. 4, 2025. The petition filing deadline is July 22, 2025 by 4 p.m. The election will include candidates for:

- City Commission - Vote for no more than three, 4-year terms
- Library Board - Vote for no more than three, 4-year terms

Persons wishing to file as a candidate for the City Commission or Library Board for the November 4, 2025 election can pick up the required forms and informational materials at the City Clerk's Office during office hours Monday through Friday, 8:00 a.m. to 5:00 p.m.

August 6, 2025 is a potential election date contingent upon the timely filing of a petition to place a question on the ballot or the filing of ballot language with the City Clerk by a political subdivision of this State including, but not limited to, a county, City, village, township, school district, special use district or other district.

The wording of the ballot question must be certified to the proper local or county clerk **no later than 4 p.m. on the twelfth Tuesday before the election**. If the wording is certified to a clerk other than the county clerk, the clerk shall certify the ballot wording to the county clerk at least 82 days before the election.



Save the date for the annual Birmingham Hometown Parade on May 18, 2025

On May 18, 2025 the City Clerk's office will host the annual Celebrate Birmingham Hometown Parade. The parade will kick off downtown at 1 p.m. and end with a fun party in Shain Park. Join the fun as a spectator or get more involved in these ways:

March in the parade!

Community groups, local businesses, dance teams, scout troops, neighborhood associations, children and adults of all ages are encouraged to march in this year's parade. It's a great opportunity to spotlight your group! Register as a parade/party [participant](#) by May 1, 2025.

Sponsor the parade and Shain Park after-party

Sponsorship allows a business, group, organization or individual to be recognized as part of this beloved family-friendly event reflecting the hometown feel of Birmingham. The Hometown Parade is televised by Bloomfield Community Television and covered by traditional print and social media, giving sponsors a fantastic PR opportunity. Sponsors receive varying levels of recognition on parade promotions depending on commitment level, and must register by April 25, 2025. Show your support by [sponsoring](#) the event.

Be a vendor!

Interested in being a parade performer or after-party vendor? Contact the Clerk's Office at (248) 530-1880 or clerksoffice@bhamgov.org.

Volunteer

Help out the Clerk's Office behind the scenes! Volunteers must be 16 years or older and will help with various tasks that could include parade lineup, assisting along the parade route, party and parade setup and cleanup. [Volunteers](#) are much appreciated for this event!

Greenwood Cemetery & the Greenwood Cemetery Advisory Board (GCAB)

The next meeting for the GCAB is scheduled for May 2, 2025 at Greenwood Cemetery. To view Greenwood Cemetery Advisory Board agendas and minutes, visit www.bhamgov.org/GCAB.

Also note that for those visiting the cemetery and placing decorations for loved ones it is important to be aware of the [Greenwood Cemetery Operational Procedures, Conditions & Regulations](#), specifically sections II, III, and V.

Spring cleanup will take place in the cemetery in late March. To subscribe for Greenwood Cemetery notifications and all other City notification lists, visit bhamgov.org/enews.

Board of Ethics

Stay tuned for announcements regarding the next scheduled Board of Ethics meeting. At this time there are no opinion requests or complaints to be processed. To view the Ethics Board agendas and minutes, visit bhamgov.org/ethics.

Board Appointments

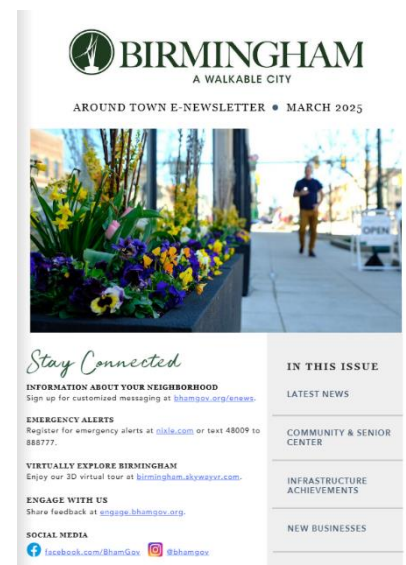
The City of Birmingham is looking for dedicated individuals who want to give back to their community by serving on one of our many boards or committees. Birmingham's different boards and committees make recommendations that shape the City's future. Serving on a board or committee is a great way to get involved in your community, meet new people and make a positive impact. Visit bhamgov.org/boardopportunities to view all the available openings and apply at bhamgov.org/boardapplication.

City Manager's Office

Communications

Around Town e-Newsletter

The communications team is working on the April edition of the Around Town e-Newsletter, which will include information about plans for a Birmingham Community and Senior Center, the Birmingham Police Department annual report, spring events and more. Follow [this link to view the March edition](#) of the Around Town e-Newsletter.



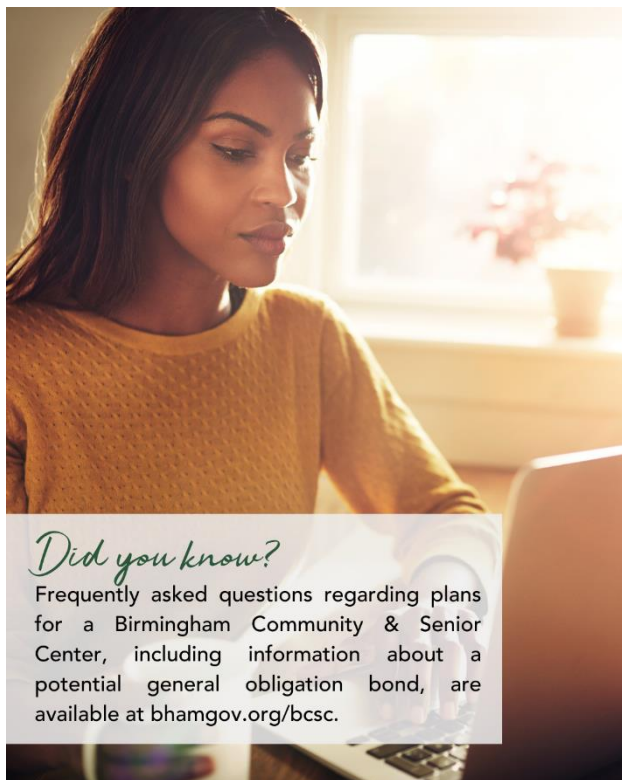
Birmingham Community and Senior Center Public Education

The communications team is publishing information regarding plans for a future Birmingham Community and Senior Center. The City, community organizations and a citizen-led committee are developing a plan for an open, welcoming, active community and senior center facility with flexibility for current and future uses. The City envisions the new facility located at 400 E. Lincoln would house Next Senior Services and provide recreational opportunities for Birmingham residents, pending the approval of a general obligation bond in 2025.

A membership would not be required for access to the Birmingham Community and Senior Center. The community, Next and the YMCA would have designated times for facility offerings. The community would have ample opportunities to swim, enjoy the walking/running track, and use the gym or community rooms for meetings and events.

Public engagement thus far has included two community surveys, open house event, town hall, an interactive workshop and other public meetings. Public education materials published or coming soon include: social media posts, eblasts, press releases, a dedicated webpage (bhamgov.org/bcsc), newsletter articles and more.

Learn more and access frequently asked questions regarding the facility at bhamgov.org/bcsc. Sign up for the Birmingham Community & Senior Center Constant Contact group at bhamgov.org/enews.



Did you know?

Frequently asked questions regarding plans for a Birmingham Community & Senior Center, including information about a potential general obligation bond, are available at bhamgov.org/bcsc.



Did you know?

- ▶ A membership would not be required for access to the Birmingham Community and Senior Center.
- ▶ The community, Next and the YMCA would have designated times for facility offerings.
- ▶ The community would have ample opportunities to swim, enjoy the walking/running track, and use the gym or community rooms for meetings and events.

Receive Updates from Birmingham

Receive the latest news from Birmingham by signing up to receive our newsletter and alerts at bhamgov.org/enews. Subscribers receive important information specific to their neighborhood, emergency alerts and our newsletter featuring upcoming events, meetings, City projects, developments and more. Also follow us on [Facebook](https://www.facebook.com/BhamGov) and [Instagram](https://www.instagram.com/BhamGov) @BhamGov, and visit bhamgov.org/communications to view all City communication tools.

Spring edition of the Birmingham Beat newsletter

The spring edition of the Birmingham Beat newsletter will arrive in mailboxes soon! This edition features information about green initiatives, planning for a future Birmingham Community and Senior Center, spring events, exterior home improvement requirements, upcoming infrastructure enhancement projects, grilling safety tips and more. Visit bhamgov.org/2025springbeat for a sneak peek at the newsletter.



Highlighting Engineering Achievements

Last month we took advantage of National Engineers Week (Feb. 16-22) to recognize and acknowledge the hard work of our experienced, innovative and dedicated engineering team. In addition to social media posts, we included the following information in the Around Town e-Newsletter:

Did you know?

Did you know the City of Birmingham spends approximately \$15 million – approximately one third of its total annual expenditures – in street, sewer and water improvements each year?

In 2024, the engineering team managed:

- replacement of 8,520 feet of water main and 3,120 feet of sewer lines;
- lining of an additional 3,450 feet of sewers;
- installation of 3,850 feet of new storm sewers; and
- installation of more than 10,000 feet of pavement.



Melissa Coatta and Scott Zielinski with the 2024 Merit Award for the S. Old Woodward Reconstruction Phase 3 Project

That's nearly 3.6 miles of water and sewer infrastructure, much of it replacing water mains and sewers that were built in the 1920s. Also in 2024, the team processed more than 700 engineering-related permits and received three American Public Works Association awards.

We applaud these innovative, skilled professionals for all they do to improve and maintain the City's infrastructure!



Pictured left to right: Kameron Dimitry, Melissa Coatta, Bryan Hardy, Chris Morton, Ed Ricketts and Cory Barton.



Mark Akram



Alex Schultz-Spradlin

BUILDING A BETTER BIRMINGHAM

2024 ENGINEERING ACHIEVEMENTS

Sewers

- 3,120 feet of 1920s-era sewer lines replaced
- 3,450 feet of 1920s-era sewer lining
- 3,850 feet of new storm sewers

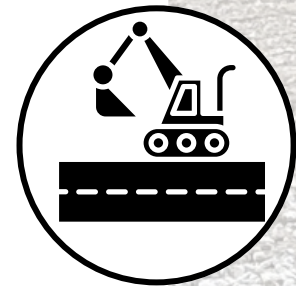


Water mains

- 8,520 feet of 1920s-era water main replaced

Roads/pavement

- 3,710 feet of new concrete pavement
- 5,955 feet of new asphalt pavement
- 533 feet of mill and overlay asphalt



BIRMINGHAM

BIRMINGHAM CITY COMMISSION - UPCOMING AGENDA ITEMS

Meeting	Topic	Dates Addressed	Status
1/27/25	Business Recycling Practices	1/27/25	Commission to discuss
1/27/25	Information Technology Advisory Board	1/27/25 3/10/25	Commission to discuss
9/23/24	Code of Conduct for Landscapers	9/23/24	In progress
8/13/24	Speed mitigation options – Shirley and Arlington	8/13/24	In progress
7/22/24	Redding Well Site	7/22/24 3/24/25	In progress
7/8/24	Pesticides	7/8/24	In progress
5/20/24	RFP Process	6/3/24 7/22/24	In progress
4/15/24	Discuss City property on Shirley Road that is not designated as Right of Way	4/15/24	In progress
2/27/23	Bench and Little Library for Pat Andrews	3/13/23 5/8/23	In progress

Engineering Department

Lead Service Replacement Program

In November 2024, the City mailed a notice to property owners with lead water service, galvanized pipes previously connected to lead materials or unknown water service material per EGLE's requirements. For more information regarding these letters, or if you would like to sign up for lead service replacement at no cost, please contact the Engineering Department at (248) 530-1840.

The City will be starting a door-knocking effort to replace lead water services. If the property owner is not available, a flyer will be left. Please follow the steps in the flyer to schedule your water service replacement.

Arlington, Shirley and Brandon Project

The City will walk through the project area with the contractor at the beginning of April to create a list of items they need to address. After this meeting, residents will receive notification of the contractor's schedule to complete work on this project.

MDOT – Woodward Ave. and Brown/Forest Intersections

The contractor is completing punchlist items. As part of this project, MDOT now includes an audio beep on the pedestrian signal systems to allow someone with visual disabilities to locate the pushbuttons. If you have any questions or would like more information, please contact MDOT Oakland TSC at 248-451-0001.

Bird Ave. Phase 1A Project (Pierce Street to Grant Street)

The Engineering Department will host a resident meeting on Wednesday, April 2 from 5:30–6:30 p.m. at City Hall. We will answer questions about the special assessment district process, estimated costs and any other construction related questions. Property owners will receive a letter with information about this meeting.

Wimbledon Phase 1 Project (Woodward Ave to Oxford Street)

The Engineering Department will host a resident meeting on Wednesday, April 16 from 5:30–6:30 p.m. at City Hall. We will answer questions about the special assessment district process, estimated costs and any other construction related questions. Property owners will receive a letter with information about this meeting.

Consumers Energy Project

Consumers Energy will be restoring areas from last year's project and replacing gas mains starting in April on the following streets:

- Birmingham Blvd: Lincoln to 14 Mile Road
- Maryland Blvd: Lincoln to Southlawn
- Shipman Blvd: Lincoln to Northlawn
- Washington Blvd: Lincoln to 14 Mile Road

Consumers Energy has notified residents of this upcoming project. For more information regarding this project, contact Consumers Energy:

- General construction – Gas Construction Operations: (517) 768-3640
- Relight pilot lights after gas service interruption: (800) 477-5050
- Landscaping, grass, road and sidewalks: (844) 660-3477

If you have any questions about these projects or programs, please contact the Engineering Department at (248) 530-1840.

Lincoln Hills Golf Course Hole #1 Tee Box & Cart Path Improvements – Award

The Lincoln Hills Golf Course Hole #1 Tee Box & Cart Path Improvements project received the American Public Works Association (APWA) Metro Detroit Branch 2024 Project of the Year for Quality of Life Less than \$1 million on Wednesday, March 13, 2025. Congratulations to all who were involved with this project!



Fire Department

In keeping with the department's continued tradition of providing excellent fire and emergency services for the community, the Birmingham Fire Department was recognized as the only transporting Advanced Life Support agency in Oakland County that was 100% compliant with providing records for every trauma patient transported to our base hospital (Corewell Royal Oak) in 2024. This attention to detail and commitment to top tier service is what sets the Birmingham Fire Department apart from others.

Toys for Tots was a great success this year thanks to the generous donations from the residents and employees of the City of Birmingham. We received the Commander's Award for our outstanding support of the program in which we have participated for almost thirty years. Last year was one of our largest donation collections for the program to date.

According to the American Red Cross, one pint of blood can save three lives. On Friday, March 14, 2025, the 2nd annual blood drive hosted at the Fire Department collected 35 pints of blood. A special thanks to the City employees and residents who came out to donate!

Human Resources

New Hires

The City of Birmingham extends warm congratulations to our newly hired employees as of March 11, 2025. Their skills, expertise and enthusiasm are a valuable addition to our team.

Department	Name	Position	Type
DPS - Golf	John Pierce	Assistant Golf Manager	Seasonal
DPS - Golf	Brian Jones	Clubhouse Service & Maintenance	Seasonal
DPS - Golf	Cira Racco	Clubhouse Service & Maintenance	Seasonal
DPS - Golf	George Baker	Junior Ranger	Seasonal
DPS - Golf	Michael Snyder	Assistant Golf Superintendent	Seasonal
<u>Promotions</u>			
Community Development	Summer Aldred-Arens	City Planner	Full Time

March Hiring Anniversaries

The City of Birmingham celebrated the hiring anniversaries of several employees. We extend our heartfelt appreciation for their exceptional service and unwavering dedication. Their contributions are deeply valued and recognized.

Years of Service	Employee	Department	Position
1	Nancy McIntyre	Police Department	Crossing Guard
1	Wendy Abdoo	Parking Department	Parking Admin
1	Zoe Lusk	Library	Library Page
1	Keegan Sulecki	Library	Library Substitute Librarian
2	Ryan Ballard	DPS	Streets, Sewer, Water Foreman
2	Stuart Sturton	Library	Part-time Librarian
5	Alexandria Bingham	Clerk's Office	City Clerk
6	Julie Beckwell	Library	Library Assistant II
7	Steven Lemiere-Bozynski	Police Department	Police Dispatch Manager
9	Joseph Misiak	Police Department	Police Dispatcher
9	Trevor Baker	Fire Department	Firefighter/EMT
9	Susan Kalisky	Library	Substitute Librarian
10	Steffanie Rhymes	Parking Department	Parking Facilities Maintenance
12	Michael Simpson	Police Department	Police Lieutenant
13	Christopher Deman	Fire Department	Battalion Chief
13	Jacquelyn Brito	Golf Course	Golf Operations Manager

16	Patrick Kowaleski	DPS	Part-time Streets, Sewer, Water Laborer
19	Lisa Christie	Library	Library Assistant III
20	Elisabeth Phou	Library	Librarian II
21	Scot Pounders	DPS	SSW Technician
25	Melinda Comerford	BSD	BSD Assistant

Hiring Status

The City is seeking candidates for the following positions. Below is the current status of each opening. To apply or for more information, visit www.bhamgov.org/jobs.

Department	Position	Type	Status
DPS	Ice Arena Concessions/Maintenance	Part-time	Open Until Filled
DPS	Parks Seasonal	Seasonal	Open Until Filled
DPS	Golf Seasonal	Seasonal	Open Until Filled
Building	Plumbing and Mechanical Inspector	Full-time (AFSCME)	Open Until Filled
Engineering	Senior Engineering Technician	Full-time (AFSCME)	Reviewing Internal Applicants
Building	Building Inspector	Full-time (AFSCME)	Onboarding
Police	Parking Enforcement Assistant	Part-time (AFSCME)	Onboarding

Employee Culture Guide

Introducing new employees to an organization's culture, environment, and operational processes can significantly impact their engagement, productivity and overall success. As part of our HR initiative to enhance employee engagement and organizational fluency, we have developed curated "culture guides" to help employees integrate into their roles and the greater organization.

This culture guide is designed to complement the employee handbook. While the handbook details policies and procedures, the culture book offers a broader perspective on the City's strategic goals, community resources, organizational offerings, essential employee logistics, departmental overviews, and key information on benefits and employee assistance programs.

Since its launch this month, both new hires and department heads have reviewed the culture guide and confirmed that it provides a comprehensive foundation for understanding the organization, workplace culture and employee benefits. As new community and organizational offerings emerge, this document will be regularly updated to remain current to support a well-connected and informed workforce.

Planning Department

Planning Board (PB)

The Planning Board has begun to field more development requests as the weather begins to change and is expecting many development applications over the summer/fall. Over the next couple of months, the PB will begin preparations for the first of two joint meetings between the Planning Board and City Commission on June 16, 2025. It is expected that the agenda items for the joint meeting will be related to the Birmingham Plan 2040.

A tentative Planning Board list of scheduled items is provided below:

1. 479 S. Old Woodward – Birmingham Towers – Final Site Plan & Design Review – (3/26/25)
 - Request to modify the floor plans and parking requirements at an approved 5-story mixed-use building.
2. 280 E. Lincoln – Grace Baptist Church – SLUP, FSP & DR – (3/26/25)
 - Request for renovations and an addition to an existing religious institution in the R2 (Single-Family Residential) zoning district.
3. Triangle District Bonus Height Provisions Phase 2 – Study Session – (3/26/25)
 - A continuation of the review of the available provisions to receive additional building height in the current Triangle District of Birmingham.
4. Impervious Surface – Study Session (4/9/25)
 - A review of the definition of impervious surface and open space requirements in the City.
5. Child Care Ordinance – Study Session (4/9/25)
 - A review of the City's childcare standards related to Family Child Care Homes and Group Child Care Homes as it relates to definitions, use specific standards, permitted zoning districts, and other issues.
6. 185 Oakland – Belfor – Final Site Plan & Design Review (4/23/25)
 - Request for a new large, whole-building generator at the rear of the property behind the existing building with associated screening and landscaping improvements.

Historic District Commission (HDC) & Design Review Board (DRB)

A tentative list of scheduled items is provided below:

- Historic Preservation Master Plan – Study Session (3/19/25)
 - The HDC and City staff are developing an organized, holistic, and long-range Historic Preservation Master Plan to help guide preservation efforts into the future.
- Historic Plaques – Study Session (3/19/25)
 - The HDC will be reviewing plaque designs for residential historic resources to provide a consistent and recognizable design.
- Wallace Frost Program – Study Session (3/19/25)
 - To gain momentum after the recent designation of 1283 Buckingham, the HDC and City staff will be developing a program to feature the architect Wallace Frost during National Historic Preservation Month in May 2025.
- 36801 Woodward – Design Review (4/2/25)
 - Request to renovate the façade of an existing commercial building in the TZ3 (Transition Zoning) district.

Environmental Sustainability Committee (ESC)

The City Commission has seated the seven members of the formal, standing Environmental Sustainability Committee (ESC) as well as two new student members. There are currently two alternate positions still open. The kickoff meeting of this “new” committee is scheduled for March 24, 2025. At its first meeting, the ESC will aim to accomplish some housekeeping, catch up on things that happened in the interim and complete other introductory type work. In addition, the ESC will begin the process of implementing the recommendations of the Birmingham Green: Healthy Climate Plan, starting with the Community Engagement Plan.

Multi-Modal Transportation Board (MMTB)

On [March 6, 2025](#), the MMTB finalized their recommendation to the City Commission relating to potential speed mitigation and pedestrian safety measures on the recently reconstructed Shirley and Arlington roads. The Planning and Engineering Departments are planning to present the recommendation to the City Commission on April 7, 2025.

Police Department

March is National Social Worker Month and the Birmingham Police Department wants to recognize our two Co-Responders.



Fun Fact: Kourtney loves to stay active!



Developmental Disabilities · Mental Health · Substance Recovery

Meet

KOURTNEY

Kourtney has been a Co-Responder for one year, and in that time has been able to assist over 400 individuals or families. Kourtney feels that the ability to help people feel better on their worst days is the most rewarding part of the job and loves playing a role in helping those who may otherwise get lost in the justice system. Thank you Kourtney for all that you do!



Fun Fact: Sydney used to be a competitive figure skater and has raised a Leader Dog for the Blind!



Developmental Disabilities · Mental Health · Substance Recovery

Meet

SYDNEY

Sydney knew at a young age that she wanted to both be involved with law enforcement and help end the stigma that surrounds mental health. Her love for social work has lead her to be a Co-Responder and partner with law enforcement to make a difference. Sydney believes the most rewarding part of being a Co-Responder is helping those struggling in our community feel heard and seen.

Our Co-Responders followed up on or responded to 127 calls for service with the Birmingham Police Department in 2024. This program continues to be a valuable asset to the City of Birmingham, providing an exceptional level of service to those experiencing a crisis.

Thank you to Kourtney and Sydney for your dedication and professionalism to helping those in need.

March 24-28, 2025 is First Responder Wellness Week

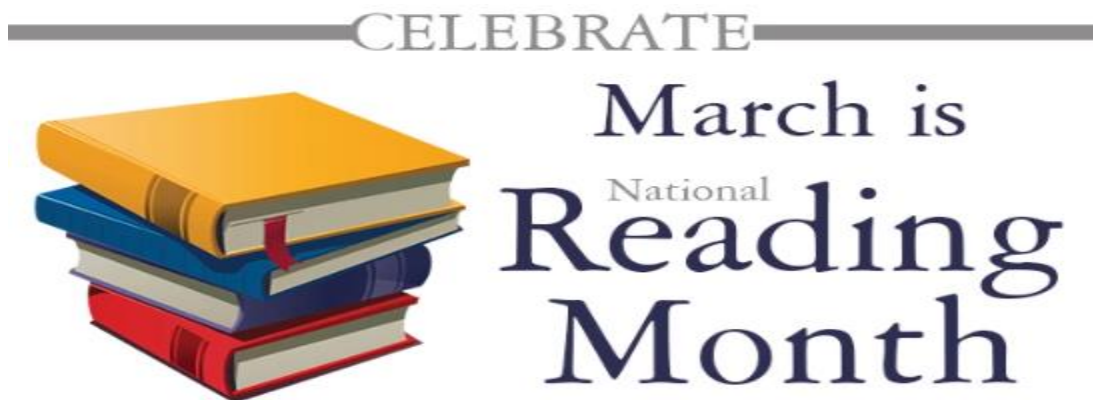
First responders face immense challenges, with high levels of stress, exposure to trauma and demanding physical requirements that go hand in hand with the job. The Birmingham Police Department has a robust officer wellness plan that utilizes an application called Cordico. This application places access to countless resources in the palm of our officer's hands. Our department also has a peer support team that is made up of department staff and available to all City employees.

During this First Responder Wellness Week, officers will participate in several trainings geared toward providing support and education to help our officers better understand the mental and physical health risks that come with the job.



March is Reading Month

On March 21, multiple officers from the Birmingham Police Department participated in Reading Month at Pierce Elementary. Events like these provide a great opportunity for our officers to meet with local children and school staff to help foster positive relationships in our community.



Letter to Businesses with Valet and Valet Operators

At the last City Commission meeting, concerns over valet operations were discussed multiple times. Valet operator's use of metered spaces and yellow curbs was the focus of the comments. A letter was mailed to businesses and valet operators, putting them on notice at the request of the Commission. In conjunction with the letter, each licensed valet operator will be contacted by the Police Department to discuss these issues. Below is a copy of the letter that was mailed.

Dear Birmingham Valet Services and Business Partners,

Concerns were recently raised at the Birmingham City Commission meeting on March 10, 2025 that valets may be using metered spaces for parking and/or yellow curbs for pick-up or drop-off points.

I'm reaching out as a courtesy to remind everyone that the valet ordinance restricts pick-up and drop-off points and parking zones to those designated and approved within your license. No valet vehicles shall be parked at yellow curbs, metered spaces, or any areas outside of those approved within your license.

In addition, if metered parking spaces were granted as part of a valet lane, for pick-up and drop-off, the lane should only be used as such and not for parking vehicles.

I have attached a copy of the valet ordinance. Please review this with your staff and ensure all abide by the license agreements and City ordinances.

If you have any questions, feel free to contact me.

Thank you for your cooperation and partnership!

Parking Systems Update

BCT Design Group Proceeding to Schematic Design Stage

The City Commission awarded a contract to BCT Design Group to provide design services for both the interior and exterior of all five City parking garages. Earlier this month, BCT received approval from the City Commission to proceed to the Schematic Design stage, which is the third of a four-stage process. BCT intends to work with the City Commission to receive approval for designs for all five parking garages by the end of May 2025. The Chester Garage is top priority, with the hope that proposed BCT work might be completed along with the repair project currently underway.

BCT is scheduled to meet with the Birmingham Public Arts Board at their March meeting to review potential opportunities to enhance the appearance of the garages using local artists.

Pierce Garage Handrail

New stainless steel handrails are being installed along the exterior perimeter walls of the Pierce Garage. About 1/3 of the handrails have been installed and will tie in with the interior/exterior design services being provided by BCT.

Parking Reports

Download the [monthly parking report](#) to view the following data: total citations issued, average weekly maximum capacity, meter revenue by amount and percentage, monthly passes compared to garage capacity and monthly permits sold.

Future Agenda Items

Download a summary of [future agenda items](#).

Potential Future Workshop Topics

April – Budget Hearing

May – City Hall/Police Station



MEMORANDUM

City Manager's Office

DATE: March 20, 2025

TO: City Commission

FROM: Jana L. Ecker, City Manager

SUBJECT: Schematic Design Progress and Test Fits
Birmingham Community and Senior Center

INTRODUCTION:

In the summer of 2023, the City purchased the YMCA Building at 400 E. Lincoln to serve as the new and permanent home for Next, a 501(c)(3) that provides senior services to residents of Birmingham and surrounding communities and includes anyone over 50 years of age. At that time, the YMCA was looking to combine their Birmingham location with Royal Oak. As time passed, that changed and the YMCA is now committed to working with the City of Birmingham and requesting to be a tenant in a new City owned building. It is important to note that Next contributed \$500,000 towards the purchase of this building and the City paid \$1.5 million dollars.

BACKGROUND:

Since the purchase of the YMCA Building in July of 2023, City staff, the City Commission, and the Ad Hoc Senior/Recreation Center Committee (SCC) have been working diligently to determine the best plan for redevelopment of the site with a new building for the future home of Next Senior Services, YMCA with a pool, and a space for community use, enjoyment, and recreation, all with the same purpose of health, wellness, and socialization for the Birmingham community.

The City has also engaged a number of professional consultants to assist in the development of this building, including an owner's representative, architects for schematic design, and a construction manager.

As proposed in the contract with the City, Neumann Smith has conducted test fits for the proposed new community and senior center, as required in the schematic design process. Please find attached two proposed test fit options for your review and consideration.

On March 19, 2025 at the SCC meeting, Neumann Smith presented the two test fit options for the proposed Birmingham Community and Senior Center building and three pool concepts for the committee's consideration.

In the first test fit option, Option 1, the pool and gymnasium are proposed to be located 16 feet below grade with a first level footprint of 18,700 square feet and a second level footprint of 10,220 square feet. The lower level includes the pool, gymnasium, storage areas for each, as well as the locker room and a mechanical equipment room. The first (ground floor) level of Option 1 includes the YMCA's large fitness area, which overlooks the gym and the pool areas and the YMCA's childwatch room. Option 1 includes the administrative offices for both Next, the YMCA and the City, along with small meeting rooms, two multi-purpose rooms that can be combined or used separately, as well as the Next living room lobby, including a café space and library. Also on the first level is a proposed community walking track and a community kitchen. The second floor in Option 1 contains four multi-purpose rooms (two of which can be combined or used separately), a fitness room for Next members, and a large community rooftop terrace space with a pergola.

The second test fit option, Option 2B, has a first level footprint of 25,515 square feet and a second level of footprint of 14,020 square feet. In this option, the gymnasium is proposed to be located 16' below grade as well, but the pool would be constructed at grade. Thus, the lower level of Option 2B only includes the gymnasium and associated storage, and a mechanical equipment room. The first (ground floor) level of Option 2B includes the pool and associated storage, the locker room and the YMCA's childwatch room. The ground floor in Option 2B includes the administrative offices for both Next, the YMCA and the City, along with small meeting rooms, two multi-purpose rooms that can be combined or used separately, one large multi-purpose room, as well as the Next living room lobby, including a café space and library. Also on the first level is a proposed community walking track, a community kitchen and an outdoor patio space facing St. James Park to the south. The second floor in Option 2B contains three additional multi-purpose rooms (two of which can be combined or used separately), a fitness room and wellness room for Next members, the YMCA's large fitness area which overlooks the pool and track, as well as a large community rooftop terrace space with a pergola.

Neumann Smith conducted a presentation explaining the two test fit options, both with regard to the proposed building layouts and proposed site plans with each of the options. Three pool options were also presented which could be utilized in both test fit layouts. Both test fit Options 1 and 2B included utilizing shared parking on adjacent properties, in the right of way on Edgewood, Lincoln and Floyd Streets, and proposed an extension of the current parking area 42' into St. James Park to the south. Site improvements for St. James Park were also recommended, including the addition of a walking path around the perimeter of the park, shifting the baseball field to the south and adding pedestrian connections to the park from Lincoln Street.

The committee's discussion included:

- Positive commentary about how the massing of Option 1 fits best with the surrounding neighborhood
- Questions about the grossing factors used for circulation in the two options
- Questions and commentary about the number of parking spaces and the use of neighboring properties' lots for shared parking
- The sense that using 42' of St. James Park for parking for the Birmingham Community and Senior Center would have a minimal impact on the use of the park
- Positive commentary about the addition of a walking path in St. James Park and questions about the timing of the park's redesign as currently planned
- A request from Next that a separate entrance for Next be added close to the parking lot
- Questions about the number and location of toilet rooms

- Comments that the facility is a community space first and foremost

Public comments included:

- Questions about the pool design
- Statements from Next members wanting a separate entrance for their sole use
- Questions about car counts at the current locations of Next and the YMCA
- Commentary about how the Planning Board might respond to the designs featuring office space being visible in the windows facing Lincoln

The SCC was asked to provide a recommendation to the City Commission as to their preferred option. After much discussion, the SCC unanimously supported a motion to recommend Option 1 for the schematic design and option 2 for the pool design to the City Commission.

LEGAL REVIEW:

The City Attorney's office has been working with all of the parties and has no concerns regarding the proposed test fits.

FISCAL IMPACT:

The City may be proposing a bond initiative for the August 2025 ballot asking the residents of Birmingham to approve a \$32 million dollar bond in order to pay for the construction of a new Birmingham Community and Senior Center which will provide not only services for the senior residents of Birmingham, the YMCA and its members, but a recreational facility with the ability for the community to utilize the pool and gym at certain times, conference rooms, and recreational services. The YMCA has offered to pay the operating cost of the building for the City, as well as full costs for the pool including its maintenance and liability. Additional financial terms are being negotiated and will be included in the final agreements between the City and Next, and the City and the YMCA.

SUSTAINABILITY:

It is proposed that the Birmingham Community and Senior Center will include multiple sustainability elements. It is planned that the various building materials will be considered for final design and for approval by the City Commission at a later date.

PUBLIC COMMUNICATIONS:

There has been considerable public communication on this project from the inception of the idea of purchasing the YMCA Building in 2023 until now. The project has received media attention, attention from Next members, YMCA members, and the general public. The City has provided the following communications:

- Press Releases
- Eblasts
- Creation of a web page on the City's website dedicated to the project
- Promotion of the project on the homepage of the City's website
- Updates are provided in all of the monthly City Manager reports as well as the City's Around Town e-newsletters
- Updates have been provided in the summer edition of the Birmingham Beat Newsletter
- The project is promoted on the City's social media channels including Facebook and Instagram
- There have been two town hall meetings and two community surveys

- All prior City Commission meetings and Ad Hoc Committee meetings are available to be viewed on the City's website and/or Vimeo

SUMMARY:

At this time, the City Commission is asked to review the proposed test fit options and provide comments and recommendations to the Neumann Smith design team as they move forward with the completion of the schematic design process. The City Commission will have another opportunity to weigh in on the draft version of the complete schematic design at the City Commission meeting on April 21, 2025. The final draft of the schematic design and the corresponding budget estimate will be presented to the City Commission on May 5, 2025.

ATTACHMENTS:

- Schematic Design Progress – Test Fit Options
- Updated Project Schedule

SUGGESTED ACTION:

None at this time, other than to review and discuss the two test fit options, three pool options, and to provide comments to the Neumann Smith design team to move forward in the schematic design process.



Birmingham Community and Senior Center

Ad-Hoc Committee - Program Test Fit Options - 03-19-2025

Building Program

Birmingham Community and Senior Center - Test Fit Summary 03-19-2025												
ITEM NO	ROOM TYPE	QUANTITY	CAPACITY	UNIT ASF	TOTAL ASF	DEPT. GROSSING FACTOR	TOTAL GSF		Test Fit 1	Test Fit 2B	Employee	GENERAL NOTES
1.0 Administrative Area												
1.1	Reception Area - Shared	1	4	120	120	1.3	156		165	165		Shared reception between NEXT, YMCA and City
1.2	NEXT Exec. Director Office	1	1	180	180	1.3	234		145	145	Cris Braun	
1.3	NEXT Finance / Marketing Office	1	1	150	150	1.3	195		145	145	Sandra Catterall, Susan Gwizdz	Shared Office
1.4	NEXT Support Services	1	1	150	150	1.3	195		145	145	Pat Brooks, Sandi Cassar	Shared Office
1.5	NEXT Open Office / Workstations											
1.6	Staff Assistants	2	1	36	72	1.3	94		78	78	Sara Callendar, Bev Singer	workstation - Located in Reception Area
1.7	Program Planners	2	1	36	72	1.3	94		78	78	Jolee Hentgen, Pam Hall	workstation
1.8	Facility Operations	0	0	36	0	1.3	0		0	0	Kim Holmes	To Be Located in Mechanical Room T.B.D.
1.9	Office Supervisor	1	1	36	36	1.3	47		39	39	Kathleen Tilson	workstation - Located in Reception Area
1.10	Shared Hoteling Desks	2	1	20	40	1.3	52		24	24	Future	Hoteling - Benching
												Note: Judy Murrell (M.O.W.) to be located in Kitchen, No workstation required for Calvin Moss and Clement Travicz (drivers) and instructors
1.11	YMCA Exec. Director Office	1	1	180	180	1.3	234		145	145	Kelly Stubbe	
1.12	YMCA Business Office	1	1	120	120	1.3	156		125	125	Erin Boone	
1.13	YMCA Open Office / Workstations											
1.14	Member Experience Director	1	1	36	36	1.3	47		39	39		workstation
1.15	Member Experience Manager	1	1	36	36	1.3	47		39	39		workstation
1.16	Welcome Center Supervisor	1	1	36	36	1.3	47		39	39		workstation
1.17	Youth & Family Director	1	1	36	36	1.3	47		39	39		workstation
1.18	Aquatics Director	1	1	36	36	1.3	47		39	39		workstation
1.19	Flex Hoteling Workstations	3	1	20	60	1.3	78		24	24		Hoteling - Benching. To be used for Day Camp Coordinators, Central Maint., Regional Support staff
1.20	Birmingham P&R Manager	1	1	120	120	1.3	156		120	120		
1.21	Birmingham P&R Staff	2	1	36	72	1.3	94		78	78		workstation
1.22	Rental Coordinator	1	1	36	36	1.3	47		39	39		workstation
1.23	Small Conference Room	1	4	120	120	1.3	156		120	120		Rule of thumb- 30sf / Person
1.24	Shared Copy/Workroom/Mail	1	---	150	150	1.3	195		120	120		
1.25	Shared Kitchenette	1	---	20	20	1.3	26		34	32		Provide countertop niche'
1.26	NEXT File Room	1	---	100	100	1.3	130		0	0		
1.27	NEXT Storage Room for Loan Items	1	---	150	150	1.3	195		127	127		
1.28	YMCA Storage	0	---	30	0	1.3	0		0	0		Provide space for (3) file cabinets- Lockable
	Sub-Total				2,128		2,766		1,346	1,344		
2.0 Lobby and Support Spaces												
2.1	NEXT Lobby (Living Room) Area + Library and (3) open computer stations	1	tbd	1,200	1,200	1	1,200		1,244	1,200		
2.2	NEXT Café Area	1	tbd	150	150	1	150		150	168		Living Room Adjacency
2.3	NEXT - Small Wellness Room	1	4	120	120	1	120		127	127		
2.4	NEXT - Large Wellness Room	0	12	350	0	1	0		0	368		Use Multi-Purpose Room or Child Watch Room - Size increased for Henry Ford Health and Wellness programming
2.5	YMCA Lobby / Check in	1	tbd	900	900	1	900		850	850		
2.9	Vending	0	---	36	0	1	0		0	0		As recommended by City. Build into wall niche in lobby
	Sub-Total				2,370		2,370		2,371	2,713		

Birmingham Community and Senior Center - Test Fit Summary 03-19-2025

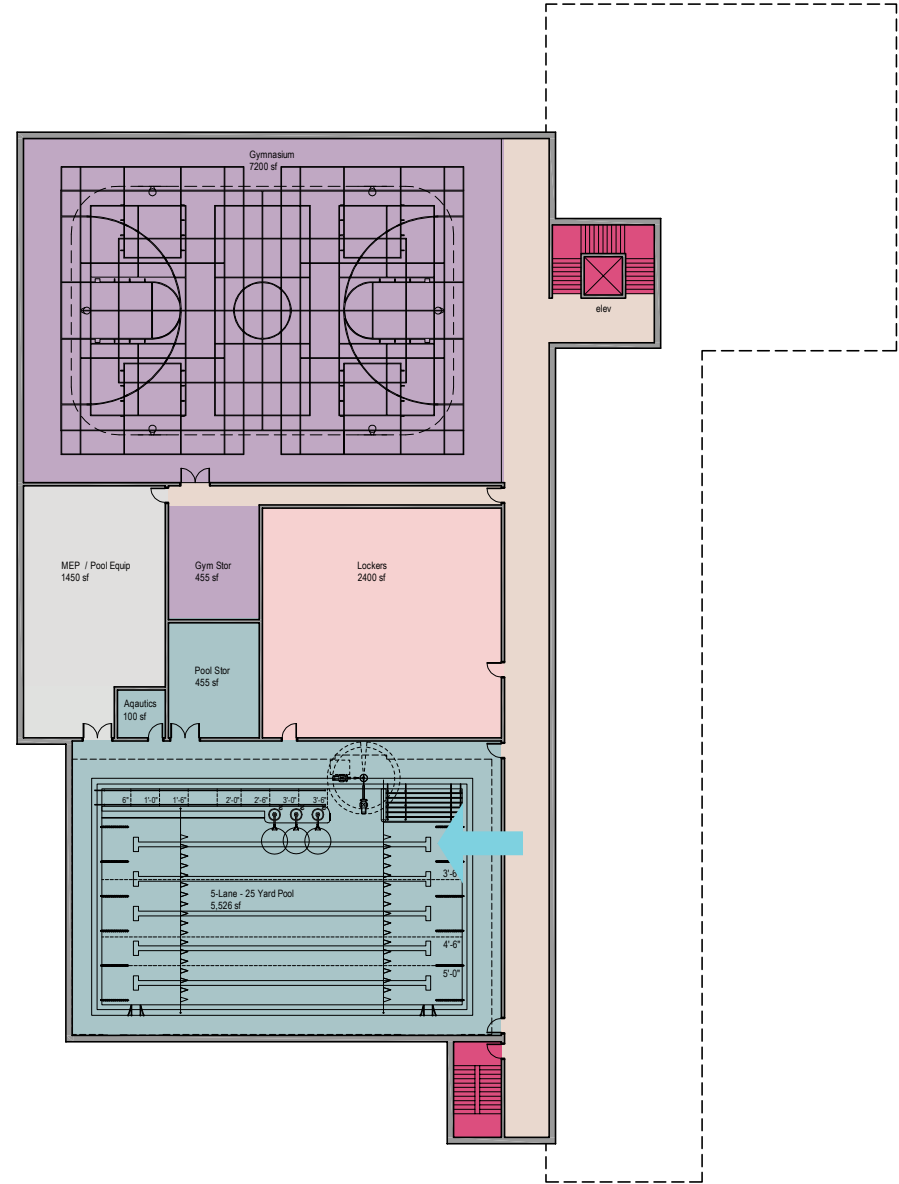
ITEM NO	ROOM TYPE	QUANTITY	CAPACITY	UNIT ASF	TOTAL ASF	DEPT. GROSSING FACTOR	TOTAL GSF	Test Fit 1	Test Fit 2B	Employee	GENERAL NOTES
3.0 Child watch											
3.1	Check-In Corral	1	1	45	45	1	45				
3.2	Play Area	1	tbd	1,100	1,100	1	1,100				
3.3	Child Toilet	1	1	45	45	1	45				
3.4	Staff desk	1	1	10	10	1	10				Provide small admin counter for staff. Room storage to be accommodated within lockable millwork cabinetry.
	Sub-Total				1,200		1,200	1,175	1,200		
4.0 Locker Rooms											
4.1	Locker Rooms	1	tbd	2,500	2,500	1	2,500	2,400	2,500		
	Coatroom near walking track								100		
	Sub-Total				2,500		2,500	2,400	2,600		
5.0 Gymnasium + Walking Track											
5.1	Gymnasium	1	tbd	7,200	7,200	1	7,200	7,200	7,200		7200 sf = (3) Pickleball Courts. 8360 sf = (4) Pickleball Courts. Includes elevated indoor walking / running track
5.2	Storage	1	---	500	500	1	500	455	550		
	Sub-Total				7,700		7,700	7,655	7,750		
6.0 Fitness Spaces											
6.1	YMCA Wellness Center	1	tbd	4,585	4,585	1	4,585	5,016	5,165		Cardio, Free Weights, Strength
6.2	Fitness Experience Director	1	1	100							Provide space within Wellness Area
6.3	NEXT Senior Fitness Room	1	tbd	900	900	1	900	850	936		
	Sub-Total				5,485		5,485	5,866	6,101		
7.0 Natatorium Space											
7.2	Pool	1	tbd	5,300	5,300	1	5,300	5,526	5,540		Assuming 25 yard (75') 5 lane pool
7.2	Pool Storage Room	1	---	525	525	1	525	455	480		Rule of Thumb: Use +/- 10% of Pool Size
	Aquatics Support					1					
7.3	Aquatics Manager Office/ Guard	1	1	100	100	1	100	100	100		Shared Office Space
	Sub-Total				5,925		5,925	6,081	6,120		
8.0 Multi-Purpose Rooms											
8.1	Multi-Purpose Activity Room 1	1	tbd	900	900	1	900	988	936		Use for Art, Intergenerational, Kitchen Center. Operable Partition to permit simultaneous usage for smaller programs
8.2	MPA Room 1 Storage	1	---	200	200	1	200	140	240		
8.3	Multi-Purpose Activity Room 2	1	tbd	900	900	1	900	900	900		Use for NEXT Speaker / Concert Series, NEXT Tech Programs, Small Group Lectures Operable Partition- opens to MP room No. 3, Carpeted, More Hospitality-like
8.4	MPA Room 2 Storage	1	---	120	120	1	120		210		
								240			
8.5	Multi-Purpose Activity Room 3	1	tbd	900	900	1	900	900	900		Use for NEXT Speaker / Concert Series, Large Group Lectures and Programs Carpeted, more hospitality-like, Operable Partition- creates (2) 550 sf Rooms to to permit simultaneous usage for smaller programs.
8.6	MPA Room 3 Storage	1	---	120	120	1	120	0	0		
8.7	Multi-Purpose Activity Room 4	1	tbd	2,100	2,100	1	2,100	2,055	2,100		Primarily large fitness group classes, Some large NEXT speakers, concerts
8.8	MPA Room 4 Storage	1	---	120	120	1	120	175	120		
8.9	Multi-Purpose Activity Room 5	1	tbd	900	900	1	900	880	900		Primarily small fitness group classes
8.10	MPA Room 5 Storage	1	---	120	120	1	120	240	305		
8.11	Multi-Purpose Activity Room 6	1	tbd	900	900	1	900	880	900		Operable Partition to permit simultaneous usage for smaller programs.
8.12	MPA Room 6 Storage	1	---	120	120	1	120	0	0		
						1					
	Sub-Total				7,400		7,400	7,398	7,511		

Birmingham Community and Senior Center - Test Fit Summary 03-19-2025

ITEM NO	ROOM TYPE	QUANTITY	CAPACITY	UNIT ASF	TOTAL ASF	DEPT. GROSSING FACTOR	TOTAL GSF	Test Fit 1	Test Fit 2B	Employee	GENERAL NOTES
9.0	Catering / Culinary Kitchen / Meals on Wheels Support / Demonstration										
9.1	Kitchen	1	tbd	800	800	1	800	670	852		Judy Murrell (M.O.W.) to be located in Kitchen
9.2	Storage	1	---	100	100	1	100	100	100		
	Sub-Total				900		900	770	952		
10.0	Building Support Spaces										
10.1	Custodial Rooms	2		0	0	1	0				This space is accounted for within the building grossing factor
10.2	Toilets	TBD		0	0	1	0				This space is accounted for within the building grossing factor
10.3	IT/Data Closets	2		0	0	1	0				This space is accounted for within the building grossing factor
10.4	Water / Fire Suppression Room	1		0	0	1	0				This space is accounted for within the building grossing factor
10.5	Building Mechanical Room	1		0	0	1	0				This space is accounted for within the building grossing factor
10.5	Pool Equipment Room	1		0	0	1	0				This space is accounted for within the building grossing factor
10.7	Main Electrical Room	1		0	0	1	0				This space is accounted for within the building grossing factor
10.8	Receiving / Maintenance / Loading	1		0	0	1	0				This space is accounted for within the building grossing factor
10.9	Building Maintenance Room	1		0	0	1	0			Kim Holmes	This space is accounted for within the building grossing factor
10.10	General Building Storage	1		0	0	1	0				This space is accounted for within the building grossing factor
10.11	Building Circulation - (stairs, elevator, corridors)	1		0	0	2	0				This space is accounted for within the building grossing factor
Total								35,608	36,246	35,062	36,291
			Total GSF	Building Grossing Factor (30%)				Test Fit 1 Gross SF	Test Fit 2B Gross SF		
Total Gross Square Footage			36,246	47,120				50,810	50,725		
								Grossing Factor	Grossing Factor		
								1.45	1.40		



Option 1 is designed to respond to the residential scale of the surrounding neighborhood by lowering the gym and pool volumes, which reduces the overall wall height at the corner of Lincoln and Edgewood Streets. The massing is set back from the street frontage, softening the building's scale. Positioned in the northwest corner of the site, the design preserves the maximum amount of existing conditions for parking and site circulation



Lower Level
21,890 sf



First Level
18,700 sf

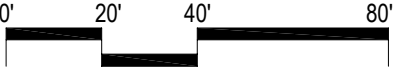


Second Level
10,220 sf
Total SF: 50,810 sf

- pros:**
- Depressed Gym and Pool volumes respects scale of neighborhood (lower wall height)
 - Placement of YMCA Wellness area permits view into Gym, Pool and exterior
 - On-grade access to walking track
 - Two-story entry volume
 - On-grade access to Kitchen
 - Potential for roof top event space

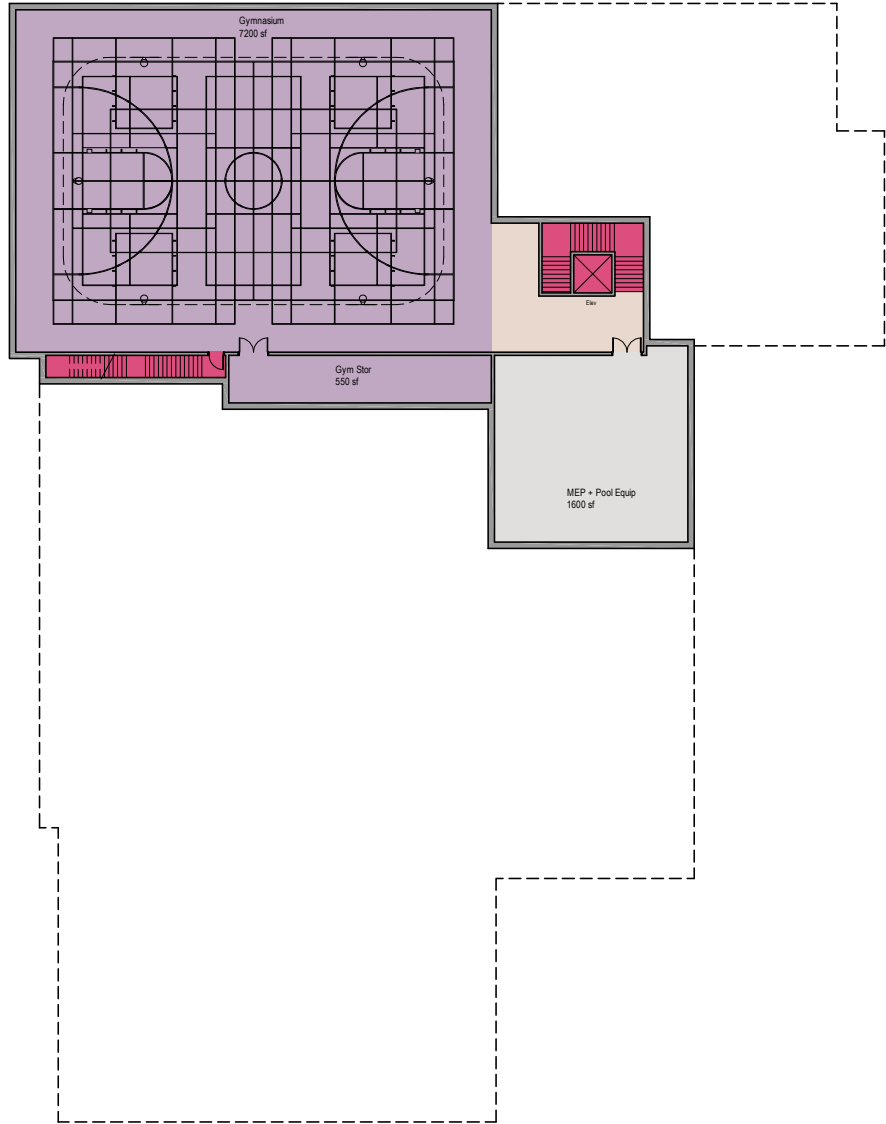
- cons:**
- (3) stories of circulation
 - Most Multi-Purpose rooms are on second floor.
 - Requires deep excavation.

Test Fit Option 1 - Floor Plans



Option 2B is designed to respond to the residential scale of the surrounding neighborhood by lowering the gym volume, which reduces the overall wall height at the corner of Lincoln and Edgewood Streets. This scheme is designed to be more compact, reducing the distance to program spaces.

Positioned in the northwest corner of the site, the design preserves the maximum amount of existing conditions for parking and site circulation



Lower Level
11,190 sf

- pros:**
- Depressed Gym volume respects scale of neighborhood (lower wall height)
 - Placement of YMCA Wellness area permits view into Pool and exterior
 - On-grade access to walking track
 - Two-story entry volume
 - On-grade access to Kitchen
 - Potential for roof top event space

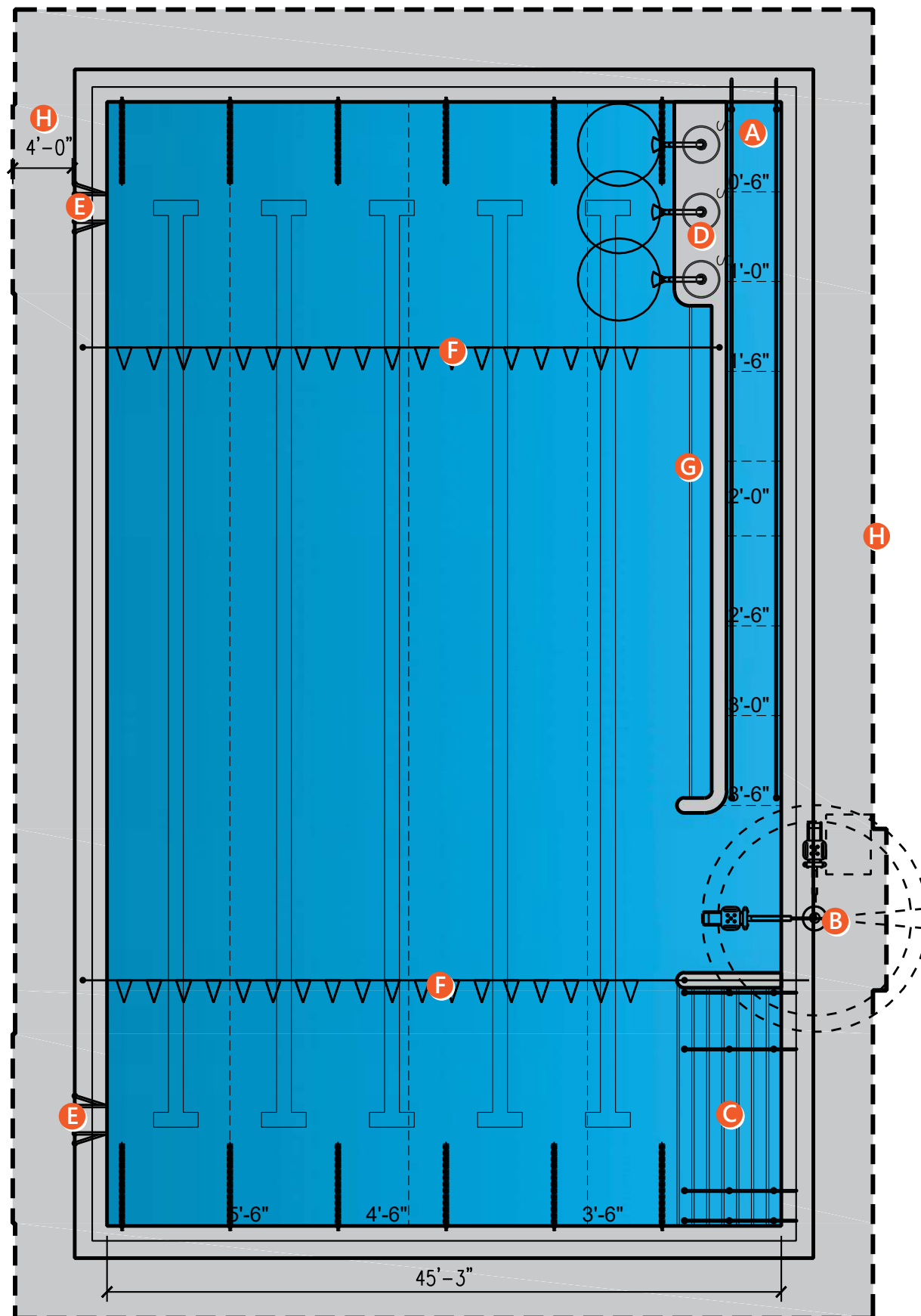


First Level
25,515 sf

- cons:**
- (3) stories of circulation
 - Requires deep excavation for Gymnasium.
 - Taller building volumes closer to Edgewood Street.
 - Lack of landscape buffer along Lincoln Street



Second Level
14,020 sf
Total SF: 50,725 sf



WATER AMENITIES

- A** ADA RAMP
- B** ADA POOL LIFT
- C** STAIRS
- D** MASSAGE SPRAYS
- E** POOL IN-WALL STEP
- F** BACKSTROKE FLAGS
- G** UNDERWATER BENCH
- H** 4'-0" CODE REQUIRED MINIMUM CLEAR DECK SPACE

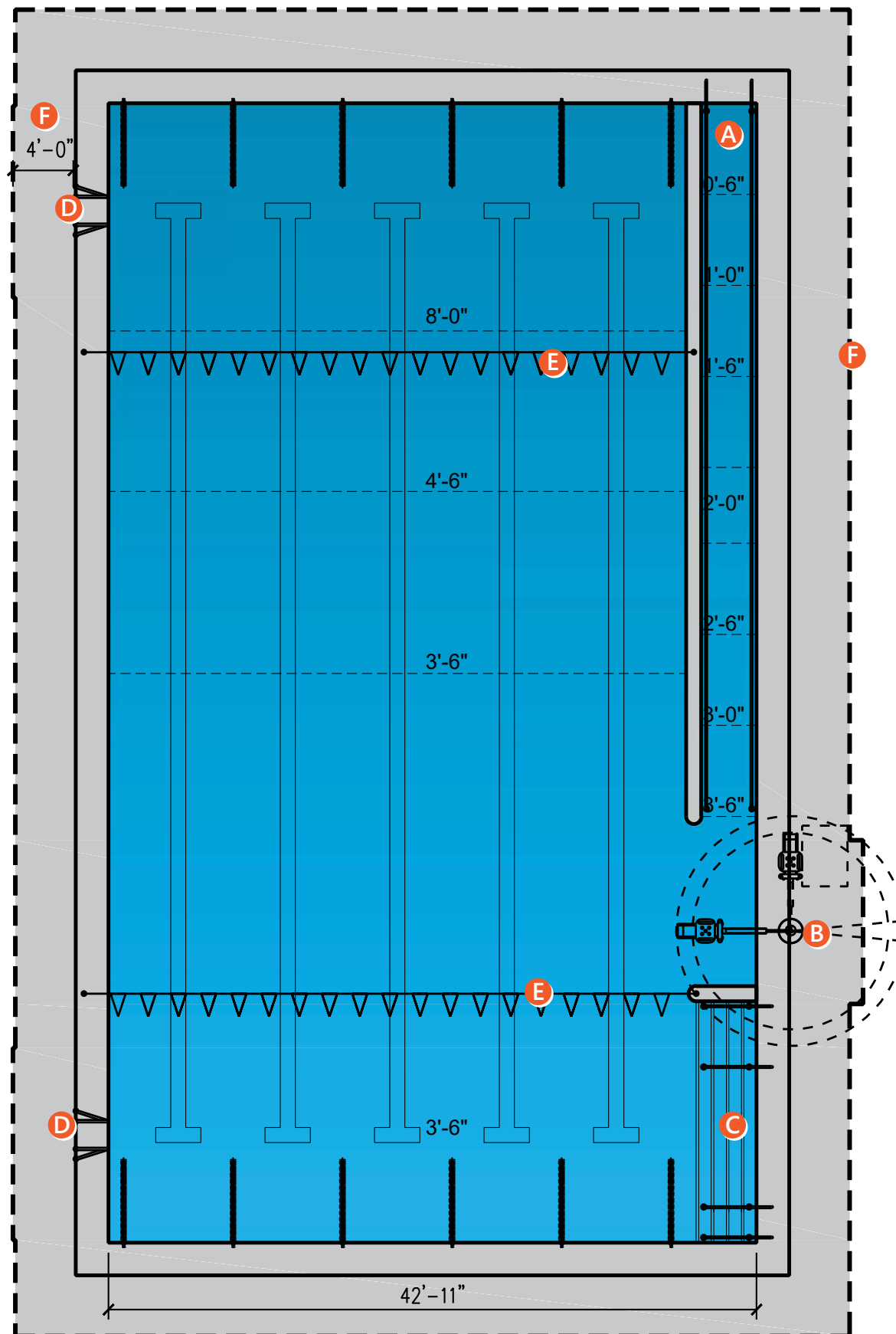
AQUATIC METRICS

POOL	3,300 SQ. FT.
MIN WATER DEPTH (WD)	3'-6"
MAX WATER DEPTH (WD)	5'-6"

CONCEPT 1

7A





WATER AMENITIES

- A** ADA RAMP
- B** ADA POOL LIFT
- C** STAIRS
- D** POOL IN-WALL STEPS
- E** BACKSTROKE FLAGS
- F** 4'-0" CODE REQUIRED MINIMUM CLEAR DECK SPACE

AQUATIC METRICS

POOL	3,170 SQ. FT.
MIN WATER DEPTH (WD)	3'-6"
MAX WATER DEPTH (WD)	8'-0"

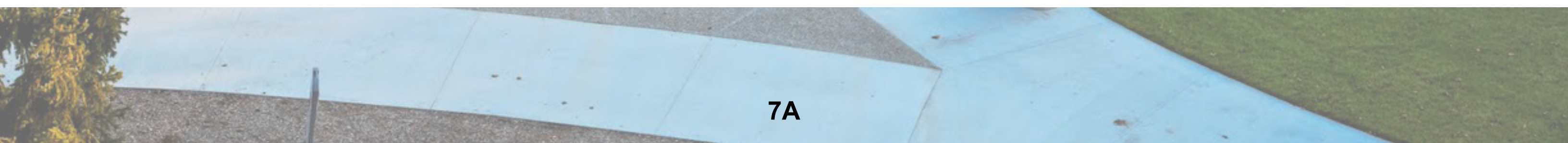
CONCEPT 3

7A





Parking Analysis







42 Total Potential Spaces at Church

20 Possible Parking Spaces on Lincoln

Reserve for Church

Proposed Addition

23 Potential Spaces

Reserve for Church Vans

Reserve for Garage Access

19 Potential Spaces

146 Existing Parking Spaces

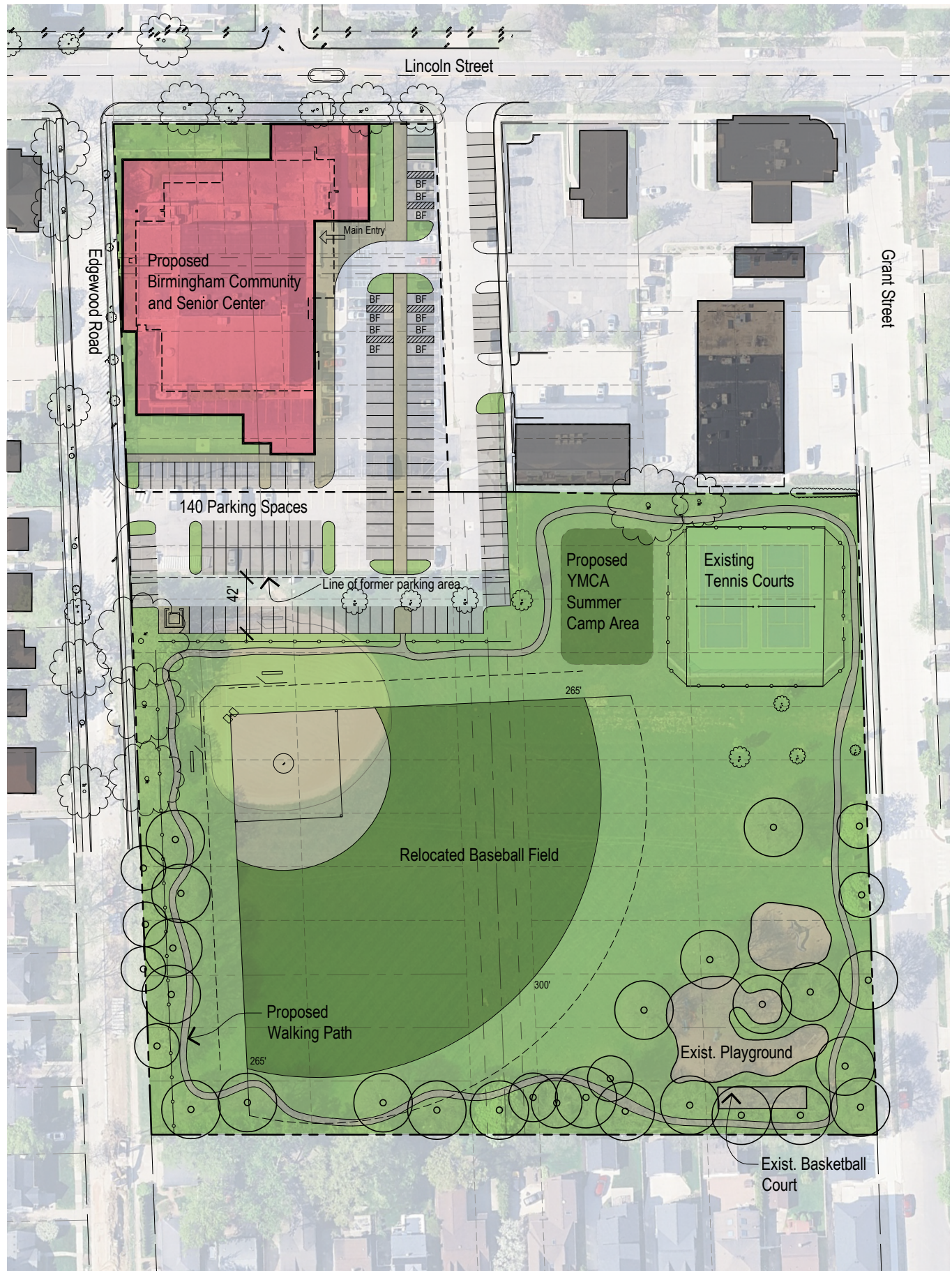
74 Existing YMCA Spaces

5 Possible Parking Spaces on Edgewood

55 St. James Park Spaces

17 Floyd Street Spaces

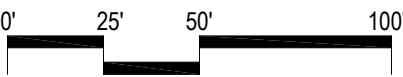
67 Potential Parking Spaces Around YMCA Site



Test Fit Option 1 - Site Plan with Park
Scale: 1"=100'-0"

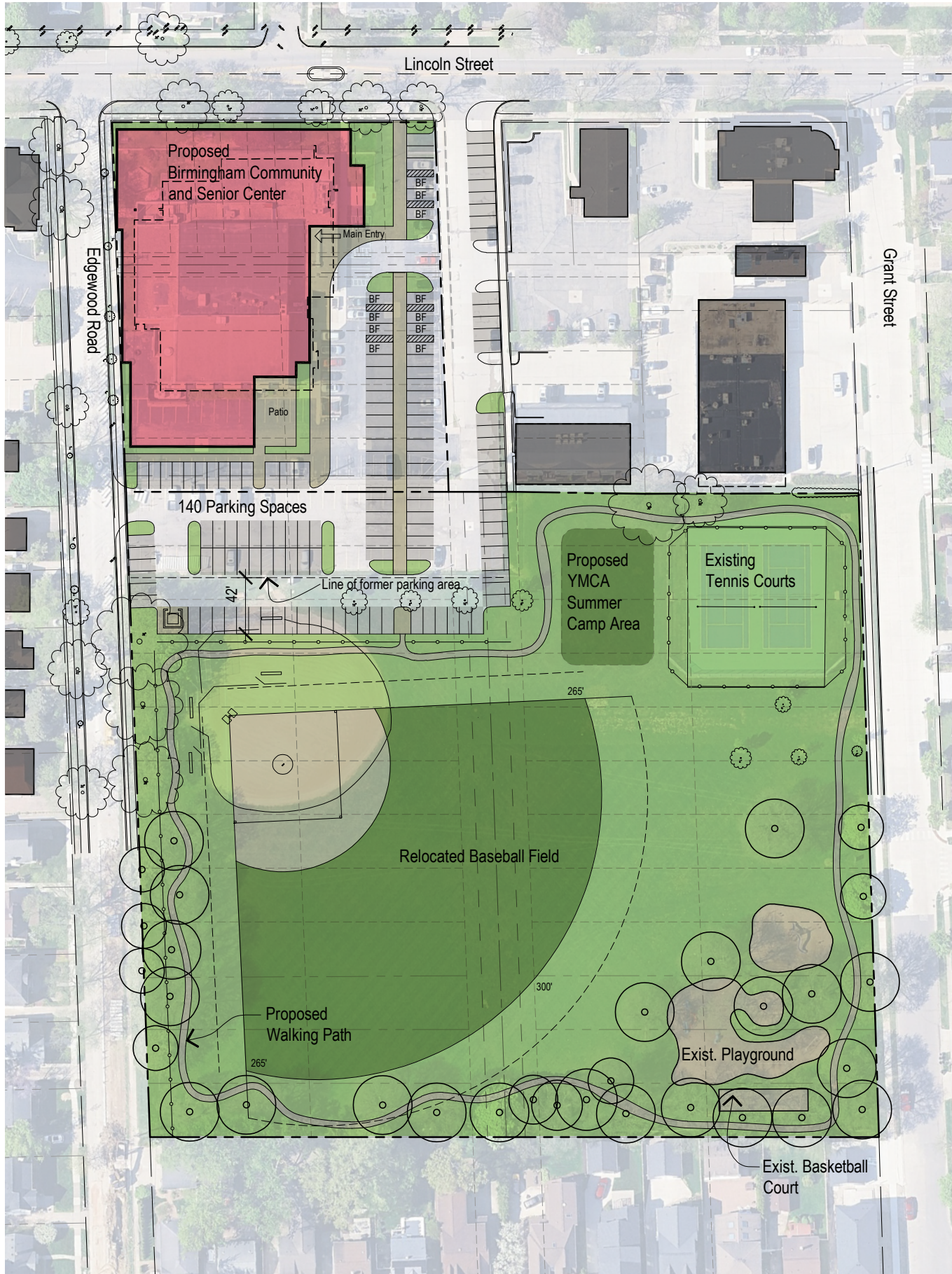


Test Fit Option 1 - Site Plan
Scale: 1"=50'-0"

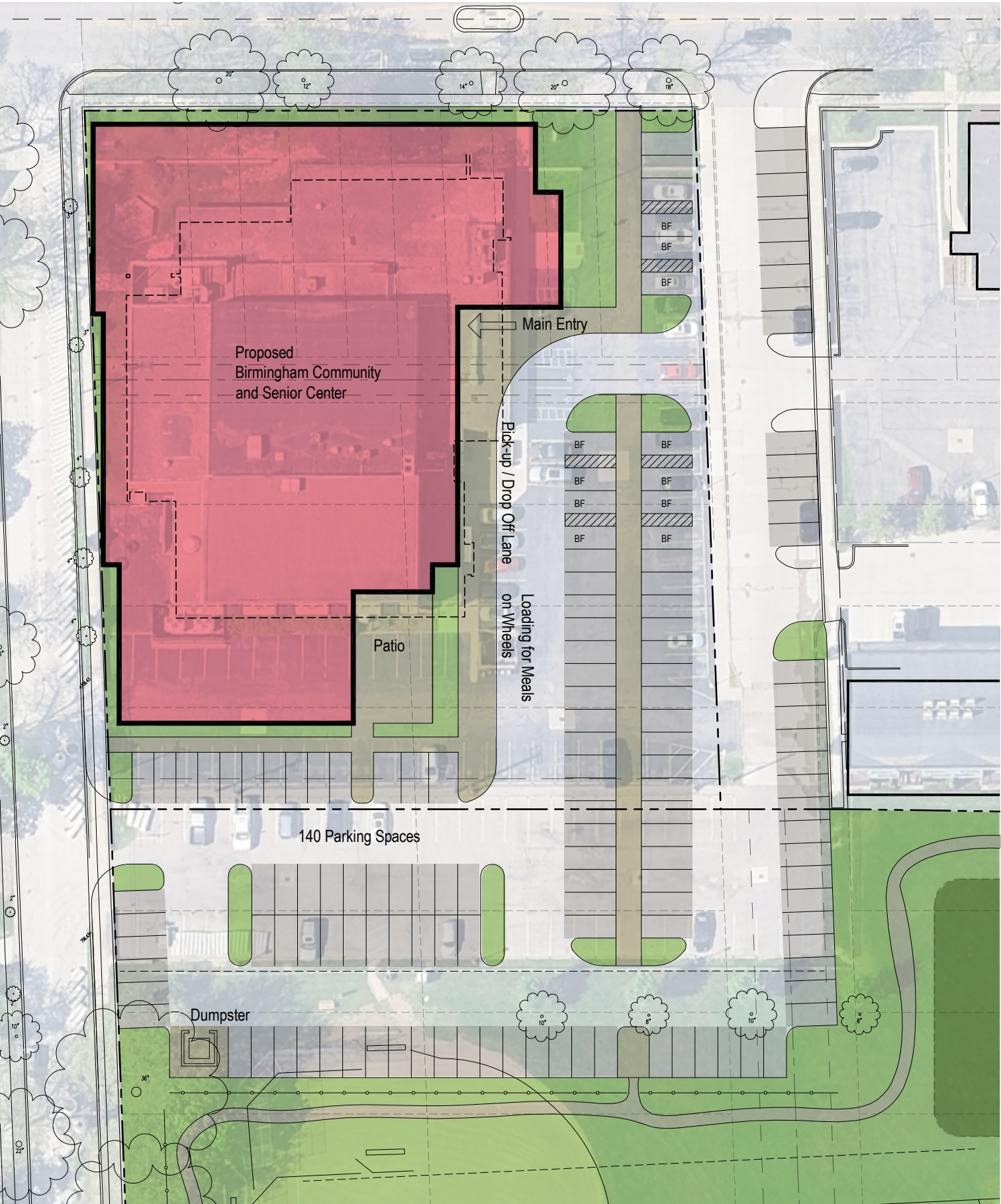


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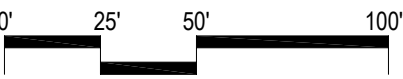




Test Fit Option 2B - Site Plan with Park
Scale: 1"=100'-0"

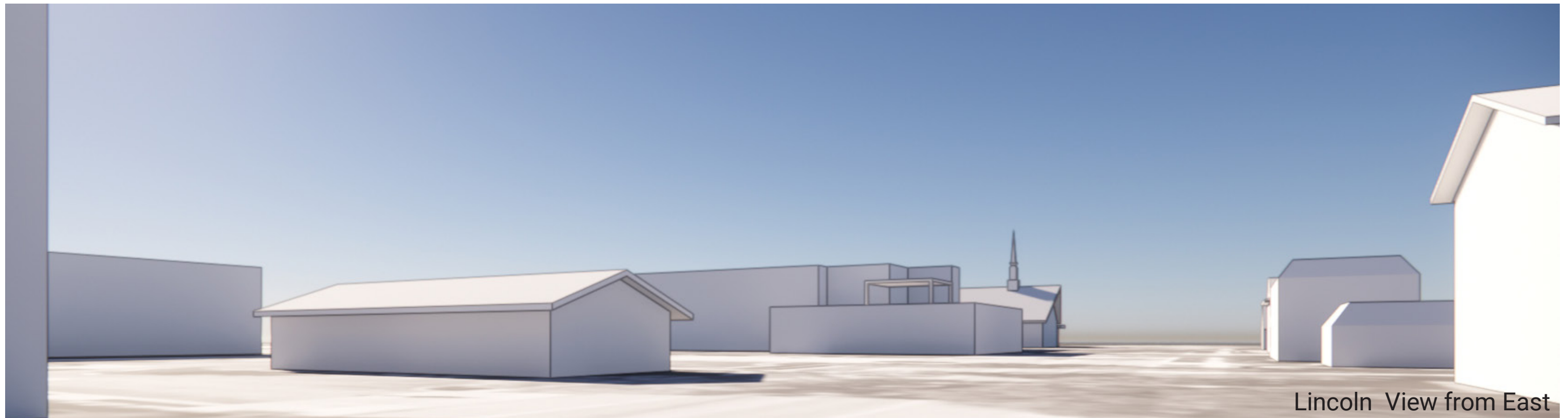


Test Fit Option 2B - Site Plan
Scale: 1"=50'-0"



7A



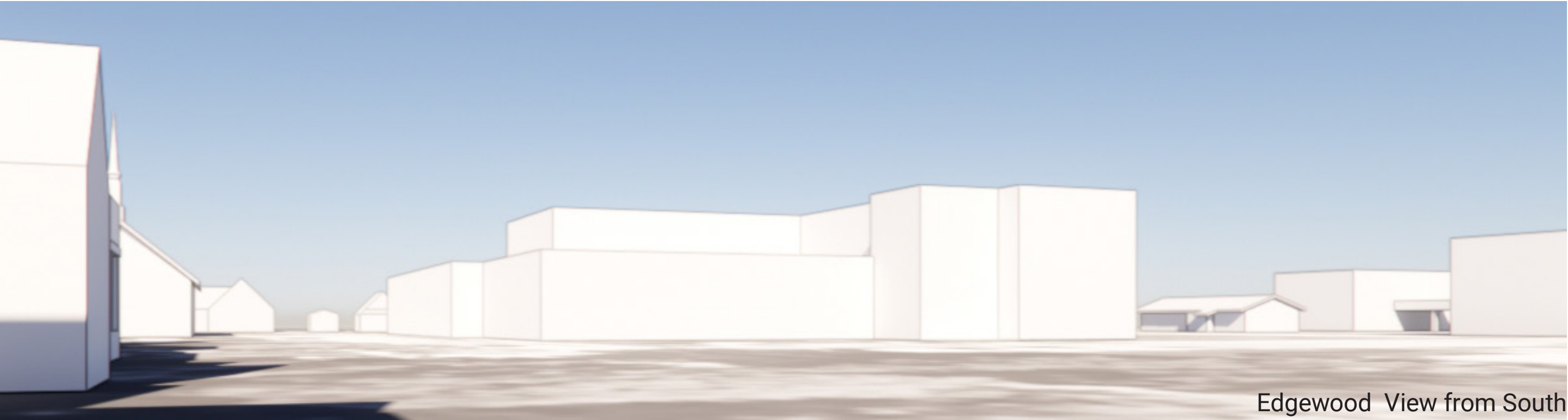


Lincoln View from East



Lincoln View from West



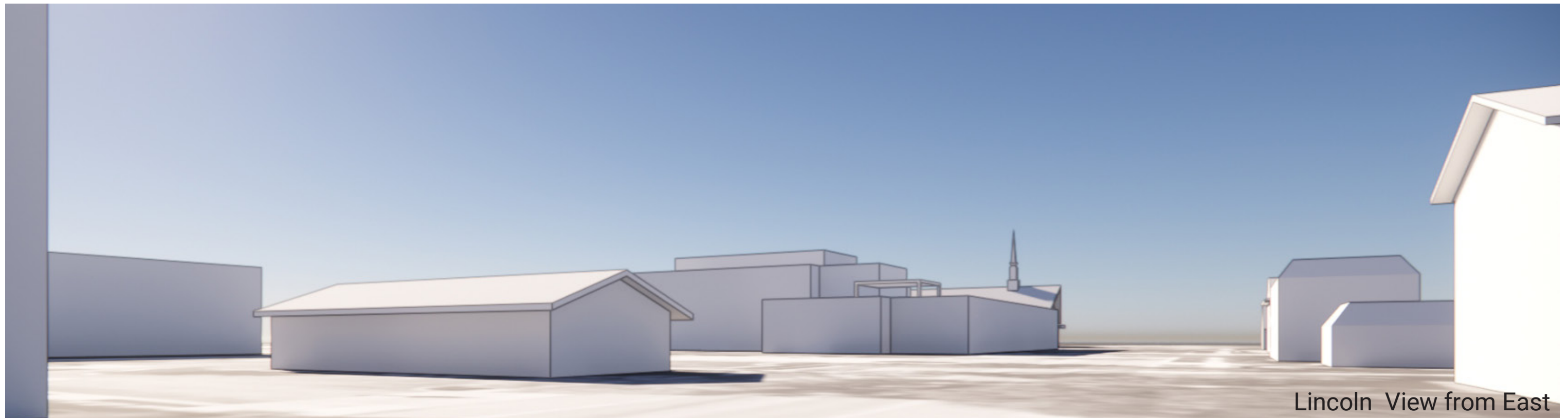


Edgewood View from South



Park View from Southwest





Lincoln View from East



Lincoln View from West



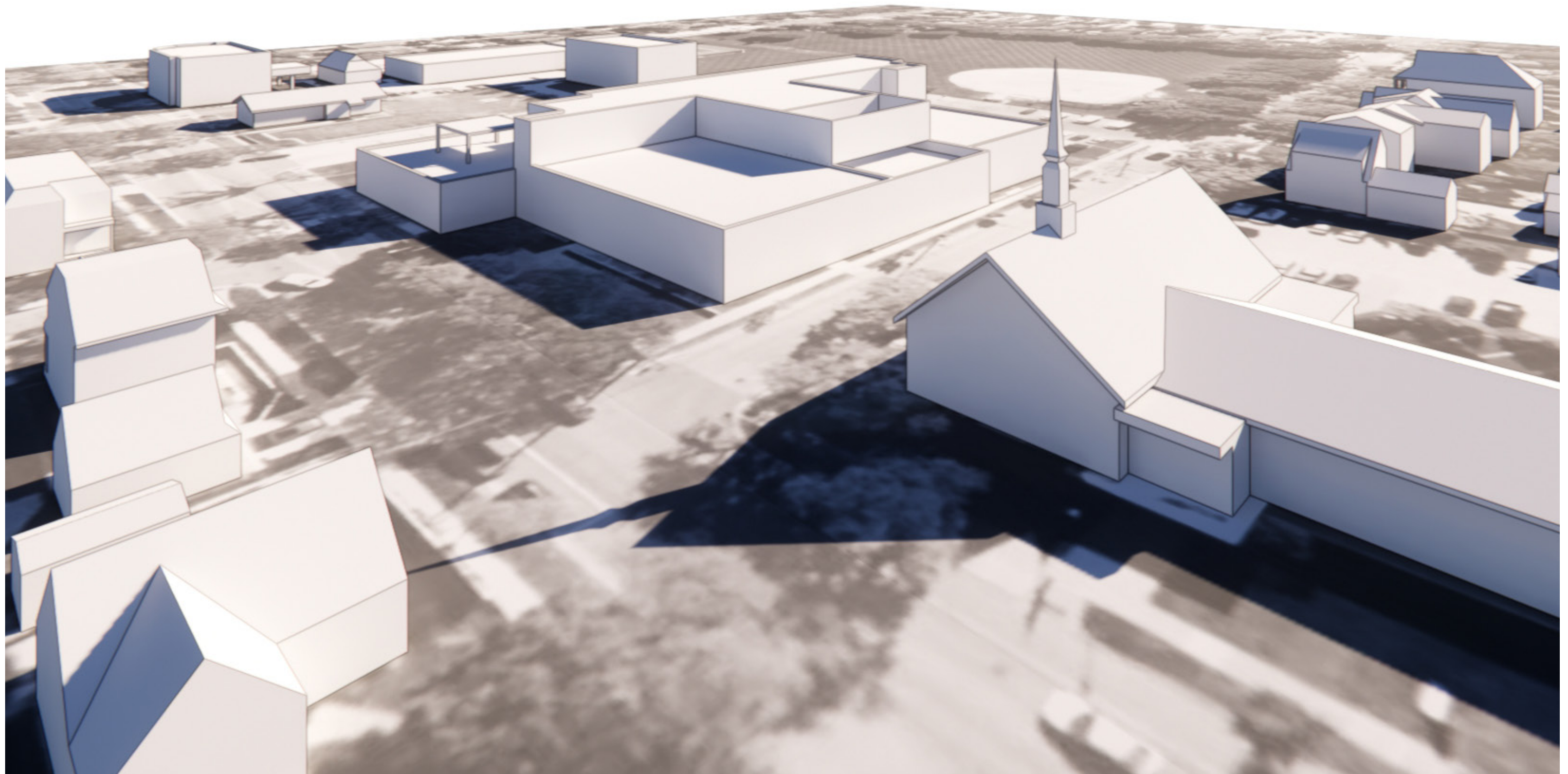


Edgewood View from South



Park View from Southwest

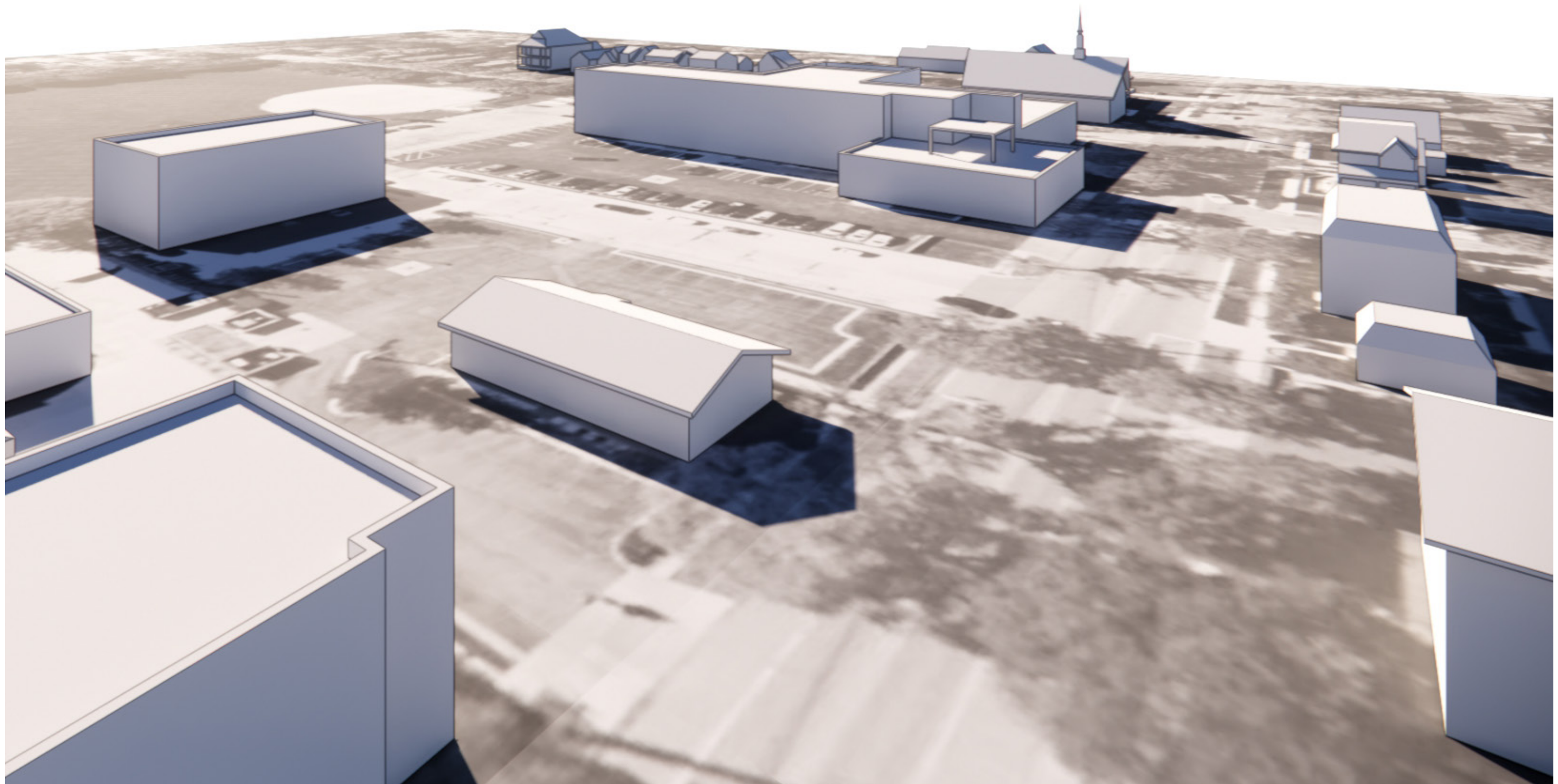




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Massing Option 1

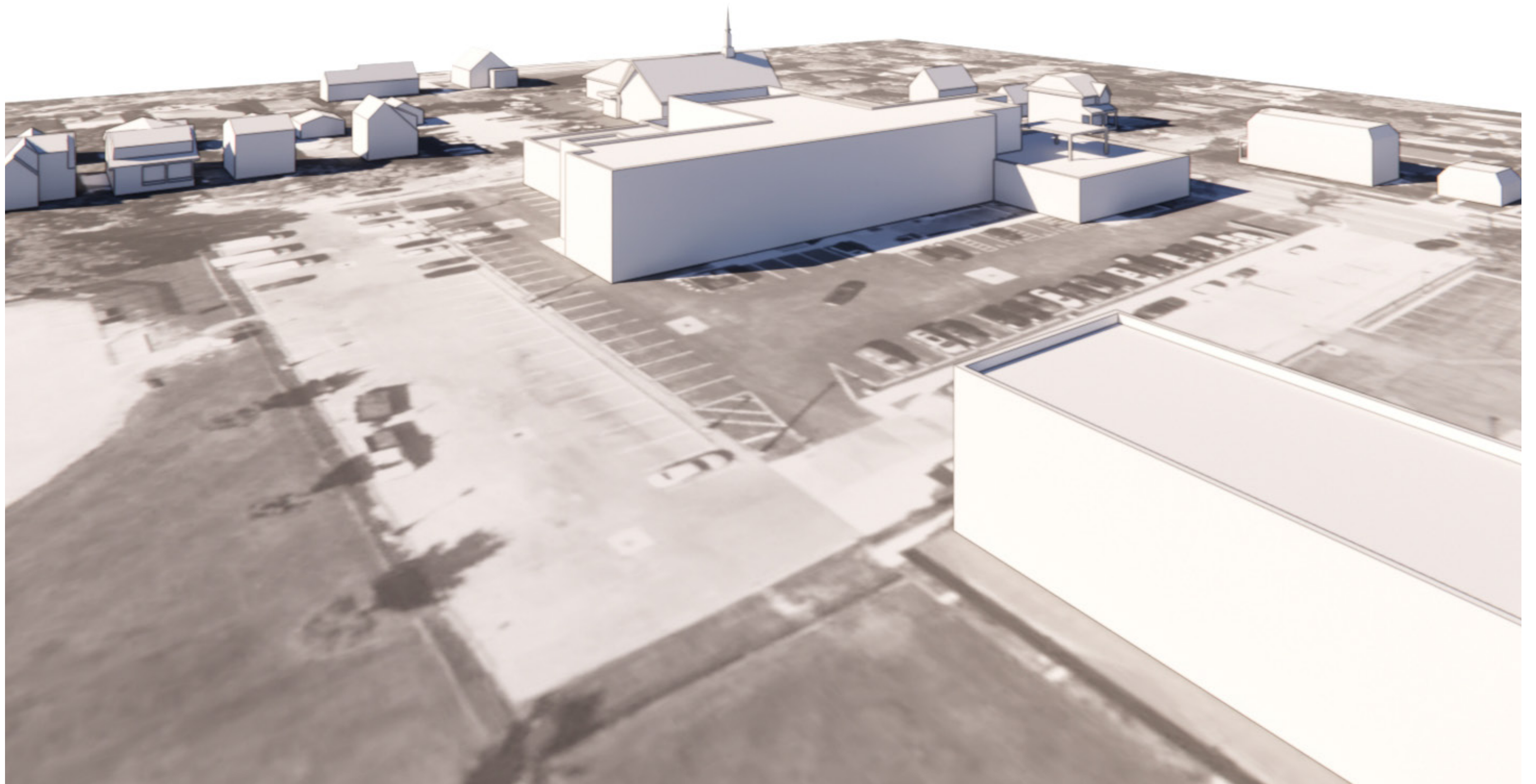




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Massing Option 1

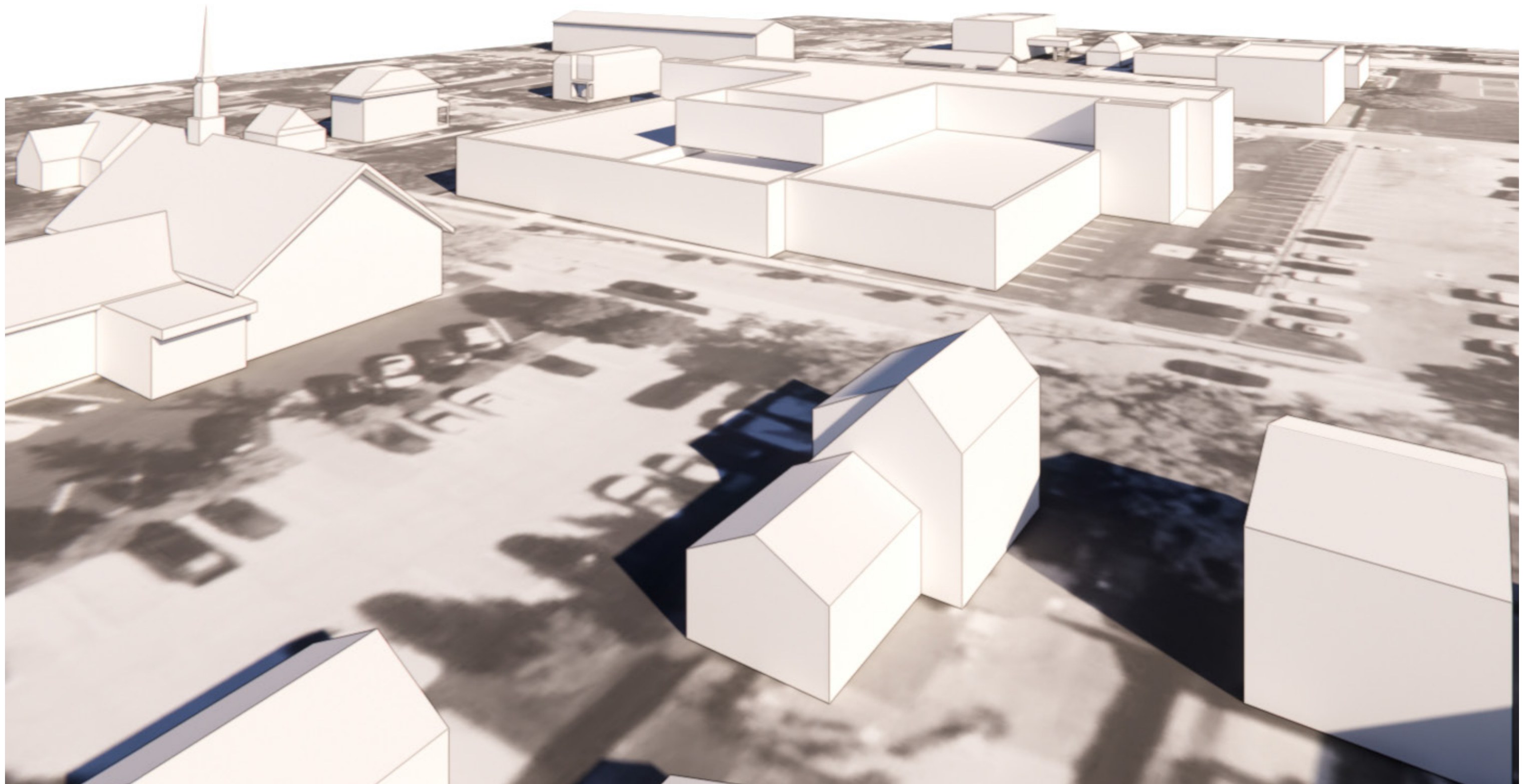




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Massing Option 1

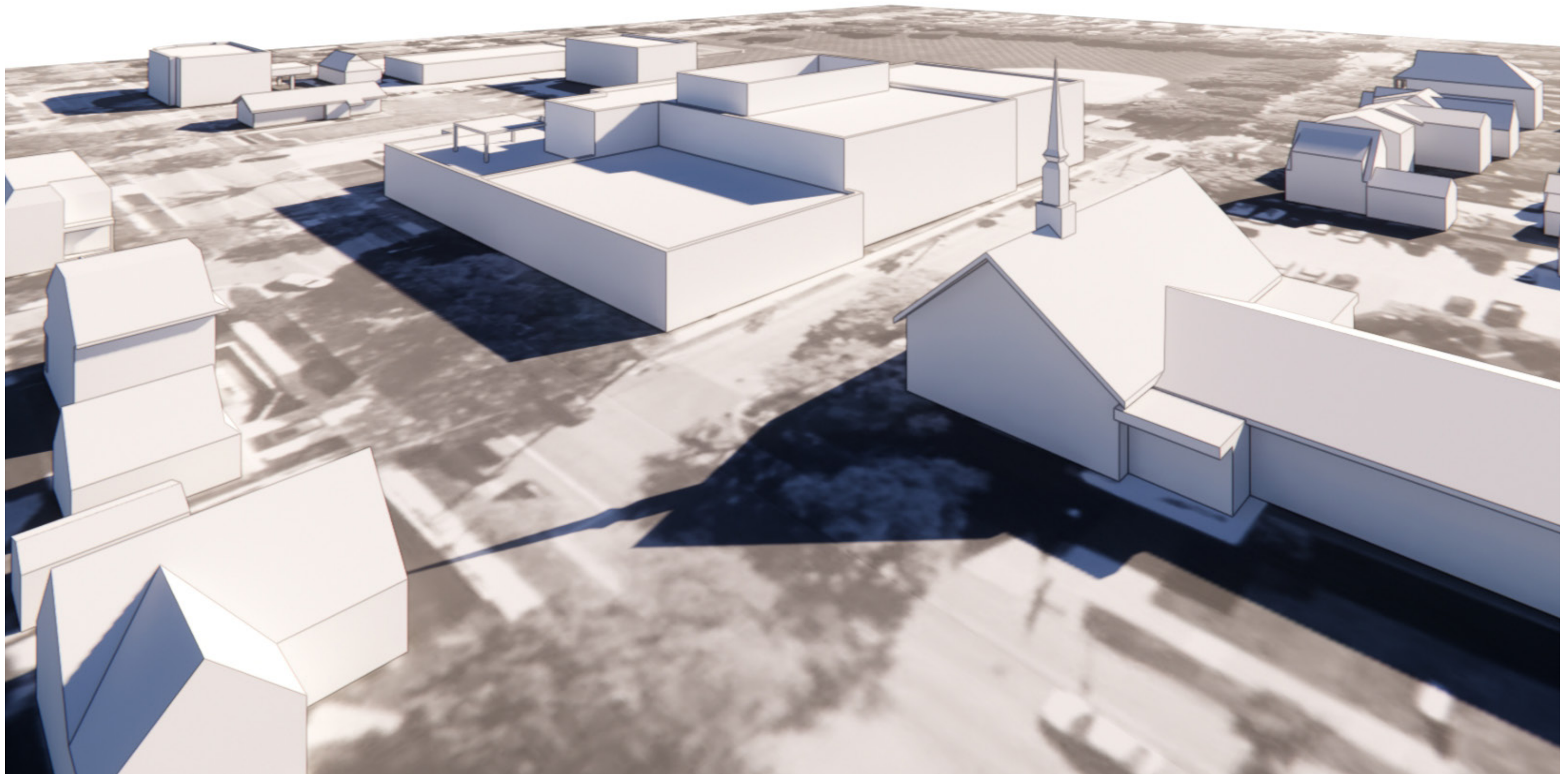




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Massing Option 1

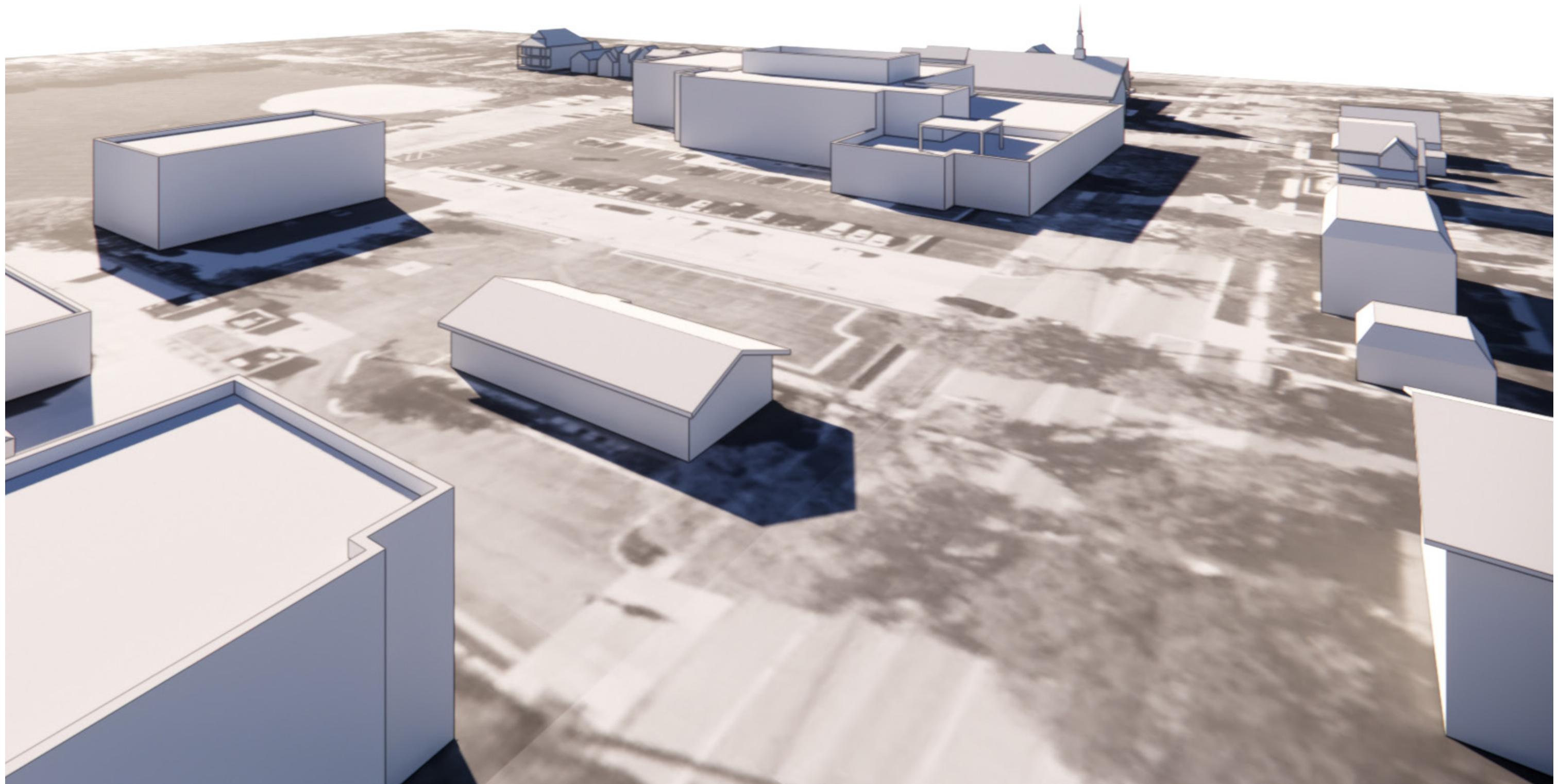




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Massing Option 2

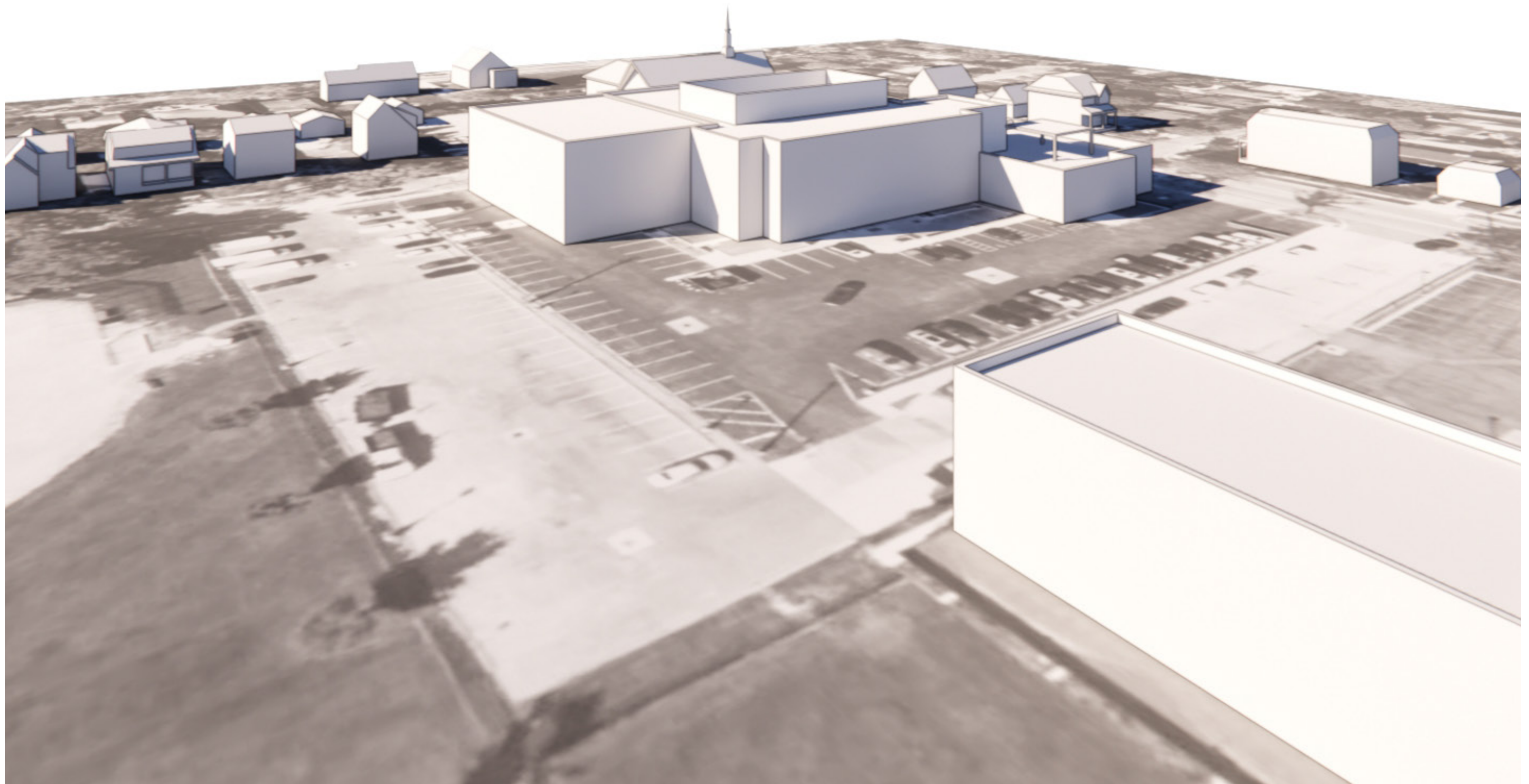




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Massing Option 2

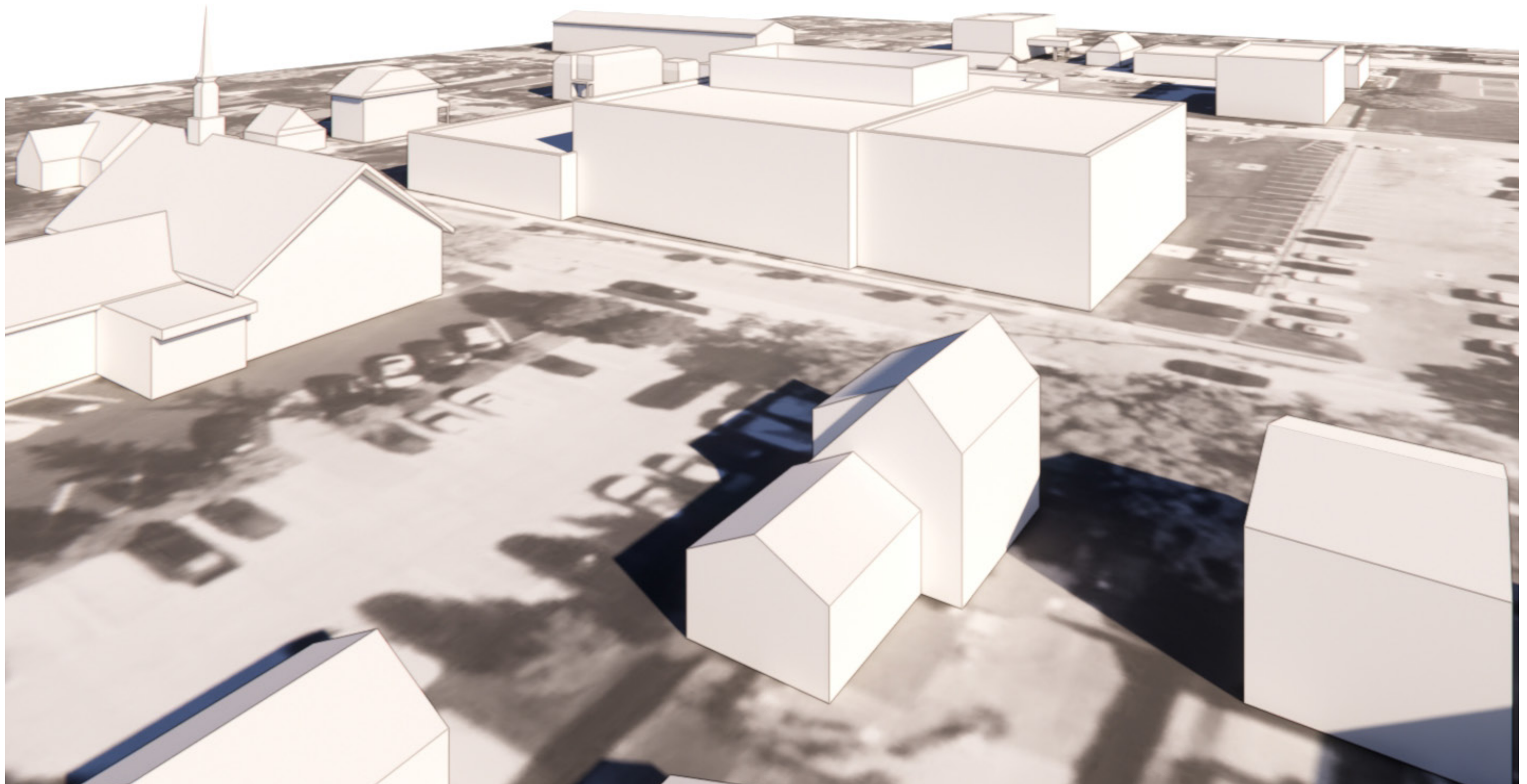




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Massing Option 2





7A

Massing Option 2



400 E. Lincoln Revised Timeline – March 2025

PHASE 3: FINAL SITE PLAN & DESIGN REVIEW, PREPARATION OF CONSTRUCTION PLANS		
1/13/25	City Commission	Review bond language (May 2025 vote) Review Construction Manager (CM) RFP for release
1/13/25-1/24/25	Neumann Smith	Synthesize program and survey results
1/15/25	City staff	Post RFP for CM (due 2/6)
1/17/25	Neumann Smith	Community survey due
1/22/25	SCC	Name discussion Review community survey results
1/27/25	City Commission	Discuss building name, YMCA & Next agreements
1/31/25	Neumann Smith	Program for review to SCC & CC
2/3/25-2/14/25	Neumann Smith	Site and building design
2/5/25	SCC	Review program Survey results update
2/6/25		CM proposals due
2/10/25	City Commission	Visioning Workshop Review program at regular meeting
2/17/25-2/28/25	Neumann Smith	Site and building design refinement
2/19/25	SCC	Review and recommend CM firm to City Commission
2/24/25	City Commission	Recommend and/or interview CM firms at CC meeting Award CM contract
2/26/25	SCC	Kickoff CM firm for Schematic Design (SD) budget
3/10/25	City Commission	Review Next and YMCA Agreements
3/19/25	SCC	SD review SD progress (Test Fit)
3/24/25	City Commission	Presentation of SD progress (Test Fit) for CC review Bond language discussion
3/26/25	SCC	Update on Test Fit Bond Language discussion
4/16/25	SCC	Draft Schematic Design review
4/21/25	City Commission	Draft Schematic Design presented to CC for review and comment
4/23/25	SCC	Update on Schematic Design
4/29/25(TUES)	SCC	Review Schematic Design budget

5/5/25	City Commission	Final SD and budget estimate presented to CC for review and comment Final meeting to approve ballot language for August bond vote
5/13/25		Ballot language due to Oakland County
5/20-8/4/25		Public education about bond proposal
6/20/25		Absentee ballots sent to voters
8/5/25		Bond vote
8/6/25	SCC	Review CC comments with AE and CM, start Design Development (DD)
8/11/25	City Commission	Review DD schedule and effort
8/13/25	SCC	Continue DD review
9/17/25	SCC	Continue DD review
10/1/25	SCC	DD submit for review, CM prepare budget update
10/6/25	City Commission	Review DD package
10/22/25	SCC	Review DD budget
10/27/25	City Commission	Present DD and budget to City Commission
10/29/25	SCC	Review comments from CC with AE; kickoff CD phase
11/19/25	SCC	Continue CD review Review proposed bid package from CM
12/17/25	SCC	Final review Construction Documents for bidding
1/12/26	City Commission	Final review of CD and budget for release of bidding
1/13/26	Neumann Smith	AE issues documents for bidding
PHASE 4: CONSTRUCTION & CONSTRUCTION MANAGEMENT		
2/23/26	City Commission	Present GMP to CC for approval and award
FEB 24, 2026- FEB 2027		12-15 months of construction
5/31/27		Building turnover



MEMORANDUM

City Manager / City Attorney

DATE: March 20, 2025

TO: City Commission

FROM: Jana L. Ecker, City Manager and Mary M. Kucharek, City Attorney

SUBJECT: YMCA/Next – Senior Services

INTRODUCTION:

The City of Birmingham purchased 400 E. Lincoln, previously known as the YMCA Building, in July of 2023, for the development of a building and site for a permanent location of the 501(c)(3), Next, which provides senior services to members of the City of Birmingham and surrounding communities.

The City Commission has since determined that the new Birmingham Community and Senior Center should be constructed to provide a location for Next, to maintain a YMCA branch in Birmingham, with a pool, and to provide community space and amenities for all residents to use.

BACKGROUND:

Since the purchase of the building located at 400 E. Lincoln Street, numerous meetings have been conducted by the City Commission as well as an Ad Hoc Senior/Recreation Committee, which was created by and delegated by the City Commission to review the progress of this project. It was recommended by the Ad Hoc/Senior Recreation Committee and, thereafter approved by a resolution of the City Commission, to demolish the existing building and to construct a new facility. Over the past year, the City Commission has worked with its professional consultants, Next, the YMCA, the City Manager and City staff in order to determine the overall building size and the space sharing opportunities to provide program needs for both Next and the YMCA, as well as community space and facilities for all Birmingham residents to enjoy.

The City Commission has determined that the new building will not exceed 49,000 square feet, nor exceed a total cost of \$32 million dollars. In December 2024, the City Commission selected Neumann Smith to head the architectural/engineering team to design the new building. Neumann Smith met with Next, the YMCA, and the City to finalize the programming needs of each organization, as well as the opportunities for shared space usage. The final program was approved in concept by the City Commission at the February 24, 2025 meeting. The Commission will review schematic designs developed by Neumann Smith for the Birmingham Community and Senior Center at the March 24, 2025 meeting.

Concurrently, the City is continuing to meet with both Next and the YMCA to negotiate agreements with each organization for their use of the building. In addition, the City has also met

with all of the other communities that provide funding for Next through an interlocal agreement, including Beverly Hills, Bingham Farms, and Franklin. An amendment to the existing interlocal agreement is anticipated to maintain funding to Next and to provide senior services to our residents.

There is a short time frame for construction as Next has to find a new location before May 31, 2027. The anticipated schedule for the Birmingham Community and Senior Center is as follows:

Schematic Design (SD)	December 9, 2024 – April 21, 2025
Schematic Design (SD) Budget Estimate	May 5, 2025
SD Review and City Commission Approval	March 24 – May 5, 2025
Design Development (DD)	August 6 – October 6, 2025
Construction Plans Completed for Bidding	October 29 – December 17, 2025
CD Review and Final City Commission Approval	January 12, 2026
Construction Procurement	January 13, 2026 – February 18, 2026
Construction Manager present GMP for Approval	February 23, 2026
Construction (12-15 months)	February 2026 – May 2027
Building Turnover	May 31, 2027

At this time, the City Commission is asked to review and discuss ballot language to consider putting a vote to the electorate to seek approval for the City to borrow no more than \$32 million dollars and issue General Obligation Unlimited Tax Bonds of the City, in one or more series, for the purpose of paying all or part of the costs of construction of a new City community and senior center building. The total cost will include all professional services, construction, finishes, some furnishings and equipment, and a pool, providing a new community and senior center for the City and its residents.

The City has been working closely with Patrick F. McGow, bond counsel of Miller Canfield, who has served as bond counsel to the City for other bond projects. Bond counsel recommends that this be a single bond issue, and that the ballot language state that the bond is not to exceed \$32 million dollars. The City Commission is asked to consider an August 2025 election to take the proposal to the voters to enable construction to be completed by June 2027 as originally intended. Should the bond proposal be approved by Birmingham residents in August 2025, it is anticipated that the bond sale would occur between February and April 2026 and the first debt levy would not occur until July 1, 2026.

Bond counsel has also been involved in the development of the bond schedules in conjunction with the City's municipal financial advisors, Bendzinski & Company. Bendzinski & Company have provided detailed debt service schedules with millage requirements for \$32 million dollars in bonds to be issued in February 2026. Debt service schedules have been included for 20 and 25 terms at conservative interest rates in today's market of 4.00% and 4.25%, respectively (assuming 2.50% annual growth in taxable value). The millages to be included in the ballot proposal, dependent on the length of term selected is summarized below:

	20 Years	25 Years
1 Year Millage	0.5200	0.4446
Average Annual Millage	0.5206	0.4446

In the past, the City has consistently selected a 20-year term for the repayment of bond debt, however, given that the bond is proposed to construct a building with an approximately 50-year lifespan, a 25-year term may also be appropriate.

Attached you will see the proposed ballot language to be submitted for a vote of the qualified electors of the City of Birmingham potentially on August 5, 2025. Once the City Commission accepts a Resolution submitting to the voters a Birmingham Community and Senior Center Bond Proposal and approves the proposed ballot language, then the City Clerk shall certify the language and send it to the Oakland County Clerk for submission to the City's electors on August 5, 2025. The City Clerk should be authorized and directed to file the Resolution and/or complete any forms, certificates or documents as required by the Oakland County Clerk to evidence the certification no later than Tuesday, May 13, 2025. Should the City Commission approve of the bond language and Resolution, direction would be given to the City Clerk and the County Clerk to post and publish notice of the last day of registration and notice of election as required by Michigan Election law, and have prepared and printed as provided by Michigan law, ballots for submitting the bond proposal to the electorate, which ballot shall contain the proposal and the proposition shall also be stated as a proposal on the voting machines.

LEGAL REVIEW:

The City Attorney has been working with bond counsel and the financial advisors and supports the suggested City Commission action.

FISCAL IMPACT:

If approved by the voters, the City would borrow money in an amount not to exceed \$32 million dollars, and shall issue and sell General Obligation Unlimited Tax Bonds in one or more series for the purpose of paying for the construction of a new community and senior center. The first debt levy would appear on tax bills on July 1, 2026 in an amount of approximately .5200 mills on a 20-year bond or .4446 mills on a 25-year bond.

There is a potential way to fund the bond without increasing the overall millage rate. To do so, the Commission could decide to not levy the final year of the 3-year senior services millage and to return the library's millage rate to its pre-construction rate of 1.1000 mills now that all library improvements have been completed. By removing the .3169 mills senior services millage and decreasing the library millage by .1628 mills, a 20-year bond would increase overall millage by just .0409 (a \$13 annual increase to the average residential taxpayer) or a 25-year bond would decrease the overall millage by .0351 mills (an \$11 decrease to the average residential taxpayer.)

SUSTAINABILITY AND DESIGN CONSIDERATIONS:

The building and project development will include sustainable design elements and materials to be included and reviewed in the final site plan and design phase.

PUBLIC COMMUNICATIONS:

Since purchasing the building at 400 E. Lincoln St., there have been considerable public communications regarding this project. This project has received media attention, attention from Next members, attention from YMCA members, attention from the Ad Hoc/ Senior Recreation Committee, and from the general public. The City has provided the following public communications:

- Press Releases

- Eblasts
- Creation of a web page on the City's website dedicated to the project
- Promotion of the project on the homepage of the City's website
- Updates are provided in all of the monthly City Manager reports as well as the City's Around Town e-newsletters.
- Updates have been provided in the Birmingham Beat print newsletter.
- The project is promoted on the City's social media channels including Facebook and Instagram.
- There have been two town hall meetings and there shall be more public engagement including surveys and town hall meetings. All prior City Commission meetings and Ad Hoc Committee meetings are available to be seen on the City's website and/or Vimeo.

SUMMARY:

The City Commission is asked to review and discuss ballot language to seek approval from the electorate for the City to borrow no more than \$32 million dollars and issue General Obligation Unlimited Tax Bonds of the City for the purpose of funding construction of a new Birmingham Community and Senior Center. The total cost will include all professional services, construction, finishes, furnishings, some equipment, a pool, and would provide a new community and senior center for the City and its residents. Updated bond proposal language for both 20 and 25 year bond issues are attached for the Commission's review.

ATTACHMENTS:

- 20-Year Bond Proposal
- Schedule of Debt Service and Millage Requirements 20 Year Bond Issue
- 25-Year Bond Proposal
- Schedule of Debt Service and Millage Requirements 25 Year Bond Issue
- Next/YMCA Potential Financial Models presentation

SUGGESTED COMMISSION ACTION:

None at this time, other than to review and discuss the updated bond proposal language options and discuss whether it is preferable to do a 20 or 25 year bond issue for the purpose of paying the costs to construct, furnish, and equip a new Birmingham Community and Senior Center.

20-Year Bond Proposal

BIRMINGHAM COMMUNITY AND SENIOR CENTER BOND PROPOSAL

Shall the City of Birmingham, Michigan, borrow the sum of not to exceed Thirty-Two Million Dollars (\$32,000,000) and issue its general obligation unlimited tax bonds, payable in not to exceed [twenty (20)] years from the date of issuance, for the purpose of paying all or part of the costs to acquire, construct, furnish and equip a new Birmingham Community and Senior Center, including a community swimming pool, meeting rooms, recreational facilities and senior programming facilities, together with all related site improvements?

The estimated millage to be levied in 2026 is [0.5200 mills (\$0.52] per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is [0.5206 mills (\$0.52] per \$1,000 of taxable value).

YES ☐

NO ☐



\$32,000,000
CITY OF BIRMINGHAM
COUNTY OF OAKLAND, STATE OF MICHIGAN
UNLIMITED TAX GENERAL OBLIGATION BONDS

**SCHEDULE OF DEBT SERVICE AND MILLAGE REQUIREMENTS
20 YEAR BOND ISSUE**

Fiscal Year Beginning July 1	2026 BONDS					2026 BONDS MILLAGE		
	Principal Due October 1	Interest Rate	Interest Due October 1	Interest Due April 1 <i>NEXT</i>	Total Principal & Interest Requirements	Tax Levy July 1	Taxable Value in 1,000	Fiscal Year Millage Requirement
2026	\$ 405,000	4.000%	\$ 853,333	\$ 631,900	\$ 1,890,233	2026	\$3,635,076	\$ 0.5200
2027	690,000	4.000%	631,900	618,100	1,940,000	2027	3,725,953	0.5207
2028	770,000	4.000%	618,100	602,700	1,990,800	2028	3,819,101	0.5213
2029	850,000	4.000%	602,700	585,700	2,038,400	2029	3,914,579	0.5207
2030	935,000	4.000%	585,700	567,000	2,087,700	2030	4,012,443	0.5203
2031	1,030,000	4.000%	567,000	546,400	2,143,400	2031	4,112,754	0.5212
2032	1,125,000	4.000%	546,400	523,900	2,195,300	2032	4,215,573	0.5208
2033	1,225,000	4.000%	523,900	499,400	2,248,300	2033	4,320,963	0.5203
2034	1,335,000	4.000%	499,400	472,700	2,307,100	2034	4,428,987	0.5209
2035	1,445,000	4.000%	472,700	443,800	2,361,500	2035	4,539,711	0.5202
2036	1,565,000	4.000%	443,800	412,500	2,421,300	2036	4,653,204	0.5204
2037	1,690,000	4.000%	412,500	378,700	2,481,200	2037	4,769,534	0.5202
2038	1,825,000	4.000%	378,700	342,200	2,545,900	2038	4,888,773	0.5208
2039	1,965,000	4.000%	342,200	302,900	2,610,100	2039	5,010,992	0.5209
2040	2,110,000	4.000%	302,900	260,700	2,673,600	2040	5,136,267	0.5205
2041	2,265,000	4.000%	260,700	215,400	2,741,100	2041	5,264,673	0.5207
2042	2,425,000	4.000%	215,400	166,900	2,807,300	2042	5,396,290	0.5202
2043	2,600,000	4.000%	166,900	114,900	2,881,800	2043	5,531,197	0.5210
2044	2,780,000	4.000%	114,900	59,300	2,954,200	2044	5,669,477	0.5211
2045	2,965,000	4.000%	59,300	-	3,024,300	2045	5,811,214	0.5204
	\$ 32,000,000		\$ 8,598,433	\$ 7,745,100	\$ 48,343,533		Average:	\$ 0.5206

2026 Bond Assumptions:

Bonds Dated:	02/01/2026
First Interest Payment:	10/01/2026
Number of Days:	240 *
Subsequent Interest Payment:	04/01/2027
Number of Days:	180
First Principal Payment:	10/01/2026
Projected Interest Rate:	4.00%
2024 Taxable Value:	\$ 3,459,917,340
Growth Rate:	2.50%

17000 Kercheval Ave, Suite 230, Grosse Pointe, Michigan, 48230

PHONE: (313) 961-8222

The information contained herein was derived from sources generally recognized as reliable and does not make any representations as to correctness or completeness and has in no way been altered except to the extent that some information may be summarized, and is in no way intended to be a solicitation for orders.

25-Year Bond Proposal

BIRMINGHAM COMMUNITY AND SENIOR CENTER BOND PROPOSAL

Shall the City of Birmingham, Michigan, borrow the sum of not to exceed Thirty-Two Million Dollars (\$32,000,000) and issue its general obligation unlimited tax bonds, payable in not to exceed [twenty-five (25)] years from the date of issuance, for the purpose of paying all or part of the costs to acquire, construct, furnish and equip a new Birmingham Community and Senior Center, including a community swimming pool, meeting rooms, recreational facilities and senior programming facilities, together with all related site improvements?

The estimated millage to be levied in 2026 is [0.4446 mills (\$0.44] per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is [0.4446 mills (\$0.44] per \$1,000 of taxable value).

YES ☐

NO ☐



\$32,000,000
CITY OF BIRMINGHAM
COUNTY OF OAKLAND, STATE OF MICHIGAN
UNLIMITED TAX GENERAL OBLIGATION BONDS

SCHEDULE OF DEBT SERVICE AND MILLAGE REQUIREMENTS
25 YEAR BOND ISSUE

Fiscal Year Beginning July 1	2026 BONDS					2026 BONDS MILLAGE		
	Principal Due October 1	Interest Rate	Interest Due October 1	Interest Due April 1 NEXT	Total Principal & Interest Requirements	Tax Levy July 1	Taxable Value in 1,000	Fiscal Year Millage Requirement
2026	\$ 30,000	4.250%	\$ 906,667	\$ 679,363	\$ 1,616,029	2026	\$3,635,076	\$ 0.4446
2027	305,000	4.250%	679,363	672,881	1,657,244	2027	3,725,953	0.4448
2028	360,000	4.250%	672,881	665,231	1,698,113	2028	3,819,101	0.4446
2029	420,000	4.250%	665,231	656,306	1,741,538	2029	3,914,579	0.4449
2030	560,000	4.250%	656,306	644,406	1,860,713	2030	4,012,443	0.4637
2031	565,000	4.250%	644,406	632,400	1,841,806	2031	4,112,754	0.4478
2032	615,000	4.250%	632,400	619,331	1,866,731	2032	4,215,573	0.4428
2033	690,000	4.250%	619,331	604,669	1,914,000	2033	4,320,963	0.4430
2034	770,000	4.250%	604,669	588,306	1,962,975	2034	4,428,987	0.4432
2035	850,000	4.250%	588,306	570,244	2,008,550	2035	4,539,711	0.4424
2036	940,000	4.250%	570,244	550,269	2,060,513	2036	4,653,204	0.4428
2037	1,035,000	4.250%	550,269	528,275	2,113,544	2037	4,769,534	0.4431
2038	1,135,000	4.250%	528,275	504,156	2,167,431	2038	4,888,773	0.4433
2039	1,240,000	4.250%	504,156	477,806	2,221,963	2039	5,010,992	0.4434
2040	1,350,000	4.250%	477,806	449,119	2,276,925	2040	5,136,267	0.4433
2041	1,465,000	4.250%	449,119	417,988	2,332,106	2041	5,264,673	0.4430
2042	1,590,000	4.250%	417,988	384,200	2,392,188	2042	5,396,290	0.4433
2043	1,720,000	4.250%	384,200	347,650	2,451,850	2043	5,531,197	0.4433
2044	1,860,000	4.250%	347,650	308,125	2,515,775	2044	5,669,477	0.4437
2045	2,005,000	4.250%	308,125	265,519	2,578,644	2045	5,811,214	0.4437
2046	2,155,000	4.250%	265,519	219,725	2,640,244	2046	5,956,495	0.4433
2047	2,320,000	4.250%	219,725	170,425	2,710,150	2047	6,105,407	0.4439
2048	2,490,000	4.250%	170,425	117,513	2,777,938	2048	6,258,042	0.4439
2049	2,670,000	4.250%	117,513	60,775	2,848,288	2049	6,414,493	0.4440
2050	2,860,000	4.250%	60,775	-	2,920,775	2050	6,574,856	0.4442
	\$ 32,000,000		\$ 12,041,348	\$ 11,134,681	\$ 55,176,029		Average:	\$ 0.4446

2026 Bond Assumptions:

Bonds Dated:	02/01/2026
First Interest Payment:	10/01/2026
Number of Days:	240 *
Subsequent Interest Payment:	04/01/2027
Number of Days:	180
First Principal Payment:	10/01/2026
Projected Interest Rate:	4.25%
2024 Taxable Value:	\$ 3,459,917,340
Growth Rate:	2.50%

17000 Kercheval Ave, Suite 230, Grosse Pointe, Michigan, 48230
PHONE: (313) 961-8222

The information contained herein was derived from sources generally recognized as reliable and does not make any representations as to correctness or completeness and has in no way been altered except to the extent that some information may be summarized, and is in no way intended to be a solicitation for orders.

Next/YMCA Potential Financial Models

Manager's Office

Presented by: Jana Ecker

Date:



Current Next Financial Model

Current Next Financial Model				
Municipality	Next Members	Contribution	Fee	Total
Interlocal Partners				
Birmingham	882	\$ 125,000.00	\$55.00	\$ 173,510.00
Beverly Hills	545	\$ 50,000.00	\$55.00	\$ 79,975.00
Bingham Farms	84	\$ 5,000.00	\$55.00	\$ 9,620.00
Franklin	62	\$ 10,000.00	\$55.00	\$ 13,410.00
		\$ 190,000.00		\$ 276,515.00
Non-Interlocal Participants				
Bloomfield Twp.	209	\$ -	\$70.00	\$ 14,630.00
Bloomfield Hills	122	\$ -	\$70.00	\$ 8,540.00
All Others	396	\$ -	\$70.00	\$ 27,720.00
				\$ 50,890.00
			TOTAL:	\$ 327,405.00

Proposed Next Financial Model

Proposed Next Financial Model				
Municipality	Next Members	Contribution	Fee	Total
Interlocal Partners				
Birmingham	882	\$ -	\$ -	\$ -
Beverly Hills	545	\$ 148,750.00	\$ 55.00	\$ 178,725.00
Bingham Farms	84	\$ 20,000.00	\$ 55.00	\$ 24,620.00
Franklin	62	\$ 21,250.00	\$ 55.00	\$ 24,660.00
		\$ 190,000.00		\$ 228,005.00
Non-Interlocal Participants				
Bloomfield Twp.	209	\$ -	\$160.00	\$ 33,440.00
Bloomfield Hills	122	\$ -	\$160.00	\$ 19,520.00
All Others	396	\$ -	\$160.00	\$ 63,360.00
				\$ 116,320.00
			TOTAL:	\$ 344,325.00

Next Key Points

- All three interlocal partner management representatives expressed interest in increasing their financial support of Next.
- All three interlocal partner management representatives expressed interest in bringing a resolution to their respective Boards in support of the City's efforts to build a new location for Next.
- Amended interlocal agreement with updated financial contributions
- All interlocal partner management representatives understood the need for either increased municipal contributions or increased membership fees.
- Next and its Board have final say on membership rates (proposed financial model achieves desired financial support).
- In terms of equity, the proposed financial model makes all non-resident users of Next commensurate with the amount of taxes being paid by the average taxpayer in Birmingham.
- Next will consider paying for a City employee to oversee the building operation.

Current YMCA Financial Model

Current YMCA Financial Model		
Categories	Per Month	Per Year
Young Adult/Student (Up to age 26)	\$ 44.00	\$ 528.00
Adult (Age 27+)	\$ 54.00	\$ 648.00
Adult + 1 (2-family members, same household)	\$ 83.00	\$ 996.00
Family (2-family members and dependents under 26)	\$ 92.00	\$ 1,104.00

Proposed YMCA Financial Model

Proposed YMCA Financial Model					
Categories	Per Month	Per Year	25% Resident Discount Monthly	25% Resident Discount Annually	Annual Total Difference
Young Adult/Student (Up to age 26)	\$ 44.00	\$ 528.00	\$ 33.00	\$ 396.00	\$ 132.00
Adult (Age 27+)	\$ 54.00	\$ 648.00	\$ 40.50	\$ 486.00	\$ 162.00
Adult + 1 (2-family members, same household)	\$ 83.00	\$ 996.00	\$ 62.25	\$ 747.00	\$ 249.00
Family (2-family members and dependents under 26)	\$ 92.00	\$1,104.00	\$ 69.00	\$ 828.00	\$ 276.00

YMCA Key Points:

- YMCA will pay for all operating expenses for the building and property (see contract for definition/description).
- Free use of the pool and gymnasium in blocks of time for all Birmingham residents. Supervised by the YMCA. No YMCA membership required.
- YMCA to control access to the building during normal business hours.
- Capital reserve fund established for the maintenance, repairs and upgrades to the swimming pool (\$25,000 annually).
- The City will have use of the gymnasium after YMCA regular hours.
- In terms of equity, all Birmingham residents will be granted a 25% membership reduction from the standard YMCA fee Schedule.

Debt Service Millage

Debt Service Millage Chart

	20-Year	25-Year
Principal	\$32,000,000.00	\$32,000,000.00
Rate	4.0%	4.25%
Years	20	25
Annual Payment	\$1,890,233	\$1,616,029
Projected Taxable Value (\$1,000)	\$3,635,076	\$3,635,076
Number of Mills	.5200	.4446
Average Resident Taxable Value	\$315,250.00	\$315,250.00
Average Bond Cost per Birmingham Taxpayer	\$163.93	\$140.16

Potential Impact to Birmingham Taxpayers

- There potentially is a way to fund this bond without increasing the overall millage rate.
- If the bond is approved in August 2025, then the debt service will begin in fiscal year 2026-2027.
- Based on estimates from the bond financial advisor, the average debt millage for a 20-year bond is .5206 and the average debt millage for a 25-year bond is .4446.
- By not levying the senior millage for the final year of the 3-year millage and reducing the library millage, the reduction will nearly or completely offset the debt millage.
- In fiscal year 2016-2017 the City Commission agreed to increase the library millage by .3100 mills and decrease the operating levy by an equal amount in order for the library to fund renovations without raising the overall millage.

Potential Impact to Birmingham Taxpayers

- It is projected by the end of fiscal year 2025-2026, the library will have completed all three phases of their library renovation and will have returned their fund balance to within their established fund balance policy (25%-35% of expenditures).
- Returning the library's millage rate back to its pre-construction millage rate of 1.1000 mills should not interfere with its operating costs and minor improvements.
- Final taxable values and Headlee millage rollbacks will affect the debt levy millage as well as the maximum library and senior millage rates used in this comparison.
- The following chart shows how the adjustments to the millage rate could compare with the debt service millage.

Potential Impact to Birmingham Taxpayers

Millage	Projected Millage FY 2026-2027	Adjusted Millage Rate With 20-Year Debt	Variance	Adjusted Millage Rate With 25-Year Debt	Variance
Operating	10.3563	10.3563	0.0000	10.3563	0.0000
Library	1.2628	1.1000	(0.1628)	1.1000	(0.1628)
Refuse	0.6128	0.6128	0.0000	0.6128	0.0000
Senior Services	0.3169	0.0000	(0.3169)	0.0000	(0.3169)
Debt	0.2197	0.7403	0.5206	0.6643	0.4446
Total	12.7685	12.8094	0.0409	12.7334	(0.0351)
Average Residential Taxpayer Impact	\$4,025	\$4,038	\$13	\$4,014	(\$11)



MEMORANDUM

Planning Department

DATE: March 18, 2025

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Public Hearing for 225 E. Maple – Social Kitchen & Bar – Special Land Use Permit Amendment, Final Site Plan & Design Review (**REQUEST TO POSTPONE**)

INTRODUCTION:

The applicant has submitted a Special Land Use Permit Amendment, Final Site Plan & Design Review application to replace the current outdoor dining patio on the via (east) side of the building. The current outdoor dining patio is constructed of predominantly vinyl panels with a metal frame. The new proposal includes an aluminum pergola with a roof and glass transom.

The subject site, 225 E. Maple, is located in Downtown Birmingham in the B4 (Business-Residential) and D4 (Downtown Overlay) zoning districts. Social Kitchen and Bar has inhabited this site since 2012, and was one of the City's first bistro establishments. In 2017/2018, the restaurant submitted a Special Land Use Permit (SLUP) amendment to renovate the interior and exterior of the space that was ultimately cancelled. The original 2012 approval contained 64 indoor dining seats and 86 outdoor dining seats (56 in via and 30 on rooftop). The 2017/2018 SLUP amendment did not change the seat counts.

At this time, the applicant has submitted a request to postpone the public hearing to allow themselves time to readjust the proposal based on the results of the Board of Zoning Appeals decision to deny variances for the enclosure and additional seating.

BACKGROUND:

On January 22, 2025 ([Agenda](#) - [Video](#)), the Planning Board moved to recommend approval to the City Commission the Special Land Use Permit Amendment, Final Site Plan & Design Review application for 225 E. Maple – Social Kitchen & Bar – subject to the following conditions:

1. The applicant must resubmit plans that do not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance, or obtain a variance from the Board of Zoning Appeals;
2. The applicant must comply with the requests of all City Departments; and
3. The applicant understands that site plan approval shall be valid for a period of one year from the date it is granted. Upon request, the appropriate reviewing body may grant an

extension of not in excess of one year to the applicant prior to the expiration date in accordance with Article 7, Section 7.28 of the Zoning Ordinance.

On March 11, 2025 ([Agenda](#) – [Video](#)), the Board of Zoning Appeals heard to appeals related to this request. The variance requests were as follows:

1. Chapter 126, Article 4, Section 4.44(C)(3) of the Zoning Ordinance requires that outdoor dining facilities shall not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance. The proposed enclosure measures 723 square feet between three sides. Therefore, a variance of 723 square feet is requested.
2. Chapter 126, Article 9, Section 9.02 of the Zoning Ordinance defines Bistro as a restaurant with a full service kitchen with interior seating for no more than 65 people and additional seating for outdoor dining of no more than 65 people. The proposed outdoor dining facility contains 86 outdoor dining seats. Therefore, a variance of 21 outdoor dining seats is requested.

The Board of Zoning Appeals ultimately moved to deny both of the variances requested.

LEGAL REVIEW:

The City Attorney has reviewed this request and objects as to form and content because it does not comply with the standards of 4.44 (D)(2) of the Zoning Ordinance and the outdoor seating count is in excess of the permitted maximum for bistro establishments of 65 seats.

FISCAL IMPACT:

All outdoor dining establishments in the public right of way are required to pay annual fees that include the leasing of public space to operate the outdoor dining facilities. The footprint of this outdoor dining facility for which the lease fees are calculated is not changing, thus the only change in fees would be based on the market value of the land being leased, which is calculated annually.

SUSTAINABILITY:

Sustainability considerations for this proposal include the seasonality factor of this outdoor dining establishment and the material construction of the pergola. In terms of seasonality, this particular outdoor dining facility as it exists today contains electric heaters and HVAC ductwork that helps moderate temperatures for its inhabitants. Due to the construction of the current facility, it can be assumed that there is significant energy loss through the current fabric awning and eisnglass enclosure. The Planning Department would not expect the new proposed facility to be much better. Because this particular outdoor dining facility is unlike most others in the City, the potential for the enclosures to facilitate year-round outdoor dining is higher and with use in colder temperatures deeper into the year, the potential for energy loss increases. In terms of the new proposed materials, aluminum is a sturdy and easily recyclable metal.

DESIGN CONSIDERATIONS:

Generally speaking, the design of the new outdoor dining facility is of a higher quality and would better fit the aesthetics of Downtown Birmingham. However, the Planning Department does understand that the proposed design includes an enclosure, which is not permitted and may not match the purpose and intent of the recently amended outdoor dining standards.

PUBLIC COMMUNICATIONS:

As required for Special Land Use Permit Reviews, a legal ad was placed in a newspaper of local

circulation to advertise the public hearing at the Planning Board on January 22, 2025. In addition, postcards were sent out to property owners and occupants within 300 feet of the subject site. Similar notices were provided for the hearing at the Board of Zoning Appeals on March 11, 2025 and similar notices were sent out in advance of the public hearing at the City Commission on March 24, 2025.

SUMMARY:

The Planning Department requests that the City Commission POSTPONE the public hearing to April 21, 2025 to consider the Special Land Use Permit Amendment, Final Site Plan & Design Review application for 225 E. Maple, to permit the replacement of the current outdoor dining patio on the via (east) side of the building with an aluminum pergola with roof and enclosure systems and to permit a bistro with 76 outdoor dining seats.

ATTACHMENTS:

Please see attached the following documents:

- Site/Design Plans
- Planning Board Report
- Board of Zoning Appeals Case Description

SUGGESTED COMMISSION ACTION:

Make a motion adopting a resolution to POSTPONE the public hearing date to April 21, 2025 to consider the Special Land Use Permit Amendment, Final Site Plan & Design Review application for 225 E. Maple, to permit the replacement of the current outdoor dining patio on the via (east) side of the building with an aluminum pergola with roof and enclosure systems and to permit a bistro with 76 outdoor dining seats.





December 10, 2024

date issued

225 E. Maple Road

address

- A 101 Cover Page
- A 102 Top View
- A 103 Seating Plan
- A 104 Section A-A/Elevation
- A 105 Section B-B
- A 106 Corner Detail
- A 107 Footer Detail
- A 108 Post Detail
- A 109 Wall Attach

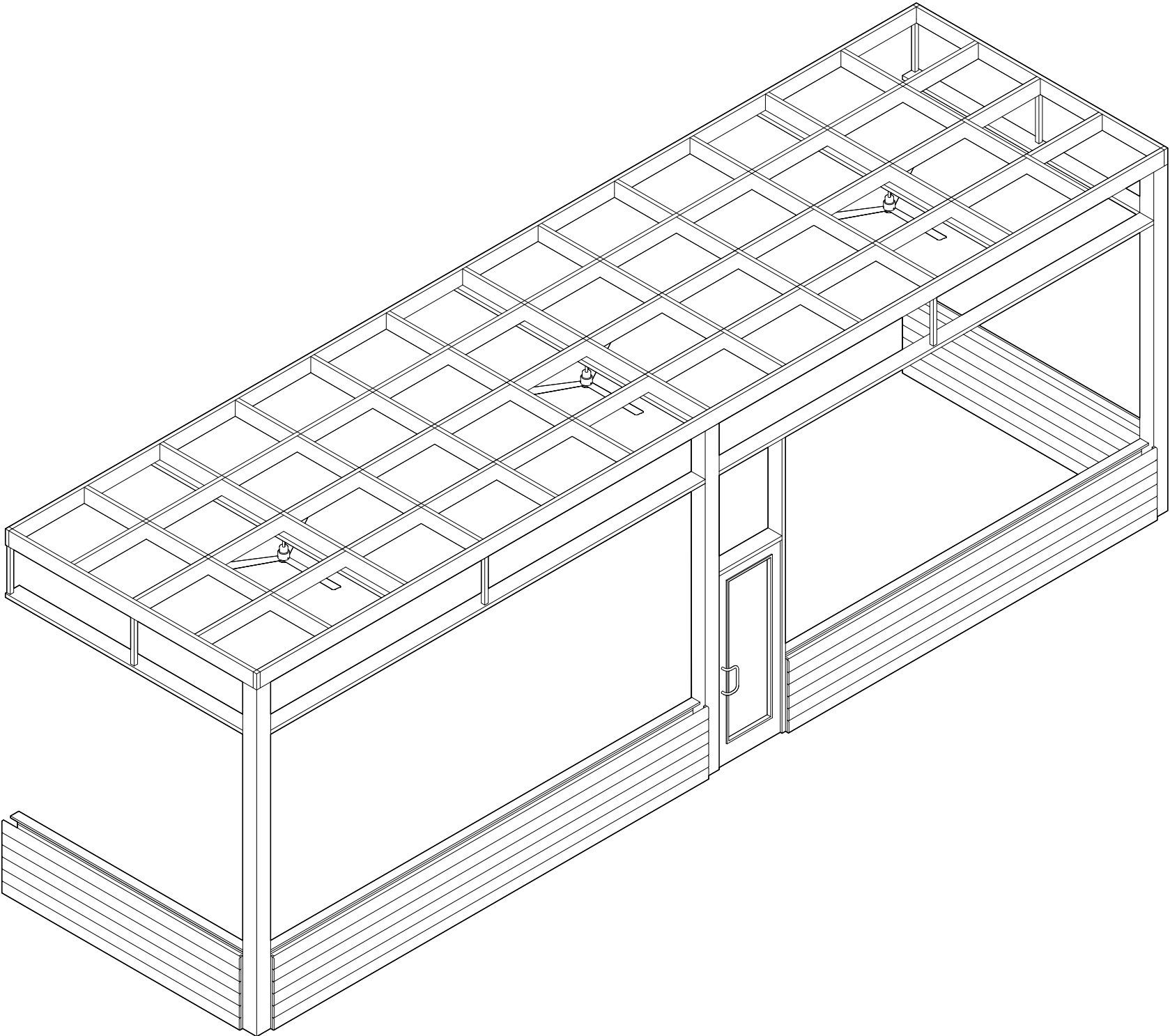
table of contents

241210
project #

01
drawing #

Cover Page
page name

A101
page #



8A

Social Birmingham



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cCommerce Charter Twp, MI 48390
presented by

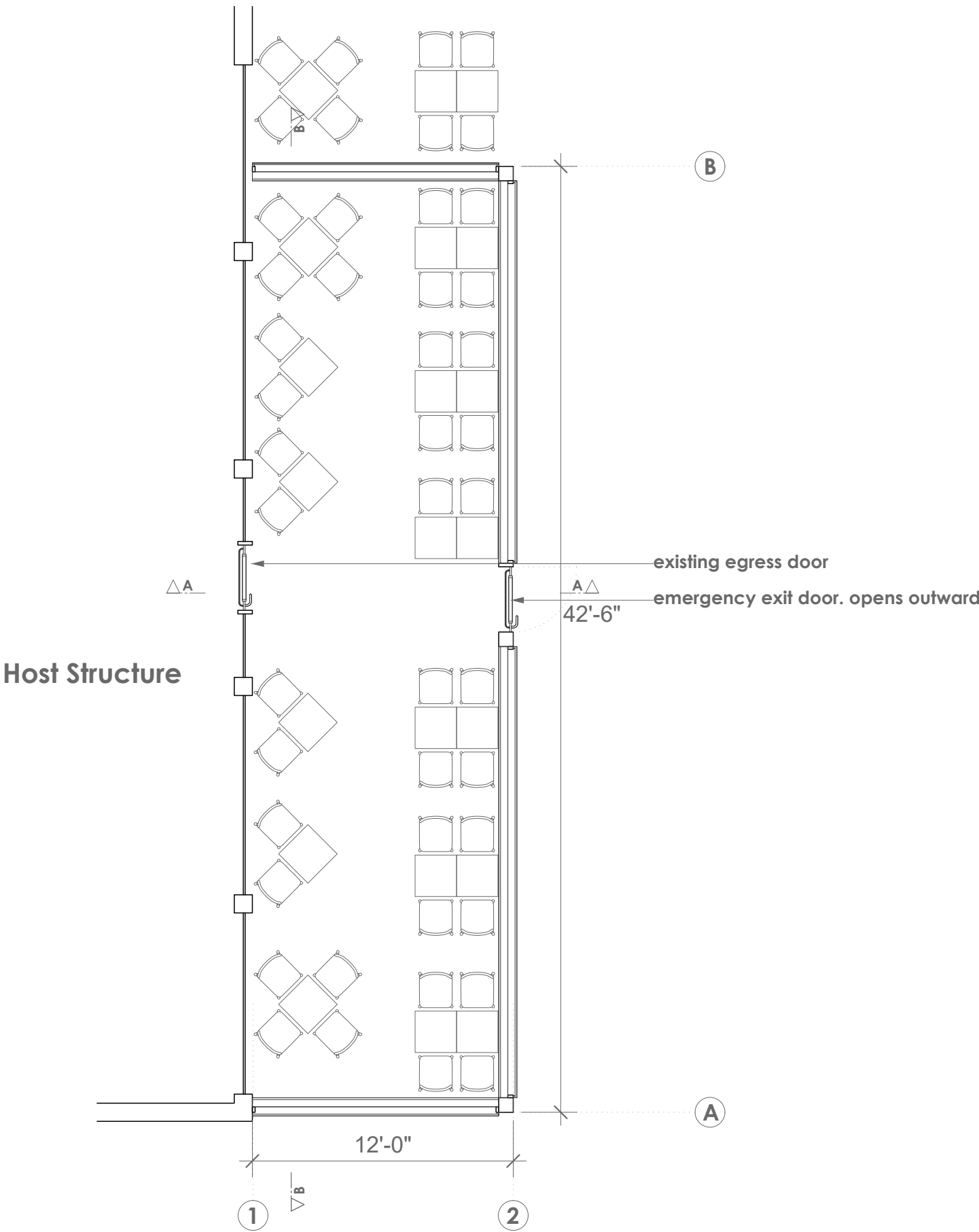
February 18, 2025
date issued

225 E Maple Rd
address

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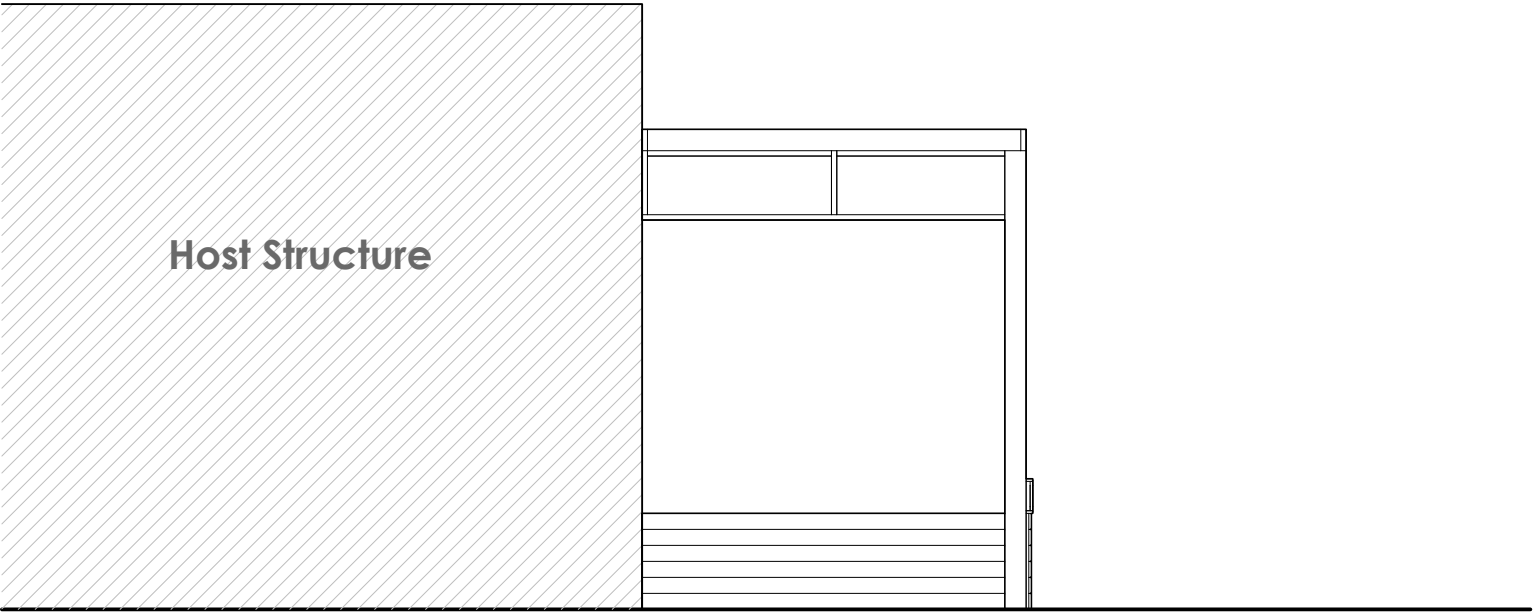
Seating Plan A102
page name page #

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All others components 6063-T6
aluminium type

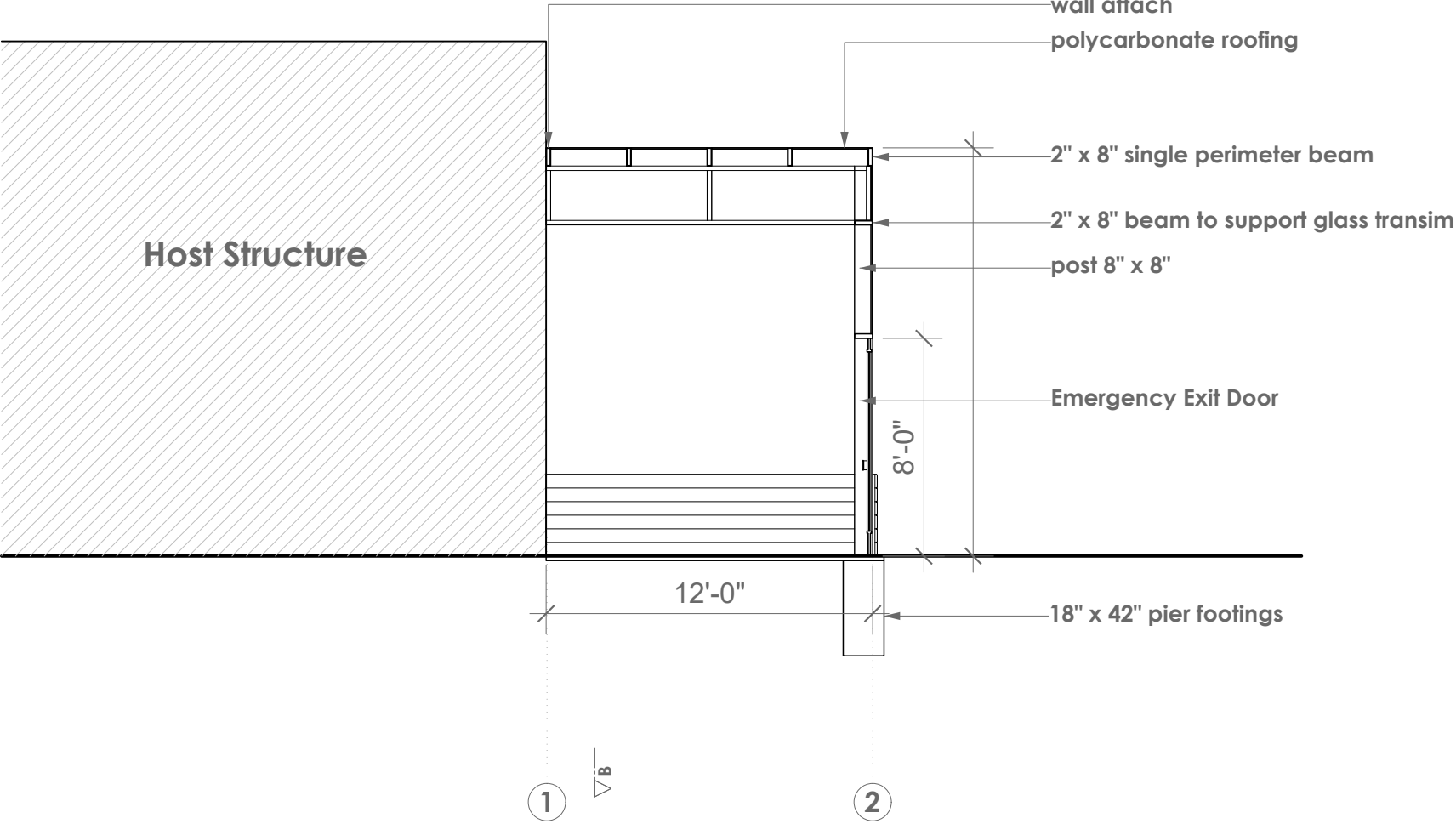


Seating Plan
Scale: 1" = 6' 0"

Social Birmingham



South Elevation
Scale: 1" = 6' 0"



Section A-A
Scale: 1" = 6' 0"



SKYVIEW
DETROIT

2605 Oakley Park Rd,
cCommerce Charter Twp, MI 48390
presented by

December 10, 2024
date issued

225 E Maple Rd.
address

241210
project #

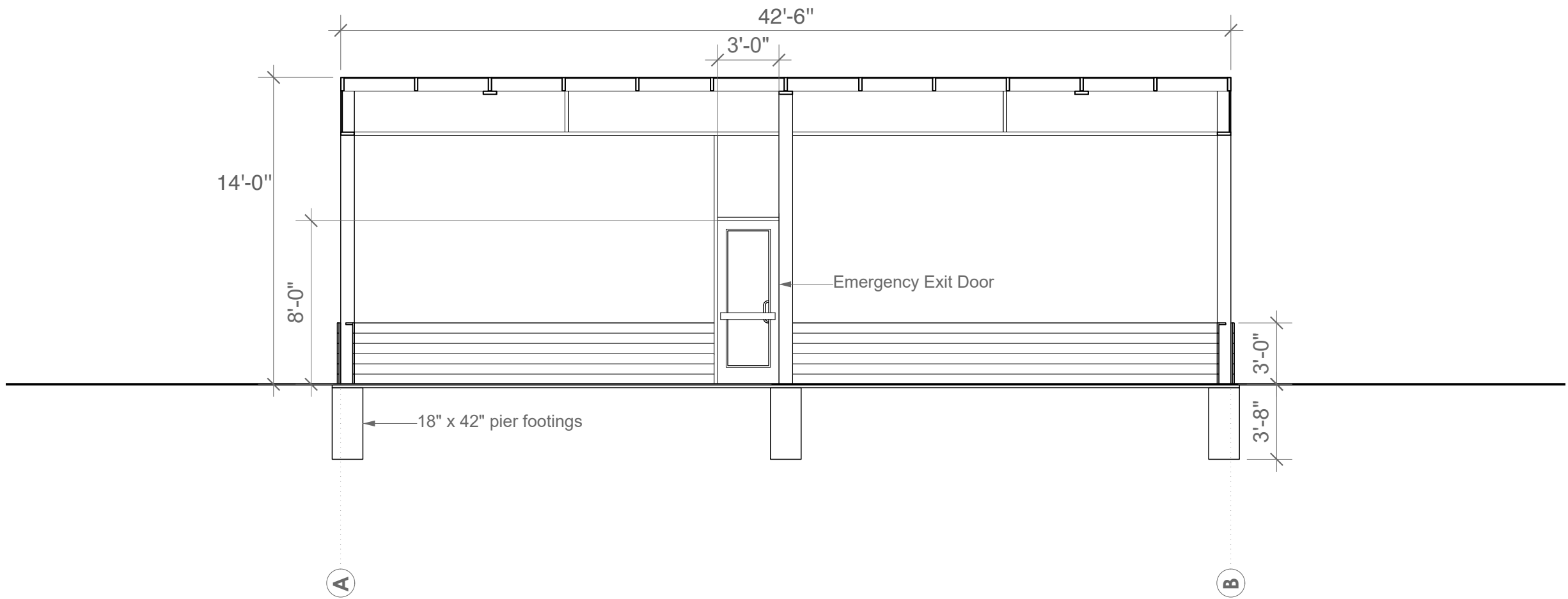
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Section A-A
page name

A104
page #

Louvers 6063-T5
All others components 6063-T6
aluminium type

Social Birmingham



SKYVIEW
DETROIT

2605 Oakley Park Rd,
cCommerce Charter Twp, MI 48390
presented by

December 10, 2024
date issued

225 E Maple Rd.
address

241210
project #

05
drawing #

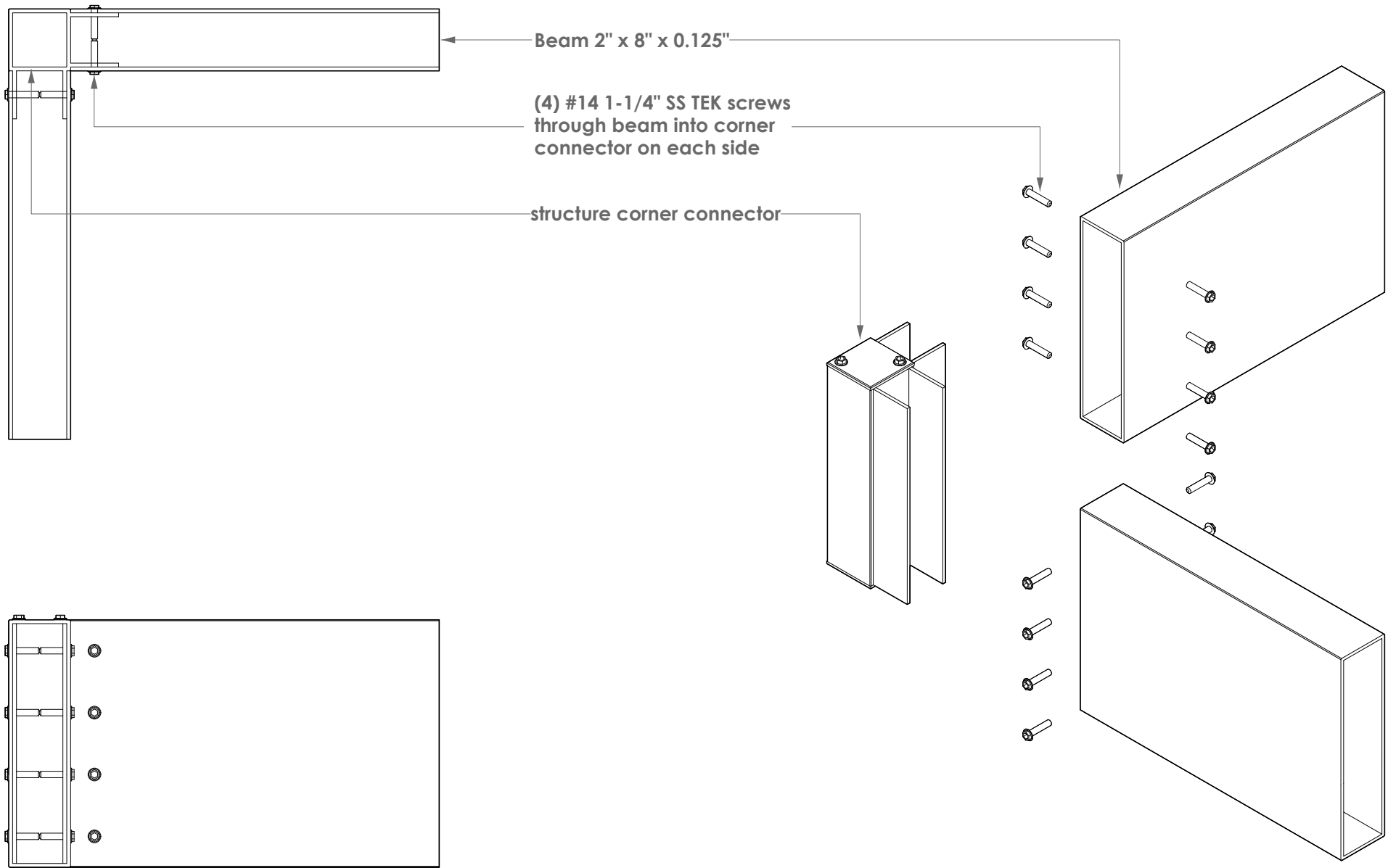
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page #

Louvers 6063-T5
All others components 6063-T6
aluminium type

Section B-B
Scale: 1" = 6' 0"

Social Birmingham



SKYVIEW
DETROIT
2605 Commercial Park Rd,
Commerce Charter Twp, MI 48390
presented by,

December 10, 2024
date issued

225 E Maple Rd.
address

241210
project #

06
drawing #

Corner Detail
page name

A106
page #

Louvers 6063-T5
All others components 6063-T6
aluminium type

○ Corner Detail

Social Birmingham



2605 Oakley Park Rd,
cCommerce Charter Twp, MI 48390
presented by

December 10, 2024
date issued

225 E Maple Rd.
address

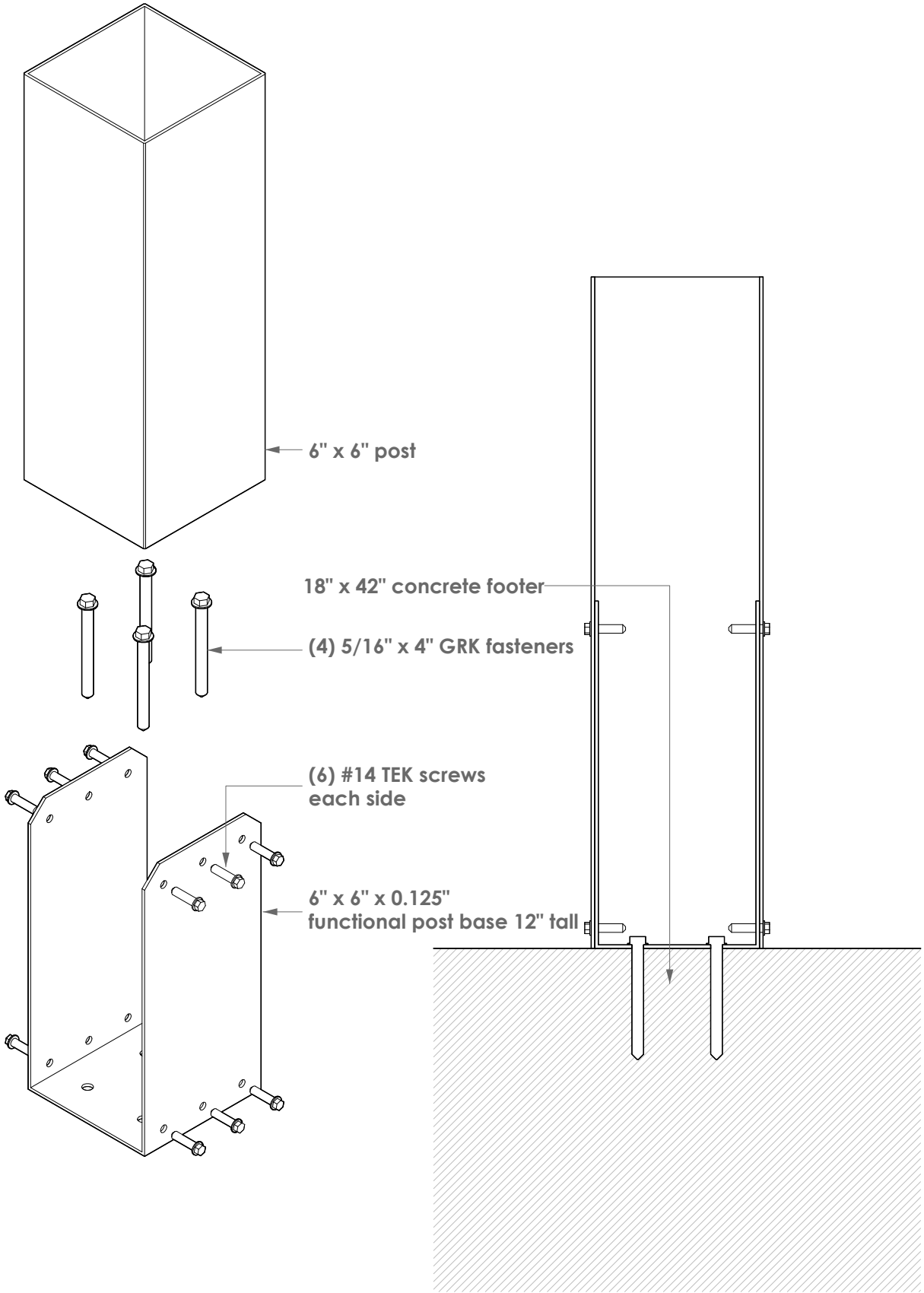
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project #

07
drawing #

Footer Detail
page name

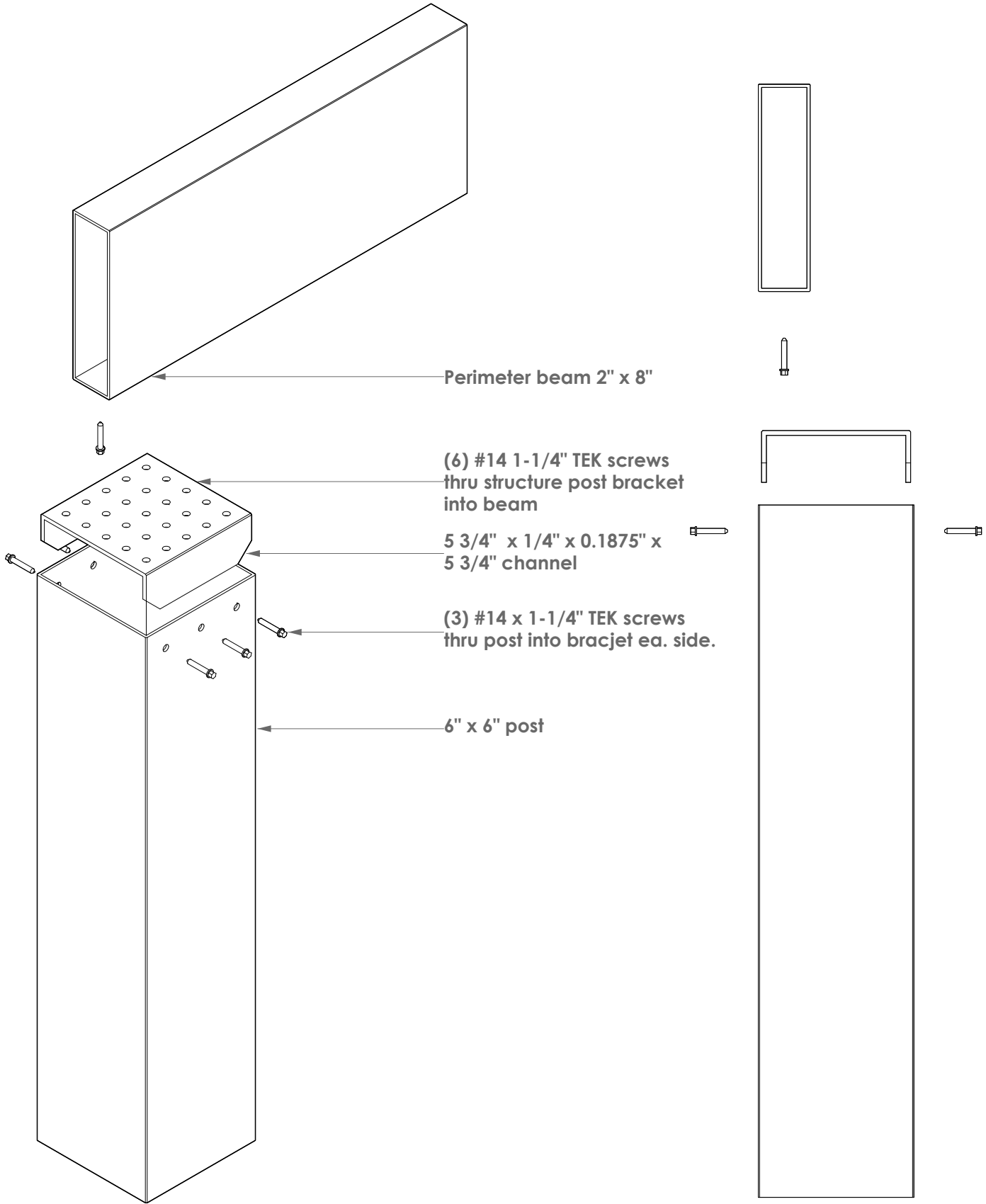
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Louvers 6063-T5
All others components 6063-T6
aluminium type



Footer Detail

Social Birmingham



2605 Oakley Park Rd,
cCommerce Charter Twp, MI 48390
presented by

December 10, 2024
date issued

225 E Maple Rd.
address

241210
project #

08
drawing #

Post Detail
page name

A108
page #

Louvers 6063-T5
All others components 6063-T6
aluminium type

Post Detail

Social Birmingham

For concret attachment:

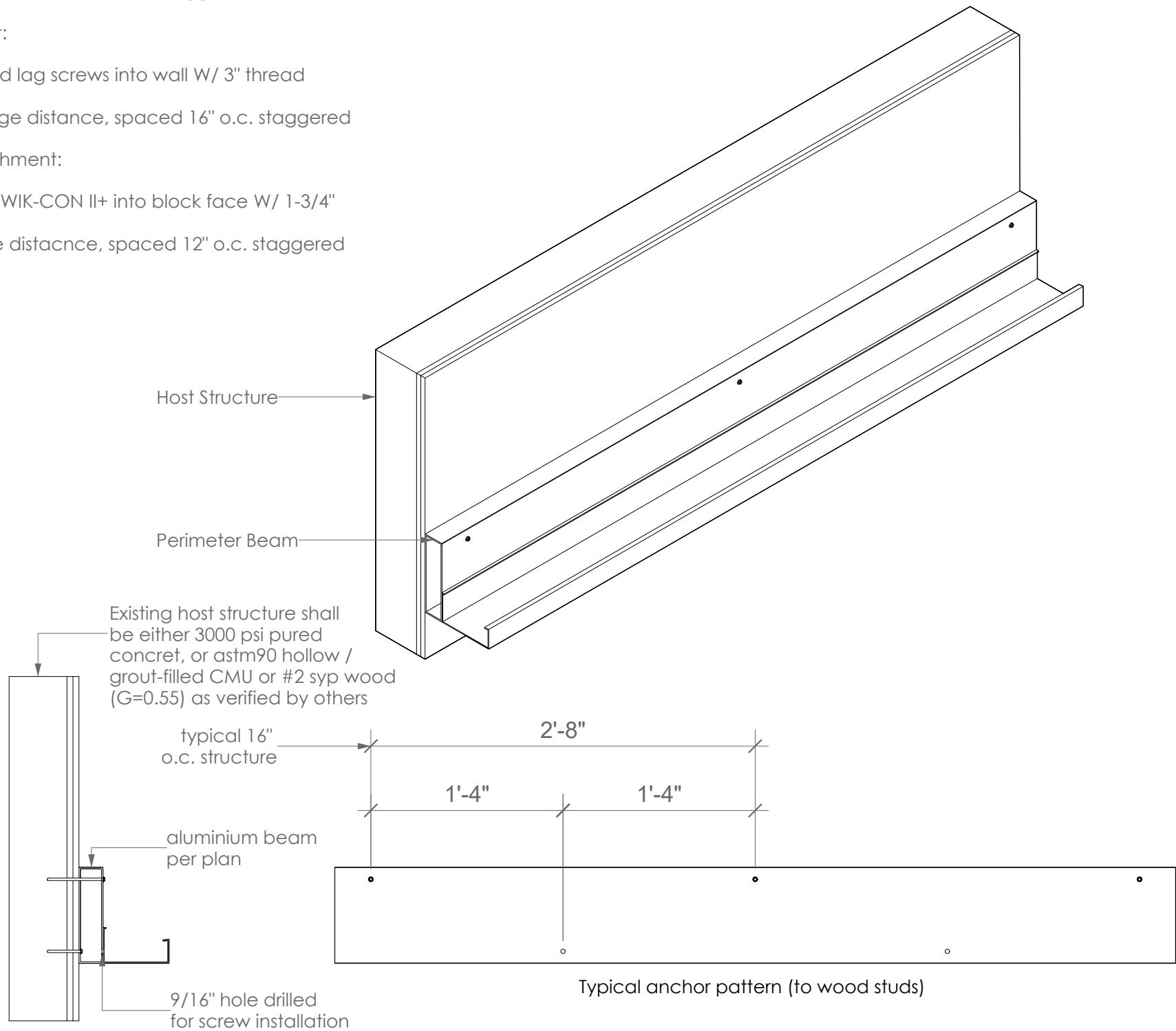
(2) 1/4" diam. ITW stainless steel tapcon into wall W/ 3" embedment
and 3" Edge distance, spaced 12" O.C. staggered

For wood attachment:

(2) 1/4" diam. s.s. wood lag screws into wall W/ 3" thread
engagement
and 3/4" minimum edge distance, spaced 16" o.c. staggered

For hollow CMU attachment:

(2) 1/4" diam s.s. Hilti KWIK-CON II+ into block face W/ 1-3/4"
embedment
and 3" minimum edge distacnce, spaced 12" o.c. staggered



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Wall Attach
page name

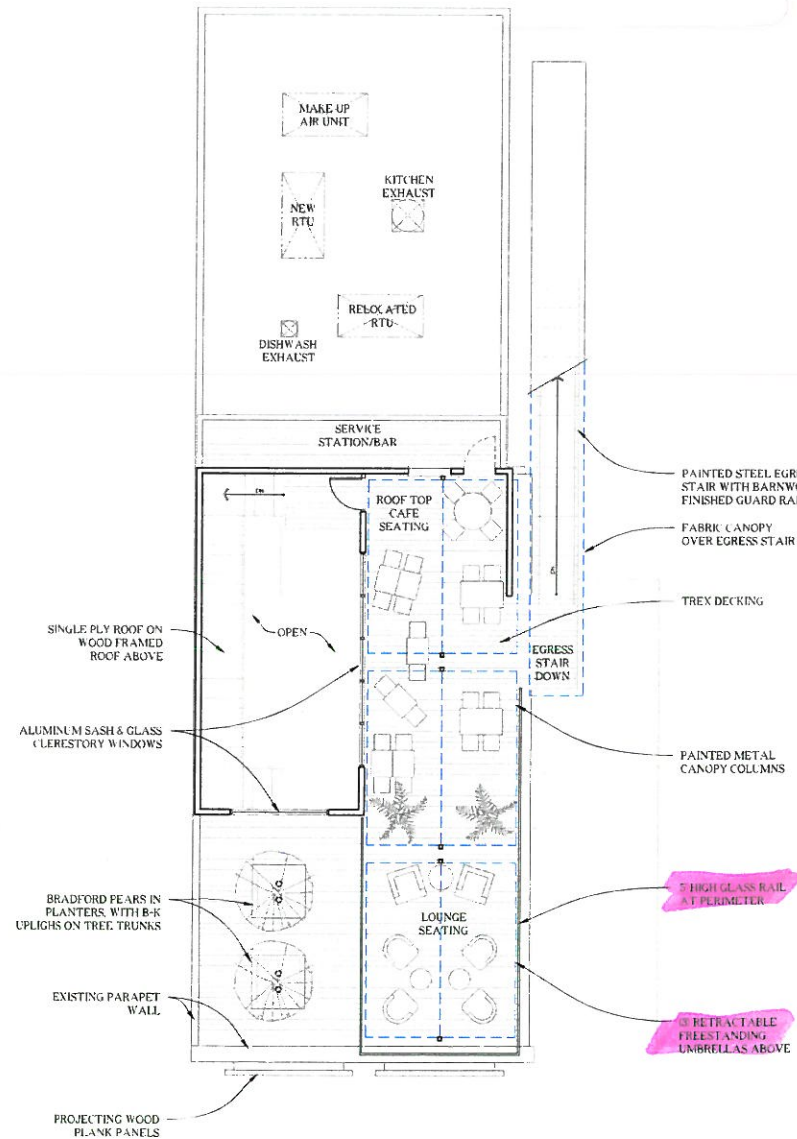
A109
page #

Louvers 6063-T5
All others components 6063-T6
aluminium type

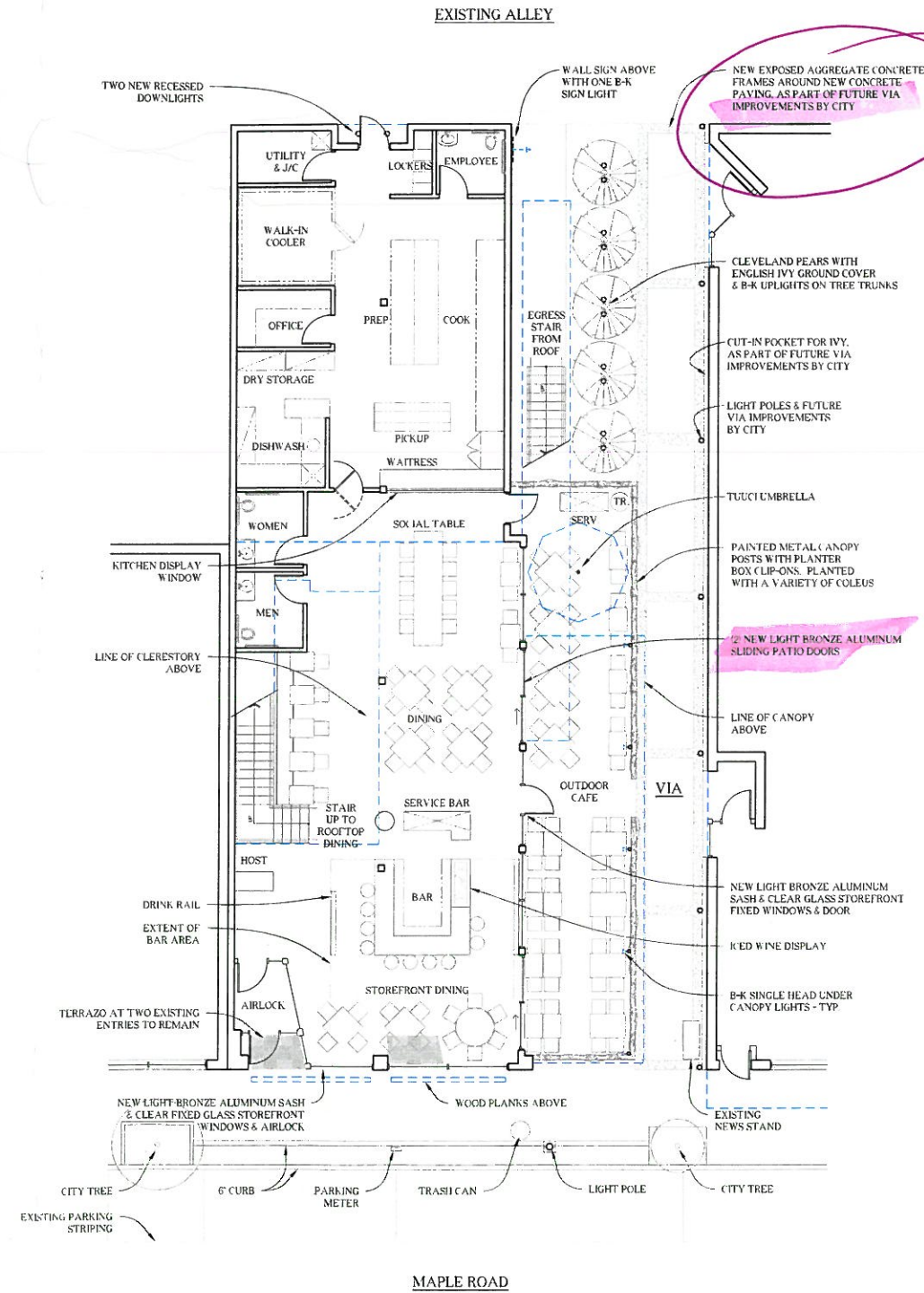
Wall Attach Detail



3 Location Map
NTS



2 Roof Plan
scale: 1/8" = 1'-0"



1 Ground Floor Plan
scale: 1/8" = 1'-0"



SEATING DATA

BAR STOOLS	10
DINING SEATS	54
TOTAL INTERIOR	64
SEASONAL VIA CAFE SEATS	56
SEASONAL ROOFTOP CAFE SEATS	30
TOTAL SEASONAL	86
GRAND TOTAL SEATS	150

APPROVED by CC on 1/9/12
w/conditions noted
in SLUP resolution
SLUP + FSP

Ronand Roman
architects et al.
275 E. Frank St. Birmingham, MI 48009
o) 248.723.5790 f) 248.723.5793

Project:

Social
Bistro SLUP
225 Maple Rd., Birmingham, MI 48009

Seal:

Issue Date:

SLUP	11/4/11
Revision	11/9/11
Revision	11/18/11
Revision	1/5/12

Sheet Title:

Floor Plan &
Roof Plan

Sheet Number:

A-1

Project:

Social Kitchen & Bar
Bistro SLUP
225 Maple Rd., Birmingham, MI 48009

Seal:

Issue Date:

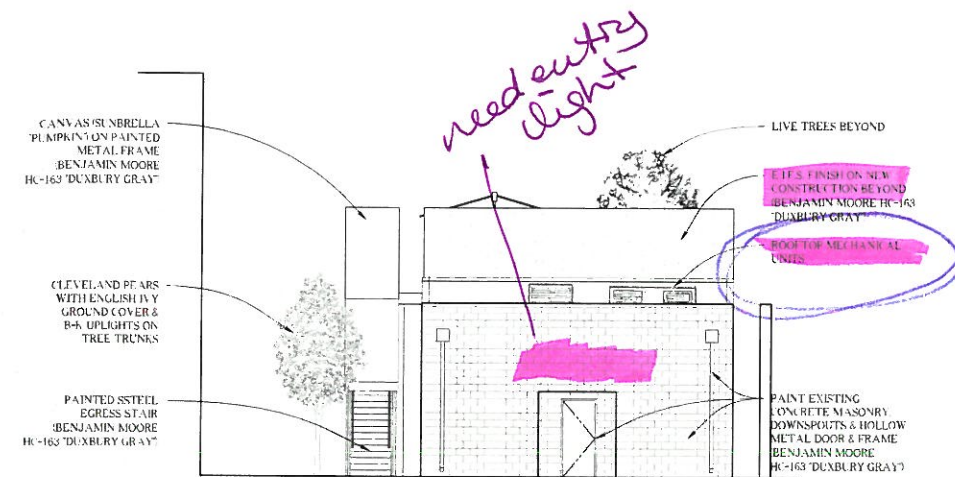
SLUP	11/4/11
Revision	11/9/11
Revision	11/18/11
Revision	1/5/12

Sheet Title:

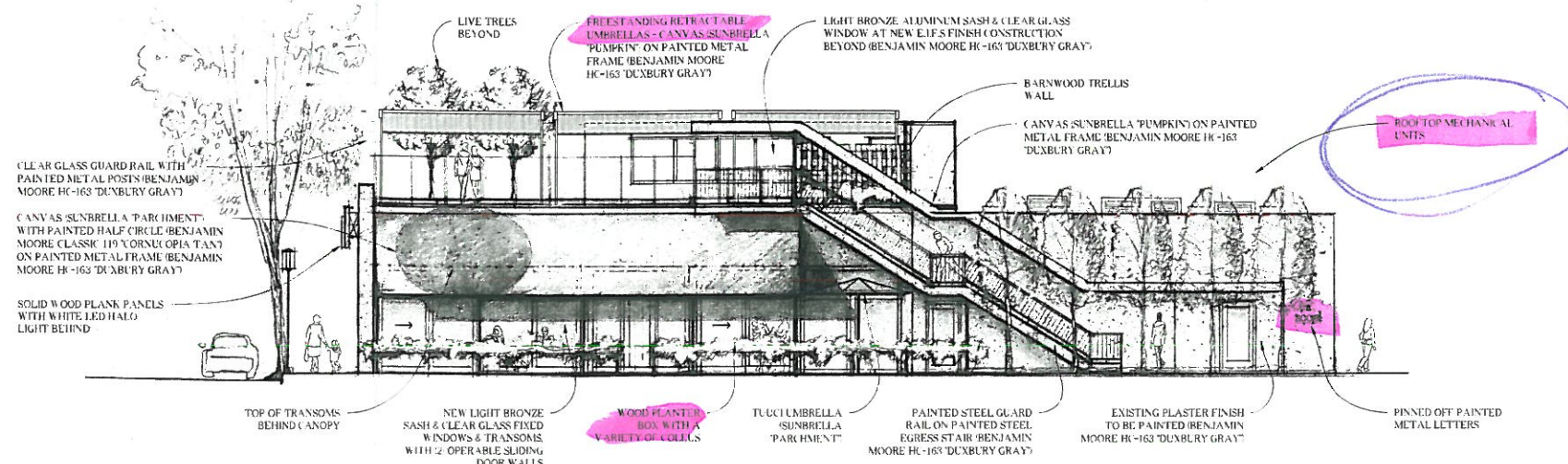
Exterior Elevations

Sheet Number:

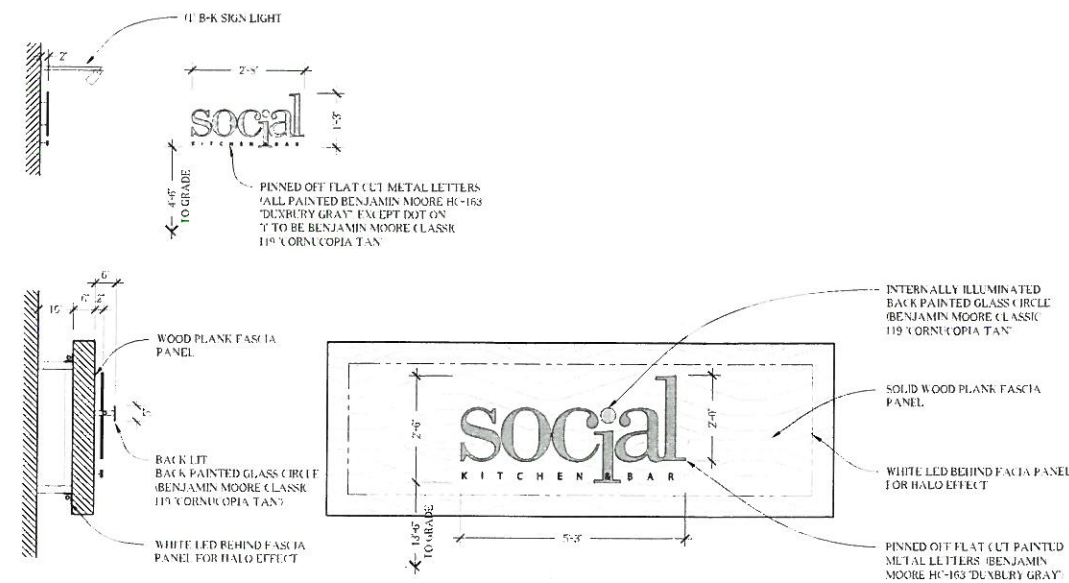
A-2



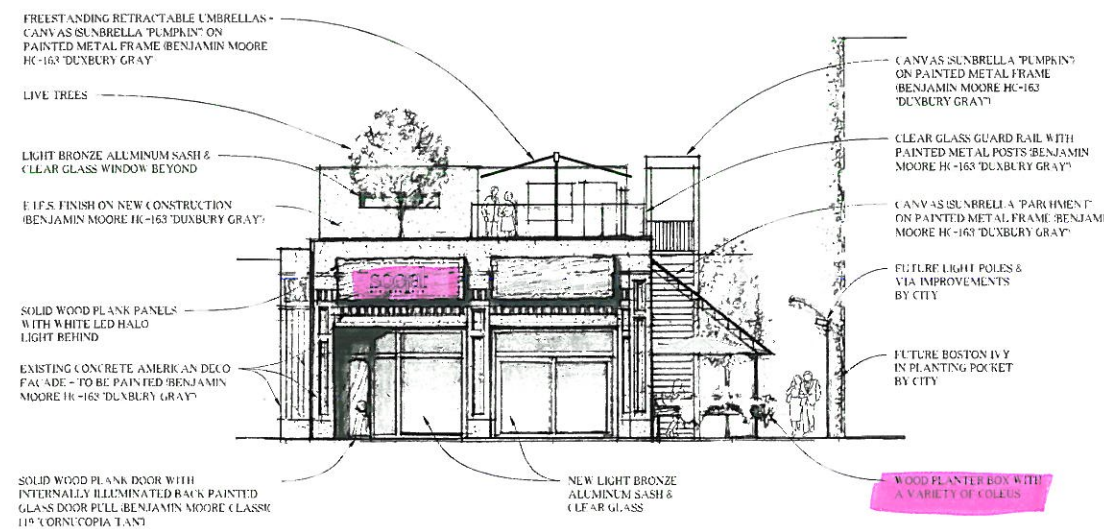
4 Exterior Elevation Facing the Alley
scale 1/8" = 1'-0"



2 Exterior Elevation Facing the Via
scale 1/8" = 1'-0"



3 Sign Details
scale 1/2" = 1'-0"



1 Exterior Elevation Facing Maple
scale 1/8" = 1'-0"



MEMORANDUM

Planning Division

DATE: January 22, 2025

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 225 E. Maple – Social Kitchen & Bar – Special Land Use Permit Amendment (SLUP), Final Site Plan & Design Review – Public Hearing

The subject site, 225 E. Maple, is located in Downtown Birmingham in the B4 (Business-Residential) and D4 (Downtown Overlay) zoning districts. Social Kitchen and Bar has inhabited this site since 2011, and was one of the City's first bistro establishments. In 2017/2018, the restaurant amended their Special Land Use Permit (SLUP) to renovate the interior and exterior of the space. The original 2011 approval contained 64 indoor dining seats and 86 outdoor dining seats (56 in via and 30 on rooftop). The 2017/2018 SLUP amendment did not change the seat counts.

At this time, the applicant has submitted a Special Land Use Permit Amendment, Final Site Plan and Design Review application to replace the current outdoor dining patio on the via (east) side of the building. The current outdoor dining patio is constructed of predominantly vinyl panels with a metal frame. The new proposal is a fixed aluminum pergola with roof and glass transom.

Article 7, Section 7.43 states that Site Plan and Design Review for special land uses shall be considered and acted upon by the City Commission. Prior to its consideration of a special land use application for an initial permit or an amendment to a permit, the City Commission shall refer the Site Plan and the design to the Planning Board for its review and recommendation.

In addition, as required by Article 7, Section 7.37 of the Zoning Ordinance, once a permit for a special land use has been granted as to any parcel of land, no change in that use may be made nor may any addition to or change in the building or improvements on the parcel of land take place until a new request for approval has been filed with the City Commission and the City Commission has approved the request for change.

1.0 Land Use and Zoning

1.1 Existing Land Use – The existing site is a 1-story commercial building.

- 1.2 Existing Zoning – B4 (Business-Residential) & D4 (Downtown Overlay)
- 1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes the existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Commercial	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)
Overlay Zoning District	D4	D4	D4	D4

2.0 Setback and Height Requirements

There are **no changes** to the bulk, area or placement of the existing building or the outdoor dining facility being reviewed. The existing outdoor dining facility is on public property, which will require a lease with the City of Birmingham.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – There are **no changes** proposed to the existing dumpster enclosure as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.
- 3.2 Parking Lot Screening – There are **no changes** proposed to parking facilities as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.
- 3.3 Mechanical Equipment Screening – There are **no changes** proposed to the mechanical screening as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.
- 3.4 Landscaping – There are **no changes** proposed to the landscaping on site as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.
- 3.5 Streetscape – There are **no changes** proposed to the streetscape as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.

4.0 Parking, Loading and Circulation

- 4.1 Parking – There are **no changes** proposed to the building that require any additional parking or a parking analysis as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.
- 4.2 Loading – There are **no changes** proposed to the loading conditions as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.
- 4.3 Vehicular Circulation and Access – There are **no changes** proposed to the vehicular circulation and access to the site.
- 4.4 Pedestrian Circulation and Access – There are **no changes** proposed to pedestrian circulation and access of the site. The site will retain the existing pedestrian walkways and main pedestrian entrance.

5.0 Lighting

There are **no changes** to the lighting on site as a part of the Special Land Use Permit, Final Site Plan and Design Review application submitted.

6.0 Design Review

As noted above, the renovation proposed consists of the total replacement of the existing structure that covers the 56-seat outdoor dining facility located in the via to the east of the building. The structure is 42.5 ft. by 12 ft. and contains 48 outdoor dining seats within the pergola space and 8 seats to the north of the structure. Although the seating counts are the same, this proposal would bring slightly more seats within the enclosure than previous approved plans. The original approval, which carried over through the 2018 amendment, had 18 of the 56 seats extend north beyond the enclosure and were covered by an umbrella. The 30 seats on the rooftop will remain as-is. Total, the restaurant contains 86 approved outdoor dining seats.

Currently, the definition of Bistro in the Zoning Ordinance is “a restaurant with a full service kitchen with interior seating for no more than 65 people and additional seating for *outdoor dining of no more than 65 people.*” Similar to the 2018 amendment, the 86 existing seats at Social Kitchen & Bar may be considered pre-existing legal nonconforming and this proposal is not proposing to expand that pre-existing legal nonconformity.

The design of the existing enclosure is a thin metal frame wrapped in a vinyl fabric with vinyl “eisenglass” walls that can be rolled up or down. The proposal is to remove the entire existing system and replace it with a new aluminum pergola that will contain a

glass transom, polycarbonate roof, and vinyl "Strataglass" roll down panels. The panels would roll down into a half wall that surrounds the pergola. This new pergola structure would continue the enclosure capabilities of the outdoor dining facility and enable the bistro to utilize the outdoor dining facility year-round, save some of the colder days of the year.

Article 4, Section 4.44 (C)(3) of the Zoning Ordinance states that outdoor dining facilities shall not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance:

Enclosure (outdoor dining): A vertical wall, panel, or other material that extends above 42 in. in height which provides extended relief from weather and impedes physical and/or visual access to the outdoor dining space. For the purposes of this definition, enclosure does not include exterior building walls.

The current proposal meets the criteria for an enclosure and thus is not permitted by the Zoning Ordinance. Thus, **the applicant must submit revised plans that do not contain enclosures or obtain a variance from the Board of Zoning Appeals.**

7.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☐	☐	☒
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☐	☐	☒
Interior Floor Plans	☒	☐	☐
Landscape Plan	☐	☐	☒
Photometric Plan	☐	☐	☒
Colored Elevations	☒	☐	☐
Material Specification Sheets	☒	☐	☐
Material Samples	☒	☐	☐
Site & Aerial Photographs	☒	☐	☐

8.0 Departmental Reports

- 8.1 Engineering Department – The Engineering Department reiterated the need for detailed and strong agreements between the City and the applicant due to the outdoor dining facilities location on Public Property.
- 8.2 Department of Public Services – The Department of Public Services will be requiring tree protection on the Oak trees in the via while construction is occurring.

- 8.3 Fire Department – The Fire Department will be requiring a fire suppression system within the new enclosure.
- 8.4 Police Department – The Police Department has no concerns at this time.
- 8.5 Building Department – The Building Department has stated that the plans show a new exit door from the enclosure that will swing into the pedestrian passageway to the east. In accordance with Section 3202.2 of the Building Code, doors are not permitted to project into the public right-of-way. This door will need to be recessed into the enclosure.

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) *The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.*
 - The proposed renovation of the existing outdoor dining facility is not changing the footprint of the facility, and the proposed pergola provides for significant light access for its patrons with opportunities for air and access through the manipulation of the proposed roll down panels.
- (2) *The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.*
 - The existing outdoor dining facility is located within a 20 ft. via between two commercial buildings. The current footprint, which is not changing, maintains a roughly 6-foot walking path through the via, which also permits access to a door that exists on the west wall of the adjacent building. No other windows or doors are present on the adjacent façade.
- (3) *The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.*
 - The renovations proposed do not appear to hinder the reasonable development of adjoining property nor diminish the value thereof. The facility

is located on the public property that separates the adjacent properties and provides a reasonable separation between the two.

(4) *The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.*

- The site plan will maintain the current pedestrian traffic patterns through the existing via, which is the only mode of traffic experienced by this area of the site. In terms of the alley in the rear of the building that experiences vehicular traffic, it will remain unchanged. In addition, should the comments from the Building Department be addressed adequately, the egress door will not pose an issue to pedestrian traffic through the via.

(5) *The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.*

- As noted above, Social Kitchen & Bar is considered a bistro, which is a type of food and drink establishment with sales of alcoholic beverages for on premise consumption. This type of use is permitted in Downtown Birmingham, and this establishment has been here since 2011. Prior to Social Kitchen & Bar, this building consisted of two separate tenant spaces, one of which was also a food and drink establishment. This development, along with the proposed renovations, will remain compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.

(6) *The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.*

- This property is not required to provide landscaped open space.

In addition, Article 7, Section 7.36 requires applications for a Special Land Use Permit to meet the following criteria:

(1) *The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.*

- The use as a bistro/food and drink establishment is consistent with and will promote the intent and purpose of this Zoning Ordinance.

(2) *The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.*

- Generally, this use will remain compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use. As a food and drink establishment, there may be issues related the capabilities of public infrastructure and affects to the natural environment through its connections to utilities, such as the presence of grease and increased water usage. However, these establishments are regularly inspected and are required to provide documentation on the handling of grease and other potentially harmful substances. Social Kitchen & Bar consistently passes their annual inspections.

(3) *The use is consistent with the public health, safety and welfare of the city.*

- This use is consistent with the public health, safety and welfare of the city. Similar to the previous standard, establishments engaged in the sale of alcoholic beverages for on premise consumption have the potential to place a burden on police and emergency services if consumption is not carefully monitored by the establishment. This issue is also reviewed annually by the City of Birmingham and Social Kitchen & Bar remains in good standing.

(4) *The use is in compliance with all other requirements of this Zoning Ordinance.*

- One design element of the outdoor dining facility in the proposed renovations do not meet the design requirements of Article 4, Section 4.44 (C)(3) of the Zoning Ordinance. Outdoor dining facilities are not permitted to contain enclosures, and the proposed roll down panels will create an enclosure.

(5) *The use will not be injurious to the surrounding neighborhood.*

- The existing use and renovated outdoor dining facility is not expected to be injurious to the surrounding neighborhood. The City has various codes/ordinances that would prevent certain types of nuisances that could emanate from a food and drink establishment from becoming injurious, such as site maintenance codes and noise ordinances.

(6) *The use is in compliance with state and federal statutes.*

- Top the best of our knowledge, the use is in compliance with state and federal statutes.

10.0 Recommendation

Based on a review of the site plan submitted and the approval criteria of Article 7, Sections 7.36 and 7.27, the Planning Department recommends that the Planning Board recommend **APPROVAL** of the Special Land Use Permit, Final Site Plan/Design Review application for 225 E. Maple – Social Kitchen & Bar – subject to the following conditions:

- 1. The applicant must resubmit plans that do not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance, or obtain a variance from the Board of Zoning Appeals;
- 2. The applicant must comply with the requests of all City Departments; and
- 3. The applicant understands that site plan approval shall be valid for a period of one year from the date it is granted. Upon request, the appropriate reviewing body may grant an extension of not in excess of one year to the applicant prior to the expiration date in accordance with Article 7, Section 7.28 of the Zoning Ordinance.

11.0 Sample Motion Language (*Special Land Use Permit Amendment*)

Motion to adopt the findings of the Planning Department in the report dated January 22, 2025 related to the approval criteria outlined in Article 7, Section 7.36 of the Zoning Ordinance and recommend **APPROVAL** to the City Commission the Special Land Use Permit application for 225 E. Maple – Social Kitchen & Bar – subject to the following conditions:

- 1. The applicant must resubmit plans that do not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance, or obtain a variance from the Board of Zoning Appeals;
- 2. The applicant must comply with the requests of all City Departments; and
- 3. The applicant understands that site plan approval shall be valid for a period of one year from the date it is granted. Upon request, the appropriate reviewing body may grant an extension of not in excess of one year to the applicant prior to the expiration date in accordance with Article 7, Section 7.28 of the Zoning Ordinance.

OR

Motion to **POSTPONE** the Special Land Use Permit for 225 E. Maple – Social Kitchen & Bar – pending receipt of the following:

- 1. _____
- 2. _____
- 3. _____

OR

Motion to recommend for **DENIAL** to the City Commission the Special Land Use Permit for 225 E. Maple – Social Kitchen & Bar – for the following reasons:

1. _____
2. _____
3. _____

12.0 Sample Motion Language (*Final Site Plan & Design Review*)

Motion to adopt the findings of the Planning Department in the report dated January 22, 2025 related to the approval criteria outlined in Article 7, Section 7.27 of the Zoning Ordinance and recommend **APPROVAL** to the City Commission the Final Site Plan & Design Review application for 225 E. Maple – Social Kitchen & Bar – subject to the following conditions:

1. The applicant must resubmit plans that do not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance, or obtain a variance from the Board of Zoning Appeals;
2. The applicant must comply with the requests of all City Departments; and
3. The applicant understands that site plan approval shall be valid for a period of one year from the date it is granted. Upon request, the appropriate reviewing body may grant an extension of not in excess of one year to the applicant prior to the expiration date in accordance with Article 7, Section 7.28 of the Zoning Ordinance.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review 225 E. Maple – Social Kitchen & Bar – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend for **DENIAL** to the City Commission the Final Site Plan & Design Review for 225 E. Maple – Social Kitchen & Bar – for the following reasons:

1. _____

2. _____
3. _____

CASE DESCRIPTION

225 E. Maple (25-04)

Hearing date: March 11, 2025

Appeal No. 25-04: The owner of the property known as **225 E Maple**, requests the following variances to replace a non-conforming outdoor dining facility with a new outdoor dining facility that contains enclosures:

A. Chapter 126, Article 4, Section 4.44(C)(3) of the Zoning Ordinance requires that outdoor dining facilities shall not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance. The proposed enclosure measures 723 square feet between three sides. Therefore, a variance of 723 square feet is requested.

B. Chapter 126, Article 9, Section 9.02 of the Zoning Ordinance defines Bistro as a restaurant with a full service kitchen with interior seating for no more than 65 people and additional seating for outdoor dining of no more than 65 people. The proposed outdoor dining facility contains 86 outdoor dining seats. Therefore, a variance of 21 outdoor dining seats is requested.

Staff Notes: The applicant is seeking variances to enable a significant renovation of a pre-existing legal nonconforming outdoor dining facility in Downtown Birmingham. Article 4, Section 4.44 (D)(2) of the Zoning Ordinance requires that at the time that a non-conforming outdoor dining facility is replaced, renovated, or otherwise changed, the facility must be brought into compliance with the requirements of the current applicable codes and ordinances. The current outdoor dining facility contains an enclosure system comprised of clear vinyl panels that may be raised/lowered as needed by the operator. Social Kitchen & Bar was established in 2010 with the current condition, and enclosure systems for outdoor dining facilities were formally prohibited by the City in 2018. The proposed renovated outdoor dining facility would not modify the footprint of the patio, but would reintroduce 723 sq. ft. of enclosure system that remains prohibited in the Outdoor Dining Standards of the Zoning Ordinance. In addition to containing an enclosure system, Social Kitchen & Bar currently contains a total of 86 outdoor dining seats, 30 on the rooftop and 56 on the at-grade patio that is proposed to be renovated. This condition is also considered a pre-existing legal nonconformity that was approved as a part of the original Special Land Use Permit. The Zoning Ordinance was updated in 2019 to cap outdoor dining seats at bistro establishments to 65, which has remained unchanged to date. Although the variance request was advertised as requesting a variance of 21 outdoor dining seats, the applicant has since reduced the request to a variance of 11 seats, which would result in a total outdoor dining seat count of 76.

On January 22, 2025 ([Agenda](#) – [Minutes](#) – [Video](#)), the Planning Board moved to recommend approval to the City Commission the Special Land Use Permit Amendment,

Final Site Plan & Design Review application for 225 E. Maple – Social Kitchen & Bar – subject to the following conditions:

1. The applicant must resubmit plans that do not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance, or obtain a variance from the Board of Zoning Appeals;
2. The applicant must comply with the requests of all City Departments; and
3. The applicant understands that site plan approval shall be valid for a period of one year from the date it is granted. Upon request, the appropriate reviewing body may grant an extension of not in excess of one year to the applicant prior to the expiration date in accordance with Article 7, Section 7.28 of the Zoning Ordinance.

This property is zoned B4 (Business-Residential) and D4 (Downtown Overlay)

Nick Dupuis,
Planning Director



MEMORANDUM

Planning Department

DATE: March 10, 2025

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Public Hearing to amend Chapter 126, Zoning, Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.

INTRODUCTION:

The operation of standby generators has the potential to produce large amounts of carbon monoxide (CO); a silent killer that is a colorless, odorless, and toxic gas produced when carbon-containing materials are incompletely combusted. Recently, the Fire Department has responded to CO incidents involving standby generators. Typically, the calls originate during heavy storms where power outages occur, causing a strain on the Fire Department response due to multitudes of emergency calls for downed wires, downed trees, and occasionally structure fires.

The Planning Department worked with the Fire and Building Departments to draft new ordinance language that aims to address the life safety concerns of standby generators while also being sensitive to other requirements of the Zoning Ordinance.

BACKGROUND:

On September 23, 2024 ([Agenda](#) – [Minutes](#)), the City Commission reviewed an ordinance amendment to Chapter 50, Environment, to add Article V, Division 1, Section 50-200 to establish regulations for emergency standby generators in single-family zoned districts. Ultimately, the City Commission directed City Staff to adjust the approach and provide ordinance amendments in the Zoning Ordinance for review by the Commission.

On February 12, 2025 ([Agenda](#) – [Minutes](#)), the Planning Board moved to recommend approval to the City Commission the amendments to Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.

LEGAL REVIEW:

The City Attorney has reviewed the documentation as to form and substance and has no objections.

FISCAL IMPACT:

There are no fiscal impacts for this agenda item.

SUSTAINABILITY:

There are no direct sustainability impacts for this agenda item.

DESIGN CONSIDERATIONS:

As discussed at the Planning Board during the detailed study, the installation of a standby generator at a single family residential property has some design considerations for that property owner. Due to the new placement restrictions, there exists a possibility for some homeowners to be forced to make tradeoffs between competing needs in their rear yards.

PUBLIC COMMUNICATIONS:

As required for Zoning Ordinance amendments, a legal ad was placed in a newspaper of local circulation to advertise the public hearing at the Planning Board meeting on February 12, 2025. A similar notice was provided for the public hearing at the City Commission on March 24, 2025

SUMMARY:

The Planning Department requests that the City Commission consider ordinance amendments to Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.

ATTACHMENTS:

Please see the following attached documents:

- Proposed Ordinance Language
- Final Planning Board Report – February 12, 2025

SUGGESTED COMMISSION ACTION:

Make a motion adopting an ordinance to amend Chapter 126, Zoning, Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

4.03 AS-02

This Accessory Structure Standards section applies to the following districts:



The following accessory structure standards apply:

- A. Front and Side Open Space Limitations: No accessory buildings or structures shall be erected in the required front open space or side open space, except as may otherwise be provided in this section.
- B. Rear Open Space Limitations: Accessory buildings or structures may occupy a portion of the rear open space. They shall be at least 3 feet from any lot line, except as otherwise provided in this Article. If a lot has frontage on 2 streets so that the rear lot line abuts the street, accessory buildings or structures shall be set back from the rear lot line the same distance required in each two-page layout in Article 2, as a front setback for lots fronting on the street. An accessory building is not permitted closer to a principal building on an adjoining lot than the sum of the minimum required side setbacks as determined in Section 4.74(C).
- C. Corner Lots: On corner lots where a rear open space abuts a front or side open space, accessory buildings or structures on a corner lot shall have a minimum setback of 5 feet from the rear lot line.

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M. Air Conditioning Units: All new and existing air conditioning units shall not count against lot coverage calculations. Non-conforming air conditioning units located within required side yard setbacks may be continued, maintained and replaced provided:

1. The area occupied or devoted to such use is of similar size and location;
2. The nonconforming unit(s) must be screened from street view and the abutting property by privacy fence, landscaping or landscape fence.

N. Standby Generators: All new and replacement standby generators are subject to the following requirements:

1. The placement of standby generators shall be limited to the rear open space only at a location that is at least 5 feet from any principal building or accessory building with habitable space as defined in the Michigan Residential Code in effect at the date of the application including any overhang or projection and subject to the requirements of the open space limitations of subsections A and B of this section.
2. Standby generator exhaust outlets:
 - a. Shall be directed into the rear open space; and
 - b. Shall not be directed towards any principal building or accessory building with habitable space as defined in the current Michigan Residential Code located within 20 feet.
3. Standby generators shall be used only when the normal power source of the residence has been disrupted. As soon as normal power has been restored, the owner must cease operation of the generator.
4. A permit must be obtained for the installation of any standby generator on such forms as required by the Community Development Department.
5. All standby generators shall be maintained in good working order. Property owners are responsible for maintaining and operating the standby generator and complying with all applicable code requirements. Automatic maintenance exercise testing is limited to not more than fifteen (15) minutes once a week, Monday-Friday, between the hours of 7:00 a.m. to 5:00 p.m.
6. Non-conforming standby generators may be continued and maintained provided:
 - a. The non-conforming standby generator shall meet the requirements of subsection 5 of this section;

b. In the event a generator is determined to be unsafe by the Fire Department due to carbon monoxide readings measured in a dwelling, the Fire Department may issue a cease and desist order for the usage of the generator unit and issue an order for the generator to be relocated to the rear yard in accordance with the standards in this section.

ORDAINED this _____ day of _____, 2025 to become effective 7 days after publication.

Therese Longe, Mayor

Alex Bingham, City Clerk



MEMORANDUM

Planning Division

DATE: February 12, 2025

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director
Paul A. Wells, Fire Chief
Bruce Johnson, Building Official
Jeff Scaife, Fire Marshal

SUBJECT: Emergency Standby Generators in Single-Family Zoned Districts – PUBLIC HEARING

Home whole-house generators produce large amounts of carbon monoxide (CO); a silent killer that is a colorless, odorless, and toxic gas produced when carbon-containing materials are incompletely combusted. Over the last three years, the Fire Department has responded to more than a dozen CO incidents involving these generators. Typically, the calls originate during heavy storms where power outages occur, causing a strain on the Fire Department response due to multitudes of emergency calls for downed wires, downed trees, and occasionally structure fires. On June 19, 2024 an extremely strong storm came through our area and generated over 300 calls to Birmingham's dispatch center during the first hour. During this period the Fire Department responded to 3 homes with deadly levels of CO from whole house generators.

Additionally, these home generators produce a sizable amount of noise while operating, resulting in citizen complaints that have been filed with the Building Department and the City Commission. There have been 39 generator permits filed with the City through July of this year. The previous year saw over 100. With an unstable electrical grid/infrastructure, permit numbers will likely rise with time due to the increase in powerful storms.

Substantial storm cells have been increasing steadily over the past few years. These storms bring with them numerous occasions where electrical power has been halted by downed power lines or blown transformers. Three years ago the Fire Department and the Building Department began

tracking and investigating home generators that produced CO inside residential homes. Year-to-date both departments have investigated over a dozen homes that were found to have very high levels of CO. These readings ranged from 30 parts per million (ppm) to over 100 ppm with four-gas meters used by responding fire crews. Several times the levels peaked over 100 ppm and fire crews had to don their self-contained breathing apparatus (SCBA) to safely enter the dwelling. The World Health Organization recognizes the following CO levels and exposure times for residential homes:

- 9–10 parts per million (ppm): For no more than 8 hours
- 25–35 ppm: For no more than 1 hour
- 90–100 ppm: For no more than 15 minutes

Some home generators are placed in the side yard approximately 18 inches from the structure and 5 feet from window/door openings. This installation is according to manufacturer recommendations. However, in the environment of Birmingham with tight side yards and buildings within several feet of each other, this is not always proving to be safe. This placement has resulted in a dense concentration of CO where there is limited air movement on the side of the structure allowing the CO to seep into cracks, crevasses, and soffit vents, among other areas. Furthermore, with these units being placed between homes there is an additional concern where home 'A' could be on generator backup, and the neighboring home 'B' does not have a generator and elected to open their windows in the summer months allowing CO to enter into home 'B' through open windows. The Fire Department has responded multiple times to this exact type of incident.

Carbon monoxide has not been the only concern; noise pollution has been a topic of complaint recently received at both the Building Department and City Commission levels. The complaints received almost always involve generators installed in side yards between two houses.

At this time, the Planning Department has worked with the Fire and Building Departments to draft new ordinance language that aims to address the life safety concerns that are detailed above while also being sensitive to other requirements of the Zoning Ordinance. Please see the attached proposed amendments to Article 4, Section 4.03 of the Zoning Ordinance.

Sample Motion Language

I move that the Planning Board recommend APPROVAL to the City Commission the amendments to Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.

Agreement
note side by
side

YMCA

Next

pg 1 Next
Recitals

Senior Services is
recognized as a
federal law

<https://www.usaging.org/olderamericansact>

The OAA currently supports a wide array of
programs and services, including
information and referral, congregate and
home-delivered meals, health and
wellness programs, in-home care,
transportation, elder abuse prevention,
caregiver support and adult day care.

What does physical permanency mean

pg 1 both
Recitals

WHEREAS, the City
embraces the programs and
services provided to its
community by
the YMCA, which has
maintained and operated its
facility in the City for 65

WHEREAS, the City
embraces the services
provided by Next and
desires to foster a
physical permanency for
Next in the City

years; and

pg 1 Next
Recitals

WHEREAS, Next needs to be able to rely upon stabilization and predictability for its finances and physical presence to continue to serve the community's senior population; and

The YMCA

pg 1 both
Recitals

WHEREAS, the Building is intended to be used for community and recreational purposes, as the new permanent ~~home~~ headquarters for Next

WHEREAS, the Building *is intended to be used for community and recreational purposes and pursuant to a lease agreement, as the new permanent ~~home~~ headquarters for Next*

Difference:

YMCA states 'as the new permanent headquarter for Next
Next states 'pursuant to a lease agreement as the new headquarters...

What is permanence and def of headquarters
Sound like primary purpose of the bldg. in Next with a lease and permanent

pg 1
Recitals

and by the YMCA to provide programs and services for the City's residents for their socialization, health and wellness, and to provide health, fitness and recreation programming for people of all ages.

The City also intends that the Young Men's Christian Association of Metropolitan Detroit ("YMCA") operate and manage part of the Building, including a swimming pool, pursuant to an agreement with the City to provide the YMCA's health, fitness and recreation programming for the community.

The YMCA is to manage Part of the Building.... Only in NXT agreement not the YMCA agreement

Is not coverall ALL of the operating costs part of managing the building?

WHEREAS, the City desires the services of the YMCA to operate and manage the Recreational Facility (as defined below) within the Building, and the YMCA desires to operate and manage the Recreation Facility as a YMCA branch facility; and

WHEREAS, pursuant to this Agreement, the City and Next desire to enter into a separate long-term lease agreement to be prepared and executed by the Parties ("Lease") by which Next will lease approximately _____ square feet of space in the Building from the City, and would have the right to use certain shared, flexible space ("Common Areas", defined at paragraph 6 (a), below) in the Building; and

YMCA to operate the Recreational Facility within the Building. Flexible space mentioned but not common area.

Does YMCA manage the schedule of the gym? They should; that is recreation.
There is no reason for NXT to commandeer 1/2 the gym for pickleball (disenfranchises YMCA members) during the day M-F.

As defined below? Possibly 1. Project pg 2

No definition of what the flex or common areas are. No definition of what

Reference to the Exhibit 5 (space plan). However, that plan although not finished, it is unclear what spaces are NOT common areas (kitchen, living room, pool? Which MPRs)

NXT pg 2
Recitals

Not in Y

Residents of member communities that are Next members may also have access to the Building.

Why? Member communities are paying for Senior Services not Senior Programming. Other than during NX 8-5 PM programming hours non-Bham Next members should join the YMCA. This should be only a perk for Bham taxpayers and YMCA members. People who register and pay for specific Y class do not have this access if not a member

1. Project
both

and also serve as the new ~~home~~-headquarters for Next and the YMCA. The fully

Same in NXT

What are the exclusive spaces for Next and YMCA and what are the shared "flex" spaces

integrated design of the Building will include exclusive space for Next, exclusive space for the YMCA, and shared “flex” space available for use by Next, YMCA and the community at large.

What does exclusive use mean? Does that mean after hours students can't use an open conference room to study or tutor when the BPL is full?
Should a community member want to rent an exclusive Next space do they rent from Next, YMCA or City?
Is not 'sharing' space simply scheduling based on programming needs?

1. Project both

Same in YMCA

The Parties will further update and refine this Space Plan as the design process proceeds and will work together to share space to the extent possible while maintaining their own dedicated space to operate successfully

2. Community Use

At a minimum, the YMCA will provide two, two-hour blocks

of time during the YMCA's normal business hours for City residents (members or non-members)..... Such community use shall not unreasonably interfere with the YMCA's Recreation Facility, nor the previously scheduled use of shared space necessary for YMCA's use

A primary intent of this Project is to provide space in the Building and the associated parking lot for community-based activities such as meeting rooms for neighborhood groups or other local club organizations, special events, City-based open house events, an indoor walking track, and public use of the swimming pool, gymnasium and pickle ball courts.

The YMCA manages the recreation facilities for Bham. Why is NXT allowed to control 1/2 of gym where there can't be YMCA member use – is this not an interference of the YMCA mission?

Space Plan Exhibit B reference

Why is there no detail about NXT spaces for community use?

In NX community use the gym and pickleball courts specifically mentioned but not in the YMCA agreement

3. YMCA Use.

The City desires the services of the YMCA to operate and manage the areas designated on the Space Plan for YMCA Next, use (“Recreation Facility”)... YMCA's exclusive primary use of _____ gross square feet of space within the Building, 5,300 square feet of which would be used for a swimming pool and deck area, which may include a separate entrance and/or lobby, and non-exclusive use of the Common Areas in accordance with the provisions of this Agreement.

c. Next Use. The Project will create a permanent home headquarters for which will continue to use its space (including the shared space) to provide a wide range of programs and services to seniors living in the City and member communities. Next will lease approximately _____ gross square feet of Next dedicated and secured Building space, including a separate and exclusive entrance and lobby (“Premises”) and have non-exclusive rights to certain Common Areas in accordance with the Lease which will in

See Shared Space Plan – not refined yet?

Permanent headquarters – legally is this term perpetual and forever?

YMCA described as primary space v permanent headquarters

NXT will have dedicated and secured Building space including a separate and exclusive entrance....
So these spaces can't be used by anyone but NXT? How many sq/ft will be idle in evenings and on weekends?

No one can use this 1,350 Livingroom but NXT?

What does secure space mean?

2.a

Construction Funding; Bond Contingency

Funding; Bond Contingency

Essentially same verbiage

2.b NXT

b. The City and Next will continue to seek additional grant and funding opportunities through various sources, which may include member communities' general fund

Interlocal agreement should be settled before Bond issuance. Currently the only community obligated of significance is Bham property owners
The \$500K 'donation' from NXT represents 1% of the amount of Bond debt to Bham residence only.

payments, prorated membership fee structures, millages and/or increased funding under the

Interlocal Agreement-Joint Services Agreement dated October 26, 2021, however, a new interlocal agreement is anticipated, will relieve the City of additional financial contribution to Next other than providing the Project.

contribution to Next other than providing the Project. Should not a true partner or non-profit tenant NOT be able to operate independently? Is \$1/yr lease equitable to the Bham taxpayers?

How will any interlocal contributions offset the debt of taxpayers? zero

2.b. YMCA
2.c. NXT

b. The YMCA will offer below-market membership rates to City residents, currently contemplated to be an approximate 25% reduction. Membership for City residents will include pool use.

c. Subject to the terms and conditions of this Agreement, Next will continue its below market membership rates to City residents, and increase rates to non-resident members, to help offset some of the resident's projected average annual debt service millage.

Is NXT member rates in questions or subject to the terms of this Agreement?

YMCA membership of course includes the pool. This membership is for all programming at the YMCA. There are some programs which require costs but do not have to member of YMCA

2.c. YMCA
2.d. NXT

c. The YMCA will charge and collect on behalf of the City of Birmingham a facility fee the amount of \$_____.00 for all non-resident members of the YMCA. The YMCA will also collect a flat fee from all non-resident users of YMCA programming, for those programs offered to all persons, not just YMCA members, in an amount of \$_____.00. These fees will be paid and collected until such time as the bond debt is paid in full.

d. Next will charge and collect on behalf of the City of Birmingham a facility fee the amount of \$_____.00 for all City of Birmingham non-resident members of Next. Next will also collect a flat fee from all non-resident users of Next programming, for those programs offered to all persons, not just Next members, in an amount of \$_____.

A facility fee for both Y and NX to non Bham members. Is not this what the reduced membership fee is for (25%)?

Will these facility fees be the same for YMCA and NXT non-Bham members?

A flat fee for all community non-member programs offered for a fee for both members and non-members.

Will these flat fees be equitable?

Where do these fees go? Will this offset any Bond debt to residents?

If a person is a member of the YMCA but do not live in Bham they are required to pay an additional fee in addition to the YMCA member fee? This does not sound like a strong business model for the YMCA Will this deter membership to the YMCA (their bread/butter).

Why do non Bham residents pay a flat fee + facility fee, when being a member of NXT allows full access to the building even when NXT no programming.

Where are the financial models for this? Seems the only benefit is the City coffers not the taxpayers burdened with 20year debt

Who are the "parties"?

3. Both

3. Project Timing and Milestones. The Parties intend to complete each of the following activities in accordance with the following Project schedules:

3. Project Timing and Milestones. The Parties intend to complete each of the following activities in accordance with the following Project schedules:

Where in the timeline is further scrutiny and validation of NXT actual current programming and space utilization needs?

When will a presentation of each 'tenants' contribution be presented?

When will each tenants independent financial viability projected be presented?

The YMCA (with revenues over \$2M) is being placed in a significant precarious position by decreasing wellness

space, reducing Bham membership fees, requiring a facilities fee (which will increase member costs) and asking for an additional flat fee for pay for programs (non-member).

Does the City want YMCA to fund full operations costs or does City want to run the YMCA away?

Exactly what is the financial contribution from NXT? What are they bringing to the table? The \$500K donation is 1% of the bond debt.

The construction bidding does not start until Jan 2026.

If the bond is passed what happens if project aborted?

Why would the City offer this? NX has over \$2M in reserve funds.

See pg 5 above on this document Q (questions). This is insane

NXT "Senior Services" (what the interlocal agreement is for) will carry on without Midvale. These are services provided through Oakland County and through Ageways.

For NXT to receive a free building at zero operating costs to them (only Bham taxpayers) this seems incredibly entitled esp for a small % of the Bham community)

See Notes on this document pg 5

This is insane. Next has had 40 years to increase membership to market rate, fundraise, obtain grants and save. NXT has had 40 years to prepare for financial independence just like every other Nonprofit 501©3.

What was NXTs plan if Midvale burned to the ground? Why are they not financially

10A

3, Timeline

In the event the City is unable to reach agreements with contractors bidding on the design and construction work for the Project on terms acceptable to the City in its sole discretion, the City reserves the right to declare this Agreement null and void.

same

5. Construction
1. NXT

none

d. The City agrees that if the Bond Contingency is satisfied and the City proceeds with construction of the Building, but if the Building is not approved for full occupancy and Next is unable to move into its Premises with the intended use by 05/31/2027, and such delay directly results from the intentional, bad faith conduct of the City, then the City shall cover all reasonable and necessary Next expenses related to the interruption of all Next services and related expenses, which includes but is not limited to all actual expenses incurred moving out of the Next Midvale location and into storage or elsewhere until the Building and Premises is ready for Next occupancy and its intended use (i.e., the Commencement Date of the Lease)., not to exceed Fifteen Thousand Dollars (\$15,000.00).

the City agrees to and shall undertake reasonable efforts to provide Next with alternate, temporary space free of charge suitable to the continuation of Next operations and services until occupancy of its Premises at the Building

City to pay for interruption of NXT services

5.e.
Construction
NXT

nothing

City to provide alternate free space if can't move into Bldg

		is available., commensurate with the Midvale School location.	prepared? Why should taxpayers pay for this?
5.f. Construction none MOU		f. In the event the City is unable or unwilling to proceed with the Project for any reason... the Project will terminate and the Parties will proceed as contemplated under the Memorandum of Understanding Between the City of Birmingham and Next dated May 17, 2023 ("MOU"),....	See notes pg 5 earlier in document See notes pg 5-6 this document.
f City does not move forward with Project; revert to MOU		The dates referenced in the MOU whereby Next may move into the Building and continue its operations shall be revised to such dates as deemed necessary by Next in its sole and exclusive discretion.	
5. Construction d. Village commitment to NXT		Whether Next moves into the existing building at 400 E. Lincoln St., Birmingham, MI 48009 pursuant to the MOU, or Next moves into a newly constructed building at 400 E. Lincoln St., Birmingham, MI 48009, the parties agree the City agrees to and shall allocate all monies raised from the 2023 City of Birmingham Senior Millage consistent with Next's obligations under the MOU and in support of Next's mission of providing ongoing services to the senior community.	The Senior millage is City issues and taxpayer funded. The millage language has nothing to do with the MOU NXT obligations under the MOU is funded by the Interlocal agreement not the Senior millage. There are legal stipulations what these funds can be allocated for
5. Construction d. YMCA	YMCA will be permitted to participate in meetings... review and comment on the final design drawings and specifications for the Recreation... YMCA shall have the right, to review and have meaningful input on any material change orders to approved plans for the Recreation Facility. However, the approval of any such change order shall be at the City's sole discretion.	Nothing	What accommodations or privileges were NXT offered in design, planning, spaces?
Participation in design meetings limited			Why was this even a necessary statement in an agreement? This is the partner offering to fund the entire operations of the building.
			What happens if City approves a final design that places YMCA with less programming space, higher costs to operate, high fees for Y members and they say they can't do from a business standpoint nor for fairness to their members?
5. Construction. e. YMCA FFE	c. The YMCA will be responsible for outfitting the Recreation Facility, with the purchase and installation of equipment, and all other items as provided in Exhibit ___ of this Agreement, and all	nothing	In the NORR report NXT was fully outfitted with FFE (Furniture, Finishes, Equipment) for over \$2M of which art was \$200K. Why is the City treating the YMCA a this way?

extraordinary and unanticipated costs of design, construction and improvements to the Building or Property required to outfit the facility as required by the YMCA.

What is the financial rational for NXT not bringing anything (even FFE) to the table?

5. Construction
J.
3 year lease
when out?

g. In the event the City is unable or unwilling to proceed with the Project for any reason, including without limitation the failure of the Bond Contingency, this Agreement will Agreement dated July 26, 2023, a copy of which is attached hereto as Exhibit

nothing

No attachment of lease agreement

5. Management and Operations
a.i
YMCA
the City can demand programming?)

i. Program development and management for all program activities at the Recreation Facility, unless otherwise agreed by the YMCA, to provide components of youth sports, general recreation, wellness, health care, wellness, etc. in the same manner as at other YMCA facilities from time to time within the physical limitations and opportunities of the Recreation Facility, *and as may be agreed by the Parties or later recommended by the City subject to YMCA approval not to be unreasonably withheld.*

Section 6 on NX agree focused on lease, city's breach of agreement etc

5.d. Lease
NXT
interlocal agreement performance

Next's material obligations include, but are not limited to the performance of Article III/Finances, of the Interlocal Agreement in **Exhibit D**; to maintain, at least, all programming and services offered at the date this Agreement is executed; and a yearly presentation at the time of the financial presentation as required in the Interlocal Agreement, of increased programming, increased services, and increased membership, and the demonstration of efforts to do so; and to demonstrate efforts and satisfactory results regarding fundraising, grant seeking, and efforts to increase funds;

No Exhibit D attached.

Really the Interlocal agreement requires increased programming increase services and increased membership? That's odd

Should not these benchmarks be a need first? Is NX going to force people to join because they are 65?

If NXT defaults does Bham keep the FFE?

Would not a better benchmark be for NXT to become financially self-sustaining without \$1 rent, free overhead etc. just like all other 501(c)3s.

Should Bham taxpayers fund a building for other 501(c)3s such as Birmingham Bloomfield Newcomers Club, Birmingham Youth Assistance, Birmingham Bloomfield Community Coalition, GiGi's playhouse for cognitively impaired young adults like Down Syndrome (they as well as their parents are aging and very vulnerable members of our community)

5. Lease
NXT
\$1/yr

Rent shall commence on the Commencement Date and will equal \$1.00/year throughout the

Very sweet deal at taxpayer expense

		Term. Next will not be responsible for the payment of any of the Operating Expenses	
3. Lease f. NXT		If the YMCA, for any reason, does not proceed with its role in this Project or, in the future, is no longer able or willing to absorb 100% of the Operating Expenses for the Building, Next shall be responsible for payment of the Operating Expenses related exclusively to Next's Premises. For the sake of clarity, in such event Next would not be Areas.	Like the YMCA leaving because there is not enough sq/ft to operate programming or they have lost memberships because Bham City is requiring facility fees and flat fee for programs?
NXT operating expenses of areas IF YMCA out			Or City decides they want more space (mentioned in 6.a.i) " or later recommended by the City subject to YMCA approval not to be unreasonably withheld." This is not the way to treat a partner funding operations – or is this the plan? Next can't operate this facility financially. So who will - yep Adding another head count or 2?
3. Lease g. NXT City Operating Plan		The City is working on an operations plan that would provide public access to the Building for use of the gymnasium, walking track, pickle ball courts, multi-purpose rooms, etc. through the use of a building supervisor/manager	
3. Lease m.p NXT	e. The YMCA will be responsible for outfitting the Recreation Facility, with the purchase and installation of equipment, and all other items as provided in Exhibit	The Lease will include an exhibit defining the parties responsibilities for furnishings, furniture, and equipment in the Building.	Is FFE for NXT not included in the Bond? Not providing any FFE for YMCA (a desk even?)
3. Lease g. YMCA 3 year lease when vacate	g. In the event the City is unable or unwilling to proceed with the Project for any reason, including without limitation the failure of the Bond Contingency, this Agreement will Agreement dated July 26, 2023, a copy of which is attached hereto as Exhibit		Lease agreement not attached The old MOU for NXT should be null and void. The entire landscape changed. The community has spoken about the great desire for the YMCA to stay providing community programming for families, adults, youth and seniors. What happens to the pool and aquatic programs? See YMCA conditions No Exhibit D attached
3. A Management and Operations YMCA	6. Management and Operation. The City hereby engages the YMCA, and the YMCA hereby accepts the engagement, as manager and operator of the Recreation Facility and programs provided at the Recreation Facility and the Property in accordance with the following terms and conditions:	6. Lease d. Next's material obligations include, but are not limited to the performance of Article III/Finances, of the Interlocal Agreement in Exhibit D ;	
3. Management and Operations a. Scope of Service YMCA	vi. Prepare periodic (not less often than annually) operating budgets for the operation and management of the programs and physical improvements, and submit annually <u>operating financial statements to the City</u> , in the same form and content as for	6. Lease. d. Next's material obligations include, but are not limited to the performance of Article III/Finances, of the Interlocal Agreement in Exhibit D ; And a yearly presentation at the time of the financial	No detail on NXT financial presentation; no operating budget etc. Should be same criteria as YMCA. Seems this presentation should be presented to the CC. How can the public review both YMCA and NXT financial operating budget information?

similar presentation as required in the Interlocal Agreement, of increased programming, increased services, and increased membership

YMCA internal review for similar facilities. The YMCA and the City shall meet annually for the specific purpose of reviewing the proposed budget.

Has NXT presented this to CC annually or only to City internal?

Shouldn't NXT requirement for annual financials be detailed in this agreement not a reference to the Interlocal agreement?

What about NXT volunteers and parttime employees?

3. Management and Operations
a. Scope of Service

x. The YMCA will perform all customary background checks on personnel hired, engaged or permitted to perform any services in the Recreation Facility, at the Building or on the Property, and for each such person will provide the City with detailed confirmation of the successful completion and scope of the investigation.

No requirement for NXT

Terms of Breach; failure to perform

Inequitable across the board between terms for YMCA and NXT

20250310 NX/Y concept agreement notes

VII. Unfinished Business

During the schematic design phase of the project and pending a decision to take a bond issue to a vote of the public, it is important for the City to formalize agreements for the occupancy of the new City owned building proposed at 400 E. Lincoln. Prior presentation to CC was January 27, 2025.

A. Resolution to approve in concept the draft Agreement between Next, a 501(c)(3) providing senior services to the residents of Birmingham and surrounding communities, and the City of Birmingham.

AND

To approve in concept the draft Agreement between the YMCA, a 501(c)(3) providing health, wellness and recreational programming to the residents of Birmingham and surrounding communities, and the City of Birmingham.

P3. Please be advised that both the Executive Director of Next and members of the Next Board of Directors have been involved and supportive of the progress of the agreement thus far, however, their formal review of the proposed agreement is anticipated in the coming weeks. Final approval and execution of an agreement will be subject to finalizing all schedule and program details and approval of the Next Board of Directors.

P4. Final approval and execution of an agreement will be subject to finalizing all schedule and program details and approval by the YMCA Board of Directors.

P4. Feedback from Commissioners 1/28/25 on review of draft agreements and public comments:

- Next should contribute an annual amount in some fashion.
- There needs to be increased and more well-defined community use.
- The City should not have any additional costs for staffing the building.
- In Next's contract, 5E, 5F, and 5G need to be better defined and limited.
- As the space utilization is further scrutinized, we may need to look at other community options available for some Next programming such as the Thursday evening lectures
- Several community comments about actual programming hours and space utilization needs based on current programs (does NX have entertainment until 9 PM?)
- Decreasing YMCA Wellness space (without conferring) may impact the ability for YMCA to operate programming that meets the community needs and therefore not financially sustainable.
- Request by CC to look at admin spaces of NXT.
 - Why does NX have 10 office spaces for 2 FTE
 - How many hours per/wk are these spaces used and by whom?
 - NXT has a 55 hr/wk cubical for Facilities Operations as example
- A broad review of *underutilized* spaces in the City area would yield maximizing resources use, community collaboration, decreases duplication of services/programs, is fiscally responsible and environmentally sound.
- Parking will be an issue and should be addressed before SD is

in place. It is understood the site sq/ft available (1.3 acres), the current membership of both YMCA and NXT is known.

- What is NOT known is the attendance for either programs, how many, what time of day, how many cars parked. A traffic study should be completed for both Y and N similar to the Wimbledon parking study. City has the capacity to do this and it has been requested of Ecker.

P5. Both agreements contain all substantive provisions at this time, with some changes required in the agreement, and to the relevant exhibits as both the project schedule and the program are updated over the coming weeks.

Q: it is agreed the current program schedule, esp for Next, is not refined. The architect, City nor owners rep understood how Meals/Wheels operates for the 11 meals delivered daily to Bham residence. This unknown alone gives me pause as to who really understands precisely the Next space needs based on current programming. Programming equals sq/ft. Sq/ft equals costs and efficiency. The YMCA hired a consultant to review program schedule/ hours/ participation to refine the absolute minimum requirements for operations. The added programs/times did not add to the sq/ft while also anticipating YMCA membership growth.

- There is a great amount of idle spaces in the Next programming schedule. When will we get a definitive current program schedule to assist in determining sq/ft requirements of Next?
- Idle space is not efficient ROI, not environmentally sound, not reasonable to then require the YMCA to cover all operations costs, especially when the YMCA's Wellness spaces reduced without consultation.
- How can we approve a Draft Concept agreement if we do not even know the size/cost of this building. These unknowns effect the very bases of the agreements.
- Would like to see program schedule overlayed with number of participants and the sq/ft required for the activity
 - Mellissa did this analysis in October. It has not changed there was significant idle spaces in NXT schedule.
 - A scheduled activity does not equal space utilization and needs

Next Draft Agreement:

Pg 1. WHEREAS, the City embraces the services provided by Next and desires to foster a physical permanency for Next in the City so that Next can continue to serve the growing senior community of the City and its neighbors; and

WHEREAS, Next needs to be able to rely upon stabilization and predictability for its finances and physical presence to continue to serve the community's senior population; and

Q: Yes Next senior services is an asset, but it should not be the responsibility of only Bham property owners to fund a non-profit \$32M (\$46M total) building without ANY financial contribution to the ongoing costs.

- The donated \$500K represents 1% of the amount only Bham property owners will pay for this bond. Not only for modest 4% of the population but also pay for 70% of Next members who do not pay property taxes
- Further, Next is an exclusive organization for seniors only,

whereas the YMCA provides programming for the entire community.

- Next business model is only sustainable IF they have free space, free facility operations and free maintenance.
- Why has Next not increased membership fees to true market pricing. Had they over the last 20 years could have purchased their own facility and then contracted with the municipalities to provide senior services.

Pg 1. WHEREAS, the Building is intended to be used for community and recreational purposes and pursuant to a lease agreement, as the new permanent ~~home~~ headquarters for Next and

Q:

- Municipalities should not be funding a permanent headquarters for any non-city operations most especially a non-profit.
- The contract for Senior Services is the City commitment (not \$48M)
- What happens if Next decides the parking is not enough or to inconvenient and want to leave. What if Next is gifted a building and desire to leave

Pg 2. WHEREAS, the City Commission deems this Project to be a substantial public benefit to the City of Birmingham by offering its residents use of the Building, discounted memberships to Next and the YMCA, and access to available services for Birmingham seniors and residents of all ages. Residents of member communities that are Next members may also have access to the Building.

10A

Q:

- Why would Bham do this? Members of Next are paying for certain programs and services. If they want to use the walking track need to do so during Next hours.
- Are we now also paying for a Community Center for all the other communities who do not pay property taxes in Bham?
- What about a Next membership should allow anyone in 12+ communities to have full access to the building whenever they want – even when Next is no onsite. That is quite a liability for YMCA and City. Only Bham taxpayers should have exclusive use if Not a YMCA member.
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- How much exclusive sq/ft should Next control for \$1/year?
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- What will be the expected ongoing expense for Bham property owners?
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- Next should strive to also be financially solvent and independent. It's a valuable service to a niche cohort but no non-profit exclusively depends on a municipal government to function nor should they.

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- **There is no Exhibit D attached (interlocal agreement)**

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walking track, pickle ball courts, multi-purpose rooms, etc. through the use of a building supervisor/manager

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Bottom Line:

- **Taxpayers were told first it would be a renovation – so we passed a senior bond to support that**
- **Broader community was not aware of what was going on until it was rumored there would not be a pool or a YMCA**
- Families depend on the YMCA for a vast variety of activities. Seniors depend on the YMCA for classes and swimming fitness
- Next has not been transparent about their financial situation nor their current programming. Programming and attendance determine sqft and costs
- Next can't operate this alone without more taxpayer funding for 4% of the population

If the Bond does NOT pass:

- Revert to MOU?
- Next \$1/yr rent?
- No YMCA?
- Who will operate the pool or close it altogether?

- Bham community will lose the YMCA which is the communities place (a wait list for summer camps in February)
- Will Next be able to cover the operations or will this cost property owners more \$\$
- What if Southfield Township community decides they want a senior center? This is viable concern because previously NXT (then BASCC) offered senior services to all 7 municipalities of the BSD then Bhill, BFTship, Troy, Southfield over time operates their own senior services.
- Will the community have any access for sports or meetings?
Will City need to pay for someone to run the facility?
- MANY do NOT feel this is what the broad Bham community wants; land is scarce in Bham; make the best decision for **everyone** in the community and not make them pay more taxes.
- The landscape has changed since the 'behind the scene's MOU was signed. The broader community was not aware of the implications. The Commission has now heard from the community that the YMCA is a extremely valuable resource for all life ages including family programming. To revert to the MOU assault and slap in the face of every Bham property owner which generates 5% incremental property tax dollars compounded annually. This is the 'community' who funds this town.
- The MOU was signed without agreement from the CC. The MOU was crafted and negotiated under a past City administration and a different City Commission and under a very different understanding of the landscape. The City Commission should declare this MOU null and void.

FromClerksOffice- Fw: Community Notes 3.10.25

'Kristy Barrett' via Clerks Office <ClerksOffice@bhamgov.org>

Tue, Mar 11, 2025 at 9:26 AM

Reply-To: Kristy Barrett <kristybarrett1@yahoo.com>

To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>, "clerksoffice@bhamgov.org" <clerksoffice@bhamgov.org>

The attached documents were not intended to be public but rather community questions. We have been encouraged to submit these documents for the record. The document is literally a compelation of a group of citizens trying to understand information the City provides to the CC, where they are required to make decisions in public with minimal time to review a 500 page CC packet.

We will submit it as was sent to select commisioners.

Sent from my iPhone

Begin forwarded message:

From: Kristy Barrett <kristybarrett1@yahoo.com>

Date: March 10, 2025 at 1:23:17 PM EDT

Subject: Fw: Community Notes 3.10.25

There exists a group of community members engaged in this 400 E. Lincoln project, who continue to have serious concerns not addressed. We understand the CC does not have ample time to digest all materials in the CC packet, however this group does have the time and desire to do so since, as property owners, we will pay this bond debt for 20 years.

We hope this Community Notes is helpful in your discussions tonight at the meeting.

Sincerely,
Kristy Barrett

 20250310 NX Y concept agree_ community Notes.pdf
256K

Community Feedback 3.10.25

20250310 NX/Y concept agreement notes

VII. Unfinished Business

During the schematic design phase of the project and pending a decision to take a bond issue to a vote of the public, it is important for the City to formalize agreements for the occupancy of the new City owned building proposed at 400 E. Lincoln. Prior presentation to CC was January 27, 2025.

A. Resolution to approve in concept the draft Agreement between Next, a 501(c)(3) providing senior services to the residents of Birmingham and surrounding communities, and the City of Birmingham.

AND

To approve in concept the draft Agreement between the YMCA, a 501(c)(3) providing health, wellness and recreational programming to the residents of Birmingham and surrounding communities, and the City of Birmingham.

P3. Please be advised that both the Executive Director of Next and members of the Next Board of Directors have been involved and supportive of the progress of the agreement thus far, however, their formal review of the proposed agreement is anticipated in the coming weeks. Final approval and execution of an agreement will be subject to finalizing all schedule and program details and approval of the Next Board of Directors.

P4. Final approval and execution of an agreement will be subject to finalizing all schedule and program details and approval by the YMCA Board of Directors.

P4. Feedback from Commissioners 1/28/25 on review of draft agreements and public comments:

- Next should contribute an annual amount in some fashion.
- There needs to be increased and more well-defined community use.
- The City should not have any additional costs for staffing the building.
- In Next's contract, 5E, 5F, and 5G need to be better defined and limited.
- As the space utilization is further scrutinized, we may need to look at other community options available for some Next programming such as the Thursday evening lectures
- Several community comments about actual programming hours and space utilization needs based on current programs (does NX have entertainment until 9 PM?)
- Decreasing YMCA Wellness space (without conferring) may impact the ability for YMCA to operate programming that meets the community needs and therefore not financially sustainable.
- Request by CC to look at admin spaces of NXT.
 - Why does NX have 10 office spaces for 2 FTE
 - How many hours per/wk are these spaces used and by whom?
 - NXT has a 55 hr/wk cubical for Facilities Operations as example
- A broad review of *underutilized* spaces in the City area would yield maximizing resources use, community collaboration, decreases duplication of services/programs, is fiscally responsible and environmentally sound.

- Parking will be an issue and should be addressed before SD is in place. It is understood the site sq/ft available (1.3 acres), the current membership of both YMCA and NXT is known.
- What is NOT known is the attendance for either programs, how many, what time of day, how many cars parked. A traffic study should be completed for both Y and N, similar to the Wimbledon parking study. City has the capacity to do this and it has been requested of Ecker.

P5. Both agreements contain all substantive provisions at this time, with some changes required in the agreement, and to the relevant exhibits as both the project schedule and the program are updated over the coming weeks.

Q: it is agreed the current program schedule, esp for Next, is not refined. The architect, City nor owners rep understood how Meals/Wheels operates for the 11 meals delivered daily to Bham residence. This unknown alone gives me pause as to who really understands precisely the Next space needs based on current programming. Programming equals sq/ft. Sq/ft equals costs and efficiency. The YMCA hired a consultant to review program schedule/ hours/ participation to refine the absolute minimum requirements for operations. The added programs/times did not add to the sq/ft while also anticipating YMCA membership growth.

- There is a great number of idle spaces in the Next programming schedule. When will we get a definitive current program schedule to assist in determining sq/ft requirements of Next?
- Idle space is not efficient ROI, not environmentally sound, not reasonable to then require the YMCA to cover all operations costs, especially when the YMCA's Wellness spaces reduced without consultation.
- How can we approve a Draft Concept agreement if we do not even know the size/cost of this building. These unknowns effect the very bases of the agreements.
- Would like to see program schedule overlayed with number of participants and the sq/ft required for the activity
 - Mellissa did this analysis in October. It has not changed there was significant idle spaces in NXT schedule.
 - A scheduled activity does not equal space utilization and needs

Next Draft Agreement:

Pg 1. **WHEREAS**, the City embraces the services provided by Next and desires to foster a physical permanency for Next in the City so that Next can continue to serve the growing senior community of the City and its neighbors; and

WHEREAS, Next needs to be able to rely upon stabilization and predictability for its finances and physical presence to continue to serve the community's senior population; and

Q: Yes Next senior services is an asset, but it should not be the responsibility of only Bham property owners to fund a non-profit \$32M (\$46M total) building without ANY financial contribution to the ongoing costs.

- The donated \$500K represents 1% of the amount only Bham property owners will pay for this bond. Not only for modest 4% of the population but also pay for 70% of Next members who do not pay property taxes
- Further, Next is an exclusive organization for seniors only, whereas the YMCA provides programming for the entire community – all ages.

- Next business model is only sustainable IF they have free space, free facility operations and free maintenance. Unless there is an operations bond or NXT changes their business model to be self sufficient financially.
- Why has Next not increased membership fees to true market pricing. State of the art senior centers have social memberships of \$220/yr; that membership is included with a YMCA membership. Had NXT financially planned over the last 20 years could have purchased their own facility and then contracted with the municipalities to provide senior services.

Pg 1. **WHEREAS**, the Building is intended to be used for community and recreational purposes and pursuant to a lease agreement, as the new permanent ~~home~~ headquarters for Next and

Q:

- Municipalities should not be funding a permanent headquarters for any non-city operations most especially a non-profit. A lease agreement of \$1 is concerning
- The contract for Senior Services (Interlocal agreement) is the City's commitment (not \$48M)
- What happens if Next decides the parking is not enough or too inconvenient and wants to leave. What if Next is gifted a building and desires to leave

Pg 2. **WHEREAS**, the City Commission deems this Project to be a substantial public benefit to the City of Birmingham by offering its residents use of the Building, discounted memberships to Next and the YMCA, and access to available services for Birmingham seniors and residents of all ages. Residents of member communities that are Next members may also have access to the Building.

Q:

- Why would Bham do this? Members of Next are paying for certain programs and services. If they want to use the walking track need to do so during Next hours.
- Are we now also paying for a Community Center for all the other communities who do not pay property taxes in Bham?
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- MANY do NOT feel this is what the broad Bham community wants; land is scarce in Bham; make the best decision for **everyone** in the community and not make them pay more taxes.
- The landscape has changed since the 'behind the scene's MOU was signed. The broader community was not aware of the implications. The Commission has now heard from the community that the YMCA is a extremely valuable resource for all life ages including family programming. To revert to the MOU assault and slap in the face of every Bham property owner which generates 5% incremental property tax dollars compounded annually. This is the 'community' who funds this town.

- The MOU was signed without agreement from the CC. The MOU was crafted and negotiated under a past City administration and a different City Commission and under a very different understanding of the landscape. The City Commission should declare this MOU null and void.

Table Comparison of Agreement for NXT and YMCA

Agreement notes side-by-side	YMCA	Next 9	Community Comments Questions or Concerns
Pg 1 Next Recitals		<i>'Senior Services is recognized as a federal law'</i>	Yes for core senior services and the state/county/federal provide funding for these: https://www.usaging.org/olderamericansact The OAA currently supports a wide array of programs and services, including information and referral, congregate and home-delivered meals, health and wellness programs, in-home care, transportation, elder abuse prevention, caregiver support and adult day care.
Pg 1 both Recitals	WHEREAS , the City embraces the programs and services provided to its community by the YMCA, which has maintained and operated its facility in the City for 65 years; and	WHEREAS , the City embraces the services provided by Next and desires to foster a physical permanency for Next in the City	What does physical permanency mean
Pg 1 Next Recitals		WHEREAS , Next needs to be able to rely upon stabilization and predictability for its finances and physical presence to continue to serve the community's senior population; and	YMCA 2024 financials presented 2.24.25: Revenues: \$2,359,208 Expenses: \$2,175,331 Net: \$183,875
Pg 1 both Recitals	WHEREAS , the Building is intended to be used for community and recreational purposes, as the new permanent home headquarters for Next	WHEREAS , the Building <i>is intended to be used for community and recreational purposes</i> and pursuant to a lease agreement, as the new permanent home headquarters for Next	Difference: YMCA states 'as the new permanent headquarter for Next Next states 'pursuant to a lease agreement as the new headquarters... What is permanence and def of headquarters Sound like primary purpose of the bldg. in Next with a lease and permanent
Pg 1 Recitals	and by the YMCA to provide programs and services for the City's residents for their socialization, health and wellness, and to provide	The City also intends that the Young Men's Christian Association of Metropolitan Detroit ("YMCA") operate and	The YMCA is to manage Part of the Building.... Only in NXT agreement not the YMCA agreement

	health, fitness and recreation programming for people of all ages.	<u>manage part</u> of the Building, including a swimming pool, pursuant to an agreement with the City to provide the YMCA's health, fitness and recreation programming for the community.	Is not coverall ALL of the operating costs part of managing the building?
	WHEREAS, the City desires the services of the YMCA to operate and manage the Recreational Facility (as defined below) within the Building, and the YMCA desires to operate and manage the Recreation Facility as a YMCA branch facility; and WHEREAS, the City and Next intend to enter into a long-term lease agreement under which Next will lease approximately _____ square feet of space in the Building from the City, and would have the right to use certain shared, flexible space in the Building; and	WHEREAS, pursuant to this Agreement, the City and Next desire to enter into a separate long-term lease agreement to be prepared and executed by the Parties ("Lease") by which Next will lease approximately _____ square feet of space in the Building from the City, and would have the right to use certain shared, flexible space ("Common Areas", defined at paragraph 6 (a), below) in the Building; and	YMCA to operate the Recreational Facility within the Building. Flexible space mentioned but not common area. Does YMCA manage the schedule of the gym? They should; that is recreation. There is no reason for NXT to commandeer ½ the gym for pickleball (disenfranchises YMCA members) during the day M-F. As defined below? Possibly 1. Project pg 2 No definition of what the flex or common areas are. No definition of what <u>Reference to the Exhibit 5</u> (space plan). However, that plan although not finished, it is unclear what spaces are NOT common areas (kitchen, living room, pool? Which MPRs)
NXT pg 2 Recitals	Not in Y	Residents of member communities that are Next members may also have access to the Building.	Why? Member communities are paying for Senior Services not Senior Programming. Other than during NX 8-5 PM programming hours non-Bham Next members should join the YMCA. This should be only a perk for Bham taxpayers and YMCA members. People who register and pay for specific Y class do not have this access if not a member
1. Project both	and also serve as the new home headquarters for Next and the YMCA. The fully integrated design of the Building will include exclusive space for Next,	Same in NXT	What are the exclusive spaces for Next and YMCA and what are the shared "flex" spaces? What does exclusive use mean? Does that mean after hours students can't use an open conference room to study or tutor when the BPL is full?

	exclusive space for the YMCA, and shared “flex” space available for use by Next, YMCA and the community at large.		Should a community member want to rent an exclusive Next space do they rent from Next, YMCA or City?
1. Project both	Same in YMCA	The Parties will further update and refine this Space Plan as the design process proceeds and will work together to share space to the extent possible while maintaining their own dedicated space to operate successfully	Is not ‘sharing’ space simply scheduling based on programming needs?
b. Community Use	At a minimum, the YMCA will provide two, two-hour blocks _____ of time during the YMCA’s normal business hours for City residents (members or non-members)..... Such community use shall not unreasonably interfere with the YMCA’s Recreation Facility, nor the previously scheduled use of shared space necessary for YMCA’s use	A primary intent of this Project is to provide space in the Building and the associated parking lot for community-based activities such as meeting rooms for neighborhood groups or other local club organizations, special events, City-based open house events, an indoor walking track, and public use of the swimming pool, gymnasium and pickle ball courts.	The YMCA manages the recreation facilities for Bham. Why is NXT allowed to control ½ of gym where there can’t be YMCA member use – is this not an interference of the YMCA mission? Space Plan Exhibit B reference Why is there no detail about NXT spaces for community use? In NX community use the gym and pickleball courts specifically mentioned but not in the YMCA agreement
c. YMCA Use.	The City desires the services of the YMCA to operate and manage the areas designated on the Space Plan for YMCA use (“Recreation Facility”)... YMCA’s exclusive-primary use of _____gross square feet of space within the Building, 5,300 square feet of which would be used for a swimming pool and deck area, which may include a	c. Next Use. The Project will create a permanent- home headquarters for Next, which will continue to use its space (including the shared space) to provide a wide range of programs and services to seniors living in the City and member communities. Next will lease approximately _____ gross square feet of	See Shared Space Plan – not refined yet? Permanent headquarters – legally is this term perpetual and forever? YMCA described as primary space v permanent headquarters NXT will have dedicated and secured Building space including a separate and exclusive entrance.... So these spaces can’t be used by anyone but NXT? How many sq/ft will be idle in evenings and on weekends?

	separate entrance and/or lobby, and non-exclusive use of the Common Areas in accordance with the provisions of this Agreement.	Next dedicated and secured Building space, including a separate and exclusive entrance and lobby ("Premises") and have non-exclusive rights to certain Common Areas in accordance with the Lease which will in	No one can use this 1,350 Livingroom but NXT? What does secure space mean?
2.a	Construction Funding; Bond Contingency	Funding; Bond Contingency	Essentially same verbiage
2.b NXT		b. The City and Next will continue to seek additional grant and funding opportunities through various sources, which may include member communities' general fund payments, prorated membership fee structures, millages and/or increased funding under the Interlocal Agreement-Joint Services Agreement dated October 26, 2021, however, a new interlocal agreement is anticipated, will relieve the City of additional financial contribution to Next other than providing the Project.	Interlocal agreement should be settled before Bond issuance. Currently the only community obligated of significance is Bham property owners The \$500K 'donation' from NXT represents 1% of the amount of Bond debt to Bham residence only. will relieve the City of additional financial contribution to Next other than providing the Project. Should not a true partner or non-profit tenant NOT be able to operate independently? Is \$1/yr lease equitable to the Bham taxpayers? How will any interlocal contributions offset the debt of taxpayers? zero
2.b. YMCA 2.c. NXT	b. The YMCA will offer below-market membership rates to City residents, currently contemplated to be an approximate 25% reduction. Membership for City residents will include pool use.	c. Subject to the terms and conditions of this Agreement, Next will continue its below market membership rates to City residents, and increase rates to non-resident members, to help offset some of the resident's projected average	Is NXT member rates in questions or subject to the terms of this Agreement? YMCA membership of course includes the pool. This membership is for all programming at the YMCA. There are some programs which require costs but do not have to member of YMCA

		annual debt service millage.	
2.c. YMCA 2.d. NXT	c. The YMCA will charge and collect on behalf of the City of Birmingham a facility fee the amount of \$_____.00 for all non-resident members of the YMCA. The YMCA will also collect a flat fee from all non-resident users of YMCA programming, for those programs offered to all persons, not just YMCA members, in an amount of \$_____.00. These fees will be paid and collected until such time as the bond debt is paid in full.	d. Next will charge and collect on behalf of the City of Birmingham a facility fee the amount of \$_____.00 for all City of Birmingham non-resident members of Next. Next will also collect a flat fee from all non-resident users of Next programming, for those programs offered to all persons, not just Next members, in an amount of \$____.	A facility fee for both Y and NX to non Bham members. Is not this what the reduced membership fee is for (25%)? Will these facility fees be the same for YMCA and NXT non-Bham members? A flat fee for all community non-member programs offered for a fee for both members and non-members. Will these flat fees be equitable? Where do these fees go? Will this offset any Bond debt to residents? If a person is a member of the YMCA but do not live in Bham they are required to pay an additional fee in addition to the YMCA member fee? This does not sound like a strong business model for the YMCA Will this deter membership to the YMCA (their bread/butter). Why do non Bham residents pay a flat fee + facility fee, when being a member of NXT allows full access to the building even when NXT no programming. Where are the financial models for this? Seems the only benefit is the City coffers not the taxpayers burdened with 20year debt
3. Both	3. Project Timing and Milestones. The Parties intend to complete each of the following activities in accordance with the following Project schedules:	3. Project Timing and Milestones. The Parties intend to complete each of the following activities in accordance with the following Project schedules:	Who are the “parties”? Where in the timeline is further scrutiny and validation of NXT actual current programming and space utilization needs? When will a presentation of each ‘tenants’ contribution be presented? When will each tenants independent financial viability projected be presented? The YMCA (with revenues over \$2M) is being placed in a significant precarious financial position by decreasing wellness space, reducing Bham membership fees, requiring a facilities fee (which will increase member costs) and asking for an additional flat fee for pay for programs (non-member).

			Does the City want YMCA to fund full operations costs or does City want to run the YMCA away? Exactly what is the financial contribution from NXT? What are they bringing to the table? The \$500K donation is 1% of the bond debt.
3, Timeline	In the event the City is unable to reach agreements with contractors bidding on the design and construction work for the Project on terms acceptable to the City in its sole discretion, the City reserves the right to declare this Agreement null and void.	same	The construction bidding does not start until Jan 2026. If the bond is passed what happens if project aborted?
5. Construction d. NXT City to pay for interruption of NXT services	none	d. The City agrees that if the Bond Contingency is satisfied and the City proceeds with construction of the Building, but if the Building is not approved for full occupancy and Next is unable to move into its Premises with the intended use by 05/31/2027, and such delay directly results from the intentional, bad faith conduct of the City, then the City shall cover all reasonable and necessary Next expenses related to the interruption of all Next services and related expenses, which includes but is not limited to all	Why would the City offer this? NX has over \$2M in reserve funds. See pg 5 above on this document Q (questions). This is insane NXT "Senior Services" (what the interlocal agreement is for) will carry on without Midvale. These are services provided through Oakland County and through Ageways. For NXT to receive a free building at zero operating costs to them (only Bham taxpayers) this seems incredibly entitled esp for a small % of the Bham community)

		actual expenses incurred moving out of the Next Midvale location and into storage or elsewhere until the Building and Premises is ready for Next occupancy and its intended use (i.e., the Commencement Date of the Lease)., not to exceed Fifteen Thousand Dollars (\$15,000.00).	
5.e. Construction NXT City to provide alternate free space if can't move into Bldg	nothing	the City agrees to and shall undertake reasonable efforts to provide Next with alternate, temporary space free of charge suitable to the continuation of Next operations and services until occupancy of its Premises at the Building is available., commensurate with the Midvale School location.	See Notes on this document pg 5 This is insane. Next has had 40 years to increase membership to market rate, fundraise, obtain grants and save. NXT has had 40 years to prepare for financial independence just like every other Nonprofit 501©3. What was NXTs plan if Midvale burned to the ground? Why are they not financially prepared? Why should taxpayers pay for this? See notes pg 5 earlier in document
5.f. Construction MOU If City does not move forward with Project; revert to MOU	none	f. In the event the City is unable or unwilling to proceed with the Project for any reason... the Project will terminate and the Parties will proceed as contemplated under the Memorandum of Understanding Between the City of Birmingham and Next dated May 17, 2023 ("MOU"),.... The dates referenced in the MOU whereby Next may move into the Building and	See notes pg 5-6 this document.

		continue its operations shall be revised to such dates as deemed necessary by Next in its sole and exclusive discretion.	
5. Construction d. Millage commitment to NXT	N/A	Whether Next moves into the existing building at 400 E. Lincoln St., Birmingham, MI 48009 pursuant to the MOU, or Next moves into a newly constructed building at 400 E. Lincoln St., Birmingham, MI 48009, the parties agree the City agrees to and shall allocate all monies raised from the 2023 City of Birmingham Senior Millage consistent with Next's obligations under the MOU and in support of Next's mission of providing ongoing services to the senior community.	The Senior millage is City issues and taxpayer funded. The millage language has nothing to do with the MOU NXT obligations under the MOU is funded by the Interlocal agreement not the Senior millage. There are legal stipulations what these funds can be allocated for
5. Construction d. YMCA Participation in design meetings limited	YMCA will be permitted to participate in meetings... review and comment on the final design drawings and specifications for the Recreation... YMCA shall have the right, to review and have meaningful input on any material change orders to approved plans for the Recreation Facility. However, the approval of any such change order shall be at the City's sole discretion.	Nothing	What accommodations or privileges were NXT offered in design, planning, spaces? Why was this even a necessary statement in an agreement? This is the partner offering to fund the entire operations of the building. What happens if City approves a final design that places YMCA with less programming space, higher costs to operate, high fees for Y members and they say they can't do from a business standpoint nor for fairness to their members?
5. Construction. e. YMCA FFE	e. The YMCA will be responsible for outfitting the Recreation Facility, with the	nothing	In the NORR report NXT was fully outfitted with FFE (Furniture, Finishes, Equipment) for over \$2M of which art was \$200K.

	purchase and installation of equipment, and all other items as provided in Exhibit ___ of this Agreement, and all extraordinary and unanticipated costs of design, construction and improvements to the Building or Property required to outfit the facility as required by the YMCA.		Why is the City treating the YMCA a this way? What is the financial rational for NXT not bringing anything (even FFE) to the table?
5.Construction g. 3 year lease then out?	g. In the event the City is unable or unwilling to proceed with the Project for any reason, including without limitation the failure of the Bond Contingency, this Agreement will Agreement dated July 26, 2023, a copy of which is attached hereto as Exhibit ____.	nothing	No attachment of lease agreement
6.Management and Operations a.i YMCA (the City can demand programming?)	i. Program development and management for all program activities at the Recreation Facility, unless otherwise agreed by the YMCA, to provide components of youth sports, general recreation, wellness, health care, wellness, etc. in the same manner as at other YMCA facilities from time to time within the physical limitations and opportunities of the Recreation Facility, <i>and as may be agreed by the Parties or later recommended by the City subject to YMCA approval not to be unreasonably withheld.</i>	Section 6 on NX agree focused on lease, city's breach of agreement etc	
6.d.Lease NXT		Next's material obligations include, but are not limited	No Exhibit D attached.

Interlocal agreement performance		to the performance of Article III/Finances, of the Interlocal Agreement in Exhibit D ; to maintain, at least, all programming and services offered at the date this Agreement is executed; and a yearly presentation at the time of the financial presentation as required in the Interlocal Agreement, of increased programming, increased services, and increased membership, and the demonstration of efforts to do so; and to demonstrate efforts and satisfactory results regarding fundraising, grant seeking, and efforts to increase funds;	Really the Interlocal agreement requires increased programming increase services and increased membership? That's odd Should not these benchmarks be a need first? Is NX going to force people to join because they are 65? If NXT defaults does Bham keep the FFE? Would not a better benchmark be for NXT to become financially self-sustaining without \$1 rent, free overhead etc. just like all other 501(c)3s. Should Bham taxpayers fund a building for other 501(c)3s such as Birmingham Bloomfield Newcomers Club, Birmingham Youth Assistance, Birmingham Bloomfield Community Coalition, GiGi's playhouse for cognitively impaired young adults like Down Syndrome (they as well as their parents are aging and very vulnerable members of our community)
6. Lease NXT \$1/yr		Rent shall commence on the Commencement Date and will equal \$1.00/year throughout the Term. Next will not be responsible for the payment of any of the Operating Expenses	Very sweet deal at taxpayer expense
6. Lease f. NXT NXT operating expenses of areas IF YMCA out		If the YMCA, for any reason, does not proceed with its role in this Project or, in the future, is no longer able or willing to absorb 100% of the Operating Expenses for the Building, Next shall be responsible for payment of the Operating Expenses	Like the YMCA leaving because there is not enough sq/ft to operate programming or they have lost memberships because Bham City is requiring facility fees and flat fee for programs? Or City decides they want more space (mentioned in 6.a.i) " or later recommended by the City subject to YMCA approval not to be unreasonably withheld." This is not the way to treat a partner funding operations – or is this the plan?

		related exclusively to Next's Premises. For the sake of clarity, in such event Next would not be Areas.	Next can't operate this facility financially. So who will - yep
6. Lease g. NXT City Operating Plan		The City is working on an operations plan that would provide public access to the Building for use of the gymnasium, walking track, pickle ball courts, multi-purpose rooms, etc. through the use of a building supervisor/manager	Adding another head count or 2?
6. Lease m.p. NXT	e. The YMCA will be responsible for outfitting the Recreation Facility, with the purchase and installation of equipment, and all other items as provided in Exhibit ____	The Lease will include an exhibit defining the parties responsibilities for furnishings, furniture, and equipment in the Building.	Is FFE for NXT not included in the Bond? Not providing any FFE for YMCA (a desk even?)
6. Lease g. YMCA 3 year lease then vacate	g. In the event the City is unable or unwilling to proceed with the Project for any reason, including without limitation the failure of the Bond Contingency, this Agreement will Agreement dated July 26, 2023, a copy of which is attached hereto as Exhibit ____.		Lease agreement not attached The old MOU for NXT should be null and void. The entire landscape changed. The community has spoken about the great desire for the YMCA to stay providing community programming for families, adults, youth and seniors. What happens to the pool and aquatic programs?
6. A Management and Operations YMCA	6. Management and Operation. The City hereby engages the YMCA, and the YMCA hereby accepts the engagement, as manager and operator of the Recreation Facility and programs provided at the Recreation Facility and the Property in accordance with the following terms and conditions:	6. Lease d. Next's material obligations include, but are not limited to the performance of Article III/Finances, of the Interlocal Agreement in Exhibit D ;	See YMCA conditions No Exhibit D attached

6. Management and Operations a. Scope of Service YMCA	vi. Prepare periodic (not less often than annually) operating budgets for the operation and management of the programs and physical improvements, and submit annually <u>operating financial statements to the City</u> , in the same form and content as for similar YMCA internal review for similar facilities. The YMCA and the City <u>shall meet annually for the specific purpose of reviewing the proposed budget.</u>	6. Lease. d. Next's material obligations include, but are not limited to the performance of Article III/Finances, of the Interlocal Agreement in Exhibit D; And a yearly presentation at the time of the financial presentation as required in the Interlocal Agreement, of increased programming, increased services, and increased membership	No detail on NXT financial presentation; no operating budget etc. Should be same criteria as YMCA. Seems this presentation should be presented to the CC. How can the public review both YMCA and NXT financial operating budget information? Has NXT presented this to CC annually or only to City internal? Shouldn't NXT requirement for annual financials be detailed in this agreement not a reference to the Interlocal agreement?
6. Management and Operations a. Scope of Service	x. The YMCA will perform all customary background checks on personnel hired, engaged or permitted to perform any services in the Recreation Facility, at the Building or on the Property, and for each such person will provide the City with detailed confirmation of the successful completion and scope of the investigation.	No requirement for NXT	What about NXT volunteers and parttime employees?
Terms of Breach; failure to perform			Inequitable across the board between terms for YMCA and NXT

Birmingham NEXT

Lynn Russell <lynnrussell32@gmail.com>
To: city-commission@bhamgov.org

Sun, Mar 16, 2025 at 3:07 PM

To: The Birmingham City Commission

Thank you for all the effort you have put forth in supporting the needs of seniors. I know you have spent many hours on this cause, and it means a great deal to me as well as the members of Next.

To give you a little background, I have been a resident of Birmingham for 53 years. I raised my children here, and they all (including my grandchildren) went to Birmingham schools. I am most grateful for the positive outcomes that have resulted from the education they obtained.

Also, I had a successful business in downtown Birmingham for fifteen years. In addition, I spent 35 years in residential real estate with two different Birmingham firms.

To get to the point of this letter, I am a proud member of Next. At first I was resistant to going to a "senior center"! I thought it was a boring place for old people. I couldn't have been more wrong. It is a happy, vibrant atmosphere. I have met many kind and interesting friends. They have a numerous variety of activities, trips and educational opportunities to satisfy many of the different ages and interests of the members. The staff is outstanding. They are so kind, friendly and work extremely hard for Next. They always have a warm welcome when you arrive.

I am not only trying to make a case for Next. It truly is a large part of my life as I age. It is a "happy" feeling of belonging to a very positive organization with most members having the same feeling.

We have great hopes that it all comes together for Next, the YMCA and the community of Birmingham.

Thank you again.

Most Sincerely
Lynn

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NEXT Value to the Community

1 message

Donald Brundirks <dbrundirks@yahoo.com>

Thu, Mar 20, 2025 at 9:47 AM

Reply-To: Donald Brundirks <dbrundirks@yahoo.com>

To: "jecker@bhamgov.org" <jecker@bhamgov.org>

Cc: "abingham@bhamgov.org" <abingham@bhamgov.org>, Christine Braun <cbraun@birmingham.k12.mi.us>

The commissioners seem to consider the YMCA and NEXT as interchangeable 501(c)3 organizations. That is nowhere near reality. Each has its own distinct mission statement.

The YMCA is a national organization with many employees. NEXT is a local organization with TWO full time employees.

NEXT provides services to 50+ age neighbors. It can provide those services at a reasonable cost because of significant number of volunteers.

NEXT administers an endowment that provides interest free loans to Birmingham residents for home improvements based on need. The loans are repaid without any accrued interest when the home is eventually sold.

NEXT provides a location for seniors with similar education and experiences to mingle. This is especially important when one loses a spouse after being married for decades.

NEXT has solid leadership and has been a part of the community for many years.

Please respect the role that NEXT provides to the community.

Donald Brundirks
Member of NEXT and Treasurer

Future of NEXT Senior Center

1 message

GILLIAN Catchpole <gica@comcast.net>

Tue, Mar 11, 2025 at 12:36 PM

To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>, "jecker@bhamgov.org" <jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>

Dear Sirs and Madam,.

I am writing in support of Next Senior Center's future and appreciate the interest which you are taking in our proposed move to new premises. I have been a participating member for the past eight years and this senior center is now an important feature of my retirement life.

I value Next's warm atmosphere where I enjoy retirement days meeting people with whom I share many life experiences. I have been a member for the past eight years. At present our community works well as it is all under one roof where there is a wonderful staff to organise us as we enjoy classes, discussion groups, card games and each other. We make new friends at various activities: most important as many of us are now alone in life. Our quality of life is thus enhanced.

Again, many thanks for your continuing support,

Sincerely,

Gillian Catchpole

Message from NEXT member

1 message

Michael Donovan <mdonovan017@gmail.com>

Mon, Mar 17, 2025 at 8:58 PM

To: city-commission@bhamgov.org, "Jecker@bhamgov.org" <Jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>

As members of NEXT, my wife and I wish to thank members of the Birmingham City Commission and the City Staff who have seen the value of the senior center and thank them for their continued support.

We moved to Bingham Farms a few years ago and found NEXT to be one of the area's greatest assets. Now in our eighties, we find the senior center a significant factor in staying informed, active and connected.

A wide variety of programs and presentations provide knowledge about our community, nation and the world, past and present day. Enrichment activities expose us to literature, media and music. At NEXT we can learn artistic and creative skills as well as about new technology and take field trips to concerts, presentations and tours around the community and beyond.

Just as meaningful as all of the above is the support from NEXT staff and other wonderfully caring and supportive members of our center. Seniors have, perhaps, lost a spouse or need support with health, financial or household matters. NEXT staff and members are always willing to share help, suggestions and support. Just talking to a friend means so much. Next provides the forum to have those conversations individually or in discussion groups.

At NEXT we learn through presentations, discussions about the community and services that help families and seniors.

We are thankful that such wonderful activities and personal relationships can be found at one location – NEXT.

Michael and Chizuko Donovan
Bingham Farms

What NEXT means to me

1 message

'Tedi Collier' via City Commission <city-commission@bhamgov.org>

Sat, Mar 15, 2025 at 5:41 PM

Reply-To: Tedi Collier <tedicollier@me.com>

To: city-commission@bhamgov.org

Hello,

I've been a Birmingham resident since 1982 (for 43 years) and have very much enjoyed the Birmingham Senior Center, now called NEXT. It is very important to me to stay active and connected. I especially enjoy the low impact aerobics class, a large popular class which takes place in the gymnasium where we have room to do the exercises and move around the entire gym. Pickleball is also a popular activity in the gym at NEXT. In addition to the fitness classes, there is pottery, basket making, painting and other art and creativity classes. Also important is the separate carpeted lobby with tables, chairs, and sofa where seniors enjoy gathering. Birmingham NEXT is outstanding and is highly regarded because it has so much to offer seniors. It is very important to me and many many seniors who live in Birmingham and the surrounding communities.

Sincerely,
Marion T. Collier
1178 N. Glenhurst
Birmingham, MI 48009

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Next facility

1 message

Menzel Michigan <vmenzel1@hotmail.com>

Sat, Mar 8, 2025 at 1:27 PM

To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>

Cc: "Jecker@bhamgov.org" <Jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>

Dear City of Birmingham officials:

Have you ever been left, lost friends/family, and seem lost?

Have you ever become invisible?

As you face more birthdays that can happen.

Birmingham needs seniors to have 1 place to call home. We need our own space to see our friends, enjoy them as they take a sewing, a painting class, playing cards, etc. all under one safe roof. (We need plenty of parking spaces and handicap spaces that are free and close to the center).

I left Florida to live in Birmingham to be closer to my children but unfortunately, they were sent to California 1 yr after I arrived. With Next I found friends and a purpose for these further advancing years, and I hope you, too, will see the value for our city, for us, the seniors of Birmingham, but also for those surrounding communities that also love and join Next.

Next is a warm welcoming place where seniors can find like-minded people that share the same experiences creating a strong sense of community and identity. It is also crucial for engagement and preventing feelings of loneliness. Next enhances the quality of life for older adults with their leadership, staff, variety of programs/events, etc.

Thank you to the Birmingham City Commission and City Staff who have worked to accommodate the growing needs of seniors!

Best,
V. Menzel

NEXT

2 messages

LYNN DOELLE <lynndoelle@att.net>
To: city-commission@bhamgov.org

Tue, Mar 18, 2025 at 10:18 PM

TO: Birmingham Commissioners

I have been a tax paying resident in Birmingham since 1998, and consider it to be a wonderful community. But for Birmingham to be a strong community, it needs to provide its senior residents with a sense of belonging and a suitable support network. Our current NEXT has been meeting that need. I am concerned that the support seniors need may be diluted as we move into the a multi use building or "community center".

In 2014 my husband of 45 years, went on his regular jog through the Midvale neighborhood. I heard a siren and got a call from a neighbor one street away telling me that the siren was for my husband. Six days later I had to disconnect him from life support. I quickly became a sixty-six year old widow. My life was turned upside down! Why am I telling you this? Well, NEXT quickly became my saving grace. I made a promise to myself that I would leave my house every day in an attempt to be around other people. That is when NEXT came into my life. It allowed me to keep that promise to myself, and to eventually heal. Not only did I leave my house daily, but I found a welcoming community of seniors who understood. Their exercise classes, educational programs, wellness classes, art, music, yoga, and new friendships allowed me to reshape my life. Next is not just a place, for many it is a lifeline !

Please think of the special needs of a senior community as you make your decisions. We need & deserve a "SENIOR CENTER"!

Thank you for your consideration.

Lynn Doelle

Sent from my iPad

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Therese Longe <tlonge@bhamgov.org>

To: Jana Ecker <Jecker@bhamgov.org>, Alex Bingham <abingham@bhamgov.org>

Wed, Mar 19, 2025 at 7:53 AM

[Quoted text hidden]

What NEXT means to me:

NEXT staff, organization and ambiance have given me opportunities to have and maintain a healthy meaningful senior life beyond expectations. Weekly I look forward to physical fitness, brain health and supportive social supportive friendships . At age 85 my physician's advice:

"do not change a thing"!

Eleanor Gause

Next Senior Center

1 message

Bea Muller <rozsub@gmail.com>

Wed, Mar 19, 2025 at 10:38 AM

To: city-commission@bhamgov.org, jecker@bhamgov.org, abingham@bhamgov.org

Dear City of Birmingham:

I am a resident and a member of Next and the YMCA with some questions.

Wasn't the senior center for Birmingham supposed to be a bldg. all by itself where the YMCA is currently located? Why are the seniors of Birmingham being pushed into a shared location – was that what we were promised?

On any day at the YMCA between 9-1 you cannot get a parking space, their space is small, and offers no green spaces. How can Next and the YMCA exist in one bldg. while servicing both populations with welcoming, bright, clean spaces?

If we were at the Community House, which is lovely, where would we park, that is free and not have to walk a block? Could Next members have parking spaces in the municipal lot in front of the Community House? That would be better than being overcrowded at the YMCA?

Please do not put us in dry-walled rooms with no access to windows, please do not put us in a location where we have to fight to get a parking space, please do not take away the green spaces, please do not take away the joy we have now and then our membership drops.

Have any of you or the architect visited the Next location on Midvale? If you have, you will have noticed the ceiling to floor windows in each room, the green spaces outside for our flower garden, and workout areas, and our two large parking lots. Along with the staff, people, the physical space and location is AMAZING.

Senior's have experienced a lot and at this time in our lives we need a place to call our own We deserve an amazing space to spend our last chapter!

"The quality of a society is also judged by how it treats elderly people and by the place it gives them in community life," attributed to Pope Francis



Alex Bingham <abingham@bhamgov.org>

Comments regarding Next

1 message

DONALD RIHA <dfriha@comcast.net>

Mon, Mar 10, 2025 at 3:10 PM

To: "city-commission@bhamgov.org" <city-commission@bhamgov.org>, "jecker@bhamgov.org" <jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>

3/10/2025

I have watched the evolving Next project from being a new location, to a shared facility with a temporary "Y, to the city building the "Y", to a community center. Now the rumor that the Next facilities should be scattered to different locations to lower the cost.

Next is successful because it provides a space for seniors to congregate and provide opportunities for interaction with others, learning, socialization and the knowledge that this is a place they can call their own and be comfortable in. I have no objection to a community center but Next activities need to remain together and have a separation from other more intense community activities to maintain the quality of the Next experience.

Don Riha
(long time member of Next)

Next Members Letters to the Commission

1 message

Kathleen Tillson <KTillson@birmingham.k12.mi.us>
To: Jana Ecker <jecker@bhamgov.org>
Cc: "abingham@bhamgov.org" <abingham@bhamgov.org>

Tue, Mar 18, 2025 at 11:38 AM

Hi,

Attached, are two letters for the City Commissioners.

Thank you.

Kathleen

Kathleen Tillson

Office Supervisor

Next

[2121 Midvale](#)

[Birmingham, MI 48009](#)

248-203-5270

www.BirminghamNext.org



Letters to the City of Birmingham.pdf
1167K

To: Birmingham City Manager Jana Ecker, Birmingham City Clerk Alex Bingham and all City and all City Commissioners.

My name is Phyllis Salter and I will be 80 years old this May. I have been a member of Next for approximately 7 years. As friends, neighbors, and relatives have passed away or lost ability in various ways, while I have been able to continue participating in all my activities.

A few years ago I found a meeting of current events, my favorite interest, at another venue. The leader, a man and I were the only ones there! Someone suggested I try Next but I didn't follow through immediately as I figured it would be the same.

I took the suggestion later. My first Current Events meeting at Next consisted of a very few women and men, all friendly and knowledgeable. I didn't want to leave. It's been like that ever since. I've heard many in the group state that these are the highlights of their weeks, and more. We are now approaching, if not already reached, 30 people squeezing into seats.

As time went by at Next, I have been able to hear talks covering unending topics, all professional and interesting. More, but not all listed here are, other activities are available, such as: classes and meetings relating to health; yoga; varied exercises; knitting; crafts, all with professionals; games in the gym including pickle-ball, tennis, trivia; cards and chess too many to list. Many of these card and chess games take place in the lobby and rooms due to space. "Next" also provides trips, transportation to appointments, women's and men's conversation meetings.

All these events are located in one owned building with parking on both sides. Member parking is free. Many members ride together and therefore additional needed stops are more difficult and more likely to offer rides. Also, parking structures or land parking with meters keeps many away due distance, cost, and safety, especially for seniors. I experience this from my city.

"Next" has been able to have something for everyone. Members do not have to be over 50. The majority appears to be over 60 to 90 old. We have had members nearing and over 100, all contributing to our knowledge.

We are very fortunate to enjoy the socialization opportunities at Next, often like a family atmosphere, much offered by the main lobby area and activities. We have made close friends that we would have never known. Membership continues to grows due to what "Next" provides.

Thank you for your time.

Phyllis Salter

From: martensfj@yahoo.com
Subject: Next YMCA
Date: Mar 12, 2025 at 8:51:31PM
To: martensfj@yahoo.com

I am at NEXT five days a week. Most days I do two or three programs every day.

I could never do that if we were in different locations.

This older generation is, I think, very different from last ones as many of us do not have our children living near us. The friendships we've made, the help we have offered each other is so important in keeping us healthy, vibrant, happy and informed.

Imagine yourself or your parents living far away from your closest relatives and losing friends you've relied on for 30 to maybe 70 years. You have to replace that...I hope you can put yourself in that position.

Also, selfishly, Birmingham should think about how much Birmingham benefits from having seniors in their city.

The fact that seniors eat out often, usually shop and do makeup, etc. at places we build connections with....and I think, most of us have enough funds to be able to support local businesses.

I hope you make our new facility as wonderful as this one...and, of course, even better, as we are often short of room for all we do at NEXT.

NEXT SENIOR CENTER

1 message

'Haim Schlick' via City Commission <city-commission@bhamgov.org>

Wed, Mar 12, 2025 at 1:51 PM

Reply-To: Haim Schlick <HaimSchlick2002@yahoo.com>

To: city-commission@bhamgov.org

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Haim Schlick

HaimSchlick2002@yahoo.com

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Dear City Commissioner.docx

15K

Dear City Commissioner:

Seniors today live longer and their proportion of the total population is increasing every year. However, it appears that services for them are diminishing in our Community.

After several years of hard work as a construction Civil Engineer, working overseas for the U.S. Corps of Engineers and locally with Construction Companies (I was the Construction Manager for the 555 Woodward Complex), Self-Employment, and

Ten years in government work, I retired in 2008 during the recession. Since then, I continued to volunteer for over Ten years with the AARP TaxAide program and as a Counselor for MMAP (Medicare).

But the most I enjoyed was keeping my body and brain fit, by playing pickleball, volleyball, swimming in pools, walking, going to instructive lectures on current local and world issues, as well as health issues, and socializing with other seniors at NEXT SENIOR CENTER (previously BASC).

After the passing of my dear wife, 5 years ago, these activities became more important in my life from a practical and mental aspect.

I don't know what I would do without the facilities and services I enjoy through NEXT.

I wonder what YOU would do if you were 93 years old like me without NEXT.

I understand that there are plans to build a new facility on the site of the existing YMCA, and that these plans need financing.

All around our Community, are Cities that have built Community Centers that encompass the services for Seniors, although our Community does not have one yet.

Everybody in our Community will need those services for Seniors, including YOU, more and more, as years go by, and an investment today for SENIORS will be worth a lot more in later years, even if ALL of US have to chip in a little NOW (\$212/yr) to finance this project.

Your decisions TODAY on this project will benefit for long years, both the Community as a whole, and the growing population of Seniors within this Community.

THANK YOU

Cc: City Manager/City Clerk/ Chris Braun

The future of Birmingham Hext

1 message

joan swain <joanswain805@gmail.com>

Thu, Mar 13, 2025 at 10:14 AM

To: city-commission@bhamgov.org

Cc: Jecker@bhamgov.org, abingham@bhamgov.org

Hello Birmingham leaders, I attended a meeting on the future of Next a couple nights ago, and want to briefly share how important that facility has been for me.

For the past several years, Next has been a great place to learn about a variety of topics - from history to travel to health to music plus the variety of activities for physical and artistic endeavors. As each month approaches, I know I'll be @ Next every week for something that enhances my life.

As a result, I urge your support for Next's required move, acknowledging that either you or someone you care about may be a member of Next in the years to come.

Thank you for your consideration, Joan Swain

New Construction/Next

1 message

Sherry Tattrie <sherry@sherrytattrieinteriors.com>

Wed, Mar 12, 2025 at 7:50 PM

To: city-commission@bhamgov.org

Cc: "Jecker@bhamgov.org" <Jecker@bhamgov.org>, "abingham@bhamgov.org" <abingham@bhamgov.org>

I have been a resident of Birmingham for the last 12 years. I am previously from the Rochester area. I have been very fortunate to have had the opportunity to be a member and participate in many of the offerings that Next provides. I am at Next almost every week. As I compare it to the facility that Rochester provides for its seniors it is wonderful, but I could never figure out why such an affluent community did not have anything to compare to the OPC in Rochester. It is my hope that you will allocate funds and support the new proposal for the Senior Center/Community Center in Birmingham. I feel certain it will be appreciated and utilized by the would community.

Sincerely,

Sherry Tattrie

--

Sherry Tattrie ASID
Interior Designer
949 554 9230

Letter to the City Commissioners

1 message

Kathleen Tillson <KTillson@birmingham.k12.mi.us>

Mon, Mar 17, 2025 at 6:53 PM

To: "jecker@bhamgov.org" <jecker@bhamgov.org>

Cc: "abingham@bhamgov.org" <abingham@bhamgov.org>, Christine Braun <CBraun@birmingham.k12.mi.us>

Birmingham City Commissioners and City Manager,

Attached, are a few short remembrance from members and some popular comments that we, as staff hear from our members.

Thank you, for all the time and effort that everyone has put into the new building to accommodate the growing needs of seniors.

Best,

Kathleen

Kathleen Tillson

Office Supervisor

Next

[2121 Midvale](#)

[Birmingham, MI 48009](#)

248-203-5270

www.BirminghamNext.org



Letter to Birmingham City Commissioners.docx
22K

City of Birmingham
Attention City Commission
151 Martin Street
P.O. Box 3001
Birmingham, MI 48009

March 16, 2025

Dear City Commissioners,

I am excited about the Lincoln project and the opportunities the new building will bring for Next, the Y and the community. The dedication and time that the Commission and Birmingham Staff have devoted to this project is appreciated.

I have had the pleasure of working at Next for the last 13+ years and, over this time, I have heard from many of the members how Next has provided them a place to be themselves, learn and explore new experiences, provide comfort and been there when they needed support or just a listening ear.

Below are a few of the many rich memories I have from Next members on how Next has been there for them.

- One of the first times I personally experienced the impact of Next providing much more than just the fundamentals of an organization to our members was when one of our van drivers was picking up a rider from Woodward Hills. Our member was visiting her husband, who was there for rehab, and he was struggling that day, and on the ride home our member was having a tough time. The van driver recognized the situation and pulled the van over, he asked the rider if she would like to take a moment and pray. The van driver, who was also a Pastor at his church, saw the hurt the rider was experiencing and he reached out, and provided the extra care and comfort, the individual needed. Shortly after our member got home, she called the office to let us know how much his kindness meant to her and helped her through a rough afternoon. This is when I realized I was working at a special place.
- Recently, I stopped by one of the tables in our lobby where two members were playing the title game Rummikub, and heard from one of the players how she and her sister would play Rummikub every day, while enjoying a glass of Baileys Irish Cream. She now plays at Next, (since her sister passed away just less than a year ago) whenever she can, with one of her Euchre playing friends when they do not have enough players for Euchre.
- One of our newest members was sharing with us that her husband passed away unexpectedly late last year and just this week she came over to Next to try Tai Chi. This being one of her first ventures out of the house since her husband had passed away, she was apprehensive and not very sure of herself. The beauty of this story was that while she was in class, she met another member who had also recently lost her husband, and they were able to talk after class, providing each other with some comfort and support.

Below, you will find just a few of the many comments/feedback we as a staff hear regularly from our members as they stop into one of the Next offices. Admiration and respect between the staff and Next members flow both ways. It is quite a special place to be a part of.

- Next is their second home.
- Loved today's program.
- Thanks for helping me with my car problems.
- Appreciate you calling my family to help me.
- Hearing that our members enjoy not having to exercise with the twenty/thirty-year olds.
- Participate in an art class for the relaxed environment and camaraderie of the others who are taking the class.
- Staff checking up on a member(s) who has been away for a while or seeing how a member(s) is doing after a fall or surgery. These members genuinely appreciate someone reaching out to see how they are doing, especially those who live alone or their family is not in the immediate area.

Next is a kaleidoscope of people, interests, economic status, desires, abilities, and backgrounds, all coming together under one roof, which creates a rich environment providing multiply opportunities for everyone to explore, grow, enrich their lives, and create new friends by staying active and connecting with each other.

With your help, Next is looking forward to continuing to expand and enhance our current programs and activities, along with our support service offerings in our new location at 400 Lincoln.

Thank you.

Sincerely,
Kathleen Tillson

Park and Rec remarks from a resident

1 message

'Diane Smith' via City Commission <city-commission@bhamgov.org>

Wed, Mar 12, 2025 at 11:38 AM

Reply-To: Diane Smith <dianesmith5912@yahoo.com>

To: city-commission@bhamgov.org

Please make this part of Public record and include this into the future agenda for the city commission.

Diane Smith
dianesmith5912@yahoo.com
Art Recovery by Designs LLC
248-330-8532

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Park and Recreation Board.docx

15K

Park and Recreation Board

I am a Torry resident, and our neighborhood was promised improvement to Kenning park in 2023 with Grant Money for Parks. Nothing has been improved in Kenning Park. They maintain the park to the bare minimum.

Residents with children, dogs, strollers, and bikes have to either walk along Eton a VERY busy street, or Baha over the mud to get to the park. Even when they get to the park there is mud all along the play area. Bench have been put around the park some right in the middle of the mud.

Now 2025 the city is all excited to get to Improve and spend LOTS of money on BOOTH PARK.

In my opinion the Torry Neighborhood is yet again treated like last class citizens. Most of the Birmingham parks are considerably better maintained and more Money is thrown at them, compared to Kenning park, it seems the park is always last on the list.

The Torry Neighborhood is the ONLY PARK for this area and the park is Heavily used.

I am getting tired of the Birmingham attitude of lots of Bling in the City Proper but east of Woodward....not so much. I am asking again that Our park be maintained to the other park standards, and before more money is spent on really nice parks, Kenning gets its fair share of the expenditures. The City Spent Lots of Money on the Baseball fields, that is a benefit, but to a small amount of residents and non residents. Kenning Park is right next to the improved fields. Every one would benefit from the park being properly maintained and a few improvements added.

Residents need to be able to access the park, without having to ride over mud and wet grass

The Trees need to be maintained and trimmed

The water and flooding issue need to be looked at

New Mulch in the play area and mulch on all the Mud surrounding the play area

I do not think this is a lot to ask.

Diane Roach Smith

Fix the Roads Please

1 message

'Diane Smith' via City Commission <city-commission@bhamgov.org>

Wed, Mar 12, 2025 at 11:34 AM

Reply-To: Diane Smith <dianesmith5912@yahoo.com>

To: city-commission@bhamgov.org

Please make this note a part of the public Record and put the information towards the an agenda package soon.

Diane Smith
dianesmith5912@yahoo.com
Art Recovery by Designs LLC
248-330-8532

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Roads and no funds.docx

15K

Roads and no funds.

I watched part of the last meeting Monday March 10th, and I have been trying to read and keep up with what is going on in the city.

I am appalled that upon listening to the powers to be that really we do not have money to fix the Roads.

But the City has money for consulting several hundred thousand for the Y and the Next situation. They are proposing a Huge expenditure to raise and build another monument another Huge Commercial structure. As I understand the % of Birmingham Residents that participates in Next is 4%. So rather than take some of the consulting fees the architecture fees for this Proposed Monument that most of the residents do not use, please take the funds and FIX THE ROADS. The funds are Tax Payer Resident money not a piggy bank for special projects in the City.

Secondly, when sewers fail for private residents they are on the hook for the repair of the side walk and the street. The city does a TERRIBLE JOB of these repairs in the TORRY AREA. They are collecting yet more money from the residents but it is not used properly, the minimum we can expect is a smooth sidewalk and road where the repairs occurred. I do not think this a big ask from the residents.

The city supposedly collects money from the Big Foot developers to cut out the street and repair the street after the big foot hook up to the water and sewer. How is that money spent because again the repairs for the most part are very poorly executed. How much money does the city collect from the developers and where is it spent?

Please look Seriously at your expenditure's and fix the roads. Tax payers deserve a strong infrastructure in the City, not all the bling and build.



NOTICE OF INTENTION TO APPOINT TO THE BOARD OF BUILDING TRADES APPEALS

At the regular meeting on Monday, May 19, 2025 the Birmingham City Commission intends to appoint the following positions to the Board of Building Trades Appeals:

- An electrical contractor to serve a three-year term expiring May 23, 2028
- An architect to serve a three-year term expiring May 23, 2028
- A builder to serve the remainder of a three-year term expiring May 23, 2027
- A builder or engineer to serve the remainder of a three-year term expiring May 23, 2027

Interested citizens may submit an application available at the City Clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's office on or before noon on Wednesday, May 14, 2025. These documents will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on appointments.

Board Duties

The Board of Building Trades Appeals hears and grants or denies requests for variances from strict application of the provisions of the Michigan Building, Residential, Mechanical and Plumbing Codes and the National Electrical Code. The Board of Building Trades Appeals will decide on matters pertaining to specific code requirements related to the construction or materials to be used in the erection, alteration or repair of a building or structure.

Criteria/Qualifications of Open Position	Date Applications Due (by noon)	Date of Interview
The majority of members must be Birmingham residents and registered electors. Applicants shall be qualified by experience or training in fields such as architecture, engineering, mechanical engineering, building, electrical, plumbing, heating or refrigeration.	5/14/2025	5/19/2025

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.



NOTICE OF INTENTION TO APPOINT TO THE BROWNFIELD REDEVELOPMENT AUTHORITY

At the regular meeting on Monday, May 19, 2025 the Birmingham City Commission intends to appoint the following positions to the Brownfield Redevelopment Authority:

- Two regular members to serve three-year terms to expire May 23, 2028
- One regular member to serve the remainder of a three-year term to expire May 23, 2027
- One regular member to serve the remainder of a three-year term to expire May 23, 2026

Interested citizens may submit an application available at the City Clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's office on or before noon on Wednesday, May 14, 2025. These documents will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on appointments.

Board Duties

The Brownfield Redevelopment Authority shall have the powers and duties to the full extent as provided by and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. Among other matters, in the exercise of its powers, the Board may prepare Brownfield plans pursuant to Section 13 of the Act and submit the plans to the City Commission for consideration pursuant to Section 13 and 14 of the Act.

Members shall be appointed by the Mayor, subject to approval by the City Commission.

Criteria/Qualifications of Open Position	Date Applications Due (by noon)	Date of Interview
Members shall, in so far as possible, be residents of the City of Birmingham.	5/14/2025	5/19/2025

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.



**NOTICE OF INTENTION TO INTERVIEW
FOR APPOINTMENT TO THE
BIRMINGHAM SHOPPING DISTRICT BOARD**

At the regular meeting of Monday April 21, 2025 the City Manager will appoint with the concurrence of the Birmingham City Commission two members to the Birmingham Shopping District Board. One member as a district resident to serve the remainder of a four-year term to expire November 16, 2028 and one member as a business representative with interest in property located in the district to serve the remainder of a four-year term to expire November 16, 2025.

Interested citizens may submit an application available at the City Clerk's Office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's Office on or before noon on Wednesday, April 16, 2025. These documents will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may vote on appointments.

Board Duties

The goal of the Shopping District Board shall be to promote economic activity in the principal shopping districts of the city by undertakings including, but not limited to, conducting market research and public relations campaigns, developing, coordinating and conducting retail and institutional promotions, and sponsoring special events and related activities (Section 82-97(a)).

The Shopping District Board may expend funds it determines reasonably necessary to achieve its goal, within the limits of those monies made available to it by the City Commission from the financing methods specified in this article. (Section 82-97(b)).

The Shopping District Board shall consist of 12 members. One member shall be the City Manager, one shall be a resident of an area designated as a principal shopping district, and one shall be a resident of an adjacent residential area. A majority of the members shall be nominees of individual businesses located within a principal shopping district who have an interest in property located in the district. The remaining members shall be representatives of businesses located in the district (Section 82-92(a)).

The ordinance states that the City Manager will make the appointment with the concurrence of the City Commission (Section 82-92(b)).

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.



Criteria/Qualifications of Open Position	Date Applications Due (by noon)	Date of Interview
The Board shall consist of 12 members as follows: a) City Manager. b) Resident from an area designated as a principal shopping district. c) Resident from an adjacent residential area. d) A majority of the members shall be nominees of individual businesses located within a principal shopping district who have an interest in property located in the district. e) The remaining members shall be representatives of businesses located in the district.	4/16/2025	4/21/2025

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.



MEMORANDUM

Planning Department

DATE: March 19, 2025

TO: Jana L. Ecker, City Manager

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Planning Department Annual Report – 2024-2025

INTRODUCTION:

The Birmingham Code of Ordinances requires that the Planning Department provide to the City Manager a tentative outline of the programs of its Planning Board, Design Review Board, and Historic District Commission for the ensuing year. Over time, these outlines have evolved into a comprehensive Planning Department Annual Report that includes an outline of the Planning Department team and a breakdown of the Boards/Commissions it staffs and their respective accomplishments and goals.

BACKGROUND:

The City Commission reviewed a Planning Department Annual Report for 2023-2024 on March 27, 2024 ([Agenda](#) – [Minutes](#)). The City Commission did not provide any comments at that time.

At this time, the Planning Department has prepared its annual report for 2024-2025.

LEGAL REVIEW:

The City Attorney has reviewed this memorandum and its attachments and has no concerns.

FISCAL IMPACT:

There are no fiscal impacts for this agenda item.

SUSTAINABILITY:

Not applicable.

PUBLIC COMMUNICATIONS:

There are no required public communications as a part of this agenda item.

SUMMARY:

The Planning Department requests that the City Commission review the 2024-2025 Planning Department Annual Report and provide the Planning Department with any necessary feedback.

ATTACHMENTS:

The following document is attached for your review:

- Planning Department Annual Report – 2024-2025

BIRMINGHAM PLANNING DEPARTMENT ANNUAL REPORT 2024 – 2025



PLANNING DEPARTMENT STAFF



Nicholas Dupuis, AICP - Planning Director



Leah Blizinski, AICP - City Planner



Summer Aldred - City Planner



Ed Rickets - Administrative Assistant

Community Development

Planning Department

Building Department

Engineering Department



Laura Eichenhorn - Transcriptionist

Planning Department Boards & Commissions

As a regular function of Planning Department activities, the Planning Department is required to provide regular staff support to the following public bodies:

	Principal Staff Liaison	Information
City Commission	Dupuis	Roster/About
Planning Board	Dupuis	Roster/About
Historic District Commission	Dupuis	Roster/About
Design Review Board	Dupuis	Roster/About
Multi-Modal Transportation Board	Blizinski	Roster/About
Public Arts Board	Aldred	Roster/About
Historic District Study Committee	Dupuis	Roster/About
Wayfinding and Gateway Signage Committee	Dupuis	Roster/About
Environmental Sustainability Committee	Aldred	Roster/About
Triangle District Corridor Improvement Authority	Dupuis	Roster/About
Board of Zoning Appeals	All	Roster/About
Brownfield Redevelopment Authority	Aldred	Roster/About
Parks and Recreation Board	Blizinski	Roster/About

Additional Planning Department Board & Commission Activity

In addition to providing regular staff support to the boards and commissions listed above, the Planning Department has also provided support to the following:

	Principal Staff Liaison	Information
Advisory Parking Committee	-	Roster/About
Birmingham Shopping District Board	-	Roster/About
Museum Board	-	Roster/About



PLANNING BOARD, HISTORIC DISTRICT COMMISSION, & DESIGN REVIEW BOARD

Each year, the City Commission asks the Planning Department to prepare a report outlining board and commission activities from the previous year. This report covers the year beginning **April 1, 2024 and ending March 31, 2025**. In preparing the report, the Planning Board, the Historic District Commission, and the Design Review Board have the chance to review their goals and objectives for the upcoming year.*

The report is separated into two distinct parts: (1) **Accomplishments** and (2) **Goals**.

The **Accomplishments** section cites in narrative form the activities conducted by each board. This narrative will include a list of public hearings, studies and other reviews. The Planning Department has included Multi-Modal Transportation Board and Public Arts Board accomplishments in this section to satisfy the reporting requirements of their respective enabling ordinances or as requested by the City Commission.

The **Goals** section lists the items from the 2025 Action Lists for the Planning Board, Historic District Commission, and Design Review Board. Action Lists are used to organize and track progress on each group's goals. From this list, each board, as well as the City Commission, has the opportunity to evaluate their goals and objectives, and make any needed amendments.

EXECUTIVE SUMMARY – REVIEW TOTALS

	Site Plans	Design Review	Rezoning/Ord.	Other
Planning Board	11	12	3	14
Historic District Commission	-	2	1	4
Design Review Board	-	3	1	1

*Birmingham Code of Ordinance References

- [*Chapter 82 \(Planning\), Article II. – Planning Board, Sec. 82-33. – Duties.*](#)
- [*Chapter 82 \(Planning\), Article V. – Design Review Board, Sec. 82-105. – Duties.*](#)
- [*Chapter 127 \(Historic Districts\), Sec. 127-7. Historic District Commission meetings, recordkeeping and rules of procedure.*](#)

SECTION ONE: ACCOMPLISHMENTS

PLANNING BOARD (PB) ([*Chapter 82, Article II.*](#))

The Planning Board, which meets the second and fourth Wednesdays of each month, sets aside their first meeting of the month for discussion or study items and their second meeting of the month for development reviews. The Planning Board agenda for the meeting at which site plans and special land use permit requests are discussed are limited to a maximum of five (5) review items, including those tabled items which may be carried over from a preceding meeting. The following lists include review items from **April 1, 2024 to March 31, 2025**. It should be noted that each item may have been reviewed more than once over that period.

Site Plan & Design Review

The purpose of Site Plan Review is to provide flexibility in the placement and interrelationship of buildings and uses within each site subject to plan approval, and to provide for the implementation of design concepts while at the same time maintain the overall intensity of land use, density of population, and amounts of light, air, access and landscaped open space as required in the Zoning Ordinance. The Planning Board reviewed the following Site Plan & Design Review applications:

1. 219 Elm St. – All Seasons 2 – Request for Final Site Plan & Design Review for New Commercial Use on First Floor of Independent Senior Living Facility.
2. 245 Townsend – Parkview Townhomes – Request for Preliminary Site Plan Review for New Attached Single-Family Development.
3. 33866 Woodward – Polestar/LaFontaine Auto Group – Request for site plan extension for auto sales agency including minor design changes.
4. 685 E. Maple – Kroger/Volta – Design Review request for new illuminated electric vehicle charging stations in existing off-street parking facility.
5. 139 W. Maple – Field Building – Request for Preliminary Site Plan Review for new 4-story addition to rear of existing building in Downtown Birmingham.
6. 33278 Woodward – Ducati Detroit – Request for Final Site Plan & Design Review for Regulated Use (Motorcycle Sales)
7. 245 Townsend – Parkview Townhomes – Request for Final Site Plan & Design Review for New Attached Single Family Development
8. 2211 & 2243 Cole – Request for Final Site Plan & Design Review for a use greater than 6,000 sq. ft. in the MX (Mixed-Use) Zoning District
9. 35001 & 35075 Woodward – Request for One Year Extension of Final Site Plan
10. 225 E. Maple – Social Kitchen & Bar – Request for Final Site Plan & Design Review for the Renovation of an Existing Outdoor Dining Facility
11. 34350 Woodward – Lavery Porsche – Request for 1-Year Extension of Approved Final Site Plans for New 3-Story Auto Sales Agency
12. 320 Martin St. – Request for Re-Approval of Expired Final Site Plans for new 5-Story Addition to Existing Commercial Building
13. 185 Oakland – Request for Final Site Plan & Design Review for New Whole-Building Generator at Rear of Property

14. 280 E. Lincoln – Grace Baptist Church – Request for Final Site Plan & Design Review for Renovation & Addition to Existing Religious Institution
15. 479 S. Old Woodward – Birmingham Towers – Request for Final Site Plan & Design Review to Modify Floor Plans and Seek Approval of the Collective Provisions of the Required Off-Street Parking of the Subject Property and the Birmingham Place Pursuant to Article 4, Section 4.45 (G)(3) of the Zoning Ordinance

Special Land Use Permit

Site Plan and Design Review for special land uses are considered and acted upon by the City Commission. Prior to its consideration of a special land use application for an initial permit or an amendment to a permit, the City Commission refers the Site Plan and the design to the Planning Board for its review and recommendation. The Planning Board reviewed the following Special Land Use Permits (SLUPs):

1. 219 Elm St. – All Seasons 2 –Request for Special Land Use Permit Amendment for New Commercial Use on First Floor of Independent Senior Living Facility
2. 33278 Woodward – Ducati Detroit – Request for Special Land Use Permit for Regulated Use (Motorcycle Sales)
3. 2211 & 2243 Cole – Request for Special Land Use Permit for a use greater than 6,000 sq. ft. in the MX (Mixed-Use) Zoning District
4. 225 E. Maple – Social Kitchen & Bar – Request for Special Land Use Permit Amendment for the Renovation of an Existing Outdoor Dining Facility
5. 280 E. Lincoln – Grace Baptist Church – Request for Special Land Use Permit Review for Renovation & Addition to Existing Religious Institution.

Community Impact Study

A Community Impact Study (CIS) is required for any of the following:

- A new structure and/or building of 20,000 square feet of gross floor area or greater;
- A new structure and/or building or addition to an existing structure and/or building equaling less than 20,000 square feet of combined gross floor area upon determination by the Planning Board that the proposed development may exert a significant impact on the City; or
- An addition to an existing structure and/or building with a combined gross floor area of 20,000 square feet or more, provided that the addition has a gross floor area greater than 10% of the gross floor area of the existing structure and/or building.

A CIS addresses a multitude of planning, zoning, land use and environmental issues, as well as public service and transportation concerns. The Planning Board did not review any Community Impact Study applications in this reporting period.

Rezoning & Zoning Ordinance Amendments

The City Commission may, by ordinance, amend, supplement or change the Zoning Ordinance only after the Planning Board has held at least one public hearing regarding a proposed amendment and has reported to the City Commission thereon. The Planning Board has reviewed the following Rezoning applications and Zoning Ordinance Amendments:

1. 400 E. Lincoln – Request to rezone from R4 (Two-Family Residential) to PP (Public Property)
2. Chapter 126, Zoning, Article 4, Accessory Structure Standards, Section 4.03, to add provisions for standby generators.
3. Article 3, Section 3.08 and Article 9, Section 9.02, to modify the provisions for additional building height in the Triangle District of Birmingham.

Courtesy Review

For development proposals on public property that meet the standards of review by the Planning Board, a Courtesy Review is performed to review the standards of Site Plan & Design Review. The Planning Board performed a courtesy review of the following:

1. Booth Park Trail Improvements Plan

Study Session

The Planning Board is tasked with engaging in long-range planning activities, matters related to the Planning Board's priority list and specific requests from the City Commission. The Planning Board has held the following Study Sessions:

1. Triangle District Bonus Height Requirements
2. The Birmingham Plan 2040 – Prioritization of Key Actions
3. Impervious Surface
4. Planning Board Rules of Procedure
5. Generator Ordinance – Study Session
6. 400 E. Lincoln Property – Public Project Review Guidelines
7. Childcare Ordinance

Pre-Application Discussion

As a part of the development process of the City of Birmingham, the Planning Board affords potential applicants the opportunity for a pre-application discussion to introduce a project and informally discuss proposals. The Planning Board held the following pre-application discussions:

1. 185 N. Old Woodward – Bell Bistro
2. 2159 E. Lincoln – Lincoln Yard
3. 225 E. Maple – Social Kitchen & Bar
4. 180 S. Chester – Chester St. Parking Deck
5. 458 N. Old Woodward – Wilders
6. 525 N. Old Woodward - Luxe

HISTORIC DISTRICT COMMISSION (HDC) ([Chapter 127](#))

The Historic District Commission (HDC) meets on the first and third Wednesdays of each month, with a general limit of four (4) regular reviews per meeting. Reviews may be added or deleted at the discretion of the city planner, based on the complexities of individual reviews. Review items include those tabled items which may be carried over from preceding meeting. The following lists include review items from **April 1, 2024 to March 31, 2025**. It should be noted that each item may have been reviewed more than once over that period.

Historic Design Review

All plans that include construction, addition, alteration, repair, moving, excavation, and demolition of resources in historic districts within the City limits are reviewed by the HDC to safeguard the heritage of the City, stabilize and improve property values, foster civic beauty, strengthen the local economy, and promote the use of historic districts for education, pleasure and welfare of the citizens of the City and of the State. The HDC reviewed the following Design Review applications:

1. 137 W. Maple – Field Building – Request for Design Review to add 5-story addition and modify existing historic façade.
2. 106 S. Old Woodward – O’Neal Building – Request for Design Review for renovation of historic façade.

Courtesy Review

For development proposals on publicly owned properties within historic districts that require review by the Historic District Commission, a Courtesy Review is performed to review the standards of Design Review in the City Code. There were no Courtesy Reviews held during the report period.

Pre-Application Discussion

As a part of the development process of the City of Birmingham, the HDC affords potential applicants the opportunity for a pre-application discussion to introduce a project and informally discuss proposals. The HDC held the following pre-application discussion:

1. 163 W. Maple – The Last Bean

Study Session

The HDC engages in regular activities to further the declaration of history preservation as a public purpose by performing studies, reviewing preservation tactics, and providing continuing education. The HDC has held the following Study Sessions:

1. Historic Preservation Master Plan
2. Wallace Frost Program
3. Historic Plaques

DESIGN REVIEW BOARD (DRB) ([Chapter 82, Article V.](#))

The Design Review Board (DRB) meets on the first and third Wednesdays of each month immediately following the Historic District Commission, with a general limit of four (4) regular reviews per meeting. Reviews may be added or deleted at the discretion of the city planner, based on the complexities of individual reviews. Review items include those tabled items which may be carried over from the preceding meeting. The following lists include review items from **April 1, 2024 to March 31, 2025**. It should be noted that each item may have been reviewed more than once over that period.

Design Review

All plans not requiring Site Plan Review or Historic District Review for the alteration or painting of the exterior of any building and/or the addition of any lighting, signs, equipment or other structures which substantially alter the exterior appearance as determined by the City Planner are submitted to the Design Review Board for review. The purpose of Design Review is to foster attainment of those sections of the City's urban design plans which specifically refer to preservation and enhancement of the particular character of the City and its harmonious development, through encouraging private interests to assist in their implementation. The DRB reviewed the following Design Review applications:

1. 200 Chester – The Baldwin – Request for Design Review for new signs on a multi-family development
2. 33687 Woodward – Yaldo Law Firm – Request for Design Review for complete façade renovation of existing commercial building
3. 707 S. Worth – Birmingham Pointe – Request for Design Review for new building signage

Courtesy Review

For development proposals on publicly owned property that require a review by the DRB, a Courtesy Review is performed to review the standards of Design Review in the Zoning Ordinance. There were no Courtesy Reviews held during the report period.

Pre-Application Discussion

As a part of the development process of the City of Birmingham, the DRB affords potential applicants the opportunity for a pre-application discussion to introduce a project and informally discuss proposals. There were no pre-application discussions held during the report period.

Study Session

The DRB engages in regular activities to further the attainment of those sections of the City's urban design plans which specifically refer to preservation and enhancement of the particular character of this City and its harmonious development. The DRB has held the following Study Sessions:

1. Church Signs in Residential Districts

MULTI-MODAL TRANSPORTATION BOARD (MMTB) ([Chapter 110, Article II.](#))

The Multi-Modal Transportation Board (MMTB) meets on the first Thursday of every month. The purpose of the Multi-Modal Transportation Board is to assist in maintaining the safe and efficient movement of motorized and non-motorized vehicles and pedestrians on the streets and walkways of the City and to advise the City Commission on the implementation of the Multi-Modal Transportation Plan, including reviewing project phasing and budgeting. The following lists include review items from **April 1, 2024** to **March 31, 2025**. It should be noted that each item may have been reviewed more than once over that period.

Street configurations

1. Woodward Road Diet Modeling
2. Wimbledon Drive - Road Width Review
3. Willits: N. Old Woodward to Maple and Bates: Maple to Willits
4. Lakeview and Vinewood Intersection
5. Shirley & Arlington Speed Mitigation

Pedestrian Improvements

1. Willits: N. Old Woodward to Maple and Bates: Maple to Willits

Signage & Signal Requests

1. All Way Stop – Frank and Pierce
2. Northlawn & Latham – Stop Sign Review
3. Stanley, 14 Mile to Lincoln – Stop Sign Reviews

Bicycle Infrastructure & Facilities

1. Shirley & Arlington Speed Mitigation

Other Multi-Modal Related Considerations

1. Board member training
2. Birmingham Plan 2040 review
3. Booth Park Preliminary Plans Input
4. Transportation Day Review
5. Upcoming Capital Improvement Projects for 2024-2025
6. Role of the Multi-Modal Transportation Board
7. Residential Street Width Policy
8. Sheffield Cut-through
9. N. Glenhurst & Oak
10. Temporary Parking Restrictions

PUBLIC ARTS BOARD (PAB) ([Chapter 78, Article V.](#))

The Public Arts Board meets on the third Wednesday of each month as needed and discusses matters related to public art in Birmingham. The Public Arts Board has responsibilities including:

- Reviewing publicly owned property for the purposes of consideration for the display of public art. The Public Arts Board recommends to the City Commission the establishment of general guidelines for site selection, maintenance program(s) for ensuring the structural integrity and aesthetic quality of the site and any work of art, including the removal of any work of art.
- Pursuing sources of public funding for arts and cultural education, design competitions, special events etc., that may be necessary to advance the objectives of the Public Arts Board.
- Increasing public awareness and promoting education of the importance of public art as an enrichment of the quality of life for the residents, business owners, employees and visitors to the City.

Sculpture Donations, Loans, Installations

1. None

Murals Reviewed

1. None

Study Sessions

1. None

Other Activities

1. None

SECTION TWO: GOALS

The Planning Board, Historic District Commission, and Design Review Board set specific goals and priorities each year as part of the annual report. The formulation of these goals comes from the City Commission, Planning Board, HDC, and DRB members, City Staff, and members of the general public. Upon review of the items noted on the action lists that follow (**see attached**), the Planning Board, the HDC, and the DRB will make recommendations to the City Commission, as they deem important and necessary.



Planning Board Action List – 2025

Topic	General Goals	City Commission Directive?	2040 Plan	Quarter	Status	
					In Progress	Complete
Comprehensive Zoning Ordinance Update	Update the Zoning Ordinance based on recommendations of the 2040 Plan.	☐	☒	Ongoing	☐	☐
Triangle District Bonus Height Requirements	Create a new list of bonus height provisions for the Triangle District	☐	☐	1 st (January-March)	☒	☐
Impervious Surface, Open Space & Lot Coverage	Review and improve standards for impervious surfaces and ensure consistency with open space and lot coverage goals	☐	☐	1 st (January-March)	☒	☐
Public Project Review Process	Develop a comprehensive set of guidelines for the review of public development projects	☐	☐	2 nd (April-June)	☐	☐
Create a Woodward Safety and Beautification Plan	Begin to address the Woodward divide.	☐	☒	3 rd (July-September)	☐	☐
Ordinance Enforcement	Maintain a vibrant community.	☐	☐	4 th (October-December)	☐	☐

Historic District Commission Action List – 2025

Historic District Commission	Quarter Goals	In Progress	Complete
Historic District Ordinance Enforcement	1 st (January-March)	☒	☐
Historic Plaques & Bates St. Signage	2 nd (April-June)	☒	☐
HDC Training	3 rd (July-September)	☐	☐
Historic Preservation Master Plan	4 th (Ongoing)	☒	☐

Design Review Board Action List – 2025

Design Review Board	Quarter	In Progress	Complete
Signs vs. Designs	1 st (January-March)	☐	☐
Update Sign Ordinance	2 nd (April-June)	☒	☐
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	☐	☐
Sign Ordinance Enforcement	4 th (October-December)	☒	☐



MEMORANDUM

City Manager's Office

DATE: March 20, 2025
TO: City Commission
FROM: Jana L. Ecker, City Manager
SUBJECT: Next Bylaws and Financial Information

At the City Commission meeting on March 10, 2025, one or more City Commissioners requested copies of Next's bylaws and background financial information. This information was provided to the City Commission as attachments to a staff memo regarding 400 E. Lincoln that was contained in the [August 26, 2024 City Commission agenda packet](#) beginning on page 387.

Please also note that Next is currently completing their 2024 financials and will present this information to the City Commission within the next month or two upon receipt from Gordon Advisors.

To Whom It May Concern:

I write today regarding evangelistic work that the Family Health and Education Resources ministry of the Seventh-day Adventist Church will soon be conducting in your community. Student literature evangelists will be going door-to-door distributing free religious literature, praying with community members, enrolling interested individuals in Bible Studies, and seeking donations to support the program.

The Literature evangelistic program of the Adventist Church has been in existence for well over 100 years and is an important part of the Church's missionary work and evangelism. As student literature evangelists they are following the Great Commission that Christ gave His followers in Matthew 28:18-20.

In order not to disturb the community or be bothersome, this program usually runs from 10:00am to 9:00pm, June 1 - August 22, 2025. Further, all our students carry identification recognizing them as part of the Family Health and Education Resources Program. They also carry radios or cell phones to contact their onsite leader, who can provide more information while in the field.

Some communities have ordinances governing door-to-door sales, canvassing, or solicitations. However, the Supreme Court has protected door-to-door advocacy based upon the free exercise and speech clauses of the First Amendment. The Court has been particularly suspicious of any prior restraint on these activities, such as requiring a permit or registration process. If your city has an ordinance that it believes applies to our activities, I ask that you contact us as soon as possible so we can discuss this.

We believe our evangelistic activities fall squarely within the protected zone of the First Amendment. Unless we hear differently, we do not plan on applying for any permit or registering prior to beginning our missionary work.

It is our desire to provide family, health and educational resources that will serve to bless local communities. We are happy to provide more specific information regarding the program upon request, and we look forward to working in your community and with your office as necessary.

PLEASE FORWARD THIS INFORMATION TO YOUR LOCAL POLICE/SHERIFF DEPARTMENT.

INFORMATION ONLY

Please accept this letter as acknowledgment of our Family Health and Education Resources Seventh-day Adventist youth missionary project that will take place in your area. If you have any other questions, please don't hesitate to call us at 517-299-5024.

Respectfully yours,



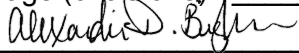
David Pano
Literature Ministries Director

As confirmation that you received this information, we would ask that you please fill out the following and fax this letter back to the number below. *We understand that your signature is not an endorsement of our project, but simply recognition of our presence in your community.*

PLEASE PRINT

Name of county: Oakland

Name of city/twp/village (circle one): City of Birmingham

Received by:  Alexandria Bingham, City Clerk
(Signature) (Print Name)

Date: 3/18/2025

Return Fax Number: 517-458-8694

Return Email: fher@misda.org

5801 W Michigan Ave.
Lansing, MI 48917 www.misda.org

INFORMATION ONLY



METROPOLIS

How Giant White Houses Took Over America

They're huge. They're unsightly. They're everywhere. When one went up next door, I went on a quest for answers.

BY DAN KOIS

MARCH 06, 2025 • 5:40 AM



y Senate Democrats Were Caught [Read More](#)



Recent builds in Georgia, Texas, Colorado, North Carolina, Virginia, Idaho, Tennessee, Arkansas, and South Carolina. Photo illustration by Slate. Photos from FMLS and Google.



[Sign up for the Slatest](#) to get the most insightful analysis delivered to your inbox daily. [Senate Democrats Were Caught](#) [Read More](#)

For years, the house next door to ours was conc who owned it lived elsewhere and seemed mo whole bunch of his junk. I would sometimes se our part of Arlington, Virginia. Though I would have pi

INFORMATION ONLY

and present, I was grateful that for some unfathomable reason he never sold the place—because the moment he did, I knew exactly what would happen to that ranch house, built, like ours, in 1955.

Last winter, we started seeing men pulling up in very nice SUVs and walking around the lot's cluttered backyard, taking pictures with their phones. Because this was a change from the house's usual foot traffic—teens daring other teens, late at night, to sneak inside—we suspected the property had finally gone on the market. In February, arborists arrived to cut down half a dozen trees. Then, one day in March, a guy driving an excavator knocked the house down, leaving a pile of rubble. It was a windy afternoon, and our yard was soon littered with old Penthouses and business correspondence from the 1980s. A construction crew spent the spring and summer building a new house, which, like all new houses in our suburban neighborhood, dwarfed our own. Indeed, the house is quite similar to nearly every other new house built in our neighborhood over the past few years, built in a style I think of as the Giant White House.



y Senate Democrats Were Caught [Read More](#)

Giant White Houses are white, with jet-black accents
They are giant—Hulk houses—swollen to the very lim
setback, and unnaturally tall. They feature a mishmas

INFORMATION ONLY

say, the peaked roof of a farmhouse with squared-off sections reminiscent of city townhomes. They mix horizontal siding, vertical paneling, and painted brick willy-nilly.

Like the giant White House just down the road from us in Washington, D.C., the Giant White House may be occupied by a Republican or a Democrat, but whoever they are, they are rich. Once the house next door was finished, it went on the market for \$2.5 million. The house has five bedrooms and six baths and is 5,600 square feet. According to the listing, it has top-end appliances and European Oak Select Grade hardwood and heated floors in the en suite bath and a wet bar in the basement.

As I've visited other cities in recent years, I've noticed that Arlington is far from alone. This style is becoming the dominant mode in well-off neighborhoods everywhere, from Atlanta to Nashville to Austin to Boulder. If you drive through the Arlington of wherever you live, you'll surely see Giant White Houses sprouting on every cleared lot. As one went up next door, I wondered: Why are the houses so giant? Why are the houses so white? Why are the houses like this now?

After speaking to realtors, architects, critics, and the guy who built the house next door, I've learned that the answer is more complicated than I'd imagined. It has to do with Chip and Joanna Gaines, Zillow, the housing crunch, the slim margins of the spec-home industry, and the evolution of minimalism. It has to do, most of all, with what a certain class of homebuyer even believes a house to be—whether they realize it or not.

1. Giant

American houses haven't actually gotten much bigger over the past 25 years or so. The average new single-family home built in America in 2024 was 2,366 square feet, just slightly up from 2,223 square feet in 1999.

But of course the Giant White House is not average. Built in an affluent suburb and meant for the wealthy, the GWH is far bigger. Houses over 4,000 square feet, like the one next door to us, make up 14 percent of the homes now built in the Northeast—up from 5 percent in 1999. ✕
[Senate Democrats Were Caught](#) [Read More](#)

James McMullin owns MRE Homes, a Northern Virginia new homes a year. "It's a pet peeve with many people, large? Why do they keep building McMansions?"

It's simply economics, he said. "Rightly or wrongly, the market rewards square footage."

INFORMATION ONLY

What are those economics? Let's follow the money at the GWH next door. Last year, a real estate agent named Jon DeHart, who runs a company called Homes From DeHart, approached the owner's children. "They lived elsewhere, and they didn't really know what to do," he told me. "They were grateful to have someone take the lead." DeHart collected bids from several builders, and the owner accepted an offer of \$880,000 from MRE Homes. That's a decent price, if a little lower than typical for the neighborhood. (We live on a busy street; teardowns on cul-de-sacs typically sell for more.)

The lot, just over 10,000 square feet, was an attractive canvas for a big house. Arlington zoning allows setbacks of as little as 8 feet from the property line, and the design created by McMullin's contract architect goes right up to the edge. The house's footprint doesn't take up the absolute *maximum* space—there's still a decent-sized backyard—and that's by design, DeHart said. "They were able to use a large portion of the lot and then still afford to offer enough green space for future outdoor improvements."

To construct a house like this in Arlington these days, McMullin said, you've got to spend over \$1 million. Once realtors take their commissions, county fees get paid, and all the other ancillary costs are factored in, the developer's profit was more modest than I expected. "All in, just on a cash basis, these projects are making anywhere from 8 to 15 percent," he said. "Heck, you could take that money and just buy a bond. Land costs are so high, construction costs, the administrative burden—that all just increases every year." The result: If a developer doesn't absolutely maximize the square footage of the house he builds in this market, he might not make any money at all.

The Giant White House, though, is not only giant in its floorplan—it's giant vertically. It's a trend that comes not from the suburbs but from the city. In recent decades, the loft—the converted warehouse, with its open spaces and high industrial ceilings—became popular in American cities, said Paul Preissner, an architect and professor at the University of Illinois–Chicago. "Those kinds of preferences trickled out to homeowners, and now everyone wants a cathedral-like ceiling."

Twenty-first-century builds are framed in the same way that houses have been framed for 100-plus years, Preissner said. But just as the popular Senate Democrats Were Caught [Read More](#) couple of World War II vets who adapted machine-gun lumber and stronger steel make it cheap and easy to install a drywall ceiling in a midcentury house like ours. "But now

The GWH next to us features 10-foot ceilings on the first floor, and 9-foot ceilings upstairs and in the basement.

The result? The house next door towers over ours. Through my dining room windows, I'm staring at the GWH's above-grade basement. Through the windows of the GWH's dining room, our roof serves as a kind of horizon line. From the second floor, you're looking down on the neighborhood through the upper branches of the lot's few remaining trees.

Preissner told me that this kind of total disconnection from one's neighbors is not a bug but a feature of this kind of house. "People want their second floor much higher up, to be removed from the street, for more privacy," he said. He compared this "escalating preference" to cars getting bigger and bigger, because it makes drivers feel insecure to be at the wheel of a sedan when everyone else has SUVs. People buying GWHs, Preissner said, "want to be higher up so they're not looked down upon."

The metastatic growth of the upper-middle-class house has led to a familiar term of art: the McMansion. Is the GWH a McMansion? I'd never really thought of it that way. I'm a frequent reader of McMansion Hell, the critic Kate Wagner's caustic architecture blog, and while GWHs are McMansion-sized, they don't sport a lot of the fripperies—the cornices, the colonnades—that the '90s monstrosities on Wagner's site do.

When I called Wagner to ask about this, she urged me to think of the McMansion not as a style of house but as a type of house, encompassing many possible styles. "What is communicated architecturally changes from era to era," she said, but all McMansions share a very specific logic: "the house as consumer product, subject to a continuous series of upgrades," growing bigger and bigger the more money you throw into it.

"It's best understood as a house that is designed from the inside out, in order to achieve specific social functions," she said. Enormous entertainment suites for movie-watching, "great rooms" for gathering the family, and restaurant-scaled kitchens all serve the same purpose, Wagner said: "They interiorize amenities that you would once have had in social settings." As the height of the McMansion offers a barrier against the community around you, the McMansion's sprawling layout renders the cc
windows are not designed for cross-breezes—no one
("Seriously, they're like these weird coolers," Preissne
Even if it doesn't feature turrets, a man's Giant White

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2. White

You'd be forgiven, driving through my part of Arlington, if you thought you had stumbled into a monochromatic alternate reality—Pleasantville, before the color arrives. The houses really are all black and white. The facades are blinding, like the freshly capped teeth of a Hollywood star. The accents are depthless, burnished black: black railings enclosing white porches, black drainpipes crawling down white walls, black trim delineating white window frames. The windows themselves are so reflective they, too, read as black in the blank white face of the house. The house numbers: black, and sans serif.

"Everybody paints everything white now," sighed Paul Preissner when I sent him a photo of the Giant White House next door. "As if we're too sensitive, we're gonna lose our mind if there's red or orange or something."

"We've tested different color schemes and whatnot, and it seems like white has been a fan favorite," said Jon DeHart. "We're delivering a property that's gonna appeal to the most people." Given that the vast majority of houses in America are built on spec by developers, Kate Wagner told me, home design naturally trends toward "a commonly agreed-upon design ideology that is the least offensive possible." Or, as Preissner put it, "You never would make a house yellow, because you'd lose the three buyers who don't like yellow."

Many of the design choices on GWHs—the white color scheme, the vertical board-and-batten siding, the tin roof—can be traced to the modern farmhouse trend and, basically, to Chip and Joanna Gaines, whose *Fixer Upper* TV show popularized the style among wealthy homeowners a decade ago. "HGTV, the Gaineses down in Texas—all these people heavily influence the market that we're dealing with," said James McMullin, the Northern Virginia contractor. "Maybe a different market is influenced by the New Yorker or something."

But the current GWH has moved just slightly *beyond* a pure modern farmhouse—its style is more complicated, and ever-evolving. The whiteness of the home doesn't only speak to the traditional white-painted rural farmhouse; it speaks to minimalism, a style that has crept from the elite into the vernacular over recent years. "The real social language of this color is *cleanliness*," Preissner pointed out, and the house's [lily](#) [Senate Democrats Were Caught](#) [Read More](#) white and black—give off an air of crisp, purposeful clarity. It's a kind of farmhouse look, and now it's a weird hodgepodge of styles borrowed from farmhouse style, but pared down."

That these structures—which are, when you think about it, a kind of minimalist design—can be—should cop aspects of minimalist design is a

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culturally confusing. “Minimalism is a signifier of class,” Wagner said. “In the 2010s, minimalism was CEOs, and people who had architect-designed houses, and Apple. It implies sophistication.” These days, Wagner sees a lot of what she calls “normie minimalism” in home design.

Are we stuck forever with the white house? Eli Tucker, [a D.C.-area real estate agent](#), said that he’s seeing interiors—which once featured nothing but [shiplap](#) and hardwood—get a touch more homey and retro: “You might hang wallpaper in, say, the powder room,” he mused.

For exteriors, though, “White is the formula, until the market says it’s not.”

McMullin agreed. “Our whites are not as bright anymore,” he said. “You may not detect that.” (I do not.) “We have tried to bring in more earth tones, on a marginal basis. We’re seeing a return of brick and stone accents. But all that said, every time we vary too far from that formula of white and black ...” He’d seen other developers take big aesthetic risks—an [Eichler-style midcentury modern](#) in a neighborhood full of bigger houses, for example—and watched as those properties sat on the market for months.

“Everybody’s scared to make a mistake,” said Tucker. When each new build is a seven-figure risk, “Nobody wants to be the idiot who built the wrong thing and nobody likes it.”

3. Houses

Eli Tucker thinks a lot about what real estate would look like if no one knew anything: “If a buyer showed up to a house, had no idea what the house next door sold for. If I didn’t know that either. If it was just a negotiation in a vacuum, about how much you’re willing to pay, and how much you’re willing to accept.”

Of course, that’s not how real estate works. Sellers and brokers and builders and buyers have access to reams of data, and that data influences every step of the complicated series of transactions that result in a new house. That new house, itself, is also data. Indeed, I wonder sometimes if the house next door is even a house at all

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In part that’s because something about a Giant White agglomeration of houselike details without actually a used to be able to identify houses with some kind of li bungalow, whatever,” Paul Preissner said. When I sho door, he said, “This just takes parts of all of it.”

The left side of this GWH has a pitched roof and vertical siding; the middle is an entryway and porch set atop red brick stairs; the right side is a squared-off box, calling to mind the cheap, rectilinear 5-over-2 apartment construction filling city blocks. “When I was a kid,” Preissner said, “we used to have these flipbooks split into three parts. You could put Boba Fett’s head on C3PO’s waist, with R2-D2’s legs, and then flip them around. For a builder doing architecture for residential clients, that’s just what happens.”

Jon DeHart, who sold the house, said the same thing, though he was far more upbeat. “The trend right now is a blend,” he said. “Farmhouse is still in, and there’s a strong contingent of people who love modern, and love contemporary. So by building a house that at least has the appearance of all those, it speaks to all those interests.” When he saw the house’s design, he said, he found it “very sellable.”

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Kate Wagner of McMansion Hell argued that this architectural incoherence stems, in fact, from the modern homebuyer’s saturation in Zillow and Redfin. “Design magazines, HGTV, even Instagram—those are really media empires of the past,” she said. “Overwhelmingly, by sheer monthly users, the way people interact with architecture now is through real estate listings. We’re always Zillow browsing.”

And what do you see on Zillow? If you’re one of the lucky Americans who can afford to buy your first home, and you want to live in a neighborhood like our part of Arlington, you may find that the “starter house,” as you once knew it, is awfully hard to find. Because land is worth so much and old houses, comparatively, are worth so little, when families sell small houses here, they sell them to developers, not to other families. And those developers, driven by fear and money, knock the small houses down to build GWHs. The more GWHs they build, the more the neighborhood is made up of GWHs. [Senate Democrats Were Caught](#) [Read More](#) ×
more it starts to make sense: Like nearly a million Americans buying a brand-new house, too.

After all, in an era when a home purchase is likely the largest financial decision you will ever make, a house really no longer *is* a house. It is a financial investment. It is your future in building form. It is the way you might pay for college, the way you might

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afford retirement. “I don’t think we think of the dream home anymore,” Wagner said. “We now see houses primarily as vehicles for investment. The best way to do that is if everything looks the same.”

In the autumn, a sign appeared on the tiny front lawn of the place next door, advertising an open house. That Sunday morning, I walked over and knocked on the door. Though the Ring doorbell registered my presence, no one answered; the open house hadn’t yet begun. I let myself in and slipped blue cotton booties over my shoes.

The house’s interior, I had to admit, was beautiful. As my footsteps echoed in its cavernous rooms, I felt as though I was starring in an advertisement for the good life. The broker had staged the house with attractive furniture in taupes and grays. The walk-in pantry had its own sink and a second dishwasher. Upstairs, the bedrooms looked ready for an influencer’s photo shoot. From the GWH’s third-nicest bedroom, I looked down upon my own house, dollhouse-sized from here:



Dan Kois

It’s not like our house is so great, I thought, staring do
consumer trends of its time. Developers opened up th
building ranches and colonials, working from the same three or four floor plans across a

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dozen square miles. When we bought it, 16 years ago, most of those original homes still stood, dotted here and there with just a few McMansion-y new builds. Our house didn't connote individuality any more than a GHW does; if anything, it connoted that we fit in—that we lived in the same kind of house as lots of our neighbors.

Or at least, that's what it used to mean. These days our ranch has come to look like a stubborn outlier, expressing in some small way an individualism it never did when we bought it. As the housing crisis grows, as money floods into Arlington, with the "missing middle" zoning plan meant to ease the county's housing crunch defeated in court, every remaining little house in our part of Arlington is now a Giant White House waiting to happen.

Neighborhoods grow and change, of course. They should. But what do they change into? Across America, in neighborhoods just like ours, the ubiquity of the Giant White House signifies a neighborhood evolving from one for the middle class to one for the sort of rich to one for the very rich. We'll do our part: Someday relatively soon we'll sell our little house. I hope some young family will want to buy it and live in it just as it is; more likely, the offers will come from developers. (Every week we get mail from them.) This perfectly good house, where we raised two children and built a life, will be gone in a day. The wind will scatter whatever it is that's crammed into our basement—obsolete phone-charging cables, probably—across our neighbors' minuscule yards. And another Giant White House will rise. 📌
