

MEMO 26-10

RECEIVED

JUN 10 2026

CITY OF GROSSE POINTE WOODS  
CLERK'S DEPARTMENT

TO: Susan Como, City Manager

FROM: James Kowalski, Director of Public Services

*J.K.*

DATE: June 9, 2026

SUBJECT: Recommendation – Mack and Vernier Intersection Gateway Improvement

The City contracted with Stucky Vitale Architects to design the center island landscaping and gateway signage improvements for the Mack Avenue and Vernier Road intersection. The final design was approved by City Council on October 20, 2025.

On December 18, 2025, bids were opened for construction of the project. The bid package included landscape improvements, brick knee wall, signage, lighting, electrical work, and irrigation. The following bids were received.

Lucia Landscape (partial bid)	\$46,914.32
Trigriffin Group	\$187,087.00
DeAngelis Diamond Construction	\$191,264.21

Staff determined the project could be completed more cost effectively by utilizing qualified local contractors with a proven track record of work for the City, with the Department of Public Works serving as project coordinator. The following bids were received to complete the project.

Motor City Electric. Co.	\$16,493.72
Tocco Mannino Landscaping	\$52,920.00
Phillips Sign & Lighting	\$85,223.48

Total Project Cost \$154,637.20

Total Project Cost with Contingencies \$174,637.20

Therefore, I recommend the City award the Mack and Vernier Intersection Gateway Improvement to the following:

Motor City Electric Co., 9440 Grinnell Ave., Detroit, MI 48213 in the amount of \$16, 493.72.

Tocco Mannino Landscaping, 27739 Groesbeck Highway, Roseville, MI 48066 in the amount of \$52,920.00, with a \$10,000.00 contingency should anything arise, for a total amount of \$62,920.00.

Phillips Sign and Lighting, 40920 Executive Drive, Harrison Twp., MI 48045 in the amount of \$85,223.48, with a \$10,000.00 contingency should anything arise, for a total amount of \$95,223.48.

Funding for this project is provided entirely through the Congressional Direct Spending Grant and budgeted in the Mack Ave. Improvements account no. 202-451-977.117.

Please contact me if you have any questions concerning this matter.

Recommend approval of the above stated and do not believe any benefit will accrue to the City by seeking further competitive bids. Approved for Council consideration.

*Susan Como*

Susan Como, City Manager

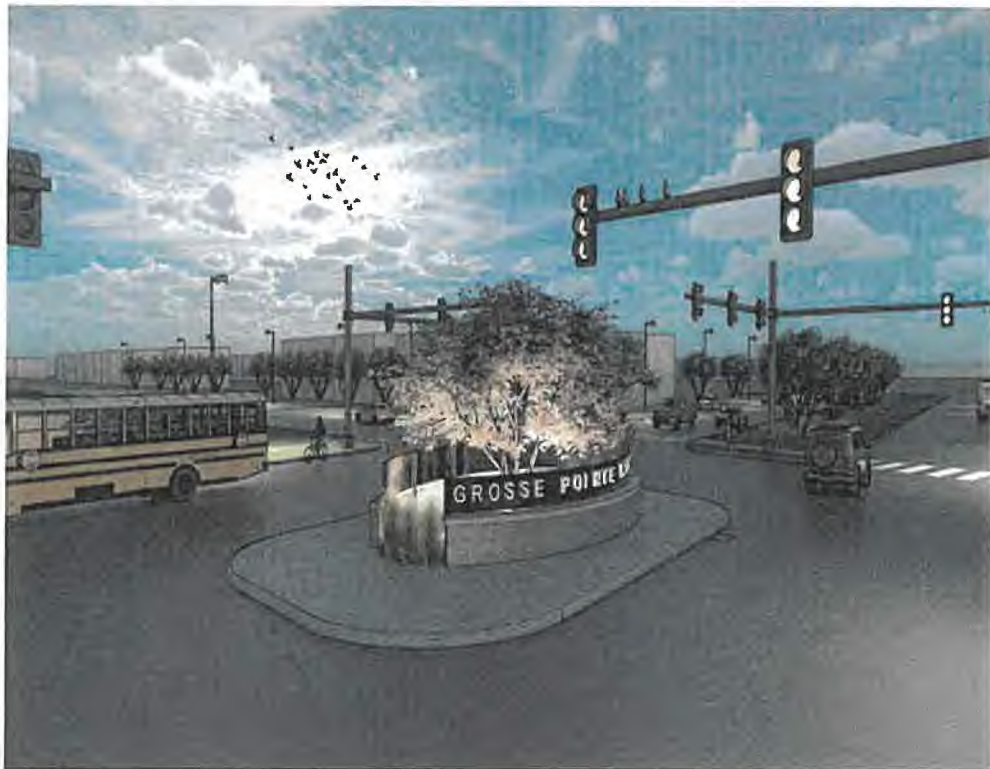
*6/10/26*  
Date

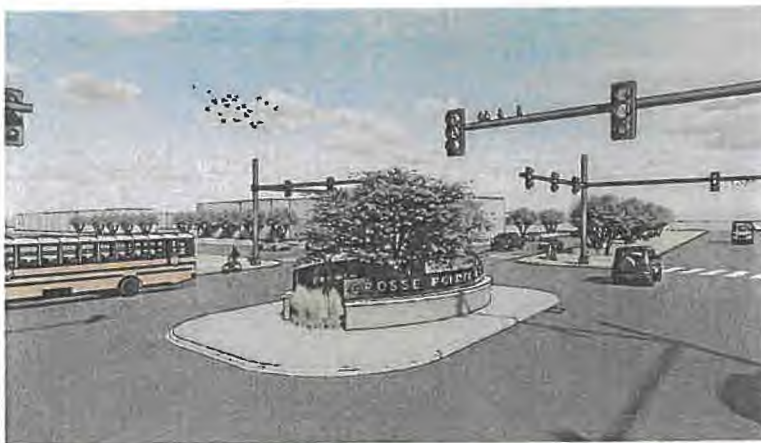
Fund Certification:

Account numbers and amounts have been verified as presented.

  
\_\_\_\_\_  
Steven Schmidt, Treasurer/Comptroller

6/10/26  
Date





STACEY WENIG ARCHITECTS  
 2177 WOODWARD AVENUE  
 BIRMINGHAM, AL 35202-0915  
 P. 205.546.6700  
 F. 205.546.8954  
 WWW.STACEYWENIG.COM

Scale

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Prepared by:  
 GREGORY PORTER  
 VISION

Key Plan:  
 MAJOR & VERNON  
 INTERSECTION

Issued for:  
 CONCEPT REVIEW 03.14.15  
 CONCEPT REVIEW 10.14.15

Drawn by:  
 GWP  
 Checked by:  
 JWP  
 Sheet Title:  
 03/14/15 - 10/14/15

Project No.:	1024142
Sheet No.:	A621



MACK & VERNIER INTERSECTION IMPROVEMENTS  
 GROSSE POINTE WOODS, MI  
 BID PACKAGE SUMMARY  
 SVA PROJECT #2024.162

COMPANY NAME	CONTACT	PHONE #
DEANGELIS DIAMOND CONS	YOUSIF HUBALLAH	(313) 467-4746
LUCIA LANDSCAPING	KENITO MORIMANNO	(313) 881-9241
TRIGRIFFIN GROUP	DOMINIC PIZZO	(313) 312-4272

	DESCRIPTION	DEANGELIS DIAMOND CONST	LUCIA LANDSCAPING	TRIGRIFFIN GROUP
1	DIVISION 1 - GENERAL CONDITIONS			
	SUPERVISION (PART TIME)	\$ 5,910.00		\$ 22,000.00
	AS-BUILTS	\$ 385.00		\$ 3,500.00
	TESTING	\$ 3,200.00		\$ 1,500.00
	ON GOING CLEAN UP	BY TRADES		\$ 1,250.00
	FINAL CLEAN UP	\$ 1,000.00		\$ 1,750.00
	DUMPSTERS	\$ 480.00		\$ 950.00
	TEMPORARY FACILITIES (PORTA-POTTY)	\$ 380.00		\$ 250.00
2	DIVISION 2 - SITE WORK			
	UTILITIES REWORK (ALLOWANCE)	\$ 3,500.00		\$ 15,500.00
	LANDSCAPING (ALLOWANCE)	\$ 7,000.00	\$ 4,938.13	\$ 7,000.00
3	DIVISION 3 - CONCRETE			
	EXCAVATION AND BACKFILL	\$ 1,500.00		\$ 5,500.00
	CONCRETE FLAT WORK (STAMPED CONC)	\$ 34,800.00		\$ 22,500.00
	POST FOOTINGS	\$ 3,500.00		\$ 5,750.00
4	DIVISION 9 - FINISHES			
	MISC PAINTING TOUCH-UP	\$ 1,700.00		\$ 1,250.00
5	DIVISION 10 - SPECIALTIES			
	FENCE POSTS	\$ 1,940.00		\$ 1,950.00
	METAL FABRIC	\$ 27,500.00		\$ 12,500.00
	SIGNAGE	\$ 8,667.00		\$ 5,500.00
	UNILOCK SEAT WALLS	\$ 26,941.00	\$ 30,157.03	\$ 26,941.00
6	DIVISION 16 - ELECTRICAL			
	SERVICE AND DISTRIBUTION	\$ -		\$ 23,757.00
	LIGHTING AND POWER	\$ 39,800.00	\$ 8,750.00	\$ 15,500.00
	<b>TOTAL ALL DIVISIONS</b>	<b>\$ 168,203.00</b>	<b>\$ 43,845.16</b>	<b>\$ 174,848.00</b>
	<b>GC OVERHEAD &amp; PROFIT CONTINGENCY (5%)</b>	<b>\$ 8,410.15</b>	<b>\$ 2,192.26</b>	<b>\$ 8,742.40</b>
	<b>ALL OTHER WORK</b>	<b>\$ 11,287.00</b>		
	<b>PERMIT FEES (2%)</b>	<b>\$ 3,364.06</b>	<b>\$ 876.90</b>	<b>\$ 3,496.96</b>
	<b>TOTAL PROJECT BUDGET (100%)</b>	<b>\$ 191,264.21</b>	<b>\$ 46,914.32</b>	<b>\$ 187,087.36</b>
	TESTING (NOT REQUIRED)	\$ 3,200.00		\$ 1,500.00
	MISC PAINTING TOUCH-UP (NOT REQUIRED)	\$ 1,700.00		\$ 1,250.00
	CONCRETE PAVERS (ALTERNATE)	\$ 36,945.00	\$ 42,905.41	\$ 33,209.00



## MDOT QUOTE

**Contractor:** Motor City Electric Utilities Co. **Contract ID#:** 0  
**Contractor Address:** 9440 Grinnell, Detroit, MI **MCEU Job #:** 0 **MCEU Extra#** 4  
**Time Period:** From: Saturday, January 0, 1900 **To:** Saturday, January 0, 1900  
**Description of Work:** install rack/HH for DTE Power

### PAYROLL

NAME OF EMPLOYEE	CLASS OF WORK	Date:	Mon	Tue	Wed	Thu	Fri	Sat	Sun	TOTAL HOURS	HOURLY RATE	AMOUNT
	Outside GF	REG	16							16.0	\$ 56.82	\$ 909.12
		OT								0.0	\$ 85.23	\$ -
	Foreman	REG								0.0	\$ 53.27	\$ -
		OT								0.0	\$ 79.91	\$ -
	Journeyman	REG	16							16.0	\$ 47.35	\$ 757.60
		OT								0.0	\$ 71.03	\$ -
	Operator 'A'	REG	16							16.0	\$ 40.09	\$ 641.44
		OT								0.0	\$ 60.14	\$ -
	Groundman/Drvr	REG								0.0	\$ 32.00	\$ -
		OT								0.0	\$ 48.00	\$ -
<b>Total Hours</b>										<b>48.0</b>		

**Labor Cost:** \$ 2,308.16

### FRINGES

	Per Hour	Percent of Gross	Total Hours	Total Labor	Amount
Health & Welfare	\$ 7.30		48.0		\$ 350.40
NLMCC	\$ 0.01		48.0		\$ 0.48
AMF	\$ 0.03		48.0		\$ 1.44
LU Training	\$ 0.20		48.0		\$ 9.60
NEBF		3%		\$ 2,308.16	\$ 69.24
ALBAT		1%		\$ 2,308.16	\$ 23.08
Annuity		29%		\$ 2,308.16	\$ 669.37
NECA		1%		\$ 2,308.16	\$ 23.08

**Fringe Cost:** \$ 1,146.69

**Sub Total:** \$ 3,454.85

**Road Work Mark up for Bond Premium Insurance & Payroll Taxes per Special Provision:** 55% \$ 1,900.17

**Total Labor** \$ 5,355.02

### EQUIPMENT

Description	Date:	Mon	Tue	Wed	Thu	Fri	Sat	Sun	TOTAL HOURS	HOURLY RATE	AMOUNT
Foreman Truck	16								16.0	\$ 25.00	\$ 400.00
Service Truck Idle									0.0		\$ -
Service Truck									0.0		\$ -
Dump Truck									0.0		\$ -
Dump Truck Idle									0.0		\$ -
Dump Truck									0.0		\$ -
Dump Truck Idle									0.0		\$ -
Dump Truck	16								16.0	\$ 75.00	\$ 1,200.00
Dump Truck Idle									0.0		\$ -
Equipment Trailer									0.0		\$ -
Equipment Trailer Idle									0.0		\$ -
Excavator #93 Cat 314D									0.0		\$ -
Excavator #93 Idle									0.0		\$ -
Excavator Mini 305E	16								16.0	\$ 30.00	\$ 480.00
Excavator Mini Idle									0.0		\$ -
Backhoe 420D									0.0		\$ -
Plate Compactor									0.0		\$ -
Utility Trailer	16								16.0	\$ 10.00	\$ 160.00
Bore Machine									0.0		\$ -
Bore Truck									0.0		\$ -
<b>Equipment Total</b>											<b>\$ 2,240.00</b>

### STATEMENT OF BILLS FOR MATERIALS AND FREIGHT

ITEM	Unit	Mon	Tue	Wed	Thu	Fri	Sat	Sun	TOTAL	UNIT PRICE	AMOUNT
	Measure								QTY		
									0.0		\$ -
Rack Material	Ea	1							1.0	\$ 2,000.00	\$ 2,000.00
12 x 12 Poly HH	Ea	1							1.0	\$ 500.00	\$ 500.00
Wiring 4. 1c #2 xhhw cu cable	Ft	400							400.0	\$ 12.00	\$ 4,800.00
									0.0		\$ -
<b>Material Subtotal:</b>											<b>\$ 7,300.00</b>
<b>Sales Tax 6%:</b>											<b>\$ 438.00</b>
<b>Material markup 15%:</b>											<b>\$ 1,160.70</b>
<b>Material Total</b>											<b>\$ 8,898.70</b>

### SUBCONTRACTORS

Subcontractor Name	Qty	Unit Price	Total
			\$ -
<b>Subcontractor Subtotal</b>			<b>\$ -</b>
<b>Subcontractor markup 5%</b>			<b>\$ -</b>
<b>Subcontractor Total</b>			<b>\$ -</b>
<b>TOTAL THIS QUOTE</b>			<b>\$ 16,493.72</b>

Secure Application  
Your privacy and security are important



## Review your proposal

Review each line item. Then just click the accept button to confirm and set up service.

Review the proposal below. Check any services that you want.



27739 Groesbeck Highway  
Roseville, MI 48066  
Phone - 313-884-1101  
Fax - 586-872-2912  
www.toccomannino.com

# Estimate

### GPW

20025 Mack Plaza Drive  
Grosse Pointe Woods, MI 48236

Estimate - #23566  
Date - 1/4/2026  
Prepared by - Phil Mannino {emp}  
Total - \$52,920.00



<b>Estimate Description</b>	<b>Amount</b>
<input type="checkbox"/> <b><u>Retaining Wall</u></b> Install 70 linear feet of Unilock Rivercrest wall (buff) and ledgestone coping shown on the design provided by Stucky Vitale Architects. Materials will be installed over crushed stone foundation and landscape adhesive will be applied to all layers (see specs on design)	18450.00
<input type="checkbox"/> <b><u>Brick Pavers</u></b> Excavate unstable or unsuitable materials Install of 21aa compacted base material and compact Install 1-2" compacted sand base and 920 sq/ft of Unilock Brussels pavers Install concrete restraint and polymeric sand between paver joints (See design provided by Stucky Vitale Architects for specs)	23920.00
<input type="checkbox"/> <b><u>Front Landscaping</u></b> Create a new garden natural bed edge and prep the garden bed with compost. Install new plant material and hardwood mulch  10 Karl forester 30 blue fescue landscape 1 bloodgood maple (cost \$1,150.00)	3400.00
<input type="checkbox"/> <b><u>New Irrigation System</u></b> Install 1 node timer and valve to feed new soaker lines installed to all new plant material	800.00
<input type="checkbox"/> <b><u>Landscape Lighting</u></b> Install 1 vista transformer 150 watt with digital timer (city responsible to install outlet for transformer) Install 14 alliance w/300 LED well lights (outer perimeter) Install 2 alliance w/100 up lights on tree (Includes labor, wire, and silicone wire nuts)	6350.00

*Note: this proposal does not include any fencing or footings*

<b>Subtotal</b>	\$52,920.00
<b>Discounts</b>	\$0.00
<b>Sales Tax</b>	\$0.00
<b>Total</b>	\$52,920.00

**Payment Terms:**

A 50% down payment of the project total to be paid upon acceptance of this proposal with the remainder due upon completion of project. On larger projects, progress payments will be negotiated. Please ask about our financing options for qualified applicants. **Payments over \$3,000 via Credit card online have a 3 % processing fee.**

**Agreement:**

All work is to be completed in according to standard practices. Any alteration or deviations from above specifications involving extra cost of more materials or labor cost will be executed only upon written order and will become an extra charge over and above the proposal.

**Acceptance of proposal:**

The above prices specifications and conditions are satisfactory and are here by accepted. You are authorized to do the work as specified.

**Signature:**

\_\_\_\_\_

**Client:** GPW

**Date:** \_\_\_\_\_



40920 Executive Drive, Harrison Twp, MI 48045-1363 Phone: (586) 468-7110 www.phillipssign.com

**Contract:**

**The City of Grosse Pointe Woods**  
**Intersection at Mack & Vernier, Grosse Pointe Woods, MI. 48236**  
**phone: (313) 363-1257 - email: Jkowsalski@gpwmi.us**  
**contact: Jim Kowalski**

**RE: Intersection at Mack & Vernier, Grosse Pointe Woods, MI. 48236**

**Item: #1**

**Ground Signs**

consists of:

PS&L to fabricate (2) single faced non illuminated ground signs.

Each sign to be about 24" tall x 30' wide.

Each sign to consist of a 2' x 8' wide stainless steel mesh backer with a painted finish.

Each mesh backer to have fabricated metal non lit letters to read "GROSSE POINTE WOODS".

Letters to be about 12" tall x 1 1/2" deep.

Letters to be fabricated from aluminum with a painted finish.

Letters to have metal backs painted to match.

PS&L to fabricate aluminum backer plates for mounting letters to mesh.

Backer plates to be slightly smaller than letters and will be painted to match letters.

Each mesh screen to be mounted to (9) 2 1/2" OD round aluminum pipes with aluminum baseplates.

Pipes to have an acrylic polyurethane finish.

Top of pipes to have caps fabricated from aluminum with an acrylic polyurethane finish.

**Concrete footings are by others.**

**Client to excavate and pour concrete footings to anchor new sign footings.**

PS&L to provide and set (36) break away anchor bolts per sign.

Top of each sign to be about 48" above grade.

PS&L to fabricate aluminum plate mounting collars for metal mesh backers.

Mounting collars to have an acrylic polyurethane finish.

PS&L to fabricate (1) top and bottom radius retainer for each sign.

Retainers to have an acrylic polyurethane finish.

PS&L to install @ site and verify locations with client.

**\*Note: Footings are by others.**

All masonry work is by others.

Price quoted assumes signs can be installed with standard wedge anchors - not breakaway.

Continued on next page.

[Click here to view your proposal](#)

*Click link above to view & accept your proposal*

**Thank you!**

**Based on your selections your Subtotal is: 0.00**

Thank you for using our online account management solution! If you have any questions or concerns you may contact us by email by [clicking here](#)

**About your proposal:**  
313-884-1101


**Contract:**  
Continued from previous page.

	<u>Item: #1</u> Ground Signs		
permit cost:	per city		
sign cost:	76,368.48		
6% sales tax:			
installation:	8,855.00		
<b>total:</b>	<b>85,223.48</b>		
down payment:	42,611.74		
balance C.O.D.:	42,611.74		

• Price is subject to review after 15 days due to fluctuating material costs. X \_\_\_\_\_

(print)

---

acceptance:  date: \_\_\_\_\_

(print) **JOHN ROSE** date: **5/1/26**

---

salesperson: \_\_\_\_\_ date: \_\_\_\_\_

**Warranty (Materials & Labor)** - 5 years on construction workmanship, 1 year on lighting & electrical components.

\* Warranty excludes existing items, mdo signs, banners, acts of God and vandalism. Electrical UL listed.

**EXTRAS** - Sign Permit, Electrical Permit, and X **TBD** staff time fee (for permit procurement), as required.

- Client is responsible for landlord approval and final electrical hook-up. Installation based on normal conditions X \_\_\_\_\_
- Additional costs may be incurred if problems are encountered during excavation of footing (i.e., poor soil conditions, buried objects, sprinklers, etc.). PS&L assumes no responsibility for any sprinkler damage X \_\_\_\_\_
- PS&L assumes no responsibility for damage to landscaping/grass due to install. X \_\_\_\_\_
- If clean art work is not provided, art work will be generated at a rate of **\$50.00** Per Hr. X \_\_\_\_\_
- Engineer sealed drawings, if required, to be provided at additional cost. X \_\_\_\_\_
- PS&L takes all precautionary steps to protect parking surfaces during installations. PS&L cannot be held liable for parking lot repairs if required. X \_\_\_\_\_
- Price quoted assumes reasonable access for installation and wiring of signage and components. X \_\_\_\_\_
- Installation quotations are estimates subject to verification of technical survey and confirmed access to signage. X \_\_\_\_\_
- No sign construction will begin prior to obtaining permits without written authorization of client. X \_\_\_\_\_
- Any additional required endorsements or changes to PS&L's current liability insurance certificate may be subject to additional costs. X \_\_\_\_\_
- Photographs and/or videos of signage may be used by PS&L for marketing purposes. X \_\_\_\_\_
- Credit Card orders over \$1,000.00 will be subject to a 3% fee. X \_\_\_\_\_
- Invoices over 30 days are subject to 2% finance charges. X \_\_\_\_\_
- All signs and related materials remain the property of Phillips Sign & Lighting until payment is made in full. In the event of non-payment in accordance with the terms of this contract, Phillips Sign & Lighting reserves the right to remove the signage from the customer's location at the customer's expense. X \_\_\_\_\_