

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: February 2, 2026
RE: Study Session

Community Room Roof

We opened bids for the Community Room Roof replacement on Wednesday, January 21. DRIS has finalized its review of the submissions and enclosed its recommendation letter.

Company Name	Base Bid
Unlimited Construction	\$ 67,000
Butcher & Butcher	\$ 52,938*
Four Seasons Kanga Roof	\$ 57,800
Schena Roofing & Sheet Metal	\$ 87,460
Newton Crane Roofing NCR	\$109,500
Lutz Roofing	\$ 71,250
Royal Roofing	\$ 91,200

*Updated by DRIS, noted in DRIS recommendation letter.

As a reminder, these bids do not include the removal and reinstallation of the current HVAC equipment situated on the Community Room roof. That portion of the project is estimated to cost \$30,000+. I have posed questions to Denny's Heating & Cooling (our current HVAC maintenance company) regarding the remaining life expectancy for the units and the estimated cost to replace all of them.

Due to the nature of this type of project, the Council will need to decide relatively soon if it would like to move forward with this project. The City only has a short window (early spring or early fall) each year to complete this work, as it requires taking the entire HVAC system offline for approximately two weeks.

Conflict to Conversation Training

Councilmember Hammond attended a SEMCOG "From Conflict to Resolution" training in June of 2024. As was stated during the recent election cycle, residents feel there is divisiveness in our community between the city staff, government, and residents. Councilmember Hammond has inquired to Dr. Stavros (LTU Professor and SEMCOG Presenter) if they would be willing to hold this training in Lathrup Village for anyone to attend. W

The purpose of this discussion is to see if there is interest among the Council to hold this type of training, and if so, what type of budget the Council would want to devote to such a cause, as this would be an unbudgeted expenditure.

Below is an article that was a part of the free guide from Dr. Stavros: The Thoughtful Citizen Guide
https://inquiryinstitute.com/thoughtfulcitizenhandbook?utm_source=chatgpt.com

The City has heard back from Dr. Stavros. The exact cost depends on the format, length, and intended audience size (e.g., elected officials and staff only, or a broader community session).

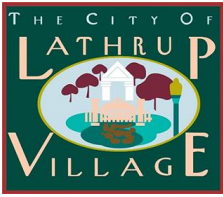
Bruce Kantor
Mayor

Kelly Garrett
Mayor Pro-Tem

Jalen Jennings
Council Member

Jason Hammond
Council Member

John Sousanis
Council Member



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As a general reference:

- A 90–120 minute facilitated session typically ranges from \$2,500–\$5,000
- A half-day interactive workshop ranges from \$5,000–\$7500

These fees include preparation, customization for Lathrup Village, facilitation, and participant materials that Dr. Stavros would prepare. Dr. Stavros aims to design sessions that are practical, inclusive, and appropriate for public-sector contexts.

Rainbow Circle Reconstruction

This topic is informational. The City opened bids for the Rainbow Ricle pavement project on January 29. As a reminder, the City was awarded an MDOT Category B grant for this project. Giffels is in the process of reviewing the submissions before a formal recommendation. The as-read bids were:

Company Name	Base Bid
Cadillac Asphalt	\$559,793.22
ASI	\$501,658.79
R&R Asphalt	\$535,752
Best Asphalt	\$518,095.20
Al's Asphalt	\$605,515.54
Hutch Paving	\$517,128.90
Springline Excavating	\$533,919.04
Allied	\$488,100
ProLine	\$484,864

Overall, good pricing. The construction estimate during the grant process was \$524,000. The maximum grant amount for this project is 50% of the construction cost up to \$250,000. Once Giffels finalizes their bid review, the information is sent to MDOT for their review and approval before it comes before the City Council.

City Council FY 26-27 Goals

Each year, as part of the budget process, the City Council reviews its Council Goals and makes any changes it finds necessary, with the intent to adopt the goals during the regular February meeting. Included in your packet are the approved goals from FY 25-26.

Bruce Kantor
Mayor

Kelly Garrett
Mayor Pro-Tem

Jalen Jennings
Council Member

Jason Hammond
Council Member

John Sousanis
Council Member