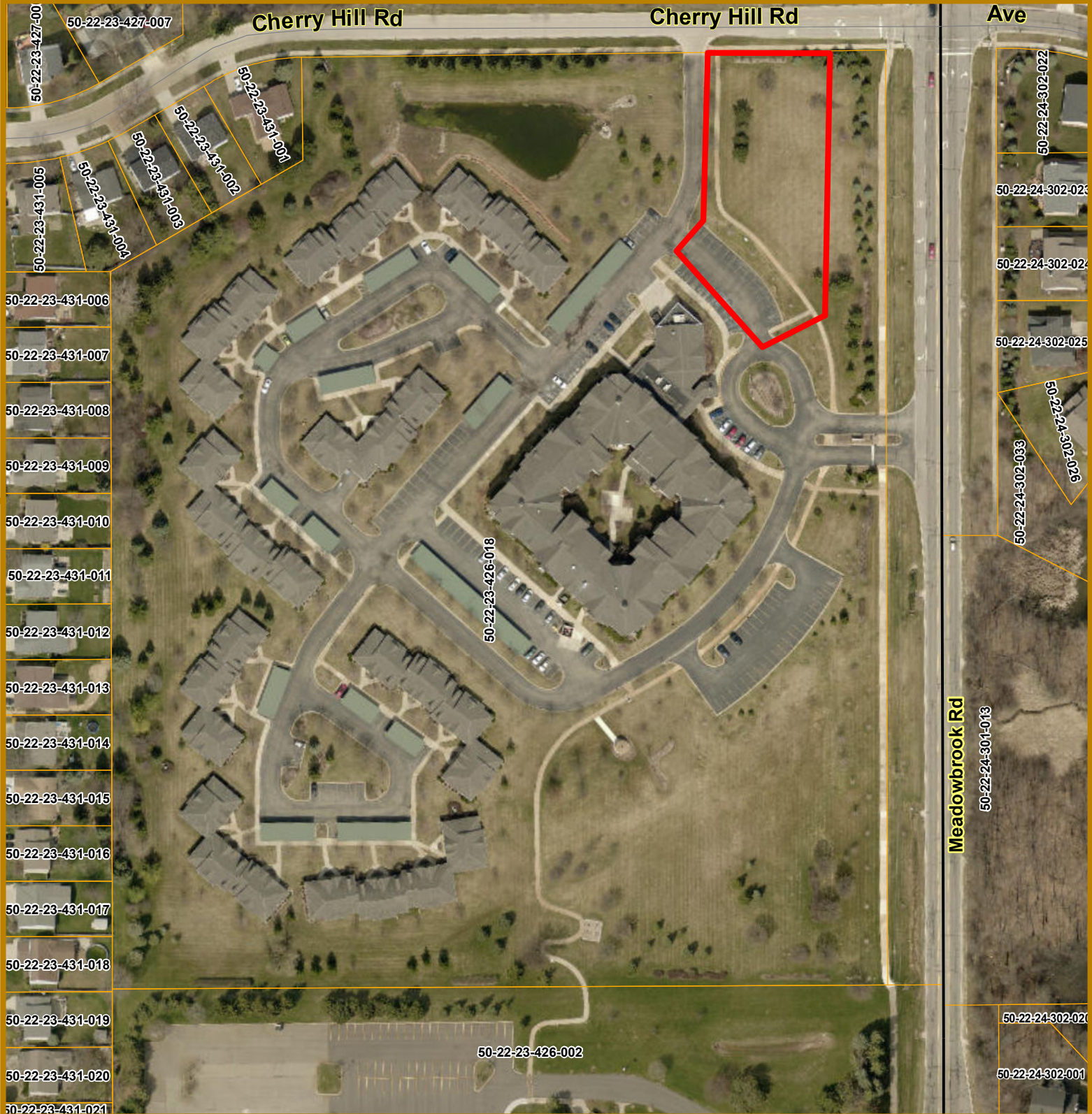


Meadowbrook Commons Pickleball Courts and Parking Expansion

Location Map



Map Author: Runkel
Date: 5-25-23
Version #: 1.0

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

 **Project Area**

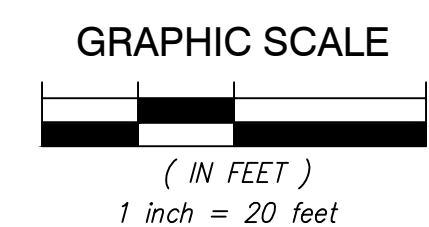


City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org



0 30 60 120 180
Feet
1 inch = 145 feet



905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404

15 E. Baltimore Ave, Suite A
Detroit, MI 48202
Phone: (313) 305-9120
Fax: (313) 305-9121

27333 Meadowbrook Rd., Suite 210
Novi, MI 48377
Phone: (248) 844-6274

400 Ann St. NW Suite 204
Grand Rapids, MI 49504
Phone: (616) 885-5802
Fax: (248) 844-5404

313 N. Capital Ave., Suite 100
Lansing, MI 48933
Phone: (517) 679-4400
Fax: (517) 679-4401
www.sda-eng.com
(800) 598-1600



Know what's **below**.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY NOTE

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKS/STAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

THESE. © 2023 SPALDING DeDECKER ASSOCIATES, INC. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREON IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF SPALDING DeDECKER ASSOCIATES, INC.

MEADOWBROOK COMMONS PICKLEBALL IMPROVEMENTS

PARKING LAYOUT –
ALTERNATIVE 2

SECTION ###

TOWN RANGE XXX

CITY/TOWNSHIP CITY / TWP

COUNTY ###

[illegible]

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

DRAFTER ####	DATE ####
-----------------	--------------

#### DESIGNER	#### DATE
#### CHECKED BY	#### DATE
#### PROJECT MANAGER	#### BID PLAN DATE
#### DEPARTMENT MANAGER APPROVAL	#### DATE
JOB NO. ####	DRAWING NO. <i>NV21003</i>
SCALE: <i>1" = 20'</i>	SHEET NO. <i>1 OF</i>

May 24, 2023

Rebecca Runkle, PE
Engineering
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

**Re: Meadowbrook Commons
Pickleball Courts and Parking Expansion
Proposal for Design Engineering Services
Job No. NV21003**

Dear Rebecca Runkle:

Spalding DeDecker (SD) is pleased to provide the following proposal for engineering design services to construct new pickleball courts, sidewalk, a concrete pad for temporary sanitary facility, and expanding the parking area for the senior center.

Project Understanding

The City desires to provide pickleball courts at the Meadowbrook Commons property and SDA worked with the City and input from the residents to best determine a location for proposed courts.

The senior center at Meadowbrook Commons will greatly benefit from increasing the available parking.

All improvement will be made northeast of the existing building, close to Meadowbrook Road and Cherry Hill.

Proposed Scope of Services

Our scope of services will include the following:

- Meet with City staff to finalize detailed scope of the project.
- Prepare a topographic survey of the area of improvements
- Prepare preliminary plans for review
- Apply for applicable permit approvals

- Prepare engineering plans and specifications for bidding and construction. The plans will include:
 - Cover Sheet
 - Notes and Details
 - Topographic Survey and Demolition Plan
 - Proposed pavement plan with Detailed Grading
 - City Standard Details, as needed
- Assist with the bidding process
 - Publish bid documents to electronic plan rooms
 - Prepare bid tabulation
 - Make Recommendation for Award
 -

Proposed Fees

Based on our pre-qualification status with the City, engineering design fees are typically based on a pre-determined percentage of the pre-design construction cost estimate. A preliminary cost estimate for the project has been generated with an estimated cost of \$602,826.00. Based on this estimated cost, the fee for this project is:

Design Phase Services (9.5% of estimated cost) -

\$57,269.00

Project Schedule

The following summarizes the anticipated schedule for the project:

<u>Milestone</u>	<u>Completed By</u>
Council Award	6/5/2023
Topographic Survey	7/14/2023
30% Plans	7/21/2023
90% Plans and Specifications	8/18/2023
100% Bid Package and Advertising	8/29/2023
Bid Opening	9/20/2023
Construction Contract Award by Council	10/2/2023
Construction Start, estimated	10/24/2023
Construction Complete, estimated	11/30/2023



Thank you for the opportunity to provide this proposal for Engineering Services. Please do not hesitate to contact me if you have any questions or comments regarding this submittal.

SPALDING DEDECKER ASSOCIATES, INC.

A handwritten signature in blue ink, reading "Taylor E Reynolds".

Taylor E Reynolds, PE
Project Manager

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME: Meadowbrook Commons Pickleball Courts - Pickleball and Senior Center Parking
CLIENT NAME: City of Novi
PREPARED BY: NG/TER

PROJECT NO: NV21003
DATE: 05/15/23

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
Pickleball and Senior Center Parking					
1	Bonds, Insurance and Mobilization (10% Max)	1	LS	\$ 53,100.00	\$ 53,100.00
2	Pre-Construction Audio-Visual	1	LS	\$ 2,700.00	\$ 2,700.00
3	Soil Erosion Control Measures	1	LS	\$ 5,500.00	\$ 5,500.00
4	Tree Protection	220	LF	\$ 24.00	\$ 5,280.00
5	Non-Contaminated Hazardous Waste Removal	411	CY	\$ 55.00	\$ 22,605.00
6	Soil Samples	1	LS	\$ 2,000.00	\$ 2,000.00
7	Curb and Gutter, Rem	330	FT	\$ 11.50	\$ 3,795.00
8	HMA, Rem	22	SY	\$ 10.00	\$ 220.00
9	Sidewalk, Rem	1,600	SF	\$ 3.00	\$ 4,800.00
10	Tree, Rem, Less than 6 inches	12	EA	\$ 200.00	\$ 2,400.00
11	Agg Base, 4-inch, Limestone	1,290	SY	\$ 22.00	\$ 28,380.00
12	Agg Base, 8-inch Limestone	1,160	SY	\$ 27.00	\$ 31,320.00
13	Sidewalk, Conc, 4 inch	1,990	SF	\$ 8.00	\$ 15,920.00
14	HMA	255	TON	\$ 200.00	\$ 51,000.00
15	Curb and Gutter, Conc	600	FT	\$ 29.00	\$ 17,400.00
16	Pavement Marking, 4 inch, White	808	FT	\$ 2.00	\$ 1,616.00
17	Grading	1	LS	\$ 30,000.00	\$ 30,000.00
18	Concrete Pavement, 6 Inch	220	SF	\$ 9.00	\$ 1,980.00
19	Parking Area Storm Sewer Improvements	1	LS	\$ 20,000.00	\$ 20,000.00
20	Relocate Light Post	2	EA	\$ 3,000.00	\$ 6,000.00
21	Underdrain, 3-inch w/Geowrap	432	LF	\$ 48.00	\$ 20,736.00
22	Underdrain, 6-inch w/Geowrap	115	LF	\$ 72.00	\$ 8,280.00
23	Reinforced Court Pavement	9,000	SF	\$ 11.00	\$ 99,000.00
24	Acrylic Resurfacer, As Needed	60	GAL	\$ 60.00	\$ 3,600.00
25	Liquid Acrylic Surface	9,000	SF	\$ 2.00	\$ 18,000.00
26	Court Line Paint	800	LF	\$ 3.00	\$ 2,400.00
27	Pickleball Net, Complete	4	EA	\$ 3,000.00	\$ 12,000.00
28	8-Foot Chain Link Fence	453	LF	\$ 38.00	\$ 17,214.00
29	Chain Link Gates	4	EA	\$ 420.00	\$ 1,680.00
30	Benches	4	EA	\$ 1,800.00	\$ 7,200.00
31	Canopy Shade	4	EA	\$ 24,000.00	\$ 96,000.00
32	Restoration	1	LS	\$ 10,700.00	\$ 10,700.00

Estimated Construction Cost Subtotal \$ 602,826.00

ENGINEERING FEES (9.5%): \$ 57,269.00

ROW ACQUISITION (\$2700/PERMANENT EASEMENT): \$ -

GEOTECHNICAL (2.5%): \$ 15,071.00

DESIGN CONTINGENCY (20%): \$ 14,468.00

CONSTRUCTION ADMINISTRATION (8.0%): \$ 48,227.00

Crew Days: 35 DAYS @ \$ 800.00 \$ 28,000.00

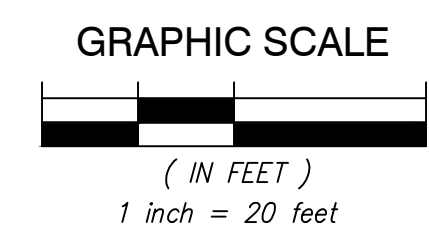
CONSTRUCTION MATERIAL TESTING (2.5%): \$ 15,071.00

CONSTRUCTION CONTINGENCY (15%): \$ 104,119.00

OPINION OF PROBABLE CONSTRUCTION COST

Total Estimated Construction Cost: \$ 885,051.00

In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.



Engineering and Surveying
Excellence Since 1954

905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404

15 E. Baltimore Ave, Suite A
Detroit, MI 48202
Phone: (313) 305-9120
Fax: (313) 305-9121

27333 Meadowbrook Rd., Suite 210
Novi, MI 48377
Phone: (248) 844-6274

400 Ann St. NW Suite 204
Grand Rapids, MI 49504
Phone: (616) 885-5802
Fax: (248) 844-5404

313 N. Capital Ave., Suite 100
Lansing, MI 48933
Phone: (517) 679-4400
Fax: (517) 679-4401
www.sda-eng.com
(800) 598-1600



Know what's **below**.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY NOTE

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY ANALYSIS. PUBLISHED PLANS, THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKS/STAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

THESE. © 2023 SPALDING DeDECKER ASSOCIATES, INC. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREON IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF SPALDING DeDECKER ASSOCIATES, INC.

MEADOWBROOK COMMONS PICKLEBALL IMPROVEMENTS

PARKING LAYOUT -
ALTERNATIVE 2

SECTION ###

TOWN RANGE XXX

CITY/TOWNSHIP CITY / TWP

COUNTY ###

[illegible]

VERIFY SCALES

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

ADJUST SCALES ACCORDINGLY	
DRAFTER " " " "	DATE " " " "

#### DESIGNER ####	#### DATE ####
#### CHECKED BY ####	#### DATE ####
#### PROJECT MANAGER ####	#### BID PLAN DATE ####
#### DEPARTMENT MANAGER APPROVAL ####	#### DATE ####
JOB NO. ####	DRAWING NO. NV21003
SCALE: 1" = 20'	SHEET NO. 1 OF