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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

May 28, 2026

**CONFIDENTIAL CORRESPONDENCE
ATTORNEY-CLIENT PRIVILEGE**

Mayor Fischer and City Council
City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: Main Street Area Streetlights and Streetscape Issues

Dear Mayor Fischer and Council Members:

This letter is an update on the potential Main Street property owners' Special Assessment District (SAD) that may be on the City Council's June 8, 2026, agenda for initial consideration by the Council.

As a reminder, a few months ago we provided a letter about the City Administration's efforts to "clean up" the Main Street area and a proposal in particular to use a voluntary SAD process with the four affected property owners in the Main Street area. Under this SAD concept, the City (or more likely the City's Corridor Improvement Authority, or CIA) would front the money to undertake both a significant streetlighting project that would replace all of the existing DTE lights in the public road right-of-way and conduct a streetscape and amenity improvement upgrade/replacement project as a one-time, complete overhaul of the lights, streetscape, and amenities. By agreement with the City (the "Exchange Agreement") from back in 1995, these four property owners have a contractual obligation to maintain, repair, and replace the lighting and streetscape/amenities within the Main Street right-of-way.

The proposal from the City to the property owners was:

- The City would plan and pay for the lighting and streetscape/amenities (probably through the CIA).
- The City would establish a voluntary/contractual SAD with the consent of the four property owners.
- Each property owner would be assessed an amount based upon their share of the road frontage on Main Street (which is how the property owners currently have their maintenance obligations determined by the City).
- The property owners would be permitted to pay back the amounts through a 15-year special assessment, with a 4% interest rate.

- Upon implementation of the SAD, the City would take over the maintenance obligations for the road right-of-way (which the property owners have proved not to be at all good at) and the City would begin paying the electric bills for the DTE streetlights (as would normally be the case).

We talked a little bit in closed session about how the idea behind the Main Street development being responsible to pay for all of the maintenance costs of Main Street—a concept that dates back basically to the late 1980s/early 1990s—just never worked. The area has been a code enforcement nightmare for literally decades. Conceptually, having a private property owner responsible for such a prominent part of the public right-of-way might conceivably have made sense when all of the property was being developed by one developer; but as time moved on and that one property owner became a few property owners and now is several property owners (including eventually up to 192 condominium unit owners who are purchasing from Pulte), it is the Administration's position that this arrangement simply cannot work (and again never really did here).

Until recently, the City Administration had unanimous “buy in” for this approach with all four of the Main Street property owners who are part of the maintenance agreement with the City. As a reminder, those are:

- Luna Properties, Inc.
- Main Street Partnership, LLC
- Diversified Members Credit Union
- Pulte Homes of Michigan, LLC

The City was informed a few weeks ago that Pulte is no longer interested in voluntarily participating in this SAD. There is some basis for the City to speculate that the reason for this is (1) Pulte didn't really explain to its individual “Townes at Main” condominium buyers that the condominium development had this perpetual and potentially very expensive obligation under the Exchange Agreement with the City that is enforceable against the property; and (2) even though Pulte, as developer and the entity in control of the condominium association, would be permitted to impose the SAD upon the unit owners (it has sold only a little bit more than half of those units so far), it would look like the “bad guy” in this situation and it didn't want to do that. Whatever the basis for Pulte pulling out of the voluntary SAD, it represents only a wrinkle in the City Administration's plan for cleaning the area up, not a barricade to it.

After reviewing our options, City Administration and our office propose the following:

1. The City continue in the manner originally contemplated to establish a voluntary SAD with the three Main Street property owners other than Pulte. These would include Luna (Tom Celani), Main Street Partnership, and Diversified Credit Union. We have met or spoken with each of those property owners, and they are all still interested in moving forward on the idea that, even without Pulte, having an SAD available for them to carry out their streetlighting and property maintenance obligations is still a good idea for them. As commercial property owners with a long-term, essentially permanent responsibility to (in perpetuity) maintain the DTE lights, pay for the electricity, and pay for the

streetscape/amenity maintenance and repair, they recognize that the ability to get out from under those obligations through a one-time SAD is a reasonable business decision on their part.

Under this approach, the City would continue the SAD process—which involves adopting five resolutions and then entering into an agreement with these three property owners reflecting their obligation to pay the amounts fronted by the City/CIA for the new streetlights and new streetscape/amenities—as to these three owners and the deal with Pulte separately.

2. With respect to Pulte, we are suggesting that the City send Pulte a letter now that gives it notice that (1) the City is proceeding with the DTE light replacement adjacent to its property and any and all streetscape amenities that Pulte has not yet completed, or is not completing, adjacent to its properties as part of its condominium development, and letting them know that we will be sending them an invoice for that work, which invoice we would expect them to pay upon receipt. As a reminder, here's the language from the City's Exchange Agreement with Main Street developer as amended in 2016:

2. The owners of the property subject to these covenants, restrictions, and reservations shall be responsible for: (a) the removal of snow and ice from those public walkways constructed pursuant to City of Novi Special Assessment District No. 146C; and (b) the maintenance of all streetscape improvement constructed pursuant to City of Novi Special Assessment District No. 146C, including but not limited to maintenance of all sidewalks, brick pavers, planters, trellises, lawns and landscaping, irrigations systems, drainage, walls, fences, towers, benches, and streetlights. Such maintenance shall be sufficient to keep the improvements in good condition, repair, and appearance and in working order for the purposes intended, ordinary wear and tear excepted, and in a condition reasonably equivalent to other comparable commercial developments within the City of Novi. The City of Novi will perform snow and ice removal and control and also regular pavement maintenance consistent with its practices and procedures for public streets. Should maintenance required herein not be performed by the property owners in a timely manner, the City may perform the same at the expense of the Responsible Property Owner(s) as set forth in Subsection 3 below. Such charges shall be a lien upon the property owned by the Responsible Property Owner as set forth in Subsection 3 below. Such lien shall be of the same character and effect as a lien created by the general law for the State, County, and City taxes, and the lands upon which the same are a lien shall be subject to sale therefor the same as lands upon which delinquent City taxes constitute a lien.

Essentially what this provision does is obligate the property owners to make the improvements upon notice from the City, and if they fail to do so, the City has the authority to do it and invoice them, and then lien the property if they fail to pay.

We are still evaluating whether that letter/notice will go only to Pulte or to every unit co-owner in the Pulte development. Pulte and/or the condominium association would have the option to do the work themselves—that is, to enter into a contract with DTE for the streetlighting and to do or provide the City a timeframe for doing all of the streetscape/amenity work that abuts their development. If they did so, they would be satisfying their obligations under the Exchange Agreement, and the City would presumably be happy with that. If they failed to do so—or to prove that they were going to do so—the City would go ahead and do the work, provide the invoice, and upon a failure to pay, lien the appropriate properties. The “appropriate properties” could include any existing condominium units.

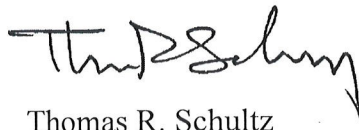
Note that because Pulte would not be part of the voluntary SAD agreement with its other three fellow Main Street property owners, there would be no vehicle for the City to release the Pulte portion of Main Street from the ongoing obligations under the Exchange Agreement, which would remain permanent against that property (unlike the other three property owners). There would also not appear to be any mechanism upon which the City would agree to take over the Pulte property’s share of future electricity costs for the lights.

Absent some concern by City Council before the June 8, 2026, meeting, we will work with the City Administration to prepare Resolution No. 1 for a special assessment for the three other Main Street property owners, and will work on a letter to Pulte explaining on how the City intends to proceed with the lighting replacement and streetscape/amenities in the public roadway adjacent to the Pulte property.

If you have any questions or concerns in the meantime, please feel free to contact me or Mr. Cardenas. A meeting of the CIA will likely be convened to provide this information to them, as well.

Very truly yours,

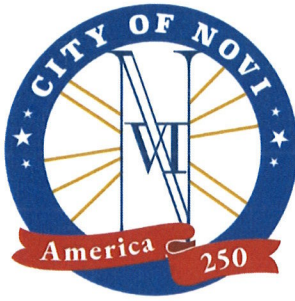
ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Thomas R. Schultz

TRS/jah

cc: Victor Cardenas, City Manager
Danielle Mahoney, Assistant City Manager
Cortney Hanson, City Clerk
Charles Boulard, Community Development Director
Herczeg, Director of Public Works



CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

David Staudt

Brian Smith

Matt Heintz

Priya Gurmurthy

Aaron Martinez

City Manager

Victor Cardenas

City Clerk

Cortney Hanson

May 27, 2026

Main Street Partnership, LLC
710 E. Ogden Avenue, Suite 420
Naperville, IL 60563

Luna Properties, LLC
42875 Grand River Avenue, Suite 201
Novi, MI 48375

Diversified Members Credit Union
1480 E. Jefferson Avenue
Detroit, MI 48207

RE: Main Street Area Streetlights and Streetscape Issues

Dear Main Street Property Owners:

This letter follows up the recent meeting at City offices with Luna Properties and Main Street Partnership (followed by my phone conversation with Diversified). The City had asked for the meeting to update you all on the status of the proposed Special Assessment District (SAD) for DTE streetlights and streetscape/amenity improvements in the Main Street area.

We shared with you the news that Pulte has decided *not* to participate in an SAD for either the lighting or the streetscape/amenities. We wanted to know whether you were all still interested in moving forward with an SAD as to *your* respective maintenance obligations in the Main Street right-of-way. We also shared with you a *draft* letter of interest (LOI) that had been amended to reflect the fact that Pulte would not be part of the SAD.

We also let you know that, even though Pulte had determined not to participate in the SAD, that did not mean that the City did not expect Pulte to ultimately be responsible for its share of the required improvements for both the streetlighting and the streetscape/amenities. Although we are not entirely clear why Pulte has decided not to participate in the SAD, we indicated that it likely had to do with the fact that Pulte has sold and deeded over a number of condominium units in its Townes at Main development and did not want to undertake any responsibility or make representations on behalf of those unit owners in the development.

City of Novi

45175 Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org

Each of you has indicated that you, as property owners, still want to move forward with the SAD process. To that end, I am enclosing a clean version of the Letter of Interest. We have not made any changes to the document since we met.

It is still our hope to have this three-property SAD issue placed on the City Council agenda for June 8, 2026. If the City Council approves going forward, their action would be on an initial resolution (which is called "Resolution No. 1") directing the City Manager to have detailed plans, specifications, and a cost estimate prepared. That will kick off the SAD process.

Thank you, again, for your time and consideration on this issue. We are looking forward to this "win-win" process should the City Council decide to move forward as proposed. If you have any questions in the meantime, please don't hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffery Herczeg". The signature is stylized with a large, looped "J" and a distinct "H".

Jeffery Herczeg
Director of Public Works

Enclosure

cc: Victor Cardenas, City Manager
Cortney Hanson, City Clerk
Charles Boulard, Community Development Director/Building Official
Thomas R. Schultz, Esq.
Elizabeth Saarela, Esq.

LETTER OF INTEREST

**NOVI MAIN STREET AREA
LIGHTING AND STREETScape IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT**

The parties to this Letter of Interest are the CITY OF NOVI, whose address is 45175 Ten Mile Road, Novi, MI 48375, and three property owners (collectively, "Property Owners") in the Novi Main Street area:

- Main Street Partnership, LLC, 710 E. Ogden Avenue, Suite 420, Naperville, IL 60563
- Luna Properties Novi, LLC, 42875 Grand River Avenue, Suite 201, Novi, MI 48375
- Diversified Members Credit Union, 1480 E. Jefferson Avenue, Detroit, MI 48207

1. Property Owners and the City of Novi are the owners of a substantial amount of the property fronting Main Street between Novi Road and Grand River Avenue, and subject to previous Agreements as to maintenance and use rights and obligations. Those Agreements include, but are not necessarily limited to, an Exchange Agreement originally executed on July 24, 1995, and subsequently amended, and a Reciprocal Parking Agreement initially dated August 23, 2012, and subsequently amended.¹

2. Under those Agreements (as amended), Property Owners have responsibility (along with the Pulte Property) for the maintenance of certain streetlighting in the area, as well as certain streetscape/amenity/street tree improvements in the Main Street right-of-way. The City of Novi has responsibility for maintenance of the paved surface of the roadway between the curbs and also for the streetscape/amenity/street trees in front of property it owns in the area.

3. The streetlights for which Property Owners are responsible have reached the end of their useful life (with the exception of some lights that have been replaced by one or more of the Property Owners). The City has been negotiating with DTE for the replacement of some 109 streetlights as a single improvement project to be undertaken by DTE. The cost of that streetlight replacement project has been estimated at \$489,576.80 between the Property Owners and the owner(s) of the Pulte Property.

4. The City and Property Owners have also been discussing the possibility of undertaking a joint streetscape/amenities/road improvement project that would include significant upgrade to the sidewalks, street trees, and other amenities adjacent to the properties owned by Property Owners (and the City) as a single cohesive project that would achieve a uniform look to the area (not including parts of the Pulte property that have already been improved with its recent townhome development in the area). The estimated cost of that project is \$_____ for the three Property Owners' portion of the project (not including the Pulte Property).

¹ Pulte Homes of Michigan, LLC, 2800 Livernois Road, Building D, Suite 320, Troy, MI 48083 is the developer of other property in the area subject to the same Agreements. The development is multi-family residential condominium project. By virtue of the development, some responsibility for the residential development(s) may include one or more HOAs.

5. Roughly coincidental with that non-road related work, the City intends to undertake a road resurfacing project (as determined by geotechnical investigation), the cost of which the City has estimated at \$467,460.

6. The City has suggested that the parties enter into one or more Special Assessment Districts to fund the DTE streetlights and the streetscape/amenities/street tree replacement/upgrade project. The Property Owners have expressed a voluntary interest in doing so for their portion of the improvements; Pulte has declined to participate in an SAD voluntarily.

7. The current expectation of all of the parties to this Letter of Interest is that the City, or its Corridor Improvement Authority (CIA), would provide the initial funds to pay for the improvements that would otherwise be the obligation of Property Owners, and that the SAD(s) relating to the three properties owned by the Property Owners would be put in place to pay the City back for that initial investment. The City would be separately responsible to make the pavement improvements, which would not require any payment by Property Owners. In addition, the City has indicated that it expects to take all actions necessary to (a) assess and collect from the Pulte Property the costs of lighting improvements attributable to it, and (b) secure full compliance with all City ordinances and the Agreements noted above with respect to the streetscape/amenities/street tree replacement.

8. As of the date of this Letter of Interest, the City is being asked by DTE to sign a contract to “lock in” the price indicated above. The City is also in the process of securing more detailed estimates and plans from its engineering consultant, AECOM, for the streetscape/amenities/street tree improvement work.

9. The City is willing to begin the process to create the SAD(s), which is expected to involve the City Council adopting five separate resolutions as to any district created and then entering into a formal contract with Property Owners with regard to the making of the improvements and the reimbursements by Property Owners over time—and, as noted above, to ensure that the Pulte property .

If, during the Term of this Agreement, the City offers more favorable pricing, terms or conditions to any third party for supplies or services that are substantially similar to those provided under this Agreement, the City shall promptly notify the Property Owners and extend such more favorable pricing, terms, or conditions to the Property Owners, effective as of the date such terms were first offered to the third party. For purposes of this clause, “more favorable” shall include, without limitation, lower pricing, improved payment terms, enhanced service levels, or any other material benefit. Upon written request by the Property Owners, the City shall certify its compliance with this provision.

10. The City and the Property Owners have had informal discussions and all three of the Property Owners have indicated tentative interest, subject to working out details as the plans for the lighting and other improvements are finalized, and subject to the City undertaking necessary action to secure similar contribution from the Pulte Property.

11. The City is willing to sign the agreement with DTE and commence the SAD process, but has asked the Property Owners to sign this Letter of Interest before undertaking the special assessment creation process.

12. By signing this Letter of Interest, the Property Owners are confirming their tentative interest in proceeding as described above and as discussed by the parties, subject to agreement by all parties to the terms and conditions of a special assessment agreement at the end of the City's special assessment approval process. This Letter of Interest is not a final and binding contract to pay for any improvements.

13. The City is willing to proceed with the special assessment process for the streetscape/amenities/street trees approvals based upon this Letter of Interest being signed. The City does take the position that it has the authority under the agreements identified in paragraph 1 or otherwise to conduct the lighting improvements and to assess the costs thereof to the Property Owners.

[signatures on next page]

MAIN STREET PARTNERSHIP, LLC

By:
Its:

STATE OF ILLINOIS)
) ss
COUNTY OF _____)

The foregoing document was acknowledged before me by _____,
_____, on behalf of Main Street Partnership, LLC, on the ____ day of _____, 2026.

Notary Public
_____ County, Illinois
Acting in _____ County, Illinois
My Commission Expires: _____

LUNA PARTNERSHIP, LLC

By:
Its:

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing document was acknowledged before me by _____,
_____, on behalf of Luna Partnership, LLC, on the ____ day of _____, 2026.

Notary Public
Oakland County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

[signatures continued on next page]

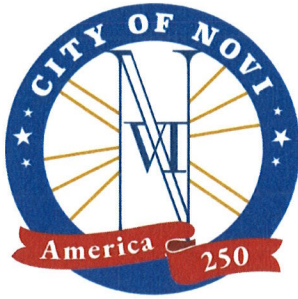
DIVERSIFIED MEMBERS CREDIT UNION

By:
Its:

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing document was acknowledged before me by _____,
_____, on behalf of Diversified Members Credit Union, on the ____ day of _____,
2026.

Notary Public
Oakland County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____



May 27, 2026

Pulte Homes of Michigan, LLC
2800 Livernois Road, Building D, Ste. 320
Troy, MI 48083

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

David Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

City Manager
Victor Cardenas

City Clerk
Cortney Hanson

RE: Main Street Area Streetlights and Streetscape Issues

Dear Mr. Schyck and Mr. Shore:

This letter is addressed to you as the developer for the Townes at Main development that abuts Main Street in the City of Novi. It is also addressed to you as the entity currently in control (as the City understands) of the condominium association for the Townes at Main development. This letter is to formally put you on notice of a matter that you and the City have been discussing informally for some time.

The City has informed you, along with the other three main owners of property along Main Street, that significant infrastructure improvements, maintenance, repairs, and replacement are required in the Main Street public road right-of-way. As you know, these are improvements that are the legal obligation of the owners of property adjacent to Main Street, which include Luna Properties, LLC, Main Street Partnership, LLC, and Diversified Members Credit Union along with yours—and all of the property currently being developed for the Townes at Novi.

The specific property improvements that are required include the replacement of all DTE (Detroit Edison) streetlights within the Main Street right-of-way and the replacement and/or repair of the streetscape and amenities within the Main Street road right-of-way.

The legal obligation is set forth in the 1995 "Exchange Agreement" between the City of Novi and the original developer of the Main Street area, Evergreen III, LLC, which document was amended in 2016 by agreement of successor property owners to Evergreen, including TCF National Bank as to property ultimately acquired by Pulte (your company) and now under development for the Townes at Main. The relevant language of the Exchange Agreement as amended is as follows:

2. The owners of the property subject to these covenants, restrictions, and reservations shall be responsible for: (a) the removal of snow and ice from those public walkways constructed pursuant to City of Novi Special Assessment District No. 146C; and (b) the maintenance of all streetscape improvement constructed pursuant to City of Novi Special Assessment District No. 146C, including but not limited to maintenance of all sidewalks, brick pavers, planters, trellises, lawns and

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landscaping, irrigations systems, drainage, walls, fences, towers, benches, and streetlights. Such maintenance shall be sufficient to keep the improvements in good condition, repair, and appearance and in working order for the purposes intended, ordinary wear and tear excepted, and in a condition reasonably equivalent to other comparable commercial developments within the City of Novi. The City of Novi will perform snow and ice removal and control and also regular pavement maintenance consistent with its practices and procedures for public streets. Should maintenance required herein not be performed by the property owners in a timely manner, the City may perform the same at the expense of the Responsible Property Owner(s) as set forth in Subsection 3 below. Such charges shall be a lien upon the property owned by the Responsible Property Owner as set forth in Subsection 3 below. Such lien shall be of the same character and effect as a lien created by the general law for the State, County, and City taxes, and the lands upon which the same are a lien shall be subject to sale therefore the same as lands upon which delinquent City taxes constitute a lien.

As noted above, the streetlights in the Main Street public right-of-way have reached the end of their useful life and require replacement. The City has secured a bid from DTE/Detroit Edison to replace all the lights. The portion of that public road right-of-way that is adjacent to your property is estimated to cost \$115,000 (price includes \$67K reduction for work already completed by Pulte). Currently, **the amount is only an estimate.** The City is taking steps to finalize an agreement with DTE for the work adjacent to your property and intends to enter into that agreement and have DTE replace those lights. Pursuant to the language above, the City will invoice you and potentially (dependent on further evaluation by the City) any co-owners within the Townes at Main development to which you have conveyed units. The City will make arrangements to have you and/or the condominium association billed for those lights by DTE as part of the overall project.

That said, the City is open to discussing you and/or the condominium association separately contracting with DTE for the replacement of lights that are the responsibility of your property under the Exchange Agreement. It is my understanding that DTE will in fact enter into such a separate agreement with you or the association. Please let me know as soon as possible whether you intend to replace the DTE lights on your own, or whether you would like the City to complete the project and invoice you pursuant to the Exchange Agreement.

The City is also moving forward with the improvements to your frontage along Main Street needed to replace and repair the streetscape and amenities that your property is responsible for utilizing the same process. Specifically, the City will be engaging a contractor to perform work within the right-of-way that is the responsibility of your property and will invoice you (and/or other owners) for that work.

I understand that, as part of your development of the Townes at Main, you have done some work within the Main Street public road right-of-way that is potentially acceptable to the City. To the extent such work

is acceptable to the City, we do not expect to need to redo that work. In addition, it is my understanding that you will also be undertaking some streetscape/amenity work in the public right-of-way in connection with your project on the north side of Main Street, which could be acceptable to the City to fulfill your obligations under the Exchange Agreement. However, there are still other portions of your property that require replacement and/or repair. I'm attaching a copy of the preliminary plan (shared in previous discussions) that the City has had prepared by a civil engineering firm, AECOM, indicating where that work would be on your property.

The purpose of this letter is to let you know this work will be proceeding in the public road right-of-way. Your property is not the only property affected, of course. As you know from our informal conversations recently, the City has also discussed these obligations with respect to streetlight replacement and replacement/repair of streetscape amenities with the other three responsible property owners under the Exchange Agreement (Luna, Main Street Partnership, and Diversified Credit Union). With respect to those properties, the City expects to enter a Special Assessment District (SAD) agreement under which those three property owners would agree to have those improvements undertaken on their behalf by the City and to pay the City for such improvements through an SAD over a period of years.

That proposed SAD concept will be presented to City Council on June 8, 2026, and the City Council will be asked to begin the SAD process by having the City secure formal engineering and/or construction plans for the project. City Council may also consider at that meeting entering into the agreement for streetlight replacement with DTE.

Please contact me at your earliest convenience to discuss your plans for compliance with your obligations under the Exchange Agreement and for the replacement of streetlighting and/or completing the streetscape/amenity improvements on your own, so that the City can determine whether those comply with the requirements of the Exchange Agreement.

If you have any questions about the foregoing, please call me.

Sincerely,



Jeffery Herczeg
Director of Public Works

cc: Victor Cardenas, City Manager
Cortney Hanson, City Clerk
Charles Boulard, Community Development Director/Building
Official
Thomas R. Schultz, Esq.
Elizabeth Saarela, Esq.

City of Novi - Pulte Combined
Main Street Full Reconstruct Sidewalk - Baseline Removals and Sidewalk Meeting the 1/4" or 10% Threshold.
Sidewalk Removal and Replacement
Preliminary Estimate of Cost
11/20/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 16,474.38	\$ 16,474.38
2	Pre-Construction Audio-Visual	LS	1	\$ 1,147.92	\$ 1,147.92
3	Sidewalk, Rem, Modified	Syd	779	\$ 10.00	\$ 7,790.00
4	Sidewalk, Conc, 4 inch	Sft	7474	\$ 5.00	\$ 37,370.00
5	Brick Pavers, Salv and Replace	Sft	612	\$ 20.00	\$ 12,240.00
6	Brick Pavers, Rem	Syd	122	\$ 20.00	\$ 2,440.00
7	Pavt, Rem, Modified	Syd	122	\$ 15.00	\$ 1,830.00
8	Curb and Gutter, Rem, Modified	Ft	8	\$ 18.00	\$ 144.00
9	Excavation, Earth	Cyd	0	\$ 50.00	\$ -
10	Rem, Salv, Replace Fence	Ft	0	\$ 100.00	\$ -
11	Curb Ramp Opening, Conc	Ft	8	\$ 40.00	\$ 320.00
12	Aggregate Base, Conditioning	Syd	835	\$ 5.00	\$ 4,175.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	122	\$ 13.00	\$ 1,586.00
14	Granular Material, CI II	Cyd	1	\$ 40.00	\$ 40.00
15	Bollard, Rem	Ea	0	\$ 55.00	\$ -
16	Masonry and Conc Structure, Rem	Cyd	0	\$ 85.00	\$ -
17	Curb Ramp, Conc, 6 inch	Sft	0	\$ 10.00	\$ -
18	Detectable Warning Surface	Ft	0	\$ 60.00	\$ -
19	DPW Structure Cover, Adj, Case 1	Ea	0	\$ 850.00	\$ -
20	Tree, Grate Salv, Replace	Ea	23	\$ 500.00	\$ 11,500.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	7	\$ 1,000.00	\$ 7,000.00
22	Tree, Grate 5 x 5	Ea	6	\$ 4,500.00	\$ 27,000.00
23	Bench, Rem, Salv, Reinstall	Ea	0	\$ 1,500.00	\$ -
24	Bench	Ea	0	\$ 2,000.00	\$ -
25	Tree	Ea	36	\$ 800.00	\$ 28,800.00
26	Tree Rem, Rem, 6 inch to 18 inch	Ea	36	\$ 300.00	\$ 10,800.00
27	Irrigation Work	LS	1	\$ 1,377.50	\$ 1,377.50
28	Hydraulic Cement for Patching	LS	1	\$ 2,295.84	\$ 2,295.84
29	Maintaining Traffic	LS	1	\$ 4,591.68	\$ 4,591.68
30	Surface Restoration	LS	1	\$ 2,295.84	\$ 2,295.84
	DTE Luminares	Ea	27	\$ 6,747.88	\$ 182,192.76
	Base Bid Construction Cost			\$	181,218.15
	Misc Items	10%		\$	18,121.82
				\$	199,339.97
	Design Engineering	9.50%		\$	18,937.30
	Geotechnical	1.25%		\$	2,491.75
	Design Contingency	10%		\$	1,893.73
				\$	23,322.78
	Construction Engineering	8.00%		\$	15,947.20
	Materials Testing	2.00%		\$	3,986.80
	Crew Days	\$ 800	25.25	\$	20,203.37
	Construction Contingency	10%		\$	1,594.72
				\$	41,732.09
	SIDEWALK / STREETSCAPE COST			\$	264,394.83
	TOTAL COST WITH DTE			\$	446,587.59

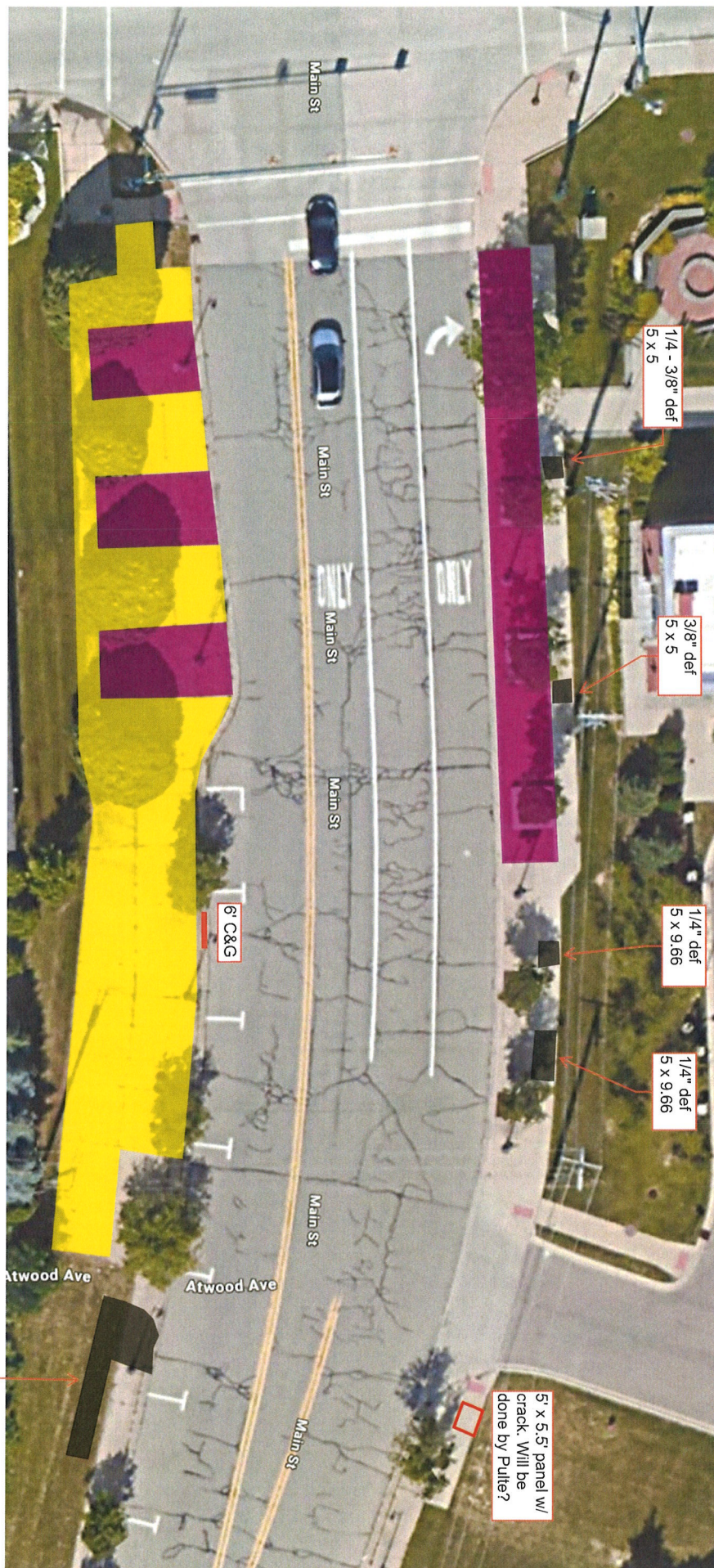
Landscaping boxes:
8' x 8' w/ 1' cap
22" tall
6" thick wall
1' wide x 4" tall cap

	Full brick removal
	Full sidewalk removal
	Full stamped removal
	Pavement removal

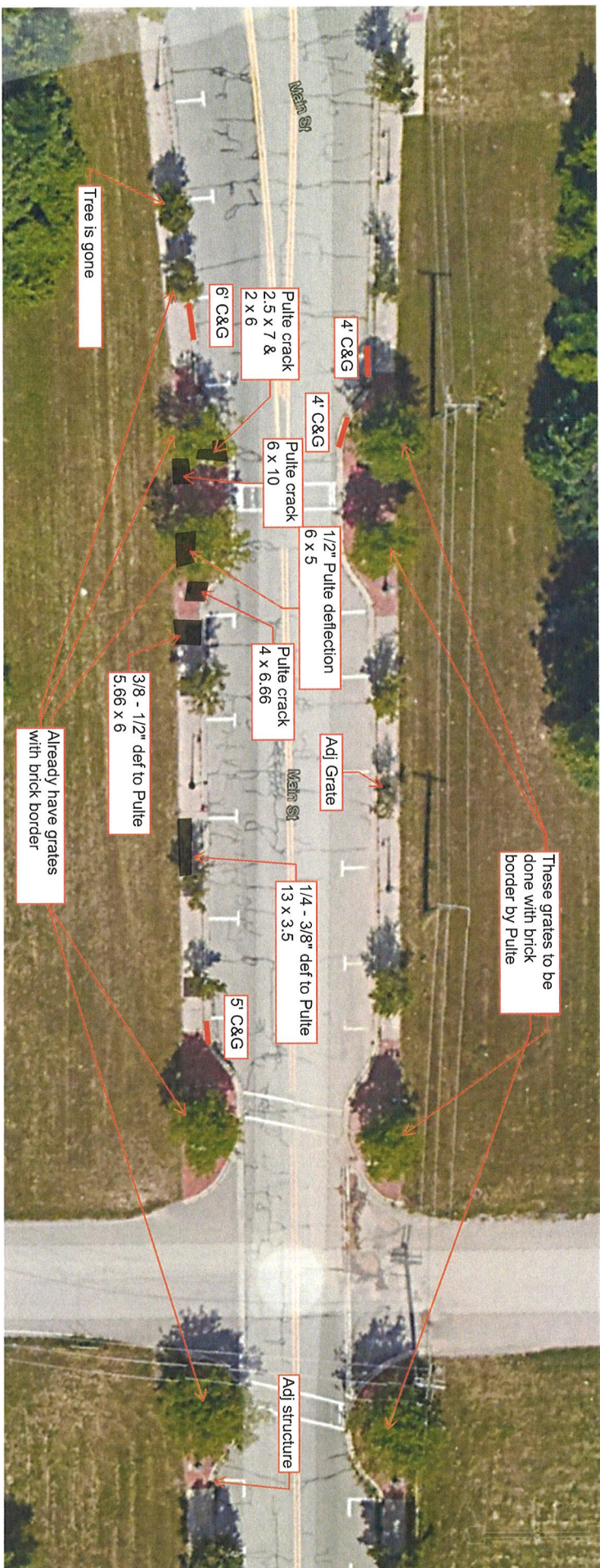
	Brick rehab
	Spot sidewalk removal*

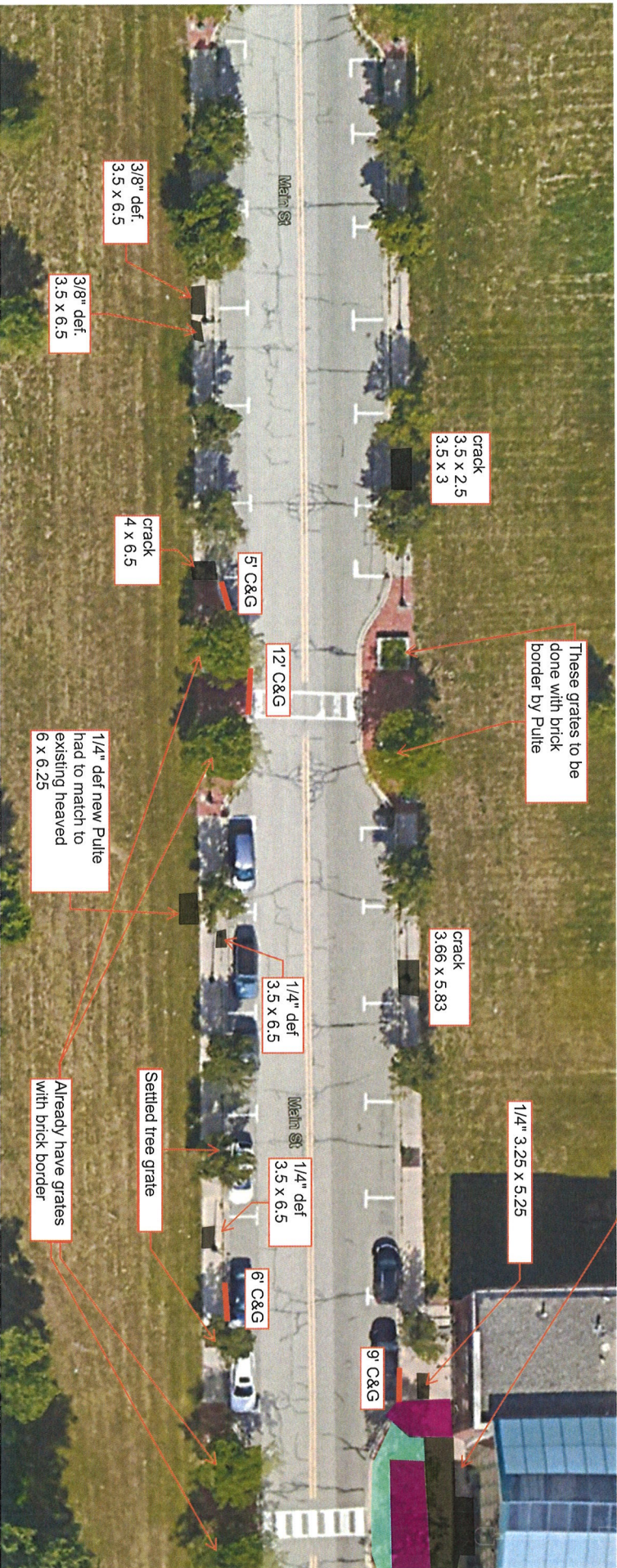
* Spot sidewalk removal thresholds: more than 0.25" deflection between panels and/or significant cracking or deterioration of more than 10% of an individual panel.

Uniform removals not pictured:
- 5' square at all street light locations.
- All existing raised tree boxes and tree grates. All trees grates to be moved to be adjacent to the back of curb with a 1' brick border surrounding them.
- All dyed concrete to the ROW line.



Cracked & deflected
Pulte
4.5 x 8.33 &
27 x 9 &
6.5 x 4.33 &
9 x 9 triangle





8' 4" x 4'
& 2' 2" x 4'
& 2' 2" x 4' triangle
minimum on inset @ building face.
Whole frontage is settled from
main sidewalk area. > 1/4"
6.5 x 45

33.5' W. Takada DDS 40' Atrium of Novi

Gray dyed conc is 5' x 6.5' to building face

Gray dyed conc is 8' x 6.5' to building face

