

MEMORANDUM

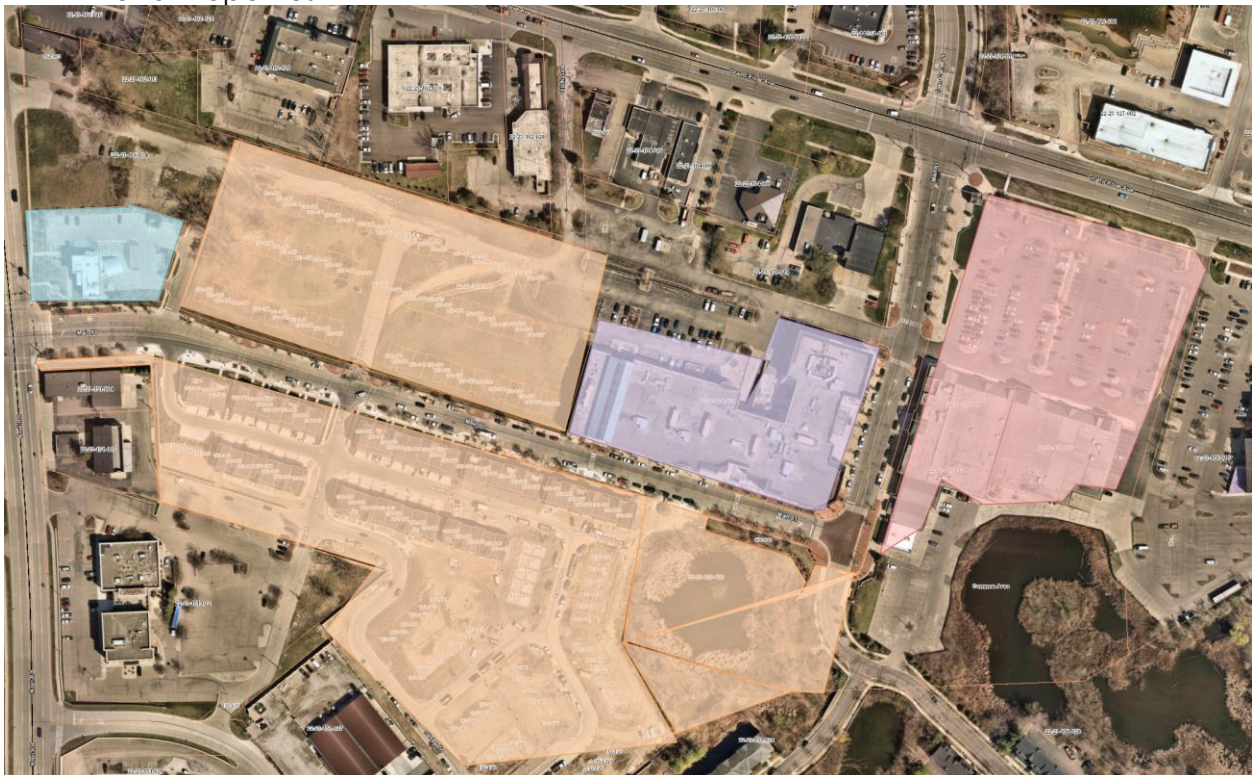


TO: CORRIDOR IMPROVEMENT AUTHORITY
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: MAIN STREET
DATE: SEPTEMBER 19, 2025

Let me begin by saying this is more of an FYI for the Authority, as much of this has to do with the property owners of Main Street.

At our last meeting in May we previously discussed replacing the streetlights along Main Street. Since then, the City's Department of Public Works has taken a deeper look into the condition of the sidewalks, planter boxes, and streetscapes of Main Street. Their assessment is that much of it should be replaced. Nearly all of the repairs would fall to the individual property owners of Main Street. There are four (4) primary owners in and around Main Street:

- Pulte – Townes at Main Street
- Diversified Credit Union
- Main Street Partnership – Atrium Building
- Luna Properties



With assistance from one of the City's Engineering Firms, AECOM, the following suggested work should be completed on Main Street:

- Sidewalk - Includes the full removal of the concrete sidewalk on the south side of the intersection of Main and Novi Rd. This also includes the East and West sides of the North and South sections of Main, South of Grand River. This section is a fully reconstructed area. The other sections include the stamped concrete intersection sidewalk, which consists of three sections totaling 175, 65, and 50 square yards. This will be replaced with regular Sidewalk, Conc, 4 inch.
- Assumed 20% of total existing brick pavers will be salvaged and replaced for spot repairs. The remaining 80% will be removed.
- Curb and gutter Curb Ramp includes the curb areas that possibly will need to get replaced due to damage during the ADA ramp construction process.
- Masonry Concrete Structure Removal includes the removal of the above-ground planter boxes, as well as the two concrete benches and planter boxes.
- Per the estimate, all tree grates being impacted are set to be removed and replaced with new ones to improve uniformity. This can be as-needed / as-directed by the engineer instead if desired.
- All tree replacement species to be determined by the Novi Forester. Included trees in the estimate, but if desired, new trees could be replanted by the city and timing coordinated with the Contractor. Or planted by the city after the work was done.
- 2 Steel benches are to be replaced where the concrete benches are being removed. The bench replacement and reinstallation are to include the 3 Steel Benches at the intersection of Main and Main.

Total estimated cost is \$797,809

Our office has begun the engagement process with the four owners regarding cost-sharing for these necessary repairs.