



CITY OF GROSSE POINTE WOODS

NOTICE OF MEETING AND AGENDA

COMMITTEE-OF-THE-WHOLE

Monday, October 18, 2021 at 7:15 PM

*Robert E. Novitke Municipal Center - Council/Court Room
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2440*

Mayor Arthur W. Bryant has called a meeting of the City Council, meeting as a Committee-of-the-Whole, for **Monday, October 18, 2021 at 7:15 PM**. The meeting will be held in the Council Chambers/Municipal Court Room of the Robert E. Novitke Municipal Center, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 and is accessible through the Municipal Court doors. In accordance with Public Act 267, the meeting is open to the public and the agenda items are as follows:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ACCEPTANCE OF AGENDA**
4. **ITEMS FOR DISCUSSION**
 - A. [Solar Energy Ordinance](#)
 1. [Letter 08/30/21 - Attorney Tomlinson](#)
 2. [Proposed Ordinance](#)
 3. [Minutes Excerpts: Council 08/17/20, Committee-of-the-Whole 06/14/21, Planning Commission 07/27/21 and 08/24/21](#)
 - B. [Update: AT&T Cell Tower](#)
 1. [Memo 10/13/21 - City Attorney Anderson](#)
 2. [Memo 10/12/21 - Attorney Watza](#)
 - C. [Chene Trombley Park](#)
 1. [Memo 10/07/21 - Director of Public Services](#)
 2. [Chene-Trombly Park Master Plan Design Package](#)
 3. [Conceptual Estimate 10/11/21 - Stucky Vitale Architects](#)
 4. [Proposal for Professional Services 11/30/20 - Stucky Vitale Architects](#)
 - D. [City Hall Electronic Sign](#)
 1. [Memo 10/07/21 - Director of Public Services](#)
 2. [Sign Design](#)
 3. [Aerial Sign Location](#)
 - E. Items Proposed for Removal
 1. PV Solar Study
 2. Commission Web Page
 3. Proposed Municipal Civil Infraction

cc: Council - 7
City Administrator
City Attorney

Treasurer/Comptroller
City Clerk
Email Group/Media

Post - 4

4. Commission Meetings/Calendar Events (during COVID)
5. Act 51 - Grosse Pointe Public Schools/Safe Routes
6. Legacy Oaks
7. Actuarial Services
8. Meet with Pension Attorney to Discuss OPEB Bonds and Defined Contribution vs. Benefit Plans
9. City Bulletin Boards
10. Draft Charter Amendment Language
11. Ordinance Amendment re: Colonial Theme Sec. 50-373
12. Wall Sign Ordinance Sec. 32-13
13. Regional Authority

F. Personnel Matters

5. NEW BUSINESS/PUBLIC COMMENT

6. ADJOURNMENT

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

cc:

Council – 7
Anderson
Smith
File

Rec. Secretary
Email Group
Hathaway

Media – Email
Post - 4
Schulte

Tomlinson

YORK, DOLAN & TOMLINSON, P.C.

Attorneys and Counselors at Law
22600 Hall Road, Suite 205
Clinton Township, Michigan 48036
586-263-5050
Fax 586-263-4763

John A. Dolan (jdolan@yorkdolanlaw.com)
Timothy D. Tomlinson (ttomlinson@yorkdolanlaw.com)

Fred A. York (1930-1989)

August 30, 2021

Via Email

Honorable Mayor & City Council
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE: Solar Energy Ordinance

Dear Mayor & Council:

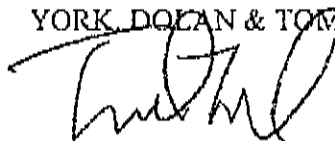
Pursuant to the direction of the Committee of the Whole ("COW"), the enclosed revised Solar Energy Ordinance was reviewed by a Subcommittee of the Planning Commission and ultimately, the Planning Commission, for recommendation to this body.

On August 27, 2021, the Planning Commission reviewed the ordinance and has suggested changes with particular to the viewing of solar panels or solar shingles from any street. The Planning Commission recommended that they not be viewed from any street, unless they are not distinguishable from standard building shingles. The second revision was to permit the Planning Commission to review and make a recommendation as to any variance request regarding a proposed solar energy system.

Procedurally, if the COW is generally agreeable to these changes, this matter will then go forward to City Council for first reading. In the interim, should you have any questions regarding same, please do not hesitate to contact me. We remain,

Very truly yours,

YORK, DOLAN & TOMLINSON, P.C.



Timothy D. Tomlinson

TDT/jabh

Enclosure

cc: Bruce Smith (Via Email w/Enclosure)
Lisa K. Hathaway (Via Email w/Enclosure)
Gene Tutag (Via Email w/Enclosure)

ORDINANCE NO. - _____

**AN ORDINANCE TO ADOPT ARTICLE XVII SOLAR ENERGY SYSTEMS,
CHAPTER 8, BUILDINGS AND BUILDING REGULATIONS, SEC. 8-501
TO ELIMINATE THE REQUIREMENT THAT
PANELS BE LOCATED WITHIN 4 FEET OF ANY PEAK,
EAVE OR VALLEY, TO PROVIDE THAT THE
INSTALLATION OF THE SOLAR ENERGY SYSTEM SHALL
COMPLY WITH THE MICHIGAN RESIDENTIAL CODE,
AND TO PROVIDE FOR APPEALS TO THE CITY COUNCIL.**

THE CITY OF GROSSE POINTE WOODS ORDAINS:

**ARTICLE XVII
SOLAR ENERGY SYSTEMS**

Sec. 8-501. - *Solar* energy systems.

Solar Energy System means an accessory to a main structure, or accessory structure, or use, which is comprised of a combination of solar collector(s) and ancillary solar equipment used to generate electricity primarily for consumption on the property on which the system is located. A Solar Energy System can include a photovoltaic or solar thermal system that uses the sun's energy to produce electricity or heat.

Solar Panel means a grouping, module, or array of photovoltaic cells that produce electricity from sunlight.

A *solar* energy system is permitted in any city zoning district. However, it shall be unlawful for any person to install or operate a *solar* energy system unless all of the following conditions are met:

(1) A building permit and any necessary mechanical, plumbing and electrical permits shall be secured prior to the start of the installation of a *solar* energy system.

Dimensioned plans are required with the building permit application.

(2) Only rooftop *solar* energy systems are permitted. Freestanding or wall-mounted *solar* energy systems are not permitted.

(3) The *solar* energy system installation shall be configured ~~to the degree practicable~~ to have a minimal visual impact as seen from ~~the any~~ street. ~~Accordingly, systems~~ Systems that are visible from ~~any the~~ street must be either composed of solar shingles building-integrated components (such as ~~solar~~ shingles) that are not distinguishable from standard building shingles. ~~readily evident,~~ or be designed and mounted to match the shape, proportions, and slope of the roof.

(4) Installation of *solar* energy system equipment, including the rails and panels, are subject to the height limitations of the specific zoning district where they are being installed.

(5) ~~Solar panels shall not be located within four feet of any peak, eave or valley to maintain adequate accessibility. The placement and installation of roof top solar energy systems shall comply with the~~

Michigan Residential Code in effect at the time the building permit application for the system is received by the city.

(6) *Solar* panels shall not project more than one foot above the roof deck.

(7) The following additional design standards shall apply:

a. *Solar* panels shall be arranged so that the panels do not reflect sunlight or glare onto adjacent buildings, properties or roadways.

b. The system shall use materials and colors that ~~blend into~~ are visually-compatible with the existing roof or wall design.

c. The system shall include high quality mesh to enclose the space between the roof surface and the *solar* panels to deter animal nesting.

(8) If a system is defective or not in operation for a period of 12 months, the system shall be deemed a nuisance. The current owner of the property shall be required to either remove the system or repair it at the owner's expense.

(9) Denials of an application may be appealed to the city council after review and recommendation by the planning commission. An applicant seeking an exception to the provisions of this article shall pay a hearing notice fee set by council resolution. The city shall mail a notice of the hearing to adjacent property owner(s) and property owners located directly across the street from the applicant (as determined by the Building Official), at least seven (7) days prior to the hearing date.

(10) On appeal, the ~~planning commission~~ and city council may consider the following along with other information:

a. Balancing relative hardships between the property owner and adjacent property owners.

b. Whether special circumstances or conditions exist.

c. General health, safety, and welfare of the neighborhood.

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COUNCIL
08-17-20 - 107

Fund Balance Account No. 365-000-395.000 into Grosse Gratiot Drain Capital Outlay Account No. 365-445-980.000 to cover cost overruns for the Milk River Drain project.

Motion carried by the following vote:

Yes: Bryant, Gafa, Granger, Koester, McConaghy, McMullen, Novitke
No: None
Absent: None

Motion by Granger, seconded by Bryant, regarding **contract: compost and mulch recycling**, that the City Council approve a contract with Detroit Mulch LLC for a five-year period ending August 31, 2025, in an amount not to exceed \$25,000.00 per year, funds to be taken from Solid Waste/Disposal Contractual Services Account No. 226-528-818.000, contingent upon receipt of appropriate insurance.

Motion carried by the following vote:

Yes: Bryant, Gafa, Granger, Koester, McConaghy, McMullen, Novitke
No: None
Absent: None

The Mayor issued a **Proclamation** in recognition of **Prostate Cancer Awareness**.

Motion by Gafa, seconded by Bryant, regarding **First Reading: An Ordinance to Adopt Article XVII Solar Energy Systems, Chapter 8, Buildings and Building Regulations, Sec. 8-501** to eliminate the requirement that panels be located within 4 feet of any peak, eave or valley, to provide that the installation of the solar energy system shall comply with the Michigan Residential Code, and to provide for appeals to the City Council, that the City Council concur with the amendment of this ordinance, to set a date of September 14, 2020, for a second reading and final adoption, and to publish same by title in the Grosse Pointe News.

Substitute Motion by Gafa, seconded by Koester, regarding **First Reading: An Ordinance to Adopt Article XVII Solar Energy Systems, Chapter 8, Buildings and Building Regulations, Sec. 8-501** to eliminate the requirement that panels be located within 4 feet of any peak, eave or valley, to provide that the installation of the solar energy system shall comply with the Michigan Residential Code, and to provide for appeals to the City Council, to refer this item to the Committee-of-the-Whole.

COMMITTEE-OF-THE-WHOLE
06-14-21 - 27

Next, the solar ordinance was discussed – **An Ordinance to Adopt Article XVII Solar Energy Systems, Chapter 8, Buildings and Building Regulations, Sec. 8-501 to eliminate the requirement that panes be located within 4’ of any peak, eve or valley, to provide that the installation of the solar energy system shall comply with the Michigan Residential Code, and to provide for appeals to the City Council.** The Building Official provided an overview regarding the solar ordinance. This ordinance has been discussed with the Planning Commission and City Council regarding panels, location, and setbacks on the roof. When the ordinance was drafted twelve years ago, the state building code did not have regulations regarding setbacks or placement of the panels. The 2018 building code established provisions and are in conflict with the current fire code. He recommended providing the Building Official and Director of Public Safety some latitude to make modifications and it will eliminate the need for variances. One concern from the past is 80% of homes are located on an east/west street. If a home is located on the south side, panels can be placed on the southern exposure/rear. If a home is located on the north side, the northern exposure does not get enough sun. The proposed ordinance indicates that you can have a solar installation if it is visible from the street if you use solar shingles or some product that is not clearly a solar installation visible from the street. One problem is the technology is lagging behind. It is expensive to install solar shingles making it a large cost difference dependent upon which side of the street the house is located. He recommended the ordinance move to a first reading, remove it from Chapter 50, and place it into Section 8 of the City Code.

Council Member Koester wants to see an ordinance that applies the same to all houses including cost and is therefore against this amendment. The Chair concurred. Council Member Granger concurred and stated the cost is a concern. Council Member Vaughn stated he has not given northern exposure enough study, believes he does not have enough information, and he would be interested in seeing what other surrounding communities are doing. Council Member McConaghy concurred.

The City Attorney stated the ordinance would be removed from Chapter 50 - Zoning and moved to Chapter 8 – Building, which is another component to discuss. The Committee might want to send this item back to the Planning Commission for additional study.

Motion by Granger, seconded by McConaghy, regarding solar ordinance amendment, that the Committee-of-the-Whole refer this item to the Planning Commission for further study, particularly in light of Mr. Vaughn’s comments, with recommendations to come back to City Council.

Motion carried by the following vote:

Yes:	Brown, Bryant, Gafa, Granger, Koester, McConaghy, Vaughn
No:	None
Absent:	None

Discussion ensued regarding **soundstage policy and rental fees**. The Director of Public Services stated the soundstage policy has not been updated in a long time. The soundstage is currently being rented for \$1,000.00, less than it costs to deliver and pick up, and it is time to update the fees to recover costs. Costs include employees and putting

PLANNING COMMISSION
7-27-2021 – 11

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON JULY 27, 2021, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:02 p.m. by Chair Bailey.

Roll Call: Chair Bailey
Planning Commissioners: Fuller, Gilezan, Hamborsky, Profeta, Vitale
Absent: None
Also Present: Building Official Tutag,
Administrative Assistant Modrack

The Planning Commission, Administration, and the audience Pledged Allegiance to the Flag.

MOTION by Fuller, seconded with a friendly amendment by Profeta, that all items on tonight's agenda be received, placed on file, taken in order of appearance as amended; that under item 10, Council Report/s, June 12 is corrected to June 21.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Profeta, Vitale

NO: None

ABSENT: None

The Chair recognized Council Representative Vaughn who was in attendance.

MOTION by Vitale, seconded by Gilezan, that the April 27, 2021 Planning Commission Minutes be received and placed on file as presented.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Profeta, Vitale

NO: None

ABSENT: None

The next item was **General Discussion: Solar Panels**. Building Official Tutag presented an overview of the City's Solar Ordinance and the State's Solar Ordinance. Discussion ensued and the Building Official answered questions from the Commission. The Chair suggested forming a Solar Ordinance Revision Subcommittee to discuss language and then present findings at the next Planning Commission meeting. Commissioner Hamborsky, Gilezan and Vitale will be part of the Solar Ordinance Revision Subcommittee.

MOTION by Hamborsky, seconded by Gilezan that a Solar Ordinance Revision Subcommittee is formed.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Profeta, Vitale

NO: None

ABSENT: None

The next item was **General Discussion: Outdoor Patios**. Commissioner Vitale brought up the fact that the Commission may want to explore a standard for outdoor patios along Mack Avenue. Discussion ensued and the Building Official answered questions from the Commission. Chair Bailey will include this in the Streetscape Subcommittee tasks.

The next item was the **Building Official's Monthly Report**, and the following items were presented for the months of June and July 2021:

- Sign variance request is coming up next Commission meeting for Estia Greek Street Food on Mack Avenue.
- Grosse Pointe Public Library considering making amendments to their Special Land Use, which will have to come before Planning Commission and City Council.
- Went over recent discussions with the City Attorney about proposed revisions to the City's Sign Ordinance.
- Went over recent discussions with the Mayor and City Attorney regarding potential revisions the Colonial Design Standards.
- The Building Department is extremely busy and shorthanded. Looking to hire a Property Maintenance Inspector and Electrical Inspector.
- Clearzoning update: approved by City Council in July and will reach out to Giffels Webster for an update to bring to next month's Planning Commission meeting.

The next item was **Council Reports**:

- Council member Vaughn reported on the June 21st Council meeting.
- Commissioner Profeta reported on the May 3rd Council meeting.
- Commissioner Gilezan had nothing to report on the May 17th Council meeting.
- Commissioner Profeta reported on the June 7th and 21st Council meetings.
- Commissioner Fuller reported on the July 12th and 19th Council meetings.
- Commissioner Gilezan will be reporting on the August 2nd Council meeting.
- Chair Bailey will be reporting on the August 16th Council meeting.

Under **New Business**, the following items were discussed:

- A. Chair Bailey gave an update regarding the vacant Planning Commission spots.
- B. Streetscape – Chair Bailey reported that outdoor patio standards will be added to the subcommittee tasks, new trashcans and benches are at the DPW, would like to take a photo of the new installments with the Commission, will be in contact with Streetscape Committee once installed.

PC 08-24-21

The next item was **Council Reports**:

- Commissioner Gilezan reported on the August 2nd Council meeting.
- Chair Bailey reported on the August 16th Council meeting.
- Commissioner Vitale will be reporting on the September 13th and 20th Council meetings.

Under **New Business**, the following items were discussed:

- A. **Solar Ordinance Subcommittee**: The subcommittee met earlier in August where recommended changes were discussed. City Attorney Tim Thomlinson presented the revised Solar Ordinance to Commissioners and discussion took place. The revisions made to the Solar Ordinance related to roof-mounted solar panels being visible from the street and the appeal process.

MOTION by Hamborsky, seconded by Fuller, to recommend to City Council the approval of the revised Solar Ordinance as submitted, including the changes requested to paragraph 3 and 7b.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Vitale

NO:

Absent: Profeta

Council Member Vaughn recommended that one or more members from the Solar Ordinance subcommittee be present for the City Council recommendation. Building Official Tutag agreed to make this happen.

- B. **2020 Vision Plan**: Commissioner Hamborsky did not have anything new to report.
- C. **Crosswalks/Pocket Parks**: Commissioner Fuller did not have anything new to report.
- D. **Streetscape Plan**: Chair Bailey is going to meet with Council Member Vaughn regarding the allocated grant money toward the existing Streetscape Plan, and will update the Planning Commission at the next meeting.

Under **Public Comment**, the following was heard:

- Council Member Vaughn: Music on the Lawn is August 27, 2021 from 7:00 p.m. – 10:00 p.m., beverages and food will be available for purchase at the event. The Community Bridge Walk is September 6, 2021 from 9:30 a.m. – 11:00 a.m. at Lake Front Park, the first 200 people to sign up get a t-shirt.
- Chair Bailey stated he was happy to see everyone healthy and mentioned the start of football is here.
- Margaret Potter, 1834 Allard Avenue, Grosse Pointe Woods, MI 48236

PC 128-24-21

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- Margaret Potter, 1834 Allard Avenue, Grosse Pointe Woods, MI 48236

MEMORANDUM

TO : City Council, Bruce Smith, Frank Schulte and Lisa Anderson

FROM Michael J. Watza

RE: at&t City Hall Cell Tower License Renewal Negotiations

DATE: October 12, 2021

I am happy to report that the City and at&t agreed Friday October 8, 2021 to many of the essential terms of a renewed license agreement (similar to a lease) for continued use of the City Hall/Police Station Roof Top Tower, for purposes of at&t's cellular service and facilities. These terms were discussed and approved in concept by City Council last Spring. at&t has also agreed to a 60 day period ending December 8, in which to conclude negotiations and achieve an executed license renewal.

Whole some additional terms remain to be finalized, the essential terms include:

- \$10,000 Negotiation Fee – Paid October 2020
- Execution Bonus – To be paid October 22, 2021
- Rent increase of \$1550/month to a new rate of \$4456/month

MJW:MJW

LISA A. ANDERSON
landerson@rsjalaw.com

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Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

MEMORANDUM

TO: Grosse Pointe Woods City Council

FROM: Lisa A. Anderson, City Attorney

DATE: October 13, 2021

RE: AT&T Cell Tower License Renewal Update

Immediately following Council's last meeting, I contacted the City's Telecom Counsel, Attorney Mike Watza, for further update on the status of negotiations concerning AT&T's license renewal for the City Hall Cell Tower. Following discussions with City Administrator Smith, Acting Administrator Schulte, and me, Attorney Watza sent AT&T a notice of expiration and termination of the license agreement. Among other things, a central purpose of the notice was to draw AT&T's attention to the then fast approaching license termination deadline and bring AT&T back to the negotiation table.

I am pleased to report that the notice had the intended effect and within hours of receipt AT&T had contacted Attorney Watza expressing its continued interest in a license renewal. Attorney Watza is working with AT&T on an amendment to the license agreement. The amendment is subject to review and approval by Council and will be scheduled on a future agenda for Council's consideration. In the meantime, effective October 1, 2021, the City will receive an increase in monthly rent to \$4456 for AT&T's use of the tower. Additionally, by October 22, 2021, AT&T will pay the City a sizable signing bonus in the amount previously discussed and requested by Council.

I will be available at the October 18th Council and Committee of the Whole meetings to answer any questions that may arise.

cc: Bruce Smith, City Administrator
Frank Schulte, Acting City Administrator
Lisa Hathaway, City Clerk

MEMO 21-56

TO: Mayor and City Council

FROM: Frank Schulte, Director of Public Services *FS*

DATE: October 7, 2021

SUBJECT: Recommendation – Chene-Trombly Park Master Plan

RECEIVED
OCT 12 2021
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

At the Committee-of-the-Whole meeting on February 8, 2021, Council approved proceeding with developing a Master Plan for Chene-Trombly Park with Stucky Vitale. Attached is the Chene-Trombly Park Master Plan Design Package.

The Grosse Pointe Woods Foundation is looking for a collaborative effort between the City of Grosse Pointe Woods, Business Developer Joe Paluzzi, and Avenue in the Woods Business Association to develop Chene-Trombly Park.

Included in the design package is a covered picnic area on the east end of the park, walking path throughout the park, and a tot lot for the midsection of the park. Existing already in the park is a playscape for children ages 5 to 12 at the west end of the park.

Below is the estimated cost for this project.

Stucky Vitale Architects (Architectural and Engineering Fees)	\$13,250.00
Construction and Materials	\$507,682.14
Total Estimated Project Cost	\$520,932.14

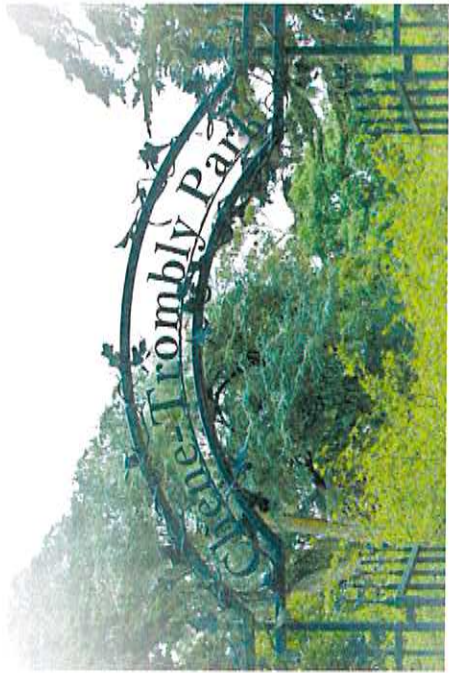
Pending Committee-of-the Whole review, it would be administration's recommendation to have the approved plan given to a professional grant writer and submitted on behalf of the City of Grosse Pointe Woods to the Ralph Wilson Grosse Pointe Community Assets Fund.

In addition, it would be administration's recommendation to collaborate with the Grosse Pointe Woods Foundation and Avenue in the Woods to raise funds for this project and request donations from businesses in the area.



CHENE-TROMBLY PARK

MASTER PLAN DESIGN PACKAGE



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SP1.1	SITE PLAN - PARK IMPROVEMENTS
SP1.2	ENLARGED SITE PLAN [AREA A - ENTRY]
SP1.3	ENLARGED SITE PLAN [AREA B - TOT LOT]
SP1.4	ENLARGED SITE PLAN [AREA C - WALKWAY]



CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS
MICHIGAN 48236
(313) 343-2440

CHENE-TROMBLY PARK

TS1.2

MASTER PLAN DESIGN

OCTOBER 11, 2021

CONCEPTUAL DESIGN PACKAGE

2021.027

CHENE-TROMBLY PARK MASTER PLAN
20861 RIDGEMONT RD.
GROSSE POINTE WOODS, MI 48236
© 2021 SVA

SVA
NEW FINE ARTISTS



CREDIT: www.gpsfoundation.org



INTRODUCTION

THIS DOCUMENT IS INTENDED TO SERVE AS A PLANNING GUIDELINE FOR ONGOING IMPROVEMENTS TO THE GROSSE POINTE WOODS CHENE-TROMBLY PARK. STUCKY VITALE ARCHITECTS WAS CONTACTED BY THE CITY OF GROSSE POINTE WOODS IN 2020 TO REVIEW THE EXISTING CONDITIONS ON SITE AND PROVIDE RECOMMENDATIONS FOR POTENTIAL FUTURE IMPROVEMENTS IN A MASTER PLAN DOCUMENT.

WORKING IN CONJUNCTION WITH CITY OFFICIALS AND MEMBERS OF THE COMMUNITY, THE CHENE-TROMBLY PARK MASTER PLAN DESIGN PACKAGE IS THE PRODUCT OF A DELIBERATE AND COLLABORATIVE PROCESS, REPRESENTING THE CONTINUING COMMITMENT OF THE CITY AND ITS RESIDENTS TO THE IMPROVEMENT OF THESE SHARED AMENITIES.

INCLUDED IN THIS DOCUMENT ARE A SERIES OF DETAILED SITE PLANS INDICATING RECOMMENDED MODIFICATIONS TO THE EXISTING SITE AS WELL AS PROPOSED NEW FEATURES & AMENITIES TO ENHANCE THE APPEARANCE, THE ACCESSIBILITY, AND THE USABILITY OF THE PARK FOR FUTURE GENERATIONS.

PARK HISTORY

ON APRIL 26, 1938, A NEIGHBORHOOD MEETING WAS HELD AT THE HOME OF MRS. EDGAR HALLEAD TO DISCUSS WAYS OF OBTAINING RECREATIONAL FACILITIES FOR THEIR COMMUNITY AND CHILDREN.

"MRS. HATTIE CHENE DONATED THE USE OF A PARCEL OF LAND, LOCATED AT RIDGEMONT AND MACK AVENUE, TO THE NEWLY ORGANIZED GROUP - THE GROSSE POINTE WOODS COMMUNITY CLUB - IN MEMORY OF HER MOTHER AND FATHER, MRS. AND MRS. COLUMBUS TROMBLY. MRS. HALLEAD BECAME THE CLUB'S FIRST PRESIDENT.

"LATER, MRS. CHENE DEEDED THE LAND TO THE VILLAGE OF GROSSE POINTE WOODS WHICH LATER BECAME THE CITY OF GROSSE POINTE WOODS. MRS. CRYSTAL GREGORY, THEN PRESIDENT OF THE CLUB, APPOINTED MRS. HALLEAD, MR. A.A. GHESQUIERE AND MRS. HOWARD ILMAS TO THE BUILDING COMMITTEE. WITH CONTRIBUTIONS OF MONEY AND VOLUNTEER HELP FROM MEMBERS OF THE COMMUNITY, THE COMMUNITY CLUB BUILDING OPENED IN 1941. A FIVE-ROOM ADDITION WAS ADDED IN 1952 THROUGH THE EFFORT OF MR. MERVYN GASKIN AND MR. LEON RAYCLIFFE.

"FOR MANY YEARS THE ACTIVITIES OF THE CLUB INCLUDED A NURSERY SCHOOL, DANCING CLASSES AND SUPERVISED RECREATIONAL ACTIVITIES, AND THEN THE EMPHASIS SHIFTED TO GROUP WORK, INFORMAL EDUCATION AND FURTHER RECREATIONAL ACTIVITIES.

"AS TIME WENT ON, RECREATIONAL ACTIVITIES WERE SEEN AS A MUNICIPAL FUNCTION AND WERE TAKEN OVER BY A CITY RECREATION COMMISSION. THE COMMUNITY CLUB THEN MOVED TO BRING TO A CLOSE ITS LONG YEARS OF SERVICE WHICH HAD BEEN FINANCED BY THE LOCAL COMMUNITY AND BY UNITED COMMUNITY SERVICES. WHEN THE BUILDING FELL INTO DISREPAIR AND WAS NOT ADAPTABLE FOR THE RECREATIONAL NEEDS OF THE CITY, IT WAS DEMOLISHED, THOUGH THE CHENE-TROMBLY PLAYGROUND IS STILL MAINTAINED AND USED TO THIS DAY."

REFERENCE: BROCHURE "TAKE A WALK IN THE WOODS: A GUIDE TO PARKS IN THE CITY OF GROSSE POINTE WOODS" PREPARED BY THE GROSSE POINTE HISTORICAL COMMISSION.



CHENE-TROMBLY PARK

P1.1

OCTOBER 11, 2021

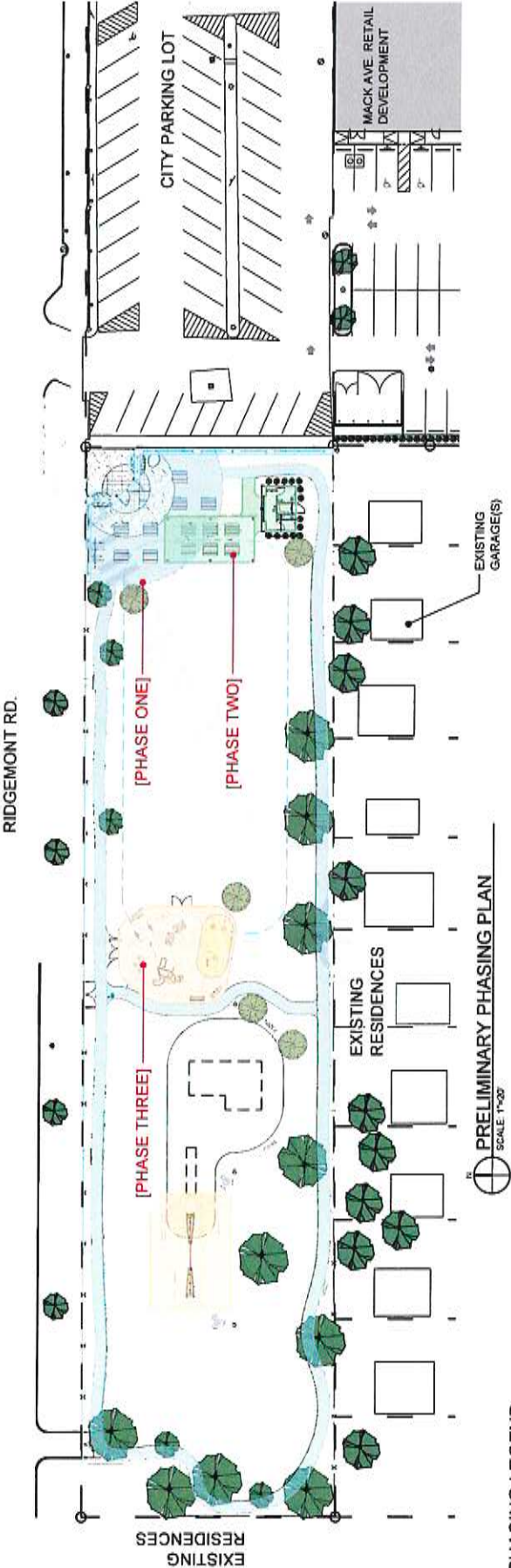
MASTER PLAN DESIGN

CONCEPTUAL DESIGN PACKAGE




2021.027

CHENE-TROMBLY PARK MASTER PLAN
20861 RIDGEMONT RD.
GROSSE POINTE WOODS, MI 48236

01-20-2021 1:30 PM

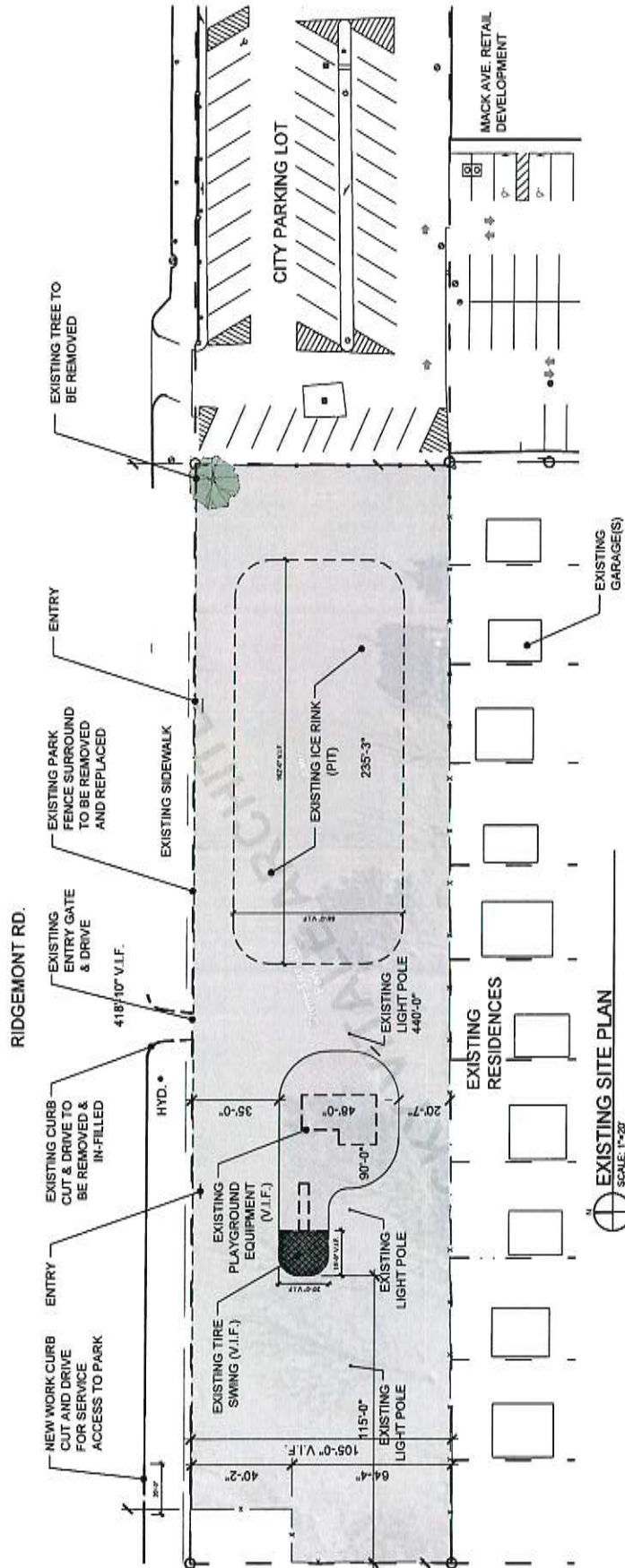
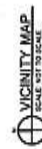


PHASING LEGEND

PHASE INDICATION	BRIEF DESCRIPTION	PHASE INDICATION	BRIEF DESCRIPTION	PHASE INDICATION	BRIEF DESCRIPTION
	PHASE #1 - MASONRY ENTRY & UP-LIGHTING - LANDSCAPING IMPROVEMENTS - HARD-SCAPE & PATIO FURNITURE - WALKING PATH & FENCE		PHASE #2 - PAVILION CONSTRUCTION - TOILET FACILITIES & UNDERGROUND UTILITIES - LANDSCAPE SCREENING - BIKE RACK & AMENITIES		PHASE #3 - TOT LOT CONSTRUCTION - PATIO FURNITURE - ADDITIONAL PLAYGROUND EQUIPMENT - NEW SHADE TREES

NOTE: DIMENSIONS FROM THE INDICATED PHASES MAY VARY DUE TO CONSTRUCTION FEASIBILITY. A CONSTRUCTION PLAN AND CONSTRUCTION CHANGES WILL BE PROVIDED IN ADVANCE.





CHENE-TROMBLY PARK

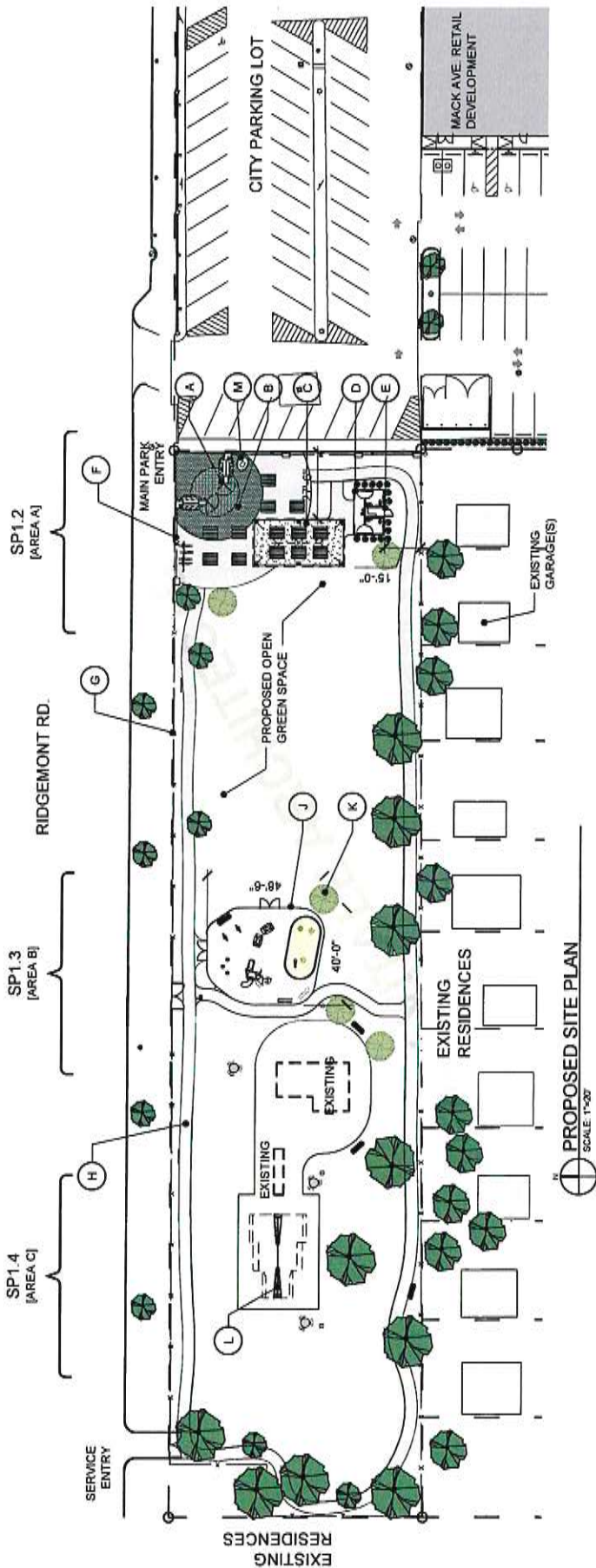
SP1.1

MASTER PLAN DESIGN

OCTOBER 11, 2021

CONCEPTUAL DESIGN PACKAGE

© 2021 SVA



NEW PROPOSED PARK IMPROVEMENTS	
TAG	DESCRIPTION
A	NEW MASONRY AND DECORATIVE METAL ENTRANCE GATE + SIGNAGE WITH UP-LIGHTING
B	NEW OUTDOOR HARDSCAPE PICNIC AREA
C	NEW OUTDOOR PAVILION STRUCTURE WITH ADA B.F. ACCESS
D	ADA UNISEX TOILET(S) + DRINKING FOUNTAIN WITH BOTTLE RE-FILL
E	STORAGE SHED WITH HOSE-BIBB WATER CONNECTION
F	NEW WROUGHT IRON FENCING AND MASONRY PIER(S)
G	NEW 36" HT. FENCE
H	NEW QUARTER-MILE CONCRETE WALKING PATH WITH DISTANCE MARKERS
J	NEW TOT LOT WITH 30' HT FENCE
K	NEW SHADE TREES
L	NEW SWING EQUIPMENT + WOOD CHIP BASE
M	BOULDER WITH HISTORIC DEDICATION PLAQUE



2021.027

CHENE-TROMBLY PARK MASTER PLAN
20651 RIDGEMONT RD.
GROSSE POINTE WOODS, MI 48236

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CHENE-TROMBLY PARK

SP1.2

OCTOBER 11, 2021

MASTER PLAN DESIGN



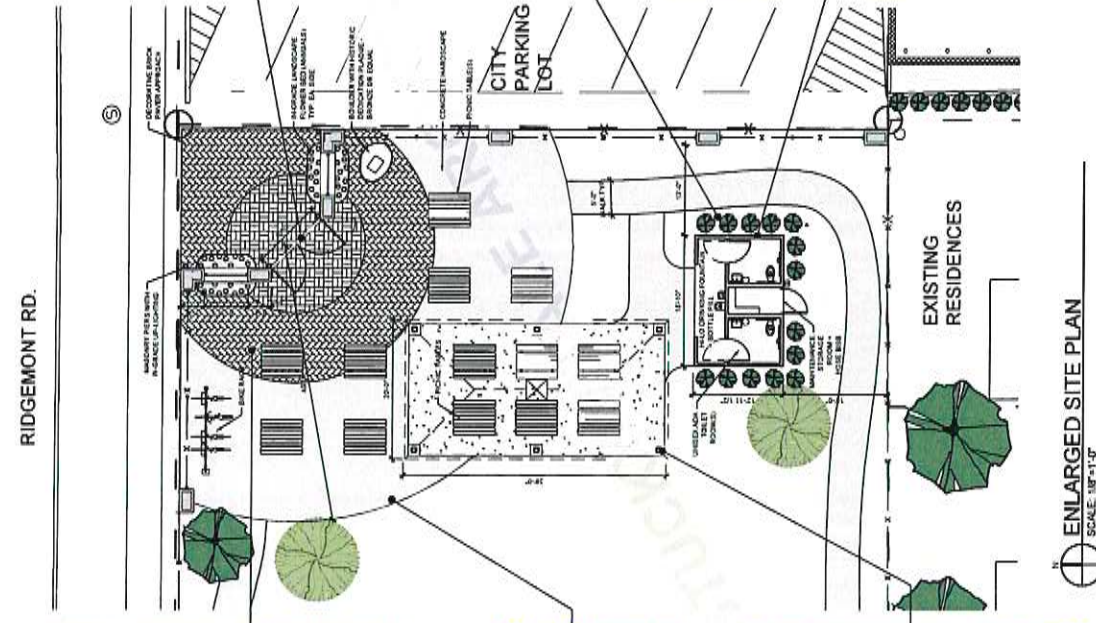
DECORATIVE MASONRY ENTRY AND GATE
[CONCEPT IMAGE]



ARBORVITAE LANDSCAPE SCREENING



PRE-FABRICATED PUBLIC FACILITY WITH
DRINKING FOUNTAIN + BOTTLE FILL, EQUIPMENT
STORAGE SHED + HOSE BIBBS CONNECTION
[CONCEPT IMAGE]



ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



PERSONALIZED & SPECIALTY EMBOSSED
HARDSCAPE MASONRY PAVERS



GROSSE POINTE WOODS STANDARD PICNIC TABLE WITH UMBRELLA HOLE.
SUPERSAVER COMMERCIAL ROUND PICNIC TABLES (OR APPROVED EQUAL).



COMMERCIAL 20' X 40' HIP ROOF STYLE WOOD PAVILION KIT.
AMERICAN LANDSCAPE STRUCTURES OR APPROVED EQUAL.



TREE TOP PRODUCTS POWDER-COATED PARK-IT
BIKE RACKS (OR APPROVED EQUAL) PER GROSSE
POINTE WOODS DESIGN STANDARDS



BARRIER
FREE

2021.027

CHENE-TROMBLY PARK MASTER PLAN
20661 RIDGEMONT RD.
GROSSE POINTE WOODS, MI 48236

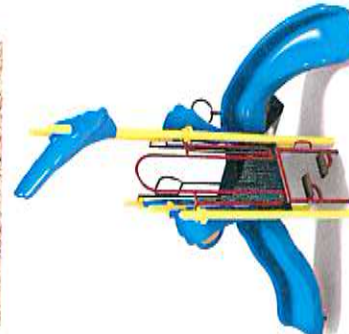
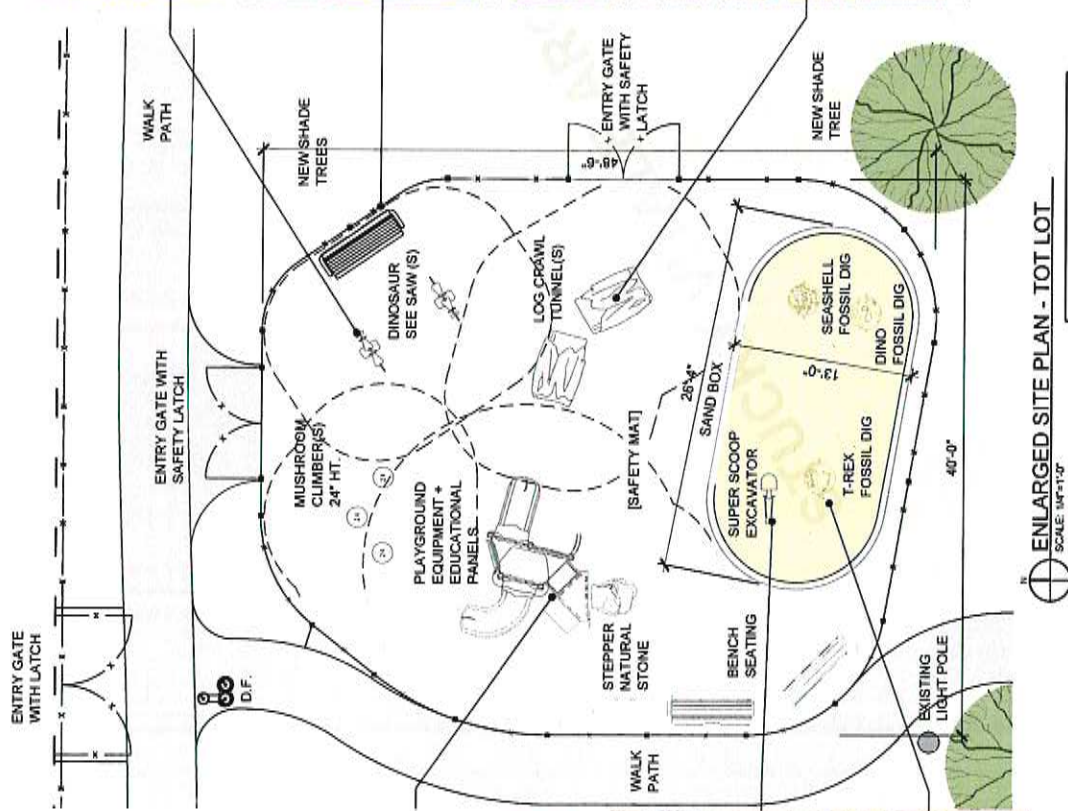


CHENE-TROMBLY PARK

SP1.3

OCTOBER 11, 2021

MASTER PLAN DESIGN



T-REX

SEASHELL

DINO FOSSIL DIG - STONES

2021.027

CHENE-TROMBLY PARK MASTER PLAN
20661 RIDGEMONT RD.
GROSSE POINTE WOODS, MI 48236



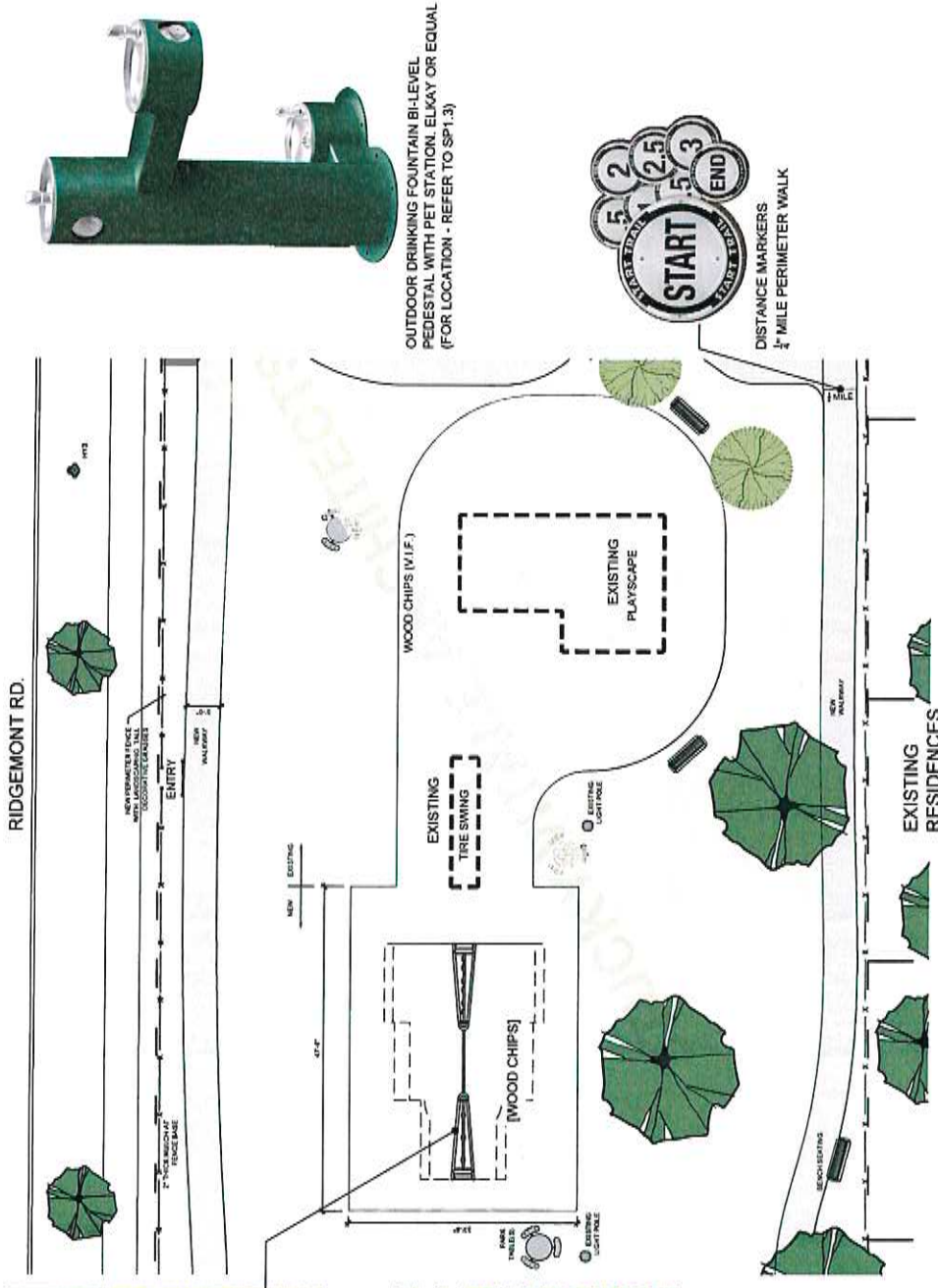
CONCEPTUAL DESIGN PACKAGE

CHENE-TROMBLY PARK

SP1.4

MASTER PLAN DESIGN

OCTOBER 11, 2021



ENLARGED SITE PLAN
SCALE: 1/8"=1'-0"
@ AREA C



SWING EQUIPMENT + NEW EXPANDED WOOD CHIP AREA



WALKING PATH BENCHES PER GROSSE POINTE WOODS DESIGN STANDARDS



CHAIN LINK PERIMETER FENCE BLACK OR GREEN COATED

2021.027

CHENE-TROMBLY PARK MASTER PLAN
20861 RIDGEMONT RD.
GROSSE POINTE WOODS, MI 48236
LDP-2021 BY JPM

CONCEPTUAL DESIGN PACKAGE



Project Chene-Trombly Park Master Plan
Client City of Grosse Pointe Woods
Date 10/11/2021
Job # 2021.027
By JPM
Checked JAV

Issued for: Pricing Package - Opinion of Probable Cost (Conceptual)

NOTE: THIS IS A CONCEPTUAL ESTIMATE - NOT A BID QUOTATION

#	Item	Unit	Qty	Rate	Estimate
	Permits & Fees [BY CITY]	PER	1	2%	\$0.00
	Insurances [BY CITY]	PER	1	1.25%	\$0.00
	Utility Fees & Assessment	By Utility			
Subtotal					\$0.00

Alternates

(None)

Exclusions: Underground Utilites, Irrigation, Security Systems) **NOT INCLUDED** in pricing

<u>01 00 00</u>	<u>General Conditions</u>	Unit	Qty	Rate	Estimate
	General Conditions:				
	-- Taxes, Blueprints, Safety, Etc.	LS	1	2000	\$2,000.00
	Field Staff + Supervision	HR	100	70	\$7,000.00
Subtotal					\$9,000.00

<u>01 33 0.1</u>	<u>Surveying</u>	Unit	Qty	Rate	Estimate
	Kem-Tec Boundary/Topo Survey	LS	1	3,800	\$3,800.00
	AEW Civil Engineering Survey Allowance	LS	1	4,800	\$4,800.00
Subtotal					\$8,600.00

<u>02 00 00</u>	<u>Site Construction</u>	Unit	Qty	Rate	Estimate
	Testing	TBD			TBD
	Demolition:				
02 22 5.2	-- Remove existing Fence	LF	530	2.23	\$1,181.90
02 23 0.5	-- Tree + Stump removal (allowance)	LS			\$1,500.00

SVA Project # 2021.027

Chene Trombly Park
Mast Plan Design

10/11/2021

02 00 00	<u>Site Construction (Continued)</u>	Unit	Qty	Rate	Estimate
02 31 5.6	Trenching - Medium Soil -- By Hydraulic Excavator	LS	1		\$2,500.00
02 82 0.1	Chain Link Fence - 9ga, Galv. Posts 10' oc - 3' high	LF	350	10	\$3,500.00
02 91 0.1	Topsoil Spread Topsoil, with equipment (avg)	LS			\$2,500.00
	Reseed disturbed areas (allowance)	SF	5000	0.28	\$1,400.00
02 93 0.3	Screening Plants - Allowance	LS			\$2,000.00
02 93 0.6	Trees - Allowance	EA	7	300	\$2,100.00
02 94 5.0	Landscaping accessories Wood Chip Mulch - 2" thick	CY LS		70.5	\$3,000.00
Subtotal					\$19,681.90

03 00 00	<u>Concrete</u>	Unit	Qty	Rate	Estimate
03 21 0.35	Footing Reinforcing #5-#6	TON	0.3	2130	\$532.50
	Straight Dowels, 24" long 1/2" dia.	EA	20	6.87	\$137.40
03 25 0.4	Concrete Accessories Expansion Joint, premolded (1/2" x 6")	LF	350	5.91	\$2,068.50
	Gravel porous fill, under slabs (3/4" stone)	CY	17	96	\$1,671.11
03 38 0.35	Footing Concrete - Spread footing - 2500# or 3000# concrete by chute	CY	22	145	\$3,190.00
03 38 0.55	Slab / Mat Concrete - slab on grade - 2500# or 3000# concrete by chute	CY	12	141.25	\$1,695.00
03 38 0.58	Sidewalks Walks, cast in place with wire mesh -- 4" thick & 4" sand base	SF	5289	8.36	\$44,216.04

Reference:

Concrete: Pavilion Footing	CY	24	(Incl. above)
Concrete: Entry Gate + Masonry Pier Footing	CY	120	
Concrete: Toilet Room Footing	CY	266	
Concrete: Hardscape Picnic	CY	240	
Concrete: Pavilion Conc. Slab	SF	700	
Concrete: Toilet Room Conc. Slab	SF	240	
		Subtotal	\$53,510.55

04 00 00	<u>Masonry</u>	Unit	Qty	Rate	Estimate
04 10 0.1	Masonry Grout (allowance)	CF	200	6.72	\$1,344.00
04 21 0.1	Brick Masonry - Standard Face brick, red (6.4/sf) - Veneer	SF	500	14.72	\$7,360.00
04 21 0.6	Pavers, Masonry - Brick walk on sand, sand joints - laid flat	SF	1014	10.21	\$10,352.94
04 22 0.1	Concrete Masonry Units - Back up block 8" x 16"	LS			\$1,500.00

SVA Project # 2021.027

Chene Trombly Park
Mast Plan Design

10/11/2021

<u>04 00 00</u>	<u>Masonry (Continued)</u>	Unit	Qty	Rate	Estimate
	Masonry Entryway	Included above			
	Masonry Piers	Included above			
	Masonry Planters	Included above			
				Subtotal	\$20,556.94
<u>05 00 00</u>	<u>Steel</u>	Unit	Qty	Rate	Estimate
	N/A		0	0	\$0.00
				Subtotal	\$0.00
<u>08 00 00</u>	<u>Openings</u>	Unit	Qty	Rate	Estimate
	N/A		0	0	\$0.00
				Subtotal	\$0.00
<u>10 00 00</u>	<u>Specialties</u>	Unit	Qty	Rate	Estimate
	Pre-fabricated Pavilion - Kit	SF	700	55	\$38,500.00
	<i>Pre-fabricated Toilet Structure</i>				
	<i>Porta-King Final Total Net Price 08/13/21:</i>	LS	1		\$64,488.63
	Storage Shed Modification	(Incl. above)			
				Subtotal	\$102,988.63
<u>11 00 00</u>	<u>Equipment</u>	Unit	Qty	Rate	Estimate
	Furniture: Pavilion Picnic Table	EA	6		BY CITY
	Furniture: Picnic Tables	EA	7 or 8		BY CITY
	Furniture: Walking Path & Park Benches	EA	3	763.85	\$2,291.55
				Subtotal	\$2,291.55
<u>13 00 00</u>	<u>Special Equipment</u>	Unit	Qty	Rate	Estimate
	Bike Rack	EA	1	167.85	\$167.85
	Playground Equipment: New Swing	LS	1	9000	\$9,000.00
	Playground Equipment: Tot Lot Playscape	LS	1	15000	\$15,000.00
	Playground Equipment: See-saw	LS	1	5000	\$5,000.00
	Playground Equipment: Sand Pit	LS	1	2000	\$2,000.00
	Playground Equipment: Sand Excavator	LS	1	1200	\$1,200.00
	Playground Equipment: Sand Fossil Exhibit	LS	2	1500	\$3,000.00
				Subtotal	\$35,367.85
<u>22 00 00</u>	<u>Plumbing</u>	Unit	Qty	Rate	Estimate
	Hose Bibb: Storage Shed	EA	1		(Incl. Above)
	Water Closet hookup	EA	2		
	Lavatory Hookup	EA	2		
	Drinking fountain + Bottle Refill	EA	1		
	Bi-Level Pedestal fountain with Pet Station	EA	1	5510	\$5,510.00
				Subtotal	\$5,510.00

SVA Project # 2021.027

Chene Trombly Park
Mast Plan Design

10/11/2021

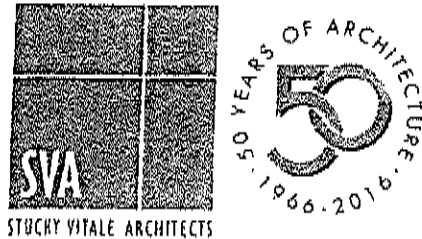
<u>26 00 00</u>	<u>Electrical</u>	Unit	Qty	Rate	Estimate
	Lighth Fixture: Security Light	EA	5	1612	\$8,060.00
	Light Fixture: Entry Gate Up Light	EA	2	2648	\$5,296.00
	Electrical Installation + Conduit				(Incl. Above)
				Subtotal	\$13,356.00
<u>28 00 00</u>	<u>Electronic Safety/Security</u>	Unit	Qty	Rate	Estimate
	[NOT INCLUDED IN SCOPE]				
				Subtotal	\$0.00
<u>31 00 00</u>	<u>Sitework</u>	Unit	Qty	Rate	Estimate
	Site Demolition & Hardscape Prep	LS			\$2,500
	Site Demolition & Toilet Prep	LS			\$5,000
				Subtotal	\$7,500.00
<u>32 00 00</u>	<u>Exterior Improvements</u>	Unit	Qty	Rate	Estimate
	Boulder Feature + Historical Plaque	LS	1	2000	\$2,000.00
	Paving - Signage - Allowance	EA	5	200	\$1,000.00
	Fences & Gates - Decorative Entry	LS	1		\$10,000.00
	Swing Gate + Hardware				Incl. above
	Decorative Metal Archway				Incl. above
	Fences & Gates - Wrought Iron	LF	122	20	\$2,430.00
	Fences & Gates - Ridgemont Rd (30")				Incl. above
	Fences & Gates - Tot Lot	LF	110	20	\$2,200.00
	Irrigation [NOT INCLUDED IN SCOPE]	SF	0	3.5	\$0.00
	Landscaping: Toilet Facility Screening				Incl. above
	Landscaping: New Shade Trees				Incl. above
	Landscaping: New Plant Bed				Incl. above
	Play Surface: Woodchip Swing base				BY CITY
	Play Surface: Tot-lot Safety Mat	SF	1200	14	\$16,800.00
				Subtotal	\$34,430.00
<u>33 00 00</u>	<u>Underground utilities</u>	Unit	Qty	Rate	Estimate
	Sanitary		TBD		BY CITY
	Water		TBD		BY CITY
	Electrical Utility (Allowance)	LS	1		\$5,000
				Subtotal	\$5,000.00

Subtotal Estimated Cost					\$317,793.42
Metro Area Multiplier (Detroit, MI)			1	120	\$381,352.11
Inflation (3 years) **compounded	PER	3**		5%	\$441,462.73
Contingency (recommended)	PER	1		10%	\$44,146.27
Contractor Fee (Overhead & Profit)	PER	1		5%	\$22,073.14

Total Estimated Cost (adjusted) **\$507,682.14**

Prices may vary due to COVID-19

NOTE: THIS IS A CONCEPTUAL ESTIMATE - NOT A BID QUOTATION



November 30, 2020

Frank Schulte
City of Grosse Pointe Woods
1200 Parkway Dr.
Grosse Pointe Woods, MI 48236

Subject: Proposal for Professional Services
Chene Trombley Park Master Plan
Grosse Pointe Woods, Michigan

Dear Mr. Schulte:

Stucky Vitale Architects (SVA) is pleased to offer the services of our staff to Grosse Pointe Woods for the above referenced project. Based on our site visit and future vision document, the following is our understanding of the project and services, which are to be provided.

PROJECT DESCRIPTION

SVA to provide a design master plan for Chene Trombley Park. The design will include the placement and evaluation of various elements described in the "Park Improvement Proposal".

SVA to meet with City of Grosse Pointe Woods personnel, and park committee to confirm the program. The master plan will review and coordinate all elements of the "future" vision document and incorporate these elements in the master plan design. SVA will develop entrance 6 to the park.

SCOPE OF SERVICE

We propose to provide the following basic professional services for the above-mentioned project:

PHASE ONE – PROGRAMMING AND SCHEMATIC DESIGN OF MASTER PLAN

- Field visit and photographic survey of existing conditions.
- Meet with the Owner to confirm the program.
- Develop schematic design documents.
- Develop design development documents.
- Provide final design development drawings for approval.
- Code review.
- Perform verbal presentation of design development documents.
- Attend two (2) C.O.W. meetings with City Council.
- Attend two (2) Parks Committee meetings.

Frank Schulte
 City of Grosse Pointe Woods
 Proposal – City of Grosse Pointe Woods – Chene Trombley Park Master Plan – GPW, MI
 November 30, 2020
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PHASE TWO – CONSTRUCTION DOCUMENTS

- Preparation of construction documents for City's approval, bidding, and construction. These to include architectural and civil engineering. All drawings prepared on AutoCAD Version 2018 software.
- CSI based specifications.
- Answer questions during the bidding phase. Preparation of addendums to clarify bid documents.
- Provide two progress reviews with the Owner – a 50% review and 90% review of the construction documents. Attend two progress review meetings.
- Assist in bid analysis and recommendation of contract award.

PHASE THREE – CONSTRUCTION ADMINISTRATION PHASE

- Answer questions of the Contractor during construction.
- Preparation of field orders and change orders to clarify construction if required.
- Site visits on a time and material basis.
- Preparation of a final punch list.

FEE

We propose to provide the Architectural and Civil Engineering Services described herein on an hourly basis not to exceed the following:

Phase One - Architectural Master Plan Design	\$3,500.00
Phase Two -- Architectural	\$4,500.00
<u>Optional</u> Civil Engineering (drainage, grading, construction details)	\$5,500.00
<u>Optional</u> Boundary and Topographical Survey Of the existing park	\$3,250.00
Phase Three	Time and Material

CHANGES AND ADDITIONAL WORK

For additional work or changes in scope, we will provide the services of our staff on an hourly basis in accordance with our standard billing rate schedule plus reimbursable expenses.

Hourly Rates are as follows:

Principal Architect	\$150.00
Associate Architect	\$130.00
Senior Project Architect	\$120.00
Project Architect	\$110.00
Senior Architect	\$100.00
Architect	\$ 95.00
Senior Architectural Professional	\$ 90.00

Frank Schulte
 City of Grosse Pointe Woods
 Proposal – City of Grosse Pointe Woods – Chene Trombley Park Master Plan – GPW, MI
 November 30, 2020
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Senior Interior Designer	\$ 95.00
Intermediate Architectural Professional	\$ 80.00
Architectural Professional	\$ 75.00
Interior Designer	\$ 75.00
CAD Technician	\$ 65.00
Administrative	\$ 55.00

REIMBURSABLE EXPENSES

For our reimbursable expenses, a multiple of 1.15 times the amount expended in the interest of the project.

1. Expense of reproductions, photographs, and renderings.
2. Any fees paid for securing approval of authorities having jurisdiction over the project.
3. Expense of long-distance telephone calls and postage.
4. Expense of any additional mechanical, electrical, structural, or civil engineering work beyond our basic services.

INVOICING PROCEDURES

Invoices for our services and reimbursable expenses will be submitted every four (4) weeks. Payments against our invoices will be expected within thirty (30) days from receipt of invoice.

SERVICES NOT INCLUDED

1. Attendance at meetings to secure approval of agencies having jurisdiction, unless indicated in Phase scope.
2. Reproduction of plans and specifications in excess of that required for coordination
3. Travel and lodging expenses for attendance at meetings to secure approval of agencies having jurisdiction.
4. Condominium documents
5. Estimate of probable construction cost
6. BIM, 3D models, professional renderings and presentation graphic boards
7. Dissemination of final CAD files
8. Mechanical and electrical engineering
9. COMcheck
10. Electric Demand Metering and/or Air Test Balancing
11. Existing utility evaluations
12. Soil borings, boundary survey, and topographical survey
13. As-built post-communication contract document updates
14. Infrastructure upgrades
15. Specialty/Hardware Consultant: Low voltage, specialty equipment (i.e. systems furniture, food service, laundry, medical equipment, etc.), security, audio visual, and/or acoustical.
16. Furniture, fixtures and/or art procurement
17. Energy and/or Life Cycle Cost Analysis
18. LEED certification and/or documentation
19. Commissioning of engineered systems
20. Value Engineering – design revisions for VE after (DD) plan sign-off

Frank Schulte
 City of Grosse Pointe Woods
 Proposal – City of Grosse Pointe Woods – Chene Trombley Park Master Plan – GPW, MI
 November 30, 2020
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INSURANCE

For protection of our clients as well as our firm, we carry insurance protection including professional liability insurance. The extent and types of insurance can be provided upon your request.

HAZARDOUS MATERIAL

The architect and/or their consultants shall have no responsibility for the presence, discovery, handling, removal or disposal of or exposure of persons to hazardous materials in any form including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

RISK ALLOCATION

In recognition of the relative risks, rewards and benefits of the project to both the Client and the Architect, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, the Architect's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any causes shall not exceed the amount of the Architect's fee or other amount agreed upon. Such causes include, but are not limited to, the Architect's negligence, errors, omissions, strict liability, breach of agreement or breach of warranty.

Stucky Vitale Architects, Inc. has the experience and resources to successfully complete this project and we would appreciate the opportunity to be of services. If you have any questions regarding our proposal or wish to discuss any aspect of this project, please contact us.

TERMINATION OF AGREEMENT

In recognition of the relative risks, rewards and benefits of the project to both the Client and the Architect, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, the Architect's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any causes shall not exceed the amount of the Architect's fee or other amount agreed upon. Such causes include, but are not limited to, the Architect's negligence, errors, omissions, strict liability, breach of agreement or breach of warranty.

WORKLOAD & TIMELINE

SVA has the required staff and project experience to meet the proposed project schedules and will work with the Owner to develop an agreeable design schedule and construction schedule for required review submittals and final approval package submittals. We would appreciate the opportunity to be of service. If you have any questions regarding our proposal or wish to discuss any aspect of this project, please contact us.

ACCEPTANCE

You may indicate your acceptance of this proposal by signing all copies and returning one copy to our office.

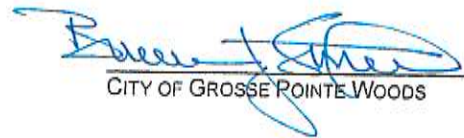
Frank Schulte
City of Grosse Pointe Woods
Proposal – City of Grosse Pointe Woods – Chene Trombley Park Master Plan – GPW, MI
November 30, 2020
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This proposal is an extension of the AIA Standard Form of Agreement Between Owner and Architect. This document is intended to be used in conjunction with AIA Document A201.

STUCKY VITALE ARCHITECTS



JOHN A. VITALE, CEO/PRESIDENT



CITY OF GROSSE POINTE WOODS

DATE: 2/12/2021

MEMO 21-54

TO: Mayor and City Council

FROM: Frank Schulte, Director of Public Services FS.

DATE: October 7, 2021

SUBJECT: Grosse Pointe Woods Foundation Project - LED Signage City Hall Complex

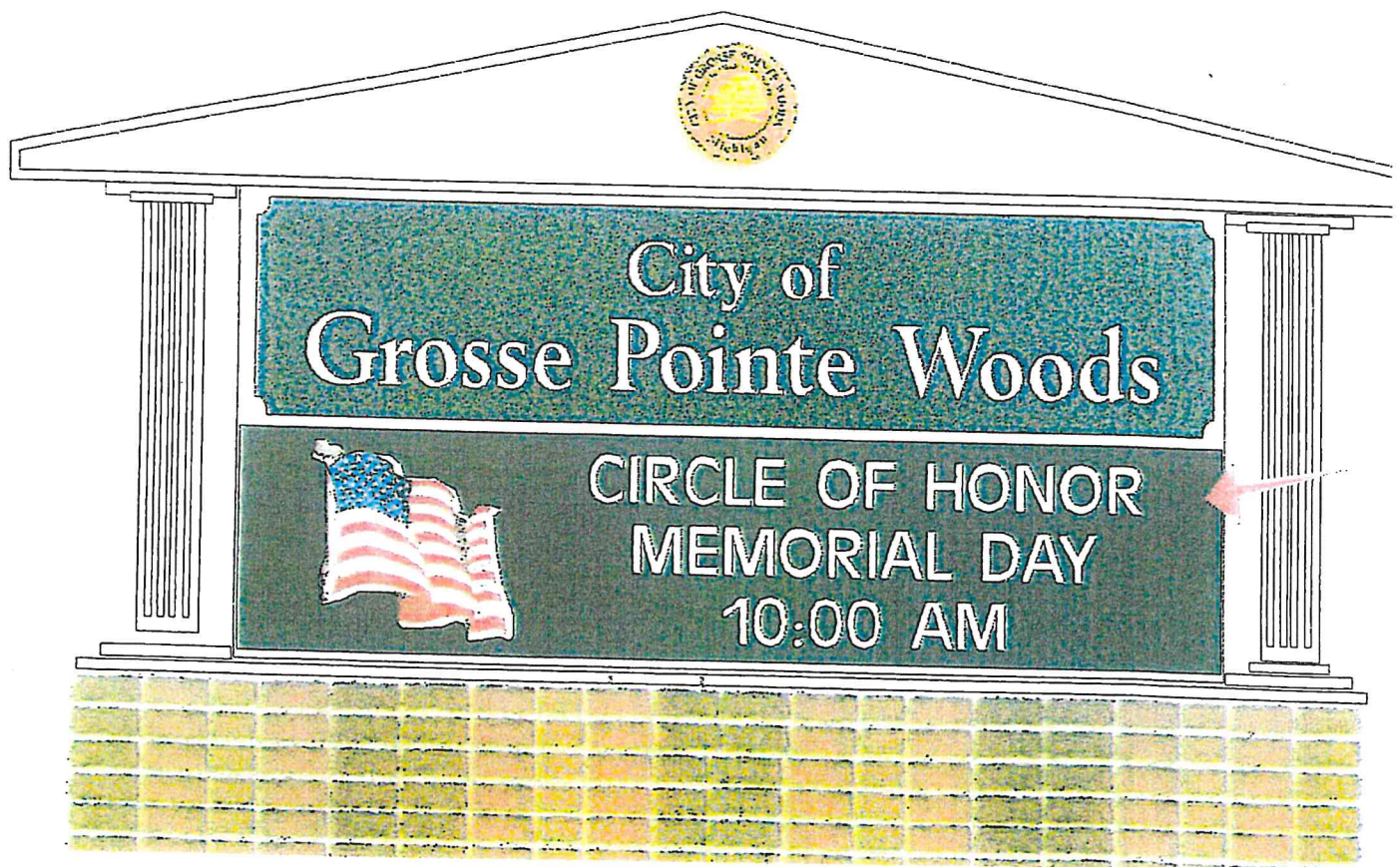
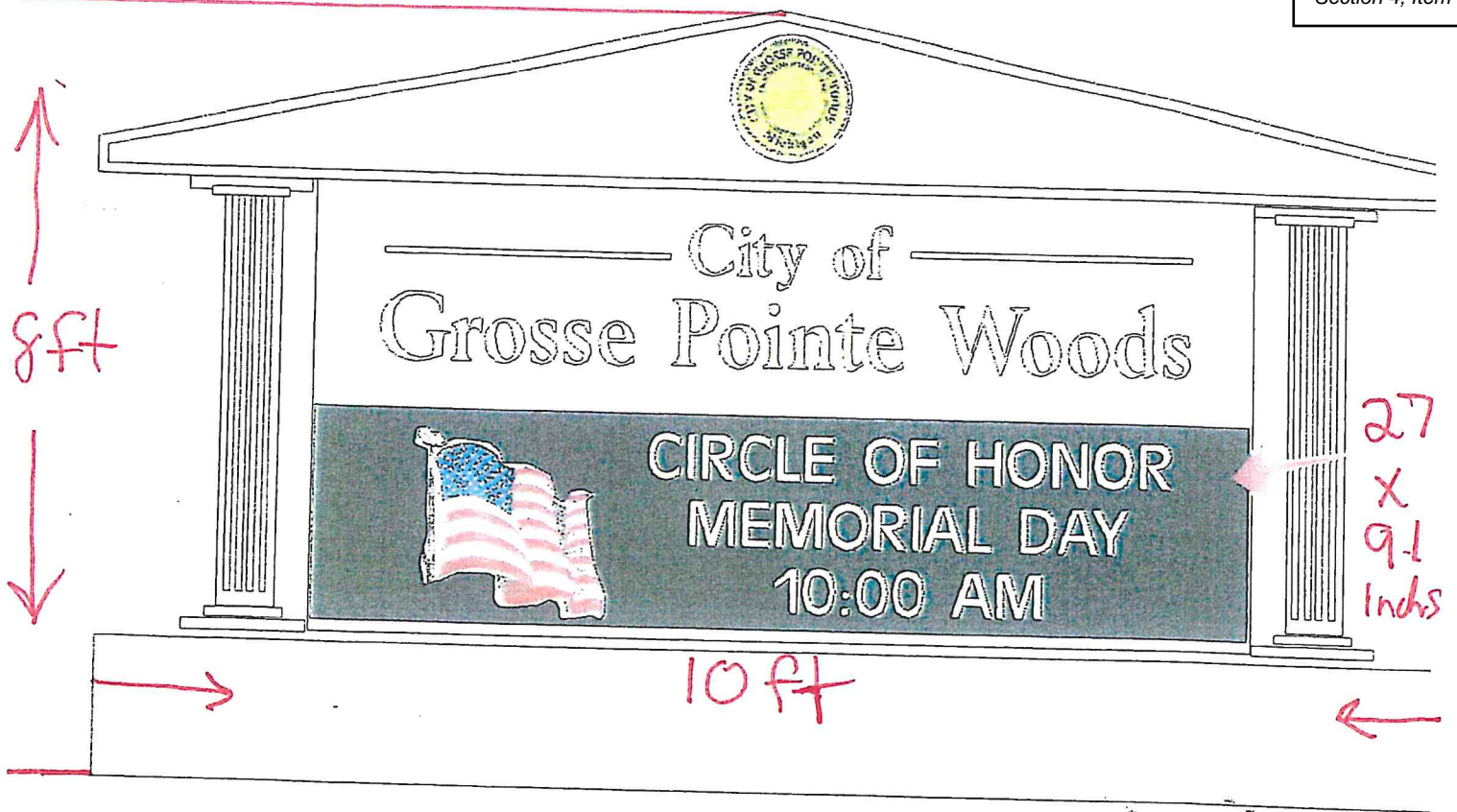
It was requested for the Department of Public Services to present a possible project to the Grosse Pointe Woods Foundation that could improve the quality of life for residents of Grosse Pointe Woods. A great project would be to install a double-sided LED electronic message center sign for the City of Grosse Pointe Woods to be placed in front of the Robert E. Novitke Municipal Center. Attached is a diagram of the proposed sign, design by Embree Sign Co. The illuminated full color content area is 27" x 91" and the overall size of the sign would be 8' x 10' which would include all software, the time, and a temperature sensor. The proposed sign would follow the colonial theme and colors of the existing building at the the Robert E. Novitke Municipal Center.

The proposed double-sided LED electronic message center sign would allow the city to easily and quickly get important information to residents. The city would appreciate the Grosse Pointe Woods Foundation funding this project.

The estimated cost of this project is \$55,000.00. \$50,000 for the sign and base and an additional \$5,000 for added costs for a boom truck and electrical connections.

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

Attachment



Brick

