



CITY OF GROSSE POINTE WOODS NOTICE OF MEETING AND AGENDA COMMITTEE-OF-THE-WHOLE

Monday, September 11, 2023 at 7:15 PM

*Robert E. Novitke Municipal Center - Conference 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, September 11, 2023 at 7:15 PM**. The meeting will be held in the Council Chambers/Municipal Court Room of the Municipal Building, 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. [FY 2023/2024 General Liability & Property Insurance](#)
 - 1) [Memo 09/05/23 - City Administrator](#)
 - 2) [HCA Asset Management Report 07/17/23](#)
 - B. [Torrey Road Pump Station Generator](#)
 - 1) [Memo 09/06/23 - Director of Public Services](#)
 - 2) [Design Engineering Fees - City Engineer](#)
 - 3) [Concept Design Narrative - Peter Basso Associates](#)
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
City Administrator
City Attorney

Treasurer/Comptroller
City Clerk
Email Group/Media

Assistant City Administrator
Post - 4



CITY OF GROSSE POINTE WOODS

Memorandum

DATE: September 5, 2023
TO: Mayor and City Council
FROM: Frank Schulte, City Administrator
SUBJECT: Updated FY 2023/24 General Liability & Property Insurance

RECEIVED

SEP 05 2023

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

As presented at March 9, 2023 city council meeting, Nickel & Saph, Inc. has concluded the onsite inspections and valuation services of all city properties. Attached is the report, which was conducted by an independent appraisal company, HCA Asset Management. The report was completed to receive an opinion of the replacement cost for buildings/structures and contents.

The new values listed for the city buildings are for replacement cost with blanket coverage. Blanket coverage allows the city to get the full replacement amount when a claim is made. For example, if a building is damaged and the value placed on it is \$1 million, but the repair cost totals 1.2 million then the city would receive an additional \$200,000 by having the blanket coverage.

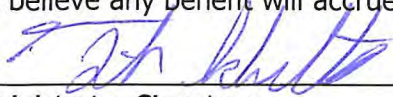
The city's current property insurance coverage is 90% co-insurance due to the fact the buildings were undervalued. The co-insurance amount received on a claim would be 90% of the property value. If a repair is \$1 million then the city would only receive \$900,000.

It is administration's recommendation that city council approve adding replacement insurance with blanket coverage utilizing the new appraisal valuations of the city's building properties and contents provided by HCA Asset Management, increasing the property and liability premium from \$20,089 to \$42,468 resulting in an increase of \$22,379 annually. In addition, that city council approve the prorated cost for the remainder of the FY 2023/24 policy in an amount not to exceed \$13,060 and continue to have Nickel & Saph, Inc. Insurance Agency, P.O. Box 46907, Mt. Clemens, MI 48046 be the city's general liability and property insurance provider.

This is not a budgeted item in FY 2023/24 and will require a budget amendment from the following accounts:

ACCOUNT NUMBER		AMOUNT
101-211-955.000	GENERAL FUND	1,780.00
101-349-955.000	GENERAL FUND	3,065.00
101-594-955.000	GENERAL FUND	882.00
101-799-955.000	GENERAL FUND	868.00
202-530-955.000	MAJOR STREETS	699.00
203-530-955.000	LOCAL STREETS	458.00
226-528-955.000	SOLID WASTE	830.00
261-602-955.000	911 EMERGENCY	27.00
585-573-955.000	PARKING	261.00
592-536-955.000	WATER/SEWER	3,610.00
594-785-955.000	BOAT DOCK	78.00
661-534-955.000	MOTOR VEHICLE	502.00
TOTAL		13,060.00

I do not believe any benefit will accrue to the City by seeking further bids. Approved for Council consideration.



City Administrator Signature

Fund Certification:

I hereby certify that funds are available and the account numbers have been verified.



Deputy Treasurer/Comptroller Signature



July 17, 2023

John Johnson
Nickel & Saph, Inc. Insurance Agency
44 Macomb Place
Mt. Clemens, MI

Dear Mr. Johnson:

Our firm has performed onsite inspections and valuation services for the Grosse Pointe Woods. We are pleased to submit our restricted appraisal report for certain property of interest to Nickel & Saph, an insurance agency operating in the state of Michigan.

I. Purpose/Intended Use:

The sole purpose of our appraisal was to express our opinion of the replacement cost for insurance purposes. This report and the opinions of value expressed herein should be utilized for no other purpose. The intended use of the appraisal is to provide value conclusions that will assist in maintaining proper and supportable insurance to value, insurance placement, proof of loss documentation, and collection of important underwriting data as it relates to their property insurance reporting requirements. Neither this report nor its contents are to be referenced in any public documentation or redistributed to any third party without the express written consent of HCA Asset Management. The information contained in the reports are specific to your needs as the intended user and HCA is not responsible for any unauthorized use.

The submitted reports have been understood as “restricted appraisal reports” and are prepared under USPAP Standards Rule 8-2b-i through xii and Advisory Opinion 11 (updated as of the 2020-2021 edition). The criterion for this type of report has been achieved in the certificate letter of the report. Individualized detailed valuation backup will be provided upon request of the client or in the event of any future judicial proceedings. The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information contained in the appraiser’s work file.

Replacement Cost (RC) is the cost to construct or replace, at one time, an entire building of equal quality and utility. Modern materials and current methods, designs, and layouts are used for replacement. Replacement Cost does not take into consideration improvements necessary to conform to changes in building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit and fees are those in effect as of the date of our appraisal.

It is important to review these definitions as stated in the current insurance policy language for accuracy and consistency. In the event of a partial loss, the amount of loss may be based on repair and renovation costs that are proportionately higher than the provided values for entire property, as defined herein.

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Mr. John Johnson
 Nickel & Saph, Inc.
 7/17/2023
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Exclusion is a provision in an insurance contract describing property or types of property not covered by the contract. Typical exclusions segregated from our valuation conclusions are as follows: 1) Site Preparation; 2) Footings and Foundations (below the lowest occupied level); and, 3) Underground Portions of Plumbing.

II. Scope and Methodology:

HCA has conducted a field inventory of certain property owned and designated by the insured. For each building, HCA has provided a detail Building Report. A complete listing of properties appraised by our staff is included with the Summary & Detail Report formats accompanying this letter.

Our valuation report includes:

- Buildings / Structures
- Moveable Machinery & Equipment/Contents (based on modeling/tally techniques)
- Insurable Property in the Open

Excluded from the scope of our service were the following:

- Land/Landscaping
- Licensed Vehicles
- Mobile Property (unlicensed rolling stock)
- Infrastructure assets
- Intangible assets
- Property in the open not typically covered by insurance
- Consumable supplies and spare parts; inventory items not included in project scope
- Leased property and personal property of others (except that property identified by the client as to be included for responsibility of insurance purposes)
- Architectural drawings and records

Buildings/Structures:

Each building subject to our appraisal (refer to proposal) has been physically inspected. Square footage for each building was generated based on a review of blueprints, by physically measuring each building or by using existing documentation (i.e. CAD information; as-built plans, facilities information) and then verifying the data provided. Major construction components and building elements were identified and valued as part of the overall structure. Building plans/notes and photographs were prepared for each site to become part of our proof of loss documentation, in addition to assisting with the valuation efforts.

Furniture, Machinery and Moveable Equipment:

This category is often referred to as “Personal Property” or “Contents” in the insurance industry. HCA did not perform a detailed physical inventory of machinery and equipment assets.

For insurance purposes, contents were either tallied and grouped by building to develop reasonable estimates of Replacement Cost, or the costs have been “modeled” based on similar properties previously appraised by our staff (estimated based on a standard cost per square foot). For larger, newly constructed locations, contents may also have been estimated

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based on a combination of original cost documentation provided by the insured. Based on the accepted scope of our engagement, these results should not be used for more detailed proof-of-loss documentation.

Insurable Property In The Open:

At the locations appraised, our staff recorded and valued all insurable property in the open. These assets are generally described as improvements to the real estate which are not otherwise physically attached to the buildings appraised, and which are agreed upon as insurable. Items such as lighting and fencing were valued, and the resulting values have been reported separately.

III. Three Approaches to Value:

The appraisal industry supports three recognized approaches to value (Cost, Sales Comparison and Income Approaches). As stated under USPAP Standards Rule 7.4, the appraiser has considered each approach to value and has decided which were applicable to the current project scope and intended use. The three approaches, as defined by the American Society of Appraisers are:

Cost Approach – This approach is based on the proposition that the informed purchaser would pay no more for a property than the cost of producing a substitute property with the same utility as the subject property. It considers that the maximum value of a property to a knowledgeable buyer would be the amount currently required to construct or purchase a new asset of equal utility. When the subject asset is not new, the current cost new for the subject must be adjusted for all forms of depreciation and obsolescence as of the effective date of the appraisal. **For Insurance Appraisal purposes, this is the most appropriate approach to valuing assets, and the one utilized by our staff for this engagement.**

Sales Comparison Approach – This approach involves the comparison of comparable recent sales (or offerings) of similar assets to the subject. If the comparable sales are not exactly like the subject, adjustments must be made to the price of the comparable sales (or offerings). The adjustments may be either up or down in order to estimate what the comparable would have sold for if it had the same characteristics as the subject. This approach leads to an indication of the most probable selling price for the assets being appraised.

Income Approach – This approach considers value in relation to the present worth of future benefits derived from ownership and is usually measured through the capitalization of a specific level of income.

The most reliable data available for the type of assets included in the scope of our appraisal includes historical cost and replacement cost information. Sources for this information include, but are not limited to client historical costs, purchase orders, recent contracts, files, databases, past inventories, manufacturers' suggested retail price lists, manufacturers price quotes, bluebooks, industry price guides and retail equipment catalogs. It has been

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established that the Cost Approach is the most relative and appropriate for insurance purposes. For this reason, we decided to employ the Cost Approach.

V. Summary

The appraisal report includes the following documents:

- This letter and attached Certification, summarizing our procedures and methodology;
- Tables indicating the coding and physical addresses for the locations inspected and valued;
- The attached appraisal reports (summary and detail) outlining our findings;
- A statement outlining our appraisal assumptions and conditions that limit use of the appraisal.

Exclusions have been calculated according to our experience with property that is typically excluded for insurance purposes. We accept no responsibility of liability for the excluded property. It is our recommendation that you consult with your insurance representatives so that these figures may be compared to those in your current coverage. It is recommended that a new inspection be conducted every five years to meet current insurance appraisal practices.

For insurance purposes, it is our opinion that for the effective date of July 17th, 2023, the estimates of values are as follows:

	Replacement Cost
Buildings:	\$33,506,700
Contents:	\$3,363,900
Property in the Open:	\$3,174,500
Total for Locations Appraised:	<u>\$40,045,100</u>

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 Nickel & Saph, Inc.
 7/17/2023
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VI. Appraisal Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct. I have not knowingly misrepresented any facts or information that would have an impact on my calculations or conclusions of value.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within a three-year period immediately preceding acceptance of this assignment.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have made a personal inspection of the properties that are the subject of this report (where applicable under the scope of services).
- Analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (updated annually).
- No one provided significant property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated).

Respectfully Submitted,
 HCA Asset Management, LLC

A handwritten signature in black ink that reads "Mark Thomson".

Mark Thomson
 Responsible Appraiser

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VII. Assumptions & Limiting Conditions

1. It is assumed that the utilization of the improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey has been offered or ordered in connection with the service.
2. Building areas discussed have been calculated in accordance with standards developed by the American Institute of Architects as included in AIA Document D101 "Methods of Calculating Areas and Volumes of Buildings".
3. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
4. All engineering and architecture utilized by our staff is assumed to be correct.
5. We have assumed that the property is free from insect infestation, dry rot, and fungus growth. The mechanical systems, heating system, piping, plumbing, and other building service equipment have not been specifically tested, but are assumed to be in good working order and adequate for the buildings, unless specifically cited otherwise.
6. It is assumed that all applicable zoning and land use regulations have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
7. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained or renewed for any use on which the value estimate contained in this report is based.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
9. It is assumed that there are no hazardous substances on the subject property or on surrounding properties that would potentially adversely affect the value of the subject property. The analyses and value conclusions in this appraisal report are null and void should any such hazardous materials be discovered. We possess no expertise or qualifications for identifying hazardous materials. We assume no responsibility for investigating or arranging for competent engineering studies of the property to identify such hazardous materials.
10. The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.
11. All assets shown on any data files, maps, blueprints or inventory lists provided by the client are assumed to be owned, operated, and maintained by the client with no shared interest by another entity. No land surveys, title searches, or legal determination of ownership has been conducted.

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 Nickel & Saph, Inc.
 7/17/2023
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12. Any blueprints, maps or plans provided to HCA are assumed to be “as-built”.
13. Our appraisal is valid only for the function, which is stated herein. Any other use of, or reliance upon this report by you or third parties is invalid.
14. If physical inspection of the property was made, the inspection was conducted by appraisers familiar with general real property and building construction. HCA is not responsible for the structural integrity of the property or its conformity to building construction code requirements or safety concerns.
15. No person other than those identified (and the Insured) had any significant professional input on the valuation process. Unless previously stated, no subcontractors or outsourcing were utilized in the derivation of the values provided in the report.
16. HCA reserves the right to make adjustments to our opinions of value as deemed necessary.
17. Property areas, dimensions, and descriptions used in this analysis have been provided for identification purposes only and are not to be used for any other purpose including legal documentation.
18. Possession of this report or any copies does not carry any right of redistribution or publication. No portion of this report may be shared with any third parties through prospectus, advertising, public publication, news, or any other means of communication (including email/internet) without the prior written consent of HCA Asset Management, LLC.

We have acted as an independent contractor and have no personal interest, either present or contemplated, in the subject property. We certify that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. HCA will maintain and house copies of our work file, all relative correspondence, and the final reports and database(s) for a period not less than five years after preparation or at least two years after final disposition of any judicial proceeding in which the appraiser provided testimony related to the assignment, whichever period expires last. This policy is outlined in accordance with the American Society of Appraisers and the Uniform Standards of Professional Appraisal Practice (USPAP).

NATURAL DISASTER DISCLAIMER

Recovery and reconstruction from widespread natural disasters such as pandemic, wildfire, hurricane, earthquake, tornado or flood often create abnormal shortages of labor and materials typically resulting in significant price increases compared to conditions prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions.

The values as reported herein are estimated based on normal market conditions and are considered appropriate for the stated purpose of this report (insurance coverage). Some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

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HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Location Table

Entity	Site	Address	Building	Pg. Ref.
001	Grosse Pointe Woods			
	001 City Hall	20025 MACK PLAZA, GROSSE POINTE WOODS, MI 48236		
			001 City Hall/Community Center/Public Safety/Garage	1
			002 Public Safety Garage/Detective Building	2
			003 Cook School	3
			004 Restroom Ghesquere	4
			005 Concession and Restroom	5
			006 Babe Ruth Shed	6
			007 Playscape	7
			008 PITO/Lights/ Ice Rink/ Magic Square/ Tables, Fences	8
	002 Public Works	1200 PARKWAY, GROSSE POINTE WOODS, MI 48236		
			001 Bag Barn	9
			002 DPW Office/ Mechanics Garage/ Garage 2	10
			003 Salt Barn	11
			004 Garage 3	12
			005 City Reservoir/ Pumps/ Electrical	13
			006 Shed (Cold Storage)	14
			007 Water Sewer Garage	15
			ADD001 PUMP HOUSE	16
			ADD002 PITO	17
	003 Lake Front Park	23000 JEFFERSON AVE, ST CLAIR SHORES, MI 48080		
			001 Bath House	18
			002 Water Meter Shed	19
			003 Concession and Restroom	20
			005 Gazebo 1	21
			006 Activity Center	22
			007 Old Concession Stand/Storage	23
			008 PITO/ Tennis Courts (10)/Tables/ BBQ/Paddle Court/ Playscape/ Mini Golf	24
			009 Marina and Docks	25
			010 Gate House	26
			011 Pavilion 1	27



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Location Table

Entity	Site	Address	Building	Pg. Ref.
001	Grosse Pointe Woods			
	003	Lake Front Park		
		23000 JEFFERSON AVE, ST CLAIR SHORES, MI 48080		
			012 Maintenance Garage	28
			ADD001 PAVILION 2	29
			ADD003 PAVILION 3	30
			ADD004 PAVILION 4	31
			ADD005 POOL	32
			ADD006 GAZEBO 2	33
			ADD007 GAZEBO 3	34
			ADD008 GAZEBO 4	35
			ADD009 FILTER BUILDING	36
	004	Torrey Road Pump Station		
		1266 TORREY ROAD, GROSSE POINTE WOODS, MI 48236		
			001 Torrey Road Pump Station	37
			ADD001 PROPERTY IN THE OPEN	38



Insurance Summary Report - RCV

Nickel and Saph- Grosse Pointe Woods 2023 - Default

Grosse Pointe Woods

As of Date: 6/7/2023

								Replacement Cost (RC)		
SITE:	001	City Hall	Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
BLDG: 001		City Hall/Community Center/Public Safety/Garage 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1971	4	1	43,962	\$8,509,700	\$2,314,300	\$0	\$10,824,000
BLDG: 002		Public Safety Garage/Detective Building 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1963	4	1	3,616	\$654,100	\$43,400	\$0	\$697,500
BLDG: 003		Cook School 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1890	2	1	2,004	\$314,800	\$35,200	\$0	\$350,000
BLDG: 004		Restroom Ghesquere 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1970	2	1	520	\$137,800	\$5,200	\$0	\$143,000
BLDG: 005		Concession and Restroom 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1890	1	2	1,013	\$155,500	\$5,500	\$0	\$161,000
BLDG: 006		Babe Ruth Shed 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1970	1	1	240	\$12,000	\$0	\$0	\$12,000
BLDG: 007		Playscape 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1970	0	1	0	\$0	\$0	\$138,000	\$138,000
BLDG: 008		PITO/Lights/ Ice Rink/ Magic Square/ Tables, Fences 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1970	0	1	0	\$0	\$0	\$782,000	\$782,000
Site Totals:							\$9,783,900	\$2,403,600	\$920,000	\$13,107,500



Insurance Summary Report - RCV

Nickel and Saph- Grosse Pointe Woods 2023 - Default

Grosse Pointe Woods

As of Date: 6/7/2023		Replacement Cost (RC)								
SITE:	002	Public Works	Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
	BLDG: 001	Bag Barn 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1970	1	1	1,950	\$251,000	\$19,500	\$0	\$270,500
	BLDG: 002	DPW Office/ Mechanics Garage/ Garage 2 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1963	4	1	16,680	\$2,784,800	\$503,600	\$0	\$3,288,400
	BLDG: 003	Salt Barn 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1973	1	1	2,880	\$166,400	\$0	\$0	\$166,400
	BLDG: 004	Garage 3 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1963	3	1	7,380	\$610,600	\$36,900	\$0	\$647,500
	BLDG: 005	City Reservoir/ Pumps/ Electrical 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	2010	6	1	0	\$1,436,800	\$0	\$0	\$1,436,800
	BLDG: 006	Shed (Cold Storage) 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1970	1	1	255	\$8,100	\$3,900	\$0	\$12,000
	BLDG: 007	Water Sewer Garage 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	2022	1	1	3,100	\$381,900	\$51,200	\$0	\$433,100
	BLDG: ADD001	PUMP HOUSE 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	2010	3	1	690	\$1,155,000	\$0	\$0	\$1,155,000
	BLDG: ADD002	PITO 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1973	0	1	0	\$0	\$0	\$201,900	\$201,900
Site Totals:							\$6,794,600	\$615,100	\$201,900	\$7,611,600



Insurance Summary Report - RCV

Nickel and Saph- Grosse Pointe Woods 2023 - Default

Grosse Pointe Woods

As of Date: 6/7/2023		Replacement Cost (RC)								
SITE:	003	Lake Front Park	Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
	BLDG: 001	Bath House 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	2	1 & 2	11,107	\$3,076,300	\$55,600	\$0	\$3,131,900
	BLDG: 002	Water Meter Shed 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	1	1	150	\$11,300	\$0	\$0	\$11,300
	BLDG: 003	Concession and Restroom 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	2	1	1,083	\$399,900	\$5,000	\$0	\$404,900
	BLDG: 005	Gazebo 1 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	1	1	121	\$19,100	\$0	\$0	\$19,100
	BLDG: 006	Activity Center 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1999	2	1 & 2	8,714	\$2,669,600	\$154,600	\$0	\$2,824,200
	BLDG: 007	Old Concession Stand/Storage 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	2	1	600	\$54,500	\$6,000	\$0	\$60,500
	BLDG: 008	PITO/ Tennis Courts (10)/Tables/ BBQ/Paddle Court/ Playscape/ Mini Golf 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	0	1	0	\$0	\$0	\$2,038,200	\$2,038,200
	BLDG: 009	Marina and Docks 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	0	1	0	\$823,400	\$0	\$0	\$823,400
	BLDG: 010	Gate House 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	2000	2	1	201	\$98,000	\$5,100	\$0	\$103,100
	BLDG: 011	Pavilion 1	1990	1	1	2,057	\$208,400	\$0	\$0	\$208,400



Insurance Summary Report - RCV

Nickel and Saph- Grosse Pointe Woods 2023 - Default

Grosse Pointe Woods

As of Date: 6/7/2023		Replacement Cost (RC)								
SITE:	003	Lake Front Park	Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: 012	Maintenance Garage	2000	2	1	1,260	\$114,300	\$18,900	\$0	\$133,200
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: ADD001	PAVILION 2	1990	1	1	192	\$14,900	\$0	\$0	\$14,900
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: ADD003	PAVILION 3	1990	3	1	198	\$18,800	\$0	\$0	\$18,800
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: ADD004	PAVILION 4	1990	3	1	440	\$47,700	\$0	\$0	\$47,700
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: ADD005	POOL	1970	6	1	35,655	\$4,730,700	\$0	\$0	\$4,730,700
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: ADD006	GAZEBO 2	1998	1	1	309	\$48,800	\$0	\$0	\$48,800
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: ADD007	GAZEBO 3	1998	1	1	121	\$19,100	\$0	\$0	\$19,100
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: ADD008	GAZEBO 4	1998	1	1	309	\$48,800	\$0	\$0	\$48,800
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								
	BLDG: ADD009	FILTER BUILDING	1970	4	1	2,400	\$180,300	\$0	\$0	\$180,300
		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080								



Insurance Summary Report - RCV

Nickel and Saph- Grosse Pointe Woods 2023 - Default

Grosse Pointe Woods

As of Date: 6/7/2023		Replacement Cost (RC)							
		Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
Site Totals:						\$12,583,900	\$245,200	\$2,038,200	\$14,867,300
SITE: 004	Torrey Road Pump Station								
BLDG: 001	Torrey Road Pump Station 1266 TORREY ROAD GROSSE POINTE WOODS, MI 48236	1940	4	1	3,130	\$3,566,700	\$100,000	\$0	\$3,666,700
BLDG: ADD001	PROPERTY IN THE OPEN 1266 TORREY ROAD GROSSE POINTE WOODS, MI 48236	1940	0	1	0	\$0	\$0	\$14,400	\$14,400
Site Totals:						\$3,566,700	\$100,000	\$14,400	\$3,681,100
Report Totals:						\$32,729,100	\$3,363,900	\$3,174,500	\$39,267,500



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	MASONRY NONCOMBUST.
SITE:	001	City Hall	FRAMING:	STEEL
BUILDING:	001	City Hall/Community Center/Public Safety/Garage	DATE OF CONSTRUCTION:	1971
ADDRESS:		20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	ADDITIONS (YES-YR. OR NO):	0
OCCUPANCY:		CITY HALL	RENOVATIONS (YES-YR OR NO):	2021-2023
FIRE PROTECTION AND SAFETY:		AUTO FIRE PROTECTION/ALARM SYS. EMERGENCY BACK-UP GENERATOR EMERGENCY LIGHTING EXIT LIGHTING FIRE EXTINGUISHERS INTRUSION SYSTEM SECURITY CAMERAS SPRINKLER SYSTEM - PARTIAL 20%	NUMBER OF STORIES:	1
SPRINKLERED (YES-% OR NO):			GROSS/BASEMENT SF:	43,962 / 21996
FOUNDATION:		CONCRETE SLAB CONCRETE WALLS	LATITUDE/LONGITUDE:	N42° 25.92411' W82° 54.57394'

EXTERIOR WALLS:	BRICK ON MASONRY
ROOFING:	ASPHALT SHINGLE
PARTITION WALLS:	CERAMIC TILE CONCRETE BLOCK DRYWALL ON STUD
CEILING:	ACOUSTICAL TILE DRYWALL NONE/EXPOSED DECK
BUILDING SERVICES:	AIRCONDITIONING-ROOF TOP ELECTRIC HEATING - CENTRAL HOT WATER HEATING / AC-HEAT PUMP PLUMBING VENTILATION
FLOORING:	CARPETING CERAMIC TILE CONCRETE/W SEALER VINYL TILE
BUILDING FEATURES:	AUTOMATIC DOOR OPENERS BUILT-IN CABINETS & SHELVING BUILT-IN LOCKERS COVERED ENTRANCE WAY COVERED WALKWAY OVERHEAD/BAY DOORS



BUILDING	
REPLACEMENT COST NEW (RC):	\$8,810,900
EXCLUSION AMOUNT:	\$301,200
RC MINUS EXCLUSIONS:	\$8,509,700
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$2,314,300
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$2,314,300

BUILDING NOTES: SINGLE STORY BUILDING WITH FULL BASEMENT. BUILDING INCLUDES: A 200KW BACKUP GENERATOR (NEW 2021), A RECORDS VAULT, COVERED ENTRANCES, CITY HALL OFFICES, PUBLIC SAFETY OFFICES/GARAGE, AND COMMUNITY CENTER. RENOVATIONS BETWEEN 2021 AND 2023 INCLUDE: A NEW ROOF, INTERNAL OFFICE REMODELING, NEW HVAC/CHILLER/BOILER, A PLYMOVENT SYSTEM, NEW ELECTRIC, AND A NEW GENERATOR. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, PUBLIC SAFETY EQUIPMENT, AND COMMUNITY CENTER EQUIPMENT.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	MASONRY NONCOMBUST.
SITE:	001	City Hall	FRAMING:	STEEL
BUILDING:	002	Public Safety Garage/Detective Building	DATE OF CONSTRUCTION:	1963
ADDRESS:	20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236		ADDITIONS (YES-YR. OR NO):	0
OCCUPANCY:	GARAGE		RENOVATIONS (YES-YR OR NO):	2020, 2022
FIRE PROTECTION AND SAFETY:	FIRE EXTINGUISHERS INTRUSION SYSTEM SECURITY CAMERAS		NUMBER OF STORIES:	1
			GROSS/BASEMENT SF:	3,616 / NO
			LATITUDE/LONGITUDE:	N42° 25.89282' W82° 54.60414'
SPRINKLERED (YES-% OR NO):	NO			
FOUNDATION:	CONCRETE FOOTING CONCRETE SLAB			

EXTERIOR WALLS:	BRICK ON MASONRY VINYL SIDING	
ROOFING:	ASPHALT SHINGLE	
PARTITION WALLS:	BRICK CONCRETE BLOCK	
CEILING:	DRYWALL	
BUILDING SERVICES:	AIRCONDITIONING-CENTRAL ELECTRIC HEATING - FORCED WARM AIR PLUMBING	
FLOORING:	CARPETING CONCRETE SLAB VINYL TILE	
BUILDING FEATURES:	AUTOMATIC DOOR OPENERS BUILT-IN CABINETS & SHELVING BUILT-IN LOCKERS OVERHEAD/BAY DOORS	



<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$670,700
EXCLUSION AMOUNT:	\$16,600
RC MINUS EXCLUSIONS:	\$654,100
PROPERTY IN THE OPEN:	\$0
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$43,400
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$43,400

BUILDING NOTES: SINGLE STORY PUBLIC SAFETY GARAGE AND DETECTIVE BUILDING. BUILDING INCLUDES: GARAGE SPACE, OFFICE SPACE, A KITCHEN, LAUNDRY, AND EXERCISE SPACE. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, GYM EQUIPMENT, LAUNDRY APPLIANCES, AND KITCHEN APPLIANCES. A NEW FURNACE WAS INSTALLED IN 2022 AND A NEW A/C UNIT WAS INSTALLED IN 2020.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 001 City Hall
 BUILDING: 003 Cook School
 ADDRESS: 20025 MACK PLAZA
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: MUSEUM
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING
 EXIT LIGHTING
 FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: JOISTED MASONRY
 FRAMING: JOISTED MASONRY
 DATE OF CONSTRUCTION: 1890
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 1970, 1990, 2008
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 2,004 / 1002
 LATITUDE/LONGITUDE: N42° 25.99372' W82° 54.61867'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: SOLID BRICK EXTERIOR
 WOOD SIDING

ROOFING: WOOD

PARTITION WALLS: BRICK
 DRYWALL ON STUD
 WOOD PANELING ON STUD

CEILING: DRYWALL
 NONE/EXPOSED DECK

BUILDING SERVICES: AIRCONDITIONING-CENTRAL
 ELECTRIC
 HEATING - FORCED WARM AIR
 PLUMBING

FLOORING: CONCRETE/W SEALER
 VINYL TILE
 WOOD

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING
 COVERED ENTRANCE WAY
 ROOFTOP STRUCTURE



BUILDING

REPLACEMENT COST NEW (RC): \$321,600
 EXCLUSION AMOUNT: \$6,800
 RC MINUS EXCLUSIONS: \$314,800
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$35,200
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$35,200

BUILDING NOTES: SINGLE STORY SCHOOL HOUSE. BUILDING INCLUDES: MAIN CLASS AREA, STORAGE AREA, ATTIC, AND FULL BASEMENT. CONTENTS INCLUDE: FURNITURE AND STORAGE. NEW ELECTRIC WAS INSTALLED IN 2008 WHEN THE SCHOOL WAS RELOCATED TO ITS CURRENT LOCATION.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods
SITE:	001	City Hall
BUILDING:	004	Restroom Ghesquere
ADDRESS:	20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	
OCCUPANCY:	RESTROOMS	
FIRE PROTECTION AND SAFETY:	NONE	
SPRINKLERED (YES-% OR NO):	NO	
FOUNDATION:	CONCRETE FOOTING CONCRETE SLAB	
EXTERIOR WALLS:	BRICK ON MASONRY VINYL SIDING	
ROOFING:	ASPHALT SHINGLE	
PARTITION WALLS:	CONCRETE BLOCK	
CEILING:	DRYWALL NONE/EXPOSED DECK WOOD	
BUILDING SERVICES:	ELECTRIC HEATING - FORCED WARM AIR PLUMBING	
FLOORING:	CONCRETE/W SEALER	
BUILDING FEATURES:	CANOPY	

ISO CONSTRUCTION CLASS:	JOISTED MASONRY
FRAMING:	JOISTED MASONRY
DATE OF CONSTRUCTION:	1970
ADDITIONS (YES-YR. OR NO):	0
RENOVATIONS (YES-YR OR NO):	2010
NUMBER OF STORIES:	1
GROSS/BASEMENT SF:	520 / NO
LATITUDE/LONGITUDE:	N42° 25.98376' W82° 54.78750'



BUILDING	
REPLACEMENT COST NEW (RC):	\$140,900
EXCLUSION AMOUNT:	\$3,100
RC MINUS EXCLUSIONS:	\$137,800
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$5,200
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$5,200

BUILDING NOTES: SINGLE STORY RESTROOM BUILDING. BUILDING INCLUDES: MEN'S AND WOMEN'S RESTROOMS AS WELL AS A SMALL STORAGE SPACE. CONTENTS INCLUDE: MAINTENANCE EQUIPMENT AND BATHROOM SUPPLIES. A NEW ROOF WAS INSTALLED IN 2010.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	FRAME / COMBUSTIBLE
SITE:	001	City Hall	FRAMING:	WOOD
BUILDING:	005	Concession and Restroom	DATE OF CONSTRUCTION:	1890
ADDRESS:	20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236		ADDITIONS (YES-YR. OR NO):	0
OCCUPANCY:	CONCESSION STAND		RENOVATIONS (YES-YR OR NO):	2020
FIRE PROTECTION AND SAFETY:	EMERGENCY LIGHTING EXIT LIGHTING FIRE EXTINGUISHERS INTRUSION SYSTEM SECURITY CAMERAS		NUMBER OF STORIES:	2
SPRINKLERED (YES-% OR NO):	NO		GROSS/BASEMENT SF:	1,013 / NO
FOUNDATION:	CONCRETE FOOTING CONCRETE SLAB		LATITUDE/LONGITUDE:	N42° 25.96862' W82° 54.69519'

EXTERIOR WALLS:	SOLID BRICK EXTERIOR WOOD SIDING	
ROOFING:	ASPHALT SHINGLE	
PARTITION WALLS:	DRYWALL ON STUD	
CEILING:	DRYWALL	
BUILDING SERVICES:	ELECTRIC HEATING - FORCED WARM AIR HEATING - RADIANT PLUMBING	
FLOORING:	CARPETING CONCRETE SLAB WOOD	
BUILDING FEATURES:	BUILT-IN CABINETS & SHELVING	



<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$159,500
EXCLUSION AMOUNT:	\$4,000
RC MINUS EXCLUSIONS:	\$155,500
PROPERTY IN THE OPEN:	\$0
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$5,500
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$5,500

BUILDING NOTES: TWO STORY CONCESSION BUILDING. BUILDING INCLUDES: RESTROOMS, CONCESSIONS, AND AN ANNOUNCERS BOOTH ON THE SECOND FLOOR. BUILDING WAS MAINLY EMPTY AT TIME OF APPRAISAL. THE BUILDING WAS REMODELED IN 2020 INCLUDING A NEW ROOF.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 001 City Hall
 BUILDING: 006 Babe Ruth Shed
 ADDRESS: 20025 MACK PLAZA
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: STORAGE BLDG/SHED
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 240 / NO
 LATITUDE/LONGITUDE: N42° 26.03134' W82° 54.81017'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: WOOD SIDING

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



BUILDING

REPLACEMENT COST NEW (RC): \$12,300
 EXCLUSION AMOUNT: \$300
 RC MINUS EXCLUSIONS: \$12,000
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$0
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: SINGLE STORY STORAGE SHED. CONTENTS NOT OWNED BY THE CITY AND HAVE BEEN EXCLUDED FROM THE APPRAISED VALUE.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 001 City Hall
 BUILDING: 007 Playscape
 ADDRESS: 20025 MACK PLAZA
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: PROPERTY IN THE OPEN
 FIRE PROTECTION AND SAFETY: SECURITY CAMERAS

ISO CONSTRUCTION CLASS: NOT APPLICABLE
 FRAMING: NOT APPLICABLE
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2000
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 0 / NO

LATITUDE/LONGITUDE: N42° 25.99184' W82° 54.75316'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



BUILDING

REPLACEMENT COST NEW (RC): \$0
 EXCLUSION AMOUNT: \$0
 RC MINUS EXCLUSIONS: \$0
 PROPERTY IN THE OPEN: \$138,000

PERSONAL PROPERTY:

CONTENT VALUE: \$0
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: PROPERTY IN THE OPEN INCLUDES: A LARGE PLAY SET WITH A GAZEBO SHELTER, A MEDIUM PLAY SET, AND SWINGS.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	NOT APPLICABLE
SITE:	001	City Hall	FRAMING:	NOT APPLICABLE
BUILDING:	008	PITO/Lights/ Ice Rink/ Magic Square/ Tables, Fences	DATE OF CONSTRUCTION:	1970
ADDRESS:	20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236		ADDITIONS (YES-YR. OR NO):	0
OCCUPANCY:	PROPERTY IN THE OPEN		RENOVATIONS (YES-YR OR NO):	0
FIRE PROTECTION AND SAFETY:	SECURITY CAMERAS		NUMBER OF STORIES:	1
			GROSS/BASEMENT SF:	0 / NO
			LATITUDE/LONGITUDE:	N42° 25.90114' W82° 54.65549'
SPRINKLERED (YES-% OR NO):	NO			
FOUNDATION:	NOT APPLICABLE			

EXTERIOR WALLS:	NOT APPLICABLE	
ROOFING:	NOT APPLICABLE	
PARTITION WALLS:	NOT APPLICABLE	
CEILING:	NOT APPLICABLE	
BUILDING SERVICES:	NONE	
FLOORING:	NOT APPLICABLE	



BUILDING FEATURES:	UNIQUE - SEE NARRATIVE BELOW	
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<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$0
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$0
PROPERTY IN THE OPEN:	\$782,000
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: PROPERTY IN THE OPEN INCLUDES: LIGHTING, FENCING, HOCKEY BOARDS, TRASH RECEPTACLES, BENCHES, PICNIC TABLES, A CLOCK, BIKE RACKS, PLANTERS, FLAGPOLES, RAILINGS, DRINKING FOUNTAINS, SOCCER GOALS, BASEBALL DUGOUTS, BASEBALL BATTING CAGES, BASEBALL SCOREBOARDS, AND SIGNAGE.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 002 Public Works
 BUILDING: 001 Bag Barn
 ADDRESS: 1200 PARKWAY
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: STORAGE BLDG/SHED
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2021
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 1,950 / NO
 LATITUDE/LONGITUDE: N42° 26.99709' W82° 53.48066'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: METAL PANEL ON STUD/GIRT

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING
 CANOPY
 OVERHEAD/BAY DOORS



BUILDING

REPLACEMENT COST NEW (RC): \$255,500
 EXCLUSION AMOUNT: \$4,500
 RC MINUS EXCLUSIONS: \$251,000
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$19,500
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$19,500

BUILDING NOTES: SINGLE STORY STORAGE GARAGE. BUILDING INCLUDES: A CANOPY AND BAY DOORS. CONTENTS INCLUDE: A SMALL AMOUNT OF TOOL AND PUBLIC WORKS EQUIPMENT. THE BUILDING WAS PAINTED IN 2021.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 002 Public Works
 BUILDING: 002 DPW Office/ Mechanics Garage/ Garage 2
 ADDRESS: 1200 PARKWAY
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: PUBLIC WORKS BUILDING
 FIRE PROTECTION AND SAFETY: EMERGENCY BACK-UP GENERATOR
 EMERGENCY LIGHTING
 EXIT LIGHTING
 FIRE EXTINGUISHERS
 INTRUSION SYSTEM
 SECURITY CAMERAS
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE BLOCK
 CONCRETE FOOTING
 CONCRETE SLAB
 EXTERIOR WALLS: BRICK ON MASONRY
 METAL SIDING ON STUD/GIRT
 ROOFING: METAL
 SINGLE PLY MEMBRANE
 PARTITION WALLS: BRICK
 CONCRETE BLOCK
 DRYWALL ON STUD
 CEILING: ACOUSTICAL TILE
 NONE/EXPOSED DECK
 BUILDING SERVICES: AIRCONDITIONING-ROOF TOP
 ELECTRIC
 HEATING - FORCED WARM AIR
 HEATING - UNIT
 PLUMBING
 FLOORING: CONCRETE/W SEALER
 VINYL TILE
 BUILDING FEATURES: BUILT-IN LOCKERS
 COVERED ENTRANCE WAY
 CRANE/HOIST - CEILING MTD
 MEZZANINE
 UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: MASONRY NONCOMBUST.
 FRAMING: STEEL
 DATE OF CONSTRUCTION: 1963
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 16,680 / NO
 LATITUDE/LONGITUDE: N42° 26.99063' W82° 53.48949'



BUILDING	
REPLACEMENT COST NEW (RC):	\$2,877,000
EXCLUSION AMOUNT:	\$92,200
RC MINUS EXCLUSIONS:	\$2,784,800
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$503,600
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$503,600

BUILDING NOTES: SINGLE STORY PUBLIC WORKS GARAGE AND OFFICE. BUILDING INCLUDES: A 60KW BACKUP GENERATOR, MEZZANINES, AUTO LIFTS, AN EXHAUST SYSTEM WITH 4 DROPS, OFFICE SPACE, AND GARAGE SPACE. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, AUTO REPAIR EQUIPMENT, SIGN STORAGE, TOOLS, IT EQUIPMENT, AND MISCELLANEOUS PUBLIC WORKS STORAGE.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 002 Public Works
 BUILDING: 003 Salt Barn
 ADDRESS: 1200 PARKWAY
 GROSE POINTE WOODS, MI 48236
 OCCUPANCY: SAND/SALT STORAGE
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1973
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 2,880 / NO
 LATITUDE/LONGITUDE: N42° 27.01158' W82° 53.46966'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: NONE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$170,700
EXCLUSION AMOUNT:	\$4,300
RC MINUS EXCLUSIONS:	\$166,400
PROPERTY IN THE OPEN:	\$0
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY SALT STORAGE SHED. BUILDING INCLUDE: BAY DOORS. NO CONTENTS IN THIS BUILDING AT THE TIME OF THE APPRAISAL.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 002 Public Works
 BUILDING: 004 Garage 3
 ADDRESS: 1200 PARKWAY
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: GARAGE
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE
 FRAMING: STEEL
 DATE OF CONSTRUCTION: 1963
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 7,380 / NO
 LATITUDE/LONGITUDE: N42° 27.01901' W82° 53.47209'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: BRICK ON MASONRY
 METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: CONCRETE BLOCK
 METAL PANEL ON STUD/GIRT

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC
 HEATING - UNIT
 PLUMBING

FLOORING: CONCRETE SLAB

BUILDING FEATURES: OVERHEAD/BAY DOORS
 SKYLIGHTS



BUILDING	
REPLACEMENT COST NEW (RC):	\$630,600
EXCLUSION AMOUNT:	\$20,000
RC MINUS EXCLUSIONS:	\$610,600
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$36,900
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$36,900

BUILDING NOTES: SINGLE STORY GARAGE. BUILDING INCLUDES VEHICLE STORAGE SPACE, FABRICATION SPACE, AND STORAGE SPACE. CONTENTS INCLUDE: MINIMAL PUBLIC WORKS TOOLS AND SOME FABRICATION TOOLS.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	FIRE RESISTIVE
SITE:	002	Public Works	FRAMING:	REINFORCED CONCRETE
BUILDING:	005	City Reservoir/ Pumps/ Electrical	DATE OF CONSTRUCTION:	2010
ADDRESS:		1200 PARKWAY GROSSE POINTE WOODS, MI 48236	ADDITIONS (YES-YR. OR NO):	0
OCCUPANCY:		STORAGE TANKS	RENOVATIONS (YES-YR OR NO):	0
FIRE PROTECTION AND SAFETY:	NONE		NUMBER OF STORIES:	1
			GROSS/BASEMENT SF:	0 / NO
			LATITUDE/LONGITUDE:	N42° 27.03245' W82° 53.47421'
SPRINKLERED (YES-% OR NO):		NO		
FOUNDATION:		CONCRETE SLAB CONCRETE WALLS		

EXTERIOR WALLS:	BRICK ON MASONRY CONCRETE -REINFORCED/POURED
ROOFING:	NOT APPLICABLE
PARTITION WALLS:	NOT APPLICABLE
CEILING:	NOT APPLICABLE
BUILDING SERVICES:	ELECTRIC PLUMBING
FLOORING:	NOT APPLICABLE
BUILDING FEATURES:	UNIQUE - SEE NARRATIVE BELOW



<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$1,436,800
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$1,436,800
PROPERTY IN THE OPEN:	\$0
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: CEMENT STORAGE TANK WITH HEIGHT OF 35 FEET, DIAMETER OF 50 FEET, AND CAPACITY OF 500,000 GALLONS. PUMP HOUSE AND PUMPS APPRAISED SEPARATELY AND HAVE BEEN EXCLUDED FROM THIS APPRAISED VALUE.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 002 Public Works
 BUILDING: 006 Shed (Cold Storage)
 ADDRESS: 1200 PARKWAY
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: STORAGE BLDG/SHED
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 255 / NO

LATITUDE/LONGITUDE: N42° 26.99446' W82° 53.49079'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING



BUILDING

REPLACEMENT COST NEW (RC): \$8,300
 EXCLUSION AMOUNT: \$200
 RC MINUS EXCLUSIONS: \$8,100
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$3,900
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$3,900

BUILDING NOTES: SINGLE STORY COLD STORAGE SHED. BUILDING INCLUDES: STORAGE SPACE. CONTENTS INCLUDE: LAWN AND SNOW MAINTENANCE EQUIPMENT.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 002 Public Works
 BUILDING: 007 Water Sewer Garage
 ADDRESS: 1200 PARKWAY
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: GARAGE
 FIRE PROTECTION AND SAFETY: EMERGENCY BACK-UP GENERATOR
 EMERGENCY LIGHTING
 EXIT LIGHTING
 FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 2022
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 3,100 / NO
 LATITUDE/LONGITUDE: N42° 26.98367' W82° 53.51225'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: METAL PANEL

BUILDING SERVICES: ELECTRIC
 HEATING - RADIANT
 PLUMBING

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: AUTOMATIC DOOR OPENERS
 OVERHEAD/BAY DOORS



BUILDING

REPLACEMENT COST NEW (RC): \$391,200
 EXCLUSION AMOUNT: \$9,300
 RC MINUS EXCLUSIONS: \$381,900
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$51,200
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$51,200

BUILDING NOTES: SINGLE STORY VEHICLE STORAGE GARAGE. FEATURES INCLUDE: OVERHEAD DOORS, VEHICLE STORAGE, AND PARTS STORAGE. CONTENTS INCLUDE: MINOR PARTS STORAGE.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 002 Public Works
 BUILDING: ADD001 PUMP HOUSE
 ADDRESS: 1200 PARKWAY
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: PUMP HOUSE
 FIRE PROTECTION AND SAFETY: EMERGENCY BACK-UP GENERATOR
 EMERGENCY LIGHTING
 EXIT LIGHTING
 FIRE EXTINGUISHERS
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB
 EXTERIOR WALLS: STUCCO ON STUD
 ROOFING: ASPHALT SHINGLE
 PARTITION WALLS: PREFAB PANELS ON STUDS
 CEILING: VINYL PANEL
 BUILDING SERVICES: ELECTRIC
 HEATING / AC-HEAT PUMP
 PLUMBING
 FLOORING: CONCRETE/W SEALER
 BUILDING FEATURES: CRANE/HOIST - CEILING MTD

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE
 FRAMING: STEEL
 DATE OF CONSTRUCTION: 2010
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 690 / NO
 LATITUDE/LONGITUDE: N42° 27.03248' W82° 53.48045'



BUILDING	
REPLACEMENT COST NEW (RC):	\$1,166,300
EXCLUSION AMOUNT:	\$11,300
RC MINUS EXCLUSIONS:	\$1,155,000
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY PUMP HOUSE. BUILDING INCLUDES: A 250KW EMERGENCY BACKUP GENERATOR, A 1-TON HOIST, PUMP SPACE, AND GENERATOR SPACE. PROCESS EQUIPMENT INCLUDES: (3) 100HP PUMPS WITH VFD'S, CONTROLS, TELEMETRY, A TRANSFER SWITCH, A CHLORINE ANALYZER, A FLOW METER, AND PROCESS PIPING.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 002 Public Works
 BUILDING: ADD002 PITO
 ADDRESS: 1200 PARKWAY
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: PROPERTY IN THE OPEN
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

ISO CONSTRUCTION CLASS: NOT APPLICABLE
 FRAMING: NOT APPLICABLE
 DATE OF CONSTRUCTION: 1973
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 0 / NO

LATITUDE/LONGITUDE: N42° 26.98907' W82° 53.48947'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



BUILDING

REPLACEMENT COST NEW (RC): \$0
 EXCLUSION AMOUNT: \$0
 RC MINUS EXCLUSIONS: \$0
 PROPERTY IN THE OPEN: \$201,900

PERSONAL PROPERTY:

CONTENT VALUE: \$0
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: PROPERTY IN THE OPEN INCLUDES: PERIMETER FENCING, BOLLARDS, A FLAGPOLE, A PICNIC TABLE, (1) 5000 GALLON DIESEL TANK, AND (1) 5000 GALLON REGULAR FUEL TANK.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 001 Bath House
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PARK FACILITY
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING
 EXIT LIGHTING
 FIRE EXTINGUISHERS
 INTRUSION SYSTEM
 SECURITY CAMERAS
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB
 EXTERIOR WALLS: BRICK ON MASONRY
 ROOFING: ASPHALT SHINGLE
 SINGLE PLY MEMBRANE
 PARTITION WALLS: BRICK
 CONCRETE BLOCK
 CEILING: DRYWALL
 NONE/EXPOSED DECK
 BUILDING SERVICES: AIRCONDITIONING-CENTRAL
 ELECTRIC
 HEATING - FORCED WARM AIR
 PLUMBING
 FLOORING: CERAMIC TILE
 CONCRETE/W SEALER
 BUILDING FEATURES: BUILT-IN CABINETS & SHELVING
 BUILT-IN LOCKERS
 COVERED ENTRANCE WAY
 COVERED WALKWAY

ISO CONSTRUCTION CLASS: JOISTED MASONRY
 FRAMING: JOISTED MASONRY
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2019
 NUMBER OF STORIES: 1 & 2
 GROSS/BASEMENT SF: 11,107 / NO
 LATITUDE/LONGITUDE: N42° 27.43131' W82° 52.72271'



BUILDING	
REPLACEMENT COST NEW (RC):	\$3,173,200
EXCLUSION AMOUNT:	\$96,900
RC MINUS EXCLUSIONS:	\$3,076,300
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$55,600
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$55,600

BUILDING NOTES: ONE AND TWO STORY BATH HOUSE. BUILDING INCLUDES: LOBBY AREA, MEN'S AND WOMEN'S LOCKER ROOMS, KITCHEN AREA, OFFICE SPACE, MECHANICAL ROOM, AND STORAGE AREAS. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, POOL FURNITURE/EQUIPMENT, AND KITCHEN APPLIANCES. A NEW ROOF WAS INSTALLED IN 2019. THE FILTER ROOM IS INCLUDED WITH THE POOL APPRAISAL (ADD009). THE WATER SLIDE IS INCLUDED WITH PROPERTY IN THE OPEN (008).



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 002 Water Meter Shed
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: STORAGE BLDG/SHED
 FIRE PROTECTION AND SAFETY: NONE
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB
 EXTERIOR WALLS: WOOD SIDING
 ROOFING: ASPHALT SHINGLE
 PARTITION WALLS: NONE
 CEILING: UNIQUE - SEE NARRATIVE BELOW
 BUILDING SERVICES: ELECTRIC
 PLUMBING
 FLOORING: CONCRETE/W SEALER
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2002
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 150 / NO
 LATITUDE/LONGITUDE: N42° 27.53759' W82° 52.85703'



BUILDING	
REPLACEMENT COST NEW (RC):	\$11,600
EXCLUSION AMOUNT:	\$300
RC MINUS EXCLUSIONS:	\$11,300
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY WATER METER SHED. NO CONTENTS AT TIME OF APPRAISAL.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 003 Concession and Restroom
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: RESTROOMS
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING
 FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: JOISTED MASONRY
 FRAMING: JOISTED MASONRY
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2005
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 1,083 / NO

LATITUDE/LONGITUDE: N42° 27.48662' W82° 52.72634'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: BRICK ON MASONRY

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: CERAMIC TILE
 DRYWALL ON STUD
 NONE

CEILING: DRYWALL

BUILDING SERVICES: ELECTRIC
 HEATING - FORCED WARM AIR
 PLUMBING

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING
 COVERED ENTRANCE WAY
 COVERED WALKWAY



BUILDING

REPLACEMENT COST NEW (RC): \$409,100
 EXCLUSION AMOUNT: \$9,200
 RC MINUS EXCLUSIONS: \$399,900
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$5,000
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$5,000

BUILDING NOTES: SINGLE STORY RESTROOM AND CONCESSION STAND CONNECTED BY A COVERED WALKWAY. BUILDING INCLUDES: CONCESSION SPACE, MEN'S RESTROOMS, WOMEN'S RESTROOMS, AND STORAGE SPACE. CONTENTS INCLUDE: SOME CONCESSIONS EQUIPMENT. THE ROOF WAS REPLACED IN APPROXIMATELY 2005.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 005 Gazebo 1
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PAVILION - OPEN
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2021
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 121 / NO

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING

LATITUDE/LONGITUDE: N42° 27.60288' W82° 52.53010'

EXTERIOR WALLS: NONE
 ROOFING: ASPHALT SHINGLE
 PARTITION WALLS: NONE
 CEILING: NONE/EXPOSED DECK
 BUILDING SERVICES: ELECTRIC
 FLOORING: WOOD



BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$19,500
EXCLUSION AMOUNT:	\$400
RC MINUS EXCLUSIONS:	\$19,100
PROPERTY IN THE OPEN:	\$0
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: OPEN AIR GAZEBO WITH ELECTRIC. ROOF WAS REPLACED IN 2021. APPRAISAL IS FOR GAZEBO 1 ONLY. GAZEBOS 2 THROUGH 4 HAVE BEEN APPRAISED SEPARATELY.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	JOISTED MASONRY
SITE:	003	Lake Front Park	FRAMING:	JOISTED MASONRY
BUILDING:	006	Activity Center	DATE OF CONSTRUCTION:	1999
ADDRESS:	23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080		ADDITIONS (YES-YR. OR NO):	0
OCCUPANCY:	PARK FACILITY		RENOVATIONS (YES-YR OR NO):	0
FIRE PROTECTION AND SAFETY:	AUTO FIRE PROTECTION/ALARM SYS. EMERGENCY LIGHTING EXIT LIGHTING FIRE EXTINGUISHERS INTRUSION SYSTEM SECURITY CAMERAS		NUMBER OF STORIES:	1 & 2
SPRINKLERED (YES-% OR NO):	NO		GROSS/BASEMENT SF:	8,714 / NO
FOUNDATION:	CONCRETE FOOTING CONCRETE SLAB		LATITUDE/LONGITUDE:	N42° 27.54528' W82° 52.57520'

EXTERIOR WALLS:	BRICK ON MASONRY GLASS CURTAIN
ROOFING:	ASPHALT SHINGLE
PARTITION WALLS:	BRICK CONCRETE BLOCK DRYWALL ON STUD
CEILING:	ACOUSTICAL TILE
BUILDING SERVICES:	AIRCONDITIONING-CENTRAL ELECTRIC HEATING - FORCED WARM AIR PLUMBING
FLOORING:	CARPETING RUBBERIZED FLOORING VINYL TILE WOOD
BUILDING FEATURES:	BUILT-IN CABINETS & SHELVING FIREPLACE



<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$2,757,300
EXCLUSION AMOUNT:	\$87,700
RC MINUS EXCLUSIONS:	\$2,669,600
PROPERTY IN THE OPEN:	\$0
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$154,600
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$154,600

BUILDING NOTES: ONE AND TWO STORY ACTIVITY CENTER. BUILDING INCLUDES: OFFICE SPACE, LOBBY SPACE, RACQUETBALL COURTS, BASKETBALL COURTS, AND RECREATION SPACE. CONTENTS INCLUDE: RECREATION EQUIPMENT AND OFFICE EQUIPMENT.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 007 Old Concession Stand/Storage
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: STORAGE BLDG/SHED
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: JOISTED MASONRY
 FRAMING: JOISTED MASONRY
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2009
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 600 / NO

LATITUDE/LONGITUDE: N42° 27.51663' W82° 52.72208'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: BRICK ON MASONRY
 WOOD SIDING

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: CONCRETE BLOCK

CEILING: ACOUSTICAL TILE

BUILDING SERVICES: ELECTRIC
 HEATING - UNIT

FLOORING: CONCRETE/W SEALER
 RUBBERIZED FLOORING

BUILDING FEATURES: CANOPY



BUILDING

REPLACEMENT COST NEW (RC): \$55,700
 EXCLUSION AMOUNT: \$1,200
 RC MINUS EXCLUSIONS: \$54,500
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$6,000
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$6,000

BUILDING NOTES: SINGLE STORY STORAGE SHED PREVIOUSLY USED AS CONCESSION STAND - VALUE REFLECTS CURRENT USE. BUILDING INCLUDES: STORAGE SPACE. CONTENTS INCLUDE: LAWN MAINTENANCE EQUIPMENT. A NEW ROOF WAS INSTALLED IN 2009.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	NOT APPLICABLE
SITE:	003	Lake Front Park	FRAMING:	NOT APPLICABLE
BUILDING:	008	PITO/ Tennis Courts (10)/Tables/ BBQ/Paddle Court/ Playscape/ Mini Golf	DATE OF CONSTRUCTION:	1970
ADDRESS:		23000 JEFFERSON AVE	ADDITIONS (YES-YR. OR NO):	0
		ST CLAIR SHORES, MI 48080	RENOVATIONS (YES-YR OR NO):	0
OCCUPANCY:		PROPERTY IN THE OPEN	NUMBER OF STORIES:	1
FIRE PROTECTION AND SAFETY:		NOT APPLICABLE	GROSS/BASEMENT SF:	0 / NO
SPRINKLERED (YES-% OR NO):		NO	LATITUDE/LONGITUDE:	N42° 27.50383' W82° 52.63168'
FOUNDATION:		NOT APPLICABLE		

EXTERIOR WALLS:	NOT APPLICABLE
ROOFING:	NOT APPLICABLE
PARTITION WALLS:	NOT APPLICABLE
CEILING:	NOT APPLICABLE
BUILDING SERVICES:	NONE
FLOORING:	NOT APPLICABLE



BUILDING FEATURES:	UNIQUE - SEE NARRATIVE BELOW
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<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$0
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$0
PROPERTY IN THE OPEN:	\$2,038,200
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: PROPERTY IN THE OPEN INCLUDES: FENCING, RAILING, POOL LIGHTING, PARKING LIGHTING, TENNIS COURT LIGHTING, PATHWAY LIGHTING, PLAYGROUND EQUIPMENT, TENNIS NETS, BASKETBALL HOOPS, PICKLE BALL NETS, PADDLE BALL COURTS, FLAGPOLES, POOL CHAIRS/UMBRELLAS, POOL DIVING BOARDS, POOL STAIRS, POOL LIFEGUARD STANDS, MINI GOLF SURFACES, BARBECUES, TRASH RECEPTACLES, TRASH ENCLOSURES, PORT-A-POTTY ENCLOSURES, AND WORKOUT STATIONS.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 009 Marina and Docks
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PROPERTY IN THE OPEN
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

ISO CONSTRUCTION CLASS: NOT APPLICABLE
 FRAMING: NOT APPLICABLE
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 0 / NO

LATITUDE/LONGITUDE: N42° 27.45401' W82° 52.68751'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



BUILDING

REPLACEMENT COST NEW (RC): \$823,400
 EXCLUSION AMOUNT: \$0
 RC MINUS EXCLUSIONS: \$823,400
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$0
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: MARINA DOCKS AND BOAT STORAGE INCLUDING: (115) SLIPS, (23) FLOATING DOCKS, (11) DRY DOCKS, AND KAYAK STORAGE FOR (96) BOATS.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 010 Gate House
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: OFFICE
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS
 INTRUSION SYSTEM
 SECURITY CAMERAS

ISO CONSTRUCTION CLASS: JOISTED MASONRY
 FRAMING: JOISTED MASONRY
 DATE OF CONSTRUCTION: 2000
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 201 / NO

LATITUDE/LONGITUDE: N42° 27.52296' W82° 52.84522'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: NATIVE STONE ON MASONRY

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: CONCRETE BLOCK

CEILING: WOOD

BUILDING SERVICES: AIRCONDITIONING-UNIT
 ELECTRIC
 HEATING - UNIT
 PLUMBING

FLOORING: CERAMIC TILE

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING
 COVERED ENTRANCE WAY



BUILDING

REPLACEMENT COST NEW (RC): \$100,500
 EXCLUSION AMOUNT: \$2,500
 RC MINUS EXCLUSIONS: \$98,000
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$5,100
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$5,100

BUILDING NOTES: SINGLE STORY GATE HOUSE. BUILDING INCLUDES: A COVERED ENTRANCE AND OPEN SPACE INSIDE. CONTENTS INCLUDE: IT EQUIPMENT AND FURNITURE.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 011 Pavilion 1
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PAVILION - OPEN
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1990
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 2,057 / NO

LATITUDE/LONGITUDE: N42° 27.42088' W82° 52.61010'

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



BUILDING	
REPLACEMENT COST NEW (RC):	\$212,700
EXCLUSION AMOUNT:	\$4,300
RC MINUS EXCLUSIONS:	\$208,400
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY OPEN AIR PAVILION WITH ATTACHED FIRE PIT PAVILION. APPRAISED VALUE INCLUDES PAVILION 1 ONLY. PAVILION'S 2 THROUGH 4 HAVE BEEN APPRAISED SEPARATELY.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: 012 Maintenance Garage
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: GARAGE
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING
 EXIT LIGHTING
 FIRE EXTINGUISHERS
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB
 EXTERIOR WALLS: BRICK ON MASONRY
 ROOFING: ASPHALT SHINGLE
 PARTITION WALLS: CONCRETE BLOCK
 CEILING: NONE/EXPOSED DECK
 BUILDING SERVICES: ELECTRIC
 HEATING - UNIT
 PLUMBING
 FLOORING: CONCRETE/W SEALER
 BUILDING FEATURES: CRANE/HOIST - CEILING MTD
 OVERHEAD/BAY DOORS

ISO CONSTRUCTION CLASS: JOISTED MASONRY
 FRAMING: JOISTED MASONRY
 DATE OF CONSTRUCTION: 2000
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 1,260 / NO
 LATITUDE/LONGITUDE: N42° 27.55115' W82° 52.54131'



BUILDING	
REPLACEMENT COST NEW (RC):	\$117,200
EXCLUSION AMOUNT:	\$2,900
RC MINUS EXCLUSIONS:	\$114,300
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$18,900
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$18,900

BUILDING NOTES: SINGLE STORY MAINTENANCE GARAGE. BUILDING INCLUDES: OVERHEAD DOORS AND LAWN MAINTENANCE STORAGE. CONTENTS INCLUDE: LAWN MAINTENANCE EQUIPMENT.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: ADD001 PAVILION 2
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PAVILION - OPEN
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1990
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 192 / NO

SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

LATITUDE/LONGITUDE: N42° 27.37088' W82° 52.65210'

EXTERIOR WALLS: NONE



ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

BUILDING	
REPLACEMENT COST NEW (RC):	\$15,300
EXCLUSION AMOUNT:	\$400
RC MINUS EXCLUSIONS:	\$14,900
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY OPEN AIR PAVILION.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: ADD003 PAVILION 3
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PAVILION - OPEN
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE
 FRAMING: STEEL
 DATE OF CONSTRUCTION: 1990
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 198 / NO

LATITUDE/LONGITUDE: N42° 27.44588' W82° 52.68210'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: CONCRETE SLAB



BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

BUILDING

REPLACEMENT COST NEW (RC): \$19,200
 EXCLUSION AMOUNT: \$400
 RC MINUS EXCLUSIONS: \$18,800
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$0
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: SINGLE STORY OPEN AIR PAVILION.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	NONCOMBUSTIBLE
SITE:	003	Lake Front Park	FRAMING:	STEEL
BUILDING:	ADD004	PAVILION 4	DATE OF CONSTRUCTION:	1990
ADDRESS:		23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	ADDITIONS (YES-YR. OR NO):	0
OCCUPANCY:		PAVILION - OPEN	RENOVATIONS (YES-YR OR NO):	0
FIRE PROTECTION AND SAFETY:	NONE		NUMBER OF STORIES:	1
			GROSS/BASEMENT SF:	440 / NO
			LATITUDE/LONGITUDE:	N42° 27.49088' W82° 52.74410'
SPRINKLERED (YES-% OR NO):		NO		
FOUNDATION:		CONCRETE FOOTING CONCRETE SLAB		

EXTERIOR WALLS:	NONE
ROOFING:	METAL
PARTITION WALLS:	NONE
CEILING:	NONE/EXPOSED DECK
BUILDING SERVICES:	NONE
FLOORING:	CONCRETE SLAB



BUILDING FEATURES:	UNIQUE - SEE NARRATIVE BELOW
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<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$48,700
EXCLUSION AMOUNT:	\$1,000
RC MINUS EXCLUSIONS:	\$47,700
PROPERTY IN THE OPEN:	\$0
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY OPEN AIR PAVILION.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: ADD005 POOL
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: SWIMMING POOLS
 FIRE PROTECTION AND SAFETY: NONE
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE SLAB
 CONCRETE WALLS
 EXTERIOR WALLS: CONCRETE -REINFORCED/POURED
 ROOFING: NOT APPLICABLE
 PARTITION WALLS: NOT APPLICABLE
 CEILING: NOT APPLICABLE
 BUILDING SERVICES: ELECTRIC
 PLUMBING
 FLOORING: NOT APPLICABLE
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FIRE RESISTIVE
 FRAMING: REINFORCED CONCRETE
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 35,655 / NO
 LATITUDE/LONGITUDE: N42° 27.40131' W82° 52.72271'



BUILDING	
REPLACEMENT COST NEW (RC):	\$4,730,700
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$4,730,700
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: IN-GROUND POOL THAT INCLUDES: MAIN POOL, DIVING POOL, KIDS SPLASH POOL, AND KIDS POOL. APPRAISED VALUE INCLUDES POOL FILTER EQUIPMENT AND PUMPS.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: ADD006 GAZEBO 2
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PAVILION - OPEN
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1998
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2021
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 309 / NO

LATITUDE/LONGITUDE: N42° 27.58288' W82° 52.51010'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



BUILDING

REPLACEMENT COST NEW (RC): \$49,800
 EXCLUSION AMOUNT: \$1,000
 RC MINUS EXCLUSIONS: \$48,800
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$0
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: SINGLE STORY OPEN AIR GAZEBO WITH ELECTRIC. THE ROOF WAS REPLACED IN 2021.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: ADD007 GAZEBO 3
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PAVILION - OPEN
 FIRE PROTECTION AND SAFETY: NONE
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB
 EXTERIOR WALLS: NONE
 ROOFING: ASPHALT SHINGLE
 PARTITION WALLS: NONE
 CEILING: NONE/EXPOSED DECK
 BUILDING SERVICES: ELECTRIC
 FLOORING: CONCRETE SLAB
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1998
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2021
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 121 / NO
 LATITUDE/LONGITUDE: N42° 27.56288' W82° 52.50010'



BUILDING	
REPLACEMENT COST NEW (RC):	\$19,500
EXCLUSION AMOUNT:	\$400
RC MINUS EXCLUSIONS:	\$19,100
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY OPEN AIR GAZEBO WITH ELECTRIC. ROOF WAS REPLACED IN 2021.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: ADD008 GAZEBO 4
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PAVILION - OPEN
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE
 FRAMING: WOOD
 DATE OF CONSTRUCTION: 1998
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 0
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 309 / NO

LATITUDE/LONGITUDE: N42° 27.49933' W82° 52.70895'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: WOOD

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



BUILDING

REPLACEMENT COST NEW (RC): \$49,800
 EXCLUSION AMOUNT: \$1,000
 RC MINUS EXCLUSIONS: \$48,800
 PROPERTY IN THE OPEN: \$0

PERSONAL PROPERTY:

CONTENT VALUE: \$0
 EDP: \$0
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: SINGLE STORY OPEN AIR GAZEBO.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 003 Lake Front Park
 BUILDING: ADD009 FILTER BUILDING
 ADDRESS: 23000 JEFFERSON AVE
 ST CLAIR SHORES, MI 48080
 OCCUPANCY: PARK FACILITY
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE BLOCK
 CONCRETE SLAB
 EXTERIOR WALLS: CONCRETE BLOCK
 ROOFING: SINGLE PLY MEMBRANE
 PARTITION WALLS: NONE
 CEILING: NONE/EXPOSED DECK
 BUILDING SERVICES: ELECTRIC
 PLUMBING
 FLOORING: CONCRETE SLAB

ISO CONSTRUCTION CLASS: MASONRY NONCOMBUST.
 FRAMING: STEEL
 DATE OF CONSTRUCTION: 1970
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 2013
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 2,400 / NO
 LATITUDE/LONGITUDE: N42° 27.41131' W82° 52.66271'



BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

BUILDING	
REPLACEMENT COST NEW (RC):	\$185,000
EXCLUSION AMOUNT:	\$4,700
RC MINUS EXCLUSIONS:	\$180,300
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY FILTER BUILDING. CONTENTS EXCLUDE THE FILTER EQUIPMENT FOR THE POOL WHICH HAVE BEEN APPRAISED WITH THE PRICE OF THE POOL. A NEW ROOF WAS INSTALLED IN 2013.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023
Insurance Detail Report

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods
 SITE: 004 Torrey Road Pump Station
 BUILDING: 001 Torrey Road Pump Station
 ADDRESS: 1266 TORREY ROAD
 GROSSE POINTE WOODS, MI 48236
 OCCUPANCY: PUMP STATION
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS
 SPRINKLERED (YES-% OR NO): NO
 FOUNDATION: CONCRETE SLAB
 CONCRETE WALLS
 EXTERIOR WALLS: BRICK ON MASONRY
 CONCRETE PANEL-PRECAST
 ROOFING: ASPHALT SHINGLE
 SINGLE PLY MEMBRANE
 PARTITION WALLS: BRICK
 CERAMIC TILE
 CEILING: NONE/EXPOSED DECK
 BUILDING SERVICES: ELECTRIC
 HEATING - UNIT
 PLUMBING
 VENTILATION
 FLOORING: BRICK
 CONCRETE/W SEALER
 BUILDING FEATURES: COVERED ENTRANCE WAY
 CRANE/HOIST - CEILING MTD

ISO CONSTRUCTION CLASS: MASONRY NONCOMBUST.
 FRAMING: STEEL
 DATE OF CONSTRUCTION: 1940
 ADDITIONS (YES-YR. OR NO): 0
 RENOVATIONS (YES-YR OR NO): 1976
 NUMBER OF STORIES: 1
 GROSS/BASEMENT SF: 3,130 / 1782
 LATITUDE/LONGITUDE: N42° 25.70132' W82° 54.14450'



BUILDING	
REPLACEMENT COST NEW (RC):	\$3,656,200
EXCLUSION AMOUNT:	\$89,500
RC MINUS EXCLUSIONS:	\$3,566,700
PROPERTY IN THE OPEN:	\$0
PERSONAL PROPERTY:	
CONTENT VALUE:	\$100,000
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$100,000

BUILDING NOTES: SINGLE STORY PUMP HOUSE WITH (3) LOWER LEVELS. BUILDING INCLUDES: A PUMP HOUSE, A WATER INTAKE TANK, A WATER VAULT, AND A WATER CHAMBER. CONTENTS INCLUDE: OFFICE EQUIPMENT/FURNITURE AND LAB EQUIPMENT. PROCESS EQUIPMENT INCLUDES: (1) 200HP PUMP WITH SOFT STARTERS, (2) 400HP PUMPS WITH SOFT STARTERS, (2) 30HP PUMPS, AND (2) 45HP PUMPS, AND MCC PANEL, TELEMETRY, CONTROLS, AND PROCESS PIPING.



HCA Asset Management, LLC
Nickel and Saph- Grosse Pointe Woods 2023

Insurance Detail Report

As of date: 6/7/2023

ENTITY:	001	Grosse Pointe Woods	ISO CONSTRUCTION CLASS:	NOT APPLICABLE
SITE:	004	Torrey Road Pump Station	FRAMING:	NOT APPLICABLE
BUILDING:	ADD001	PROPERTY IN THE OPEN	DATE OF CONSTRUCTION:	1940
ADDRESS:		1266 TORREY ROAD	ADDITIONS (YES-YR. OR NO):	0
		GROSSE POINTE WOODS, MI 48236	RENOVATIONS (YES-YR OR NO):	0
OCCUPANCY:		PROPERTY IN THE OPEN	NUMBER OF STORIES:	1
FIRE PROTECTION AND SAFETY:		NOT APPLICABLE	GROSS/BASEMENT SF:	0 / NO
SPRINKLERED (YES-% OR NO):		NO	LATITUDE/LONGITUDE:	N42° 25.70125' W82° 54.14440'
FOUNDATION:		NOT APPLICABLE		

EXTERIOR WALLS:	NOT APPLICABLE
ROOFING:	NOT APPLICABLE
PARTITION WALLS:	NOT APPLICABLE
CEILING:	NOT APPLICABLE
BUILDING SERVICES:	NONE
FLOORING:	NOT APPLICABLE



BUILDING FEATURES:	UNIQUE - SEE NARRATIVE BELOW
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<u>BUILDING</u>	
REPLACEMENT COST NEW (RC):	\$0
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$0
PROPERTY IN THE OPEN:	\$14,400
<u>PERSONAL PROPERTY:</u>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: PROPERTY IN THE OPEN INCLUDES: PERIMETER FENCING AND A FLAGPOLE.



Statement of Values for:				Name of Entity City of Grosse Pointe Woods																					
Instructions: Submit complete information for each building, highlighting any changes																									
Information for the Columns below (in bold red) is required for quotation.																									
Loc#	Bldg#	Agg#	Occupancy	Address	City	State	Zip	Values			Valuation	Construction	Protection Class	Year Built	Sq. Ft.	ITV \$ / Sq. Ft.	Stories	Bldg Updates - Year				Sprinklered ? (Y / N)		Alarm? (Y / N)	
								Building	Contents	Total								Roof	Wiring	Plumbing	Heating	Fire/Smoke	%	Entry/Burglar	
1	1		City Hall, Community Center Public Safety Offices & Garage	20025 Mack Plaza	City of Grosse Pointe Woods	MI	48236	\$ 8,509,700	\$ 2,314,300	\$ 10,824,000	RC	Masonry Non-Combustible		1971	43962	194	1					Yes			
1	2		Detective Building	20025 Mack Plaza	City of Grosse Pointe Woods	MI	48236	\$ 654,100	\$ 43,400	\$ 697,500	RC	Masonry Non-Combustible		1963	3616	181	1					Yes			
1	3		Cook School	20025 Mack Plaza	City of Grosse Pointe Woods	MI	48236	\$ 314,800	\$ 35,200	\$ 350,000	RC	Joisted Masonry		1890	2004	157	1					Yes			
1	4		Restroom Ghesquere Concession & Restrooms	20025 Mack Plaza	City of Grosse Pointe Woods	MI	48236	\$ 137,800	\$ 5,200	\$ 143,000	RC	Joisted Masonry		1970	520	265	1					No	NO		
1	5		Ghesquere	20025 Mack Plaza	City of Grosse Pointe Woods	MI	48236	\$ 155,500	\$ 5,500	\$ 161,000	RC	Frame		1890	1013	154	1					No	NO		
1	6		Babe Ruth Shed	20025 Mack Plaza	City of Grosse Pointe Woods	MI	48236	\$ 12,000	\$ -	\$ 12,000	RC	Frame		1970	240	50	1					No	NO		
1	7		Playscape PIO, Lights, Ice rink, Magic Square,	20025 Mack Plaza	City of Grosse Pointe Woods	MI	48236	\$ -	\$ 138,000	\$ 138,000	RC	Frame		1970								No	NO		
1	8		Tables, Fences	20025 Mack Plaza	City of Grosse Pointe Woods	MI	48236	\$ -	\$ 782,000	\$ 782,000	RC	Joisted Masonry		1970								No	NO		
2	1		Bag Barn DPW Offices, Mechanics Garage,	1200 Parkway	City of Grosse Pointe Woods	MI	48236	\$ 251,000	\$ 19,500	\$ 270,500	RC	Frame		1970	1950	129	1					No	NO		
2	2		Garage 2	1200 Parkway	City of Grosse Pointe Woods	MI	48236	\$ 2,784,800	\$ 503,600	\$ 3,288,400	RC	Masonry Non-Combustible		1963	16680	167	1					No	NO		
2	3		Salt Barn	1200 Parkway	City of Grosse Pointe Woods	MI	48236	\$ 166,400	\$ -	\$ 166,400	RC	Frame		1973	2880	58	1					No	NO		
2	4		Garage #3 (Heavy Equipment) City Reservoir, Pumps and Electrical	1200 Parkway	City of Grosse Pointe Woods	MI	48236	\$ 610,600	\$ 36,900	\$ 647,500	RC	Joisted Masonry		1963	7380	83	1					No	NO		
2	5		Shed (Cold Storage)	1200 Parkway	City of Grosse Pointe Woods	MI	48236	\$ 1,436,800	\$ -	\$ 1,436,800	RC	Non-Combustible		2010	0	0	1					No	NO		
2	6		Water Sewer Garage	1200 Parkway	City of Grosse Pointe Woods	MI	48236	\$ 8,100	\$ 3,900	\$ 12,000	RC	Frame		1970	255	32	1					No	NO		
2	7		Pump House (newly added) PIO (newly added) Fencing, Bollards	1200 Parkway	City of Grosse Pointe Woods	MI	48236	\$ 381,900	\$ 51,200	\$ 433,100	RC	Frame		2022	3100		1					No	NO		
2	8		5000 Gallon Diesel Tank	1200 Parkway	City of Grosse Pointe Woods	MI	48236	\$ -	\$ 201,900	\$ 201,900	RC	Frame		1973	0							No	NO		
3	1		Bath House	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 3,076,300	\$ 55,600	\$ 3,131,900	RC	Frame		1970	11107	277	2					No	NO		
3	2		Water Meter Shed	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 11,300	\$ -	\$ 11,300	RC	Frame		1970	150	75	1					No	NO		
3	3		Concession Stand, Restrooms	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 399,900	\$ 5,000	\$ 404,900	RC	Frame		1970	1083	369	1					No	NO		
3	4		Activity Center	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 2,669,600	\$ 154,600	\$ 2,824,200	RC	Joisted Masonry		1999	8714	306	2					No	NO		
3	5		Old Concession Stand/Storage PIO Tennis Courts (10) Tables and BBQ's, Paddle Court	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 54,500	\$ 6,000	\$ 60,500	RC	Joisted Masonry		1970	600	91	1					No	NO		
3	6		Playscape, Mini Golf Course	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ -	\$ 2,038,200	\$ 2,038,200	RC			1970	0										
3	7		Marina and Docks	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 823,400	\$ -	\$ 823,400	RC			1970	0										
3	8		Gate House	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 98,000	\$ 5,100	\$ 103,100	RC	Joisted Masonry		2000	0	0									
3	9		Maintenance Garage	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 114,300	\$ 18,900	\$ 133,200	RC	Joisted Masonry		2000	1260										
3	10		Pavilion 1	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 208,400	\$ -	\$ 208,400	RC	Frame		1990	2057										
3	11		Pavilion 2	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 14,900	\$ -	\$ 14,900	RC	Frame		1900	192										
3	12		Pavilion 3	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 18,800	\$ -	\$ 18,800	RC	Non-Combustible		1990	198										
3	13		Pavilion 4	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 47,700	\$ -	\$ 47,700	RC	Non-Combustible		1990	440										
3	14		Pool	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 4,730,700	\$ -	\$ 4,730,700	RC	Masonry Non-Combustible		1970	35655										
3	15		Gazebo 1	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 19,100	\$ -	\$ 19,100	RC	Frame		1998	121	158	1					No	NO		
3	16		Gazebo 2	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 48,800	\$ -	\$ 48,800	RC	Frame		1998	309										
3	17		Gazebo 3	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 19,100	\$ -	\$ 19,100	RC	Frame		1998	121										
3	18		Gazebo 4	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 48,800	\$ -	\$ 48,800	RC	Frame		1998	309										
3	19		Filter Building	23000 Jefferson Ave	St. Clair Shores	MI	48080	\$ 180,300	\$ -	\$ 180,300	RC	Non-Combustible		1970	2400										
4	1		Torrey Road Pump Station	1266 Torrey Road	City of Grosse Pointe Woods	MI	48236	\$ 3,566,700	\$ 100,000	\$ 3,666,700	RC	Masonry Non-Combustible		1940	3130										
4	2		PIO Fencing and Flagpole	1266 Torrey Road	City of Grosse Pointe Woods	MI	48236	\$ -	\$ 14,400	\$ 14,400	RC	Non-Combustible		1940	0										
								\$32,729,100	\$6,538,400	\$39,267,500					0										

MEMO 23-22

TO: Mayor and City Council

FROM: James Kowalski, Director of Public Services *J.K.*

DATE: September 6, 2023

SUBJECT: Torrey Road Pump Station Generator

On April 17, 2023 the City applied for the Clean Water State Revolving Fund (CWSRF) program for improvements to Torrey Road Pump Station including a backup generator in the event of a power outage, which the City was denied. Due to the increasing storms in the area, I requested AEW to provide costs to move forward with installing a backup generator at Torrey Road Pump Station.

AEW provided the costs of construction and engineering to install the generator below.

Project Description	Total Cost	Construction	Construction Engineering	Design Engineering
Torrey Road Pump Station Generator	\$2,080,000.00	\$1,880,000.00	\$90,000.00	\$110,000.00

Pending Council's approval of this project, the estimated cost for design engineering would be \$110,000.00 to facilitate timely construction schedules. This is not a budgeted item in the Fiscal Year 2023/2024 budget and would require a budget amendment and transfer from the water/sewer fund balance.

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

Attachment



ANDERSON, ECKSTEIN & WESTRICK, INC.
 CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia
 586.726.1234 | www.aewinc.com

September 1, 2023

Jim Kowalski, Director of Public Services
 City of Grosse Pointe Woods
 1200 Parkway Drive
 Grosse Pointe Woods, MI 48236

Reference: Design Engineering Fees
 Torrey Road Pump Station Generator

Dear Mr. Kowalski:

It is our understanding the City would like to install a generator at the Torrey Road Pump Station. A cost estimate as well as a letter from our subconsultant (Peter Basso Associates) detailing the proposed work is attached. Following is a breakdown of costs for this project.


<u>Project Description</u>	<u>Total Cost</u>	<u>Construction</u>	<u>Const Eng</u>	<u>Design Eng</u>
Torrey Road Pump Station Generator	\$2,080,000	\$1,880,000	\$90,000	\$110,000

In order to facilitate timely construction schedules for this project, we recommend authorization of the Design Engineering cost shown above. Please contact me with any questions or comments.

Sincerely,

Scott Lockwood, PE, Exec. Vice President

\\aew-acldata\active\0160\0160-0473\Project Mgmt\Correspondence\Drafts\DesignEngineeringAuthorization.docx

 <p>ANDERSON, ECKSTEIN & WESTRICK, INC. 51301 Schoenherr Road Shelby Township, MI 48315 Phone: 586-726-1234 Fax No: 586-726-8780</p> <p>PRELIMINARY ESTIMATE</p> <p>AEW PROJECT NO. 0160-0473</p>	<p>PROJECT: Torrey Road Pump Station Generator</p> <p>OWNER: City of Grosse Pointe Woods</p> <p>PREPARED BY: Scott Lockwood/PBA</p> <p>DATE: September 1, 2023</p> <p>CHECKED BY: Ross Wilberding</p> <p>DATE: September 1, 2023</p>																																																						
	<table border="1"> <thead> <tr> <th>WORK ITEM</th> <th>QUANTITY</th> <th>UNIT</th> <th>UNIT PRICE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>Bonds, Insurance and Mobilization Expense - (Max. 3%)</td> <td>1</td> <td>LSUM</td> <td>50,000.00</td> <td>50,000.00</td> </tr> <tr> <td>Generator, Switchgear and Transformer (PBA 6/30/23)</td> <td>1</td> <td>LSUM</td> <td>1,300,000.00</td> <td>1,300,000.00</td> </tr> <tr> <td>DTE Allowance</td> <td>1</td> <td>LSUM</td> <td>200,000.00</td> <td>200,000.00</td> </tr> <tr> <td>SCADA</td> <td>1</td> <td>LSUM</td> <td>10,000.00</td> <td>10,000.00</td> </tr> <tr> <td>Site Work</td> <td>1</td> <td>LSUM</td> <td>150,000.00</td> <td>150,000.00</td> </tr> <tr> <td>Contingency - 10%</td> <td></td> <td></td> <td></td> <td>170,000.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Construction Subtotal</td> <td>1,880,000.00</td> </tr> <tr> <td>Design Engineering Fee (6%)</td> <td></td> <td></td> <td></td> <td>110,000.00</td> </tr> <tr> <td>Contract Administration & Construction Observation (5%)</td> <td></td> <td></td> <td></td> <td>90,000.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>TOTAL PROJECT COST</td> <td><u>2,080,000.00</u></td> </tr> </tbody> </table> <p>General Notes This estimate includes all work required to install a generator and switch gear as outlined in the PBA letter dated June 30, 2023. It is anticipated there will be future projects to address other improvements as identified in the Capital Improvement Plan</p>	WORK ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT	Bonds, Insurance and Mobilization Expense - (Max. 3%)	1	LSUM	50,000.00	50,000.00	Generator, Switchgear and Transformer (PBA 6/30/23)	1	LSUM	1,300,000.00	1,300,000.00	DTE Allowance	1	LSUM	200,000.00	200,000.00	SCADA	1	LSUM	10,000.00	10,000.00	Site Work	1	LSUM	150,000.00	150,000.00	Contingency - 10%				170,000.00				Construction Subtotal	1,880,000.00	Design Engineering Fee (6%)				110,000.00	Contract Administration & Construction Observation (5%)				90,000.00				TOTAL PROJECT COST
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MEP Engineering
Lighting Design
Commissioning
Building Technology
Sustainable Design

February 24, 2023
Revised June 30, 2023

Grosse Pointe Woods
Torrey Road Pump Station Electrical Upgrades
Concept Design Narrative

INTRODUCTION AND BACKGROUND

Peter Basso Associates, Inc. has been commissioned to engineer standby generation for the Torrey Road Pump Station.

The pump station is served by two independent 4800V circuits from DTE Energy. The normal feed (PL191T) is routed to the pump station through underground ductbank. The alternate feed (PL36) is from an overhead line circuit.

Each feed terminates in a primary switchgear line-up to a load break switch. The load break switches are motor operated and controlled by an automatic transfer controller so that they will automatically switch from the normal feed to the alternate feed upon failure of the normal feed. The control components in this equipment appear to have been upgraded at some point – possibly 18-20 years ago. Given the age and style of this equipment, replacement is recommended.

The 4800V service provides power to the three main vertical axis turbine pumps and stepdown transformers that provide 240V service for the pump house general service.

- Pump P-1 is driven by a 200 HP, 4800V motor
- Pump P-2 is driven by a 400 HP, 4800V motor
- Pump P-3 is driven by a 400 HP, 4800V motor
- House power is provided by a 75 KVA transformer bank (3x25KVA single phase transformers)

Each of the main pump motors is fed by a medium voltage starter. Pump P-1 is a full voltage (across the line) starter, while P-2 and P-3 are wound rotor motors equipped with reduced voltage secondary resistance starters. The secondary resistors and the contactors that control them are housed in separate cabinets located across from (and oriented perpendicular to) the medium voltage starters.

The pump motors are late 1940's vintage. However, they have been regularly (and recently) tested and seem to remain in serviceable condition.

The starters are Westinghouse Amp Guard series, upgraded in the late 1980's. The cabinets appear to be in good condition and they have also been tested and determined to be in serviceable condition. However, they are the first generation of that design for that style of equipment and both the contactor mechanism and motor protective relays are obsolete. These can be retrofit in place with updated components and this is recommended.

Although we would typically consider equipment that old obsolete and past service life expectancy, the motors continue to operate and test out. There are factors that have likely contributed to the equipment lasting, including:

- It is likely that the total runtime of the pump motors is relatively low.

PETER BASSO ASSOCIATES, INC.

06/30/2023

Grosse Pointe Woods
Torrey Road Pump Station Electrical Upgrades
Concept Design Narrative

- The motors from that era were designed in a very robust fashion, meaning that the thermal stress placed on motor insulation is unlikely to approach the design conditions.
- Similarly, it is expected that the number of starts imposed on each medium voltage motor starter is relatively low as well.

Given that the frequency of heavy storm events has been increasing over the past several years and the age of the equipment, it may be prudent to allocate capital improvement funds to either replace the motors or rewind the existing motors in the next 5-10 years. Replacement of the 3 main pump motors will require a cost/benefit analysis to determine if maintaining 4800V motors and controllers is the best option or if 480V motors and soft-start controllers (and associated transformation required) will provide a cost benefit.

In discussions with field service technicians that have years of experience with these style and age of motors, they have suggested that we strongly consider leaving the motors in service as long as they continue to function. They can be rewound as/when needed to remain serviceable at a fraction of the cost of a new motor.

Regardless of whether the motors and controllers remain 4800V or are switched to 480V, the standby generator and transformer proposed in this study will support either condition.

RECOMMENDATIONS

Incoming Primary Switchgear:

The existing primary switchgear, which consists of motor operator mechanical switching mechanisms, has been in service for quite some time. In general, load break switching mechanisms are rated for a limited number of operations under load (10-15) and generally fail when attempting to re-close after being open. With automatic motor operated operation, this problem is exacerbated as a significant reliability concern. Since a significant investment is contemplated to improve reliability, it is prudent to replace this equipment with new switchgear to ensure that redundant utility services remain the first line of defense.

New switchgear is recommended to be Metal Enclosed Vacuum Circuit Interrupter switchgear which is rated for thousands of operations and is considered much more robust and reliable. Furthermore, this switchgear with the addition of a Generator breaker will function as the automatic transfer switch that will allow the generator to start and be brought on-line in the event both utility sources are lost.

Due to the physical limitations in the switchgear room, we are recommending the switchgear be installed outdoors in a weatherproof (NEMA 3R) structure.

Generator Capacity:

It is recommended to provide a generator sized to serve the capacity of the full pump station operation. The generator must support a running load of right around 900 KW (1125 KVA) with an alternator that will support the starting currents of the motor. Since the in-rush currents are limited by the secondary resistance, wound rotor starters, an oversized alternator is not necessary.

We recommend a 1250KW, standby rated generator. This will allow for continuous operation of all the pumps over a 24-hour period and provide adequate overhead for motor starting and potential spare capacity.

There are two options we have considered; generate at 4800V or generate at 480V and provide a transformer to step up to 4800V. Based on feedback from the manufacturer's representative, a 480V generator paired with a transformer will be the most cost effective and will have significant difference in lead time.

PETER BASSO ASSOCIATES, INC.

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Another benefit to this approach is that if the motors are replaced with 480V equipment in the future, the transformer can be re-purposed to supply the motors and the generator can supply alternate power via a 480V transfer switch.

See the attached one-line diagram for the proposed configuration.

Generator Fuel:

Due to the size of the generator, a diesel engine generator is recommended. Diesel will be the most cost-effective option and is generally the choice for large generators.

If the City desires natural gas, the cost premium for the generator will be about \$250,000 and extension of gas service to support the pressure and flow needed for this level of generation will need to be explored, including any cost from the utility company.

Transfer Switch:

The output of the generator/transformer will feed the alternate source side of a medium voltage transfer switch. The "normal source" will come from the utility service and the load of the transfer switch will be the existing 4800V distribution/motor starter line-up.

Since we are recommending new incoming switchgear, the automatic transfer operations associated with the generator will be integrated into this new switchgear.

Transformer:

The transformer recommended is an outdoor, FR3 liquid filled pad mounted, 65DegC rise, 1750 KVA, dual wound 13.2/4800V – 480V.

PETER BASSO ASSOCIATES, INC.

06/30/2023

Grosse Pointe Woods
 Torrey Road Pump Station Electrical Upgrades
 Concept Design Narrative

PRELIMINARY BUDGETARY CONSIDERATIONS

Generator Installation:

The following estimate is based on leaving the existing motors and controllers. The following material costs were solicited from manufacturer's representatives and the associate labor costs are high level estimates. Actual costs for both material and labor are quite variable in the current bidding climate and these values should be considered budgetary only.

<u>Item</u>	<u>Material</u>	<u>Labor/Incidentals</u>
Generator (Diesel)	\$450,000	\$70,000
MV ATS/DTE Switchgear	\$450,000	\$40,000
Transformer	\$125,000	\$50,000
Switchgear Modifications	\$15,000	\$12,000
Conduit and Wire/cable	\$35,000	\$60,000
Subtotal	\$1,075,000	\$232,000

Total Budgetary Cost: \$1,300,000, not including contingency
 Increase budget by \$450,000 for natural gas generator option.

Furthermore, there may likely be a DTE Cost component. We recommend carrying an allowance of \$200,000 for DTE services to pull new cables to the facility and coordinate shutdowns.

Motor Replacement:

If the City is considering replacing the main pump motors, we received the following budget information for 480V motors (we were unable to find a source for 4800V motors as of the writing of this report). This cost would be in addition to the work indicated above (which would be modified slightly, but effectively the same budgetary impact.

<u>Item</u>	<u>Material</u>	<u>Labor/Incidentals</u>
400HP Motors	\$45,000 each, \$90,000 Total	\$40,000
200HP Motor	\$32,000	\$15,000
400 HP Starter/Drive	\$55,000 each, \$110,000 Total	\$50,000
200 HP Starter/Drive	\$26,000	\$15,000
New LV Switchboard	\$35,000	\$15,000
Conduit and Wire	\$50,000	\$60,000
Demolition		\$25,000
Subtotal	\$343,000	\$220,000

Total Budgetary Cost: \$563,000, not including contingency

Once the project is committed to, in general, we recommend issuing progress engineering drawings to a qualified CM for budgetary pricing, and we recommend carrying a significant project contingency due to the age of the pump station and the lack of existing as-built information.