



CITY OF GROSSE POINTE WOODS

NOTICE OF MEETING AND AGENDA

COMMITTEE-OF-THE-WHOLE

Monday, July 21, 2025 at 7:15 PM

*Robert E. Novitke Municipal Center - Council/Court Room
20025 Mack Plaza Dr., 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, July 21, 2025 at 7:15 PM**. The meeting will be held in the Council Chambers/Municipal Court Room of the Municipal Building, 20025 Mack Plaza Dr., 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. Vernier Road and Mack Avenue Intersection Improvements Project Presentation by Stucky Vitale Architects

- 1) Concept Review Renderings 03/31/25
- 2) Email 07/17/25 - James McNelis
- 3) Letter/Cost Estimate 07/16/25 - Eric S. Risch (DeAngelis Diamond Construction)
- 4) Cost Breakdown/Summary - DeMaria

5. NEW BUSINESS/PUBLIC COMMENT

We welcome comments from residents. If you wish to speak, please state your name and address. You will have a maximum of three (3) minutes to address the Committee-of-the-Whole. Committee members will listen to your concerns, but will not answer questions. If you have a question or need additional information, we will be happy to direct you to the appropriate person after the meeting. Thank you for your cooperation.

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



STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
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WWW.STUCKYVITALE.COM

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Consultants

Seal:

PRELIMINARY
NOT FOR CONSTRUCTION

Project :
GROSSE POINTE
WOODS

MACK & VERNIER
INTERSECTION

Key Plan:



Issued for
CONCEPT REVIEW 03.31.25

Drawn by :
DCM
Checked by :
JAV
Sheet Title :
OPTION PAVERS STATUE

Project No. :
2024.162

Sheet No. :
A627



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Consultants

Seal: _____

PRELIMINARY
NOT FOR CONSTRUCTION

Project : _____
GROSSE POINTE
WOODS

MACK & VERNIER
INTERSECTION

Key Plan: _____



Issued for
CONCEPT REVIEW 03.31.25

Drawn by :
DCM
Checked by :
JAV
Sheet Title :
OPTION PAVERS TREE

Project No. :
2024.162

Sheet No. :
A628

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: James McNelis <JMcNelis@stuckyvitale.com>
Sent: Thursday, July 17, 2025 11:16 AM
To: Frank Schulte <fschulte@gpwmi.us>
Cc: John Vitale <jvitale@stuckyvitale.com>
Subject: Mack and Vernier Center Island Budget Estimates[SVA] 2024.162

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Good Morning Frank,

For the proposed improvements to the center island at the intersection of Mack Avenue and Vernier please find attached two budget estimates for construction cost.

A few comments regarding these budget estimates:

- Curb and site prep are part of the road improvement project so we feel that this can be removed from the scope
- We'd request to add \$8,000 for architectural fees
- We'd suggest at contingency of at least 10%
- We'd suggest to increase the allowance for the tree/sculpture to \$30,000

If there are any questions or if there is anything else we can provide please let us know.

Thank you,



Mr. James McNelis
Stucky-Vitale Architects
27172 Woodward Ave
Royal Oak, MI 48067

July 16, 2025

RE: Mack & Vernier Center Island

Mr. McNelis :

In regards to the rendering provided to DeAngelis Diamond Construction for the Mack & Vernier Center Island improvements we offer the following probable cost analysis. There are a number of variables and assumptions that were made in when approaching this request. Such as:

1. Size/footprint of the center median island
 - a. We assumed island is width of 2 traffic lanes wide (18 feet)
 - b. We assumed the island is 2x the width (~40 feet)
2. Underground utilities
 - a. Existing electrical utilities run to location
 - b. Existing plumbing exists to location
3. Size or circumference of planter – Assuming 56.55

For the breakdown of the probable costs, here is our analysis:

➤ Pavers -	\$12,960
720sf @ \$18/sf	
➤ Stem Wall -	\$ 9,000
➤ Custom Metal Marque -	\$21,000
➤ Illuminated raised lettering -	\$ 6,000
➤ Electrical (plumb) -	\$ 3,000
➤ Electrical (finish) -	\$ 4,000
➤ Brick Stem Wall Façade -	\$ 7,500
➤ Sprinklers/Irrigation -	\$ 4,200
➤ Landscaping -	\$ 9,000
➤ Barricade Protection -	\$10,000
➤ Concrete curb -	\$12,000

Subtotal: \$98,660

Should you need anything additional or wish for us to revise the above line items, please do not hesitate to reach out so we can make any corrections you have.

Kind regards,

Eric S. Risch
Director of Business Development

cc: John Vitale

**Grosse Pointe Woods City Hall**

Grosse Pointe Woods

AIA G.S.F

No. Floors

Schematic

Date:

Breakdown

Schematic Description	Qty	Unit	Unit Cost	Total Cost
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Site Clearing, Earthwork and Utilities:

Site Prep:

ROW Road Closure	1	allow	15,000.00	15,000
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Demolition	1	allow	25,000.00	25,000
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Site Clearing:

Sawcut Asphalt	80	lf	5.00	400
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Earthwork:

Excavate/Backfill	50	cy	22.00	1,100
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Import/export	50	cy	28.00	1,400
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Finish Grade	600	sy	2.25	1,350
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Utilities

Electrical	1	allow	25,000.00	25,000
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Drainage	1	allow	10,000.00	10,000
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SubTotal Site Clearing, Earthwork and Utilities:**\$ 79,000****Center Island @ Mack and Vernier**

Footings	1	ls	10,000.00	10,000
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Concrete Curbing	80	lf	30.00	2,400
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Concrete Under Pavers	600	sf	10.00	6,000
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Plaza Hardscape (Pavers / Decorative Concret	600	sf	32.00	19,200
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Masonry	150	sf	40.00	6,000
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Stone Cap	1	ea	5,000.00	5,000
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Tree	1	allow	2,000.00	2,000
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Plantings/Plugs	1	allow	10,000.00	10,000
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"Grosse Point Woods" Sign	1	allow	35,000.00	35,000
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SubTotal Center Island @ Mack and Vernier**\$ 96,000**

**Grosse Pointe Woods City Hall**

Grosse Pointe Woods

AIA G.S.F

No. Floors

Schematic

Date:

Breakdown**Schematic
Description****Qty | Unit****Unit
Cost****Total
Cost**


Center Island @ Mack and Vernier

Grosse Pointe Woods

AIA G.S.F
No. Floors
Estimate Type:

Schematic

Summary
Date:

17-Jul-25

Schematic

Description
Total Cost

Site Clearing, Earthwork and Utilities:

79,000

Center Island @ Mack and Vernier

96,000

SUBTOTAL
\$ 175,000

Budget Contingency

30.0%

52,500

CM Staffing, GC's and Fee

30.0%

\$ 68,250.0

Building Permit

3.0%

\$ 8,872.5
TOTAL
\$ 305,000