CORRIDOR IMPROVEMENT AUTHORITY AGENDA

CITY OF NOVI
August 24, 2026 | 5:30 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

ROLL CALL - Mayor Justin Fischer, Councilmember David Staudt, Katie Chuba, Patrick Torossian, John O'Brien & Jeffrey Wainwright

APPROVAL OF AGENDA

APPROVAL OF MINUTES

September 22, 2025 Minutes

PURPOSE OF THE MEETING

Budget Update

Main Street Special Assessment District Funding

PUBLIC COMMENT

ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

CITY OF NOVI
Corridor Improvement Authority Meeting
September 22, 2025, 5:30 p.m.
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0445

CALL TO ORDER: 5:31 p.m.

ROLL CALL: Mayor Justin Fischer, Councilmember David Staudt, Blair Bowman, Katie Chuba, Hugh Crawford, John O'Brien, Matthew Thibaudeau, Patrick Torossian, & Jeffrey Wainwright

PRESENT: Mayor Justin Fischer, Councilmember David Staudt, Blair Bowman, Katie Chuba, John O'Brien, Matthew Thibaudeau, Patrick Torossian, & Jeffrey Wainwright

ABSENT EXCUSED: Hugh Crawford,

STAFF LIAISON: Victor Cardenas, City Manager

ALSO PRESENT: Charles Boulard, Community Development Director
Jeff Herczeg, Public Works Director
Katherine Oppermann, Recording Secretary

APPROVAL OF AGENDA
Motion: Staudt; Seconded: O'Brien; Approved: 8:0

APPROVAL OF MINUTES – May 13, 2025
Motion: Wainwright; Seconded: O'Brien; Approved: 8:0

PURPOSE OF THE MEETING

1. Main Street Lighting and Sidewalks

City Manager Cardenas started out by stating that this section of the meeting is to re-visit what was discussed at the May meeting regarding the streetlights to be redone by DTE. The properties in question are owned by four different property owners (DMCU, Pulte Homes, Luna Properties, and Mainstreet Partnership). When the Department of Public Works did their investigation, it was found that there were many amenities needing attention and the Community Development Code Compliance division has been working to enforce but has had difficulty doing so. The necessary repair/updates to brick pavers, curbs, sidewalks, and lights totals $1.3mil. Letters have been sent to the property owners though at the time of this meeting only one response has been received. The point of a Special Assessment District (SAD) would be to make sure the look and feel that is expected in the City of Novi is maintained, over the years there has been a cobble of agreements, but this would bring it all together.

Mr. Bowman asked if DTE would be responsible for maintaining the lights following their installation, and Mr. Herczeg replied that yes, DTE would perform ongoing maintenance/repair needs (though it would not fully replace a light). Following some further discussion of maintenance responsibilities and bylaws Mayor Fischer asked if there was an expected maintenance cost for the amenities beyond the lights, Mr. Cardenas said that we had expectations and that they would be build in the City maintenance plan (previously they had not been maintained by the City and posed a problem due to the mix of materials, etc.). Mr. Herczeg further elaborated on maintenance items and cost but noted that he doesn't expect it to be impactful if wrapped into existing maintenance contracts and schedules.

Mayor Fischer stated that if we can get the property owners onboard it would make sense to establish the SAD and we should move to implement it quickly. Mr. Cardenas briefly went over the letters already sent to the property owners. Councilmember Staudt commented that Pulte had already done a lot on their section, Mr. Herczeg agreed and said that their purview would be comparatively minimal on the Pulte section of the property. Mayor Fischer asked if we have a deadline set to go ahead and perform the work and then charge the owners for repair, Mr. Cardenas said that no hard deadline has currently been set. Mayor suggested a hard deadline be set soon (such as October 15) so that we can move forward. Councilmember Staudt asked why we wouldn't have the CIA pay the full amount and Mr. Cardenas replied that it was to allow for the maximization of funds. Mayor Fischer also said that he would rather go the route of a SAD than having the CIA pay it in full. Mr. Cardenas stated that once meetings are held with the property owners we can talk further on the topic, including if there are any other amenities we'd like to see included.

2. Corridor Improvement Authority (CIA) Finances

   Mayor Fischer requested that a review of the CIA finances be placed ahead as it is a more timely than bus stops, and had also been asked for by other members of the board.

   Mr. Cardenas reviewed the CIA Tax Increment Financing (TIF) table and noted that the direction from the CIA board was to look at the new projected revenues including new developments (Sakura East was not included in model), and pointed out the estimated taxable value for said new construction (approx. 33mil in 2026, 32mil for 2027, and 13mil for 2028). Mayor Fischer appreciated the updated figures and thinks that the group should get in the habit of updating and reviewing them for each future CIA meeting, as a living document. Mr. Cardenas noted that the Ring Road pay off is expected to be June 2027. Mayor Fischer requested that in the future that the spreadsheet show what is captured in summer and/or winter tax bills. Mayor Fischer once again noted his desire for this to be a standing 1st item on CIA agendas going forward.

3. Bus Stops

Mr. Cardenas shared that the "Eclipse" is the standard model, priced at just over $9,000. He is still trying to get confirmation from SMART for if they can take the base $9,000 and apply it towards a more custom or advance model. It was also noted that what ever we chose must be handicap accessible.

Mr. Wainwright asked if the model is heated and Mr. Cardenas replied that no, the base model is not. Mayor Fischer said he is in support if SMART pays for it.

Mr. Cardenas stated that while we have seen overall ridership go up we haven't received statistics individualized to each stop. Mr. Bowman commented that he knows that there is use among the workforce at Suburban Showplace and expressed curiosity about City's that have had SMART stops for a longer time than Novi and what models they chose (and what those stops look like now). Mr. Cardenas noted a need for more robust maintenance and cleaning of the City stops and also asked Mr. Bowman if he had heard from his employees about the reliability of the SMART service – Mr. Bowman affirmed that they are reliable from what he has heard.

Mr. Cardenas stated that we will continue to work on the matter. Mayor Fischer briefly noted that he liked the design of the California example provided. The board briefly noted those changes that would have to exist between a California model and a Michigan one due to winter weather and maintenance needs. The board is also potentially interested in the option of advertising on the stops but it would depend on the overall look.

PUBLIC COMMENT – None

ADJOURNMENT: 6:04 p.m.

Motion: Wainwright; Seconded: Chuba; Approved: 8:0

City of Novi CIA TIF Table Review - As Presented

GRAND RIVER CIA CAPTURE PROJECTION

1.03 IRM Est.

5.2688

(millage rates are 2025 W & 2026 S)

Tax Year		Base Value:	Taxable Value (Ad Val & Sp Acts) 226,267,465	Estimated TV New Construction	Tax. Value Estimate Total	Captured Value	O.C. Operating 1.9497	City of Novi 5.69065	O.C.C. 0.73165	Estimated Revenue (Summer) Totals	Oakland County Parks (Winter) 0.3205	O.C. Transit (Winter) 0.46665	Estimated Revenue (Winter) Totals	Total Estimated Revenue	Oakland County	Cumulative $4,420,193
2019	Actual	226,021,995	245,844,710		245,844,710	19,822,715	38,648.35	104,441.92	14,503.29	157,594	6,353.18		6,353	163,947	45,001.53	
2020	Actual	226,267,465	265,447,510	-	265,447,510	39,180,045	76,389.33	206,431.82	28,666.08	311,487	12,557.20		12,557	324,044	88,946.54	133,948.07
2021	Actual	226,267,465	270,563,750	-	270,563,750	44,296,285	86,364.47	233,388.27	32,409.38	352,162	14,196.96		14,197	366,359	100,561.43	234,509.50
2022	Actual	226,267,465	291,040,780	-	291,040,780	64,773,315	126,288.53	341,277.64	47,391.40	514,958	20,759.85	30,226.47	50,986	565,944	147,048.38	381,557.88
2023	Actual	226,267,465	311,407,760	-	311,407,760	85,140,295	165,998.03	448,587.19	62,292.90	676,878	27,287.46	39,730.72	67,018	743,896	193,285.50	574,843.38
2024	Actual	226,267,465	329,702,390	-	329,702,390	103,434,925	201,667.07	544,977.93	75,678.16	822,323	33,150.89	48,267.91	81,419	903,742	234,817.97	809,661.35
2025	Actual	226,267,465	348,447,540	-	348,447,540	122,180,075	238,214.49	643,742.38	89,393.05	971,350	39,158.71	57,015.33	96,174	1,067,524	277,373.21	1,087,034.56
2026	Actual	226,267,465	349,410,330		349,410,330	123,142,865	240,091.64	700,762.94	90,097.48	1,030,952	39,467.29	57,464.62	96,932	1,127,884	279,558.93	1,366,593.49
2027	Estimated	226,267,465	359,892,640	5,540,126	365,432,766	139,165,301	271,330.59	791,941.02	101,820.29	1,165,092	44,602.48	64,941.49	109,544	1,274,636	315,933.07	1,682,526.56
2028	Estimated	226,267,465	376,395,749	650,000	377,045,749	150,778,284	293,972.42	858,026.44	110,316.93	1,262,316	48,324.44	70,360.69	118,685	1,381,001	342,296.86	2,024,823.42
2029	Estimated	226,267,465	388,357,121		388,357,121	162,089,656	316,026.20	922,395.50	118,592.90	1,357,015	51,949.73	75,639.14	127,589	1,484,603	367,975.94	2,392,799.36
2030	Estimated	226,267,465	400,007,835		400,007,835	173,740,370	338,741.60	988,695.64	127,117.14	1,454,554	55,683.79	81,075.94	136,760	1,591,314	394,425.39	2,787,224.75
2031	Estimated	226,267,465	412,008,070		412,008,070	185,740,605	362,138.46	1,056,984.77	135,897.11	1,555,020	59,529.86	86,675.85	146,206	1,701,226	421,668.32	3,208,893.07
2032	Estimated	226,267,465	424,368,312		424,368,312	198,100,847	386,237.22	1,127,322.59	144,940.48	1,658,500	63,491.32	92,443.76	155,935	1,814,435	449,728.54	3,658,621.61
2033	Estimated	226,267,465	437,099,361		437,099,361	210,831,896	411,058.95	1,199,770.53	154,255.16	1,765,085	67,571.62	98,384.70	165,956	1,931,041	478,630.57	4,137,252.18
2034	Estimated	226,267,465	450,212,342		450,212,342	223,944,877	242,996.00	1,274,391.92	163,849.27	1,681,237	39,944.82	104,503.88	144,449	1,825,686	282,940.82	4,420,193.00
2035	Estimated	226,267,465	463,718,713		463,718,713	237,451,248		1,351,251.94	173,731.21	1,524,983		110,806.62	110,807	1,635,790		
2036	Estimated	226,267,465	477,630,274		477,630,274	251,362,809		1,430,417.77	183,909.60	1,614,327		117,298.45	117,298	1,731,626		
2037	Estimated	226,267,465	491,959,182		491,959,182	265,691,717		1,511,958.57	194,393.34	1,706,352		123,985.04	123,985	1,830,337		
2038	Estimated	226,267,465	506,717,958		506,717,958	280,450,493		1,595,945.60	205,191.60	1,801,137		130,872.22	130,872	1,932,009		
							3,796,163.36	**17,332,712.38**	**2,254,446.77**	**23,383,323**	**624,029.62**	**1,389,692.84**	**2,013,722**	**25,397,045**	**4,420,193.00**	

Considerations of Spreadsheet:

Base Year - 2018

Base Value: $226,267,465 (see note below RE: 2019)

See Tab "Proj Additions" for projects under construction and coming soon.

2019 Millage Rates at 50%

The CIA tax code was first added on the 2019 database

2018 is the base year

	Base Value	
2019	$226,021,995	In early 2020, several parcels needed to be coded (added) to the CIA
2020	**$226,267,465**	district because the parent parcel had been a CIA parcel.
		The base value was corrected for the 2020 tax year, and now remains the same.

OC Transit millage began Winter 2022

Novi City millage changed in 2026

Not all of Townes at Main are in the CIA

Sakura East is not in the CIA 22-23-226-046

Taxable Values in table include residential, commercial & industrial real property and industrial & commercial personal property.

Note that C & I personal property are taxed at different millage rates than real property.

NOT CAPTURED:

School operating

HCMA

LARGE CHANGE FROM PRIOR ESTIMATE:

THE BOND PROJECT, WHICH WAS A VERY LARGE ESTIMATE, IS DEAD.

ALSO, INCREASED IRM ESTIMATE FROM 1.025 TO 1.03.

ALSO, REMOVED HCMA FROM CAPTURE

CIA Budget and Project Estimates

Main Street Stakeholders	Lighting	Streetscape	Road	Total
Diversified Credit Union	25,940.00	56,828.00		82,768.00
Main Street Partnership	152,780.00	222,456.76		375,236.76
Luna Properties	38,910.00	191,117.43		230,027.43
SAD TOTALS	**217,630.00**	**470,402.19**		**688,032.19**
Pulte	134,570.00	166,525.00		301,095.00
City of Novi	137,377.00	328,208.00	526,889.00	992,474.00
Inspection/Testing				156,000.00
Design				100,000.00
Total Costs of Project	**489,577.00**	**965,135.19**	**526,889.00**	**2,237,601.19**

Main Street SAD - CIA Loan

Main St SAD Loan Principal (3 stakeholders, excl. Pulte)	**$688,032**
Interest Rate	**4.0%**
Term (Years)	**15**
Annual Principal Payment	**$45,869**

Line Item	FY25/26	FY26/27	FY27/28	FY28/29	FY29/30
Revenue (Finance actuals 25/26, 3% growth estimates)	**$956,144**	**$984,828**	**$1,014,373**	**$1,044,804**	**$1,076,148**
Main St SAD Loan Repayment — Interest	-	-	$27,521	$25,687	$23,852
Main St SAD Loan Repayment — Principal	-	-	$45,869	$45,869	$45,869
Main St SAD Loan Repayment — Total	-	-	**$73,390**	**$71,555**	**$69,721**
Main St SAD Loan Ending Balance est.			$642,163	$596,295	$550,426
Loan Expenses					
Ring Road SAD Loan Principal, *est*	($443,436)		($983,795)	($567,065)	-
Ring Road SAD Loan Interest, *est*	($23,131)	($19,693)	($28,968)	($2,664)	-
Projects					
Lighting	**($489,577)**	-	-	-	-
Streetscape	-	**($965,135)**	-	-	-
Road	-	**($526,889)**	-	-	-
Operations - Streetscape - Maintenance - estimate	-	-	($75,000)	($75,000)	($75,000)
Total (Net Change)	**($0)**	**($526,889)**	**$0**	**$471,631**	**$1,070,869**
CIA Loan to SAD Fund Ending Balance 6/30	**$982,592**	**$1,534,367**	**$567,065**	-	-

TOTAL Stakeholder	**352,200.00**	**636,927.19**		**989,127.19**
Total City	**137,377.00**	**328,208.00**	**526,889.00**	**992,474.00**

Inspection/Testing and Design	**256,000.00**
Each share of Inspection/Testing and Design	51,200.00
Stakeholder Share of Inspection/Testing and Design	204,800
TOTAL Stakeholder	**1,193,927.19**
Total City	**1,043,674.00**

CITY OF NOVI CITY COUNCIL
AUGUST 10, 2026

SUBJECT: Approval of Resolution to Proceed with the Project and to Defray the Cost of the Project by Special Assessment upon Especially Benefitted Properties for Main Street Area Streetlighting and Streetscape (Resolution No. 3)

SUBMITTING DEPARTMENT: City Manager's Office

BACKGROUND INFORMATION:

City Council is aware of the conversations that the City Administration has been having with three property owners in the Main Street area who have a contractual obligation to maintain the streetlighting, streetscape, and amenities within the Main Street public road right-of-way. Those conversations began in 2025 and arose from the City's concern about the condition of the Main Street corridor. The cost of the improvements is substantial (approximately about $700,000).

The discussions between the parties have included a concept under which the City would be paid back by the property owners through a Special Assessment District (SAD) over a period of 15 years with an anticipated interest rate of 4%. The City has discussed with the property owners the possibility of the City fronting the necessary funds (likely through the Corridor Improvement Authority) to replace the streetlighting and repair or rehabilitate the streetscape and amenities adjacent to the property owners' parcels as to which they bear the contractual obligation of maintenance.

A Special Assessment District takes five separate Resolutions to establish. The Council on June 8, 2026, adopted Resolution No. 1 by which the City directed the preliminary plans to be made more detailed and specific, with a more definitive cost estimate. On July 13, 2026, the Council adopted Resolution No. 2, which tentatively indicated an intention to proceed and sets a public hearing.

With the attached proposed Resolution No. 3, Council is being asked to proceed with the project and have the City Assessor prepare a Special Assessment Roll. The City Council would then have a public hearing on the Special Assessment Roll and determine to move forward with the project. Council would then approve the Roll in Resolution No. 4, with the final Resolution (Resolution No. 5) affirming the Special Assessment Roll.

It is the City's intention at the end of this process (contemporaneous with Resolution No. 5) to enter into a contract with the three property owners. That agreement would

be recorded against the property to confirm the property owners' acceptance of the SAD.

RECOMMENDED ACTION: Approval of Resolution to Proceed with the Project and to Defray the Cost of the Project by Special Assessment upon Especially Benefitted Properties for Main Street Area Streetlighting and Streetscape (Resolution No. 3).

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

MAIN STREET AREA STREETLIGHTING AND STREETSCAPE SPECIAL ASSESSMENT DISTRICT #186

RESOLUTION TO PROCEED WITH THE PROJECT AND TO DEFRAY THE COST OF THE PROJECT BY SPECIAL ASSESSMENTS UPON ESPECIALLY BENEFITED PROPERTIES

(Resolution No. 3)

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on August 10, 2026, at ____o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

RECITALS

A. The City Council has received a Letter of Interest requesting construction of the proposed improvements described below and the establishment of a Special Assessment District (SAD) to defray the costs of such improvements by special assessment against the benefited properties; and

B. Plans, specifications, and cost estimates have been submitted to the City Council for construction of the Project, and the City is tentatively considering the establishment of an SAD to finance and defray the cost of the Project.

C. The proposed improvements (the "Project") are for the replacement of 109 Detroit Edison lights in the public road right-of-way of main Street in the area east of Novi Road and South of Grand River Avenue, along with the repair and/or replacement and/or rehabilitation of certain streetscape improvements and/or amenities also within the same public road right-of-way; and

D. The Project is designed and intended to especially benefit all the properties in the proposed SAD by assisting the property owners in the carrying out of their respective obligations to maintain the streetlighting, streetscape, and amenities as described in Resolution No. 1 approved by the Council on June 8, 2026. This includes, but is not limited to, replacement of DTE street lighting and repairs to sidewalk/pavement

areas, replacement of street trees, and addressing other code enforcement/contractual issues.

E. After initial consideration, the City Council adopted Resolution No. 2 on July 13, 2026 declaring its tentative intent to proceed with the Project and with the establishment of the District.

Plans for the Project, and an estimate of the cost of the Project in the amount of $700,000.00, have been prepared and notice of public hearing has been given, according to law, to the owners of property in the District to inform them of their opportunity to present comments and objections to the Project, and to the District. The hearing was duly conducted consistent with the Notice, following which the City Council determined to proceed with the Project and with the establishment of the District.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The City shall proceed with the Project.

2. The plans and specifications prepared for the Project and the cost estimates as presented at the hearing are approved.

3. The District shall consist of the following properties against which one hundred percent (100%) of the cost of the Project shall be assessed:

    - **Parcel 22-23-176-030: Main Street Partnership, LLC, 710 E. Ogden Avenue, Suite 420, Naperville, IL 60563**

    - **Parcels 22-23-176-011, 22-23-176-012, and 22-23-176-013: Luna Properties Novi, LLC, 42875 Grand River Avenue, Suite 201, Novi, MI 48375**

    - **Parcel 22-23-176-033: Diversified Members Credit Union, 1480 E. Jefferson Avenue, Detroit, MI 48207**

4. The duration of the District's existence shall be fifteen (15) years, and, unless paid in cash in respect to a particular property, the special assessments shall be paid in installments which shall be specified in the City Council's Resolution confirming the special assessment roll.

5. The City Assessor shall prepare a special assessment roll that includes all lots and parcels of land within the District with the names of the respective record owners of each property, if known, and shall also include the total amount to be assessed against each property. The amount to be assessed against each property shall be based upon the proportionate amount of special benefit to be received by each property from the Project. The amount spread in each case shall be based upon the detailed estimate of costs as approved by the City Council.

6. When the Assessor completes the assessment roll, he/she shall file it with the City Clerk for presentation to the City Council, along with his/her certification that the roll has been made pursuant to law and this Resolution of the City Council and that, in making the assessment roll, the Assessor has in her best judgment conformed in all respects to the law and the directions contained in this Resolution. Upon receipt, the City Clerk shall forthwith present the roll and the Assessor's certification to the City Council.

7. The Clerk shall retain a copy of the file in the Clerk's office for examination.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 10th day of August, 2026, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

MEMORANDUM

TO: CORRIDOR IMPROVEMENT AUTHORITY

FROM: VICTOR CARDENAS, CITY MANAGER

SUBJECT: MAIN STEEET SAD FUNDING

DATE: AUGUST 24, 2026

As discussed in September 2025, the city has been working with the Main Street stakeholders (Diversified Credit Union, Luna, MainStreet, Pulte) to coordinate much needed lighting and streetscape improvements in the Main Street corridor with a Special Assessment District (SAD). DTE and consulting engineer AECOM provided estimates to replace the decorative streetlights and rehabilitate the streetscape. The city also asked for an estimate to rehabilitate the road (Main Street) as a final phase. Since the road is city owned, the costs would not be included in the SAD regardless of how it is funded.

After additional conversations with the property owners, the city is proceeding with the SAD only as to three of the property owners—Luna, Diversified, and Main Street Partners. Pulte has declined to be part of the SAD, so the city is pursuing other enforcement procedures as to it.

As for the other three, at the June 8, 2026, City Council Meeting the SAD Resolution No. 1 was passed which initiated the five-step process required to approve an SAD. The next step, Resolution No. 2, which set a Public Hearing was approved on July 27, 2026. At the August 10, 2026, City Council Meeting the Public Hearing was conducted, and Resolution No. 3 *to Proceed with the Project and to Defray the Cost of the Project by Special Assessment upon Especially Benefitted Properties for Main Street Area Streetlighting and Streetscape*, was passed.

The CIA approved the cost for the lighting to be paid back through the SAD back in 2025. The cost for streetscape and road rehabilitation could also be funded through the CIA and paid back through the SAD over 15 years. As we are moving through the SAD process staff are requesting the CIA to fund more or all the total project cost, which again would be paid back through the SAD (excluding city share). The lighting and stakeholders' total share are ~$1.1M and total project costs (including the road and engineering) are ~$2.2 M. Below is preliminary categorical breakdown of cost:

Main Street Stakeholders	DTE Estimate Luminaire	Sidewalk/Streetscape	Road Rehab	Total Per Stakeholder
City of Novi	$ 137,377.00	$ 328,208.00	$ 526,889.00	$ 992,474.00
Diversified Credit Union	$ 25,940.00	$ 56,828.00		$ 82,772.00
Luna	$ 38,910.00	$ 191,117.00		$ 230,027.00
Mainstreet Partnership	$ 152,780.00	$ 222,457.00		$ 375,237.00
Pulte-Townes at Main	$ 134,570.00	$ 166,525.00		$ 301,095.00
Total	**$ 489,577.00**	**$ 965,135.00**		**$ 1,981,605.00**

*Design Engineering ~100K, CE/CI ~$156K

Essentially, the request is for the CIA to cover the stakeholder costs, which would be refunded, and fund the additional ~$1M city cost as a CIA Corridor project. The latest DTE agreement and the streetscape design/estimates from AECOM are included in the packet.

CITY OF NOVI
Estimate of Cost
8/12/2026
Main Street Streetscape - City of Novi

Item No.	Item Description	Unit	Total Quantity	Misc. As Directed	Sidewalk Category 1 (City of Novi)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1	1		$ 29,291.67	$ 29,291.67
2	Pre-Construction Audio-Visual	LSUM	1	1		$ 864.59	$ 864.59
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-			$ 140.00	$ -
4	Sidewalk, Rem	Syd	711		711	$ 11.00	$ 7,821.00
5	Pavt, Rem	Syd	-			$ 35.00	$ -
6	Curb and Gutter, Rem	Ft	-			$ 15.00	$ -
7	Cold Milling HMA Surface	Syd	-			$ 3.25	$ -
8	Brick Paver, Rem	Syd	490		490	$ 20.00	$ 9,800.00
9	HMA Surface, Rem	Syd	503		503	$ 7.00	$ 3,521.00
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	16		16	$ 400.00	$ 6,400.00
11	Tree Grate and Frame, Salv	Ea	-		0	$ 500.00	$ -
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	-		0	$ 1,000.00	$ -
13	Tree Grate	Ea	19	5	14	$ 5,000.00	$ 95,000.00
14	Tree Grate, Frame	Ea	19	5	14	$ 1,000.00	$ 19,000.00
15	Tree Grate, Rem	Ea	2	2		$ 500.00	$ 1,000.00
16	Tree Grate Frame, Rem	Ea	5	5		$ 500.00	$ 2,500.00
17	Excavation, Earth	Cyd	69		69	$ 35.00	$ 2,415.00
18	Embankment, CIP	Cyd	18		18	$ 61.00	$ 1,098.00
19	Bollard Foundation, Rem	Ea	-		0	$ 150.00	$ -
20	Masonry and Conc Structure, Rem	Cyd	12		12	$ 80.00	$ 960.00
21	Bench Rem, Salv, Reinstall	Ea	3		3	$ 1,000.00	$ 3,000.00
22	Conc Bench, Rem	Ea	-		0	$ 1,500.00	$ -
23	Bench, Mounted	Ea	-		0	$ 2,000.00	$ -
24	Clock and Foundation, Rem	Ea	1		1	$ 5,000.00	$ 5,000.00
25	Berm Grading	LSUM	-		0	$ 5,000.00	$ -
26	Point-Up Structure	Ea	5		5	$ 300.00	$ 1,500.00
27	Reconstruct Structure	Ft	5	5	0	$ 500.00	$ 2,500.00
28	DPW Structure Cover, Adj, Case 1	Ea	10	5	5	$ 1,200.00	$ 12,000.00
29	Brick Paver, Salv and Replace	Sft	117		117	$ 20.00	$ 2,340.00
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	503		503	$ 15.00	$ 7,545.00
31	Aggregate Base, Conditioning	Syd	711		711	$ 5.00	$ 3,555.00
32	Aggregate Base, 2NS	Syd	13		13	$ 90.00	$ 1,170.00
33	Curb and Gutter, Conc	Ft	-			$ 30.00	$ -
34	Sidewalk, Conc, 4 inch	Sft	10,392		10392	$ 6.50	$ 67,548.00
35	Curb Ramp, Conc, 6 inch	Sft	675		675	$ 10.00	$ 6,750.00
36	Detectable Warning Surface	Ft	45		45	$ 65.00	$ 2,925.00
37	Curb Ramp Opening, Conc	Ft	-			$ 42.00	$ -
38	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-			$ 100.00	$ -
39	HMA, 5EML	Ton	-			$ 150.00	$ -
40	HMA Full Depth Base Repair	Syd	-			$ 40.00	$ -
41	Geosynthetic Paving Fabric	Syd	-			$ 6.00	$ -
42	Pushbutton Support Post, Rem, RCOC	Ea	1		1	$ 350.00	$ 350.00
43	Pushbutton, Rem	Ea	1		1	$ 100.00	$ 100.00
44	Conduit, Rem	Ft	30		30	$ 5.00	$ 150.00
45	Pushbutton Support Post, RCOC	Ea	1		1	$ 2,500.00	$ 2,500.00
46	Pushbutton and Sign	Ea	1		1	$ 1,250.00	$ 1,250.00
47	Conduit, DB, 1, 1 1/2 inch	Ft	35		35	$ 100.00	$ 3,500.00
48	Prepared Soil	Cyd	39		39	$ 80.00	$ 3,120.00
49	Ostrya virginiana, 2.5 inch	Ea	14		14	$ 800.00	$ 11,200.00
50	Quercus alba, 2.5 inch	Ea	-		0	$ 700.00	$ -
51	Watering and Cultivating, First Season Min ($5,000)	LSUM	1			$ 864.20	$ 864.20
52	Watering and Cultivating, Second Season Min ($6,000)	LSUM	1			$ 1,037.04	$ 1,037.04
53	Irrigation Work	LSUM	1			$ 600.00	$ 600.00
54	Surface Restoration (Min $6,000)	LSUM	1			$ 900.00	$ 900.00
55	Maintenance of Traffic	LSUM	1			$ 6,484.45	$ 6,484.45
56	Permanent Signing	LSUM	1			$ 648.44	$ 648.44
57	Permanent Pavement Marking	LSUM	-			$ 20,000.00	$ -
	Construction Total						**$ 328,208.39**
	DTE Ligthing Total						**$ 137,377.00**
	GRAND TOTAL						**$ 465,585.39**

CITY OF NOVI
Estimate of Cost
8/12/2026
Main Street Streetscape - Main Street Partnership

Item No.	Item Description	Unit	Total Quantity	Sidewalk Category 2 (Main Street Partnership)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1		$ 20,223.34	$ 20,223.34
2	Pre-Construction Audio-Visual	LSUM	1		$ 596.93	$ 596.93
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-		$ 140.00	$ -
4	Sidewalk, Rem	Syd	614	614	$ 11.00	$ 6,754.00
5	Pavt, Rem	Syd	-		$ 35.00	$ -
6	Curb and Gutter, Rem	Ft	-		$ 15.00	$ -
7	Cold Milling HMA Surface	Syd	-		$ 3.25	$ -
8	Brick Paver, Rem	Syd	268	268	$ 20.00	$ 5,360.00
9	HMA Surface, Rem	Syd	287	287	$ 7.00	$ 2,009.00
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	22	22	$ 400.00	$ 8,800.00
11	Tree Grate and Frame, Salv	Ea	1	1	$ 500.00	$ 500.00
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	10	10	$ 1,000.00	$ 10,000.00
13	Tree Grate	Ea	10	10	$ 5,000.00	$ 50,000.00
14	Tree Grate, Frame	Ea	11	11	$ 1,000.00	$ 11,000.00
15	Tree Grate, Rem	Ea	-		$ 500.00	$ -
16	Tree Grate Frame, Rem	Ea	-		$ 500.00	$ -
17	Excavation, Earth	Cyd	5	5	$ 35.00	$ 175.00
18	Embankment, CIP	Cyd	10	10	$ 61.00	$ 610.00
19	Bollard Foundation, Rem	Ea	-	0	$ 150.00	$ -
20	Masonry and Conc Structure, Rem	Cyd	19	19	$ 80.00	$ 1,520.00
21	Bench Rem, Salv, Reinstall	Ea	-	0	$ 1,000.00	$ -
22	Conc Bench, Rem	Ea	-	0	$ 1,500.00	$ -
23	Bench, Mounted	Ea	-	0	$ 2,000.00	$ -
24	Clock and Foundation, Rem	Ea	-	0	$ 5,000.00	$ -
25	Berm Grading	LSUM	-	0	$ 5,000.00	$ -
26	Point-Up Structure	Ea	4	4	$ 300.00	$ 1,200.00
27	Reconstruct Structure	Ft	-	0	$ 500.00	$ -
28	DPW Structure Cover, Adj, Case 1	Ea	4	4	$ 1,200.00	$ 4,800.00
29	Brick Paver, Salv and Replace	Sft	175	175	$ 20.00	$ 3,500.00
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	288	288	$ 15.00	$ 4,320.00
31	Aggregate Base, Conditioning	Syd	614	614	$ 5.00	$ 3,070.00
32	Aggregate Base, 2NS	Syd	20	20	$ 90.00	$ 1,800.00
33	Curb and Gutter, Conc	Ft	-		$ 30.00	$ -
34	Sidewalk, Conc, 4 inch	Sft	7,638	7638	$ 6.50	$ 49,647.00
35	Curb Ramp, Conc, 6 inch	Sft	450	450	$ 10.00	$ 4,500.00
36	Detectable Warning Surface	Ft	30	30	$ 65.00	$ 1,950.00
37	Curb Ramp Opening, Conc	Ft	-		$ 42.00	$ -
38	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-		$ 100.00	$ -
39	HMA, 5EML	Ton	-		$ 150.00	$ -
40	HMA Full Depth Base Repair	Syd	-		$ 40.00	$ -
41	Geosynthetic Paving Fabric	Syd	-		$ 6.00	$ -
42	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 350.00	$ -
43	Pushbutton, Rem	Ea	-		$ 100.00	$ -
44	Conduit, Rem	Ft	-		$ 5.00	$ -
45	Pushbutton Support Post, RCOC	Ea	-		$ 2,500.00	$ -
46	Pushbutton and Sign	Ea	-		$ 1,250.00	$ -
47	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
48	Prepared Soil	Cyd	59	59	$ 80.00	$ 4,720.00
49	Ostrya virginiana, 2.5 inch	Ea	21	21	$ 800.00	$ 16,800.00
50	Quercus alba, 2.5 inch	Ea	-	0	$ 700.00	$ -
51	Watering and Cultivating, First Season Min ($5,000)	LSUM	1		$ 1,296.30	$ 1,296.30
52	Watering and Cultivating, Second Season Min ($6,000)	LSUM	1		$ 1,555.56	$ 1,555.56
53	Irrigation Work	LSUM	1		$ 825.00	$ 825.00
54	Surface Restoration (Min $6,000)	LSUM	1		$ -	$ -
55	Maintenance of Traffic	LSUM	1		$ 4,476.94	$ 4,476.94
56	Permanent Signing	LSUM	1		$ 447.69	$ 447.69
57	Permanent Pavement Marking	LSUM	-		$ 20,000.00	$ -
	Construction Total					**$ 222,456.76**
	DTE Lighting Total					**$ 152,780.00**
	GRAND TOTAL					**$ 375,236.76**

CITY OF NOVI
Estimate of Cost
8/12/2026
Main Street Streetscape - Luna

Item No.	Item Description	Unit	Total Quantity	Sidewalk Cateogry 3 (Luna Properties)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1		$ 17,374.31	$ 17,374.31
2	Pre-Construction Audio-Visual	LSUM	1		$ 512.83	$ 512.83
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-		$ 140.00	$ -
4	Sidewalk, Rem	Syd	944	944	$ 11.00	$ 10,384.00
5	Pavt, Rem	Syd	-		$ 35.00	$ -
6	Curb and Gutter, Rem	Ft	-		$ 15.00	$ -
7	Cold Milling HMA Surface	Syd	-		$ 3.25	$ -
8	Brick Paver, Rem	Syd	308	308	$ 20.00	$ 6,160.00
9	HMA Surface, Rem	Syd	316	316	$ 7.00	$ 2,212.00
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	4	4	$ 400.00	$ 1,600.00
11	Tree Grate and Frame, Salv	Ea	-	0	$ 500.00	$ -
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	-	0	$ 1,000.00	$ -
13	Tree Grate	Ea	4	4	$ 5,000.00	$ 20,000.00
14	Tree Grate, Frame	Ea	4	4	$ 1,000.00	$ 4,000.00
15	Tree Grate, Rem	Ea	-		$ 500.00	$ -
16	Tree Grate Frame, Rem	Ea	-		$ 500.00	$ -
17	Excavation, Earth	Cyd	2	2	$ 35.00	$ 70.00
18	Embankment, CIP	Cyd	12	12	$ 61.00	$ 732.00
19	Bollard Foundation, Rem	Ea	8	8	$ 150.00	$ 1,200.00
20	Masonry and Conc Structure, Rem	Cyd	27	27	$ 80.00	$ 2,160.00
21	Bench Rem, Salv, Reinstall	Ea	1	1	$ 1,000.00	$ 1,000.00
22	Conc Bench, Rem	Ea	2	2	$ 1,500.00	$ 3,000.00
23	Bench, Mounted	Ea	5	5	$ 2,000.00	$ 10,000.00
24	Clock and Foundation, Rem	Ea	-	0	$ 5,000.00	$ -
25	Berm Grading	LSUM	1	1	$ 5,000.00	$ 5,000.00
26	Point-Up Structure	Ea	1	1	$ 300.00	$ 300.00
27	Reconstruct Structure	Ft	-	0	$ 500.00	$ -
28	DPW Structure Cover, Adj, Case 1	Ea	1	1	$ 1,200.00	$ 1,200.00
29	Brick Paver, Salv and Replace	Sft	78	78	$ 20.00	$ 1,560.00
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	317	317	$ 15.00	$ 4,755.00
31	Aggregate Base, Conditioning	Syd	944	944	$ 5.00	$ 4,720.00
32	Aggregate Base, 2NS	Syd	9	9	$ 90.00	$ 810.00
33	Curb and Gutter, Conc	Ft	-		$ 30.00	$ -
34	Sidewalk, Conc, 4 inch	Sft	11,040	11040	$ 6.50	$ 71,760.00
35	Curb Ramp, Conc, 6 inch	Sft	300	300	$ 10.00	$ 3,000.00
36	Detectable Warning Surface	Ft	20	20	$ 65.00	$ 1,300.00
37	Curb Ramp Opening, Conc	Ft	-		$ 42.00	$ -
38	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-		$ 100.00	$ -
39	HMA, 5EML	Ton	-		$ 150.00	$ -
40	HMA Full Depth Base Repair	Syd	-		$ 40.00	$ -
41	Geosynthetic Paving Fabric	Syd	-		$ 6.00	$ -
42	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 350.00	$ -
43	Pushbutton, Rem	Ea	-		$ 100.00	$ -
44	Conduit, Rem	Ft	-		$ 5.00	$ -
45	Pushbutton Support Post, RCOC	Ea	-		$ 2,500.00	$ -
46	Pushbutton and Sign	Ea	-		$ 1,250.00	$ -
47	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
48	Prepared Soil	Cyd	23	23	$ 80.00	$ 1,840.00
49	Ostrya virginiana, 2.5 inch	Ea	4	4	$ 800.00	$ 3,200.00
50	Quercus alba, 2.5 inch	Ea	4	4	$ 700.00	$ 2,800.00
51	Watering and Cultivating, First Season Min ($5,000)	LSUM	1		$ 493.83	$ 493.83
52	Watering and Cultivating, Second Season Min ($6,000)	LSUM	1		$ 592.59	$ 592.59
53	Irrigation Work	LSUM	1		$ 150.00	$ 150.00
54	Surface Restoration (Min $6,000)	LSUM	1		$ 3,000.00	$ 3,000.00
55	Maintenance of Traffic	LSUM	1		$ 3,846.24	$ 3,846.24
56	Permanent Signing	LSUM	1		$ 384.62	$ 384.62
57	Permanent Pavement Marking	LSUM	-		$ 20,000.00	$ -
	Construction Total					**$ 191,117.42**
	DTE Lighting Total					**$ 38,910.00**
	GRAND TOTAL					**$ 230,027.42**

CITY OF NOVI
Estimate of Cost
8/12/2026
Main Street Streetscape - Diversified Credit Union

Item No.	Item Description	Unit	Total Quantity	Sidewalk Category 4 (Diversified Members Credit Union)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1		$ 5,044.25	$ 5,044.25
2	Pre-Construction Audio-Visual	LSUM	1		$ 1,489.89	$ 1,489.89
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-		$ 140.00	$ -
4	Sidewalk, Rem	Syd	16	16	$ 11.00	$ 176.00
5	Pavt, Rem	Syd	-		$ 35.00	$ -
6	Curb and Gutter, Rem	Ft	-		$ 15.00	$ -
7	Cold Milling HMA Surface	Syd	-		$ 3.25	$ -
8	Brick Paver, Rem	Syd	107	107	$ 20.00	$ 2,140.00
9	HMA Surface, Rem	Syd	107	107	$ 7.00	$ 749.00
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	6	6	$ 400.00	$ 2,400.00
11	Tree Grate and Frame, Salv	Ea	1	1	$ 500.00	$ 500.00
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	1	1	$ 1,000.00	$ 1,000.00
13	Tree Grate	Ea	4	4	$ 5,000.00	$ 20,000.00
14	Tree Grate, Frame	Ea	4	4	$ 1,000.00	$ 4,000.00
15	Tree Grate, Rem	Ea	-		$ 500.00	$ -
16	Tree Grate Frame, Rem	Ea	-		$ 500.00	$ -
17	Excavation, Earth	Cyd	2	2	$ 35.00	$ 70.00
18	Embankment, CIP	Cyd	4	4	$ 61.00	$ 244.00
19	Bollard Foundation, Rem	Ea	-	0	$ 150.00	$ -
20	Masonry and Conc Structure, Rem	Cyd	8	8	$ 80.00	$ 640.00
21	Bench Rem, Salv, Reinstall	Ea	-	0	$ 1,000.00	$ -
22	Conc Bench, Rem	Ea	-	0	$ 1,500.00	$ -
23	Bench, Mounted	Ea	-	0	$ 2,000.00	$ -
24	Clock and Foundation, Rem	Ea	-	0	$ 5,000.00	$ -
25	Berm Grading	LSUM	-	0	$ 5,000.00	$ -
26	Point-Up Structure	Ea	-	0	$ 300.00	$ -
27	Reconstruct Structure	Ft	-	0	$ 500.00	$ -
28	DPW Structure Cover, Adj, Case 1	Ea	-	0	$ 1,200.00	$ -
29	Brick Paver, Salv and Replace	Sft	-	0	$ 20.00	$ -
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	107	107	$ 15.00	$ 1,605.00
31	Aggregate Base, Conditioning	Syd	16	16	$ 5.00	$ 80.00
32	Aggregate Base, 2NS	Syd	-	0	$ 90.00	$ -
33	Curb and Gutter, Conc	Ft	-		$ 30.00	$ -
34	Sidewalk, Conc, 4 inch	Sft	1,181	1181	$ 6.50	$ 7,676.50
35	Curb Ramp, Conc, 6 inch	Sft	26	26	$ 10.00	$ 260.00
36	Detectable Warning Surface	Ft	5	5	$ 65.00	$ 325.00
37	Curb Ramp Opening, Conc	Ft	-		$ 42.00	$ -
38	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-		$ 100.00	$ -
39	HMA, 5EML	Ton	-		$ 150.00	$ -
40	HMA Full Depth Base Repair	Syd	-		$ 40.00	$ -
41	Geosynthetic Paving Fabric	Syd	-		$ 6.00	$ -
42	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 350.00	$ -
43	Pushbutton, Rem	Ea	-		$ 100.00	$ -
44	Conduit, Rem	Ft	-		$ 5.00	$ -
45	Pushbutton Support Post, RCOC	Ea	-		$ 2,500.00	$ -
46	Pushbutton and Sign	Ea	-		$ 1,250.00	$ -
47	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
48	Prepared Soil	Cyd	17	17	$ 80.00	$ 1,360.00
49	Ostrya virginiana, 2.5 inch	Ea	6	6	$ 800.00	$ 4,800.00
50	Quercus alba, 2.5 inch	Ea	-	0	$ 700.00	$ -
51	Watering and Cultivating, First Season Min ($5,000)	LSUM	1		$ 370.37	$ 370.37
52	Watering and Cultivating, Second Season Min ($6,000)	LSUM	1		$ 444.44	$ 444.44
53	Irrigation Work	LSUM	1		$ 225.00	$ 225.00
54	Surface Restoration (Min $6,000)	LSUM	1		$ -	$ -
55	Maintenance of Traffic	LSUM	1		$ 1,116.67	$ 1,116.67
56	Permanent Signing	LSUM	1		$ 111.67	$ 111.67
57	Permanent Pavement Marking	LSUM	-		$ 20,000.00	$ -
	Construction Total					**$ 56,827.79**
	DTE Lighting Total					**$ 25,940.00**
	GRAND TOTAL					**$ 82,767.79**

CITY OF NOVI
Estimate of Cost
8/12/2026
Main Street Streetscape - Townes at Main Street

Item No.	Item Description	Unit	Total Quantity	Sidewalk Category 5 (Townes at Main Street)	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1	1	$ 15,138.60	$ 15,138.60
2	Pre-Construction Audio-Visual	LSUM	1	1	$ 446.84	$ 446.84
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	-		$ 140.00	$ -
4	Sidewalk, Rem	Syd	546	546	$ 11.00	$ 6,006.00
5	Pavt, Rem	Syd	-		$ 35.00	$ -
6	Curb and Gutter, Rem	Ft	-		$ 15.00	$ -
7	Cold Milling HMA Surface	Syd	-		$ 3.25	$ -
8	Brick Paver, Rem	Syd	108	108	$ 20.00	$ 2,160.00
9	HMA Surface, Rem	Syd	108	108	$ 7.00	$ 756.00
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	32	32	$ 400.00	$ 12,800.00
11	Tree Grate and Frame, Salv	Ea	10	10	$ 500.00	$ 5,000.00
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	18	18	$ 1,000.00	$ 18,000.00
13	Tree Grate	Ea	4	4	$ 5,000.00	$ 20,000.00
14	Tree Grate, Frame	Ea	4	4	$ 1,000.00	$ 4,000.00
15	Tree Grate, Rem	Ea	3	3	$ 500.00	$ 1,500.00
16	Tree Grate Frame, Rem	Ea	-		$ 500.00	$ -
17	Excavation, Earth	Cyd	9	9	$ 35.00	$ 315.00
18	Embankment, CIP	Cyd	4	4	$ 61.00	$ 244.00
19	Bollard Foundation, Rem	Ea	-	0	$ 150.00	$ -
20	Masonry and Conc Structure, Rem	Cyd	-	0	$ 80.00	$ -
21	Bench Rem, Salv, Reinstall	Ea	-	0	$ 1,000.00	$ -
22	Conc Bench, Rem	Ea	-	0	$ 1,500.00	$ -
23	Bench, Mounted	Ea	-	0	$ 2,000.00	$ -
24	Clock and Foundation, Rem	Ea	-	0	$ 5,000.00	$ -
25	Berm Grading	LSUM	-	0	$ 5,000.00	$ -
26	Point-Up Structure	Ea	-	0	$ 300.00	$ -
27	Reconstruct Structure	Ft	-	0	$ 500.00	$ -
28	DPW Structure Cover, Adj, Case 1	Ea	-	0	$ 1,200.00	$ -
29	Brick Paver, Salv and Replace	Sft	-	0	$ 20.00	$ -
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	79	79	$ 15.00	$ 1,185.00
31	Aggregate Base, Conditioning	Syd	387	387	$ 5.00	$ 1,935.00
32	Aggregate Base, 2NS	Syd	-	0	$ 90.00	$ -
33	Curb and Gutter, Conc	Ft	-		$ 30.00	$ -
34	Sidewalk, Conc, 4 inch	Sft	4,784	4784	$ 6.50	$ 31,096.00
35	Curb Ramp, Conc, 6 inch	Sft	124	124	$ 10.00	$ 1,240.00
36	Detectable Warning Surface	Ft	10	10	$ 65.00	$ 650.00
37	Curb Ramp Opening, Conc	Ft	-		$ 42.00	$ -
38	Pavt Repr, Nonreinf Conc, 9 inch	Syd	-		$ 100.00	$ -
39	HMA, 5EML	Ton	-		$ 150.00	$ -
40	HMA Full Depth Base Repair	Syd	-		$ 40.00	$ -
41	Geosynthetic Paving Fabric	Syd	-		$ 6.00	$ -
42	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 350.00	$ -
43	Pushbutton, Rem	Ea	-		$ 100.00	$ -
44	Conduit, Rem	Ft	-		$ 5.00	$ -
45	Pushbutton Support Post, RCOC	Ea	-		$ 2,500.00	$ -
46	Pushbutton and Sign	Ea	-		$ 1,250.00	$ -
47	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
48	Prepared Soil	Cyd	89	89	$ 80.00	$ 7,120.00
49	Ostrya virginiana, 2.5 inch	Ea	32	32	$ 800.00	$ 25,600.00
50	Quercus alba, 2.5 inch	Ea	-	0	$ 700.00	$ -
51	Watering and Cultivating, First Season Min ($5,000)	LSUM	1	1	$ 1,975.31	$ 1,975.31
52	Watering and Cultivating, Second Season Min ($6,000)	LSUM	1	1	$ 2,370.37	$ 2,370.37
53	Irrigation Work	LSUM	1	1	$ 1,200.00	$ 1,200.00
54	Surface Restoration (Min $6,000)	LSUM	1	1	$ 2,100.00	$ 2,100.00
55	Maintenance of Traffic	LSUM	1	1	$ 3,351.31	$ 3,351.31
56	Permanent Signing	LSUM	1	1	$ 335.13	$ 335.13
57	Permanent Pavement Marking	LSUM	-	0.0	$ 20,000.00	$ -
	Estimated Construction Total					**$ 166,524.56**
	DTE Lighting Total					**$ 134,570.00**
	GRAND TOTAL					**$ 301,094.56**

CITY OF NOVI
Estimate of Cost
8/12/2026
Main Street Streetscape - Roadway

Item No.	Item Description	Unit	Total Quantity	Roadway	Unit Price ($)	Item Cost ($)
1	Mobilization (10% Max.)	LSUM	1		$ 48,444.42	$ 48,444.42
2	Pre-Construction Audio-Visual	LSUM	1		$ 1,429.92	$ 1,429.92
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	28	28	$ 140.00	$ 3,920.00
4	Sidewalk, Rem	Syd	-		$ 11.00	$ -
5	Pavt, Rem	Syd	69	69	$ 35.00	$ 2,415.00
6	Curb and Gutter, Rem	Ft	604	604	$ 15.00	$ 9,060.00
7	Cold Milling HMA Surface	Syd	10,162	10162	$ 3.25	$ 33,026.50
8	Brick Paver, Rem	Syd	-		$ 20.00	$ -
9	HMA Surface, Rem	Syd	-		$ 7.00	$ -
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	-		$ 400.00	$ -
11	Tree Grate and Frame, Salv	Ea	-		$ 500.00	$ -
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	-		$ 1,000.00	$ -
13	Tree Grate	Ea	-		$ 5,000.00	$ -
14	Tree Grate, Frame	Ea	-		$ 1,000.00	$ -
15	Tree Grate, Rem	Ea	-		$ 500.00	$ -
16	Tree Grate Frame, Rem	Ea	-		$ 500.00	$ -
17	Excavation, Earth	Cyd	-		$ 35.00	$ -
18	Embankment, CIP	Cyd	-		$ 61.00	$ -
19	Bollard Foundation, Rem	Ea	-		$ 150.00	$ -
20	Masonry and Conc Structure, Rem	Cyd	-		$ 80.00	$ -
21	Bench Rem, Salv, Reinstall	Ea	-		$ 1,000.00	$ -
22	Conc Bench, Rem	Ea	-		$ 1,500.00	$ -
23	Bench, Mounted	Ea	-		$ 2,000.00	$ -
24	Clock and Foundation, Rem	Ea	-		$ 5,000.00	$ -
25	Berm Grading	LSUM	-		$ 5,000.00	$ -
26	Point-Up Structure	Ea	27	27	$ 300.00	$ 8,100.00
27	Reconstruct Structure	Ft	-	0	$ 500.00	$ -
28	DPW Structure Cover, Adj, Case 1	Ea	23	23	$ 1,200.00	$ 27,600.00
29	Brick Paver, Salv and Replace	Sft	63	63	$ 20.00	$ 1,260.00
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	-		$ 15.00	$ -
31	Aggregate Base, Conditioning	Syd	162	162	$ 5.00	$ 810.00
32	Aggregate Base, 2NS	Syd	7	7	$ 90.00	$ 630.00
33	Curb and Gutter, Conc	Ft	516	516	$ 30.00	$ 15,480.00
34	Sidewalk, Conc, 4 inch	Sft	-		$ 6.50	$ -
35	Curb Ramp, Conc, 6 inch	Sft	-		$ 10.00	$ -
36	Detectable Warning Surface	Ft	-		$ 65.00	$ -
37	Curb Ramp Opening, Conc	Ft	88	88	$ 42.00	$ 3,696.00
38	Pavt Repr, Nonreinf Conc, 9 inch	Syd	69	69	$ 100.00	$ 6,900.00
39	HMA, 5EML	Ton	1,538	1538	$ 150.00	$ 230,700.00
40	HMA Full Depth Base Repair	Syd	1,016	1016	$ 40.00	$ 40,648.00
41	Geosynthetic Paving Fabric	Syd	10,162	10162	$ 6.00	$ 60,972.00
42	Pushbutton Support Post, Rem, RCOC	Ea	-		$ 350.00	$ -
43	Pushbutton, Rem	Ea	-		$ 100.00	$ -
44	Conduit, Rem	Ft	-		$ 5.00	$ -
45	Pushbutton Support Post, RCOC	Ea	-		$ 2,500.00	$ -
46	Pushbutton and Sign	Ea	-		$ 1,250.00	$ -
47	Conduit, DB, 1, 1 1/2 inch	Ft	-		$ 100.00	$ -
48	Prepared Soil	Cyd	-		$ 80.00	$ -
49	Ostrya virginiana, 2.5 inch	Ea	-		$ 800.00	$ -
50	Quercus alba, 2.5 inch	Ea	-		$ 700.00	$ -
51	Watering and Cultivating, First Season Min ($5,000)	LSUM	1		$ -	$ -
52	Watering and Cultivating, Second Season Min ($6,000)	LSUM	1		$ -	$ -
53	Irrigation Work	LSUM	1		$ -	$ -
54	Surface Restoration (Min $6,000)	LSUM	1		$ -	$ -
55	Maintenance of Traffic	LSUM	1		$ 10,724.39	$ 10,724.39
56	Permanent Signing	LSUM	1		$ 1,072.44	$ 1,072.44
57	Permanent Pavement Marking	LSUM	1		$ 20,000.00	$ 20,000.00
	Construction Total					**$ 526,888.67**
	DTE Lighting Total					**$ -**
	GRAND TOTAL					**$ 526,888.67**

MAIN ST STREETSCAPE CONSTRUCTION
NOVI ROAD TO GRAND RIVER AVENUE

CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

INDEX OF SHEETS — **SHEET NO.**

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SESC PLANS	
SESC STANDARDS	
CITY OF NOVI STANDARD DETAILS	

GENERAL NOTES

- MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MOOT STANDARDS AND SPECIFICATIONS AND THE PROPOSAL.
- THE PROPOSED IMPROVEMENTS COVERED BY THE SE PLANS ARE IN ACCORDANCE WITH AASHTO: A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS. 2018.
- THE IMPROVEMENTS COVERED BY THE SE PLANS SHALL BE DONE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (AS UPDATED 2012 TO 2022).

UTILITIES

123.NET — COMMUNICATIONS
MEGAN WRIGHT
24700 NORTHWESTERN HWY. SUITE 700
SOUTHFIELD . MI 480 75
(248) 228-8952
mwright@123 .net

AT&T — COMMUNICATIONS
GREG HILLS
54 N. MILL ST
PONTIAC. MI 48342
(248) 705-6529
gh3275@att.com

CHARTER — COMMUNICATIONS
ERIC LEWIS
14525 FARMINGTON RD
LIVONIA. MI 48154
(248) 413-9136
Eric.Lewis1@charter.com

WINDSTREAM — COMMUNICATIONS
JEFF WEBB
(734) 790-6556
jeff.webb@windstream.com

CONSUMERS ENERGY — NATURAL GAS
CHRIS SCHNEIDER
11801 FARMINGTON RD
LIVONIA. MI 48150
(734) 513-6277

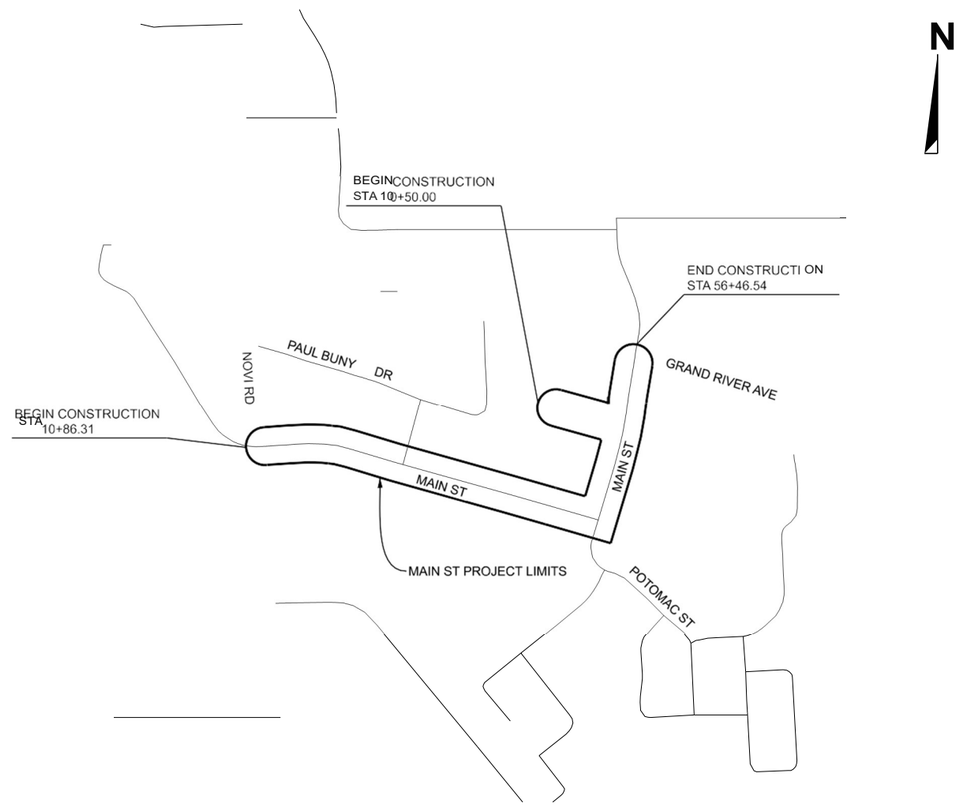
DTE ENERGY — ELECTRIC
MELISSA MOWRER
8001 HAGGERTY RD
BELLEVILLE . MI 48111
(586) 457-0186
melissa.mowrer@dteenergy.com

CITY OF NOVI — SANITARY & WATER
SCOTT ROSELLE
26300 LEE BEGOLE DR
NOVI, MI 48375
(248) 735-5644
sroselle@cityofnovi.org

CITY OF NOVI — ROADS & DRAINS
MATT WIKTOROWSKI
26300 LEE BEGOLE DR
NOVI, MI 48375
(248) 735-5640
mwiktorowski@cityofnovi.org

CALL MISS DIG

3 WORKING DAYS BEFORE YOU DIG
(EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS)
(800) 482-7171 OR 811



[redacted]
JUSTIN FISCHER

MAYOR PRO TEM
LAURA MARIE CASEY

CITY COUNCIL
DAVID STAUDT
PRIYA GURUMUTHY
MATT HEINTZ
BRIAN SMITH
ERICKA THOMAS

CITY ENGINEER
BEN CROY, PE

CONTRACT FOR:
SIDEWALK RECONSTRUCTION AND ROADWAY REHABILITATION ON MAIN ST

AECOM

CITY OF NOVI

JOB	60774477
DATE	07/06/26
SHEET	1

GENERAL NOTES

STANDARDS AND SPECIFICATIONS
All work must be completed in accordance with the City of Novi Standards and Specifications.

MAINTAINING TRAFFIC
See Project Manual.

CITY WORK HOURS
City work hours are Monday-Saturday, 7am-7pm. An approved variance is required to work outside those hours.

UNDERGROUND UTILITIES / MISS DIG
For protection of underground utilities and in conformance with Public Act 53, 1974, the Contractor shall dial 1-800-482-7171 a minimum of three full working days, excluding Saturdays, Sundays, and holidays prior to beginning each excavation in areas where public utilities have not been previously located. Members will thus be routinely notified. This does not relieve the Contractor of the responsibility of notifying utility owners who may not be a part of the "Miss Dig" alert system.

If plan information indicates an existing underground utility is or will be out of service within the limits of this contract. The Contractor is cautioned to treat such a line as if it were still in service and notify "Miss Dig" when working in the area of the out of service facility.

All utility information is approximate and is based on information provided by the owners.

Underground utilities within landscaped entrance islands are not part of MISS DIG's system. Use extreme caution in these areas.

EXISTING WATER MAINS AND SEWERS
The Contractor shall be responsible for any damage to properly identified existing water mains and/or existing sewers during the construction of this project. Field verification for vertical and horizontal location is required.

TRASH COLLECTION
When access by refuse collection vehicles is not provided, Contractor shall collect, deliver and return refuse containers from individual driveways and deliver to a central location for pickup by refuse haulers. Refuse in the City of Novi is collected by various private firms on scheduled days. Trash service shall not be delayed unless agreed to in writing with the respective service and approval by the Engineer and City.

MAIL COLLECTION AND DELIVERY
Mail collection and delivery must be maintained during construction. If access for mail delivery is interrupted, Contractor shall furnish and assemble temporary collection and delivery boxes for each affected property at a central location, which will be determined by the Novi Postmaster. Mailboxes to be a type approved for use the U.S. Postmaster.

CONTRACTOR PARKING
Contractor parking areas will be limited to public ROW areas only. Do not occupy open roadways with parked vehicles.

HYDRANT USE
The Contractor is required to contact the City's DPW facility at 248-735-5640 to make arrangements prior to use.

SAWCUTS
The Contractor shall sawcut the existing pavement at all removal limits as shown on plans or directed by Engineer to provide a smooth vertical edge. This will not be paid for separately, it is included in payment for removal items.

OPEN EXCAVATION
Protective fencing around all open excavations is required. This will not be paid for separately.

SLOPES
Class A slopes shall be constructed on this project.

DUST CONTROL
The Contractor is responsible for controlling dust on the project by whatever legal means on any aggregate or surfaces not restored as requested by the Engineer. This will not be paid for separately.

SURFACE RESTORATION
See Project Manual.

TREE PROTECTION NOTES

ROOT PROTECTION
1. Any damage to tree roots is to be reported to the on-site construction observer or owner.
2. Do not drive or park any vehicle or equipment, store any materials, or wash any equipment or materials within the drip line of any tree. These or other actions within the drip line may be considered damage by the Engineer.
3. Conduct operations to minimize excavations adjacent to trees. Where required work exposes tree roots, place wet mulch or other approved materials as soon as possible. Consult with Engineer or City Forester prior to beginning work.

TREE PROTECTION BARRIER
1. All trees within the work zone shall have tree protection barrier installed prior to construction unless otherwise directed by the Engineer. Tree protection barrier ordered by the Engineer will be measured and paid for as silt fence.
2. Barrier to be silt fence material and placed for use as visual and physical tree protection barrier. It is not required that toe be buried or sections be overlapped as for soil erosion control.
3. Any damage to any tree is to be reported to the on-site construction observer or owner.
4. Contractor is responsible for any tree damage. Trees determined to be damaged in the opinion of the Engineer shall be replaced at the Contractor's expense.

SOIL EROSION AND SEDIMENTATION CONTROL

SEQUENCE OF CONSTRUCTION
1. Prior to removing pavement, sidewalk, or driveways, or commencing grading operation; place temporary SESC measures (inlet filters and silt fence). Engineer's approval of SESC measures must be obtained prior to excavation. Approval by the Engineer is also required for material stockpile and staging area locations. Material stockpiles shall be ringed with silt fence.
2. Installation of silt fencing or tree protection fencing shall not occur prior to the initial city pre-construction meeting. When natural features exist on the site, inspection of staking may be required prior to the installation of the fencing.
3. During construction, maintain all temporary SESC measures. When inlet convers are removed, inlet filters shall be lowered and remain on the structures at all times. Address any deficiencies in SESC measures immediately.
4. Within five days of the completion of paving, permanent seeding shall be placed.
5. Remove temporary SESC measures within one week of placing permanent seeding.

SESC NOTES
1. Contractor is responsible for installation and maintenance of all soil erosion and sedimentation control measures and for full compliance with the soil erosion and sedimentation control permit to be issued for the project.
2. Temporary soil erosion and sedimentation control measures shall include inlet filters and silt fence in this project. Inlet filters shall be ACF Environmental Silt Sack or approved equal. Silt Fencing shall be Synthetic Industries "Terra Tex", Exxon "GTF- 180", or approved equal.
3. All SESC measures shall be constructed in accordance with the Oakland County details included in the plans.
4. Inlet filters shall be installed on all drainage inlet structures within the reconstruction limits and on structures downstream of the reconstruction area which, in the opinion of the Engineer, may receive runoff from the work area.
5. Silt fencing shall be installed at locations determined by the Engineer.
6. Temporary pumps, if required, shall be discharged into a filter bag or similar device. Contractor shall obtain advance approval from the Engineer for all dewatering operations and filter devices to be used.
7. Street sweeping and dust control shall be the responsibility of the Contractor, and shall be completed daily or as directed by the Engineer.
8. All drainage ditches shall be stabilized with erosion control blanket and shall utilize check dams as necessary. Drainage ditches steeper than 3% shall be sodded.
9. Permanent seeding, including topsoil, fertilizer, and mulch blankets shall be placed on all unpaved disturbed areas in accordance with the MDOT Standard Specifications. Seeding work shall be completed on each roadway within five days of the completion of paving work on that roadway.
10. Stockpile locations shall be ringed with silt fence. All stockpile locations shall be approved by the Engineer.

SOIL SURVEY
The soils in the proposed Main Street Sidewalk and Rehabilitation area include:
- Marlette sandy loam, 1 to 6 percent slopes
- Houghton and Adrian mucks
- Urban land
- Blount loam, 0 to 4 percent slopes

IRRIGATION AND LANDSCAPE LIGHTING SYSTEMS

Contractor shall protect irrigation and landscape lighting systems from damage. If damaged, the Contractor shall restore all irrigation and landscape lighting systems at the Contractor's expense. See Project Manual for additional information.

SURVEY INFORMATION

CP 100
N: 357549.79
E: 13365019.74
Elev: 912.82

CP 101
N: 357725.34
E: 13364655.68
Elev: 914.69

CP 102
N: 357573.04
E: 13365281.68
Elev: 911.19

CP 103
N: 357731.48
E: 13364381.70
Elev: 913.27

CP 104
N: 357914.56
E: 13364039.57
Elev: 913.83

CP 105
N: 357914.56
E: 13364051.60
Elev: 913.98

CP 106
N: 357823.65
E: 13365364.66
Elev: 911.86

CP 107
N: 358053.41
E: 13365432.68
Elev: 914.77

CP 108
N: 358149.91
E: 13365332.94
Elev: 914.21

BM 1
N: 357831.87
E: 13363844.00
Elev: 915.27

BM 2
N: 357786.35
E: 13364431.03
Elev: 914.66

BM 3
N: 357682.25
E: 13364794.30
Elev: 916.25

BM 4
N: 357610.69
E: 13365297.45
Elev: 912.39

BM 5
N: 357800.27
E: 13365392.36
Elev: 913.19

MDOT STANDARD PLANS

NOTES APPLYING TO STANDARD PLANS	
Where the following items are called for on plans, they are to be constructed according to the standard plan given below opposite each item unless otherwise indicated.	
Title	Plan No.
ROAD	
DRAINAGE STRUCTURES	R-1
CURB RAMP AND DETECTABLE WARNING DETAILS	R-28
DRIVEWAY OPENINGS & APPROACHES, AND CONC. SIDEWALK	R-29
CONCRETE CURB AND CONCRETE CURB & GUTTER	R-30
SOIL EROSION & SEDIMENTATION CONTROL MEASURES	R-96
SEEDING AND TREE PLANTING	R-100
PAVEMENT MARKING	
PAVEMENT ARROW & MESSAGE DETAILS	PAVE-900
LONGITUDINAL LINE TYPES & PLACEMENT	PAVE-905
PAVEMENT MARKINGS FOR NON-SIGNALIZED INTERSECTIONS	PAVE-930
LEFT TURN LANE MARKINGS	PAVE-935
RIGHT TURN LANE AND ISLAND PAVEMENT MARKINGS	PAVE-940
INTERSECTION, STOP BAR & CROSSWALK MARKINGS	PAVE-945

FILE: NOVI2.CEL
AUTH | DATE | REVISION

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CITY OF NOVI

MAIN STREET STREETSCAPE

GENERAL NOTES

JOB 60774477
DATE 07/06/26
SHEET 2

QUANTITY SHEET

Item No.	Item Description	Unit	Total Quantity	Misc. As Directed	Sidewalk Category 1 (City of Novi)	Sidewalk Category 2 (Main Street Partnership)	Sidewalk Cateogry 3 (Luna Properties)	Sidewalk Category 4 (Diversified Members Credit Union)	Sidewalk Category 5 (Townes at Main Street)	Roadway
1	Mobilization (10% Max.)	LSUM	1	1						
2	Pre-Construction Audio-Visual	LSUM	1	1						
3	Erosion Control, Inlet Protection, Fabric Drop	Ea	28							28
4	Sidewalk, Rem	Syd	2,831		711	614	944	16	546	
5	Pavt, Rem	Syd	69							69
6	Curb and Gutter, Rem	Ft	604							604
7	Cold Milling HMA Surface	Syd	10,162							10162
8	Brick Paver, Rem	Syd	1,281		490	268	308	107	108	
9	HMA Surface, Rem	Syd	1,321		503	287	316	107	108	
10	Tree and Stump, Rem, 6 inch to 18 inch	Ea	80		16	22	4	6	32	
11	Tree Grate and Frame, Salv	Ea	12		0	1	0	1	10	
12	Tree Grate and Frame, Salv, Adj, Reinstall	Ea	29		0	10	0	1	18	
13	Tree Grate	Ea	41	5	14	10	4	4	4	
14	Tree Grate, Frame	Ea	42	5	14	11	4	4	4	
15	Tree Grate, Rem	Ea	5	2					3	
16	Tree Grate Frame, Rem	Ea	5	5						
17	Excavation, Earth	Cyd	87		69	5	2	2	9	
18	Embankment, CIP	Cyd	48		18	10	12	4	4	
19	Bollard Foundation, Rem	Ea	8		0	0	8	0	0	
20	Masonry and Conc Structure, Rem	Cyd	66		12	19	27	8	0	
21	Bench Rem, Salv, Reinstall	Ea	4		3	0	1	0	0	
22	Conc Bench, Rem	Ea	2		0	0	2	0	0	
23	Bench, Mounted	Ea	5		0	0	5	0	0	
24	Clock and Foundation, Rem	Ea	1		1	0	0	0	0	
25	Berm Grading	LSUM	1		0	0	1	0	0	
26	Point-Up Structure	Ea	37		5	4	1	0	0	27
27	Reconstruct Structure	Ft	5	5	0	0	0	0	0	0
28	DPW Structure Cover, Adj, Case 1	Ea	38	5	5	4	1	0	0	23
29	Brick Paver, Salv and Replace	Sft	433		117	175	78	0	0	63
30	Aggregate Base, 21AA Limestone, 4 inch	Syd	1,294		503	288	317	107	79	
31	Aggregate Base, Conditioning	Syd	2,834		711	614	944	16	387	162
32	Aggregate Base, 2NS	Syd	49		13	20	9	0	0	7
33	Curb and Gutter, Conc	Ft	516							516
34	Sidewalk, Conc, 4 inch	Sft	35,035		10392	7638	11040	1181	4784	
35	Curb Ramp, Conc, 6 inch	Sft	1,575		675	450	300	26	124	
36	Detectable Warning Surface	Ft	110		45	30	20	5	10	
37	Curb Ramp Opening, Conc	Ft	88							88
38	Pavt Repr, Nonreinf Conc, 9 inch	Syd	69							69
39	HMA, 5EML	Ton	1,538							1538
40	HMA Full Depth Base Repair	Syd	1,016							1016
41	Geosynthetic Paving Fabric	Syd	10,162							10162
42	Pushbutton Support Post, Rem, RCOC	Ea	1		1					
43	Pushbutton, Rem	Ea	1		1					
44	Conduit, Rem	Ft	30		30					
45	Pushbutton Support Post, RCOC	Ea	1		1					
46	Pushbutton and Sign	Ea	1		1					
47	Conduit, DB, 1, 1 1/2 inch	Ft	35		35					
48	Prepared Soil	Cyd	227		39	59	23	17	89	
49	Ostrya virginiana, 2.5 inch	Ea	77		14	21	4	6	32	
50	Quercus alba, 2.5 inch	Ea	4		0	0	4	0	0	
51	Watering and Cultivating, First Season Min ($5,000)	LSUM	1							
52	Watering and Cultivating, Second Season Min ($6,000)	LSUM	1							
53	Irrigation Work	LSUM	1							
54	Surface Restoration (Min $6,000)	LSUM	1							
55	Maintenance of Traffic	LSUM	1							
56	Permanent Signing	LSUM	1							
57	Permanent Pavement Marking	LSUM	1							

FILE: NOVI2.CEL
AUTH | DATE | REVISION

AECOM

CITY OF NOVI

MAIN STREET STREETSCAPE

QUANTITY SHEET

JOB 60774477

DATE 07/06/26

SHEET 3

SURVEY

- ALIGNMENT POINT MONUMENT
- MONUMENT BOX
- CONTROL POINT
- BENCHMARK

BOUNDARY

- CITY LIMIT (MAP)
- CITY LIMIT
- PARCEL
- BLOCKNL — PLAT - BLOCK LINE
- LOTNL — PLAT - LOTLINE
- PLAT - OUTER BOUNDARY
- ROW - FREE ACCESS
- ------7< ROW - LIMITED ACCESS
- SECNL - SECTION LINE
- SEC1/4NL - SECTION LINE - QUARTER
- SEC1/8NL - SECTION LINE - EIGHTH
- SECTION LINE - SIXTEENTH
- TWPL — TOWNSHIP LINE
- @_] CONCRETE MONUMENT
- 0 PARCELCORNER-NOID
- @] PLAT CORNER
- SECTION CORNER - CENTER
- ffi SECTION CORNER - MEANDER
- SECTION CORNER -QUARTER
- _di._ SECTION CORNER - QUARTER-HALF
- SECTION CORNER - SECTION
- ---6_ SECTION CORNER - SECTION-HALF
- SECTION CORNER - SIXTEENTH
- E3 SECTION CORNER - WITNESS
- ROW MONUMENT

LABELING

- -A LEFT TURN ARROW / RIGHT TURN ARROW
- TRAFFIC FLOW ARROW
- ABANDON / BULKHEAD
- CLEARING / REMOVE
- SALVAGE / SAVE
- ADJ-B/O — ADJUST / ADJUST- BY OTHERS
- RELOCATE - WITH CASE NUMBER
- REL-B/O — RELOCATE - BY OTHERS
- BORING
- -SSL---SSL-- SLOPE STAKELINE
- PRESERVE — PRESERVE MONUMENT
- PROTECT — PROTECT MONUMENT

NOTE:
EXISTING ITEMS ARE REPRESENTED BY THIN LINE WEIGHTS
PROPOSED ITEMS ARE REPRESENTED BY HEAVIER LINE WEIGHTS

BARRIERS

- - x- x- x- x- x- x- x FENCE
- GUARDRAIL - NOT TO SCALE
- 9 POST - MAILBOX
- o POST-NO ID

CURB & GUTTER

- CURB & GUTTER REMOVAL

ENVIRONMENTAL

- EROSION CONTROL- SILT FENCE
- WETLAND - LEGAL
- WETLAND - NON-LEGAL
- CONTAMINATION - MONITORING WELL
- EROSION CONTROL NUMBER
- EROSION CONTROL - RIPRAP

MAINTAINING TRAFFIC

- 1---I TYPE III BARRICADE
- CHANNELIZING DEVICE - 42 INCH
- CHANNELIZING DEVICE -DRUM
- LIGHTED ARROW PANEL - BAR
- LIGHTED ARROW PANEL
- PORTABLE CHANGEABLE MESSAGE SIGN
- WORK AREA

RAILROAD

- TRACK

ROADSIDE/ SITE

- ANTENNA
- 0 BIG ROCK
- f FLAG POLE

SIGNS

- TT POST - DOUBLE
- T POST - SINGLE

VEGETATION

- BRUSH LINE
- HEDGE LINE
- TREE LINE - CANOPY OR TRUNK
- 0 SHRUB
- TREE - CONIFER
- 0 A TREE - DECIDUOUS / TREE-STUMP

TYPICAL SECTION

- CONCRETE-PROPOSED
- HMA-PROPOSED

SURFACING

- BRICK PAVER REMOVAL
- HMA COLD MILLING

SURFACING (CONT.)

- HMA SURFACE REMOVAL AND / OR PAVEMENTREMOVAL
- AGGREGATE APPROACH
- BRICK PAVER SALVAGE AND REPLACE
- HMA APPROAC H
- MISCELLANEOUS CONCRETE
- SIDEWALK REMOVAL
- LEVEL LANDING
- DETECTABLE WARNING SURFACE

ELECTRICAL

- HANDHOLE - EXISTING
- MANHOLE - EXISTING
- E CABLE
- E CABLE - TO BE REMOVED
- E-OH CABLE OVERHEAD
- E-OH CABLE OVERHEAD - TO BE REMOVED
- CABLE IN CONDUIT
- CABLE IN CONDUIT - TO BE REMOVED
- CABLE IN CONDUIT - DIRECTIONAL BORE

LIGHTING

- HANDHOLE, ROUND
- * LIGHT STANDARD POST TOP - EXISTING
- * LIGHT STANDARD POST TOP
- t LIGHT STANDARD SINGLE ARM - EXISTING
- t LIGHT STANDARD SINGLE ARM

UTILITIES

- COMBINED SEWER
- COMBINED SEWER - OUT OF SERVICE
- COMBINED SEWER - TO BE TAKEN OUT OF SERVICE
- COMBINED SEWER - TO BE REMOVED
- FO FIBER OPTIC
- FO FIBER OPTIC - OUT OF SERVICE
- FO-OH FIBER OPTIC - OVERHEAD
- FIBER OPTIC MARKER
- C CABLE
- C CABLE - OUT OF SERVICE
- C-OH CABLE - OVERHEAD
- CABLE MARKER
- CABLE PEDESTAL
- T TELEPHONE
- T TELEPHONE - OUT OF SERVICE
- T-OH TELEPHONE- OVERHEAD
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL

UTILITIES (CONT.)

- PETRO PETROLEUM PIPELINE
- PETRO PETROLEUM PIPELINE - OUT OF SERVICE
- PETROLEUM PIPELINE MARKER
- P PETROLEUM WELL
- P PROPANE TANK
- G GAS LINE
- G GAS LINE - OUT OF SERVICE
- GAS MARKER
- GAS VALVE
- GAS WELL
- MANHOLE WITH COVER (DIA VARIES)
- SEWER
- SEWER - OUT OF SERVICE
- SEWER - TO BE TAKEN OUT OF SERVICE
- SEWER - TO BE REMOVED
- FIRE HYDRANT
- GATE VALVE AND BOX
- W GATE VALVE IN WELL
- SERVICE SHUTOFF
- WATER WELL
- IRRIGATION
- W WATER MAIN
- W WATER MAIN - OUT OF SERVICE
- W WATER MAIN - TO BE TAKE OUT OF SERVICE
- W WATER MAIN - TO BE REMOVED
- GUY ANCHOR
- MARKER
- PEDESTAL
- POLE
- UTILITY BOX
- U UTILITY
- CATCH BASIN COVER - EXISTING
- CATCH BASIN W/ COVER (DIA VARIES)
- DRAINAGE STRUCTURE NUMBER
- IC END SECTION (SIZE VARIES)
- HEADWALL (SIZE VARIES)
- MANHOLE COVER - EXISTING
- MANHOLE W/ COVER (DIA VARIES)
- MANHOLE BASE W/ COVER (DIA VARIES)
- MANHOLE TEE W/ COVER (DIA VARIES)
- OUTLET HEADWALL (SIZE VARIES)
- CULVERT - EXISTING
- DITCH CENTERLINE
- STORM SEWER - EXISTING
- STORM SEWER
- STORM SEWER - TO BE REMOVED
- UNDERDRAIN
- UNDERDRAIN - TO BE REMOVED
- WATER EDGE

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CITY OF NOVI

JOB 60774477

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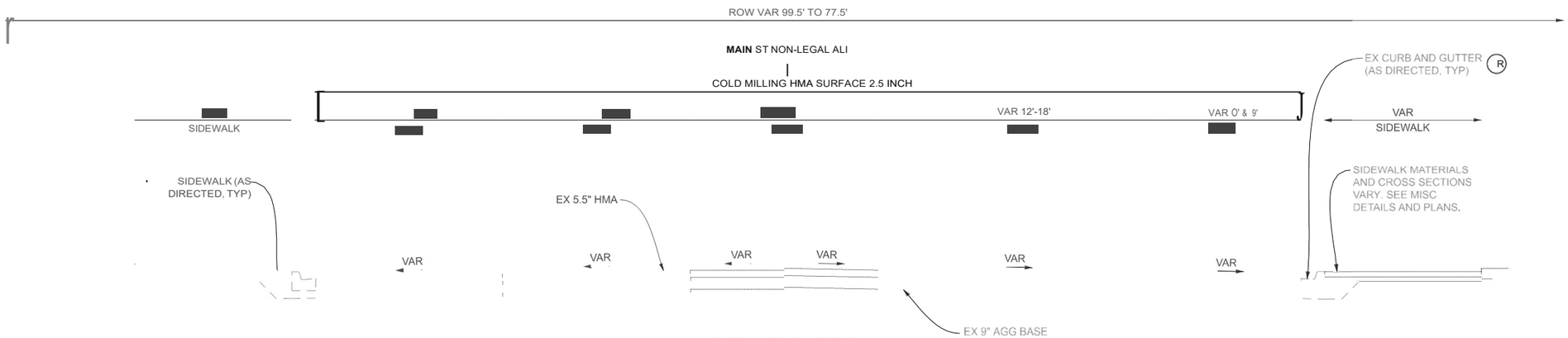
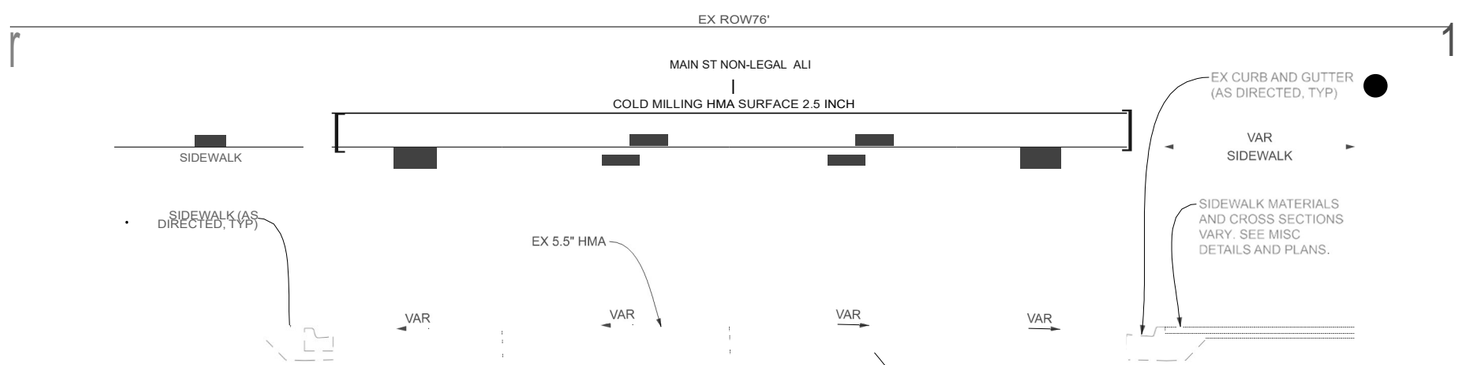


EXISTING TYPICAL SECTION
SECTION APPLIES TO
MAIN ST STA 10+86.31 (POB) TO STA 14+07.72



EXISTING TYPICAL SECTION
SECTION APPLIES TO
MAIN ST STA 14+07.72 TO STA 22+61.75

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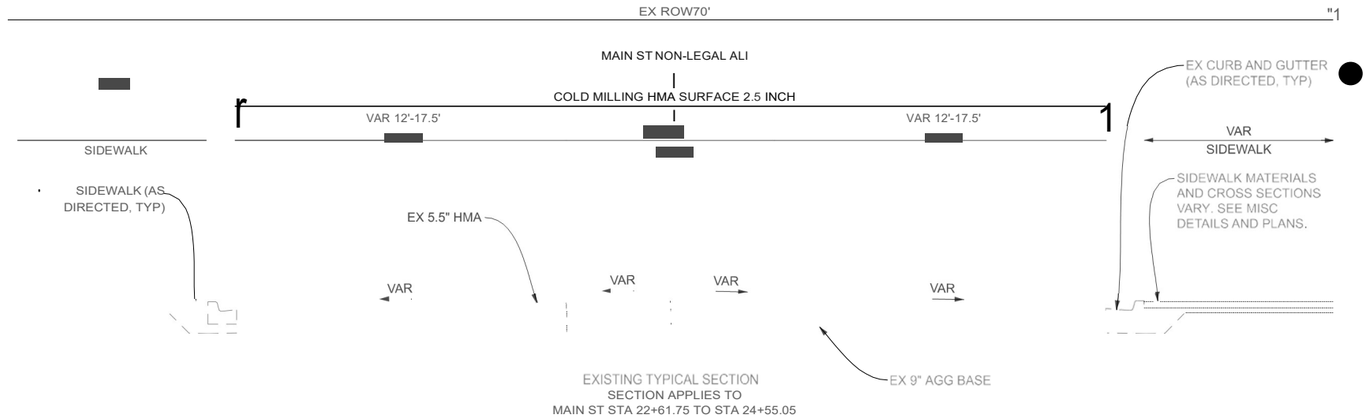

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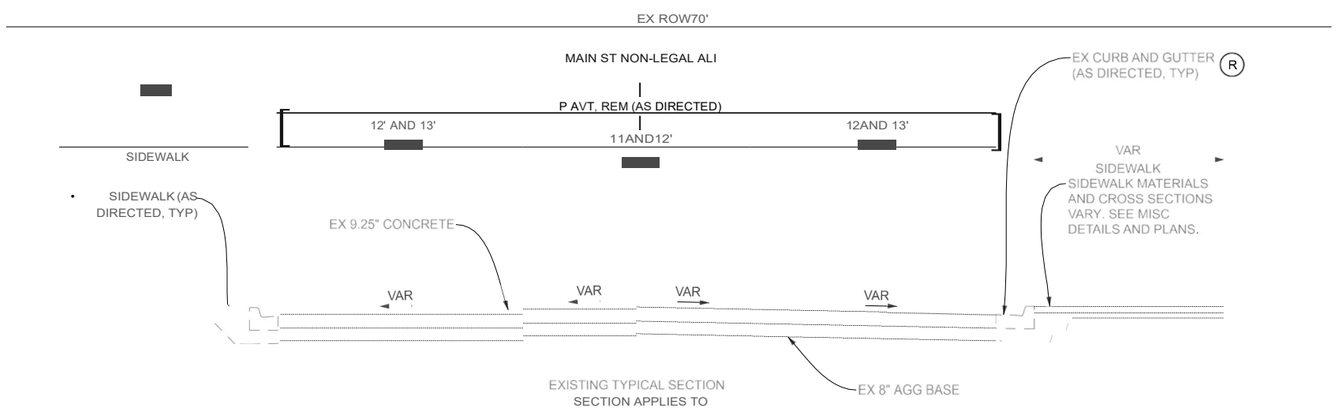

EXISTING TYPICAL SECTION
SECTION APPLIES TO
MAIN ST STA 24+55.05 TO STA 24+67.02
AND STA 50+45.95 TO STA 50+57.77

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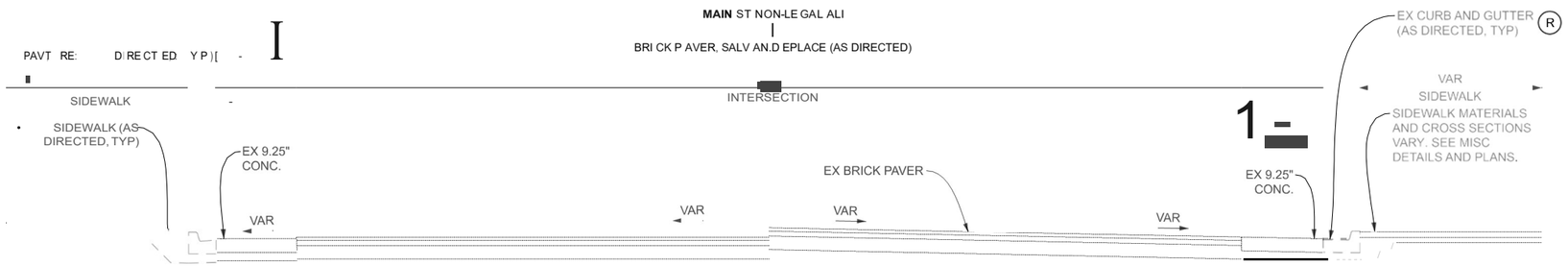

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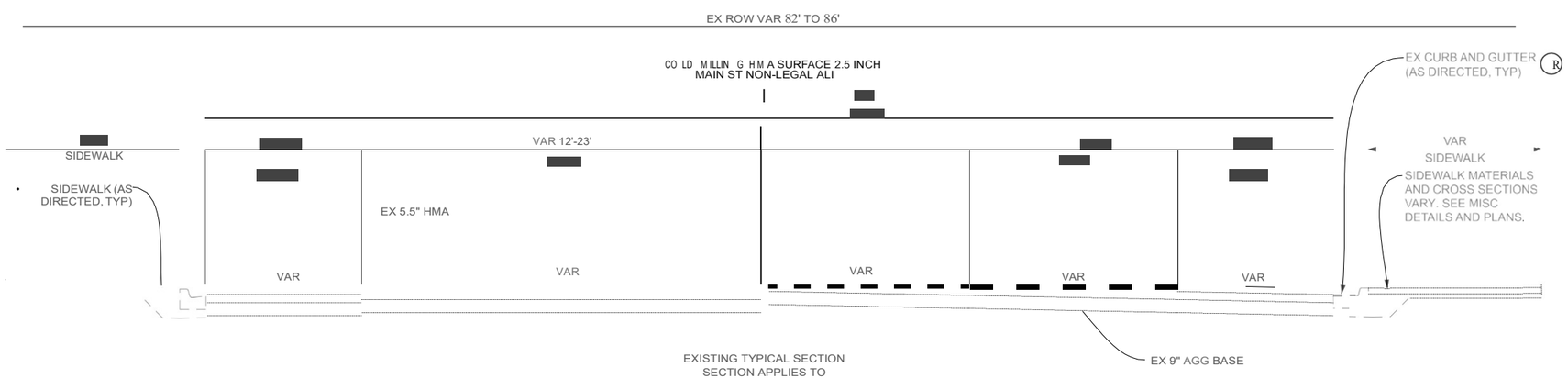
MAIN ST STA 24+67.02 TO STA 25+13.95
AND STA 50+00.00 TO STA 50+45.95



EXISTING TYPICAL SECTION
SECTION APPLIES TO
MAIN ST STA 50+57.77 TO STA 56+46.54 (POE)

VERT. IFTI 8
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60774477

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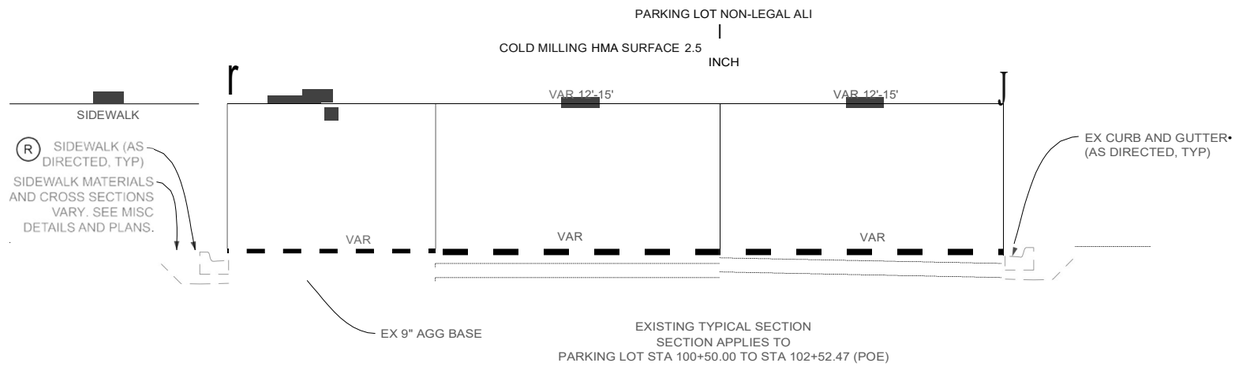

EXISTING TYPICAL SECTION
SECTION APPLIES TO
PARKING LOT STA 100+50.00 TO STA 102+52.47 (POE)

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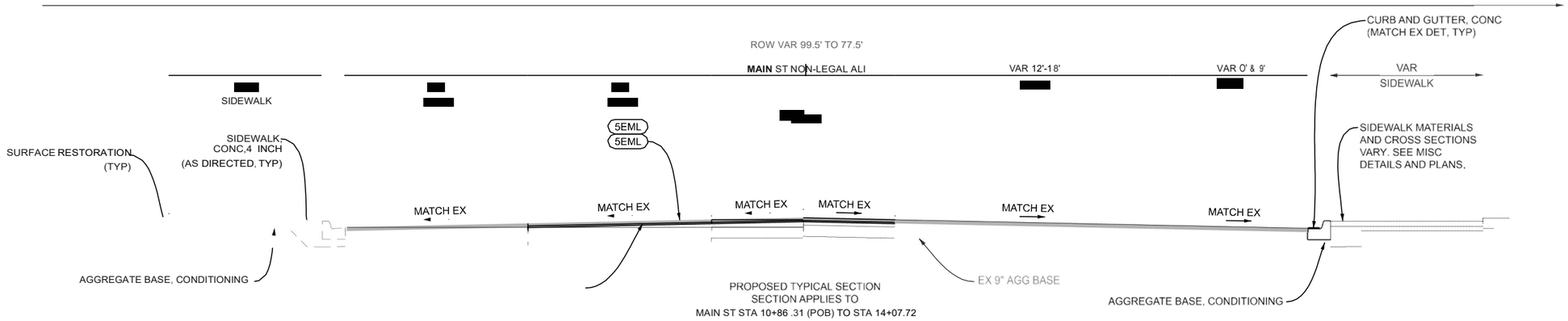

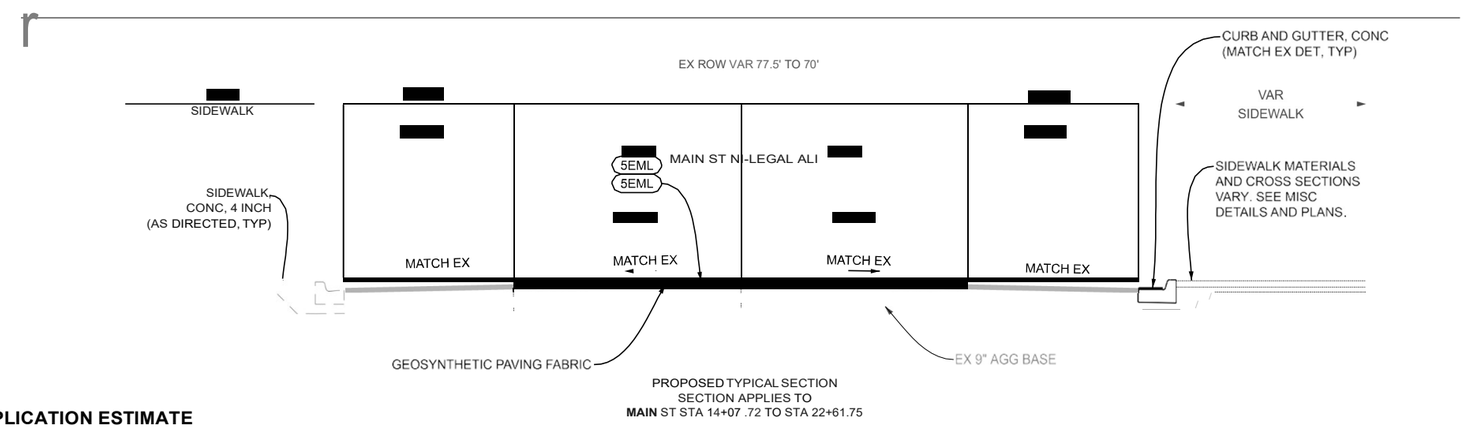

HMAAPPLICATION ESTIMATE

IDENT NO.	ITEM	RATE LBS PER SYD	PERFORMANCE GRADE	REMARKS
5EML	HMA, 5EML	220	64-28	(2.0 INCHES) TOP COURSE (AWi = 260)
5EML	HMA, 5EML	55	64-28	(0.5 INCHES) SCRATCH COURSE
	·BONDCOAT	0.05-0.15GAL		

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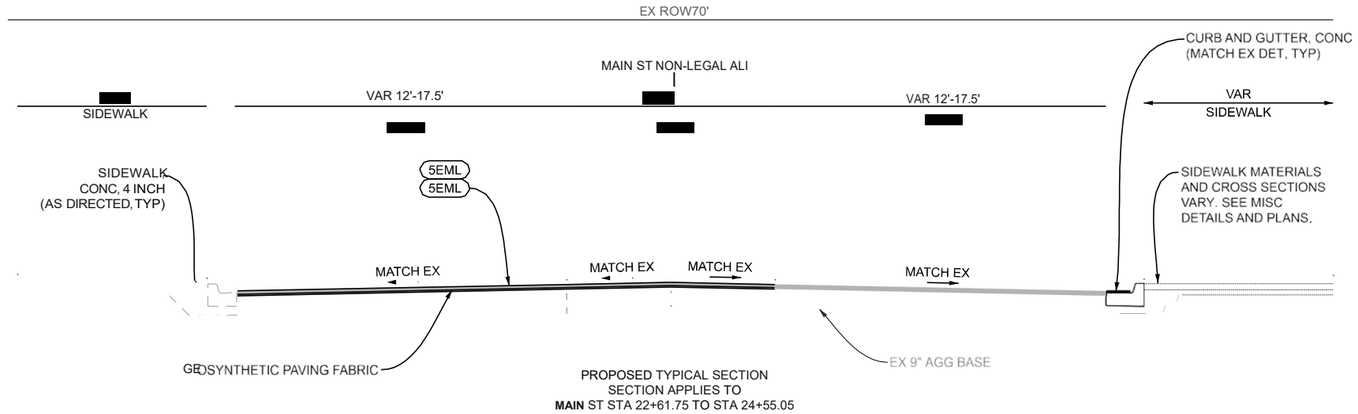

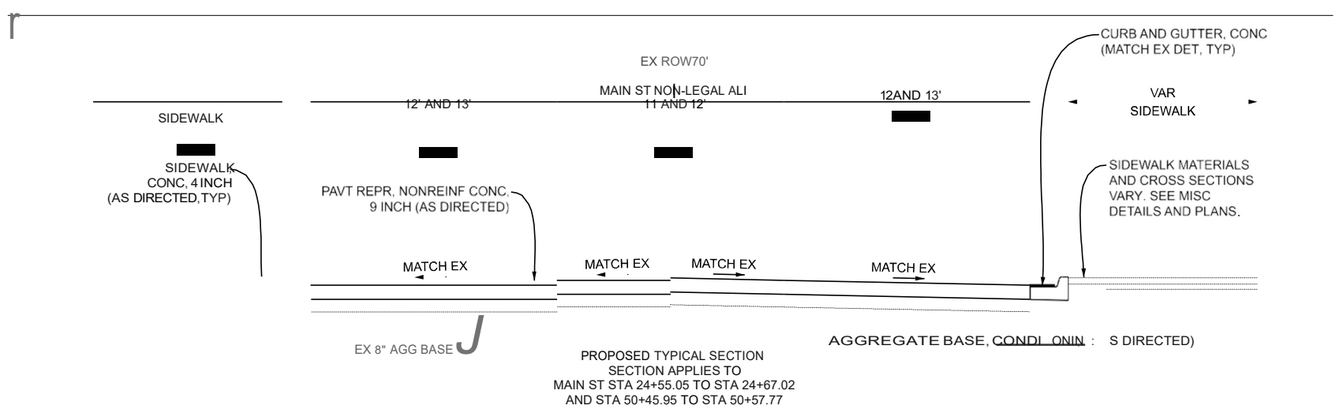

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CITY OF NOVI

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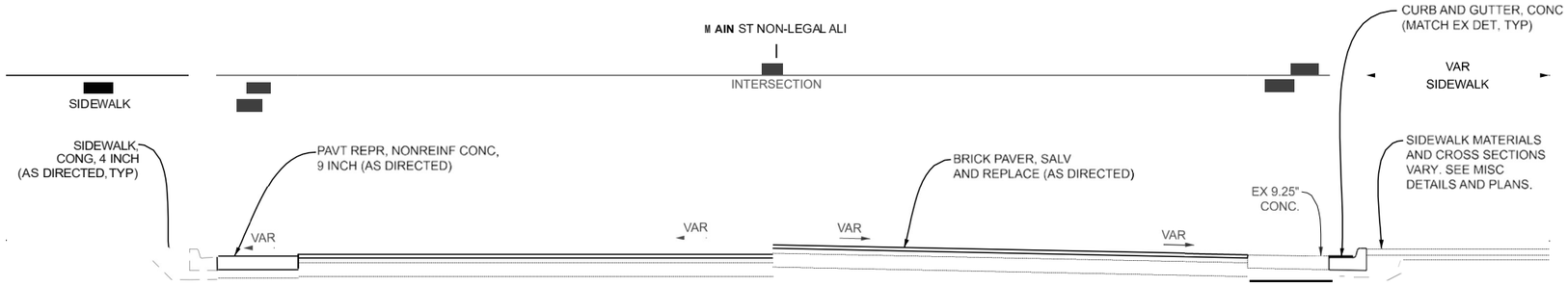
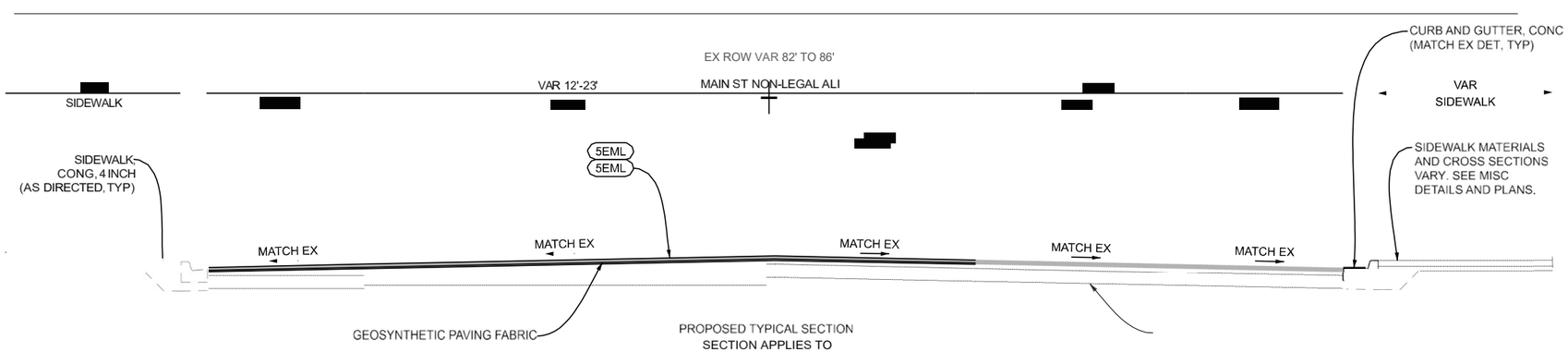


PROPOSED TYPICAL SECTION
SECTION APPLIES TO
MAIN ST STA 24+67.02 TO STA 25+13.95
AND STA 50+00.00 TO STA 50+45.95



PROPOSED TYPICAL SECTION
SECTION APPLIES TO
MAIN ST STA 50+57.77 TO STA 56+46.54 (POE)

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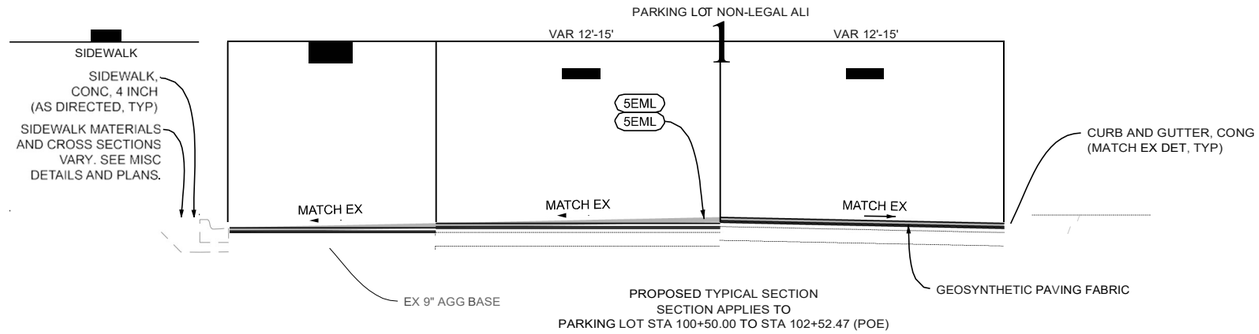

PROPOSED TYPICAL SECTION
SECTION APPLIES TO
PARKING LOT STA 100+50.00 TO STA 102+52.47 (POE)

VERT. IFTI

HORZ. IFTI

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60774477

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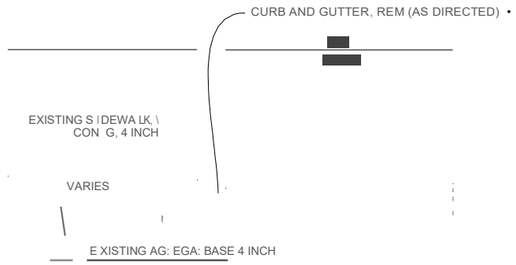
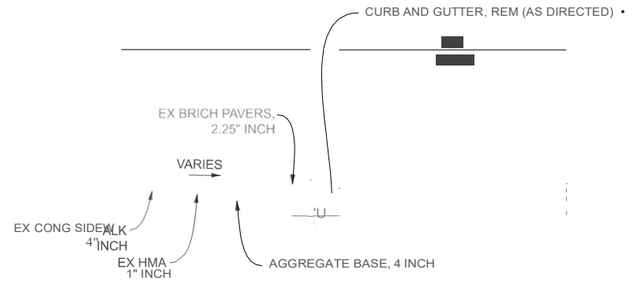
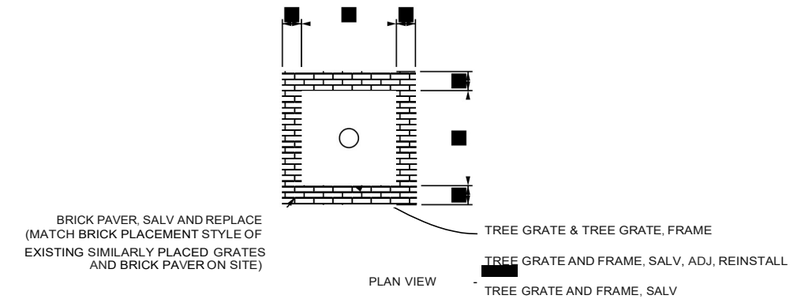


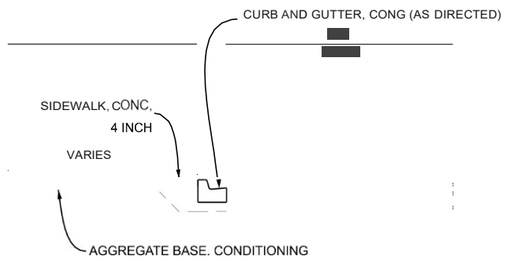
EXISTING CONC SIDEWALK DETAIL



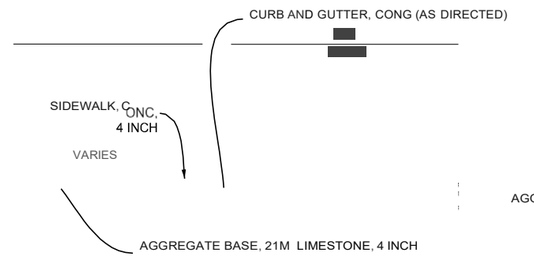
EXISTING BRICK PAVERS DETAIL



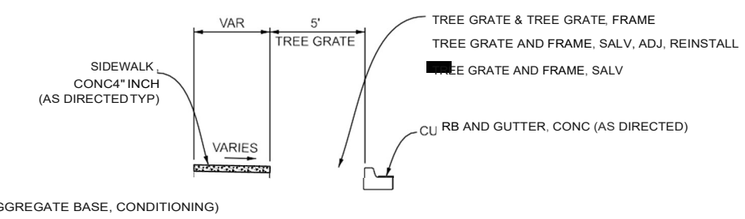
PROPOSED TREE GATE DETAIL WITH BRICK BORDER



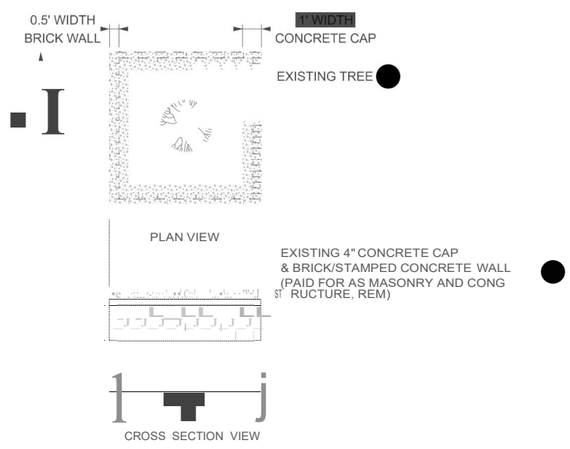
PROPOSED CONC SIDEWALK DETAIL



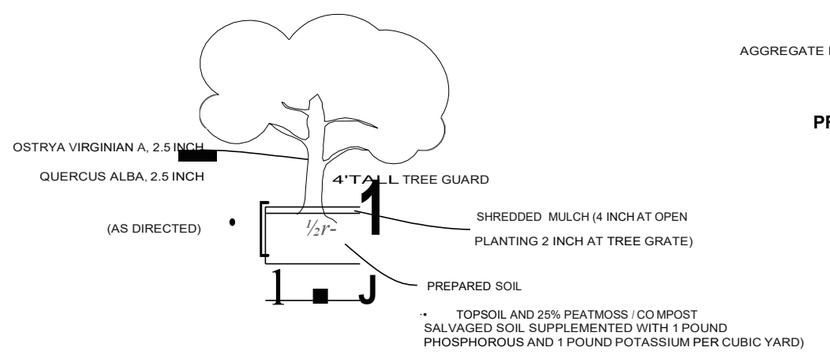
PROPOSED SIDEWALK AT EXISTING BRICK PAVER DETAIL

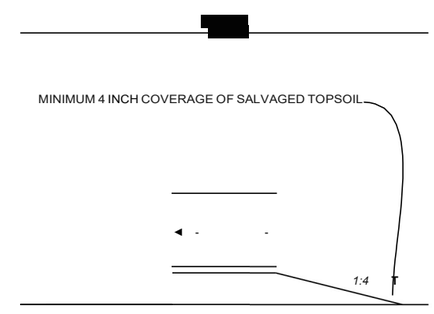


PROPOSED BACK OF CURB TREE GRATE DETAIL



EXISTING PLANT BOXREMOVAL DETAIL





_SALVAGED TOPSOIL AND EMBANKMENT , CIP

PROPOSED BERM
STA 53+64.46 TO 55+68.05

NO SCALE

AECOM

CITY OF NOVI

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NOVI RD

NOTE: LIMITS FOR DISCRETE WALKS AND CURBS ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE MARKED IN THE FIELD BY THE ENGINEER

CATEGORY 4 (DIVERSIFIED MEMBERS CREDIT UNION)

CATEGORY5 (TOWNES AT MAIN ST)

HAZARDOUS OR FLAMMABLE MATERIAL

TREE GRATE AND FRAME, SALV, ADJ, REINSTALL

EX ROW

TREE GRATE AND FRAME, SALV, ADJ, REINSTALL

CAUTION- CRITICAL UTILITY

EX ROW

MAIN ST NON-LEGAL ALI

AT&T

EX ROW

HAZARDOUS OR FLAMMABLE MATERIAL

HAZARDOUS OR FLAMMABLE MATERIAL

CAUTION- CRITICAL UTILITY

CAUTION - CRITICAL UTILITY

CATEGORY 5 (TOWNES AT MAIN ST)

NOVI RD

CATEGORY 2 (MAIN ST PARTNERSHIP)

CATEGORY 5 (TOWNESAT MAIN ST)

HAZARDOUS OR FLAMMABLE MATERIAL

EX ROW

CAUTION- CRITICAL UTILITY

COMCAS.!_

CLEARPATE

E-X-ROW

EX R

NOVI 8"

CAUTION- CRITICAL UTILITY

HAZARDOUS OR FLAMMABLE MATERIAL

CRITICAL UTILITY

CATEGORY 5 (TOWNES AT MAIN ST)

0 HORZ. 1 FT 1 40

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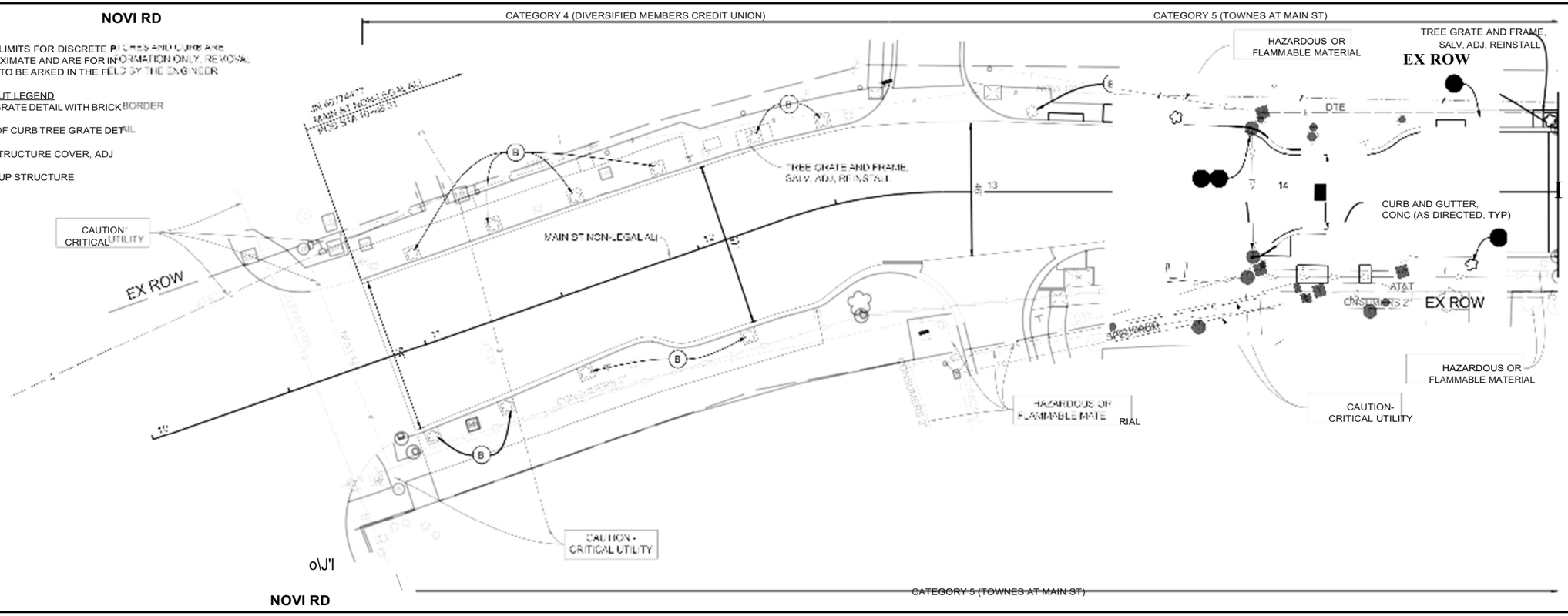
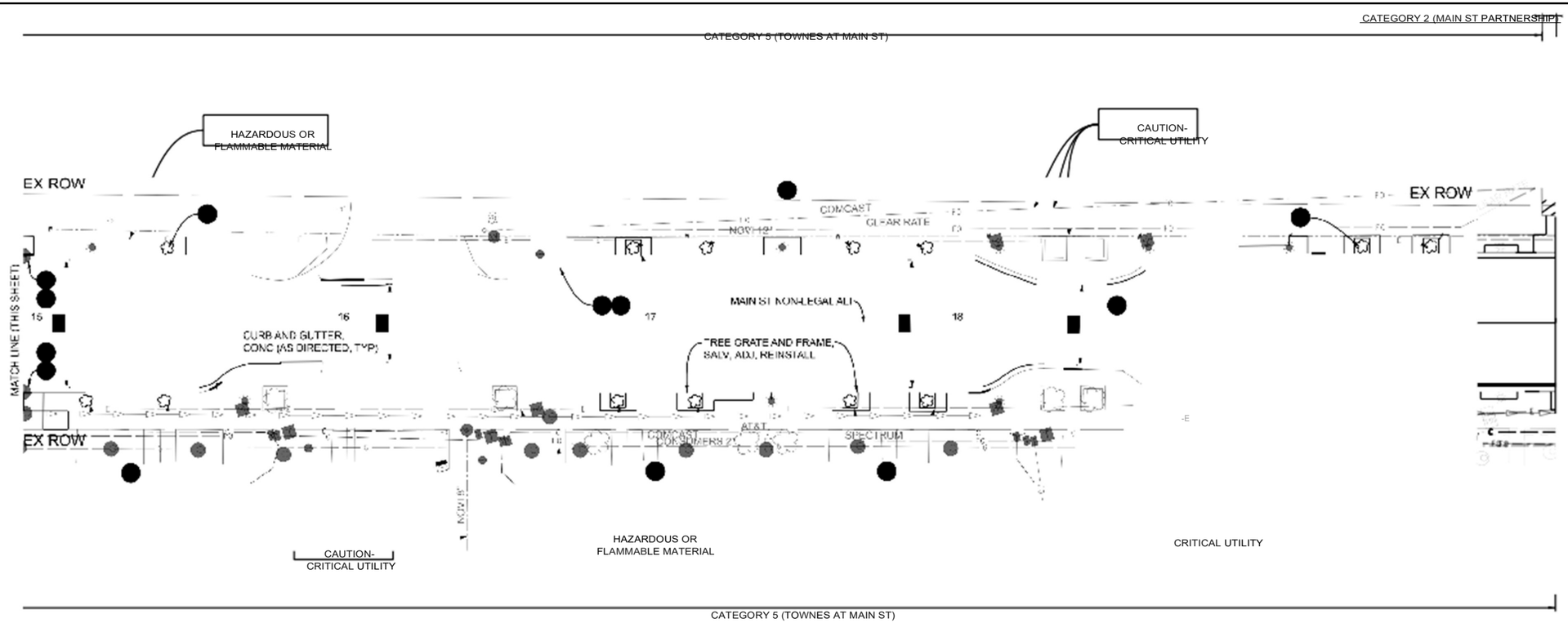
NOVI RD

NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE ARKED IN THE FIELD BY THE ENGINEER

CALLOUT LEGEND

- TREE GRATE DETAIL WITH BRICK BORDER
- BACK OF CURB TREE GRATE DETAIL
- DPW STRUCTURE COVER, ADJ
- POINT UP STRUCTURE





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CITY OF NOVI

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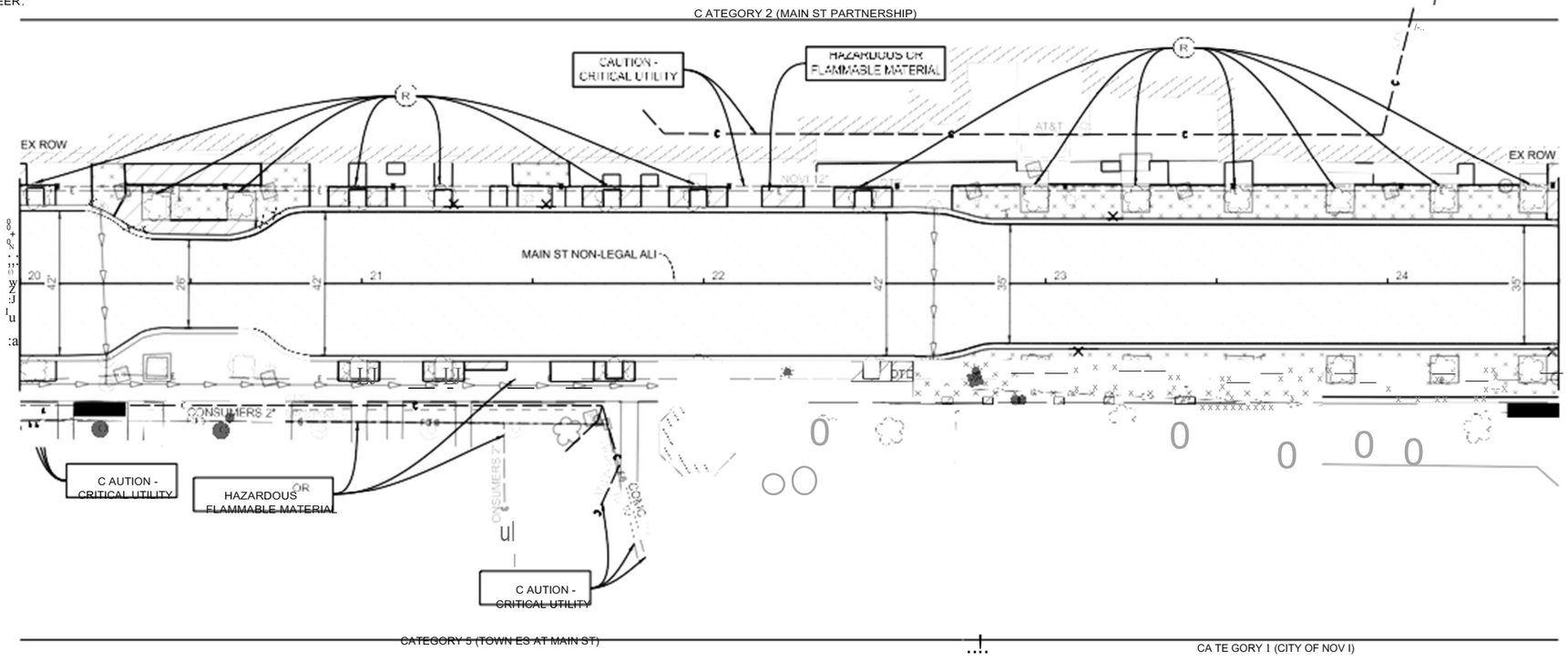
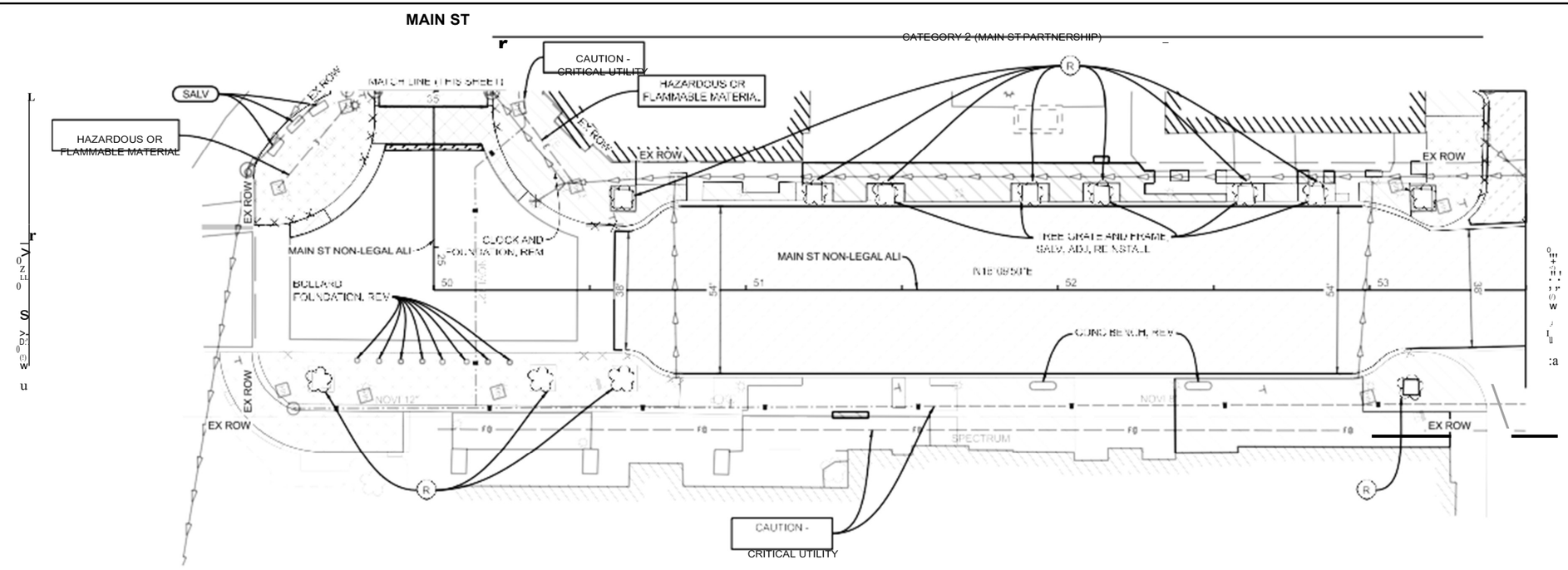
60774477
DATE
07/06/26
SHEET
15

NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE MARKED IN THE FIELD BY THE ENGINEER.





AECOM

CITY OF NOVI

JOB 60774477

DATE 07/06/26

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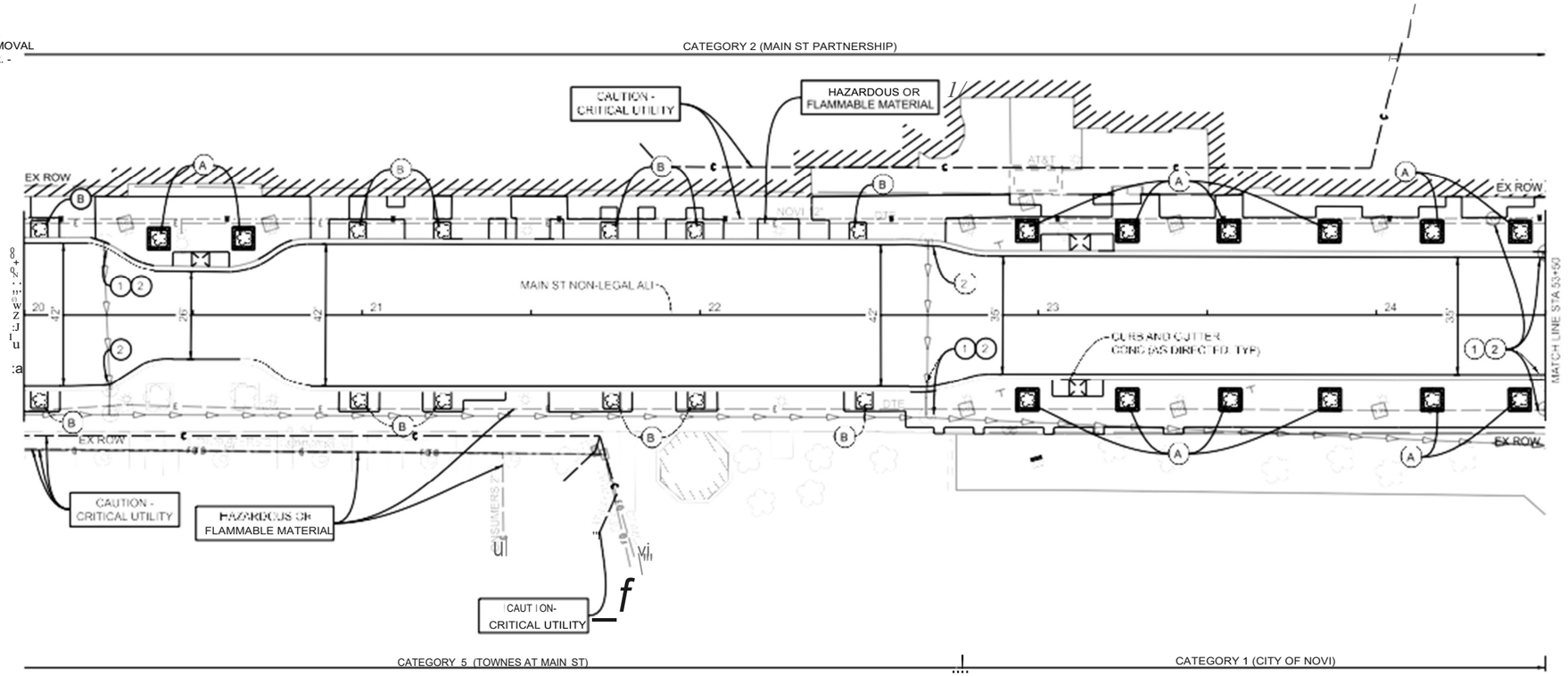
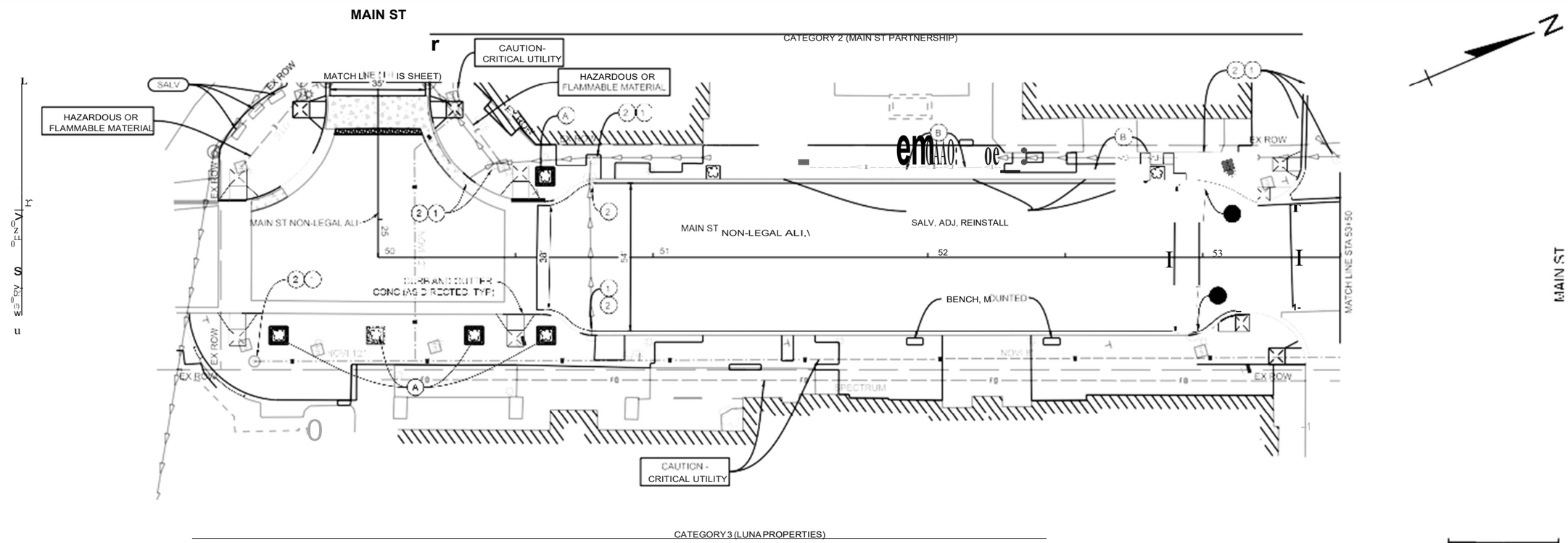
NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE MARKED IN THE FIELD BY THE ENGINEER. -

CALLOUT LEGEND

- TREE GRATE DETAIL WITH BRICK BORDER
- BACK OF CURB TREE GRATE DETAIL
- DPW STRUCTURE COVER, ADJ
- POINT UP STRUCTURE





MAIN ST

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CITY OF NOVI

JOB 60774477

DATE 07/06/26

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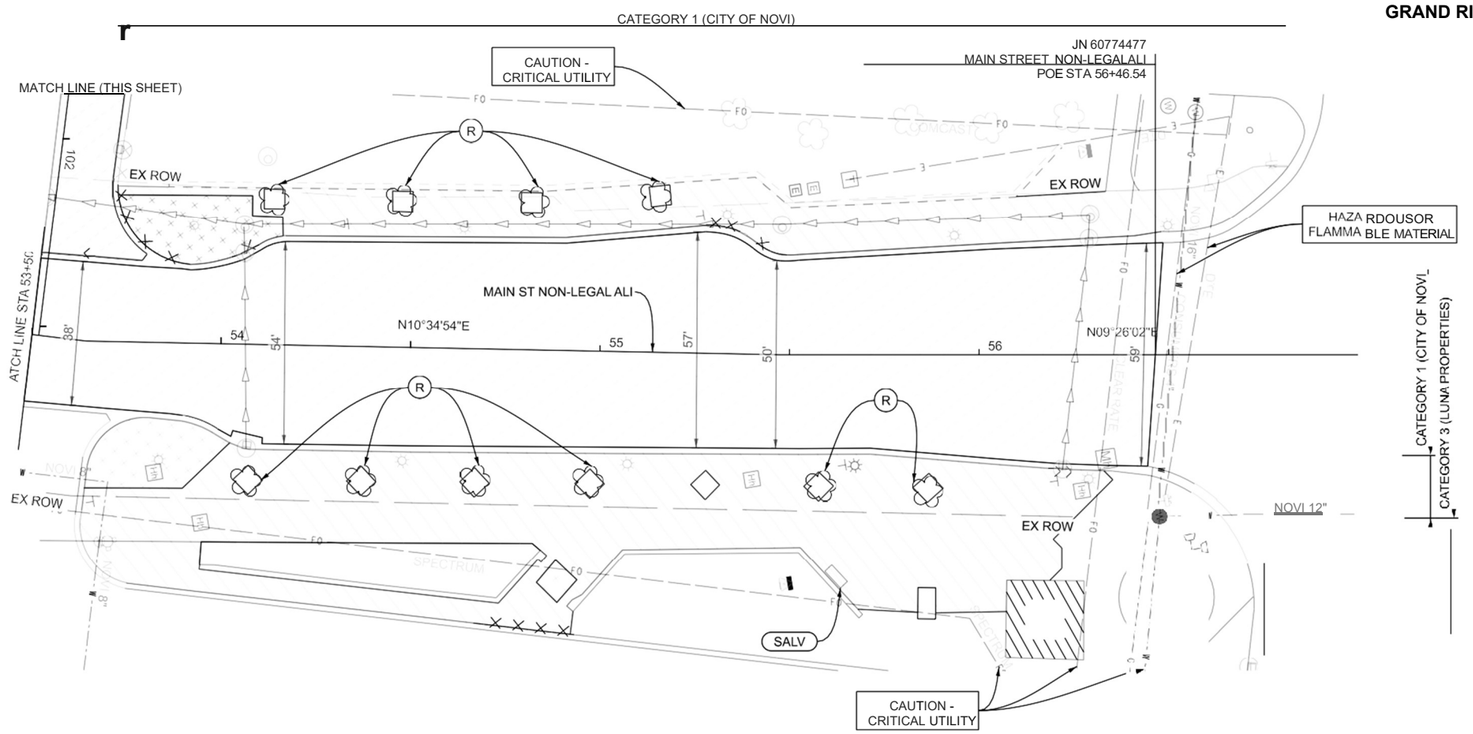
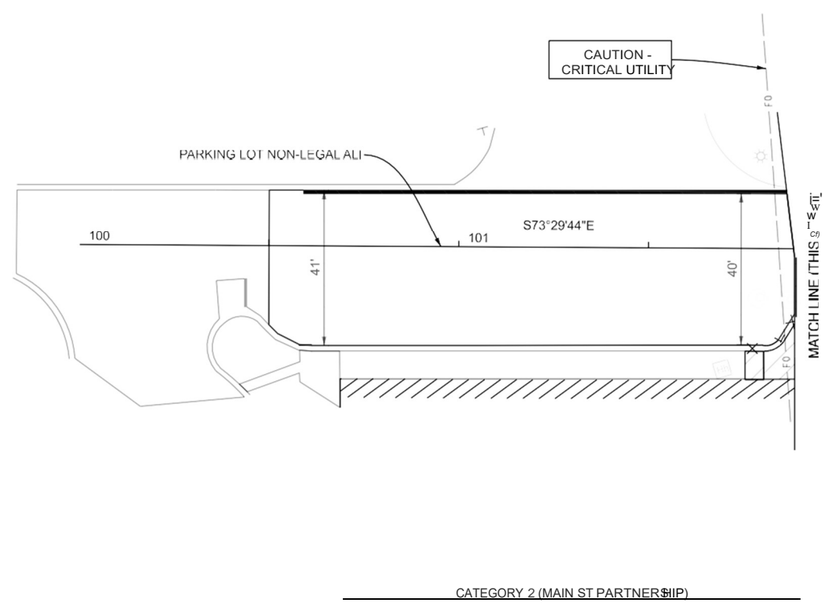
NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATIONONLY. REMOVAL LIMITS TO BE MARKED IN THE FIELD BY THE ENGINEER





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CITY OF NOVI

JOB 60774477

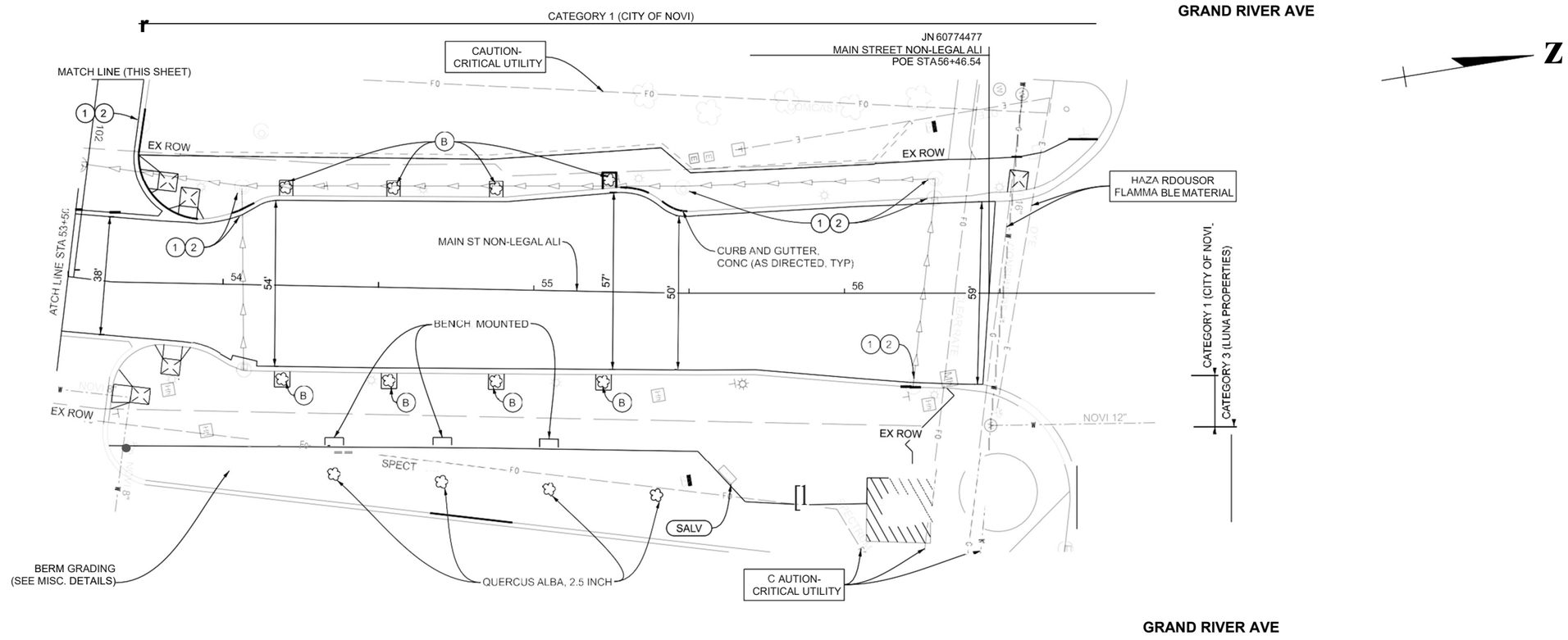
DATE 07/06/26

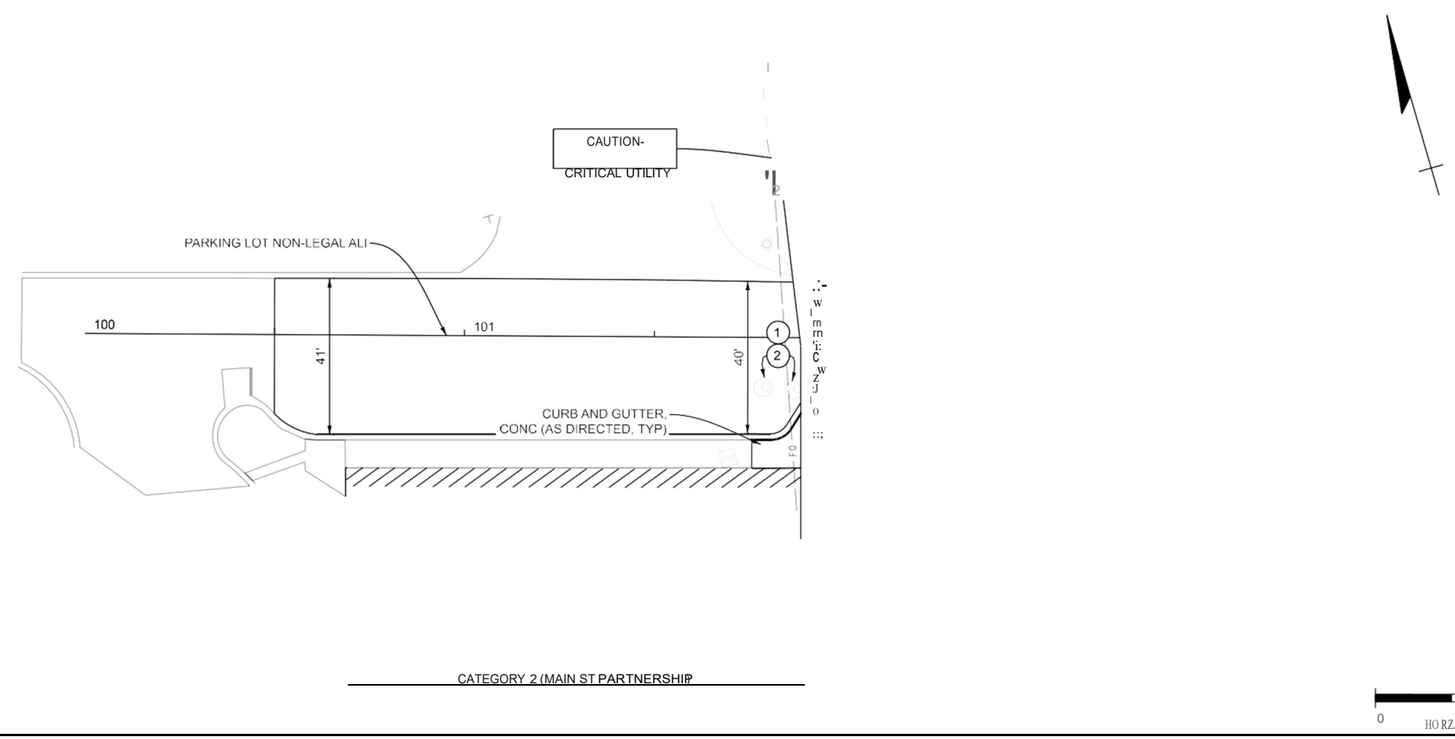
SHEET 18

NOTE: LIMITS FOR DISCRETE PATCHES AND CURB ARE APPROXIMATE AND ARE FOR INFORMATION ONLY. REMOVAL LIMITS TO BE MARKED IN THE FIELD BY THE ENGINEER.

CALLOUT LEGEND

- TREE GRATE DETAIL WITH BRICK BORDER
- BACK OF CURB TREE GRATE DETAIL
- DPW STRUCTURE COVER, ADJ
- POINT UP STRUCTURE





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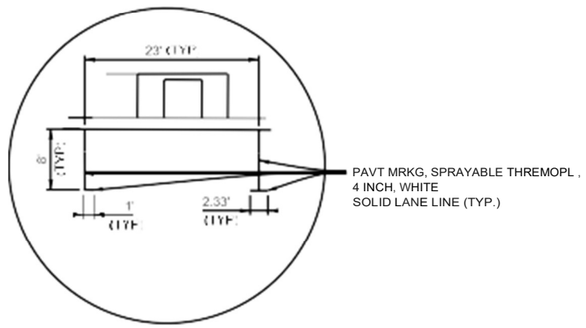
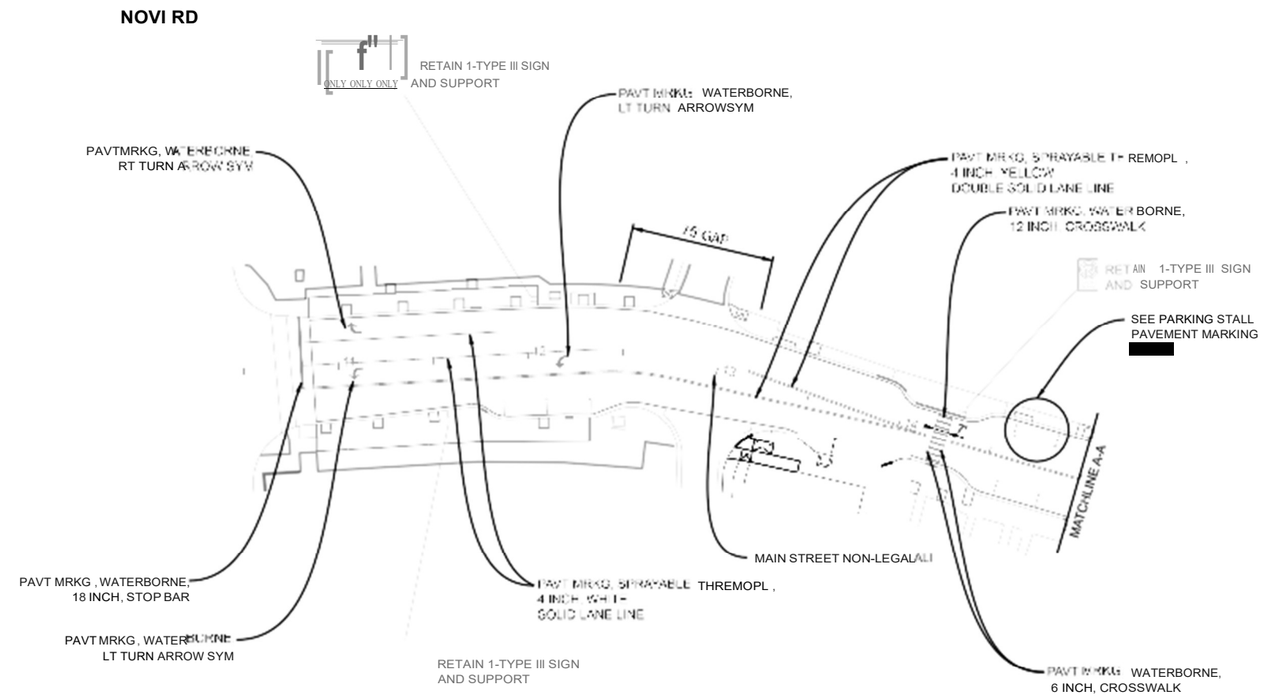
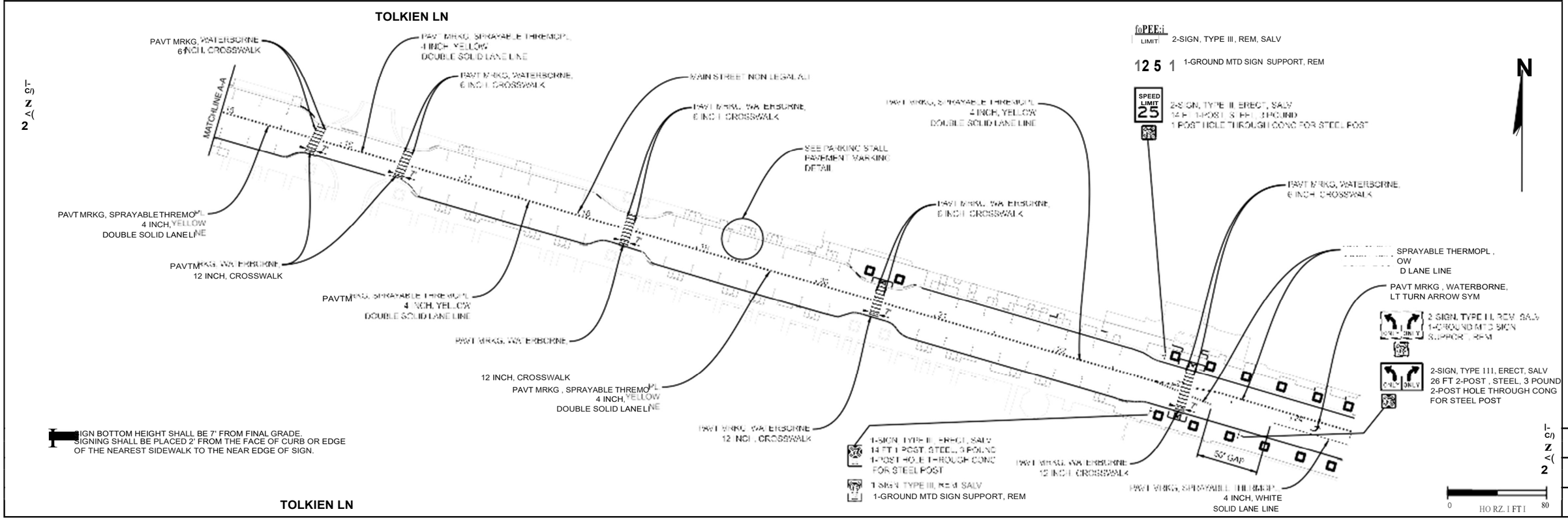
19



NOTE: SAME DIMENSIONS WHEN MIRRORED

PARKING STALL PAVEMENT MARKING DETAIL





SIGN BOTTOM HEIGHT SHALL BE 7' FROM FINAL GRADE.
SIGNING SHALL BE PLACED 2' FROM THE FACE OF CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF SIGN.

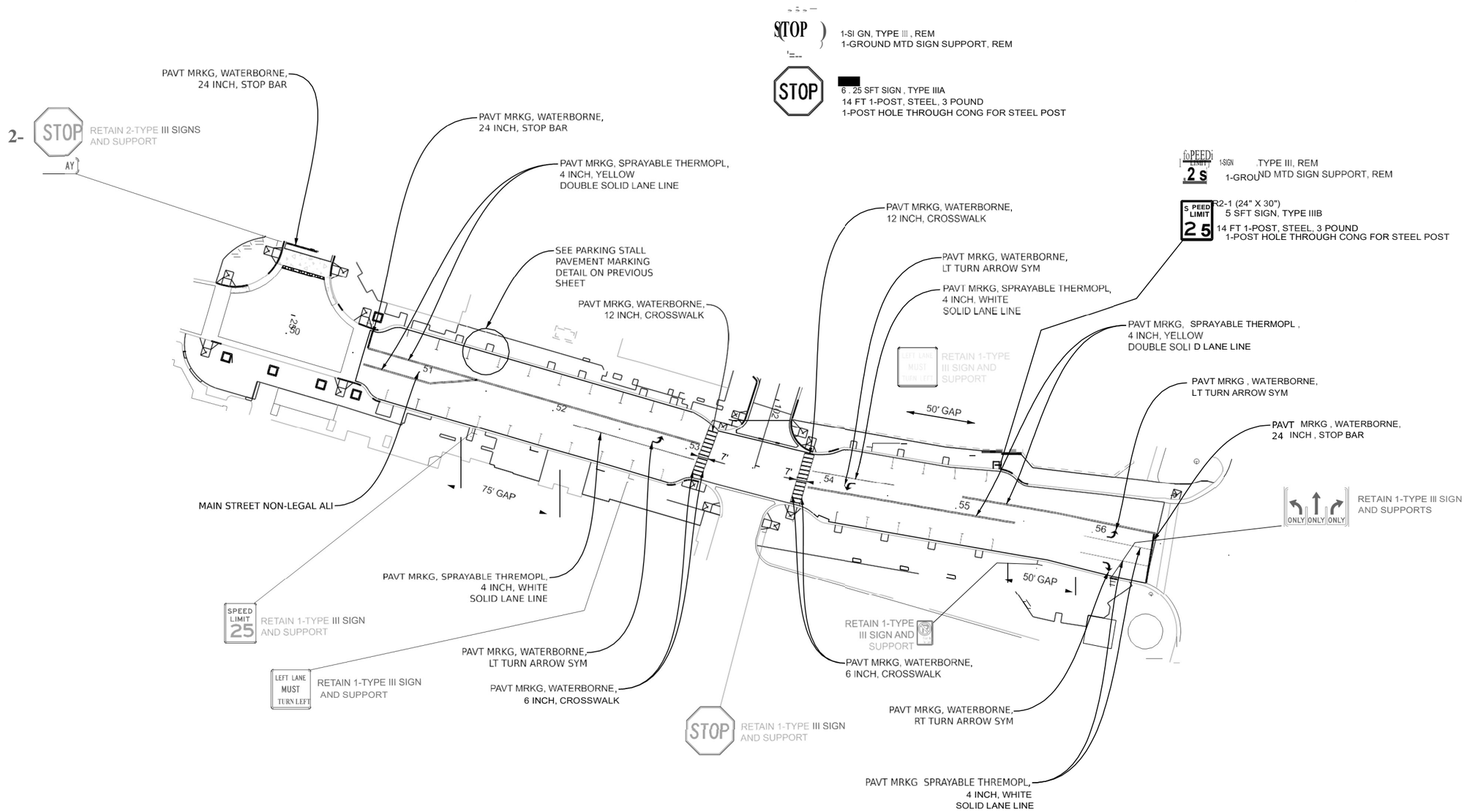
N

AECOM

CITY OF NOVI

JOB	60774477
DATE	07/06/26
SHEET	28

GRAND RIVER AVE



SIGN BOTTOM HEIGHT SHALL BE 7' FROM FINAL GRADE.

SIGNING SHALL BE PLACED 2' FROM THE FACE OF CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF SIGN.

GRAND RIVER AVE

0 HORZ. 1 FT 1 80

AECOM

CITY OF NOVI

JOB 60774477

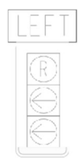
DATE 07/06/26

SHEET 29

LIST OF MATERIAL		
NO.	ITEM	QUANTITIES
1	Pushbutton Support Post, Rem, RCOC	1 Ea
2	Pushbutton, Rem	1 Ea
◯	Conduit, Rem	30 Ft

EX. 1-WAY ILLUMINATED

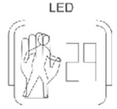
12"X27"
CS#1-CS#8
EX. TS#1, TS#2, TS#5,
TS#6, TS#9, TS#10,
TS#13 & TS#18
(1W-3C - 2 LT ARROWS)



EX. TS#3, TS#4, TS#7,
TS#B, TS#11, TS#12,
TS#14, TS#15, TS#18
TS#19 & TS#20
(1W-3C)

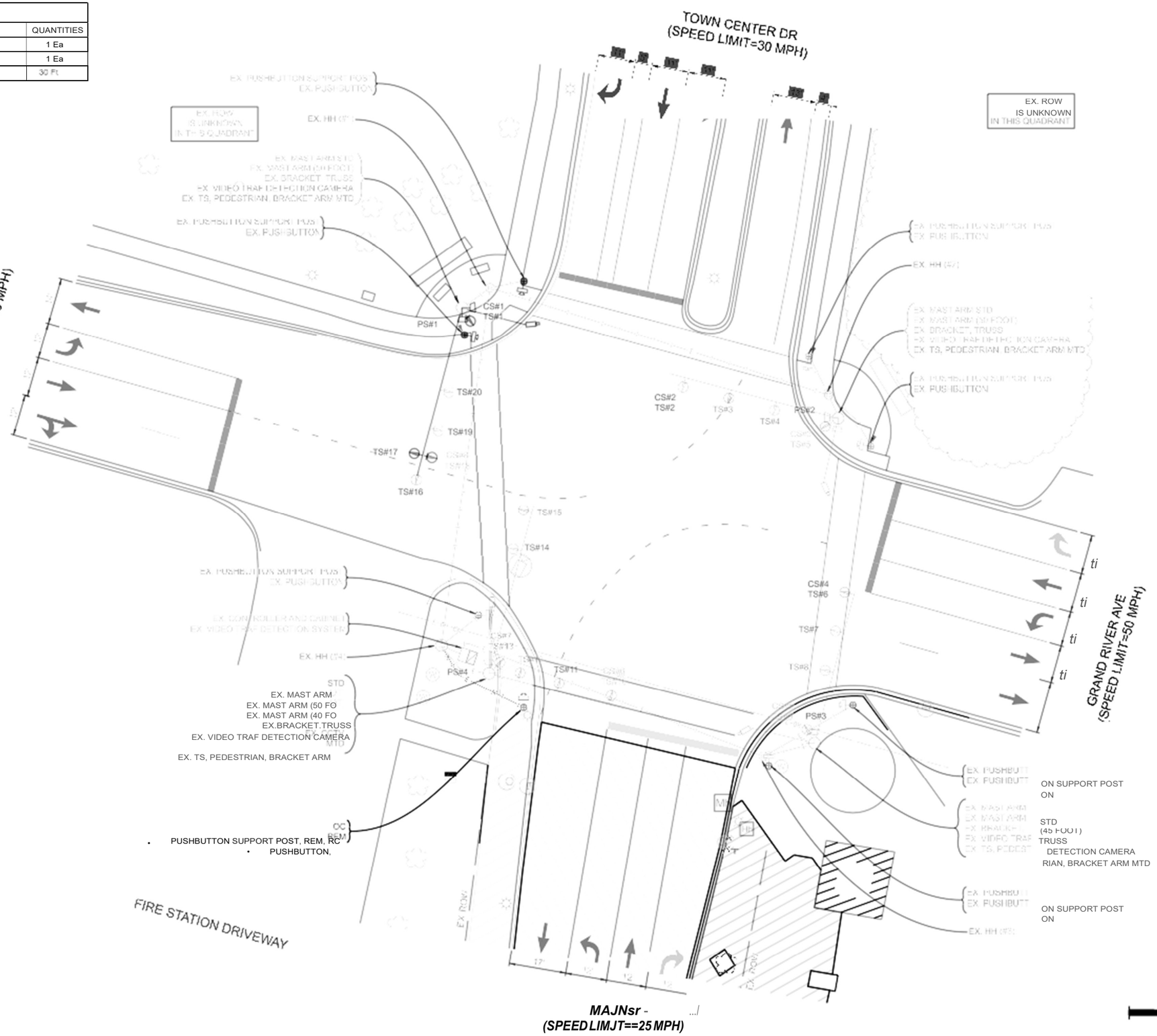
EX. PS#1-PS#4
(2W-2C)

LED



COUNTDOWN
HEAD

EX. TS#16
(1W-1C)



AECOM

CITY OF NOVI

JOB
60774477
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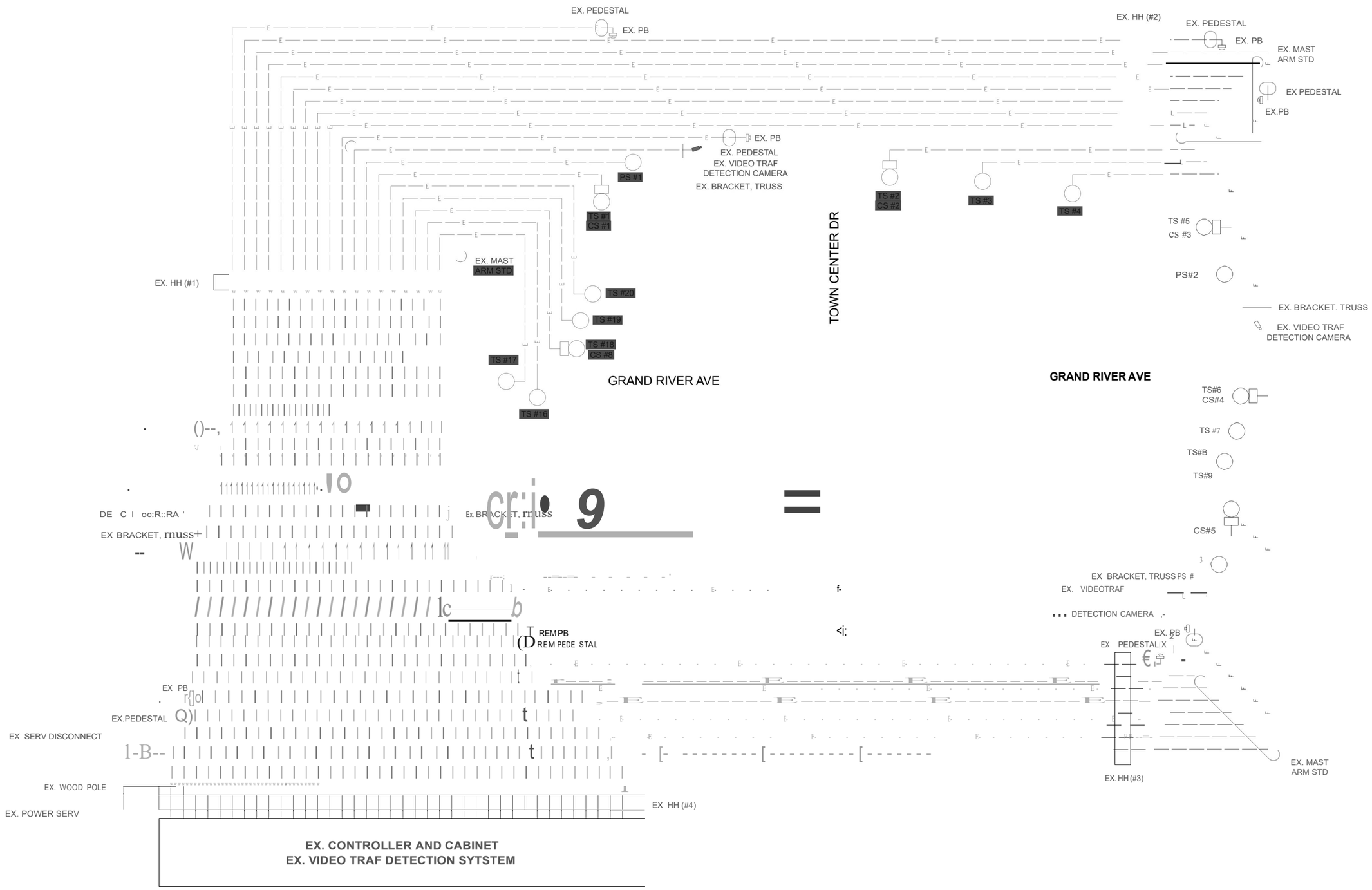
30



REMOVAL CABLING DIAGRAM

NOT TO SCALE

NO SCALE

AECOM

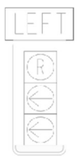
CITY OF NOVI

JOB
60774477
DATE
07/06/26
SHEET
31

LIST OF MATERIAL

NO.	ITEM	QUANTITIES
1	Pushbutton Support Post, RCOC	1 Ea
2	Pushbutton and Sign	1 Ea
◯	Conduit, DB, 1, 1 1/2 inch	35 Ft

EX. 1-WAY ILLUMINATED
12"X27"
CS#1-CS#8
EX. TS#1, TS#2, TS#5,
TS#6, TS#9, TS#10,
TS#13 & TS#18
(1W-3C - 2LT ARROWS)

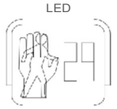


EX. TS#3 , TS#4 , TS#? ,
TS#8 , TS#11 , TS#12 ,
TS#14 , TS#15, TS#18
TS#19 & TS#20
(1W-3C)

EX. PS#1-PS#4
(2W-2C)

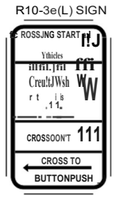
E X. TS#16
(1W-1C)

LED



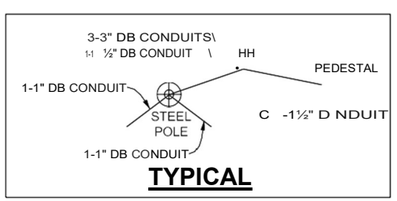
COUNTDOWN
HEAD

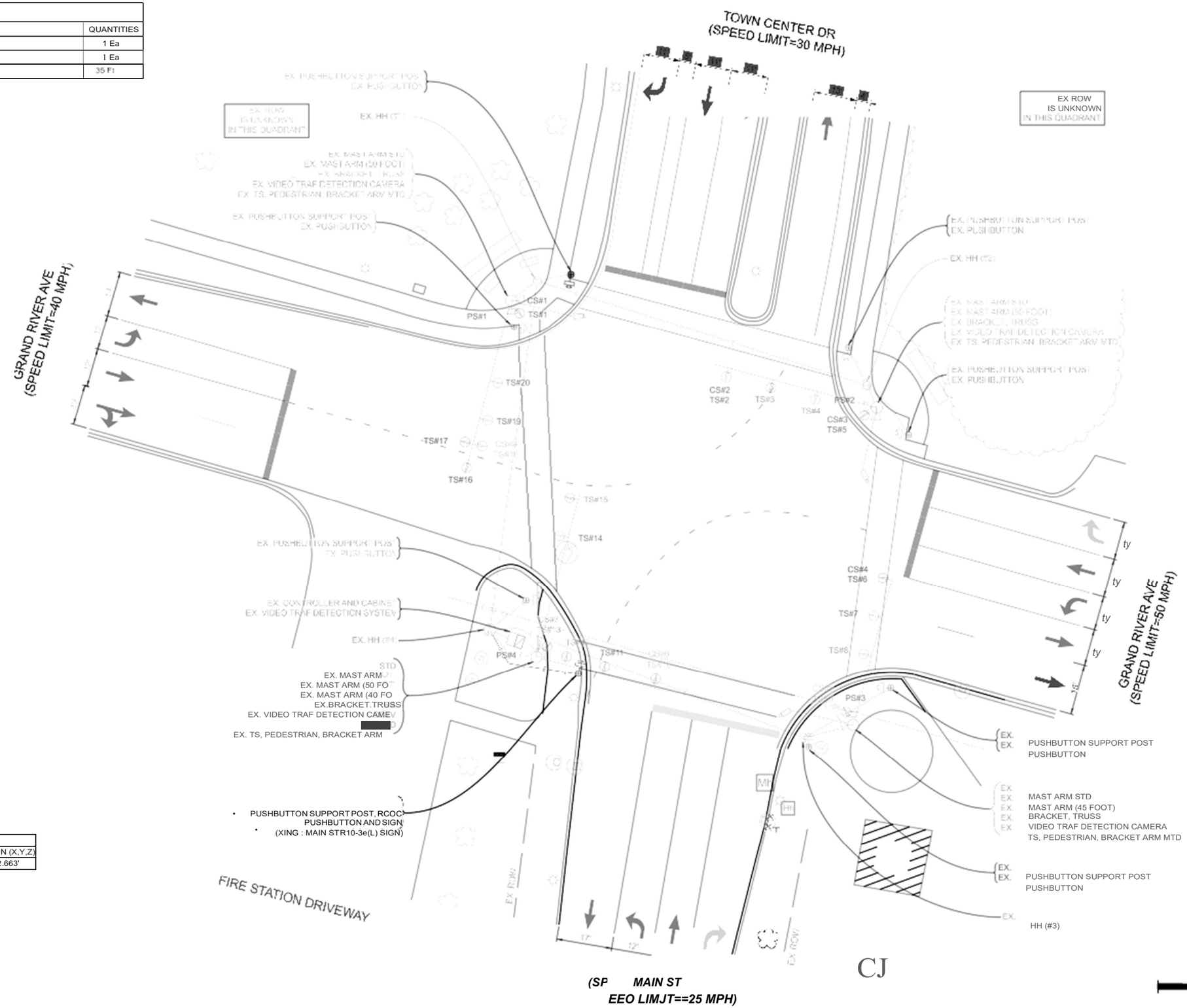
R10-3e(L) SIGN



R10-3e(R) SIGN

SIGNAL EQUIPMENT COORDINATES		
QUADRANT	-	EASTING, NORTHING, ELEVATION (X,Y,Z)
SOUTHWEST	PEDESTAL	13365357.0 7', 358176.15', 912.663'





0 HORZ. 1 FT 30

AECOM

CITY OF NOVI

JOB
60774477
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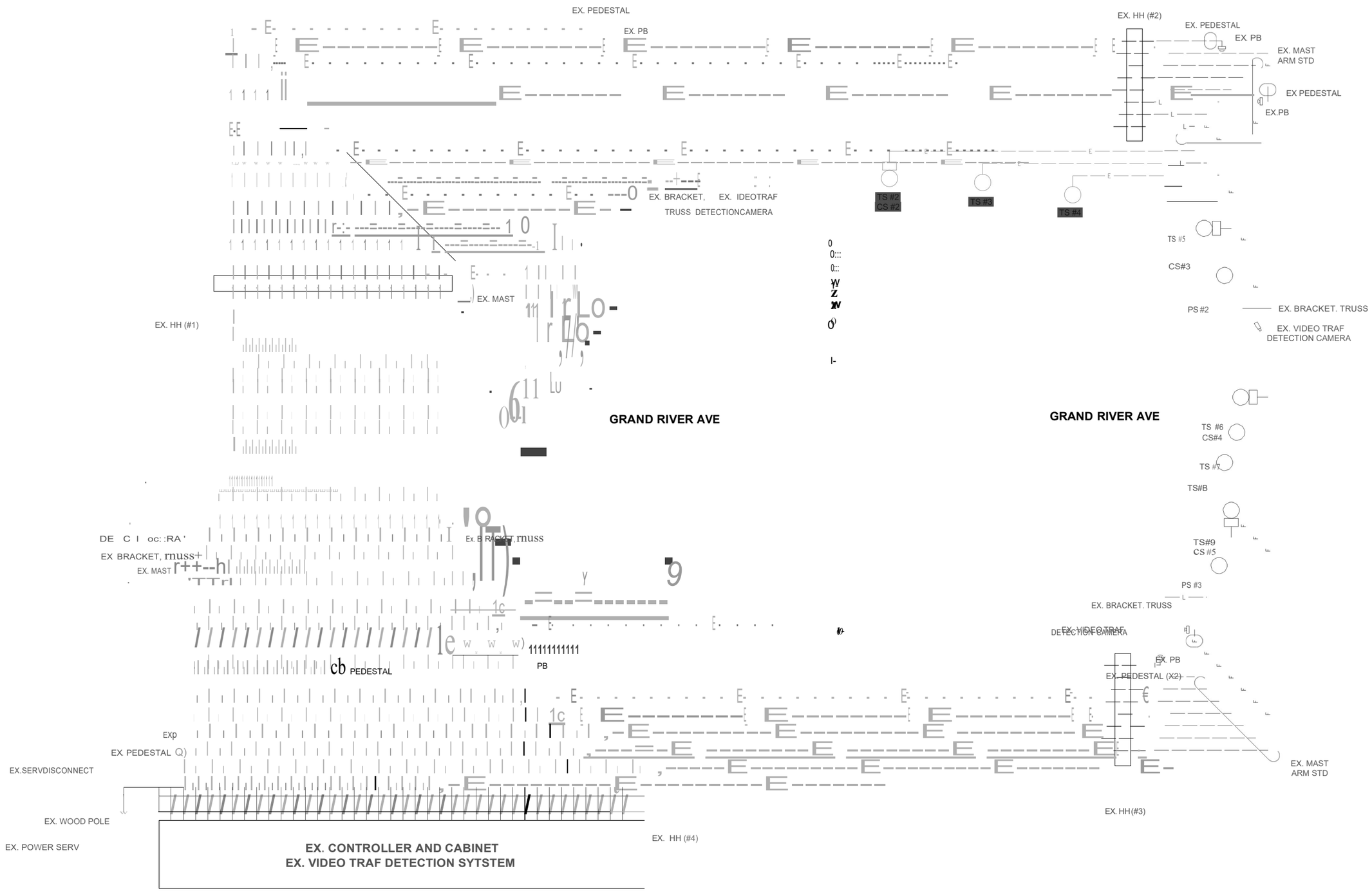

CABLES TO BE USED
UNLESS SPECIFIED OTHERWISE

1. PUSHBUTTON CABLES ARE 2/C#16 SHIELDED PJ.

FINAL CABLING DIAGRAM
NOT TO SCALE

NO SCALE

AECOM

CITY OF NOVI

JOB
60774477
DATE
07/06/26
SHEET
33

March 18, 2026

City of Novi
26300 Lee BeGole Dr
Novi, MI 48375

Re: City of Novi- Main St

Attached is the agreement for the lighting project along Main St in Novi, MI. A detailed description of the project is outlined in the agreements. Please print TWO copies. Please sign BOTH copies in the designated areas. A check in the amount of $489,576.80 is also required at this time. Please return BOTH signed agreements (as well as check made payable to **DTE Energy**) to the following address:

DTE Community Lighting
8001 Haggerty Rd.
Belleville, MI 48111
Attn: Brandon Faron

Please call if you have questions, 734-397-4017.

Sincerely,
Brandon R. Faron
Brandon R. Faron
Principal Account Manager
Community Lighting

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of March 18, 2026 between DTE Electric Company ("Company") and the City of Novi ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated April 11, 2022 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	77191243	
	If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	[Main St], as more fully described on the map attached hereto as Attachment 1.	
3. Total number of lights to be installed:	109	
4. Description of Equipment to be installed (the "Equipment"):	Install (45), 39w LED "Pawn" Granville luminaires mounted to (45) 12' fluted fiberglass posts w/GFI receptacles on concrete foundations. Install (27) 12', fluted decorative posts w/GFI receptacles, (27) dual crossarms, and (54) 39w LED "Pawn" Granville luminaires. Install (5) 20' square posts mounted on high-band foundations, and (10) 149w LED Area luminaires. Project will also consist of removing existing private streetlights. Hard surface restoration to be done by City contractor.	
5. Estimated Total Annual Lamp Charges	$27,374.40	
6. Estimated Total Annual Post Charges if selected	$0.00	
7. Annual Finance Charge if selected	See paragraph 14 below	$0.00
8. Computation of Contribution in aid of Construction ("CIAC Amount")	Total estimated construction cost, including labor, materials, and overhead:	$571,700.00
	Revenue credit:	$82,123.20
	CIAC Amount (cost minus revenue)	**$489,576.80**
	Credit for Post Charge, if selected	$0.00
9. Payment of CIAC Amount:	Due promptly upon execution of this Agreement **$489,576.80**	
10. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual	

Special Financing Options are available – Please read stipulations within agreement check the box below: Finance Option ☐	written consent of the parties or by either party with thirty (30) days prior written notice to the other party.
11. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices _____ SIGN HERE
12. Customer Address for Notices:	City of Novi 26300 Lee BeGole Dr Novi, MI 48375

13. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐YES ☒NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is Special Order Materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used. Customer has up to twenty-four (24) months from the time Company uses, or takes possession of, such Customer SOM to seek reimbursement from Company.

B. Customer will maintain an inventory of at least _0_ posts and _0_ luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at_____. Access to Customer's inventory site must be provided between the hours of 9:00a.m. to 4:00p.m., Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company: (i) shall be relieved from any obligation or commitment to complete the work as scheduled; and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name:_____ Title:_____

Phone Number:_____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to

reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

14. Special Financing Options

A. Finance Charge Option:

As an alternative, where the required contribution exceeds $10,000, upon agreement of the Customer and the Company, the Customer will pay an additional annual charge of the Company's weighted average cost of capital (7.00%) times the contribution amount in lieu of the cash contribution.

****

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:	Customer:
DTE Electric Company	City of Novi
By:_____	By:_____
Name:_____	Name:_____
Title:_____	Title:_____
Date: _____	Date: _____

SIGN HERE

Attachment 1 to Purchase Agreement

Map of Location