



AGENDA
REGULAR CITY COUNCIL MEETING
41ST CITY COUNCIL
OAK PARK, MICHIGAN
FEBRUARY 16, 2026
7:00 PM

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**

5. CONSENT AGENDA

The following routine items are presented for approval without discussion, as a single agenda item. Should any member wish to discuss or disapprove any item it must be dropped from the blanket motion of approval and considered as a separate item.

- A. Regular City Council Meeting Minutes for February 2, 2026
- B. Parks and Recreation Commission Meeting Minutes for November 19, 2025
- C. Approval of Pay Application No. 1 to BDS Environmental of Warren, MI for the Asbestos Abatement Services at Multiple Campus Buildings in the amount of \$206,555.10.
- D. Payment request from MDOT for the 2025 Nine Mile Construction Project from Cloverlawn to Greenfield Road M-771 for the total amount of \$16,814.29.
- E. Payment request from Neumann Smith Architecture for Architectural Services on the Event Hub Project for the total amount of \$1,848.00
- F. Approval of Payment Application No. 5 to Albaugh Masonry Stone & Tile Inc., of Waterford, MI for the Event Hub masonry work in the amount of \$62,859.46.
- G. Payment request from OHM Advisors for Engineering Consulting Services for the total amount of \$15,900.00.
- H. Payment request from Giffels Webster for Master Planning Services in the total amount of \$5,823.75.
- I. Payment request from Anova Furnishings for outdoor furniture at the 11 Mile Road, Alleys, and Parking Lot Reconfiguration Project for the total amount of \$87,490.94.

- J. Approval of Pay Application No. 1 to Taplin Group, LLC of Kalamazoo, MI for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 in the amount of \$52,336.80.
- K. Public Safety Activity Summary Report for January 2026
- L. Approval of Pay Application No. 3 (Final) to D.V.M. Utilities, Inc. of Sterling Heights, MI for the 2025 Sewer Lining Project, M-777 in the amount of \$5,000.00.
- M. Request authorization to bid the 2026 CIA Landscaping Installation Project
- N. New and Renewal Licenses for February 16, 2026

6. RECOGNITION OF VISITING ELECTED OFFICIALS

7. ACCOUNTING REPORTS

- A. Approval for payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$15,511.61.
- B. Approval for payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$6,500.

8. BIDS

- A. Request approval to award the bid for the 2026 Joint and Crack Sealing Project M-788 to Michigan Joint Sealing, Inc. of Farmington Hills, MI.
- B. Request to approve the professional services proposal from Testing Engineers & Consultants (TEC) of Troy, MI to provide construction testing for the not-to exceed amount of \$62,280.00.
- C. Request to award the bid for the Capital Avenue Rehabilitation Project, M-786 to Eminent Contracting, LLC, of Detroit, MI for a total amount of \$1,005,607.00.

9. ORDINANCES

- A. First reading of proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 24850 Greenfield Rd., Parcel ID 52-25-30-101-040, from PCD, Planned Corridor Development District to B-2, General Business District.

10. CITY ATTORNEY

- A. Appeal of a Public Record Request Determination that No Responsive Documents were available (Freedom of Information Act Request) Joshua Hunter of Berkley, Michigan

11. CITY MANAGER

A. Resident Services

1. 2025 Resident Request Presentation

B. Department of Public Works

1. Approval of Pay Application No. 8 and Change Order No. 6 for the Event Hub Project in the amounts of \$286,799.68, and \$0.00 respectively.

C. Public Safety

1. Request to approve the Oakland County P25 Simulcast System interlocal agreement between Oakland County and the City of Oak Park.

D. Recreation

1. Change Order and Budget Amendment for the City Master Plan to Include Recreation Master Plan Services

E. Elevate Oak Park

1. Update on progress of the Community Center Project.

12. CALL TO THE AUDIENCE

Each speaker's remarks are a matter of public record; the speaker, alone, is responsible for his or her comments and the City of Oak Park does not, by permitting such remarks, support, endorse or accept the content, thereof, as being true or accurate. "Any person while being heard at a City Council Meeting may be called to order by the Chair, or any Council Member for failure to be germane to the business of the City, vulgarity, or personal attacks on persons or institutions." There is a three minute time limit per speaker.

13. CALL TO THE COUNCIL

14. ADJOURNMENT

The City of Oak Park will comply with the spirit and intent of the American with Disabilities Act. We will provide support and make reasonable accommodations to assist people with disabilities to access and participate in our programs, facilities and services. Accommodations to participate at a Council Meeting will be made with 7-day prior notice.



**MINUTES
REGULAR CITY COUNCIL MEETING
41ST CITY COUNCIL
OAK PARK, MICHIGAN
FEBRUARY 2, 2026
7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:03 PM by Mayor McClellan in the Council Chambers of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Mayor McClellan, Mayor Pro Tem Edgar, Council Member Radner, Council Member Crawford

ABSENT: Council Member Whitehead

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, City Attorney Krause

4. APPROVAL OF AGENDA

Motion by Edgar, seconded by Radner, CARRIED, to approve the agenda as presented.

Voice Vote:	Yes:	McClellan, Edgar, Radner, Crawford
	No:	None
	Absent:	Whitehead

5. CONSENT AGENDA

Motion by Edgar, seconded by Radner, CARRIED, to approve the consent agenda consisting of the following items:

Voice Vote:	Yes:	McClellan, Edgar, Radner, Crawford
	No:	None
	Absent:	Whitehead

- A. Regular City Council Meeting Minutes for January 20, 2026
CM-02-35-2026
- B. Special City Council Meeting Minutes for January 20, 2026
CM-02-36-2026
- C. Recycling Commission Meeting Minutes for January 15, 2026
CM-02-37-2026

- D. Payment of an MDOT Invoice for the 2025 Nine Mile Construction Project from Cloverlawn to Greenfield Road M-771 for the total amount of \$244,082.28.
CM-02-38-2026
- E. 2nd Quarter FY 2025-26 Investment Report
CM-02-39-2026
- F. Budget to Actual Report for period ending 12-31-25
CM-02-40-2026
- G. Payment of invoices from OHM Advisors for Engineering Consulting Services for the total amount of \$4,227.00.
CM-02-41-2026
- H. New and Renewal Licenses for February 2, 2026
CM-02-42-2026

6. RECOGNITION OF VISITING ELECTED OFFICIALS

State House Representative Regina Weiss was present to provide an update on legislative activities in Lansing.

7. ACCOUNTING REPORTS

- A. Approval for payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$6,500.
CM-02-43-2026

Motion by Radner, seconded by Edgar, CARRIED, to approve for payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$6,500.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Crawford
 No: None
 Absent: Whitehead

8. BIDS

- A. Request to award the 2026 Janitorial Contract to P.I.C. Maintenance Inc. of Southfield, MI in the amount of \$128,801.72
CM-02-44-2026

Motion by Crawford, seconded by Radner, CARRIED, to award the 2026 Janitorial Contract to P.I.C. Maintenance Inc. of Southfield, MI in the amount of \$128,801.72.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Crawford
 No: None
 Absent: Whitehead

Deputy City Manager Owczarzak indicated that on December 19, 2025, staff issued a request for proposals (RFP) for janitorial services through BidNet Direct. The bid period closed on January 21, 2026. A mandatory pre-bid walkthrough was conducted and attended by 30 vendors and a total of 13 vendors submitted proposals. Following staff evaluations, the three lowest responsible bidders were PIC Maintenance at \$128,801.72, G & A Cleaning, Inc. at \$148,860.00, and CORE Maintenance at \$147,440.84. The lowest responsible bidder, PIC Maintenance, Inc., meets all bid requirements and is recommended for the bid award.

- B. Request to Award the Cablecast VIO Playback and Bulletin Board System Upgrade Bid to Media Storage Group Inc of Burbank, Ca in the amount of \$34,209.50
CM-02-45-2026

Motion by Crawford, seconded by Radner, CARRIED, to award the Cablecast VIO Playback and Bulletin Board System Upgrade bid to Media Storage Group Inc of Burbank, Ca in the amount of \$34,209.50.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Crawford
 No: None
 Absent: Whitehead

Communications Director Toth indicated that on December 19, 2025, staff issued a Request for Proposals (RFP) for Cable Cast VIO Playback and Bulletin Board System Upgrades through BidNet Direct. The bid period closed on January 12, 2026, and three vendors submitted proposals. One proposal was disqualified for being received after the bid opening deadline. Following staff evaluations, Media Storage Group was determined to be the lowest responsible bidder, met all bid requirements, and is recommended for the bid award.

9. CITY MANAGER

City Manager Tungate and Public Safety Director Cooper clarified the City's policy regarding Federal Immigration Enforcement.

The City of Oak Park operates within the boundaries of all applicable federal and state laws. At the same time, the City's foremost responsibility is to provide local services that promote public safety, community trust, and overall well-being. City departments do not enforce federal civil immigration law unless required by law or pursuant to a valid judicial warrant.

As local resources are dedicated to municipal priorities, the city wishes to clarify the following as it relates specifically to public safety:

- The City of Oak Park and its Public Safety Department operate legally, ethically, and with integrity.
- In response to false statements circulating on social media, the city affirms that U.S. Immigration and Customs Enforcement (ICE) has never contacted the Oak Park Public Safety Department for assistance, nor has the Department provided such assistance.
- The city has not entered into, and has no intention of entering into, a 287(g) agreement with ICE. The 287(g) Program authorizes local law enforcement agencies to perform certain federal immigration enforcement functions, which Oak Park does not participate in.
- The city has not and will not participate in door-to-door enforcement actions or immigration roundups with ICE.
- Residents are encouraged to contact the Public Safety Department whenever assistance is needed.

The City has also established a comprehensive administrative policy governing interactions with federal law enforcement agencies. Key components of this policy include:

- Maintaining appropriate building security by monitoring entrances and requiring identification from individuals entering City facilities.
- Ensuring standard security measures, including surveillance cameras, are operational and recording.
- Treating ICE agents as members of the public and not allowing access to non-public areas without a valid, judge-signed judicial warrant (as distinct from an administrative warrant).
- Continuing to uphold all privacy protections and refraining from sharing any personal information protected by law with any entity, including ICE.
- Educating City employees on the distinction between judicial warrants and administrative warrants and directing employees to immediately contact the City Manager's office if any warrant is presented. The City Manager will authorize review by the City Attorney as appropriate.

Oak Park is strongest when all residents feel safe engaging with their local government. The city remains committed to upholding the law while prioritizing public safety, trust, and community well-being.

The Oak Park Public Safety Department shares this commitment and will continue to serve every resident and visitor with professionalism, respect, and integrity, grounded in its long-standing culture of community engagement and mutual trust.

A. Administration

1. 2026-27 Budget Calendar
CM-02-46-2026

Motion by Radner, seconded by Julie Edgar, CARRIED, to approve the following 2026-27 Budget Calendar pending final confirmation of the council review session on 5-1-26.

Voice Vote:	Yes:	McClellan, Edgar, Radner, Crawford
	No:	None
	Absent:	Whitehead

B. Municipal Services

1. Resolution in support of an application to the DIA Partners in Public Art Program.
CM-02-47-2026

Motion by Radner, seconded by Crawford, CARRIED, to adopt the following resolution in support of an application to the DIA Partners in Public Art Program:

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF OAK PARK

RESOLUTION IN SUPPORT OF AN APPLICATION TO THE DIA PARTNERS IN PUBLIC ART PROGRAM

WHEREAS, the City of Oak Park supports the addition and expansion of public art in our community; and

WHEREAS, The Detroit Institute of Arts collaborates on a program known as "Partners in Public Art" which provides funding and support for outdoor murals painted in public places; and

WHEREAS, the City of Oak Park is applying for the DIA Partners in Public Art Program; and
WHEREAS, the City of Oak Park's Strategic Plan Goal 1 is "Deepen sense of place and community identity" with an objective to "Invest in public art experiences"; and
WHEREAS, the City of Oak Park's Master Plan lists "Identify areas for public art installations, and encourage art galleries" and "Identify funding sources for art, landscaping and streetscape amenities" as objectives under the goal of "Cultivate A Sense of Place and Unique Public Spaces;" and

WHEREAS, the City of Oak Park has identified the new Event HUB that would be well suited for public art;

WHEREAS, the City of Oak Park understands that if selected, the partnership between the DIA and the City of Oak Park shall include a guarantee of a minimum ten year commitment to keep and maintain the public art; and

BE IT HEREBY RESOLVED, the City of Oak Park approves the application for participation in the Partners in Public Art program, commits to the location of the public art at the new Event HUB, and agrees to maintain the public art per the program requirements.

Voice Vote: Yes: McClellan, Edgar, Radner, Crawford
 No: None
 Absent: Whitehead

Municipal Services Director Marrone indicated that on October 21, 2024, City Council passed a resolution in support of an application for a DIA Partners in Public Art Mural application for two possible locations, either at the Event Hub or the wall in the 11-Mile Social District. The City has been selected by the DIA to install a mural in 2026 and the Event Hub was the chosen location for the mural. The DIA is requesting we revise the resolution indicating the final location selection of the Event Hub. A survey was launched today and will be open for two weeks to gather input on the mural design. All residents and stakeholders are invited to reply to the survey and provide their input for the artist to design the mural.

2. Request to approve Final Payment Application No. 4 (Final) and Change Order No. 2 for the Nine Mile Connector Park Project, M-746 to DMC Consultants Inc. of Detroit, MI for \$23,338.97 and (\$48,847.25), respectively.
CM-02-48-2026

Motion by Radner, seconded by Crawford, CARRIED, to approve Final Payment Application No. 4 (Final) and Change Order No. 2 for the Nine Mile Connector Park Project, M-746 to DMC Consultants Inc. of Detroit, MI for \$23,338.97 and (\$48,847.25), respectively.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Crawford
 No: None
 Absent: Whitehead

Municipal Services Director Marrone summarized Payment Application No. 4 (Final) and Change Order No. 2 for the Nine Mile Connector Park Project, M-746 by DMC Consultants Inc. of Detroit, MI. This project installed the play equipment and site amenities at the Nine-Mile Connector Park, between the Linear Park and Troy Ave. Proposed Change Order No. 2 balances out the final payment. This project is 100% complete.

C. Finance/Assessing

1. Resolution to authorize Budget Amendment #2026-2
CM-02-49-2026

Motion by Radner, seconded by Edgar, CARRIED, to approve the Resolution authorizing Budget Amendment #2026-2.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Crawford
 No: None
 Absent: Whitehead

The City's annual budget was adopted on May 19, 2025 and is effective July 1st. The budget is adopted at the departmental level. In accordance with the State Budget Act, budget amendments are to be completed throughout the fiscal year in order to reflect the most current information available related to revenue and expenditure budgets. Budget amendments that have a positive or negative impact on fund balance or change the department total require Council approval. The original budget adopted by the mayor and council had a net zero impact on fund balance. During the first six months, budget amendments totaling \$370,000 were adopted reducing the fund balance. The details of the amendments to date include the following:

- Roll over amendments of items budgeted in FY 24/25 that will be paid in FY 25/26 \$370,000 (net zero impact between the two fiscal years)

The second quarter (12/31/2025) budget amendment for the General Fund is attached and summarized below.

GENERAL FUND

Beginning Fund Balance July 1, 2025	\$ 5,138,429
Amended Budget as of December 31, 2025	\$ (370,000)
Net Change in Fund Balance (Amendment #2026-2)	\$ <u>(0)</u>
Estimated Ending Fund Balance June 30, 2026	\$ <u>4,768,429</u>

The proposed amendment has no net impact on fund balance and includes the following notable items:

- Increases in property tax revenue represents the differences between original budget estimates and actual anticipated revenues billed July 1, 2025.
- Decrease in State Shared Revenue due to the State of Michigan's FY 26 budget shifted revenues from local government's General Fund to Major and Local Street Funds due to the removal of sales tax on gas sales.
- Increase in interest income per significant actual returns to date
- Increase in state grant revenue for two new grants allocated to replace lost revenue from other recent state legislation (2000 SBTA and QHERPP).
- The proposed amendment moves all expenditures out of department 21.890 not related to retiree healthcare to new departments to comply with State of Michigan reporting requirements (transfers out, postage, utilities – telephone and unemployment).
- Increase in general retiree and public safety retiree healthcare costs based on costs to date and projections through year-end.

SPECIAL REVENUE FUNDS

- An increase in Park and Recreation and Rubbish Collection Fund's property tax revenue based on anticipated year-to-date numbers that help to offset additional costs in both funds.

INTERNAL SERVICE FUND — MOTORPOOL

- Increase in capital outlay expenditures due to the rollover of equipment/vehicle purchase from fiscal 2024 and 2025 that will be made in fiscal 2026.

ENTERPRISE FUND

- Increase in interest income based on prior year's actual and projections through year-end

COMPONENT UNIT- BROWNFIELD FUND

Increase in State Grants to cover professional services in the Brownfield Fund.

10. CALL TO THE AUDIENCE

Ken Sherman, 23840 Jerome, spoke to his concerns about out-of-state bids and how an award to the lowest bidder doesn't mean it is best. He asked for a public explanation of the lowest bid process. Deputy City Manager DeCoster addressed concerns from the podium.

Annie Bracey, 21760 Kenosha, spoke to her concern about the tree in front of her house that she feels is dangerous. She is unhappy with the analysis of the tree that has been done by DPW.

Silvia Haywood, 21750 Kenosha, spoke to her concerns about an "old" tree on her property that she claims it is dead. She also commended the road work that has been recently completed on 9 mile.

Charles Wojtas, 13930 Pearson, commended the ICE statement provided by the City Manager. He also stated that the 9 Mile Rd. and Coolidge redevelopment looks great.

Carly Silverman, 24030 Oneida, encouraged the City to protect the residents' First Amendment Rights and was thankful for the ICE statement.

Hope Ellis (Tikvah), 14115 Victoria, is proud of the ICE statement.

Paula Sumal, 23520 Republic, enjoys the diversity of the City and the good governance. She is pleased with the ICE statement and encourages policies that represent the values of the city.

Glenda Stainback, 21910 Beverly, is pleased with the ICE statement. She would like clarification on schools and courthouses as safe places. She would also like to see a zoning ordinance to prevent detention centers from being built in the City.

Marianne Perrault, 22031 Parklawn, is pleased that the ICE policy is public; however, she feels that the policy isn't public enough. She questioned how the community and Public Safety will be prepared in the event ICE is present in the City.

Peter Werbe, 23861 Roanoke, is thankful for the public ICE statement. He suggests that the Mayor's message contains the statement.

Batya Schreiber, 15241 Burton, would like regulations requiring no masks, badge numbers, and uniforms. She is glad to hear about the ICE policy.

Debby Stoller, 14115 Victoria, loves living in Oak Park, especially for the Library and the variety of activities offered. She is proud of the ICE policy

Paul Levine, 14094 Ludlow, thanked City Manager Tungate and Director Cooper for the ICE statement and quickly posting it to Facebook.

Crystal Bailey, 8646 Kenberton, thanked City Manager Tungate and Director Cooper for the public statement on ICE. She expressed a property tax concern and questioned if the city would ask for more money from residents to finish projects if state funding is pulled back.

Carla Wallace, 21940 Beverly, thanked City Manager Tungate and Director Cooper for the public statement on ICE.

Laurie Lisi, 13110 Hart, Huntington Woods, is pleased to hear the ICE policy publicized. She mentioned the CBP incident in November and encouraged Public Safety Officers to receive training regarding ICE presence. She is hopeful that Huntington Woods will follow suit and make a similar public statement.

Mary Gwen, 8573 Troy, questioned what the plan is if a business is raided by ICE.

Don Jones, 24660 Westhampton, was thankful for the ICE statement and suggested that there be paid professional development time for Public Safety Officers at the Holocaust museum. He mentioned his Labor Day celebration at the Event Hub.

11. CALL TO THE COUNCIL

12. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:13 PM.

T. Edwin Norris, City Clerk



CITY OF OAK PARK

Department of Recreation

Mayor
Marian McClellan
Mayor Pro Tem
Julie Edgar
Council Members
Solomon Radner
Shaun Whitehead
Stephanie Crawford
City Manager
Erik Tungate

CITY OF OAK PARK

PARKS AND RECREATION COMMISSION **REGULAR MEETING: November 19, 2025**

- I. Meeting called to order at: 6:30 pm By: Juanita Bell, Chair
- II. Introductions:
Members Present: Juanita Bell, Beverly Wiggins, Mickey Alderman, Alexander Simpson,
John Stuyvenberg, Ajai Tice, Theresa Lorick – Henderson and Carian
Taylor
- Members Absent: Carly Silverman
- City Council Members Absent: City Council Member, Shaun Whitehead
- Staff Members Present: Maralee Rosemond, Recreation Coordinator
- Guests Present: Jennifer Szonye and Trevor West
- III. Approval of Agenda for **November 19, 2025**
- Motion: John Stuyvenberg Seconded: Alexander Simpson Approved: X
- IV. Approval of Minutes of Parks and Recreation Commission Meeting of
October 15, 2025.
- Motioned by: Alexander Simpson
Seconded by: Mickey Alderman Approved: X
- V. Council Comments: City Council Member, Shaun Whitehead
No report

VI. Recreation Updates:

Senior news:

Meals on Wheels November Congregate Lunch:

The first congregate lunch was a huge success! 22 participants attended the gathering, for a traditional Thanksgiving lunch. Hot turkey, gravy, mashed potatoes, dressing, green beans, roll and pie! Participants were lead in a discussion regarding the Event Hub and forthcoming new Community Center.

Outdoor Adventure Center Trip: These are a staple of the monthly senior trips.

November's theme was the Tuskegee Red Tails and the plane that they found. We then traveled to Grosse Pointe for a lovely lunch.

Michigan Festivals and Events Association Conference:

Erin and Maralee attended the annual MFEA conference in Port Huron. Maralee was part of a panel discussion on beer /beverage tents and the different aspects of hosting one or not to host one. The MFEA Board has three vacancies, and a member of the current board would like Erin and myself to serve on the MFEA board. We will be nominated in December and notified of our acceptance. Erin brings a fresh younger perspective to the board, while Maralee is going to get the board to start to focus on the "E" as in events for the organization.

Gift-O-Rama:

Save The Date! Saturday December 6 the community center will host a "Holiday Gift-O-Rama".

Shop small and local for that one-of-a-kind gift. Hours are from 11 – 5 pm. Free admission.

Fiber vendors with knit mittens, ponchos, scarves, along with African dolls, silver jewelry, specialty food, paper products and more.

Trunk or Treat:

This year's Trunk or Treat was a spooky afternoon to remember! We ended with 26 vehicles, and roughly 1,300 people coming through the event. Thank you to the Parks and Recreation Commission for donating candy, volunteering for a vehicle, and participating in this wonderful event. It is extremely appreciated, and we are grateful for your support.

Save the date for 2026! Saturday, October 17, from 1-3pm

Erin travelled back to Central Michigan University to present about the Senior Scoop to students in the class "Marketing for Recreation." In this presentation, the students got to hear about Erin's real life experiences at work, and to learn about the senior population in Oak Park. The students then completed an assignment of their very own Senior Scoop, as a piece of their final portfolio to graduate.

Erin and Maralee have submitted an award nomination to Michigan Parks and Recreation Association for the "Rooted in Community" quilt project that was completed over the summer at the farmer's market. We will be informed if we receive the award mid-December.

VII. Old Business – Commission

a. **Dog Park Committee Report**

Registrations for renewed membership is open! New registrations will extend to December 31, 2026.

Save the date for 2026: Dog Day Afternoon Sunday, July 19 from 12-3pm!

Current Dog Park #'s:

Humans: 12 Dogs: 13

Oak Park: 11

West Bloomfield: 1

- b. Mandatory Boards and Commission Training – everyone thought it was good and they learned a lot. Glad to see Robert Rules of Order is used for all Commission meetings.

VIII New Business – Commission

- a. December meeting is usually cancelled due to Holidays

Motion to cancel the December meeting

Motion: Mickey Alderman Second: Beverly Wiggins Approved: X

IX Announcements

Staff: New Recreation Coordinator will be starting later this month.

Winterfest: Sunday, Jan. 25 1 – 4 pm

No Ice skating – ice rink is now closed. New this year, Scottish Cows.

Volunteers needed!!

Daddy Daughter Dance on Sunday, Feb. 1 4 – 6 pm

Volunteers needed!!!

X Meeting adjourned at: 7:12 pm

Motioned by: Juanita Bell

Seconded by: Beverly Wiggins

Motion passed: X

Respectfully submitted,

Ajai Tice

Recording Secretary for the meeting



CITY OF OAK PARK, MI STAFF REPORT

5.C

AGENDA FOR: February 16, 2026

SUBJECT: Approval of Pay Application No. 1 to BDS Environmental of Warren, MI for the Asbestos Abatement Services at Multiple Campus Buildings in the amount of \$206,555.10.

DEPARTMENT: Municipal Services

FROM: Daniel Fairless, Deputy Director of Municipal Services

SUMMARY: Attached is Pay Application No. 1 in the amount of \$206,555.10 for Asbestos Abatement Services at Multiple Campus Buildings by BDS Environmental of Warren, MI. This project includes asbestos abatement and universal waste disposal from multiple campus buildings to prepare for demolition for the future new Community Center construction project. This abatement project is approximately 90% complete.

FINANCIAL STATEMENT:

Original Contract Amount:	\$221,077.00
Work Completed:	\$206,555.10
Deductions:	\$0.00
Amount Due BDS Environmental:	\$206,555.10

RECOMMENDED ACTION:

It is recommended that Pay Application No. 1 for the asbestos abatement from multiple campus buildings to BDS Environmental of Warren, MI be approved for the amount of \$206,555.10. Funding is available in the Community Center Fund (406-18.446-970.213) for this expenditure.

EXHIBITS:

1. BDS_Pay Application 1
2. Asbestos and Demo Site Map

PAYMENT APPLICATION

PROJECT: City Complex - Asbestos Abatement and Universal Waste

APPLICATION NO.: 1

OWNER: City of Oak Park, MI

PERIOD ENDING: February 13, 2026

CONTRACTOR: BDS Environmental
24422 Ryan Road
Warren, MI 48091

PAGE: 1 of 2

ITEM NO.	ITEM DESCRIPTION	ORIGINAL BID QUANTITY		BID PRICE	PERIOD QUANTITY	PERIOD AMOUNT	QUANTITY TO DATE	AMOUNT TO DATE
CB1	ACM Floor Tile	415	SF	\$3.00	415.00	\$1,245.00	415.00	\$1,245.00
CB2	ACM Textured Ceiling Tile	1,250	SF	\$10.00	1,250.00	\$12,500.00	1,250.00	\$12,500.00
CB3	ACM Sink Glaze	10	SF	\$5.00	10.00	\$50.00	10.00	\$50.00
CB4	ACM Exterior Door Caulk	100	LF	\$10.00	100.00	\$1,000.00	100.00	\$1,000.00
CB5	ACM Assumed Components-Elevator	1	EA	\$500.00	0.00	\$0.00	0.00	\$0.00
CB6	ACM Fire Doors	5	EA	\$100.00	5.00	\$500.00	5.00	\$500.00
CB7	PCB Assumed Oils-Elevator	1	EA	\$3,000.00	1.00	\$3,000.00	1.00	\$3,000.00
CB8	PCB Containing Caulk	170	LF	\$31.00	170.00	\$5,270.00	170.00	\$5,270.00
CB9	PCB Containing Fluorescent Light Ballasts	76	EA	\$5.00	76.00	\$380.00	76.00	\$380.00
CB10	Exit Light Batteries	5	EA	\$50.00	5.00	\$250.00	5.00	\$250.00
CB11	Fire Strobe Light Batteries	1	EA	\$167.00	1.00	\$167.00	1.00	\$167.00
CB12	Mercury Lights	4	EA	\$20.00	4.00	\$80.00	4.00	\$80.00
CB13	Fluorescent Light Tubes	152	EA	\$4.00	152.00	\$608.00	152.00	\$608.00
CB14	Emergency Light Batteries	4	EA	\$50.00	4.00	\$200.00	4.00	\$200.00
CB15	A/C Condensers	7	EA	\$250.00	7.00	\$1,750.00	7.00	\$1,750.00
IA1	ACM 2" Pipe Insulation	81	LF	\$50.00	81.00	\$4,050.00	81.00	\$4,050.00
IA2	ACM 3" Pipe Insulation	55	LF	\$50.00	55.00	\$2,750.00	55.00	\$2,750.00
IA3	ACM 4" Pipe Insulation	130	LF	\$50.00	176.00	\$8,800.00	176.00	\$8,800.00
IA4	ACM 6" Pipe Insulation	23	LF	\$50.00	23.00	\$1,150.00	23.00	\$1,150.00
IA5	ACM 16" Pipe Insulation	17	LF	\$100.00	17.00	\$1,700.00	17.00	\$1,700.00
IA6	ACM Drywall	3,350	SF	\$5.00	4,270.00	\$21,350.00	4,270.00	\$21,350.00
IA7	ACM Wood Column to Brick Caulk	40	LF	\$15.00	40.00	\$600.00	40.00	\$600.00
IA8	ACM Fire Doors	12	EA	\$100.00	12.00	\$1,200.00	12.00	\$1,200.00
IA9	PCB Containing Caulk	4,424	LF	\$12.00	4,019.00	\$48,228.00	4,019.00	\$48,228.00
IA10	PCB Containing Fluorescent Light Ballasts	239	EA	\$5.00	0.00	\$0.00	0.00	\$0.00
IA11	PCB Containing Light Ballasts	96	EA	\$5.00	0.00	\$0.00	0.00	\$0.00
IA12	Mercury Containing Fluorescent Light Tubes	478	EA	\$10.00	0.00	\$0.00	0.00	\$0.00
IA13	Mercury Light Bulbs	108	EA	\$50.00	0.00	\$0.00	0.00	\$0.00
IA14	Exit Light Batteries	22	EA	\$50.00	0.00	\$0.00	0.00	\$0.00
IA15	Emergency Light Batteries	17	EA	\$50.00	0.00	\$0.00	0.00	\$0.00
IA16	A/C Condensers	7	EA	\$250.00	7.00	\$1,750.00	7.00	\$1,750.00
IA17	Fire Suppression System	1	EA	\$2,257.00	0.00	\$0.00	0.00	\$0.00
BH1	ACM 2" Pipe Insulation	58	LF	\$50.00	58.00	\$2,900.00	58.00	\$2,900.00
BH2	ACM 4"-6" Pipe Insulation	60	LF	\$50.00	60.00	\$3,000.00	60.00	\$3,000.00
BH3	ACM Tank Insulation	48	SF	\$30.00	48.00	\$1,440.00	48.00	\$1,440.00
BH4	ACM Window Caulk	787	LF	\$10.00	787.00	\$7,870.00	787.00	\$7,870.00
BH5	ACM Mortar Caulk	123	LF	\$10.00	123.00	\$1,230.00	123.00	\$1,230.00
BH6	ACM Attic Tar Paper	4,000	SF	N/A	0.00	\$0.00	0.00	\$0.00
BH7	ACM Duct Sealant	100	LF	\$25.00	100.00	\$2,500.00	100.00	\$2,500.00
BH8	ACM Roof Pipe Flashing	25	SF	\$20.00	25.00	\$500.00	25.00	\$500.00
BH9	ACM Assumed Fire Doors	5	EA	\$100.00	5.00	\$500.00	5.00	\$500.00
BH10	PCB Containing Fluorescent Light Ballasts	14	EA	\$5.00	14.00	\$70.00	14.00	\$70.00
BH11	PCB Containing Caulk	1,902	LF	\$8.55	1,902.00	\$16,262.10	1,902.00	\$16,262.10
BH12	Mercury Containing Fluorescent Light Tubes	30	EA	\$10.00	30.00	\$300.00	30.00	\$300.00
BH13	Mercury Containing Flood Lights	3	EA	\$100.00	3.00	\$300.00	3.00	\$300.00
BH14	Exit Light Batteries	2	EA	\$50.00	2.00	\$100.00	2.00	\$100.00
RR1	ACM Ceiling Mortar Caulk	2,000	LF	\$10.00	2,000.00	\$20,000.00	2,000.00	\$20,000.00
RR2	PCB Containing Caulk	2,160	LF	\$14.25	2,160.00	\$30,780.00	2,160.00	\$30,780.00
RR3	PCB Containing Fluorescent Light Ballasts	9	EA	\$5.00	9.00	\$45.00	9.00	\$45.00
RR4	Mercury Containing Fluorescent Light Tubes	18	EA	\$10.00	18.00	\$180.00	18.00	\$180.00
					Period Amount:	\$206,555.10	Total Amount:	\$206,555.10

PAYMENT APPLICATION

PROJECT: City Complex - Asbestos Abatement and Universal Waste

APPLICATION NO.: 1

OWNER: City of Oak Park, MI

PERIOD ENDING: February 13, 2026

CONTRACTOR: BDS Environmental
24422 Ryan Road
Warren, MI 48091

PAGE: 2 of 2

Original Contract Amount: \$221,077.00

Earnings This Period: \$206,555.10

Total Earnings to Date: \$206,555.10

Deductions: \$0.00

Payments to Date: \$0.00

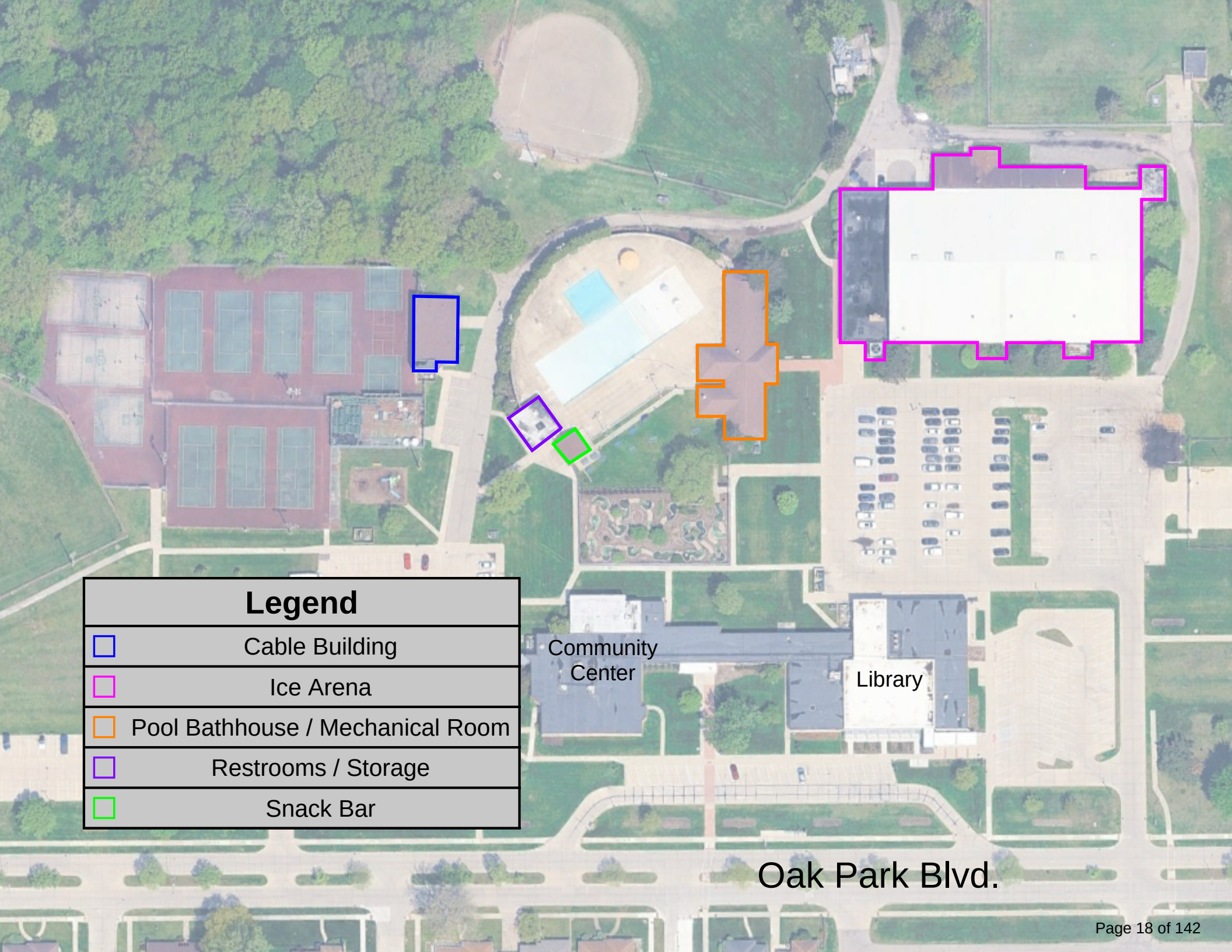
Amount Due to BDS Environmental: \$206,555.10

Accepted By: James Christie
James Christie (Feb 11, 2026 09:33:27 EST)
BDS Environmental

Date: 02/11/2026

Approved By: Daniel Fairless
daniel fairless (Feb 11, 2026 09:37:14 EST)
Dan Fairless, City of Oak Park

Date: 02/11/2026



Legend



Cable Building



Ice Arena



Pool Bathhouse / Mechanical Room



Restrooms / Storage



Snack Bar

Community
Center

Library

Oak Park Blvd.



CITY OF OAK PARK, MI STAFF REPORT

5.D

AGENDA FOR: February 16, 2026

SUBJECT: Payment request from MDOT for the 2025 Nine Mile Construction Project from Cloverlawn to Greenfield Road M-771 for the total amount of \$16,814.29.

DEPARTMENT: Municipal Services

FROM: Dan Samuel, Engineering Supervisor

SUMMARY: Attached is a request for payment of an MDOT Invoice for the project as listed below. The city received a federal grant for 46.07% of the eligible costs associated with this project. We have also received an additional grant to cover these city costs. This entire project is almost 100% grant funded. This project is complete with only punch list items remaining.

FINANCIAL STATEMENT:

<u>Project</u>	<u>This Period</u>	<u>Prior Billings</u>	<u>To Date</u>	<u>Project Estimate</u>	<u>Account Number</u>
Nine Mile Road	\$16,814.29	\$623,490.00	\$640,304.29	\$1,321,793.59	202-18.479-970

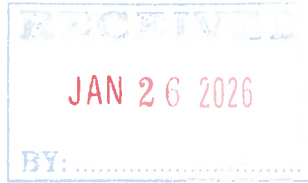
RECOMMENDED ACTION: It is recommended that the enclosed invoice from MDOT for the 2025 Nine Mile Construction Project be approved for the total amount of \$16,814.29. Funding is available in the above listed account.

EXHIBITS:

1. MDOT Invoice 5

STATEMENT	Customer Name CITY OF OAK PARK	PAGE 1
Remit to: State of Michigan Attn: Finance Cashier P.O. Box 30648 Lansing MI 48909	Customer Account Number MDOT00264	Statement Closing Date 01-04-26
	AR Dept/BPRO 591:ACT51	Due Date 02-03-26
		Amount Enclosed

Bill to:
CITY OF OAK PARK
OAK PARK CITY TREASURER
13600 OAK PARK BLVD.
OAK PARK MI 48237



Payment Method: Check ☐ Money Order ☐

Please write Customer Account No. on front of Check or Money Order.
DO NOT MAIL CASH

☐ Please check if address has changed. Write correct address on back of stub and attach with payment.

Please detach the above stub and return with your remittance payable to Dept. of Transportation

Transportation



ORIGINAL

Customer Account Number MDOT00264	Statement Closing Date 01-04-26
Customer Name CITY OF OAK PARK	IF YOU HAVE ANY QUESTIONS, PLEASE CALL

Current Period Charges

Description	Date	Transaction ID	Charges
Payment - Thank you	12-23-25	CACR59126000002294	\$125,063.58
-	12-30-25	CARE1591REIM26000626	\$16,814.29

Important Customer Information

CONTACT :	591
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MDOT

Michigan Department of Transportation

Statement Date: 01/06/2026

MDOT00264 - CITY OF OAK PARK

Program: 215126CON

Federal Project: 25A0218

Description: W 9 Mile Rd

Phase: 01 Construction Contract

Funding Profile	Fed Pro Rata	Jrnl Description
-----------------	--------------	------------------

A00285 46.07 2024-5593 CITY OF OAK PARK

	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	606,923.23	546,945.53		
Local	710,470.36	640,259.89	379,363.32	16,814.29

Phase: 03 Advertising

Funding Profile	Fed Pro Rata	Jrnl Description
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A00285 46.07 2024-5593 CITY OF OAK PARK

	Current Budget	Cash Expenditures	Collected	Balance Due
Federal	92.14	37.92		
Local	107.86	44.40	44.40	0.00

Vendor Code	Vendor Legal Name	Vendor Alias/DBA Name
MDOT00264	CITY OF OAK PARK	

Instruction: Instruction: Remit this listing of Balance Due by Program with the payment. Payments will be applied to all programs with a balance due, unless otherwise noted.

Statement Date: 01/06/2026

- ☐ Pay in Full (default if neither box is checked)
☐ Manual allocation specified by Program in Paid Amount below

Remittance information:

State of Michigan
Attention: Finance Cashier
P.O. Box 30648
Lansing, MI 48909

Program	Balance Due
215126CON -	16,814.29



CITY OF OAK PARK, MI STAFF REPORT

5.E

AGENDA FOR: February 16, 2026

SUBJECT: Payment request from Neumann Smith Architecture for Architectural Services on the Event Hub Project for the total amount of \$1,848.00

DEPARTMENT: Department of Public Works

FROM: Dave DeCoster, Deputy City Manager

SUMMARY: Attached is an invoice (No. 22) from Neumann Smith Architecture for the Event Hub Project. Construction is ongoing.

FINANCIAL STATEMENT: See below for a breakdown of costs per project:

<u>Project</u>	<u>This Period</u>	<u>Prior Billings</u>	<u>Contract Remaining</u>	<u>Current Contract</u>	<u>Account Number</u>
Event Hub	\$1,848.00	\$320,683.27	\$25,648.73	\$348,000.00	405-18.447-970.200
Municipal Services	\$0.00	\$8,914.75	\$40,610.25	\$49,525.00	101-16-401-970
Project Reimbursables	\$0.00	\$1,964.58	\$535.42	\$2,500.00	405-18.447-970.200
BABA Review	\$0.00	\$40,800.00	\$0.00	\$40,800.00	405-18.447-970.200
Civil Engineering Work	\$0.00	\$7,730.00	\$2,770.00	\$10,500.00	405-18.447-970.200
Totals:	\$1,848.00	\$380,092.60	\$69,384.40	\$451,325.00	

RECOMMENDED ACTION: It is recommended that the attached invoice (No. 22) from Neumann Smith Architecture for the Event Hub Project be approved for the total amount of \$1,848.00. Funding is available in the Event Hub Construction Fund (405-18.447-970.200).

EXHIBITS:

1. NS Invoice 22_1216232



400 Galleria Officentre
Suite 555
Southfield, MI 48034
248-352-8310

City of Oak Park
14000 Oak Park Blvd
Oak Park, MI 48237

Invoice number 1216232
Date 02/02/2026

Project 2023087 Oak Park Event Hub/Community Center

Services Rendered Through 01/24/2026

Description	Fee	% Complete	Prior Invoiced	Current Fee
Oak Park Event Hub				
Schematic Design	52,200.00	100.00	52,200.00	0.00
Design Development	69,600.00	100.00	69,600.00	0.00
Construction Documents	139,200.00	100.00	139,200.00	0.00
Bidding	8,700.00	100.00	8,700.00	0.00
Construction Administration	69,600.00	75.91	50,983.27	1,848.00
Closeout	8,700.00	0.00	0.00	0.00
Subtotal	348,000.00	92.68	320,683.27	1,848.00
Oak Park Municipal Offices				
Schematic Design	7,425.00	100.00	7,425.00	0.00
Design Development	9,900.00	15.05	1,489.75	0.00
Construction Documents	19,800.00	0.00	0.00	0.00
Bidding	1,250.00	0.00	0.00	0.00
Construction Administration	9,900.00	0.00	0.00	0.00
Closeout	1,250.00	0.00	0.00	0.00
Subtotal	49,525.00	18.00	8,914.75	0.00
Reimbursables	2,500.00	78.58	1,964.58	0.00
ASR #2 - BABA				
Architectural	16,500.00	100.00	16,500.00	0.00
MEP	17,300.00	100.00	17,300.00	0.00
Structural	7,000.00	100.00	7,000.00	0.00
Subtotal	40,800.00	100.00	40,800.00	0.00
ASR #3 - Additional Civil Engineering				
N/S CA & Coordination	1,500.00	100.00	1,500.00	0.00
Civil Engineering	9,000.00	69.22	6,230.00	0.00
Subtotal	10,500.00	73.62	7,730.00	0.00
Total	451,325.00	84.63	380,092.60	1,848.00

Invoice total **1,848.00**



CITY OF OAK PARK, MI STAFF REPORT

5.F

AGENDA FOR: February 16, 2026

SUBJECT: Approval of Payment Application No. 5 to Albaugh Masonry Stone & Tile Inc., of Waterford, MI for the Event Hub masonry work in the amount of \$62,859.46.

DEPARTMENT: Department of Public Works

FROM: Dave DeCoster, Deputy City Manager

SUMMARY: Attached is Payment Application No. 5 for the Event Hub masonry work from Albaugh Masonry Stone & Tile Inc., of Waterford, MI. While our Construction Manager holds the majority of our Event Hub contracts, the city holds this contract. Frank Rewold & Sons (FRS) still manages their work. The Construction Manager and Architect have approved this payment and FRS will disburse the funds on behalf of the city. This is for a period ending January 31, 2026. Albaugh is now 100% complete with their masonry work with only retainage remaining.

FINANCIAL STATEMENT:

Original Contract Amount:	\$600,800.00
Completed to date:	\$600,800.00
Less Retainage:	\$60,080.00
Net Earned:	\$540,720.00
Payments to Date:	\$477,860.54

Amount Due to Albaugh Masonry:	\$62,859.46
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RECOMMENDED ACTION: It is recommended that Payment Application No. 5 for the Event Hub masonry work from Albaugh Masonry Stone & Tile Inc. be approved in the total amount of \$62,859.46. Funding is available in the Event Hub Fund (405-18.447-970.204).

EXHIBITS:

1. Pay Application 5 - January 2026

TO OWNER:
City of Oak Park
10600 Capital Avenue
Oak Park, MI

PROJECT:
Oak Park Event Hub

APPLICATION NO:
5

Distribution to:
☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR

FROM CONTRACTOR:
Albaugh Masonry Stone & Tile Inc.
2505 Dixie Hwy.
Waterford MI 48328

VIA ARCHITECT:
04-2000
Invoice # 11644-05OH
Invoice Amount \$
Commit # 11644-26

PERIOD TO:
01/20/26

PROJECT NOS:
11644-26

CONTRACT FOR: Masonry

CONTRACT DATE:
6/16/25

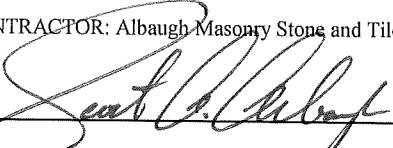
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$600,800.00
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$600,800.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$600,800.00
5. RETAINAGE:	
a. 10 % of Completed Work (Column D + E on G703)	\$60,080.00
b. 10 % of Stored Material (Column F on G703)	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$60,080.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$540,720.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$477,860.54
8. CURRENT PAYMENT DUE	\$62,859.46
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$60,080.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Albaugh Masonry Stone and Tile Inc.

By:  Date: 1-23-2026

State of: Michigan County of: Oakland

Subscribed and sworn to before me this 23 day of January, 2026

Notary Public: Jared Penta

My Commission expires: 20-Apr-2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+P)	% (G ÷ C)		
1	Layout	3,500.00	\$3,500.00	\$0.00		\$3,500.00	100.00%	\$0.00	\$350.00
2	Block	200,741.00	\$200,741.00	\$0.00		\$200,741.00	100.00%	\$0.00	\$20,074.10
3	Burnished	171,063.00	\$121,728.50	\$49,334.50		\$171,063.00	100.00%	\$0.00	\$17,106.30
4	Brick Cleaning	8,694.00	\$0.00	\$8,694.00		\$8,694.00	100.00%	\$0.00	\$869.40
5	Burnished Material	150,365.00	\$150,365.00	\$0.00		\$150,365.00	100.00%	\$0.00	\$15,036.50
6	Mock-Up	2,500.00	\$0.00	\$2,500.00		\$2,500.00	100.00%	\$0.00	\$250.00
7	Dumpsters	2,500.00	\$2,500.00	\$0.00		\$2,500.00	100.00%	\$0.00	\$250.00
8	Wall Bracing	3,550.00	\$3,550.00	\$0.00		\$3,550.00	100.00%	\$0.00	\$355.00
9	Mobilization	57,887.00	\$48,571.66	\$9,315.34		\$57,887.00	100.00%	\$0.00	\$5,788.70
						\$0.00	\$0.00	\$0.00	
	GRAND TOTALS	\$600,800.00	\$530,956.16	\$69,843.84		\$600,800.00	100.00%		\$60,080.00



CITY OF OAK PARK, MI STAFF REPORT

5.G

AGENDA FOR: February 16, 2026

SUBJECT: Payment request from OHM Advisors for Engineering Consulting Services for the total amount of \$15,900.00.

DEPARTMENT: Municipal Services

FROM: Kim Marrone, Director of Municipal Services

SUMMARY: Attached is a request for payment for invoices from OHM Advisors for the projects as listed below:

FINANCIAL STATEMENT:

<u>Project</u>	<u>This Period</u>	<u>Prior Billings</u>	<u>To Date</u>	<u>Current Contract</u>	<u>Account Number</u>
Nine Mile & Coolidge Intersection Study	\$15,900.00	\$49,100.00	\$65,000.00	\$65,000.00	251-00.000-801
Totals	\$15,900.00	\$49,100.00	\$65,000.00	\$65,000.00	

RECOMMENDED ACTION: It is recommended that the invoices from OHM Advisors be approved for the total amount of \$15,900.00. Funding is available in the above-listed account.

EXHIBITS:

1. Nine Mile - Coolidge Intersection Study_95574
2. Nine Mile - Coolidge Intersection Study_94243

REMIT TO:

OHM Advisors

34000 Plymouth Road

Livonia, MI 48150

T 734.522.6711

F 734.522.6427

OHM-Advisors.com

**INVOICE****City of Oak Park****Attn: Kimberly Marrone, Director of Municipal Services****10600 Capital Ave.****Oak Park, MI 48237**

Invoice Date: 11/05/2025

Invoice #: 95574

Project: 0037250010

Project Name: Nine Mile - Coolidge Intersection Study**For Professional Services Rendered Through: October 25, 2025****Fee Services**

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
1 - Project Kick Off	\$1,000.00	100.00%	\$1,000.00	\$1,000.00	\$0.00
2 - Discovery	\$22,000.00	100.00%	\$22,000.00	\$22,000.00	\$0.00
3 - Intersection Alternatives	\$24,000.00	100.00%	\$24,000.00	\$24,000.00	\$0.00
4 - Final Study Report	\$18,000.00	85.00%	\$15,300.00	\$9,000.00	\$6,300.00
	\$65,000.00		\$62,300.00	\$56,000.00	\$6,300.00

Invoice Total**\$6,300.00**

REMIT TO:

OHM Advisors

34000 Plymouth Road

Livonia, MI 48150

T 734.522.6711

F 734.522.6427

OHM-Advisors.com

**INVOICE****City of Oak Park****Attn: Kimberly Marrone, Director of Municipal Services****10600 Capital Ave.****Oak Park, MI 48237**

Invoice Date: 10/09/2025

Invoice #: 94243

Project: 0037250010

Project Name: Nine Mile - Coolidge Intersection Study**For Professional Services Rendered Through: September 27, 2025****Fee Services**

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
1 - Project Kick Off	\$1,000.00	100.00%	\$1,000.00	\$1,000.00	\$0.00
2 - Discovery	\$22,000.00	100.00%	\$22,000.00	\$22,000.00	\$0.00
3 - Intersection Alternatives	\$24,000.00	100.00%	\$24,000.00	\$21,600.00	\$2,400.00
4 - Final Study Report	\$18,000.00	50.00%	\$9,000.00	\$1,800.00	\$7,200.00
	\$65,000.00		\$56,000.00	\$46,400.00	\$9,600.00

Invoice Total**\$9,600.00**



CITY OF OAK PARK, MI STAFF REPORT

5.H

AGENDA FOR: February 16, 2026

SUBJECT: Payment request from Giffels Webster for Master Planning Services in the total amount of \$5,823.75.

DEPARTMENT: Municipal Services

FROM: Kim Marrone, Director of Municipal Services

SUMMARY: Attached is a request for payment from Giffels Webster for the 2026 Master Plan update project. The City also received grant funding from the Redevelopment Ready Communities program for up to \$50,000 toward the project. This project has just begun and is approximately 8% completed.

FINANCIAL STATEMENT:

<u>Project</u>	<u>This Period</u>	<u>Prior Billings</u>	<u>To Date</u>	<u>Contract Amount</u>	<u>Account Number</u>
Master Plan Update	\$5,823.75	\$0.00	\$5,823.75	\$69,885.00	101-11.611-801.000

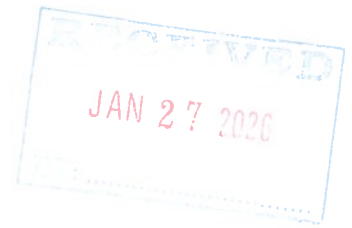
RECOMMENDED ACTION: It is recommended that the enclosed invoice from Giffels Webster for the 2026 Master Plan Services be approved for the total amount of \$5,823.75. Funding is available in the above listed account.

EXHIBITS:

1. Invoice 1 Giffels Webster



28 W. Adams, Suite 1200
Detroit, MI 48226
(313) 962-4442



CITY OF OAK PARK
14000 OAK PARK BLVD
OAK PARK, MI 48237
KIM MARRONE

Invoice number 136801
Date 01/21/2026
Project No. 2074300

Project: OAK PARK MASTER PLAN

For professional services through January 03, 2026

Description	Due This Invoice
Existing Conditions	5,823.75
Total	5,823.75

Invoice total 5,823.75

- Payment 1 of 12: \$5,823.75

Outstanding Invoices

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
136801	01/21/2026	5,823.75	5,823.75				
	Total	5,823.75	5,823.75	0.00	0.00	0.00	0.00



CITY OF OAK PARK, MI STAFF REPORT

5.I

AGENDA FOR: February 16, 2026

SUBJECT: Payment request from Anova Furnishings for outdoor furniture at the 11 Mile Road, Alleys, and Parking Lot Reconfiguration Project for the total amount of \$87,490.94.

DEPARTMENT: Municipal Services

FROM: Michelle Bishop, Manager of Authorities

SUMMARY: Attached is a request for payment from Anova Furnishings for the 11 Mile Road, Alleys, and Parking Lot Reconfiguration project. These costs are included in the funding for the overall project. The payment is for the outdoor furniture that will be used in the designated pedestrian area in each of the parking lots.

FINANCIAL STATEMENT: The funding is budgeted in the following accounts: CIA Materials & Supplies (251-00.000-726.000) and 11 Mile Parking SAD (813-00.000-672.813).

RECOMMENDED ACTION: It is recommended that the attached invoice from Anova Furnishings for the 11 Mile Road, Alleys, and Parking Lot Reconfiguration Project be approved for the total amount of \$87,490.94. Funding is available in the CIA Materials & Supplies (251-00.000-726.000) and 11 Mile Parking SAD (813-00.000-672.813) accounts.

EXHIBITS:

1. Anova_Invoice 646860



Accounting: 866-832-8957

INVOICE

INVOICE NO:	646860	CUST NO:	E00102678
INVOICE TOTAL:	87,490.94	INVOICE DATE:	1/29/2026
ORDER NO:	741318	ORDER DATE:	12/22/2025
CUST PO:	SF440557	FED TAX ID:	43-0957292

Bill To:

City of Oak Park, MI
14300 Oak Park Blvd
Oak Park, MI 48237

Ship To:

City of Oak Park, MI
16000 Capital
Oak Park, MI 48237

Email: kmarrone@oakparkmi.gov

Terms: NET 30

DUE DATE: 2/28/2026

NOTE: 2% Interest per month if not paid within 30 days of Invoice Date

Line	Part #	Description	Quantity	Unit Price	Ext Price
1	L3016	Ultra Slotted Steel ADA Table, 3-Seats	2	2,447.20	4,894.40
2	L3015	Ultra Slotted Steel Table	6	2,677.20	16,063.20
3	AE2680LF	Airi Leaf 6' Contour Bench	8	2,622.00	20,976.00
4	AE2645CT-LF	Airi Leaf 45-Gal. Trash Receptacle with Side Door	16	2,612.80	41,804.80

Make checks payable and remit to:

Anova Furnishings, Inc.

PO Box 779134
Chicago, IL 60677-9134

Product Total:	83,738.40
Shipping & Handling:	3,752.54
Tax:	-
Subtotal	87,490.94

Less Deposit / Payments: -

AMOUNT DUE \$ 87,490.94

Federal Tax ID: 43-0957292



CITY OF OAK PARK, MI STAFF REPORT

5.J

AGENDA FOR: February 16, 2026

SUBJECT: Approval of Pay Application No. 1 to Taplin Group, LLC of Kalamazoo, MI for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 in the amount of \$52,336.80.

DEPARTMENT: Municipal Services

FROM: Dan Samuel, Engineering Supervisor

SUMMARY:

Attached is Pay Application No. 1 for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 by Taplin Group, LLC of Kalamazoo, MI. This project includes cleaning and TV inspections of the sewers and catch basins in the areas shown on the attached map. The project is approximately 14% complete.

FINANCIAL STATEMENT:

Original Contract Amount	\$371,619.01
Total Earnings to Date:	\$58,152.00
Less Retainage:	\$5,815.20
Net Earned:	\$52,336.80
Deductions:	\$0.00
Balance:	\$52,336.80
Payments to Date:	\$0.00
AMOUNT DUE TAPLIN GROUP, LLC:	\$52,336.80

RECOMMENDED ACTION:

It is recommended that Pay Application No. 1 for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 by Taplin Group, LLC of Kalamazoo, MI be approved for the amount of

\$52,336.80. Funding is available in the Water and Sewer Fund (592-18.550-930) for this expenditure.

EXHIBITS:

1. Pay Application 1_M-783
2. Project Map_M-783

PAYMENT APPLICATION

PROJECT: 2025 SEWER & CATCH BASIN CLEANING & TV INSPECTION PROJECT

JOB NUMBER: M-783

OWNER: CITY OF OAK PARK, MICHIGAN

APPLICATION NO.: 1

CONTRACTOR: TAPLIN GROUP, LLC
5140 W MICHIGAN AVE.
KALAMAZOO, MI 49006

PERIOD ENDING: 12/4/2025

ITEM	DESCRIPTION	ORIGINAL BID QUANTITY		UNIT PRICE	PERIOD QUANTITY	PERIOD AMOUNT	QUANTITY TO DATE	AMOUNT TO DATE
1	Medium 8" Sewer Cleaning & TV Inspection	3,500	LFT	\$1.87	537.0	\$1,004.19	537.0	\$1,004.19
2	Medium 10" Sewer Cleaning & TV Inspection	6,300	LFT	\$1.99	3,598.3	\$7,160.62	3,598.3	\$7,160.62
3	Medium 12" Sewer Cleaning & TV Inspection	29,800	LFT	\$2.05	2,258.9	\$4,630.75	2,258.9	\$4,630.75
4	Medium 15" Sewer Cleaning & TV Inspection	17,500	LFT	\$2.18	1,273.8	\$2,776.88	1,273.8	\$2,776.88
5	Medium 18" Sewer Cleaning & TV Inspection	13,900	LFT	\$2.29	1,110.1	\$2,542.13	1,110.1	\$2,542.13
6	Medium 21" Sewer Cleaning & TV Inspection	4,500	LFT	\$2.59	758.5	\$1,964.52	758.5	\$1,964.52
7	Medium 24" Sewer Cleaning & TV Inspection	5,600	LFT	\$2.66	425.3	\$1,131.30	425.3	\$1,131.30
8	Medium 27" Sewer Cleaning & TV Inspection	2,500	LFT	\$2.91	0.0	\$0.00	0.0	\$0.00
9	Medium 30" Sewer Cleaning & TV Inspection	3,500	LFT	\$3.11	1,089.1	\$3,387.10	1,089.1	\$3,387.10
10	Medium 33" Sewer Cleaning & TV Inspection	600	LFT	\$3.76	0.0	\$0.00	0.0	\$0.00
11	Medium 36" Sewer Cleaning & TV Inspection	2,800	LFT	\$4.20	0.0	\$0.00	0.0	\$0.00
12	Medium 42" Sewer Cleaning & TV Inspection	1,100	LFT	\$5.18	0.0	\$0.00	0.0	\$0.00
13	Medium 48" Sewer Cleaning & TV Inspection	1,100	LFT	\$6.03	0.0	\$0.00	0.0	\$0.00
14	Medium 54" Sewer Cleaning & TV Inspection	600	LFT	\$6.11	0.0	\$0.00	0.0	\$0.00
15	Catch Basin Lead Cleaning & TV Inspection	14,795	LFT	\$6.48	28.5	\$184.68	28.5	\$184.68
16	Catch Basin Structure Cleaning	562	EA	\$88.28	378.0	\$33,369.84	378.0	\$33,369.84
17	Sewer Lateral Protruding Lead Cutting	5	EA	\$251.41	0.0	\$0.00	0.0	\$0.00

Period Total Amount: \$58,152.00 Amount to Date: \$58,152.00

Original Contract Amount: \$371,619.01

Earnings This Period: \$58,152.00

Total Earnings to Date: \$58,152.00

Less Retainage: \$5,815.20

Net Earned: \$52,336.80

Deductions: \$0.00

Balance: \$52,336.80

Payments to Date: \$0.00

AMOUNT DUE TAPLIN GROUP, LLC: \$52,336.80

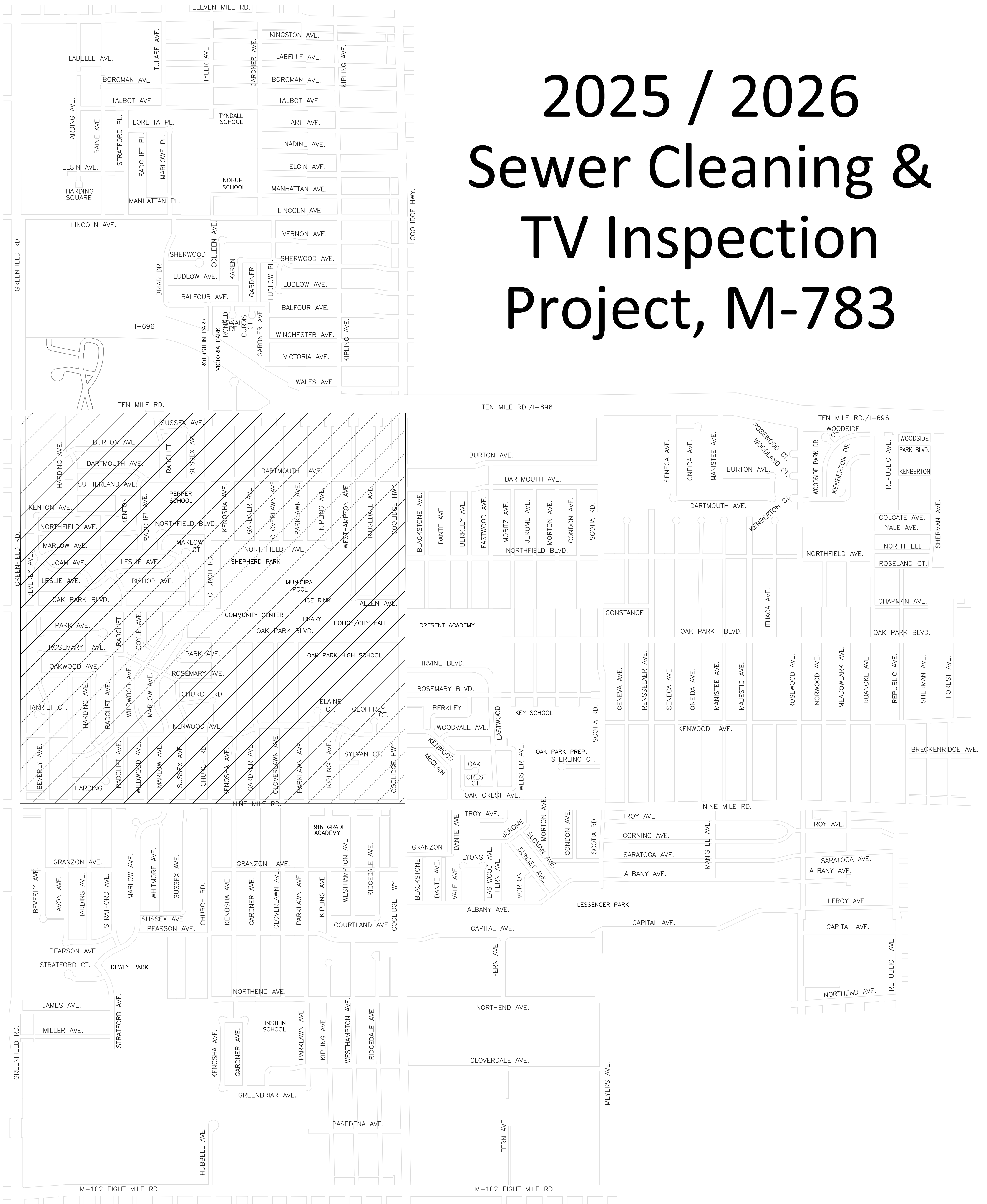
Accepted By: Kelsey Verwys
Kelsey Verwys (Feb 5, 2026 12:48:50 EST)
Taplin Group, LLC

Date: 2/5/26

Approved By: kimberly marrone
Kimberly Marrone, Director of Municipal Services
City of Oak Park, Michigan

Date: 1/16/25

2025 / 2026
Sewer Cleaning &
TV Inspection
Project, M-783





OAK PARK PUBLIC SAFETY

January 2026

ACTIVITY SUMMARY



OPERATIONS:

Calls for Service

-2025 Total: **15189**

-2025: January **1169**

-2025 YTD: **1169**

-2026: January **1192**

-2026 YTD: **1192**

-Arrests: **97**

-Vacation/Property
Checks: **1**

-Non-Criminal
Fingerprints: **12**

-PBT's: **0**

-Vehicles Impounded: **38**

-Traffic Stops: **867**

-Medicals: **249**

COMMUNITY POLICING

- Two compliance checks.
- East Oak Park Block Club meeting.
- Solved several neighborhood issues.
- Attended City Council Meetings.
- Attended Youth Assistance Meeting.
- Several station tours.
- Car seat inspections.
- Attended several Oak Park High Basketball games.
- Recruited at several different colleges,
- Attend Keeper of the Promise.

INVESTIGATIONS:

Cases Assigned: **89**

Warrants Obtained: **6**

See attached report
"RMS-008"
for January crime summary

Records Bureau:

Animal Licenses: **29**

Alarm Permits: **0**

Handgun
Registrations: **14**

FOIA / RFI / Discovery
Requests: **143**

Calls Received at
Dispatch: **2,935**

REPORTED FIRES: **4** (**2** structural,
0 vehicle, **2** other)

NON-FIRE INCIDENTS:

(**83** includes false fire alarms)

FIRE SAFETY INSPECTIONS: **20**



CITATIONS ISSUED: **1382** (YTD: **1382**)

(January 2025: **481** / 2025 YTD: **481**)

HAZARDOUS	202	15%
NON - HAZARDOUS	258	19%
PARKING	805	58%
ORDINANCE VIOLATION	117	8%

Training: Sgt Motta and Officer Ward ASR instructor. Department MFR training. Officers Densmore, Wright, Sparks and Folts ASR training. Officers Haugh and Probe Intox 9000 training. Officer Mullins and Probe Radar training. Sgt Motta, Officers Lawless and Ward red dot instructor.



CITY OF OAK PARK, MI STAFF REPORT

5.L

AGENDA FOR: February 16, 2026

SUBJECT: Approval of Pay Application No. 3 (Final) to D.V.M. Utilities, Inc. of Sterling Heights, MI for the 2025 Sewer Lining Project, M-777 in the amount of \$5,000.00.

DEPARTMENT: Municipal Services

FROM: Dan Samuel, Engineering Supervisor

SUMMARY:

Attached is the proposed Pay Application No. 3 (Final) for the 2025 Sewer Lining Project, M-777 by D.V.M. Utilities, Inc. of Sterling Heights, MI. This project includes sewer lining work throughout the city. The project is now 100% complete.

FINANCIAL STATEMENT:

Original Contract Amount	\$242,896.00
Change Order No. 1	\$107,912.00
Change Order No. 2	(\$5,591.00)
Current Contract Amount	\$345,217.00
Total Earnings To Date	\$345,217.00
Less Retainage	\$0.00
Net Earned	\$345,217.00
Deductions	\$0.00
Balance	\$345,217.00
Payments To Date	\$340,217.00
Amount Due D.V.M. Utilites, Inc.	\$5,000

RECOMMENDED ACTION:

It is recommended that Pay Application No. 3 (Final) for the 2025 Sewer Lining Project, M-777 to D.V.M. Utilities, Inc. of Sterling Heights, MI be approved for the amount of \$5,000.00. Funding is available in the Water and Sewer Fund (592-18.550-970) for this expenditure.

EXHIBITS:

1. DVM_Pay Application 3 (Final)

PAYMENT APPLICATION

PROJECT: 2025 Sewer Lining Project

OWNER: City of Oak Park, Michigan

CONTRACTOR: D.V.M Utilities, Inc.
6045 Sims Rd. Suite #2
Sterling Heights, MI 48313

JOB NUMBER: M-777

APPLICATION NO.: 3

PERIOD ENDING: 2/5/2026

ITEM	DESCRIPTION	ORIGINAL BID QUANTITY		UNIT PRICE		PERIOD QUANTITY		PERIOD AMOUNT		QUANTITY TO DATE		AMOUNT TO DATE
1	8" Sewer Pipe Lining	0	LFT	\$40.00		0.00		\$0.00		0.00		\$0.00
2	10" Sewer Pipe Lining	227	LFT	\$62.00		0.00		\$0.00		407.00		\$25,234.00
3	12" Sewer Pipe Lining	1,426	LFT	\$56.00		0.00		\$0.00		1,254.00		\$70,224.00
4	15" Sewer Pipe Lining	197	LFT	\$64.00		0.00		\$0.00		1,089.00		\$69,696.00
5	18" Sewer Pipe Lining	0	LFT	\$85.00		0.00		\$0.00		0.00		\$0.00
6	21" Sewer Pipe Lining	658	LFT	\$118.00		0.00		\$0.00		659.00		\$77,762.00
7	24" Sewer Pipe Lining	294	LFT	\$132.00		0.00		\$0.00		295.00		\$38,940.00
8	Reinstating Sewer Laterals Modified SP	73	EA	\$62.00		0.00		\$0.00		102.00		\$6,324.00
9	Sewer Lateral Protruding Lead Cutting	5	EA	\$192.00		0.00		\$0.00		16.00		\$3,072.00
10	Minor Traffic Device	1	LSUM	\$3,000.00		0.00		\$0.00		1.00		\$3,000.00
11	Project Clean Up	1	LSUM	\$1,500.00		0.00		\$0.00		1.00		\$1,500.00
12	Inspection Crew Days	31	DAYS	\$320.00		0.00		\$0.00		0.00		\$0.00
13	27" Sewer Pipe Lining	0	LFT	\$235.00		0.00		\$0.00		179.00		\$42,065.00
14	4' Spot Liner (Cloverlawn)	0	LSUM	\$7,400.00		0.00		\$0.00		1.00		\$7,400.00

Period Total Amount: \$0.00 Amount to Date: \$345,217.00

Original Contract Amount: \$242,896.00
Change Order No.1: \$107,912.00
Change Order No.2: -\$5,591.00
New Contract Amount: \$345,217.00

Earnings This Period: \$0.00
Total Earnings to Date: \$345,217.00
Less Retainage: \$0.00
Net Earned: \$345,217.00
Deductions: \$0.00
Balance: \$345,217.00
Payments to Date: \$340,217.00

AMOUNT DUE D.V.M Utilities, Inc. \$5,000.00

Accepted By:

Karl J. Bates III

D.V.M Utilities, Inc.

Date:

Feb 9, 2026

Approved By:

kimberly marrone

Kimberly Marrone, Municipal Services Director
City of Oak Park, Michigan

Date:

2/9/26



CITY OF OAK PARK, MI STAFF REPORT

5.M

AGENDA FOR: February 16, 2026

SUBJECT: Request authorization to bid the 2026 CIA Landscaping Installation Project

DEPARTMENT: Economic and Community Development

FROM: Michelle Bishop, Manager of Authorities

SUMMARY: Bid documents are being prepared for the 2026 CIA Landscape Installation Project. The project involves district-wide landscaping upgrades per the 2025 Landscape Design Initiative. This will be phase 1 of the project.

FINANCIAL STATEMENT: Funding is available in the FY 2025-26 CIA Materials and Supplies Fund (251-00.000-726) for this expenditure.

RECOMMENDED ACTION: It is recommended that the request to advertise for bids for the 2026 CIA landscaping Installation Project be approved. Funding is available in the CIA Materials and Supplies Fund (251-00.000-726) for this expenditure.

EXHIBITS:

None

MERCHANT'S LICENSES - FEBRUARY 16, 2026

(Subject to All Departmental Approvals)

NEW MERCHANT	ADDRESS	FEES	BUSINESS TYPE
LIBERTY TAX	22125 COOLIDGE HWY	\$ 150.00	OFFICE
TRESNAK ROOFING	13691 W ELEVEN MILE RD	\$ 150.00	CONTRACTOR
ACE EMPOWERMENT	10626 W NINE MILE RD	\$ 150.00	OFFICE
ROYAL VAPE 2 LLC	13241 TEN MILE	\$ 150.00	RETAIL
RENEWALS FOR 2026	ADDRESS	FEES	BUSINESS TYPE
QUALITY RESTAURANT EQUIPMENT MASTER	8700 CAPITAL AVE	\$ 150.00	RETAIL
EXCELL SNOW & TURF MAINTENANCE	11000 CAPITAL AVE	\$ 150.00	CONTRACTOR
IGOR'S AUTO REPAIR LLC	13350 CAPITAL AVE	\$ 150.00	AUTO REPAIR
CAR STOP AUTOMOTIVE INC	21006 COOLIDGE HWY	\$ 150.00	AUTO REPAIR
MERCURY DRUGS	22150 COOLIDGE HWY	\$ 150.00	PHARMACY
FAMILY DOLLAR #32718	23105 COOLIDGE HWY	\$ 187.50	RETAIL
TODAY'S SMILE	25101 COOLIDGE HWY	\$ 187.50	DENTAL
CONGREGATION AISH HATORAH	25725 COOLIDGE HWY	\$ 187.50	RELIGIOUS
STAR BAKERY	26031 COOLIDGE HWY	\$ 225.00	BAKERY
ZEUNE MICHIGAN STORAGE CENTERS, LLC	15300 W EIGHT MILE RD	\$ 150.00	STORAGE
HENRY'S AUTO CARE CENTER	14041 W ELEVEN MILE RD	\$ 187.50	AUTO REPAIR
CAMBRIDGE CHIROPRACTIC	21580 GREENFIELD RD	\$ 150.00	MEDICAL
DIAMOND NAILS	21700 GREENFIELD RD # 118	\$ 150.00	NAILS
TO GO CAFE	21700 GREENFIELD RD # 132	\$ 150.00	GROCERY
GREENFIELD PLAZA ASSOCIATES INC	21700 GREENFIELD RD # 202	\$ 150.00	OFFICE
GOLDEN HANDS OF REGINA	21700 GREENFIELD RD # 204	\$ 150.00	SALON
JOHN & KARON'S HAIR AFFAIR	21700 GREENFIELD RD # 250	\$ 150.00	SALON
LUXOR INC	21700 GREENFIELD RD # 301	\$ 150.00	JEWELRY
AL'S JEWELRY	21700 GREENFIELD RD # 306	\$ 150.00	JEWELRY
G & J WHOLESale	21700 GREENFIELD RD # 310	\$ 150.00	JEWELRY
DE-TWAH LUXURY EYEWEAR LLC	21700 GREENFIELD RD # 313	\$ 150.00	RETAIL
GOLD & SILVER CORP.	21700 GREENFIELD RD # 320	\$ 150.00	JEWELRY
B-UNIQUE HAIR BOUTIQUE	21700 GREENFIELD RD # 412	\$ 187.50	SALON
MICHIGAN AMBULATORY SURGICAL CENTER	22000 GREENFIELD RD	\$ 150.00	MEDICAL
MOTOR CITY SOUL FOOD #2	24790 GREENFIELD RD	\$ 150.00	RESTAURANT
PITA CAFE	25282 GREENFIELD RD	\$ 150.00	RESTAURANT
BASELINE HUMAN & EDUCATIONAL SERVICES	25900 GREENFIELD RD # 121	\$ 150.00	OFFICE
PENELOPES HOUSE CLEANING	25900 GREENFIELD RD # 255	\$ 150.00	OFFICE
PIE SCI	8150 W NINE MILE RD	\$ 150.00	RESTAURANT
HANSEN'S HALL	8210 W NINE MILE RD	\$ 187.50	RESTAURANT
CK ADVANCE LLC	8530 W NINE MILE RD A	\$ 150.00	OFFICE
SILVIAS EUROPEAN HAIR DESIGN	10132 W NINE MILE RD	\$ 150.00	SALON
QUALITY REPAIR AND TIRE CENTER	10200 W NINE MILE RD	\$ 150.00	AUTO REPAIR
KNIGHT LIGHT CANDLE CO.	10332 W NINE MILE RD	\$ 150.00	RETAIL
YUMMY SHAWARMA AND GRILL INC	12724 W NINE MILE RD	\$ 150.00	RESTAURANT
DALLAS DESIGNS SALON	13831 W NINE MILE RD	\$ 150.00	SALON
OAK PARK DIALYSIS	13481 TEN MILE	\$ 187.50	MEDICAL



1155 Brewery Park Blvd, Ste 200
Detroit, Michigan 48207
313-446-1530
Tax I.D. 38-1879991

Invoice 660359

February 9, 2026

Erik Tungate
City of Oak Park
14000 Oak Park Blvd.
Oak Park, MI 48327

Re: In Re: City of Oak Park

*Client 7406
Matter 1*

Statement for City Attorney Legal Services

For Legal Services Rendered Through Saturday, January 31, 2026

\$15,166.66

Fee Total

Costs Advanced:

Date	Description	Amount
01/13/26	Reproduction Charges 10 @ 0.15	1.50
01/13/26	Reproduction Charges 20 @ 0.15	3.00
01/31/26	Reproduction Charges 1 @ 0.15	0.15
01/31/26	Reproduction Charges 1 @ 0.15	0.15
01/31/26	Reproduction Charges 1 @ 0.15	0.15
Total Costs Advanced		\$ 4.95

Total Fees and Disbursements: \$15,171.61

*Invoices for legal services are due upon receipt. To ensure proper application of your payment,
Please indicate our invoice number and client/matter number on your remittance.*



GREAT LAKES LAW FIRM SERVING CLIENTS NATIONALLY

1155 Brewery Park Blvd, Ste 200
Detroit, Michigan 48207
313-446-1530
Tax I.D. 38-1879991

Invoice 660361

February 9, 2026

Erik Tungate
City of Oak Park
14000 Oak Park Blvd.
Oak Park, MI 48327

*Re: Linda Dunwoody & Deshawn Williams v City of
Oak Park & Marian Meisner McClellan, et al*

*Client 7406
Matter 51*

Statement for City Attorney Legal Services

For Legal Services Rendered Through Saturday, January 31, 2026

\$ 340.00

Fee Total

Total Costs Advanced

\$ 0.00

Total Fees and Disbursements: \$ 340.00

*Invoices for legal services are due upon receipt. To ensure proper application of your payment,
Please indicate our invoice number and client/matter number on your remittance.*



INVOICE

Invoice # 1875
Date: 02/02/2026
Due On: 03/04/2026

Dizik | Faber | Kaplan

370 E. Maple Road, Third Floor
Birmingham, MI 48009
Phone: 2487121056
www.dfklawgroup.com

City of Oak Park
14000 Oak Park Blvd
Oak Park, Michigan 48237

00230-City of Oak Park

City of Oak Park Prosecution

Type	Date	Notes	Quantity	Rate	Total
Expense	02/02/2026	Reimbursable expenses: January 2026 Prosecution	1.00	\$6,500.00	\$6,500.00
				Total	\$6,500.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1858	02/19/2026	\$6,500.00	\$0.00	\$6,500.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1875	03/04/2026	\$6,500.00	\$0.00	\$6,500.00
Outstanding Balance				\$13,000.00
Total Amount Outstanding				\$13,000.00

Account	Balance
TDLF OPERATING Balance	\$0.00
Total Account Balance	\$0.00

Please make all amounts payable to: Dizik | Faber | Kaplan

Please pay within 30 days.



CITY OF OAK PARK, MI STAFF REPORT

8.A

AGENDA FOR: February 16, 2026

SUBJECT: Request approval to award the bid for the 2026 Joint and Crack Sealing Project M-788 to Michigan Joint Sealing, Inc. of Farmington Hills, MI.

DEPARTMENT: Municipal Services

FROM: Kim Marrone, Director of Municipal Services

SUMMARY: At the January 20, 2026 regular meeting of the Oak Park City Council, the request to bid the 2026 Joint and Crack Sealing Project, M-788 was approved. The project was advertised and thirty nine (39) contractors viewed the documents. On February 9, 2026, two (2) bids were received and opened. The low bidder, Michigan Joint Sealing Inc. of Farmington Hills, MI, submitted a bid of \$110,660.00. We have successfully worked with this contractor in the past.

FINANCIAL STATEMENT: There is \$150,000.00 available in the Local Streets Fund (203-18.479-970) for this expenditure.

RECOMMENDED ACTION: It is recommended City Council award the bid for the 2026 Joint and Crack Sealing Project, M-788 to Michigan Joint Sealing Inc. of Farmington Hills, MI, for the total amount of \$110,660.00. Funding is available in the Local Streets Fund (203-18.479-970) for this project.

EXHIBITS:

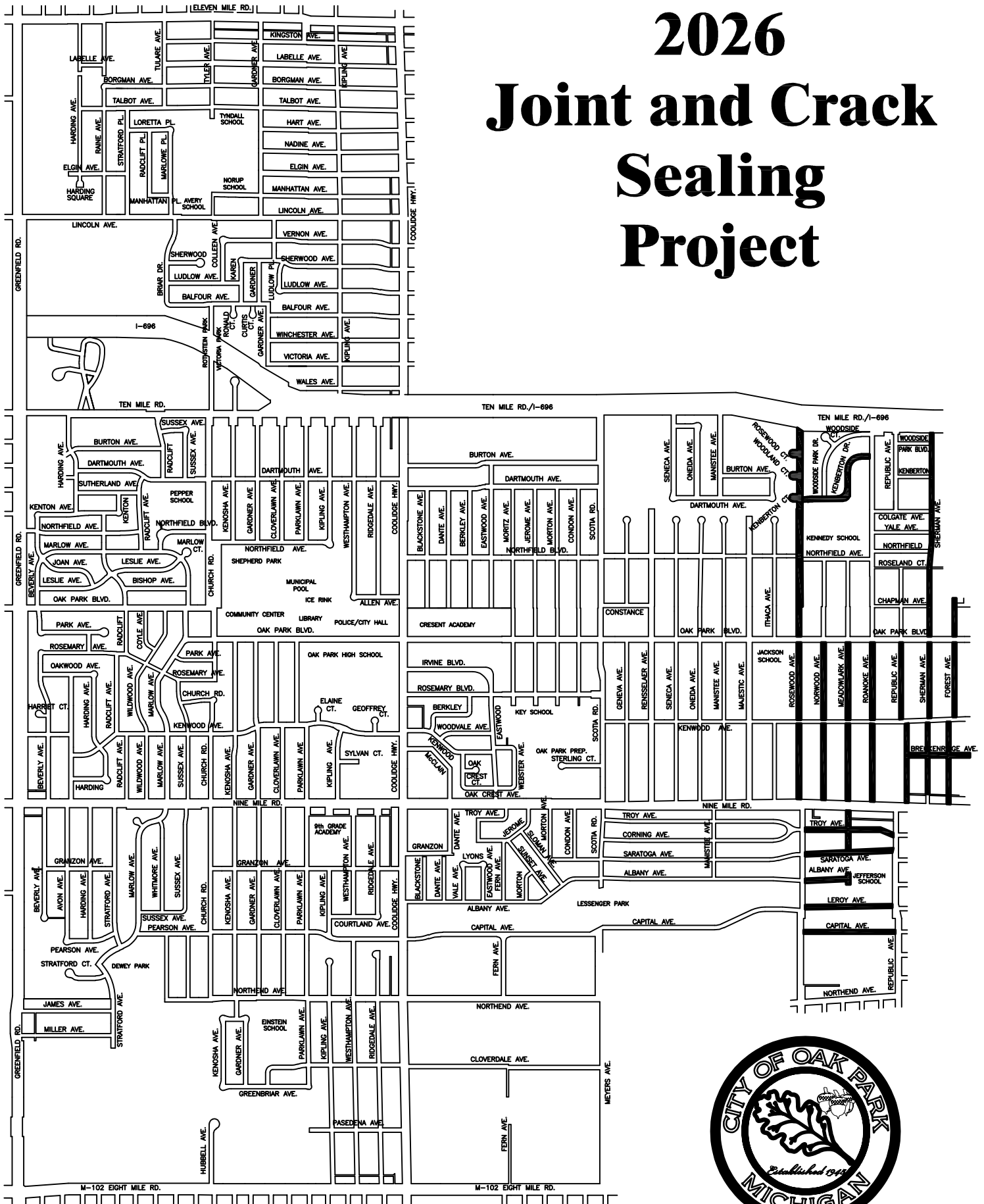
1. Bid Tab M-788
2. 2026 Joint and Crack Sealing Area Map
3. Project Info M-788

BID TABULATION

2026 JOINT AND CRACK SEALING PROJECT, M-788 BID OPENING DATE MONDAY FEBRUARY 9, 2026 10:00 AM				MICHIGAN JOINT SEALING, INC. 28830 WEST EIGHT MILE RD. FARMINGTON HILLS, MI 48336 248-476-4120		SCODELLER CONSTRUCTION 51722 GRAND RIVER AVE. WIXOM, MI 48393 248-374-1102		
<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANT.</u>	<u>U/M</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>	
1	ROUT AND SEAL JOINTS AND CRACKS MODIFIED SP	100,000	LFT	\$ 0.93	\$ 93,000.00	\$ 0.95	\$ 95,000.00	
2	JOINT SEALING COMPOUND MODIFIED SP	28,600.00	LBS	\$ 0.60	\$ 17,160.00	\$ 0.55	\$ 15,730.00	
3	TRAFFIC DEVICES, MODIFIED SP	1	LSUM	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
				\$	110,660.00	\$	111,230.00	\$ -

City of Oak Park

2026 Joint and Crack Sealing Project



PROJECT TECHNICIAN: Stacey Johnson
DATE: February 9, 2026

PROJECT INFORMATION

Project Name: Joint and Crack Sealing project

Project M#: 788

Budget Year: 2026

Budget Amount: \$150,000.00

Bid Amount: \$110,660.00

Apparent Low Bidder: Michigan Joint Sealing, INC

Total Project Views: 39

Total Bids Submitted: 2

References Checked: yes

Expected Start of Const. Monday April 13, 2026

Expected Comp. Date Friday May 29, 2026

Additional Information: Previously worked with this contractor.



CITY OF OAK PARK, MI STAFF REPORT

8.B

AGENDA FOR: February 16, 2026

SUBJECT: Request to approve the professional services proposal from Testing Engineers & Consultants (TEC) of Troy, MI to provide construction testing for the not-to exceed amount of \$62,280.00.

DEPARTMENT: Municipal Services

FROM: Dan Samuel, Engineering Supervisor

SUMMARY: The Engineering Division recently solicited professional services proposals from local engineering consultants to provide construction materials testing for the 2026 construction season. Eight (8) proposals were submitted by the February 2, 2026 deadline. This work will include sampling and testing the construction materials on the 2026 Water Main Replacement Project, M-785, the Capital Avenue Rehabilitation Project, M-786, and the Catch Basin Line Replacement Project, M-792. The lowest qualified proposal was from Testing Engineers & Consultants (TEC) for the not-to-exceed value of \$62,280.00. We have worked with TEC on past projects and are comfortable with their work. This award falls under the professional services exception to the sealed bidding requirements, Sec. 2-379.

FINANCIAL STATEMENT: Funding is available in the Water and Sewer Fund (592-18.538-970 and 592-18.550-970) and the Local Streets Fund (203-18.479-970).

RECOMMENDED ACTION: It is recommended City Council approve the attached proposal from TEC to provide the construction material testing for the not-to-exceed amount of \$62,280.00. Funding is available in the Water and Sewer Fund (592-18.538-970 and 592-18.550-970) and the Local Streets Fund (203-18.479-970). It is further recommended to allow the City Manager to sign the contract on behalf of the city.

EXHIBITS:

1. 2026 Testing Bid Tab
2. TEC Proposal

REQUEST FOR PROPOSAL TABULATION

Proposal Due Date:

February 2, 2026 @ 4:00 PM

2026 RFP for Testing Servies Testing RFP		Testing Engineers & Consultants 1343 Rochester Rd. PO Box 249 Troy, MI 48099 248-588-6200	DLZ Michigan 607 Shelby Suite 650 Detroit, MI 48226 313-961-4040	PSI, Inc. 16049 Leone Drive Macomb Township, MI 48042 248-528-1655
ITEM	DESCRIPTION	TOTAL AMOUNT	TOTAL AMOUNT	TOTAL AMOUNT
1	Monitor and test the onsite compaction of materials, perform analysis for material approvals, testing for the placement of stone base for concrete. Concrete testing.	\$62,280.00	\$74,550.00	\$84,250.00

OTHER BIDDERS:	SOMAT	\$95,125.00
	TYME	\$106,974.43
	MTC	\$123,555.00
	HENNESSEY ENG.	\$171,085.00
	SUVERYING SOLUTIONS	\$182,000.00



Testing Engineers & Consultants, Inc.

1343 Rochester Road • PO Box 249 • Troy, Michigan 48099-0249
(248) 588-6200 or (313) T-E-S-T-I-N-G
Fax (248) 588-6232

TEC Proposal: 010-26-035
Date Issued: February 2, 2026

Mr. Dan Samuel
Engineering Technician II
City of Oak Park
14300 Oak Park Boulevard
Oak Park, Michigan 48237

**Re: Construction Material Testing Services
For 2026 Construction Projects
Oak Park, Michigan**

Dear Mr. Samuel:

Testing Engineers & Consultants (TEC) is pleased to provide a proposal for the material testing services that will be needed for the 2026 Construction projects including the 2026 Water Main Replacement Project, M-785; Capital Avenue Rehabilitation Project M-786, and 2026 Catch Basin Line Replacement Project, M-792.

TEC has provided the material testing services for the City of Oak Park in the past including the 2025 Catch Basin Line Replacement, M-779; 2025 Water Main Replacement Project, M-769; Northfield Reconstruction Project, M-770; and the 11 Mile Parking Lot Reconfiguration, M-694. We are familiar with the expectations and critical scheduling that accompany each project. TEC has an accredited Laboratory, MDOT service pre-qualifications, certified personnel, and close proximity to the project sites to effectively perform all on site monitoring and materials testing work for this project.

Thank you for your consideration. We sincerely look forward to the opportunity to work with the City of Oak Park.

Respectfully submitted,

TESTING ENGINEERS & CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read "David L. Clark", is written over a horizontal line.

David L. Clark
Vice President
Engineering and Construction Services

DLC/jb

Enclosed: (Schedule of Fees)

**SCHEDULE OF FEES
MATERIAL TESTING SERVICES
FOR
CITY OF OAK PARK
2026 CONSTRUCTION PROJECTS
OAK PARK, MICHIGAN**

1.0 PERSONNEL

1.1 Administrative Support.....	Hour	\$ 60.00
1.2 Field Engineering Technician.....	Hour	\$ 75.00
1.3 Project Engineer / Manager	Hour	\$150.00
1.4 Principal Professional Engineer	Hour	\$160.00

2.0 LABORATORY SERVICES

2.1 Soil/Aggregate		
a. Moisture Density Relationship, (Proctor)	Each	\$200.00
b. Sieve Analysis	Each	\$100.00
2.2 Concrete		
a. Compressive Strength, Cylinders	Each	\$ 25.00

3.0 REIMBURSEABLES

3.1		
a. Nuclear Density Gauge.....	Each	\$ 60.00
b. Trip Charge	Each	\$ 30.00

Total Not-To-Exceed (See Attached Breakdown).....\$ 62,280.00

**SCHEDULE OF FEES
MATERIAL TESTING SERVICES
FOR
CITY OF OAK PARK
2026 CONSTRUCTION PROJECTS
OAK PARK, MICHIGAN**

Description	Quantity	Units	Unit Cost	Sub-Total
Material Testing Services for 2026 Construction Projects (NTE Based on a 26 Week/20 Hours Per Week Construction Schedule)				
Field Engineering Technician	520	Hours	\$75.00	\$39,000.00
Concrete Cylinders	300	Each	\$25.00	\$7,500.00
Nuclear Density Gauge	104	Each	\$60.00	\$6,240.00
Sieve Analysis	6	Each	\$100.00	\$600.00
Moisture Density Relationship (Proctor)	6	Each	\$200.00	\$1,200.00
Administrative Support	30	Hours	\$60.00	\$1,800.00
Trip Charge	78	Each	\$30.00	\$2,340.00
Project Engineer / Manager	24	Hours	\$150.00	\$3,600.00
Materials TestingTotal NTE				\$62,280.00



CITY OF OAK PARK, MI STAFF REPORT

8.C

AGENDA FOR: February 16, 2026

SUBJECT: Request to award the bid for the Capital Avenue Rehabilitation Project, M-786 to Eminent Contracting, LLC, of Detroit, MI for a total amount of \$1,005,607.00.

DEPARTMENT: Municipal Services

FROM: Dan Samuel, Engineering Supervisor

SUMMARY:

At the January 5, 2026 regular meeting of the Oak Park City Council, the request to bid the 2026 Capital Avenue Rehabilitation Project, M-786, was approved. The project was advertised and one hundred twenty-one (121) contractors viewed the documents. On January 29, 2026, eleven (11) bids were received and opened. The low bidder, Eminent Contracting LLC. of Detroit, MI submitted a bid of \$1,005,607.00 for the replacement of deteriorated concrete patches on Capital Avenue from Rosewood to Coolidge. The city has contacted the references and met with Eminent for a pre-award meeting. Staff is comfortable with this award.

FINANCIAL STATEMENT: There is \$1,200,000.00 budgeted in FY 2025/26 for this project. Funding is available in the Local Streets Fund (203-18.479-970) for these expenditures. Staff may come back at a later City Council Meeting to ask for a Change Order to increase the project quantities to expend the full \$1,200,000.00 budget.

RECOMMENDED ACTION:

It is recommended that City Council award the bid for the Capital Avenue Rehabilitation Project, M-786 to Eminent Contracting, LLC. of Detroit, MI, for a total amount of \$1,005,607.00. Funding is available in the Local Street Fund (203-18.479-970).

EXHIBITS:

1. Bid Tab M-786
2. Project Map M-786

BID TABULATION

CAPITAL AVENUE REHABILITATION PROJECT M-786 BID OPENING DATE: THURSDAY, JANUARY 29, 2026				EMINENT CONTRACTING, LLC 514 S. FORT ST. DETROIT, MI 48217		OCG COMPANIES 1615 S. TELEGRAPH RD. BLOOMFIELD HILLS, MI 48302		LUIGI FERDINANDI & SON 16481 COMMON RD. ROSEVILLE, MI 48066		MATTIOLI CEMENT CO. LLC 6085 MCGUIRE RD. FENTON, MI 48430	
Item Number	Item Description	Quantity	Unit	Price	Amount	Price	Amount	Price	Amount	Price	Amount
1	Remove Concrete Pavement, Modified SP	9,423.00	SYD	\$9.00	\$84,807.00	\$16.00	\$150,768.00	\$8.36	\$78,776.28	\$10.00	\$94,230.00
2	Concrete Pavement with Integral Curb 9" Concrete, Modified SP	9,300.00	SYD	\$80.00	\$744,000.00	\$72.00	\$669,600.00	\$83.56	\$777,108.00	\$79.78	\$741,954.00
3	Sidewalk Concrete Non Reinforced 8" Sidewalk/Drive Approach Modified	1,000.00	SFT	\$7.00	\$7,000.00	\$7.48	\$7,480.00	\$8.79	\$8,790.00	\$10.00	\$10,000.00
4	Concrete Pavement 24" Curb & Gutter Section Non Reinf. 9" Conc Modified	50.00	LFT	\$35.00	\$1,750.00	\$41.40	\$2,070.00	\$45.31	\$2,265.50	\$39.00	\$1,950.00
5	Hand Patch, Bituminous Mixture, 5EML	80.00	TON	\$330.00	\$26,400.00	\$400.00	\$32,000.00	\$275.00	\$22,000.00	\$260.00	\$20,800.00
6	Aggregate Base Under Concrete (6" 21AA Cr. Limestone)	9,300.00	SYD	\$10.00	\$93,000.00	\$10.75	\$99,975.00	\$12.84	\$119,412.00	\$15.00	\$139,500.00
7	Adjusting Drainage Structures	10.00	EACH	\$300.00	\$3,000.00	\$610.00	\$6,100.00	\$557.14	\$5,571.40	\$225.00	\$2,250.00
8	Cast In Place Detectable/ Tactile Warning Surface Modified	100.00	SFT	\$32.50	\$3,250.00	\$29.90	\$2,990.00	\$27.71	\$2,771.00	\$26.00	\$2,600.00
9	Sanitary Manhole 1040A Frame And Cover	5.00	EACH	\$800.00	\$4,000.00	\$1,012.00	\$5,060.00	\$807.00	\$4,035.00	\$1,200.00	\$6,000.00
10	Catch Basin 5080M3 6 Hole Frame And Cover	5.00	EACH	\$800.00	\$4,000.00	\$1,012.00	\$5,060.00	\$749.60	\$3,748.00	\$1,200.00	\$6,000.00
11	Minor Traffic Devices Modified (5% Max)	1.00	LSUM	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$8,480.00	\$8,480.00	\$8,000.00	\$8,000.00
12	Project Clean Up Modified (5% Max)	1.00	LSUM	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$3,330.00	\$3,330.00	\$9,300.00	\$9,300.00
13	Inspection Crew Days	\$320.00	DAY	45.00	\$14,400.00	75.00	\$24,000.00	33.00	\$10,560.00	35.00	\$11,200.00
					\$1,005,607.00	\$1,015,103.00 *		\$1,046,847.18		\$1,053,784.00	

*CORRECTED BY ENGINEER

OTHER BIDDERS:

HARD ROCK CONCRETE	\$1,072,718.00
MARK ANTHONY	\$1,084,062.85
JB CONTRACTORS	\$1,175,114.00
FLORENCE	\$1,185,950.70
A&G CONSTRUCTION	\$1,239,629.00
HARTWELL CEMENT	\$1,344,943.00
BRICCO EXCAVATING	\$1,396,456.00

2025 / 2026
Capital Ave.
Rehabilitation
Project, M-786

- Project Location



CITY OF OAK PARK, MI STAFF REPORT

9.A

AGENDA FOR: February 16, 2026

SUBJECT: First reading of proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 24850 Greenfield Rd., Parcel ID 52-25-30-101-040, from PCD, Planned Corridor Development District to B-2, General Business District.

DEPARTMENT: Economic and Community Development

FROM: Salam Habhab, Economic Development and Planning Specialist, Kim Marrone, Director of Municipal Services

SUMMARY: At the February 2, 2026, meeting, the Planning Commission conducted a Public Hearing regarding proposed changes to the City of Oak Park Zoning Map. The proposed map amendment would rezone the property at 24850 Greenfield Rd. from PCD, Planned Corridor Development District to B-2, General Business District, consistent with the goals and policies of the City of Oak Park Master Plan.

The applicant proposes converting the former Rite Aid Pharmacy into an automatic carwash tunnel with fully enclosed car vacuuming spaces. The site will be redesigned to accommodate stacking, parking, and additional outdoor vacuuming areas. The project includes a carwash tunnel, seven (7) enclosed car vacuum spaces, eleven (11) outdoor car vacuum spaces, eight (8) off-street parking spaces, thirty-six (36) stacking spaces, and a pay station with canopy overhang. The site design features significant landscape improvements, including an expanded landscape buffer between the property and the adjacent residential district to the east, and substantial greenbelt landscaping along Ten Mile Rd. and Greenfield Rd.

The use of an automobile wash is not permitted in the current PCD, Planned Corridor Development District. The applicant requests rezoning the property to B-2, General Business District. The use of an automobile wash is permitted in the B-2 District by Conditional Land Use (CLU).

At the meeting, the Planning Commission voted to approve and recommend the City Council adoption of the rezoning map amendments with the following conditions:

- The rezoning shall expire two years after adoption of the rezoning, unless substantial construction on the approved automobile wash development of the property pursuant to

building and other required permits issued by the city commences within the two-year period and proceeds diligently to completion. Unless extended by the City Council for good cause, if the property owner applies in writing for an extension of the rezoning at least 30 days prior to the expiration date, grant an extension of up to one year.

- If a rezoning becomes void, then the zoning classification of the property shall revert to its previous zoning classification. The reversion process shall be initiated by the City Council requesting that the Planning Commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall be the same as applies to all other rezoning requests, including the notice and hearing as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006), and this ordinance. No building or other permits shall be issued or valid during the process described in this subsection.

During the same meeting, the Planning Commission approved the Site Plan Review for the proposed development.

The proposed rezoning will be consistent and compatible with existing and future land uses in the area.

Also attached is a rezoning trip generation analysis which concludes that the proposed car wash is expected to generate less trips than the previous Rite Aid and will reduce the crash potential by following the best access management practices. It also indicates that the proposed development will increase traffic on Greenfield Road and 10 Mile Road by 1.3% which is less than the acceptable standard of 5% and will have a negligible impact on both roadways.

FINANCIAL STATEMENT: N/A

RECOMMENDED ACTION: First reading of proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 24850 Greenfield Rd., Parcel ID 52-25-30-101-040, from PCD, Planned Corridor Development District to B-2, General Business District.

EXHIBITS:

1. Rezoning Trip Generation Analysis
2. RZ2026-01_Zoning_Map_Amendments_Ordinance_CC_2-16-26
3. RZ2026-01_24850Greenfield_PCD_to_B2
4. RZ2026-01_ElCarWash_24850Greenfield_LtrOfNecessity
5. RZ2026_01_ElCarWash_24850Greenfield_Application
6. RZ2026-01_ElcarWash_24850Greenfield_ZoningMap

MEMO

VIA EMAIL sbarrett@alrigusa.com

To: EL CAR WASH MI OAK PARK, LLC

From: Julie Kroll, PE, PTOE
Fleis & VandenBrink

Date: February 9, 2026

Re: Proposed El Car Wash Development
Oak Park, Michigan
Rezoning Trip Generation Analysis

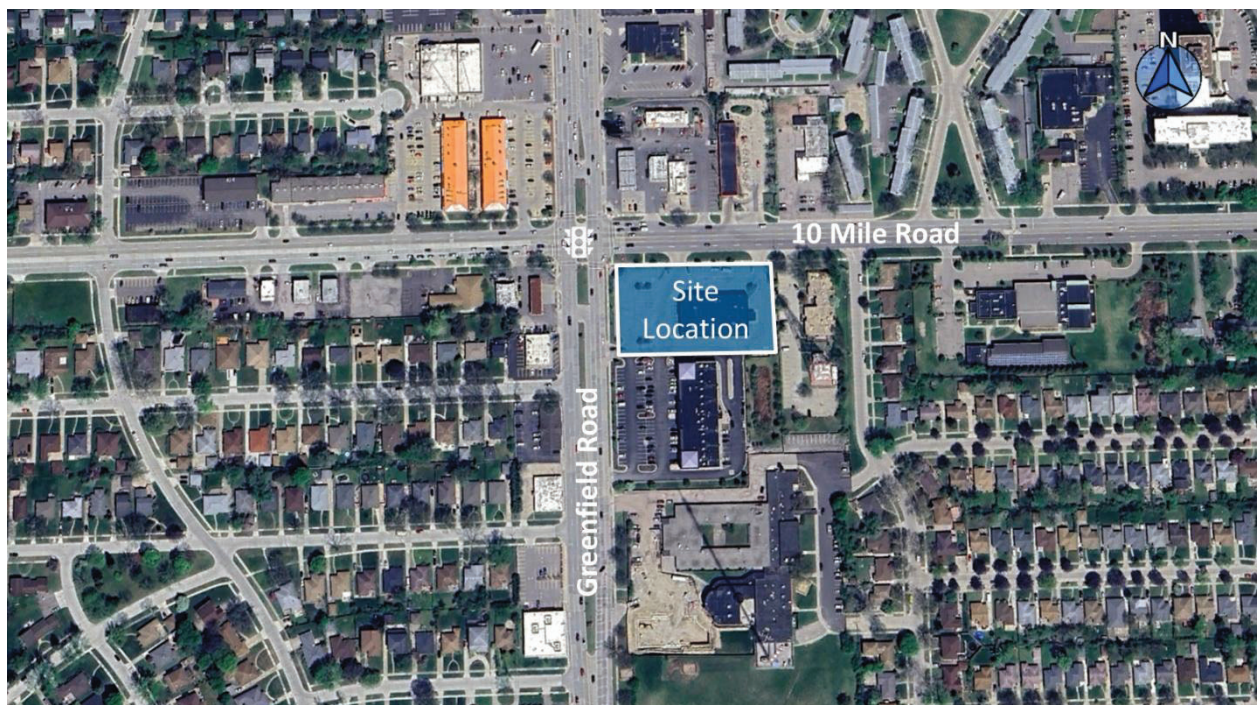
1 INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) proposed El Car Wash development in Oak Park, Michigan. The project site is located at 24850 Greenfield Road, generally in the southeast quadrant of the 10 Mile Road and Greenfield Road intersection, as shown in **Figure 1**.

The proposed development includes the construction of an automatic car wash on property that is currently occupied by the vacant Rite Aid pharmacy building. This project includes renovating the existing building to accommodate the proposed car wash use. As part of this development project, the subject property is proposed to be rezoned from the existing Planning Corridor Development (PCD) to General Business (B-2).

Site access is proposed via two (2) existing driveways; one (1) Right-In / Right-Out (RIRO) driveway on Greenfield Road and one (1) full access driveway on 10 Mile Road. The existing west site access driveway on 10 Mile Road will be closed with this project.

Figure 1: Site Location Map



27725 Stansbury Blvd, Suite 195
Farmington Hills, MI 48334

P: 248.536.0080

F: 248.536.0079

www.fveng.com

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2 BACKGROUND INFORMATION

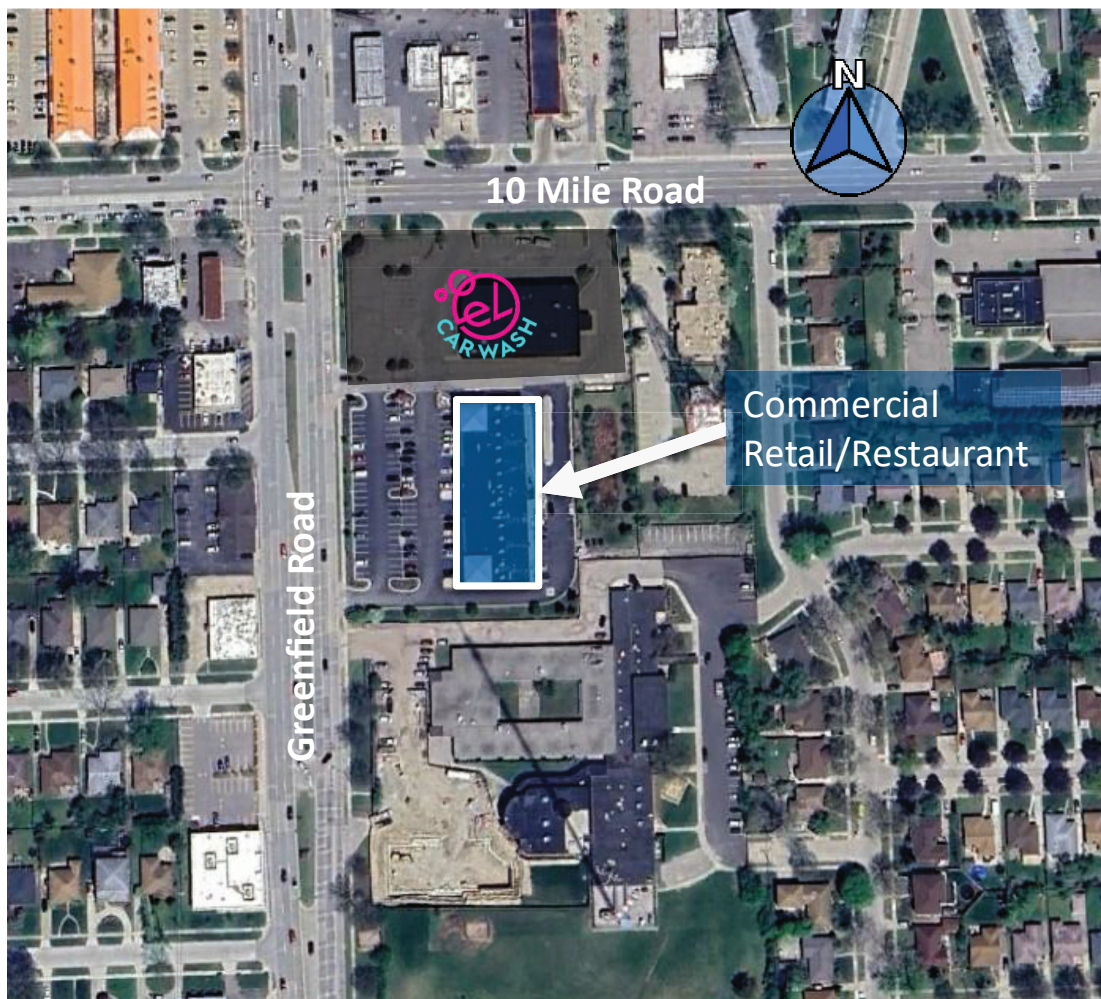
The project site is located generally in the southeast quadrant of the 10 Mile Road and Greenfield Road intersection, in Oak Park, Michigan. Adjacent roadway information is summarized in **Table 1**.

Table 1: Roadway Information

Roadway Segment	10 Mile Road	Greenfield Road
Number of Lanes	5-lanes (2-lane each direction, TWLTL)	6-Lanes, Divided
Road Jurisdiction	Road Commission for Oakland County (RCOC)	Road Commission for Oakland County (RCOC)
Functional Classification	Minor Arterial	Other Principal Arterial
Posted Speed Limit	40-mph	40-mph
Traffic Volumes	14,983 vpd (MDOT 2024)	41,210 vpd (MDOT 2024)

The land uses adjacent to the project site are commercial, with retail and restaurants that operate in a manner similar to the proposed car wash. The car wash is complementary to these uses, where vehicles generated by the adjacent commercial are expected to also utilize the car wash as part of a trip chain. The adjacent uses are shown below on **Figure 2**.

Figure 2: Adjacent Land Use Map



3 TRIP GENERATION

3.1 PROPOSED CAR WASH DEVELOPMENT

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were forecasted based on data published in the *ITE Trip Generation Manual, 12th Edition*. The proposed development includes the construction of an automated car wash development. The trip generation is summarized in **Table 2**.

Table 2: Site Trip Generation Summary

Land Use	ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Automated Car Wash	948	5,720	SF	1,450	47	38	85	69	71	140
Pass-by Trips (50%)				725	21	22	43	35	35	70
Total New Trips				725	26	17	43	34	36	70

As is typical of commercial developments, a portion of the trips generated by the proposed development are from vehicles already on the adjacent roadway that will pass the site on the way from an origin to their ultimate destination. Therefore, not all traffic at the site driveway is necessarily new traffic added to the street system. This percentage of the trips generated are considered "pass-by" trips and do not add new traffic to the adjacent street system. These trips are therefore reduced from the total external trips generated by the proposed development. ITE does not provide pass-by data for LUC 948: Automated Car Wash; therefore, a conservative pass-by rate of 50% was utilized for the proposed development, based upon the operations of car washes and similar commercial uses.

3.2 PREVIOUS LAND USE COMPARISON

The trips generated by the proposed land use were compared to the trip generation associated with the previous land use operations with the Rite Aid store. The results of the comparison are summarized in **Table 3** and shows that the proposed car wash is expected to generate *less* trips than the previously approved use for this site.

Table 3: Site Trip Generation Comparison

Land Use		ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Proposed Land Use	Automated Car Wash	948	5,720	SF	1,450	47	38	85	69	71	140
	Pass-by Trips (50%)				725	21	22	43	35	35	70
	Total New Trips				725	26	17	43	34	36	70
Previous Land Use	Pharmacy / Drugstore with Drive -Through	881	14,669	SF	1,573	29	27	56	75	75	150
	Pass-by Trips (49% PM)				771	0	0	0	37	37	74
	Total New Trips				802	29	27	56	38	39	77
Difference		Total Trips			-123	18	11	29	-6	-4	-10
		Pass-by Trips			-46	21	22	43	-2	-2	-4
		Total New Trips			-77	-3	-11	-14	-4	-3	-7

4 REZONING TRIP GENERATION COMPARISON

The proposed development includes the construction of an automatic car wash on property that is currently occupied by the vacant Rite Aid pharmacy building. The project includes renovating the existing building to accommodate the proposed car wash use. As part of this development project, the subject property is proposed to be rezoned from the existing Planning Corridor Development (PCD) to General Business (B-2).

The Oak Park Ordinance describes various land uses permitted by-right under the existing PCD zoning classification. In order to determine the maximum site trip generation potential under the existing zoning

classifications, the principal uses permitted under each zoning classification must be matched to the land use categories (LUC) described in the *ITE Trip Generation Manual, 12th Edition*. The results of the trip generation analysis comparison are summarized in **Table 4**.

The results of the trip generation comparison indicates that the proposed development is expected to generate *less* trips, as compared to the previous land use or the maximum potential trip generation currently permitted under the existing zoning.

Table 4: Rezoning Trip Generation Comparison

Land Use		ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Zoning (PCD)	Pharmacy / Drugstore with Drive -Through	881	14,669	SF	1,573	29	27	56	75	75	150
	Variety Store	814	14,669	SF	934	25	20	45	50	48	98
	Medical-Dental Office Building (Stand Alone)	720	14,669	SF	520	33	9	42	15	34	49
	High Turnover (Sit-Down) Restaurant	932	14,669	SF	1,522	73	59	132	82	53	135
	Health / Fitness Club	492	14,669	SF	630	17	17	34	36	27	63
	Super Market	850	14,669	SF	1,597	25	18	43	80	80	160
Maximum for existing zoning					1,597	73	59	132	82	80	160
Proposed Land Use	Automated Car Wash	948	5,720	SF	1,450	47	38	85	69	71	140
Difference					-147	-26	-21	-47	-13	-9	-20

5 SITE-GENERATED IMPACT

Access for the project site is provided by the existing driveways on both 10 Mile Road and Greenfield Road. Existing traffic volume data was obtained from MDOT for the adjacent roadways in order to determine the percentage increase in traffic volume along both 10 Mile Road and Greenfield Road associated with the proposed development. The traffic volume data and projected increase are summarized below in **Table 5**.

Review of the existing traffic volume data and projected site-generated traffic volumes indicates that the proposed development is expected to increase the traffic volumes by approximately 1.3% on both adjacent roadways. Changes in traffic volumes of less than 5% are indiscernible from daily fluctuations in traffic volumes. Therefore, the site generated traffic will have a negligible impact on the adjacent roadway network operations.

Table 5: Traffic Volume Data Impact Calculation

Daily Traffic Volumes (vpd)	10 Mile Road	Greenfield Road	Total
Existing	14,983	41,210	56,193
Site-Generated New Trips	195	530	725
Total New	15,178	41,740	56,918
Percent Increase	1.3%	1.3%	1.3%

6 ACCESS MANAGEMENT

The proposed development site access was reviewed to determine if the proposed access provides for the safety and operations of the proposed development. Key findings of this review is summarized below and shown on **Figure 3**:

Shared Access

- The project site is located on property that has an existing shared access easement. This allows access between the adjacent properties without accessing either Greenfield Road or 10 Mile Road. This is consistent with best access management practices and reduces the impact of the development on the adjacent roadways and intersections.

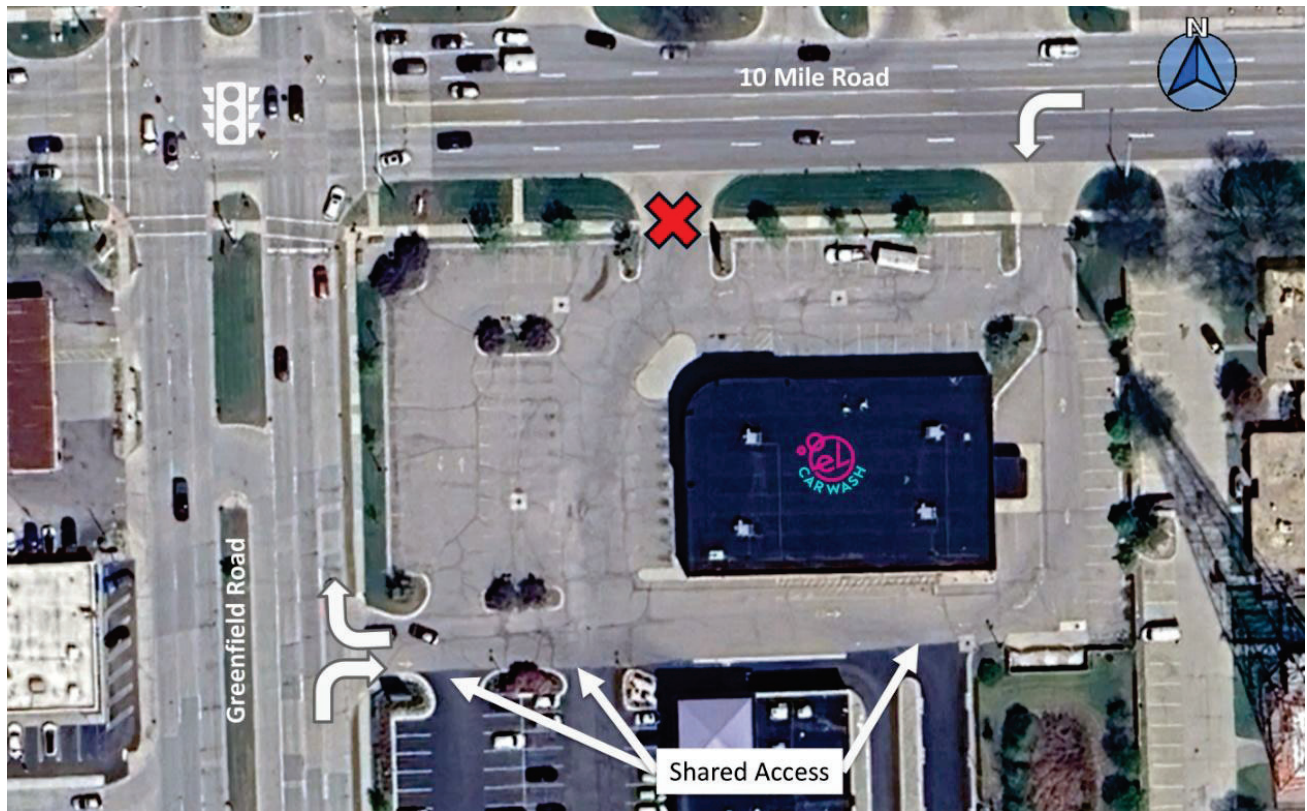
Existing Safety Measures

- The site driveway on Greenfield Road is a right-in/right-out only driveway. Left-turns are facilitated via the adjacent median U-turns. No changes to the existing access at the driveway are proposed and is consistent with best access management practices.
- There is an existing center left-turn lane on 10 Mile Road to facilitate ingress left-turns. The adjacent signalized intersection at Greenfield Road provides gaps in traffic for ingress and egress vehicles to access 10 Mile Road. There are no left-turns on 10 Mile Road at the Greenfield Road intersection, therefore no center-turn conflicts from this signalized intersection are anticipated.

Driveway Consolidation

- The existing west site driveway on 10 Mile Road will be closed as part of this project. This eliminates the potential for crashes occurring at this driveway. The remaining access is the furthest away from the signalized intersection as possible within the property limits.

Figure 3: Adjacent Land Use Map



7 SITE CIRCULATION

The projected vehicle queuing for the proposed site operations was reviewed to determine if there is adequate storage length to accommodate the projected operations. The proposed site includes three (3) payment lanes; one (1) Member Only lane and two (2) lanes that accommodate both cash and membership customers.



For analysis purposes, it was assumed that the average cash payment service rate is 60 seconds per vehicle and the average membership lanes is 30 seconds per vehicle. Once paid, the vehicles enter the queue for the carwash tunnel, which has a service rate of 18 seconds per vehicle.

The vehicle queueing was performed for the different types of queues anticipated for this site. The first queue occurs at the payment kiosk, with either the Cash/Credit or Member Pass option. The Car Wash has a separate queue to enter the tunnel. The projected service rates for this site are expected to exceed the demand, resulting in no theoretical queuing. Therefore, a Poisson distribution analysis was performed to determine the projected queuing associated with the random arrivals. The projected vehicle queue lengths are summarized in **Table 4**; the Poisson distribution analysis is attached for reference.

The site provides 673 feet of vehicle queueing (33 vehicles), which exceeds the ordinance requirements for this project. The projected queuing evaluation indicates that during the peak operations be adequately accommodated on the site, without exceeding the internal site circulation and/or impacting the adjacent roadway network.

Table 6: Vehicle Queueing Analysis

CAR WASH STACKING SPACE CALCULATOR - CASH		CAR WASH STACKING SPACE CALCULATOR - MEMBERSHIP		CAR WASH STACKING SPACE CALCULATOR - TUNNEL	
Number of Arrivals	46	Number of Arrivals	23	Number of Arrivals	69
Time per Vehicle (s)	60	Time per Vehicle (s)	30	Time per Vehicle (s)	18
Service Rate (veh/hr)	60	Service Rate (veh/hr)	120	Service Rate (veh/hr)	200
Peak Arrival (veh)	4	Peak Arrival (veh)	3	Peak Arrival (veh)	4
Vehicle Length	25	Vehicle Length	25	Vehicle Length	25
TOTAL QUEUE (ft)	100	TOTAL QUEUE (ft)	75	TOTAL QUEUE (ft)	100

8 CONCLUSIONS

- The trips generated by the proposed car wash land use were compared to the trip generation associated with the previous land use operations with the Rite Aid store. The results the comparison shows that the proposed car wash is expected to generate **less** trips than the previously approved use for this site.
- The results of the trip generation comparison indicates that the proposed development is expected to generate **less** trips, as compared to the previous land use or the maximum potential trip generation currently permitted under the existing zoning.
- Review of existing traffic volume data indicates that the site-generated traffic volume from the proposed development is expected to result in approximately 1.3% increase on both Greenfield Road and 10 Mile Road. Changes in traffic volumes of less than 5% are indiscernible from daily fluctuations in traffic volumes. Therefore, the site generated traffic will have a negligible impact on the adjacent roadway network operations.
- Findings of the site access and safety review shows that the development plan is reducing the crash potential and following best access management practices.
 - The existing west site driveway on 10 Mile Road will be closed as part of this project. This eliminates the potential for crashes occurring at this driveway.
 - There is an existing shared access easement allowing access between the adjacent properties without accessing either Greenfield Road or 10 Mile Road.
 - The site driveway on Greenfield Road is a right-in/right-out only driveway.
 - There is an existing center left-turn lane on 10 Mile Road to facilitate ingress left-turns.
 - The adjacent signalized intersection at Greenfield Road provides gaps in traffic for ingress and egress vehicles to access 10 Mile Road.
 - There are no left-turns on 10 Mile Road at the Greenfield Road intersection, therefore no center-turn conflicts from this signalized intersection are anticipated.
- The site provides 673 feet of vehicle queueing (33 vehicles), which exceeds the ordinance requirements for this project. The projected queuing evaluation indicates that during the peak operations be adequately accommodated on the site, without exceeding the internal site circulation and/or impacting the adjacent roadway network.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

A handwritten signature in blue ink that reads "Julie M. Kroll".

Julie M. Kroll
2026.02.09 14:55:12
-05'00'

Attachments:

Site Plan
Poisson Distribution

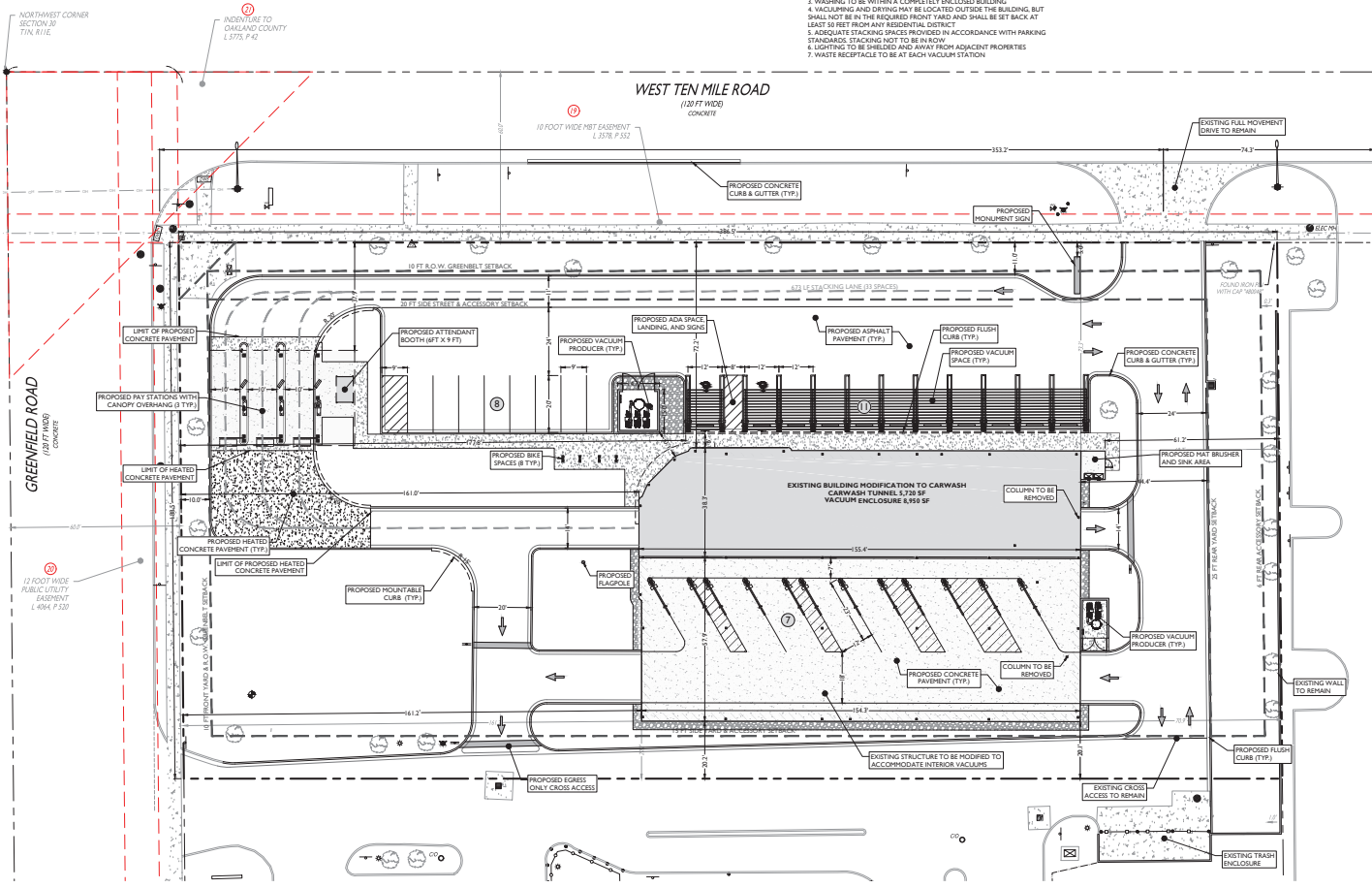
1. VESTIBULE AREA AND 2. ASHES SHOWN IN THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE EXISTING VESTIBULE AND 2. ASHES SHOWN IN THIS PLAN.

LAND USE AND ZONING		
PARCEL ID: 15-38-181-040		
EXISTING PLANNED CORRIDOR DISTRICT (PCD)		
PROPOSED REZONE TO GENERAL BUSINESS DISTRICT (B-2)		
PROPOSED USE	CONDITIONAL USE	
AUTOMOBILE WASH		
MINIMUM LOT AREA	N/A	72,864 SF (1.47 AC)
MINIMUM LOT WIDTH	17' 4"	17' 3.58"
MAXIMUM BUILDING HEIGHT	30 FT (2 STORIES)	33.8 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	10 FT	14.18 FT
MINIMUM SIDE YARD SETBACK (ONE)	15 FT	26.1 FT
MINIMUM SIDE YARD SETBACK (BOTH)	30 FT	30.3 FT
MINIMUM REAR YARD SETBACK	25 FT	59.7 FT
MINIMUM SIDE STREET ACC. SETBACK	20 FT	45.3 FT
CORNER VISIBILITY TRIANGLE	30 FT X 30 FT	30 FT X 30 FT
MINIMUM DRIVEWAY FROM INTERSECTION	150 FT	353.3 FT
MINIMUM DRIVEWAY SPACING (ADPR)	185 FT	743.3 FT (EN)
SIDE YARD ACC. SETBACK	15 FT	37.9 FT
REAR YARD ACC. SETBACK	8 FT	2.65 FT
ACC. FROM PRINCIPAL BUILDING	10 FT	10.1 FT
FRONT YARD VACUUM SETBACK	10 FT	186.9 FT
MECHANICAL EQUIPMENT LOCATION	SIDE/REAR	REAR
ACCESSORY BUILDING/STRUCTURE LOCATION	NOT IN FRONT YARD	FRONT YARD (V)
MINIMUM ROW GREENBELT WIDTH	10 FT	15.9 FT
(EN) EXISTING NON-CONFORMITY	VARIANCE	
(V) VARIANCE	1. S.M.C. - AUTOMOBILE WASH CONDITIONAL USE REQUIREMENTS	
	2. ONLY ONE INGRESS/EGRESS DRIVEWAY PER STREET	
	3. MUST PROVIDE WALL FROM RESIDENTIAL	
	4. WASHING TO BE WITHIN A COMPLETELY ENCLOSED BUILDING	
	5. VACUUMING AND DRYING MAY BE LOCATED OUTSIDE THE BUILDING, BUT SHALL NOT BE IN THE REQUIRED FRONT YARD AND SHALL BE SET BACK AT LEAST 50 FEET FROM ANY RESIDENTIAL DISTRICT	
	6. ADEQUATE STAGING SPACES PROVIDED IN ACCORDANCE WITH PARKING STANDARDS. STAGING NOT TO BE IN ROW	
	7. LIGHTING TO BE SHIELDED AND AWAY FROM ADJACENT PROPERTIES	
	8. WASTE RECEPTACLE TO BE AT EACH VACUUM STATION	

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 403	CAR WASH 3 SPACES PLUS 1 SPACE PER EMPLOYEE (4 EMP.) = 4 SPACES TOTAL SPACES 2 + 4 = 6 SPACES	18 VACUUMS 8 REGULAR 15 TOTAL
§ 401.H	MAXIMUM PARKING: 20% OF REQUIRED (1306 SPACES) = 7 SPACES	36 VAC SPACES (V)
§ 405.D	NO PARKING 9 FT X 20 FT WITH 12 FT AISLE	12 FT X 30 FT W/ 24 FT AISLE
§ 405.D	NO PARKING 9 FT X 20 FT WITH 15 FT AISLE	12 FT X 33 FT W/ 18 FT AISLE
§ 403	STACKING 3 TIMES CAPACITY OF WASH 9 VEHICLES @ 31 SPACES STACKING SPACE: 9 FT X 30 FT	36 SPACES 10 FT X 20 FT
§ 405.G	BIKE PARKING 1 SPACE PER 2,000 SF 1,634 SQ. FT. SPACE / 2,000 SF = 7 SPACES	8 SPACES
§ 407.3.H	LOADING 2,000 SF TO 19,999 SF = 1 SPACE LOADING SPACE - 10 FT X 50 FT	TO OCCUR OFF HOURS
(V) VARIANCE		
SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 471.a	SIGN SETBACK: 5 FT	5.0 FT

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED MOUNTABLE CURB
---	PROPOSED SIGN / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED BUILDING DOORS

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS SHALL TO THE FULLEST EXTENT PERMITTED BY LAW, INDUSTRY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEE ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THIS PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW BY STONEFIELD ENGINEERING & DESIGN, LLC. ALL REVIEW SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO REFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET CLOSING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



Cash

95th Percentile Probability - Drive Through Queue Length (# of Vehicles)

Volume = 46
 service rate = 60
 $\lambda = 0.766667$

	1	2	3	4	5	6	7	8	9	
λ^x	No Veh in Cycle	X	X!	$P = (e^{(-\lambda)})(\lambda^x)/X!$	ΣP	P* # Cycle containing Volume in 1	Σ Cycles in 6	Volume in Cycle (1*6)	Σ volume	Poisson Queue
1.0000	0	0	1	46.46%	46.46%	28	28	0	0	NO
0.7667	1	1	1	35.62%	82.07%	21	49	21	21	NO
0.5878	2	2	2	13.65%	95.72%	8	11	16	38	NO
0.4506	3	3	6	3.49%	99.21%	2	13	6	44	NO
0.3455	4	4	24	0.67%	99.88%	0	13	2	46	MET
0.2649	5	5	120	0.10%	99.99%	0	14	0	46	MET
0.2031	6	6	720	0.01%	100.00%	0	14	0	46	MET
0.1557	7	7	5040	0.00%	100.00%	0	14	0	46	MET
0.1194	8	8	40320	0.00%	100.00%	0	14	0	46	MET
0.0915	9	9	362880	0.00%	100.00%	0	14	0	46	MET
0.0702	10	10	3628800	0.00%	100.00%	0	14	0	46	MET
0.0538	11	11	39916800	0.00%	100.00%	0	14	0	46	MET

Membership

95th Percentile Probability - Drive Through Queue Length (# of Vehicles)

Volume = 23
 service rate = 120
 $\lambda = 0.191667$

	1	2	3	4	5	6	7	8	9	
λ^x	No Veh in Cycle	X	X!	$P = (e^{(-\lambda)})(\lambda^x)/X!$	ΣP	P* # Cycle containing Volume in 1	Σ Cycles in 6	Volume in Cycle (1*6)	Σ volume	Poisson Queue
1.0000	0	0	1	82.56%	82.56%	99	99	0	0	NO
0.1917	1	1	1	15.82%	98.38%	19	118	19	19	NO
0.0367	2	2	2	1.52%	99.90%	2	11	4	23	NO
0.0070	3	3	6	0.10%	100.00%	0	11	0	23	MET
0.0013	4	4	24	0.00%	100.00%	0	11	0	23	MET
0.0003	5	5	120	0.00%	100.00%	0	11	0	23	MET
0.0000	6	6	720	0.00%	100.00%	0	11	0	23	MET
0.0000	7	7	5040	0.00%	100.00%	0	11	0	23	MET
0.0000	8	8	40320	0.00%	100.00%	0	11	0	23	MET
0.0000	9	9	362880	0.00%	100.00%	0	11	0	23	MET
0.0000	10	10	3628800	0.00%	100.00%	0	11	0	23	MET
0.0000	11	11	39916800	0.00%	100.00%	0	11	0	23	MET

Tunnel

95th Percentile Probability - Drive Through Queue Length (# of Vehicles)

Volume = 69
service rate = 200
 $\lambda = 0.345$

	1	2	3	4	5	6	7	8	9	
λ^x	No Veh in Cycle	x	x!	$P = (e^{(-\lambda)})(\lambda^x)/x!$	ΣP	P* # Cycle containing Volume in 1	Σ Cycles in 6	Volume in Cycle (1*6)	Σ volume	Poisson Queue
1.0000	0	0	1	70.82%	70.82%	142	142	0	0	NO
0.3450	1	1	1	24.43%	95.26%	49	191	49	49	NO
0.1190	2	2	2	4.21%	99.47%	8	11	17	66	NO
0.0411	3	3	6	0.48%	99.96%	1	12	3	69	NO
0.0142	4	4	24	0.04%	100.00%	0	12	0	69	MET
0.0049	5	5	120	0.00%	100.00%	0	12	0	69	MET
0.0017	6	6	720	0.00%	100.00%	0	12	0	69	MET
0.0006	7	7	5040	0.00%	100.00%	0	12	0	69	MET
0.0002	8	8	40320	0.00%	100.00%	0	12	0	69	MET
0.0001	9	9	362880	0.00%	100.00%	0	12	0	69	MET
0.0000	10	10	3628800	0.00%	100.00%	0	12	0	69	MET
0.0000	11	11	39916800	0.00%	100.00%	0	12	0	69	MET

CITY OF OAK PARK, MICHIGAN

ORDINANCE NO.

AN ORDINANCE TO AMEND ARTICLE 2 DIVISION 1 SECTION 201 AND THE OFFICIAL ZONING MAP CONTAINED THEREIN, BEING PART OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK, MICHIGAN, BY CHANGING THE USE DISTRICT OF A CERTAIN PARCEL OF LAND CURRENTLY ZONED PCD, PLANNED CORRIDOR DEVELOPMENT DISTRICT, TO B-2, GENERAL BUSINESS DISTRICT.

THE CITY OF OAK PARK, MICHIGAN, ORDAINS:

SECTION 1. The Code of Ordinances of the City of Oak Park is hereby amended by changing the use district of the following address and parcel currently zoned PCD, Planned Corridor Development District, according to the City's Official Zoning District Map, Article 2, Division 1, Section 201 to B-2, General Business District.

Address: 24850 Greenfield Rd. Parcel ID 52-25-30-101-040

Current owner: RAC Greenfield 10 LLC.

SECTION 2. It is hereby ordered that the Official Zoning District Map of the City of Oak Park, as herein amended, be incorporated with this ordinance and be considered a part hereof and be published in connection herewith.

SECTION 3. It is further ordered that from and after the effective date of this ordinance, the above-described parcel of land shall be in the B-2, General Business District, and be subject to the regulations pertaining to such a district.

SECTION 4. It is further ordered that the rezoning shall expire two years after adoption of the rezoning, unless substantial construction on the approved automobile wash development of the property pursuant to building and other required permits issued by the city commences within the two-year period and proceeds diligently to completion. Unless extended by the City Council for good cause if the property owner applies in writing for an extension of the rezoning at least 30 days prior to the expiration date, grant an extension of up to one year.

SECTION 6. If a rezoning becomes void, then the zoning classification of the property shall revert to its previous zoning classification. The reversion process shall be initiated by the City Council by requesting that the Planning Commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall be the same as applies to all other

rezoning requests, including the notice and hearing as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006), and this ordinance. No building or other permits shall be issued or valid during the process described in this subsection.

SECTION 7. Conflicting Provisions Repealed

All ordinances in conflict with the provisions of this ordinance are repealed only to the extent necessary to give this ordinance full force and effect; provided that all other provisions of the Oak Park Code of Ordinances as heretofore amended shall remain in full force and effect.

SECTION 8. Severability

No other portion, paragraph or phrase of the Code of Ordinances of the City of Oak Park, Michigan shall be affected by this ordinance except as to the above sections, and in the event any portion, section or subsection of this ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this ordinance or of the Code of Ordinances of the City of Oak Park, Michigan.

SECTION 9. Effective Date

This ordinance shall be effective thirty (30) days from the date of adoption and shall be published as required by the Charter of the City of Oak Park.

MADE, PASSED AND ADOPTED by the Council of the City of Oak Park on this day of _____, 2026.

Edwin Norris
City Clerk

Marian McClellan
Mayor

I, Edwin Norris, the duly authorized Clerk of the City of Oak Park, Michigan, do hereby certify that the foregoing ordinance was adopted by the Council of the City of Oak Park at its regular meeting held on _____, 2026.

Edwin Norris
City Clerk

First Reading:
Second Reading:
Adopted:
Published:



CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING

MEMORANDUM

TO: Planning Commission Members DATE: January 29, 2026

FROM: Kimberly Marrone, Municipal Services FILE: APLNCOM/RZ2026-
Director 01-24850 Greenfield-
Salam Habhab, Economic development PCD to B2
& Planning Specialist

SUBJECT Proposed Rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor
Development District to B-2, General Business District

PUBLIC HEARING

A Public Hearing has been scheduled for a Planning Commission meeting on February 2, 2026, to hear public comments on the proposed rezoning of 24850 Greenfield Rd., from PCD, Planned Corridor Development District, to B-2, General Business District.

BACKGROUND

The applicant proposes retrofitting the former Rite Aid property into an automatic carwash tunnel and fully enclosed car vacuuming spaces. Site configuration to be redesigned for the proposed use to provide associated stacking, parking, and additional outdoor vacuuming spaces.

The use of an automobile wash is not permitted in the current PCD, Planned Corridor Development District. The applicant submitted a rezoning request to rezone the property to B-2, General Business District. The use of an automobile wash is permitted in the B-2 District by Conditional Land Use (CLU), subject to the regulations of Sec. 544.c.

The applicant has submitted a letter of necessity addressing the appropriateness of the rezoning request in accordance with the criteria specified in Section 653 of the Zoning Ordinance. The letter is attached to this report for the Board's review and consideration.

The Site Plan Review request is under the Planning Commission's consideration for approval at tonight's meeting.

CURRENT AND PROPOSED ZONING DISTRICTS

The City's Master Plan provides the following description for PCD and B-2 districts:

CURRENT: PCD, Planned Corridor Development District

"The planned corridor development districts are designed to provide for a variety of retail and service establishments in business areas abutting major thoroughfares and so located and planned as to provide convenient customer parking, store servicing and pedestrian traffic movement within the business district and with a minimum of conflict with traffic on abutting streets. To assure optimum site planning relationships and minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting sites and as it relates to the entire district and abutting districts. This type of district is further created so as to provide a zone of transition between residential districts and major thoroughfares or expressways."

PROPOSED: B-2, General Business District

"The B-2 general business districts are intended to accommodate more intensive businesses that cater to a larger consumer market than those typically found in neighborhood business districts. B-2 uses are generally characterized by an integrated or planned cluster of establishments served by a common parking lot."

OAK PARK MASTER PLAN, 2020

The City's Master Plan recognizes the following goals and objectives in the commercial goals and implementation:

Commercial Goal 5: Update Maps, Zoning, and Ordinances

Action 5.2. Update future land use map.

Action 5.3. Identify opportunities and create multi-use transitional zones along Greenfield, Eleven Mile, and Eight Mile Roads

CONSIDERATION

The following considerations were noted during the review of this rezoning:

1. The proposed rezoning is for 24850 Greenfield Rd., Parcel ID #52-25-30-101-040.
2. The property is currently zoned PCD, Planned Corridor Development District.
3. The site is improved by a one-story commercial building, the former Rite Aid building. The building is currently vacant.
4. The applicant proposes to convert the property into an automatic carwash tunnel and fully enclosed car vacuuming spaces.
5. The project will include a carwash tunnel, (7) enclosed car vacuum spaces, (11) outdoor car vacuum spaces, a pay station with canopy overhang, and (8) off-street parking spaces.
6. The existing building will be retrofitted into a 5,720 sq. ft. carwash tunnel and an 8,950 sq. ft. enclosed car vacuum area.
7. The use of an automatic car wash is not permitted in the current PCD, Planned Corridor Development District. The applicant proposes to rezone the property to B-2, General Business District.
8. The use of the automatic automobile wash is permitted in the B-2 District by Conditional Land Use, subject to the regulations of Sec. 544.c. of the Zoning Ordinance.

9. The Site Plan Review request for the proposed project is under the Planning Commission's consideration for approval at tonight's meeting.
10. The current PCD zoning designation was originally applied due to the unique location of the site and its relationship to the adjacent residential neighborhoods, serving as a transitional district between residential areas and the major thoroughfares.
11. The PCD District is intended to ensure optimum site planning relationships and minimize internal and external traffic conflicts. Each proposed use shall be reviewed in relation to its site and adjacent sites, as well as in relation to the entire district and adjacent districts.
12. When considering the rezoning request for the property, the proposed B-2 District must be evaluated in relation to the intended use of an automobile wash facility and the potential impact on the surrounding areas and districts.
13. The immediate adjacent district to the south is PCD, Planned Corridor Development District, to the east is R-1, Single Family Residential District, to the north, across Ten Mile Rd., is B-2, General Business District, and to the west, across Greenfield Rd., is the City of Southfield.

Zoning Districts			
Current Zoning Districts		Proposed Zoning Districts	
The map shows the current PCD district in relation to the surrounding properties		The map shows the proposed District in relation to the surrounding properties	
Zoning District Colors Key			
	PCD, Planned Corridor Development		B-2, General Business
	RM-1, Multi-Family Residential		R-1, Single Family Residential District
	PTRED, Planned, Technical, Research, and Educational District		

Location	Zoning District	Existing Land Use
North	Right-of-way of Ten Mile Rd. then, B-2; General Business and MR-1, Multi-family Residential Districts	Sunoco Gas Station and Multi-family residential
West	Right-of-way of Greenfield Rd. then, the City of Southfield	Retail and Shell Gas Station
East	R-1, Single-family Residential District	Place of worship and single-family residential dwelling units
South	PCD, Planned Corridor Development District	Retail and Institutional use

PLANNING COMMISSION ACTION

Based on the above considerations, the Planning Commission shall evaluate the proposed rezoning in relation to the applicant's intended use of the property for an automatic automobile wash facility and their potential impacts on the surrounding area and districts, including adjacent residential neighborhoods and nearby institutional and commercial uses.

Should the Planning Commission move to recommend approval of the rezoning of the property to B-2 District to the City Council, the following conditions are recommended:

- The rezoning shall expire two years after adoption of the rezoning, unless substantial construction on the approved automobile wash development of the property pursuant to building and other required permits issued by the city commences within the two-year period and proceeds diligently to completion. Unless extended by the City Council for good cause if the property owner applies in writing for an extension of the rezoning at least 30 days prior to the expiration date, grant an extension of up to one year.
- If a rezoning becomes void, then the zoning classification of the property shall revert to its previous zoning classification. The reversion process shall be initiated by the City Council requesting that the Planning Commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall be the same as applies to all other rezoning requests, including the notice and hearing as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006), and this ordinance. No building or other permits shall be issued or valid during the process described in this subsection.

The proposed property to be rezoned is described as:

24850 Greenfield., Parcel #52-25-30-101-040:

T1N, R11E, SEC 30 PART OF NW 1/4 BEG AT PT DIST N 89-50-00 E 60 FT & S 00-43-00 E 60 FT FROM NW SEC COR, TH N 89-50-00 E 386.48 FT, TH S 00-43-00 E 188.52 FT, TH S 89-50-00 W 386.48 FT, TH N 00-43-00 W 188.52 FT TO BEG. 1.67 A (10-09-07 FR 039).

STONEFIELD

December 30, 2025

City of Oak Park
Zoning Board of Appeals
14000 Oak Park Blvd.
Oak Park, MI 48237

RE: Rezone Application
Proposed Commercial Development
Parcel ID: 25-30-101-040
24850 Greenfield Road
City of Oak Park, Oakland County, MI 48237

To whom it may concern:

Stonefield Engineering & Design LLC is pleased to submit documents for an amendment to the official zoning map for the above referenced property. Below, we address the criteria specified in Sec. 653 of the zoning ordinance in the rezoning process:

- a. *Consistency with the goals, policies and future land use map of the city master plan, including any subarea or corridor studies. If conditions have changed since the city master plan was adopted (March 13th, 2017), the consistency with recent development trends in the area.*

The requested rezoning from the Planned Corridor District (PCD) to the General Business District (B-2) is consistent with the goals, policies, and future land use direction established in the City of Oak Park Master Plan. The Master Plan envisions this corridor as an area for commercial activity, incremental reinvestment, and neighborhood-serving businesses that contribute to corridor vitality. The B-2 zoning district supports this direction by allowing a range of commercial uses that align with the planned character and functional intent of the corridor.

- b. *Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.*

The site's existing physical, geological, hydrological, and environmental characteristics are compatible with the potential uses permitted within the B-2 General Business District. Based on current site conditions and available property information, there are no known physical or environmental constraints that would limit the property from being reasonably developed under the standards of the B-2 district.

- c. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.*

The potential uses permitted within the B-2 General Business District are compatible with the surrounding land uses and zoning classifications in terms of land suitability, environmental impact, project scale, traffic activity, and infrastructure capacity. The surrounding corridor already supports commercial, service-based, and mixed commercial-office properties, making the B-2 district a logical extension of the existing development pattern.

- d. *The capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the city.*

The existing city infrastructure and municipal services in this area have adequate capacity to support the permitted uses within the B-2 General Business District without compromising public health, safety, or welfare. The subject property is located within a fully serviced corridor that currently supports commercial activity, and the necessary utilities and public services are already in place to accommodate development consistent with B-2 zoning standards.



- e. *The apparent demand for the types of uses permitted in the requested zoning district in the city in relation to the amount of land in the city currently zoned to accommodate the demand.*

There is an identifiable and ongoing demand within the City of Oak Park for the types of commercial and service-oriented uses permitted within the B-2 General Business District, particularly along established commercial corridors. Reinvestment activity, business growth, and corridor improvements demonstrate that the market is supporting additional neighborhood-serving commercial space. The requested zoning responds to this demand by allowing a range of uses that complement existing businesses and address current service needs within the community.

- f. *Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.*

Based on the preceding criteria, the requested rezoning from Planned Corridor District (PCD) to B-2 General Business District is reasonable and represents the most appropriate zoning designation for the property. The B-2 district provides clear and practical regulatory framework for the intended use of the site and aligns with both existing corridor conditions and the anticipated pattern of commercial reinvestment.

Should you have any questions, please do not hesitate to contact our office.

Best regards,

Alejandro Fernandez, PE
afernandez@stonefieldeng.com
Stonefield Engineering and Design, LLC

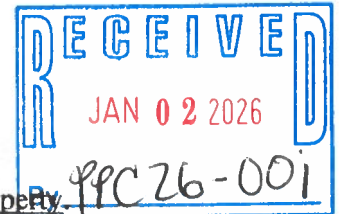
Vincenzo Finazzo
vfinazzo@stonefieldeng.com
Stonefield Engineering and Design, LLC

REZONING NO. _____

DATE FILED ____/____/____



PLANNING COMMISSION
City of Oak Park



Application to request the Rezoning of Property

1. The application fee, application form, letter of necessity, and letter of authority shall be filed at the Department of Technical and Planning Services,
2. The fee for the Rezoning of property is \$600.00.
3. All applications, fees, and pertinent information must be typewritten and filed no later than 10 days prior to the next Planning Commission meeting. The Planning Commission meets on the second Monday of the month at 7:30 p.m. in the City Council chambers.

Name of Applicant: El Car Wash Mid-West, LLC, Samantha Burgner Phone 413-464-2267

Address of Applicant: 2753 NW 87th Ave, Doral, FL 33172

Name of Owner: RAC Greenfield 10 LLC Phone 248-593-6200 ext 101

Address of Owner: 4036 Telegraph Rd, Suite 201, Bloomfield Hills, MI 48302

Address of property: 24850 Greenfield Rd. Oak Park, MI

Property Identification #: 25-30-101-040

Current Zoning of Property: Planned Corridor District (PCD)

Proposed Zoning of Property: General Business District (B-2)

Please attach a letter explaining the necessity of the Rezoning.

LETTER OF AUTHORITY
ACTION BEFORE THE PLANNING COMMISSION

TO THE CITY OF OAK PARK:

Please be advised that RAC Greenfield 10 LLC
name(s)

the owner of the property identified as 25-30-101-040
property ID #

24850 Greenfield Rd, Oak Park, MI located within a
address

Planned Corridor District Zoning District has no objection to
current zoning

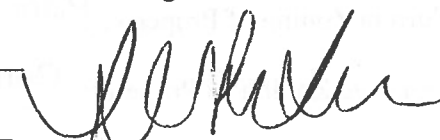
the application filed by El Car Wash Mid-West, LLC, Samantha Burgner
name of applicant

requesting a rezoning of the above described property to General Business District
proposed zoning

Zoning District.


Signature

Samantha Burgner
Signature

Sworn to before me this 30
Day of Dec, 2025 

My commission expires _____
FLORA PETROUS
Notary Public, State of Michigan
County of Oakland
Commission Expires 07-08-2027
(Notary Public, Oakland County, MI) Acting in the County of Oakland

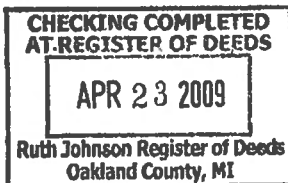
N:\techplan\forms\forms\apprezoning

Recordoc Will Pick Up & Forward

LIBER 41178 PGO 16

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2009 APR 23 AM 10:47



95857
LIBER 41178 PAGE 16
\$10.00 DEED - COMBINED
\$4.00 REMONUMENTATION
05/21/2009 12:18:04 P.M. RECEIPT# 41060

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That **GREENFIELD-10 MILE, LLC**, a Michigan limited liability company, whose address is: 30407 W. 13 Mile Road, Farmington Hills, MI 48334

Quit Claims to **RAC GREENFIELD 10, L.L.C.**, a Michigan limited liability company, whose address is: 4036 Telegraph Road, Suite 201, Bloomfield Hills, MI 48302

the following described premises situated in the City of Oak Park, County of Oakland, State of Michigan, to-wit:

Part of the Northwest 1/4 Section 30, T1N, R11E, City of Oak Park, Oakland County, Michigan, more particularly described as: Beginning at a point distant North 89 degrees 00 minutes 00 seconds East 60.00 feet and South 00 degrees 43 minutes 00 seconds East 60.00 feet from the Northwest corner of said Section 30, T1N, R11E; thence along the South line to Ten Mile Road (120 feet wide) North 89 degrees 50 minutes 00 seconds East 386.48 feet; thence South 00 degrees 43 minutes 00 seconds East 188.52 feet; thence South 89 degrees 50 minutes 00 seconds West 386.48 feet to a point on the East line of Greenfield Road (120 feet wide); thence along the East line of said Greenfield Road North 00 degrees 43 minutes 00 seconds West 188.52 feet to the point of beginning.

Commonly known as: vacant land 10 Mile Road

Formerly
Tax ID: part of 25-30-101-039 Now 25-30-101-040

for the sum of ONE DOLLAR (\$1.00) Dollars exempt under MCLA 207.505 5(a) and MCLA 207.526 6(a)

Dated as of the 4th day of January, 2008

GREENFIELD-10 MILE, LLC,
a Michigan limited liability company

By: Jacob Bacall

Jacob Bacall, Member

STATE OF MICHIGAN }
COUNTY OF OAKLAND } ss.

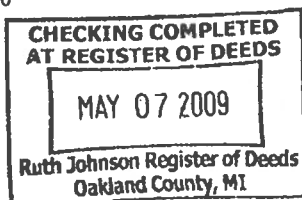
Acknowledged before me in OAKLAND County, Michigan, on April 16, 2009, by Jacob Bacall, Member of Greenfield-10 Mile, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public _____, Michigan
Acting in _____ County
My commission expires:

DOUGLAS S. PROCTOR
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 6, 2011
ACTING IN COUNTY OF OAKLAND

Drafted by and after recording return to:
Douglas S. Proctor
Transworld Title Company, LLC
31000 Northwestern Highway, Suite 210
Farmington Hills, MI 48334

TWTC - 07112816



O.K. - MH

IP
R
E
TH





CITY OF OAK PARK, MI STAFF REPORT

10.A

AGENDA FOR: February 16, 2026

SUBJECT: Appeal of a Public Record Request Determination that No Responsive Documents were available (Freedom of Information Act Request) Joshua Hunter of Berkley, Michigan

DEPARTMENT: City Clerk

FROM: Ed Norris, City Clerk

SUMMARY: Appeal of a Determination by the City that it did not have any responsive documents. Joshua Hunter, resident of Berkley, Michigan, has filed an appeal of the City's response to his Request for the documents below and also contends that the City's response did not provide him notice of his appeal rights under MCL 15.235(5)(d)-(e). This provision requires a written notice denying a request for a public record to contain a full explanation of the requesting party's right to submit an appeal or seek judicial review and notice of the right to seek attorney fees and damages if, after judicial review, the court determines that the public body has not complied with this section and orders disclosure of all or a portion of the public record.

Pursuant to Section 8 of the City's FOIA Procedures, when a requestor believes that all or a portion of a public record has not been disclosed or has been improperly exempted from disclosure, they may appeal to the City Council by filing an appeal of the denial with the Office of the City Manager. Within 10 business days of receiving the appeal the City Council will respond in writing by: Reversing the disclosure denial; Upholding the disclosure denial; or Reversing the disclosure denial in part and upholding the disclosure denial in part; or Under unusual circumstances, issue a notice extending for not more than 10 business days the period during which the City Council shall respond to the written appeal. Unusual circumstances include, but are not limited to: the need to examine or review a voluminous amount of separate and distinct public records or the need to collect the requested records from numerous departments located apart from the office receiving or processing the request.

DOCUMENTS REQUESTED:

The current City Attorney's executed and filed Oath of Office held by the City Clerk pursuant to Section 5.10 of the Oak Park City Charter. This section of the Charter requires every elected and appointed officer of the City to take the oath of office prescribed by Section 2 of Article XVI

of the Constitution of the State.

The provisions in the City Charter refer to Section 2 of Article XVI of the 1908 version of the State Constitution. The Michigan Constitution was amended in 1963 and no longer contains an Article XVI. As such, the City responded to the Request by advising Mr. Hunter that it did not have any responsive documents.

FINANCIAL STATEMENT: N/A

RECOMMENDED ACTION: Consider appeal request

EXHIBITS:

None

2025

GOV QA ANNUAL REPORT

01

Our Vision

The City of Oak Park will lead the region as the most dynamic city in Metropolitan Detroit, serving as a destination as a vibrant, cutting-edge community.

02

Our Mission

In the City of Oak Park, we strive to provide the highest quality of life for our residents in everything we do.
We pride ourselves on the richness of our cultural diversity and our safe and secure neighborhoods.
We actively encourage residential and business growth.
We are business minded and family-centered.

03

Our Values

Prioritizing our public's well-being first; Operating with integrity and maintaining the trust of our residents;
Providing the highest quality programs and services;
Serving as good stewards of our financial and physical resources;
Delivering honest, responsive government;
Attracting innovation, community development and business enterprise.

04

Goal 3

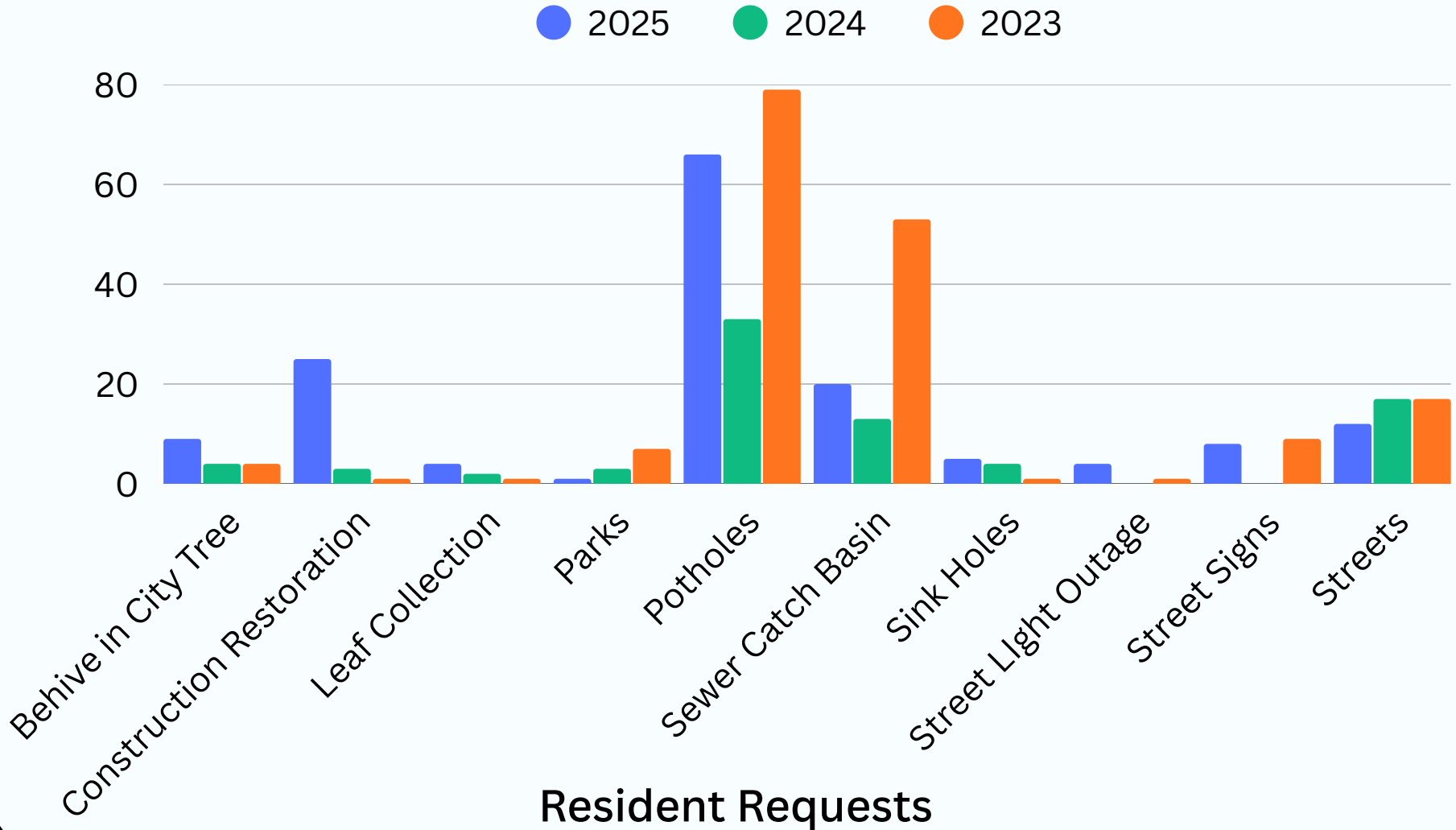
Cultivate Organizational Excellence.

05

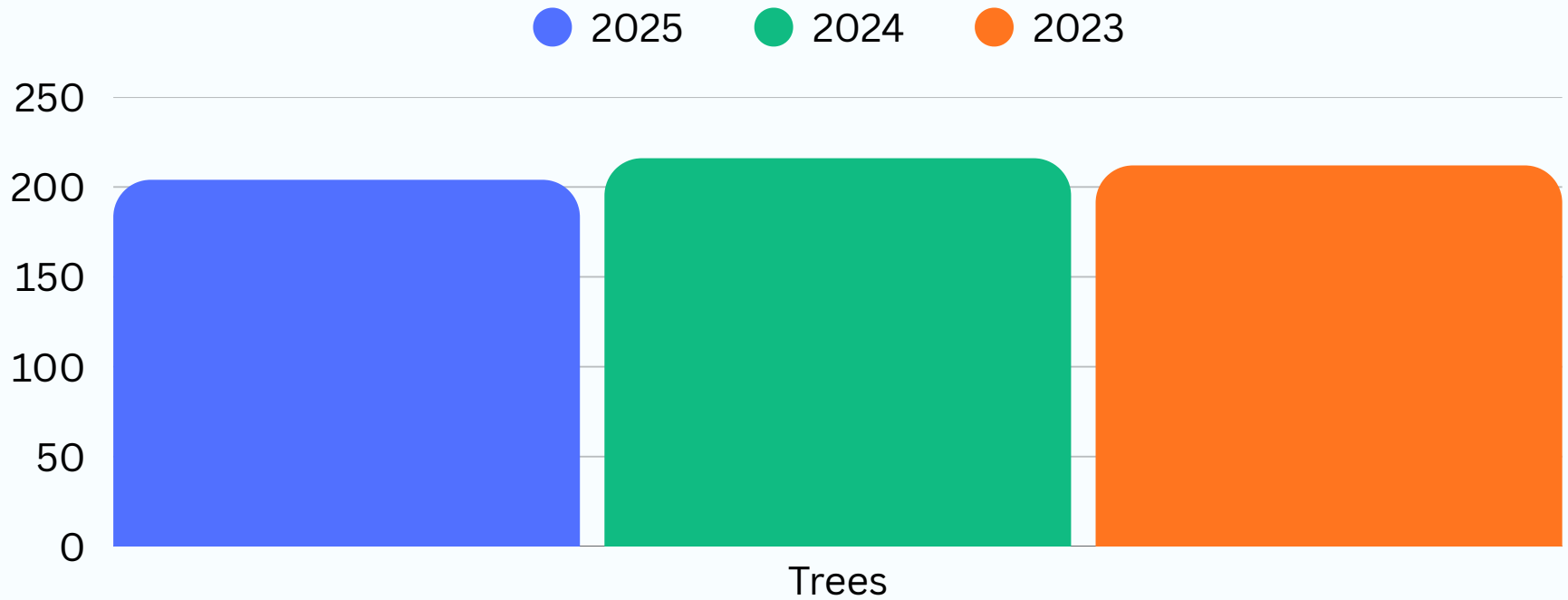
Objective 1

Provide high quality, friendly, responsive customer service.

PUBLIC WORKS

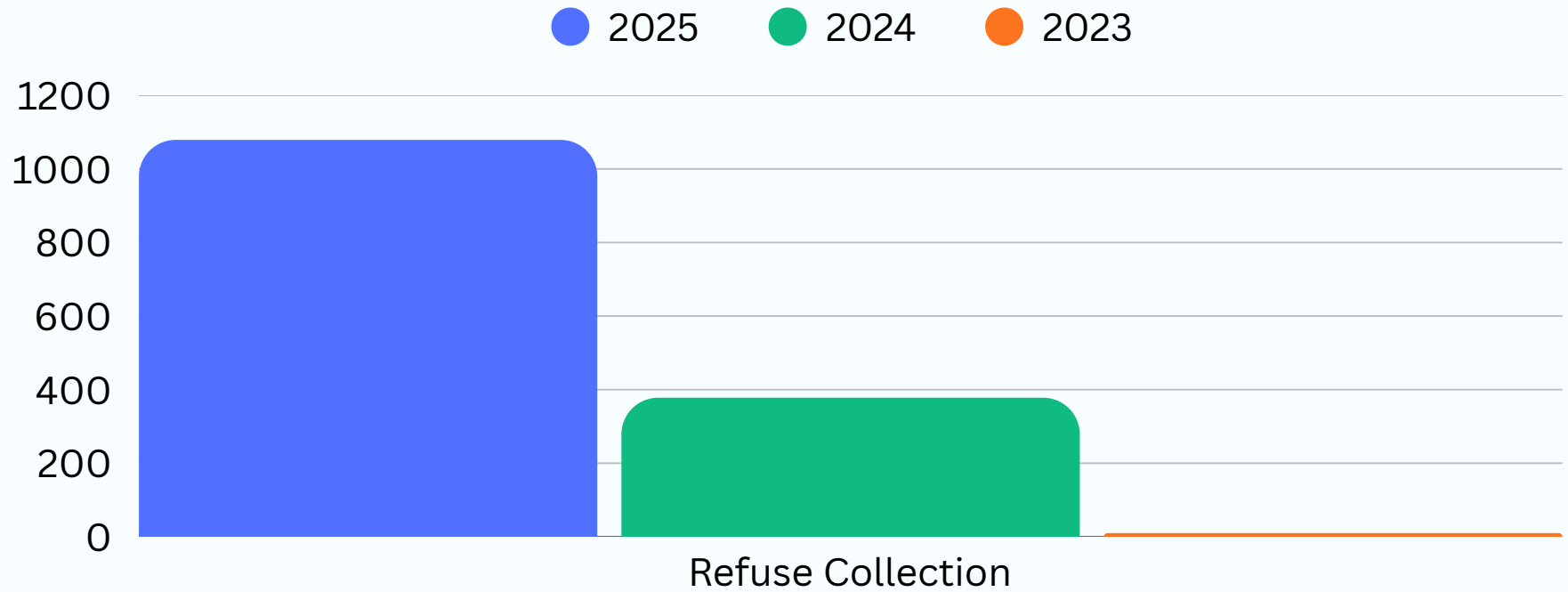


TREES



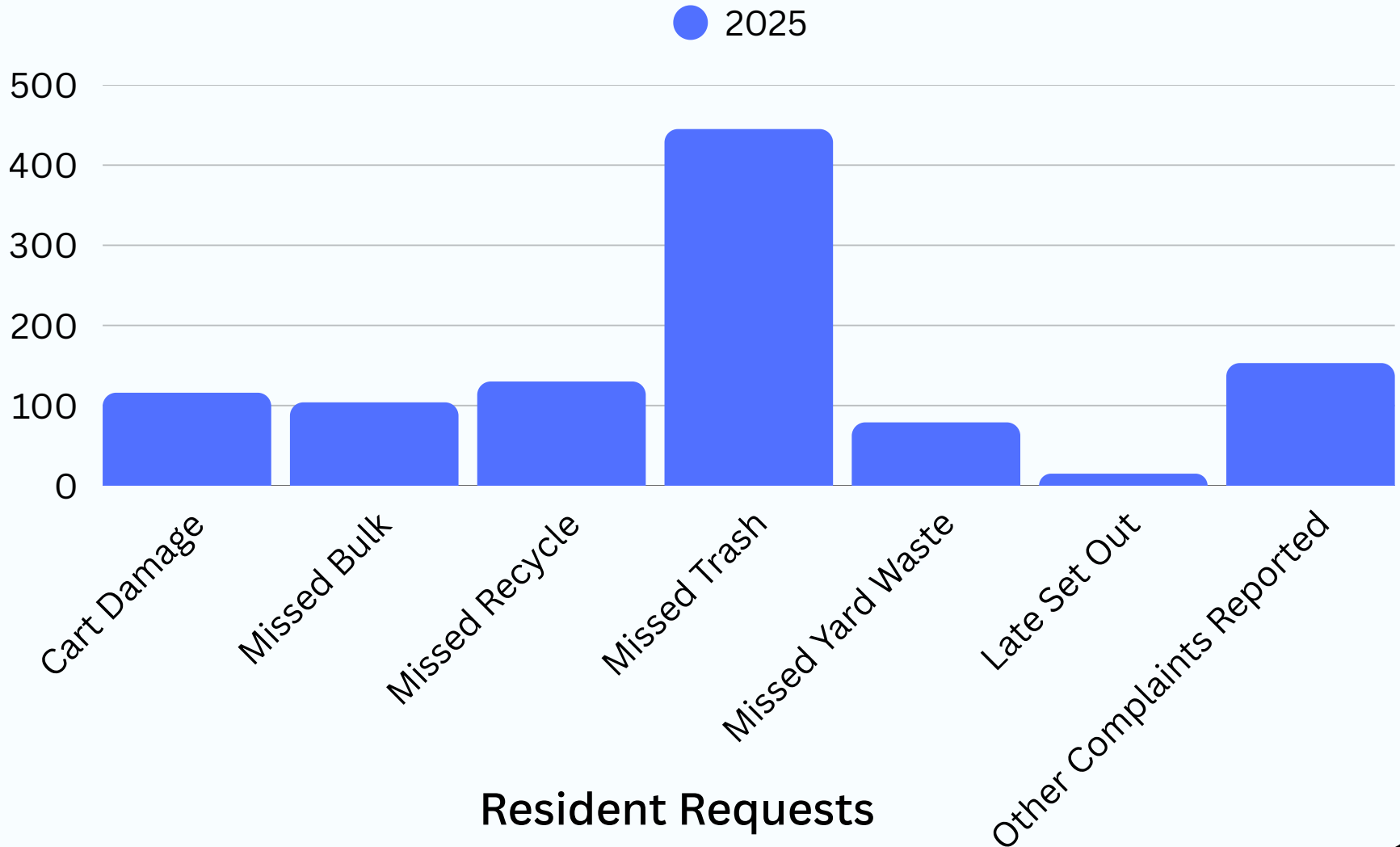
Resident Requests

REFUSE COLLECTION

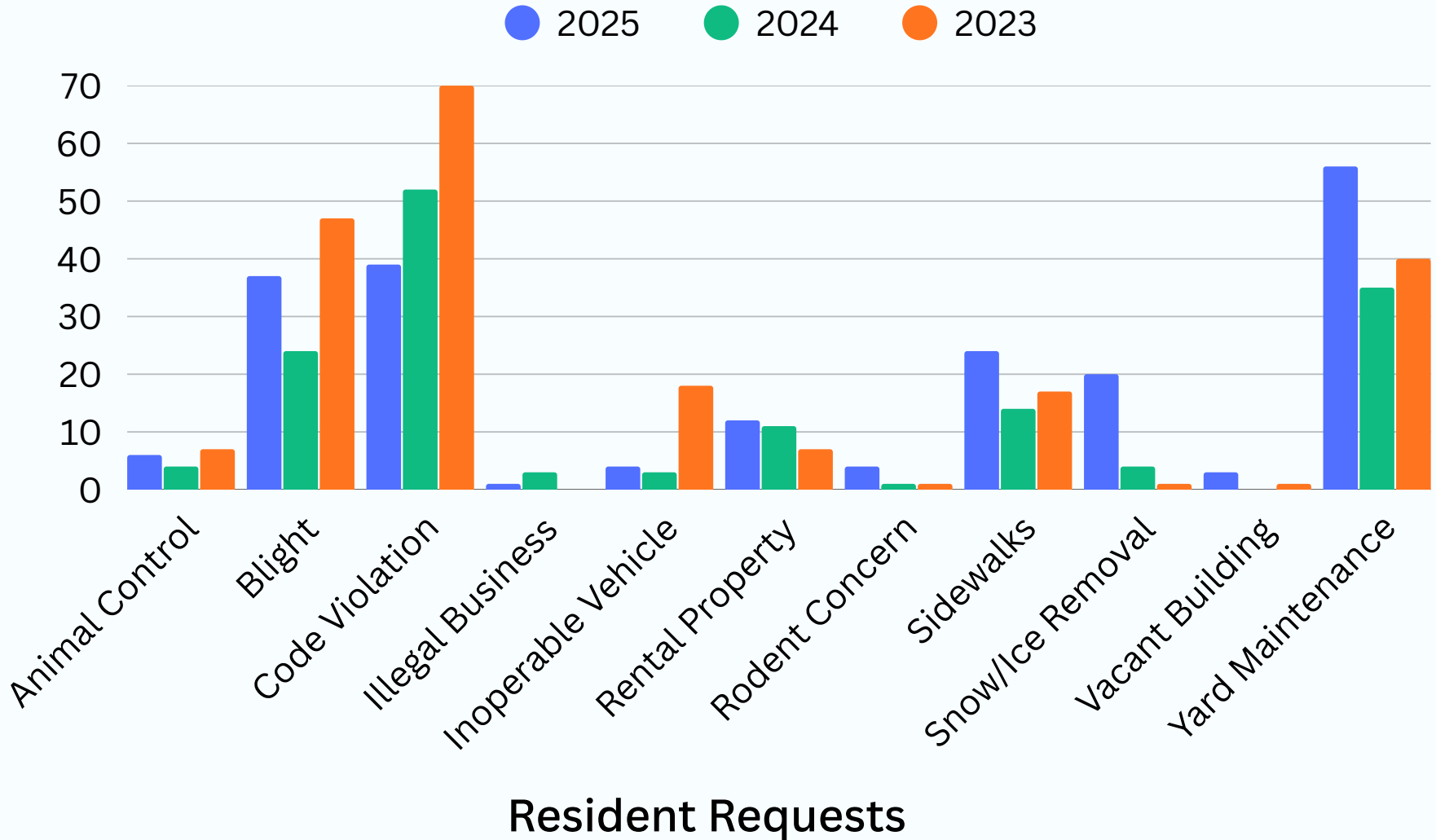


Resident Requests

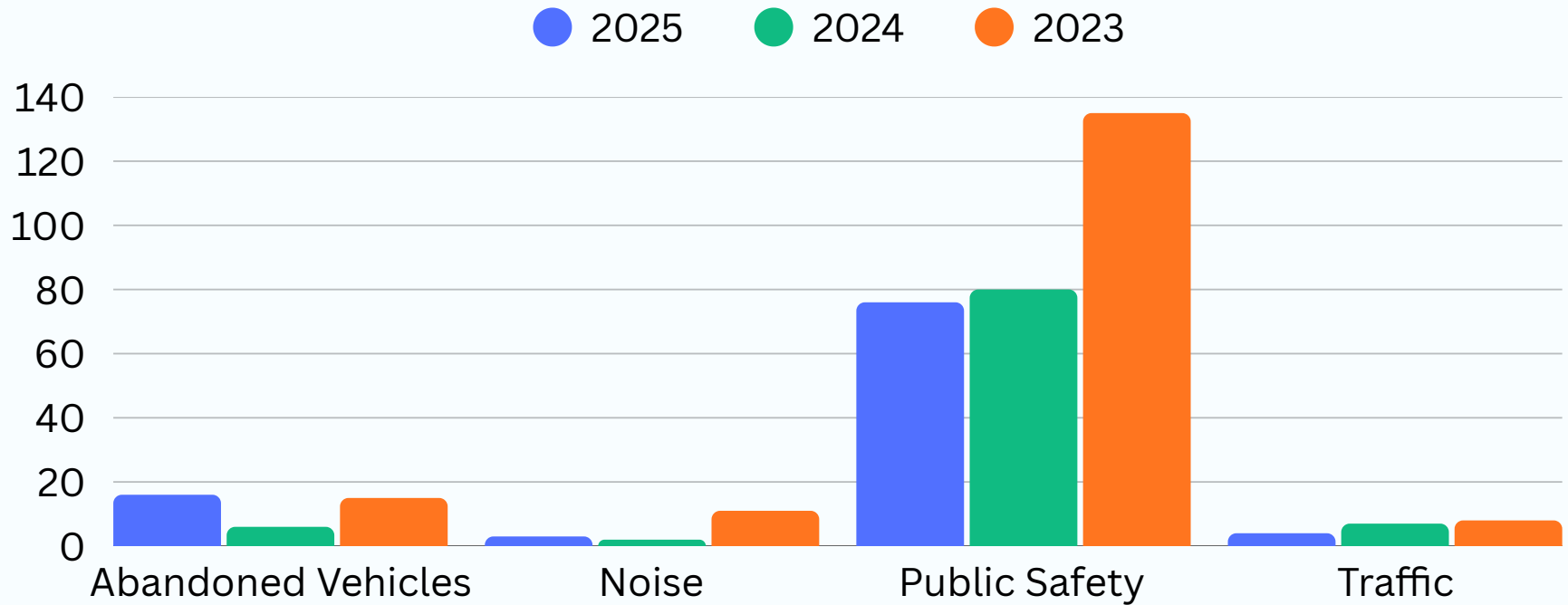
REFUSE COLLECTION



MUNICIPAL SERVICES

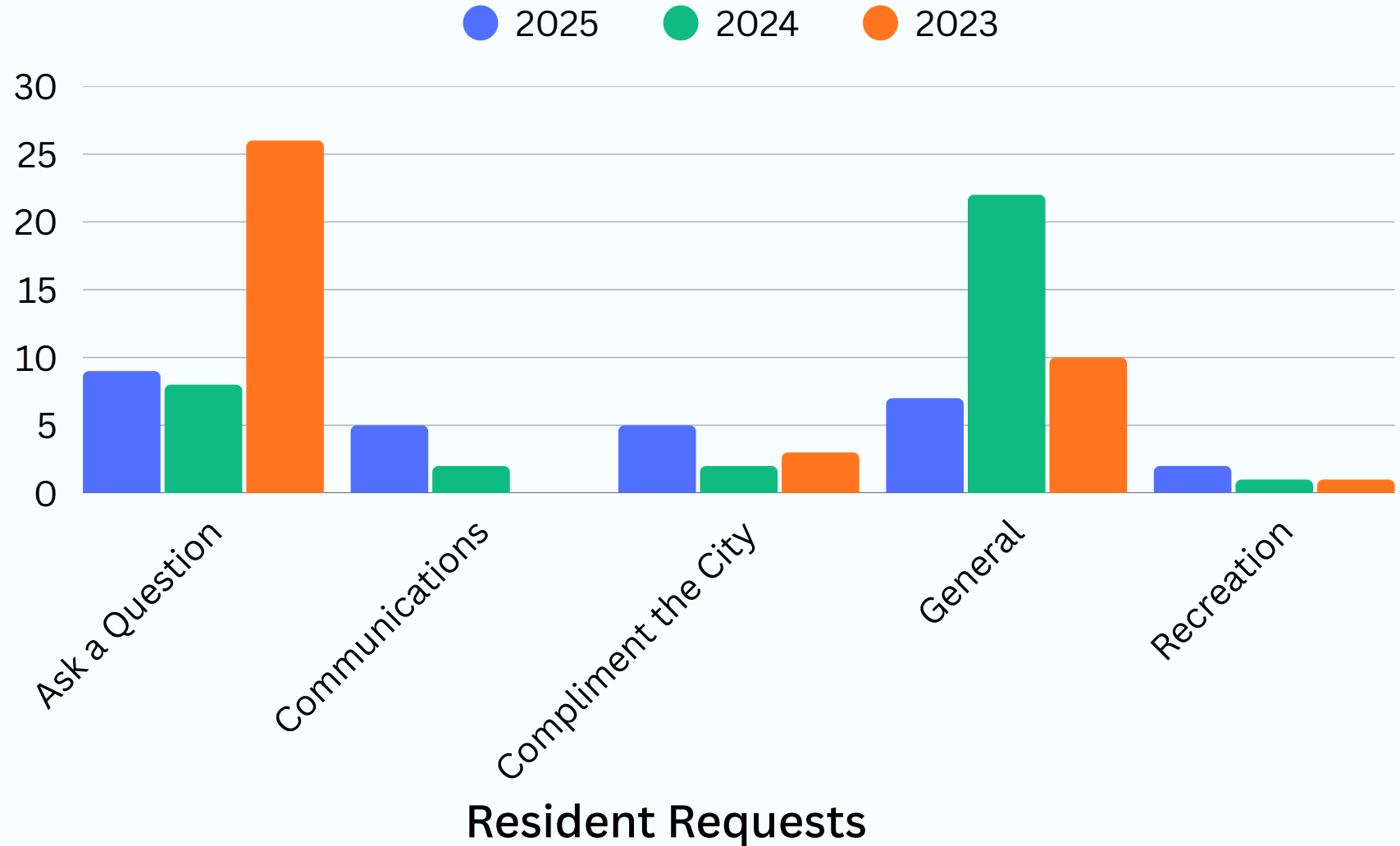


PUBLIC SAFETY



Resident Requests

GENERAL REQUESTS





CITY OF OAK PARK, MI STAFF REPORT

11.B.1

AGENDA FOR: February 16, 2026

SUBJECT: Approval of Pay Application No. 8 and Change Order No. 6 for the Event Hub Project in the amounts of \$286,799.68, and \$0.00 respectively.

DEPARTMENT: Department of Public Works

FROM: Dave DeCoster, Deputy City Manager

SUMMARY: Attached is Pay Application No. 8 and Change Order No. 6 for the Event Hub Project. The Construction Manager, Architect, and City Administration have all approved this payment. The Change Order is for construction / field changes associated with the project. Our Construction Manager, Frank Rewold & Sons, Inc. (FRS), will disperse these funds to the various contractors. This payment is for the period ending January 31, 2026. The Door / Window, Electrical, and Carpentry contractors are continuing their work inside the Event Hub. Exterior work will resume in the Spring. The project is approximately 55% complete.

FINANCIAL STATEMENT:

Original Guaranteed Maximum Price (GMP):	\$9,405,996.00
Change Order No. 1:	\$41,008.33
Change Order No. 2:	\$0.00
Change Order No. 3:	\$0.00
Change Order No. 4:	\$0.00
Change Order No. 5:	\$0.00
Proposed Change Order No. 6:	\$0.00
Proposed Guaranteed Maximum Price (GMP):	\$9,447,004.33
Total Work Completed to Date:	\$5,024,876.76
Less Retainage:	\$440,619.21
Net Earned:	\$4,584,257.55
Payments to Date:	\$4,297,457.87
Amount Due to FRS:	\$286,799.68

RECOMMENDED ACTION: It is recommended that Pay Application No. 8 and Change Order No. 6 for the Event Hub Project be approved in the amounts of \$286,799.68 and \$0.00 respectively. Funding is available in the Event Hub Fund (405-18.447-970.204).

EXHIBITS:

1. Event Hub - Pay Application 8
2. Event Hub - Change Order 6



Company:		Frank Rewold and Sons, Inc.
Job No.		11644
Project:		Oak Park Event Hub
Billing Period this Invoice Covers:		January 2026 - Owner Billing #08
Amount Due this Invoice:		\$286,799.68
Notation(s):		(Owner Held) Albaugh Amount Due this invoice: \$62,859.46 Check must be cut directly to Albaugh and sent to FRS for disbursement



APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner:
Oak Park;City of

From Contractor
Frank Rewold & Sons Inc.
303 E 3rd Street Suite 300
Rochester,MI 48307

Project: 11644 - Oak Park Event Hub and Bandshell
Contract: Oak Park Event Hub and Bandshell
Via Architect:
Neumann / Smith Architecture

Application #:11644-08
Period to:01/31/2026
Contract for:City Buildout
Contract date:06/13/2025
Project #s
Distribution to: Owner ☐
Architect ☐
Contractor ☐
Field ☐
Other ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

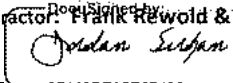
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, is attached

1. Original contract sum	\$9,405,996.00
2. Net change by Change orders	\$41,008.33
3. Contract sum to date (Line 1 & 2)	\$9,447,004.33
4. Total completed and stored to date	\$5,024,876.76
5. Retainage	\$440,619.21
a. Less Retainage of completed work (Column D and E on G703)	\$439,740.71
b. Less Retainage of stored materials (Column F on G703)	\$878.50
6. Total retainage (Lines 5a + 5b or total of Column I of G703)	\$440,619.21
7. Total earned less retainage	\$4,584,257.55
8. Less previous certificates for payment (Line 7 from prior cert.)	\$4,297,457.87
9. Current payment due	\$286,799.68
10. Balance to finish, including retainage	\$4,862,746.78
11. Overall Percentage Complete	53.19%

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$657,143.83	\$-616,135.50
Total approved this month	\$35,440.00	\$-35,440.00
TOTALS	\$692,583.83	\$-651,575.50
NET CHANGES by change order	\$41,008.33	

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief, the work covered by this Application for Payment has been completed in accordance with the Contract documents. All amounts have been paid by the contractor for work for which previous Certificates of Payment were issued and payments received from the contractor, and that current payment shown herein is now due.

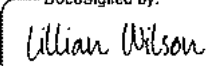
DocuSigned by:
Contractor: Frank Rewold & Sons Inc.

By  Date 1/30/2026

State Of Michigan

County Of Oakland

Subscribed and sworn to before me this 30th day of January, 2026

DocuSigned by:
Notary Public: 

Acting in County 326A7090E13244A May 26, 2029

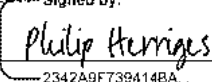
My Commission expires: _____

CERTIFICATE FOR PAYMENT

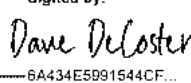
In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that the Work has progressed to the point indicated; that to the best of his knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents and that the Contractor is entitled to payment of the AMOUNT CERTIFIED

Amount certified \$ 286,799.68

ARCHITECT Signed by:

By  Date 2/3/2026

Signed by:



2/7/2026

APPLICATION AND CERTIFICATE FOR PAYMENT

CONTINUATION SHEET

Project: Oak Park Event Hub and Bandshell

Project Application and Certification for Payment. Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed Certification is attached. In tabulations below, amounts are in US dollars nearest dollars. Use Column I on Contracts where variable retainage for line items may apply.

Application #:11644-08
Application Date: 01/31/2026
Period to:01/31/2026
Architect's Project #: Oak Park Event Hub and Bandshell

A	B	C			D	E	F	G	G.1	H	I
Item #	Description of work	Original Contract value	Approved Changes	Revised Contract Amount	Work Completed		Materials presently stored	Total completed and stored (D+E+F)	% (G/C)	Balance to finish (C-G)	Retainage
					From previous application	Completed This period					
01-0000	General Conditions	459,975.00	-25,975.00	434,000.00	43,163.42	12,739.07	0.00	55,902.49	12.88 %	378,097.51	0.00
01-0001	Staffing	448,708.00	4,185.00	452,893.00	229,675.00	34,042.50	0.00	263,717.50	58.23 %	189,175.50	0.00
01-0410	General Liability	45,026.00	196.41	45,222.41	45,222.41	0.00	0.00	45,222.41	100.00 %	0.00	0.00
01-6100	Bonds	102,340.00	432.08	102,772.08	102,772.08	0.00	0.00	102,772.08	100.00 %	0.00	0.00
01-9250	Construction Contingency	407,453.00	-22,454.00	384,999.00	0.00	0.00	0.00	0.00	0.00 %	384,999.00	0.00
01-9900	CM Fee	253,407.00	1,099.84	254,506.84	141,889.44	9,180.89	0.00	151,070.33	59.36 %	103,436.51	0.00
03-3001	Concrete Foundations	219,669.00	25,585.00	245,254.00	245,254.00	0.00	0.00	245,254.00	100.00 %	0.00	24,525.40
03-3002	Concrete Flatwork	420,964.00	42,839.00	463,803.00	296,814.00	0.00	0.00	296,814.00	64.00 %	166,989.00	29,681.40
03-3500	Concrete Finishing & Polishing	20,200.00	15,000.00	35,200.00	15,000.00	0.00	0.00	15,000.00	42.61 %	20,200.00	1,500.00
04-2000	Masonry	600,800.00	0.00	600,800.00	0.00	0.00	0.00	0.00	0.00 %	600,800.00	0.00
05-1000	Structural Steel	783,000.00	45,223.00	828,223.00	796,723.80	769.00	0.00	797,492.80	96.29 %	30,730.20	79,749.28
05-5200	Handrails	35,000.00	-23,267.00	11,733.00	0.00	0.00	0.00	0.00	0.00 %	11,733.00	0.00
06-1001	Carpentry	194,261.00	5,100.00	199,361.00	133,100.00	47,300.00	0.00	180,400.00	90.49 %	18,961.00	18,040.00
06-2200	Millwork	39,825.00	0.00	39,825.00	1,250.00	0.00	0.00	1,250.00	3.14 %	38,575.00	125.00
07-4100	Metal Roofing	70,550.00	4,100.00	74,650.00	7,500.00	4,400.00	0.00	11,900.00	15.94 %	62,750.00	1,190.00
07-4200	Metal Siding	369,300.00	86,308.00	455,608.00	291,835.00	0.00	0.00	291,835.00	64.05 %	163,773.00	29,183.50
07-5000	Membrane Roofing	204,134.00	11,931.00	216,065.00	176,667.00	5,281.00	3,325.00	185,273.00	85.75 %	30,792.00	18,527.30
07-9200	Joint Sealants	132,500.00	23,580.00	156,080.00	42,654.50	0.00	0.00	42,654.50	27.33 %	113,425.50	4,265.45
08-1113	Doors, Frames & Hardware	45,700.00	1,504.00	47,204.00	3,770.00	0.00	0.00	3,770.00	7.99 %	43,434.00	377.00
08-3600	Overhead Doors	145,756.00	0.00	145,756.00	0.00	0.00	0.00	0.00	0.00 %	145,756.00	0.00
08-8000	Aluminum, Glass & Glazing	213,000.00	0.00	213,000.00	131,826.80	15,350.00	0.00	147,176.80	69.10 %	65,823.20	14,717.68

APPLICATION AND CERTIFICATE OF PAYMENT

A	B	C			D	E	F	G	G.1	H	I
Item #	Description of work	Original Contract value	Approved Changes	Revised Contract Amount	Work Completed From previous application	Completed This period	Materials presently stored	Total completed and stored (D+E+F)	% (G/C)	Balance to finish (C-G)	Retainage
09-3000	Hard Tile	9,425.00	0.00	9,425.00	0.00	0.00	0.00	0.00	0.00 %	9,425.00	0.00
09-5100	Acoustical Ceilings	26,615.00	105,670.00	132,285.00	0.00	0.00	5,460.00	5,460.00	4.13 %	126,825.00	546.00
09-6500	Resilient Flooring	4,050.00	1,500.00	5,550.00	0.00	0.00	0.00	0.00	0.00 %	5,550.00	0.00
09-6723	Resinous Flooring	44,585.00	0.00	44,585.00	0.00	0.00	0.00	0.00	0.00 %	44,585.00	0.00
09-9100	Painting	27,200.00	4,938.00	32,138.00	3,370.00	0.00	0.00	3,370.00	10.49 %	28,768.00	337.00
10-1400	Signage	30,000.00	0.00	30,000.00	4,187.00	0.00	0.00	4,187.00	13.96 %	25,813.00	418.70
10-2113	Toilet Partitions & Access	11,285.00	0.00	11,285.00	0.00	0.00	0.00	0.00	0.00 %	11,285.00	0.00
10-3100	Fireplace	14,115.00	-12,978.00	1,137.00	0.00	0.00	0.00	0.00	0.00 %	1,137.00	0.00
10-7300	Canopies & Awnings	32,500.00	0.00	32,500.00	3,000.00	0.00	0.00	3,000.00	9.23 %	29,500.00	300.00
11-4000	Food Service Equipment	183,773.00	5,867.00	189,640.00	160,625.44	5,116.00	0.00	165,741.44	87.40 %	23,898.56	16,574.14
21-0001	Fire Suppression	51,150.00	0.00	51,150.00	38,500.00	8,050.00	0.00	46,550.00	91.01 %	4,600.00	4,655.00
22-0001	Plumbing	323,851.00	11,146.00	334,997.00	224,061.24	29,617.30	0.00	253,678.54	75.73 %	81,318.46	25,367.86
23-0001	HVAC	413,500.00	26,524.50	440,024.50	347,504.08	36,757.50	0.00	384,261.58	87.33 %	55,762.92	38,426.17
26-0001	Electrical	865,548.00	46,300.00	911,848.00	702,819.29	95,060.00	0.00	797,879.29	87.50 %	113,968.71	79,787.93
31-1000	Site Cleaning	444,000.00	109,224.00	553,224.00	497,384.00	0.00	0.00	497,384.00	89.91 %	55,840.00	49,738.40
32-3100	Fence	60,120.00	0.00	60,120.00	25,860.00	0.00	0.00	25,860.00	43.01 %	34,260.00	2,586.00
32-3300	Site Furnishings	255,075.00	0.00	255,075.00	0.00	0.00	0.00	0.00	0.00 %	255,075.00	0.00
32-9000	Landscaping	316,624.00	20,278.00	336,902.00	0.00	0.00	0.00	0.00	0.00 %	336,902.00	0.00
60-1001	AWL-Floor Prep	10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00 %	10,000.00	0.00
60-1002	ALW-Flooring Moisture Mitigation	7,500.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00 %	7,500.00	0.00
60-1003	ALW-Poor Soils/Undercuts	75,000.00	-20,775.00	54,225.00	0.00	0.00	0.00	0.00	0.00 %	54,225.00	0.00
60-1004	ALW-Topsoil Screening	15,000.00	-15,000.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1005	ALW-Gate Well and Valve	8,500.00	-8,500.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1006	ALW-Concrete Restoration at Transformer	5,000.00	-3,597.00	1,403.00	0.00	0.00	0.00	0.00	0.00 %	1,403.00	0.00
60-1007	ALW-Miscellaneous Restoration	7,500.00	-3,245.00	4,255.00	0.00	0.00	0.00	0.00	0.00 %	4,255.00	0.00
60-1008	ALW-Landscape and Irrigation Trade Alternates (Landscape Maintenance,	7,300.00	-7,300.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1009	ALW-Dust Control and Maintenance	10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00 %	10,000.00	0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

A	B	C			D	E	F	G	G.1	H	I
Item #	Description of work	Original Contract value	Approved Changes	Revised Contract Amount	Work Completed From previous application	Completed This period	Materials presently stored	Total completed and stored (D+E+F)	% (G/C)	Balance to finish (C-G)	Retainage
60-1010	ALW-Decorative Bollard Foundations	3,500.00	-3,500.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1011	ALW-Non-Earthwork Spoils	23,205.00	-12,888.00	10,317.00	0.00	0.00	0.00	0.00	0.00 %	10,317.00	0.00
60-1012	ALW-Concrete Foundations Trade Alternates (Frost Footings at Overhead	24,040.00	-14,800.00	9,240.00	0.00	0.00	0.00	0.00	0.00 %	9,240.00	0.00
60-1013	ALW-Polished Concrete Alternate and Trade Alternate (Dye, Grout Coat, and	12,500.00	0.00	12,500.00	0.00	0.00	0.00	0.00	0.00 %	12,500.00	0.00
60-1014	ALW-Resinous Flooring Trade Alternates (3.05 Field Quality Control)	5,000.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00 %	5,000.00	0.00
60-1015	ALW-Structural Steel Trade Alternates (AESS Mock-Up and Interior Ladder)	15,000.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00 %	15,000.00	0.00
60-1016	ALW-Site Concrete and Concrete Flatwork Trade Alternates and Voluntary Alternate	57,510.00	0.00	57,510.00	0.00	0.00	0.00	0.00	0.00 %	57,510.00	0.00
60-1017	ALW-2026 Site Concrete and Additional ADA Ramps	10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00 %	10,000.00	0.00
60-1018	ALW-Revised Concrete Step Details at Bandshell	20,000.00	-15,108.00	4,892.00	0.00	0.00	0.00	0.00	0.00 %	4,892.00	0.00
60-1019	ALW-Masonry Trade Alternates (Alternate Footing Detail)	4,250.00	0.00	4,250.00	0.00	0.00	0.00	0.00	0.00 %	4,250.00	0.00
60-1020	ALW-Caulking and Joint Sealant Trade Alternates (Air Barrier at Bandshell Soffit	29,930.00	-29,930.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1021	ALW-Aluminum, Glass, and Glazing Trade Alternates (Delegated Design for Transluc	17,000.00	-12,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00 %	5,000.00	0.00
60-1022	ALW-Temporary Drives and Temporary Site Work	85,000.00	-19,481.00	65,519.00	0.00	0.00	0.00	0.00	0.00 %	65,519.00	0.00
60-1023	ALW-Concrete Removal/Replacement For Sanitary Tap	23,060.00	-23,060.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1024	ALW-Miscellaneous Bent Plates (2&7/A511)	30,000.00	-14,245.00	15,755.00	0.00	0.00	0.00	0.00	0.00 %	15,755.00	0.00
60-1025	ALW-Concrete Overages with Trench Foundations	7,500.00	-350.00	7,150.00	0.00	0.00	0.00	0.00	0.00 %	7,150.00	0.00
60-1026	ALW-Temporary Fence Adjustments	13,115.00	0.00	13,115.00	0.00	0.00	0.00	0.00	0.00 %	13,115.00	0.00
60-1027	ALW-Irrigation Booster Pump	18,025.00	0.00	18,025.00	0.00	0.00	0.00	0.00	0.00 %	18,025.00	0.00
60-1028	ALW-Electrical Trade Alternates (Alt L7, Wire Push Buttons, Firepit Switch, Door	19,542.00	-12,678.00	6,864.00	0.00	0.00	0.00	0.00	0.00 %	6,864.00	0.00
60-1029	ALW-Emergency Radio Responder System	34,011.00	0.00	34,011.00	0.00	0.00	0.00	0.00	0.00 %	34,011.00	0.00
60-1030	ALW-Field Applied Decorative Masonry Sealer	63,000.00	0.00	63,000.00	0.00	0.00	0.00	0.00	0.00 %	63,000.00	0.00
60-1031	60-1031	28,680.00	-28,680.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1032	Metal Siding Trade Alternates (Fiberglass Girts, Mechanical Screen Wall, Delegat	86,330.00	-82,830.00	3,500.00	0.00	0.00	0.00	0.00	0.00 %	3,500.00	0.00
60-1033	Metal Roofing Trade Alternates (Fascia at Bandshell and Event Hub, Custom Color	90,750.00	-18,250.00	72,500.00	0.00	0.00	0.00	0.00	0.00 %	72,500.00	0.00
60-1034	Membrane Roofing Trade Alternates (Tapered Insulation at Low Roof)	27,020.00	-27,020.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1035	ALW-Hard Tile Trade Alternate (Wall Tile Waterproofing)	1,750.00	-1,750.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1036	ALW-Interior Linear Metal Ceiling	140,000.00	-91,425.00	48,575.00	0.00	0.00	0.00	0.00	0.00 %	48,575.00	0.00

APPLICATION AND CERTIFICATE OF PAYMENT

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Item #	Description of work	Original Contract value	Approved Changes	Revised Contract Amount	Work Completed From previous application	Completed This period	Materials presently stored	Total completed and stored (D+E+F)	% (G/C)	Balance to finish (C-G)	Retainage
60-1037	ALW-Additional Soffit Framing at Bandshell	7,500.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00 %	7,500.00	0.00
60-1038	ALW-Carpet and Resilient Flooring Trade Alternates (99% Adhesive, Additional Bas	1,400.00	-750.00	650.00	0.00	0.00	0.00	0.00	0.00 %	650.00	0.00
60-1039	ALW-AED	2,449.00	-2,449.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1040	ALW-Food Service Equipment Trade Alternate (Stainless Steel Shroud)	3,000.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00 %	3,000.00	0.00
60-1041	ALW-HVAC Dual Wall Spiral	20,000.00	-20,000.00	0.00	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00
60-1042	ALW-Fire Protection, Plumbing, Mechanical, Electrical Inspection Fees	3,645.00	0.00	3,645.00	0.00	0.00	0.00	0.00	0.00 %	3,645.00	0.00
60-1043	ALW-General Wall Patch/Painting Touch-Up	7,500.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00 %	7,500.00	0.00
60-1044	ALW - Unawarded/Uncommitted	0.00	16,762.50	16,762.50	0.00	0.00	0.00	0.00	0.00 %	16,762.50	0.00
Total		9,405,996.00	41,008.33	9,447,004.33	4,712,428.50	303,663.26	8,785.00	5,024,876.76		4,422,127.57	440,619.21

Sworn Statement

Project : Oak Park Event Hub and Bandshell
Contract : Oak Park Event Hub and Bandshell
To : Oak Park;City of

Application : 11644-08
Application Date : 6/13/2025

Cost Code	Description	Subcontractor	Original Schedule Value	Approved Changes	Revised Schedule Value	Previously Paid	Amount Owing	Paid Plus Owing	Completed & Stored	Total completed to date	Balance to finish	Retained
01-0000	General Conditions		459,975.00	-25,975.00	434,000.00	43,163.42	12,739.07	55,902.49	0.00	55,902.49	378,097.51	0.00
01-0001	Staffing		448,708.00	4,185.00	452,893.00	229,675.00	34,042.50	263,717.50	0.00	263,717.50	189,175.50	0.00
01-0410	General Liability		45,026.00	196.41	45,222.41	45,222.41	0.00	45,222.41	0.00	45,222.41	0.00	0.00
01-6100	Bonds		102,340.00	432.08	102,772.08	102,772.08	0.00	102,772.08	0.00	102,772.08	0.00	0.00
01-9250	Construction Contingency		407,453.00	-22,454.00	384,999.00	0.00	0.00	0.00	0.00	0.00	384,999.00	0.00
01-9900	CM Fee		253,407.00	1,099.84	254,506.84	141,889.44	9,180.89	151,070.33	0.00	151,070.33	103,436.51	0.00
03-3001	Concrete Foundations	Poured Brick Walls Inc	219,669.00	25,585.00	245,254.00	220,728.60	0.00	220,728.60	0.00	245,254.00	0.00	24,525.40
03-3002	Concrete Flatwork	Metropolitan Concrete Corp	420,964.00	42,839.00	463,803.00	267,132.60	0.00	267,132.60	0.00	296,814.00	166,989.00	29,681.40
03-3500	Concrete Finishing & Polishing	Protech Concrete Coatings LLC	20,200.00	15,000.00	35,200.00	13,500.00	0.00	13,500.00	0.00	15,000.00	20,200.00	1,500.00
04-2000	Masonry	Albaugh Masonry Stone & Tile	600,800.00	0.00	600,800.00	0.00	0.00	0.00	0.00	0.00	600,800.00	0.00
05-1000	Structural Steel	Ross Structural Steel	783,000.00	45,223.00	828,223.00	717,051.42	692.10	717,743.52	0.00	797,492.80	30,730.20	79,749.28
05-5200	Handrails		35,000.00	-23,267.00	11,733.00	0.00	0.00	0.00	0.00	0.00	11,733.00	0.00
06-1001	Carpentry	Conquest Construction Co., Inc	194,261.00	5,100.00	199,361.00	119,790.00	42,570.00	162,360.00	0.00	180,400.00	18,961.00	18,040.00
06-2200	Millwork	MOD Interiors LLC	39,825.00	0.00	39,825.00	1,125.00	0.00	1,125.00	0.00	1,250.00	38,575.00	125.00
07-4100	Metal Roofing	Liberty Sheet Metal Inc	70,550.00	4,100.00	74,650.00	6,750.00	3,960.00	10,710.00	0.00	11,900.00	62,750.00	1,190.00
07-4200	Metal Siding	Liberty Sheet Metal Inc	369,300.00	86,308.00	455,608.00	262,651.50	0.00	262,651.50	0.00	291,835.00	163,773.00	29,183.50
07-5000	Membrane Roofing	Butcher & Butcher Construction	204,134.00	11,931.00	216,065.00	159,000.30	7,745.40	166,745.70	3,325.00	185,273.00	30,792.00	18,527.30
07-9200	Joint Sealants	MAG Insulation, Inc.	132,500.00	23,580.00	156,080.00	38,389.05	0.00	38,389.05	0.00	42,654.50	113,425.50	4,265.45
08-1113	Doors, Frames & Hardware	A&C Builder's Hardware, Inc.	45,700.00	1,504.00	47,204.00	3,770.00	0.00	3,393.00	0.00	3,770.00	43,434.00	377.00
08-3600	Overhead Doors	Arbon Equipment Corporation	145,756.00	0.00	145,756.00	0.00	0.00	0.00	0.00	0.00	145,756.00	0.00
08-8000	Aluminum, Glass & Glazing	Roch Hills Contract Glazing	213,000.00	0.00	213,000.00	118,644.12	13,815.00	132,459.12	0.00	147,176.80	65,823.20	14,717.68
09-3000	Hard Tile	East Side Tile & Marble Inc	9,425.00	0.00	9,425.00	0.00	0.00	0.00	0.00	0.00	9,425.00	0.00

Cost Code	Description	Subcontractor	Original Schedule Value	Approved Changes	Revised Schedule Value	Previously Paid	Amount Owing	Paid Plus Owing	Completed & Stored	Total completed to date	Balance to finish	Retained
09-5100	Acoustical Ceilings	Huron Acoustic Tile Co.	26,615.00	105,670.00	132,285.00	0.00	4,914.00	4,914.00	5,460.00	5,460.00	126,825.00	546.00
09-6500	Resilient Flooring	Premier Tile Design Inc	4,050.00	1,500.00	5,550.00	0.00	0.00	0.00	0.00	0.00	5,550.00	0.00
09-6723	Resinous Flooring	Protech Concrete Coatings LLC	44,585.00	0.00	44,585.00	0.00	0.00	0.00	0.00	0.00	44,585.00	0.00
09-9100	Painting	Bella Paint & Design Inc.	27,200.00	4,938.00	32,138.00	3,033.00	0.00	3,033.00	0.00	3,370.00	28,768.00	337.00
10-1400	Signage	Praise Sign Company LLC	30,000.00	0.00	30,000.00	3,768.30	0.00	3,768.30	0.00	4,187.00	25,813.00	418.70
10-2113	Toilet Partitions & Access	Rayhaven Group	11,285.00	0.00	11,285.00	0.00	0.00	0.00	0.00	0.00	11,285.00	0.00
10-3100	Fireplace		14,115.00	-12,978.00	1,137.00	0.00	0.00	0.00	0.00	0.00	1,137.00	0.00
10-7300	Canopies & Awnings	Nacy Engineering & Fabrication	32,500.00	0.00	32,500.00	2,700.00	0.00	2,700.00	0.00	3,000.00	29,500.00	300.00
11-4000	Food Service Equipment	Great Lakes Hotel Supply Co.	183,773.00	5,867.00	189,640.00	144,562.90	4,604.40	149,167.30	0.00	165,741.44	23,898.56	16,574.14
21-0001	Fire Suppression	Macomb Mechanical Inc.	51,150.00	0.00	51,150.00	34,650.00	7,245.00	41,895.00	0.00	46,550.00	4,600.00	4,655.00
22-0001	Plumbing	Kalchik Mechanical, Inc; S. E.	323,851.00	11,146.00	334,997.00	201,655.12	26,655.56	228,310.68	0.00	253,678.54	81,318.46	25,367.86
23-0001	HVAC	Quality Aire Systems Inc	413,500.00	26,524.50	440,024.50	312,753.67	33,081.74	345,835.41	0.00	384,261.58	55,762.92	38,426.17
26-0001	Electrical	Electrotec Contracting Inc	865,548.00	46,300.00	911,848.00	632,537.36	85,554.00	718,091.36	0.00	797,879.29	113,968.71	79,787.93
31-1000	Site Cleaning	Verdeterre Contracting Inc	444,000.00	109,224.00	553,224.00	447,645.60	0.00	447,645.60	0.00	497,384.00	55,840.00	49,738.40
32-3100	Fence	Nationwide Construction/RMD	60,120.00	0.00	60,120.00	23,274.00	0.00	23,274.00	0.00	25,860.00	34,260.00	2,586.00
32-3300	Site Furnishings		255,075.00	0.00	255,075.00	0.00	0.00	0.00	0.00	0.00	255,075.00	0.00
32-9000	Landscaping	KLM Landscape	316,624.00	20,278.00	336,902.00	0.00	0.00	0.00	0.00	0.00	336,902.00	0.00
60-1001	AWL-Floor Prep		10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00
60-1002	ALW-Flooring Moisture Mitigation		7,500.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	7,500.00	0.00
60-1003	ALW-Poor Soils/Undercuts		75,000.00	-20,775.00	54,225.00	0.00	0.00	0.00	0.00	0.00	54,225.00	0.00
60-1004	ALW-Topsoil Screening		15,000.00	-15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1005	ALW-Gate Well and Valve		8,500.00	-8,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1006	ALW-Concrete Restoration at Transformer		5,000.00	-3,597.00	1,403.00	0.00	0.00	0.00	0.00	0.00	1,403.00	0.00
60-1007	ALW-Miscellaneous Restoration		7,500.00	-3,245.00	4,255.00	0.00	0.00	0.00	0.00	0.00	4,255.00	0.00

Cost Code	Description	Subcontractor	Original Schedule Value	Approved Changes	Revised Schedule Value	Previously Paid	Amount Owing	Paid Plus Owing	Completed & Stored	Total completed to date	Balance to finish	Retained
60-1008	ALW-Landscape and Irrigation Trade Alternates (Landscape Maintenance, Fertilizin		7,300.00	-7,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1009	ALW-Dust Control and Maintenance		10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00
60-1010	ALW-Decorative Bollard Foundations		3,500.00	-3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1011	ALW-Non-Earthwork Spoils		23,205.00	-12,888.00	10,317.00	0.00	0.00	0.00	0.00	0.00	10,317.00	0.00
60-1012	ALW-Concrete Foundations Trade Alternates (Frost Footings at Overhead Doors and		24,040.00	-14,800.00	9,240.00	0.00	0.00	0.00	0.00	0.00	9,240.00	0.00
60-1013	ALW-Polished Concrete Alternate and Trade Alternate (Dye, Grout Coat, and 3.05 F		12,500.00	0.00	12,500.00	0.00	0.00	0.00	0.00	0.00	12,500.00	0.00
60-1014	ALW-Resinous Flooring Trade Alternates (3.05 Field Quality Control)		5,000.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00
60-1015	ALW-Structural Steel Trade Alternates (AESS Mock-Up and Interior Ladder)		15,000.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00
60-1016	ALW-Site Concrete and Concrete Flatwork Trade Alternates and Voluntary Alternate		57,510.00	0.00	57,510.00	0.00	0.00	0.00	0.00	0.00	57,510.00	0.00
60-1017	ALW-2026 Site Concrete and Additional ADA Ramps		10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00
60-1018	ALW-Revised Concrete Step Details at Bandshell		20,000.00	-15,108.00	4,892.00	0.00	0.00	0.00	0.00	0.00	4,892.00	0.00
60-1019	ALW-Masonry Trade Alternates (Alternate Footing Detail)		4,250.00	0.00	4,250.00	0.00	0.00	0.00	0.00	0.00	4,250.00	0.00
60-1020	ALW-Caulking and Joint Sealant Trade Alternates (Air Barrier at Bandshell Soffit		29,930.00	-29,930.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1021	ALW-Aluminum, Glass, and Glazing Trade Alternates (Delegated Design for Transluc		17,000.00	-12,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00
60-1022	ALW-Temporary Drives and Temporary Site		85,000.00	-19,481.00	65,519.00	0.00	0.00	0.00	0.00	0.00	65,519.00	0.00

Cost Code	Description	Subcontractor	Original Schedule Value	Approved Changes	Revised Schedule Value	Previously Paid	Amount Owing	Paid Plus Owing	Completed & Stored	Total completed to date	Balance to finish	Retained
	Work											
60-1023	ALW-Concrete Removal/Replacement For Sanitary Tap		23,060.00	-23,060.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1024	ALW-Miscellaneous Bent Plates (2&7/A511)		30,000.00	-14,245.00	15,755.00	0.00	0.00	0.00	0.00	0.00	15,755.00	0.00
60-1025	ALW-Concrete Overages with Trench Foundations		7,500.00	-350.00	7,150.00	0.00	0.00	0.00	0.00	0.00	7,150.00	0.00
60-1026	ALW-Temporary Fence Adjustments		13,115.00	0.00	13,115.00	0.00	0.00	0.00	0.00	0.00	13,115.00	0.00
60-1027	ALW-Irrigation Booster Pump		18,025.00	0.00	18,025.00	0.00	0.00	0.00	0.00	0.00	18,025.00	0.00
60-1028	ALW-Electrical Trade Alternates (Alt L7, Wire Push Buttons, Firepit Switch, Door		19,542.00	-12,678.00	6,864.00	0.00	0.00	0.00	0.00	0.00	6,864.00	0.00
60-1029	ALW-Emergency Radio Responder System		34,011.00	0.00	34,011.00	0.00	0.00	0.00	0.00	0.00	34,011.00	0.00
60-1030	ALW-Field Applied Decorative Masonry Sealer		63,000.00	0.00	63,000.00	0.00	0.00	0.00	0.00	0.00	63,000.00	0.00
60-1031	60-1031 ALW-Sheathing and Air Barrier at Bandshell 28,680.00 28,680.00		28,680.00	-28,680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1032	Metal Siding Trade Alternates (Fiberglass Girts, Mechanical Screen Wall, Delegat		86,330.00	-82,830.00	3,500.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00
60-1033	Metal Roofing Trade Alternates (Fascia at Bandshell and Event Hub, Custom Color		90,750.00	-18,250.00	72,500.00	0.00	0.00	0.00	0.00	0.00	72,500.00	0.00
60-1034	Membrane Roofing Trade Alternates (Tapered Insulation at Low Roof)		27,020.00	-27,020.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1035	ALW-Hard Tile Trade Alternate (Wall Tile Waterproofing)		1,750.00	-1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1036	ALW-Interior Linear Metal Ceiling		140,000.00	-91,425.00	48,575.00	0.00	0.00	0.00	0.00	0.00	48,575.00	0.00
60-1037	ALW-Additional Soffit Framing at Bandshell		7,500.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	7,500.00	0.00
60-1038	ALW-Carpet and Resilient Flooring Trade Alternates (99%		1,400.00	-750.00	650.00	0.00	0.00	0.00	0.00	0.00	650.00	0.00

Cost Code	Description	Subcontractor	Original Schedule Value	Approved Changes	Revised Schedule Value	Previously Paid	Amount Owing	Paid Plus Owing	Completed & Stored	Total completed to date	Balance to finish	Retained
	Adhesive, Additional Bas											
60-1039	ALW-AED		2,449.00	-2,449.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1040	ALW-Food Service Equipment Trade Alternate (Stainless Steel Shroud)		3,000.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00
60-1041	ALW-HVAC Dual Wall Spiral		20,000.00	-20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60-1042	ALW-Fire Protection, Plumbing, Mechanical, Electrical Inspection Fees		3,645.00	0.00	3,645.00	0.00	0.00	0.00	0.00	0.00	3,645.00	0.00
60-1043	ALW-General Wall Patch/Painting Touch-Up		7,500.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	7,500.00	0.00
60-1044	ALW - Unawarded/Uncommitted		0.00	16,762.50	16,762.50	0.00	0.00	0.00	0.00	0.00	16,762.50	0.00
Grand Total			9,405,996.00	41,008.33	9,447,004.33	4,297,834.88	286,799.67	4,584,257.55	8,785.00	5,024,876.76	4,422,127.57	440,619.21

STATE OF Michigan
COUNTY OF Oakland

Jordan Sirhan

being duly sworn. deposes and says that Frank Rewold and Son, Inc. is the contractor for the improvement to the following real property situated in County, Michigan described as follows:

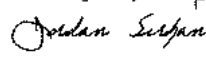
That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the contractor has subcontracted for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names, as above:

That the contractor has not procured material from or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth above.

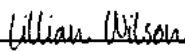
Deponent further says that he or she makes the foregoing statement as the contractor or as _____ of the contractor for the purpose of representing to the owner or lessee of the above-described premises and his or her agents that the above-described property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth above and except for claims of construction liens by laborers which may be provided pursuant to section 109 of the construction lien act, Act No. 497 of the Public Acts of 1980, as Amended being section 570.1109 of the Michigan Compiled Laws.

Warning to Owner: An Owner or lessee of the above-described property may not rely on this sworn statement to avoid the claim of a subcontractor, supplier, or laborer who has provided a Notice of Furnishing or Laborer who may provide a Notice of Furnishing pursuant to section 109 of the Construction Lien Act to the Designee or to the Owner or Lessee if the Designee is not named or has died

Warning to Deponent: A person, who with intent to defraud, gives a False Sworn Statement is subject to criminal penalties as provided in Section 110 of the Construction Lien Act, Act No. 497 of the Public Acts of 1 980, as amended, being section 570.1110 of the Michigan Compiled Laws.

DocuSigned by: FRANK REWOLD SON, INC

85443DFA2E27468...

Subscribed and sworn to me before this 30th day of
January, 2026

DocuSigned by:

326A7C80E13244A ...
Notary Public, Oakland Country, Michigan
Acting in Oakland Country
My Commission expires: May 26, 2029





PCCO #006

Frank Rewold & Son, Inc.
303 E. 3rd Street Suite 300
Rochester, Michigan 48307
Phone: (248) 651-7242

Project: 11644 - Oak Park Event Hub and Bandshell
14000 Oak Park Boulevard
Oak Park, Michigan 48237

Prime Contract Change Order #006

TO:		FROM:	
DATE CREATED:	1/19/2026	REVIEW DATE:	01/23/2026
CONTRACT STATUS:	Approved	EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	11644C:Oak Park Event Hub and Bandshell	TOTAL AMOUNT:	\$0.00
DESCRIPTION:			
ATTACHMENTS:			

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
028	Bulletin 2		\$0.00
044	Kitchen Cord Reels		\$0.00
045	Misc Electrical		\$0.00
046	Additional Temp Heater		\$0.00
050	Core holes in steel for bandshell spare junction boxes		\$0.00
051	Roof repairs		\$0.00
Total:			\$0.00

The original (Contract Sum)	\$9,405,996.00
Net change by previously authorized Change Orders	\$41,008.33
The contract sum prior to this Change Order was	\$9,447,004.33
The contract sum will not be changed by this Change Order in the amount of	\$0.00
The new contract sum including this Change Order will be	\$9,447,004.33
The contract time will not be changed by this Change Order.	

ARCHITECT/ENGINEER	OWNER	CONTRACTOR
Signed by: 23422397739414BA...		DocuSigned by: 83113DFA2E27408...
1/26/2026		1/23/2026
SIGNATURE	SIGNATURE	SIGNATURE
DATE	DATE	DATE



CITY OF OAK PARK, MI STAFF REPORT

11.C.1

AGENDA FOR: February 16, 2026

SUBJECT: Request to approve the Oakland County P25 Simulcast System interlocal agreement between Oakland County and the City of Oak Park.

DEPARTMENT: Public Safety

FROM: Steve Cooper, Director of Public Safety

SUMMARY: Since approximately 2004, the County has operated and maintained a County-wide interoperable public safety communications system for use by the County and for use by governmental entities and private public safety entities located within Oakland County ("2004 System"). The County was the owner of the 2004 System. To properly operate, manage, maintain, and repair the 2004 System, the County entered into interlocal agreements with the governmental entities using the 2004 System--delineating the relationship and responsibilities of the parties. The 2004 System is now end of life and since 2020, the County has been constructing and implementing a new public safety P25 Simulcast System, which is integrated with the Michigan Public Safety Communications System. The P25 Simulcast System replaces the 2004 System. To properly operate, manage, maintain, and repair the P25 Simulcast System, the Parties must enter into an Interlocal Agreement that will terminate the interlocal agreement concerning the 2004 System and delineate the relationship and responsibilities of the Parties regarding the operation, management, maintenance, and repair of the P25 Simulcast System.

FINANCIAL STATEMENT: There is no increase in cost to our agency for the new communication system.

RECOMMENDED ACTION: Approval of the Oakland County P25 Simulcast System interlocal agreement between Oakland County and the City of Oak Park.

EXHIBITS:

1. Oakland County Interlocal P25 Communication Agreement (1)

**OAKLAND COUNTY P25 SIMULCAST SYSTEM
INTERLOCAL AGREEMENT
BETWEEN
OAKLAND COUNTY AND OAKLAND TOWNSHIP**

This Agreement ("the Agreement") is made between Oakland County, a Constitutional and Municipal Corporation, 1200 North Telegraph, Pontiac, Michigan 48341 ("County"), and the **Oakland Township**, 4393 Collins Rd., Rochester, MI 48306 ("Public Body"). In this Agreement the County and the Public Body may also be referred to individually as "Party" or jointly as "Parties."

INTRODUCTION/PURPOSE OF AGREEMENT.

Since approximately 2004, the County has operated and maintained a County-wide interoperable public safety communications system for use by the County and for use by governmental entities and private public safety entities located within Oakland County ("2004 System"). The County was the owner of the 2004 System. To properly operate, manage, maintain, and repair the 2004 System, the County entered into interlocal agreements with the governmental entities using the 2004 System--delineating the relationship and responsibilities of the parties. That interlocal agreement was approved by the Oakland County Board of Commissioners in Miscellaneous Resolution #05158.

The 2004 System is now end of life and since 2020, the County has been constructing and implementing a new public safety P25 Simulcast System, which is integrated with the Michigan Public Safety Communications System. The P25 Simulcast System replaces the 2004 System. To properly operate, manage, maintain, and repair the P25 Simulcast System, the Parties must enter into an Interlocal Agreement that will terminate the interlocal agreement concerning the 2004 System and delineate the relationship and responsibilities of the Parties regarding the operation, management, maintenance, and repair of the P25 Simulcast System.

Accordingly, pursuant to the Urban Cooperation Act of 1967, 1967 PA7, MCL 124.501, *et seq.*, the County and the Public Body enter into this Agreement for the purposes set forth herein. In addition, through this Agreement and the operation of the P25 Simulcast System, each Party will be better prepared to serve and to provide aid to citizens of and persons in Oakland County, Michigan.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **DEFINITIONS.** The following words and expressions used throughout this Agreement, whether used in the singular or plural, within or without quotation marks, or possessive or nonpossessive, shall be defined, read, and interpreted as follows.

- 1.1. **Agreement** means the terms and conditions of this Agreement, the Exhibits hereto, and any other mutually agreed to written and executed modification, amendment, or addendum.
- 1.2. **Public Body** means **Oakland Township**, including, but not limited to, its Council, Board, any and all of its departments, its divisions, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, subcontractors, volunteers, and/or any such persons' successors. Public Body may be referred to as Public Agency or Agency in the System Policies.
- 1.3. **Claim** means any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against the County or the Public Body, or for which the County or the Public Body may become legally and/or contractually obligated to pay or defend against; whether direct, indirect or consequential; whether based upon any alleged violation of the federal or the state constitution, any federal or state statute, rule or regulation, or any alleged violation of federal or state common law; whether any such claims are brought in law or equity, tort, contract, or otherwise; and/or whether commenced or threatened.
- 1.4. **County** means Oakland County, a Municipal and Constitutional Corporation including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.
- 1.5. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.
- 1.6. **Exhibits** mean the following exhibit(s) and their properly promulgated amendments, which are incorporated by reference into this Agreement:
 - 1.6.1. **Exhibit A**. The System Policies.
- 1.7. **FCC** means the Federal Communications Commission.
- 1.8. **Infrastructure Equipment** means all base stations (receivers and transmitters), combiners, antennae, amplifiers, coaxial cable, generators, shelters, network switches and all associated servers and routers (Network Switching center), network connectivity, software for the operation and management of the System, consoles at public safety answering points and back-up public safety answering points, and gateways.

- 1.9. **Michigan Public Safety Communications System (“MPSCS”)** means a statewide multicast digital radio system operated by the Michigan Department of Technology, Management, and Budget.
- 1.10. **Oakland County Department of Information Technology (“OCDIT”)** means the County Department, which operates and manages the System.
- 1.11. **Oakland County P25 Simulcast System or “System”** means the County-wide interoperable 700/800 MHZ voice/data radio system, which is owned by the County and integrated with the MPSCS—including the Infrastructure and Subscriber Equipment.
- 1.12. **System Policies and Procedures (“System Policies”)** means the Oakland County P25 Simulcast System User Guide and Policy Manual and any amendments thereto created by the Technical & Policy Committee and approved by the Oakland County Chief Information Officer (“OCCIO”), which shall govern the management, operation, and use of the System.
- 1.13. **System Technical and Policy Committee (“Technical & Policy Committee”)** means the committee created pursuant to this Agreement, comprised of the individuals set forth in Section 7 and having the responsibilities set forth herein. The Technical & Policy Committee is neither a separate legal entity nor a department, division, or office of the County, but is an advisory group of subject matter experts created with the intent to provide direction, counsel, and recommendations regarding System management, operation, use and having the responsibilities listed herein. The Technical and Policy Committee is the successor committee to the CLEMIS Radio Oversight Committee (also referred to as the Radio Oversight Committee or Radio Policy Committee).
- 1.14. **Subscriber Equipment** means mobile and portable radios and all accessories thereto, 800 MHZ pagers, control stations, and emergency responder communication enhancement systems (“ERCES”), including but not limited to, bi-directional amplifiers (“BDA”), Wireless Access Point (“WAP”), and vehicle repeater systems (“VRS”).
2. **ENTITIES PERFORMING UNDER THIS AGREEMENT.** All County responsibilities and obligations set forth in this Agreement shall be performed by OCDIT. All Public Body responsibilities and obligations set forth in this Agreement shall be performed by Oak Park Department of Public Safety. The Technical & Policy Committee shall provide direction, counsel, and recommendations to OCDIT concerning System management, operation, and use.
3. **COUNTY RESPONSIBILITIES.**
 - 3.1. **Compliance.** The County shall comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding.

- 3.2. **Access to and Disclosure of Information.** The County may access, use, and disclose to third parties information, records, and any other content to comply with the law, including but not limited to, a subpoena, court order, or Freedom of Information Act request.
- 3.3. **County Point of Contact.** The County Point of Contact is the County Radio Communications Supervisor or successor position. The County Point of Contact will act as a liaison between the Public Body and the County regarding the management, operation, and use of the System. Communication protocols and procedures regarding the operation, management, maintenance, and repair of the System shall be set forth in the System Policies.

4. **PUBLIC BODY RESPONSIBILITIES.**

- 4.1. **Compliance.** The Public Body shall comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding. The Public Body shall require its employees, agents, and volunteers to comply with the following: all applicable federal and state laws, regulations, and rules, the System Policies, this Agreement, and any amendments to the proceeding.
- 4.2. **Public Body Point of Contact.** The Public Body shall designate at least one person and an alternate to be a Point of Contact. The Public Body Point of Contact will act as a liaison between the Public Body and the County regarding the management, operation, and use of the System. The name of Public Body Point of Contact and alternate shall be conveyed to the County Point of Contact. Communication protocols and procedures regarding the operation, management, maintenance, and repair of the System shall be set forth in the System Policies.
- 4.3. **Facilities.** At no cost to the County, the Public Body shall provide space in buildings/facilities under the control of or owned by the Public Body to locate and house Infrastructure Equipment and Application Programming interfaces (“API”) for the System. The location of this space shall be mutually agreed to by the Parties and memorialized in writing; provided that an amendment to this Agreement shall not be needed to memorialize the location of the space. The Parties may change the location at any time pursuant to this Section.
- 4.4. **Access.** The County, the MPSCS, and County contractors shall have 24/7 access to Public Body-owned or controlled buildings/facilities necessary to access Infrastructure Equipment and API for maintenance, repair, and replacement. The Parties acknowledge that the Infrastructure Equipment or API may be located in non-public areas and that the Public Body, at its discretion, may require the County to contact the Public Body Point of Contact prior to arrival; provided that Parties agree that in an emergency situation the County may not be able to contact the Public Body Point of Contact prior to arrival.

5. **OPERATION AND USE OF SYSTEM AND INFRASTRUCTURE EQUIPMENT.**

- 5.1. **System/Infrastructure Equipment Ownership.** Except for otherwise provided herein concerning Subscriber Equipment, the County is the owner of the System.
- 5.2. **System Licenses.** The County is the FCC license holder for all 700/800 MHZ frequencies used in the System. The County shall maintain these licenses and/or modify the licenses as required to manage, operate, and use the System.
- 5.3. **Public Body Use of System.** The County authorizes the Public Body to use the System according to the terms and conditions of this Agreement, the System Policies, all applicable laws, regulations, and rules, and any amendments to the preceding.
- 5.4. **Legacy/Conventional Frequencies.** The Public Body shall be the FCC license holder and maintain any legacy conventional frequencies used by the Public Body, including those interfaced through the System consoles and/or gateways.
- 5.5. **System Maintenance and Repair.** The County shall operate, manage, maintain, and repair the Infrastructure Equipment and System in good order and consistent with industry standards, this Agreement, the System Policies, all applicable laws, regulations, and rules, and any amendments to the proceeding.
- 5.6. **Insurance.** The County shall insure or self-insure the System and all County-owned Infrastructure Equipment in the manner and in the amount it deems necessary.
- 5.7. **Audit/Monitor of System.**
 - 5.7.1. **Monitoring of Use of System.** The County and the County's contractors/subcontractors may monitor and audit the Public Body's use of the System and compliance with the System Policies, this Agreement, and applicable federal and state laws, regulations, and rules. The monitoring and auditing of the System may be performed periodically at the discretion of the County and at the sole expense of the County.
 - 5.7.2. **Monitoring by MPCSC.** The MPCSC shall monitor System functionality to make sure the System is operating pursuant to this Agreement and MPCSC standards.
- 5.8. **Training.** The policies and procedures concerning initial and continual training regarding the use of the System will be set forth in the System Policies.

5.9. **Disclaimer of Warranties.**

5.9.1. THE SYSTEM, INFRASTRUCTURE EQUIPMENT, SUBSCRIBER EQUIPMENT, OR OTHER ITEMS, WHICH ARE PROVIDED TO PUBLIC BODY UNDER THIS AGREEMENT, ARE PROVIDED ON AN "AS IS" AND "AS AVAILABLE" BASIS, "WITH ALL FAULTS."

5.9.2. THE COUNTY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON- INFRINGEMENT.

5.9.3. THE COUNTY MAKES NO WARRANTY THAT: (I) THE SYSTEM WILL MEET PUBLIC BODY'S REQUIREMENTS OR NEEDS OR (II) THE SYSTEM WILL BE UNINTERRUPTED, TIMELY, SECURE, ACCURATE, OR ERROR-FREE.

6. **OPERATION AND USE OF SUBSCRIBER EQUIPMENT.**

6.1. **Subscriber Equipment Policies/Procedures.** The policies and procedures for the purchase, operation, programming, repair, replacement, and maintenance of Subscriber Equipment will be set forth in the System Policies.

6.2. **Ownership of Subscriber Equipment.** Subscriber Equipment purchased by the County shall remain the property of the County (regardless of user). As further described and defined in the System Policies, the County shall pay for the maintenance and repair of County-owned Subscriber Equipment (regardless of user), but shall not pay for the replacement of County-owned Subscriber Equipment for whatever reason. Subscriber Equipment purchased by the Public Body shall remain the property of the Public Body and shall be maintained, repaired and replaced by the Public Body pursuant to the System Policies and at its sole cost.

6.3. **Insurance for Subscriber Equipment or Public Body Owned-Facilities.** The County shall not provide insurance for the Subscriber Equipment or Public Body-owned Facilities.

7. **SYSTEM TECHNICAL AND POLICY COMMITTEE.**

7.1. **Creation, Composition and Appointment of Technical & Policy Committee.** The Technical & Policy Committee is created as set forth herein. The Technical & Policy Committee shall be comprised of the following individuals ("Committee Members"):

7.1.1. The County Radio Communications Supervisor or successor position and one alternate designated by the Radio Communications Supervisor;

- 7.1.2. The OCCIO or successor position and an alternate designated by the OCCIO.
- 7.1.3. One individual appointed by the Oakland County Medical Control Authority (“OCMCA”) and one alternate designated by the OCMCA.
- 7.1.4. Three individuals appointed by the Oakland County Police Chiefs Association and three alternates designated by the Oakland County Police Chiefs Association;
- 7.1.5. One individual appointed by the Oakland County Sheriff and one alternate designated by the Oakland County Sheriff;
- 7.1.6. The Oakland County 911 Coordinator and one alternate designated by the Oakland County 911 Coordinator;
- 7.1.7. One individual appointed by MABAS 3202 and one alternate designated by MABAS 3202;
- 7.1.8. Two individuals appointed by MABAS 3201 and two alternates designated by MABAS 3201. One individual and one alternate must be from a Public Safety Department.
- 7.1.9. The County Public Safety Business Relationship Manager or successor position and one alternate designated by the County Public Safety Business Relationship Manager.
- 7.2. **Term of Committee Members/Vacancy/Replacement.**
 - 7.2.1. Each Committee Member shall be appointed for a term of three (3) years, unless the Committee Member is appointed to fill a vacancy caused for a reason other than the expiration of a term.
 - 7.2.2. If a Committee Member position becomes vacant, for a reason other than expiration of term, then the entity or individual that appointed such individual shall appoint an individual to fulfill the remainder of the vacating member’s unexpired term within fourteen (14) Days. The designated alternate does not automatically replace the vacating member’s position.
 - 7.2.3. A Committee Member may be removed from the Technical & Policy Committee at the will of the entity or individual that appointed the Committee Member.
- 7.3. **Quorum/Voting.** A quorum of the Technical & Policy Committee is a majority of those in office. In order to hold a Technical & Policy Committee meeting a quorum must be present. The Policy & Technical Committee shall act and perform its responsibilities by a majority vote of the quorum present at a meeting. Committee Members shall not vote by proxy.

7.4. Committee Responsibilities.

- 7.4.1. The Technical & Policy Committee shall provide direction, counsel, and recommendations to OCDIT regarding the management, operation, and use of the System. The Technical and Policy Committee is the successor committee to the CLEMIS Radio Oversight Committee (also referred to as the Radio Oversight Committee or Radio Policy Committee).
- 7.4.2. The Technical & Policy Committee shall meet at least twice a year or as needed at the call of the Technical & Policy Committee Chairperson.
- 7.4.3. At the first meeting of the Technical & Policy Committee meeting each calendar year, the Committee shall elect a Chairperson, Vice-Chairperson, and Secretary (collectively “the Officers”). Notwithstanding any other provision, the Officers shall continue to serve in their capacities until the next Officers are elected. The Officers shall have the duties and responsibilities set forth below:
 - 7.4.3.1. Chairperson: (1) preside over meetings; (2) set dates, times, and locations for meetings; (3) create and set meeting agendas (4) respond to correspondence received by the Technical & Policy Committee or directs the Secretary to respond, as needed; and (5) ensure Committee Member and alternate appointments are timely received and filled by their appointing bodies/individuals and names are sent to the County Point of Contact.
 - 7.4.3.2. Vice-Chairperson: shall assume the duties of the Chairperson, if the Chairperson is absent or unavailable for any reason.
 - 7.4.3.3. Secretary: (1) sends out meeting notices and agendas; (2) responds to correspondence as directed by Chairperson; (3) keeps records and meeting minutes and disperses records and meeting minutes to Committee Members; and (4) keeps records of Committee Member appointments and terms and advises the Chairperson of these records on a regular basis.
- 7.4.4. The Technical & Policy Committee shall draft the System Policies that govern the management, operation, and use of the System. The System Policies shall be approved by a quorum of the Technical & Policy Committee. The Technical & Policy Committee shall present the System Policies to the OCCIO for approval and implementation. If the OCCIO does not approve the System Policies, then the System Policies shall be returned to the Technical & Policy Committee for review and revision and then re-submitted to the OCCIO. This process shall be repeated until the OCCIO approves the System Policies. Approval by the OCCIO shall not be unreasonably withheld. After approval by the OCCIO, OCDIT shall compile and assemble the System Policies and send them to the Public

Body. Any changes or amendments to the System Policies shall be drafted, approved, and distributed in accordance with this Section.

7.4.5. The Technical & Policy Committee shall review the System Policies at least once a year to determine if changes or amendments are necessary.

8. **FINANCIAL RESPONSIBILITIES.**

- 8.1. The costs and fees associated with the management, operation, and use of the System, the maintenance of the Subscriber Equipment, and the repair, replacement, or purchase of the new Subscriber Equipment shall be set forth in the System Policies. The County shall invoice the Public Body the costs and fees set forth in the System Policies on a quarterly basis, based on calendar year, and the Public Body shall pay such invoice within forty-five (45) Days.
- 8.2. **Cost/Fee Set-Off.** In the event there are any costs or fees imposed and due to the County by the Public Body in connection with this Agreement and/or for the use, operation, or maintenance of the System, the County has the right to offset any amount past due and retain any amount of money due to the Public Body from the County equal to the past due amount, including, but not limited to, distributions from the Delinquent Tax Revolving Fund (DTRF).
- 8.3. **Possible Additional Services and Costs.** If the County is requested by the Public Body or is legally obligated for any reason, e.g. subpoena, court order, or Freedom of Information Act request, to search for, identify, produce or testify regarding the Public Body's records, data, or information that is stored by or possessed by the County relating to the System, then the Public Body shall reimburse the County for all reasonable costs the County incurs in searching for, identifying, producing or testifying regarding such records, data, or information. The County may waive this requirement in its sole discretion.

9. **DURATION OF INTERLOCAL AGREEMENT.**

- 9.1. The Agreement and any amendments hereto shall be effective when executed by both Parties with resolutions passed by the governing bodies of each Party. The approval and terms of this Agreement and any amendments hereto shall be entered in the official minutes of the governing bodies of each Party. An executed copy of this Agreement and any amendments shall be filed by the County Clerk with the Secretary of State.
- 9.2. This Agreement shall remain in effect until cancelled or terminated by either Party pursuant to Section 11.

10. **ASSURANCES/LIABILITY.**

- 10.1. **Responsibility for Claims.** Each Party shall be responsible for any Claims made against that Party by a third party and for the acts or omissions of its employees, agents, or volunteers arising under or related to this Agreement.
- 10.2. **Responsibility for Attorney Fees and Costs.** Except as provided in this Agreement, for any Claim that may arise from the performance of this Agreement, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees.
- 10.3. **No Indemnification.** Except as otherwise provided for in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.
- 10.4. **Costs, Fines, and Fees for Noncompliance.** Each Party shall be solely responsible for all costs, fines, penalties, assessments, and fees associated with its acts or omissions related to this Agreement and/or for noncompliance with this Agreement.
- 10.5. **Governmental Function/Reservation of Rights.**
 - 10.5.1. The Parties acknowledge that the performance of this Agreement is a governmental function, which function is to provide a public safety communications system to serve and to provide aid for the residents and persons in Oakland County, Michigan.
 - 10.5.2. This Agreement does not, and is not intended to, impair, divest, delegate or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this Agreement shall be construed as a waiver of governmental immunity for either Party.
- 10.6. **Authorization and Completion of Agreement.** The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.
- 10.7. **Limitation of Liability.** IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON, FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, AND/OR PUNITIVE DAMAGES ARISING OUT OF THIS AGREEMENT, REGARDLESS OF WHETHER THE OTHER PARTY HAS BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGES.
- 10.8. **Permits And Licenses.** Each Party shall be responsible for obtaining and maintaining, throughout the term of this Agreement, all licenses, permits, certificates, and governmental authorizations necessary to perform all its

responsibilities under this Agreement. Upon request, a Party shall furnish copies of any permit, license, certificate or governmental authorization to the requesting Party.

11. TERMINATION OR CANCELLATION OF AGREEMENT.

11.1. The Public Body may terminate or cancel this Agreement for any reason upon sixty (60) Days written notice to the County. Within Sixty (60) Days of termination or cancellation of this Agreement, the Public Body must return all Subscriber Equipment (not purchased by the Public Body), all consoles, all control stations, all consolettes, and all ancillary appurtenances to such equipment to the County.

11.2. If Public Body breaches this Agreement, upon sixty (60) Days written notice to the Public Body, the County may terminate or cancel this Agreement upon recommendation by the Technical & Policy Committee, or if in the opinion of the County the System is no longer operational.

11.3. The Interlocal Agreement governing the 2004 System shall terminate upon full execution of this Agreement and this Agreement shall govern the operation and management of the System.

12. SUSPENSION OF SERVICES. County, through the OCCIO and upon recommendation of the Technical & Policy Committee, may immediately suspend Public Body's use of the System for any of the following reasons: (i) requests by law enforcement or other governmental agencies; (ii) engagement by Public Body in fraudulent or illegal activities relating to use of this System; (iii) breach of the terms and conditions of this Agreement; or (iv) unexpected technical or security issues. The right to suspend Services is in addition to the right to terminate or cancel this Agreement according to the provisions in Section 11. County shall not incur any penalty, expense or liability if the Public Body's use of the System is suspended under this Section.

13. NO THIRD PARTY BENEFICIARIES. Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right, in favor of any other person or entity.

14. DISCRIMINATION. The Parties shall not discriminate against their employees, agents, applicants for employment, or another persons or entities with respect to hire, tenure, terms, conditions, and privileges of employment, or any matter directly or indirectly related to employment in violation of any federal, state or local law.

15. FORCE MAJEURE. Each Party shall be excused from any obligations under this Agreement during the time and to the extent that a Party is prevented from performing due to causes beyond such Party's control, including, but not limited to, an act of God, war, acts of government (other than the Parties'), fire, strike, labor disputes, civil disturbances, reduction of power source, or any other circumstances

beyond the reasonable control of the affected Party. Reasonable notice shall be given to the affected Party of any such event.

16. **DELEGATION/SUBCONTRACT/ASSIGNMENT**. The Public Body shall not delegate, subcontract, and/or assign any obligations or rights under this Agreement without the prior written consent of the County.
17. **NO IMPLIED WAIVER**. Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances, shall be deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently effect its right to require strict performance of this Agreement.
18. **SEVERABILITY**. If a court of competent jurisdiction finds a term, or condition, of this Agreement to be illegal or invalid, then the term, or condition, shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.
19. **CAPTIONS**. The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural number, any reference to the male, female, or neuter genders, and any possessive or nonpossessive use in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.
20. **NOTICES**. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (1) the date of actual receipt; (2) the next business day when notice is sent express delivery service or personal delivery; or (3) three days after mailing first class or certified U.S. mail.
 - 20.1. If Notice is sent to the County, it shall be addressed and sent to: Oakland County Department of Information Technology, **Radio Communications Supervisor**, 1200 North Telegraph Road, Building #49 West, Pontiac, Michigan, 48341 and Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph, Pontiac, Michigan 48341.
 - 20.2. If Notice is sent to the Public Body, it shall be addressed to: City Manager Erik Tungate 14000 Oak Park Blvd, Oak Park, MI 48237
 - 20.3. Either Party may change the address and/or individual to which Notice is sent by notifying the other Party in writing of the change.

21. **DISPUTE RESOLUTION.** All disputes relating to the execution, interpretation, performance, or nonperformance of this Agreement involving or affecting the Parties must first be submitted to the OCCIO and Public Body's City Manager. The OCCIO and Public Body's City Manager shall promptly meet and confer in an effort to resolve such dispute. If they cannot resolve the dispute in ten (10) business days, the dispute shall be submitted to the chief executive officials of each Party or their designees. The chief executive officials or their designees shall meet promptly and confer in an effort to resolve such dispute.
22. **GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE.** This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
23. **AGREEMENT MODIFICATIONS OR AMENDMENTS.** Any modifications, amendments, recessions, waivers, or releases to this Agreement must be in writing and agreed to by both Parties. Unless otherwise agreed, the modification, amendment, recession, waiver, or release shall be signed by the same persons who signed the Agreement or other persons as authorized by the Parties' governing body.
24. **SURVIVAL OF TERMS.** The following terms and conditions shall survive and continue in full force beyond the termination or cancellation of this Agreement (or any part thereof) until the terms and conditions are fully satisfied or expire by their nature: Definitions (Section 1); Disclaimer of Warranties (Section 5.9); Assurances/Liability (Section 10); and Dispute Resolution (Section 21).
25. **ENTIRE AGREEMENT.** This Agreement represents the entire Agreement and understanding between the Parties. This Agreement supersedes all other oral or written Agreements between the Parties. The language of this Agreement shall be construed as a whole according to its fair meaning and not construed strictly for or against any Party.
26. **COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.
27. **AUTHORIZATION.** The Parties certify and warrant that their respective signatories have the requisite authority to execute and bind them to this Agreement and the duties and responsibilities contained herein.

IN WITNESS WHEREOF, City Manager Erik Tungate acknowledges that he/she has been authorized by resolution of the Oak Park City Council, to execute this Agreement on behalf of the Public Body and accepts and binds the Public Body to the terms and conditions of this Agreement.

EXECUTED: _____

DATE: _____

WITNESSED: _____

DATE: _____

IN WITNESS WHEREOF, David T. Woodward, Chairperson, Oakland County Board of Commissioners, acknowledges he has been authorized by resolution of the Oakland County Board of Commissioners, to execute this Agreement on behalf of Oakland County and accepts and binds the Oakland County to the terms and conditions of this Agreement.

EXECUTED: _____

DATE: _____

David T. Woodward, Chairperson
Oakland County Board of Commissioners

WITNESSED: _____

DATE: _____



CITY OF OAK PARK, MI STAFF REPORT

11.D

AGENDA FOR: February 16, 2026

SUBJECT: Recreation

DEPARTMENT: City Clerk

FROM:

SUMMARY:

FINANCIAL STATEMENT:

RECOMMENDED ACTION:

EXHIBITS:

None



CITY OF OAK PARK, MI STAFF REPORT

11.D.1

AGENDA FOR: February 16, 2026

SUBJECT: Change Order and Budget Amendment for the City Master Plan to Include Recreation Master Plan Services

DEPARTMENT: Recreation

FROM: Adam Owczarzak, Deputy City Manager, Laurie Stasiak, Recreation Director

SUMMARY:

On July 23, 2025, the City issued a Request for Proposals (RFP) for consulting services to update the City's Master Plan. The update will incorporate a housing assessment in accordance with the Michigan Planning Enabling Act (Act 33 of 2008) and House Bill 5557. In addition, the project will provide strategic recommendations for future development opportunities, including potential senior housing and independent living options on the City Campus, as well as redevelopment strategies for underutilized or vacant properties throughout the City. At the November 17, 2025 City Council meeting, Council awarded the contract to Giffels Webster in the amount of \$69,885. During that process, it was noted that the City is nearing the end of its current five-year Recreation Master Plan, which expires in 2027. The last Recreation Master Plan update was completed on January 2022 and was awarded to SmithGroup for \$119,235. Both the City Master Plan and the Recreation Master Plan are required to be updated every five years. It is recommended advancing the Recreation Master Plan update by one year so that both plans can align on the same five-year cycle. Although the plans address different subject areas, they share similar data collection, public engagement, and planning components. Coordinating the updates may create efficiencies and potential cost savings through economies of scale. The City of Oak Park is seeking to prepare a new Five-Year Parks & Recreation Master Plan to replace the current plan prior to its 2027 expiration. Completion and adoption of the new plan before the February 1 2027 submission deadline will be essential to maintain the City's eligibility for Michigan Department of Natural Resources (MDNR) grants without interruption.

FINANCIAL STATEMENT:

The original contract amount with Giffels Webster is \$69,885 and will be paid from the Economic Development Professional Services Account (101-11-611-801-000). An additional budget amendment is required to cover the Parks and Recreation Master Plan services, as this work was not included in the adopted FY 2025–2026 Budget. To fund this portion of the project, \$16,400 will be transferred from the City Pool Repairs and Maintenance Fund (208-19-757-930-000) to the Contractor Services – Master Plan Account (208-19-752-818-007). This budget amendment will provide the necessary funding to complete the Parks and Recreation Master Plan as part of the overall Master Plan update. The New Contract Amount with Giffels Webster will be \$86,285.

RECOMMENDED ACTION:

It is recommended that City Council approve a change order in the amount of \$16,400 to Giffels Webster of Detroit, Michigan, for the addition of Parks and Recreation Master Plan services to the existing Master Plan contract. It is further recommended that City Council approve a budget amendment in the amount of \$16,400, transferring funds from the City Pool Repairs and Maintenance Fund (208-19-757-930-000) to the Contractor Services – Master Plan Account (208-19-752-818-007) to cover costs associated with this project.

EXHIBITS:

1. PROPOSAL Recreation Master Plan

Laurie Stasiak
Recreation Director
City of Oak Park
14300 Oak Park Blvd.
Oak Park, MI 48237



RE: Proposal for 5-Year Parks & Recreation Plan

Dear Ms. Stasiak:

We are pleased to provide the following proposal for a Parks & Recreation Master Plan for the City of Oak Park. We have provided a scope for the following work:

1. 5-Year MDNR-Compliant Parks & Recreation Plan, to be developed and adopted prior to the February 1, 2026, MDNR submittal deadline,

Giffels Webster is excited for the opportunity to work with Oak Park's Recreation Department, especially since this work would coincide with our development of the City's Master Plan Update. Our project manager will be Principal Planner Joe Tangari, AICP. The rest of our team will be comprised of Senior Landscape Architect Francesca Schovers, PLA, Senior Planner Eric Pietsch, Associate Planner Hannah Prins, and Staff Planner Eric Kudla. Other members of the Giffels Webster team, including our survey and engineering divisions, will be called upon as needed.

We take pride in our distinguished legacy of elevating public spaces to foster community cohesion. With over 70 years of experience in planning, design, engineering, and landscape architecture, our firm stands ready to provide the City of Oak Park with excellent service.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Tangari".

Joe Tangari, AICP
Principal Planner
Giffels Webster
1025 E Maple, Suite 100
Birmingham, MI 48009
248-598-5154
jtangari@giffelswebster.com

City of Oak Park 5-Year Parks & Recreation Master Plan Proposal

Our Understanding of the Project

The City of Oak Park is seeking a new 5-Year Parks & Recreation Master Plan to replace the current one when it expires in 2027. Completion and adoption of the new plan prior to the February 1st submittal deadline will be essential to maintain the City's MDNR grant eligibility without interruption.

Work Program for 5-Year Parks & Recreation Master Plan

Phase 1: Project Kickoff.

The project kickoff will set the stage for productive discussions and meaningful outcomes throughout the development of the Plan.

- A. Meet with staff to kick off project, refine scope as needed, and establish meeting dates (for staff project management/coordination and also public meetings). Discuss a social media plan and/or other strategies to promote opportunities for input and review of the draft plan. We will provide information and drafts to distribute throughout the planning process. We will also work to find as many synergies with the Master Plan Update as possible.
- B. Facilitate a visioning session with the Parks and Recreation Commission and staff. During this initial discussion with the Parks and Recreation Commission, we will establish a foundational understanding of local priorities and review what has been achieved since the previous Parks and Recreation Plan, considering what worked well and any challenges that emerged. In addition, we will review and discuss a draft public survey that will be distributed to the public as a part of Phase 3 below.

Meetings:

- Kickoff meeting with City Staff
- Visioning/Administration Session – catching up on accomplishments and thinking about the future

Deliverables:

- Communication/ Outreach Plan
- Draft public input survey
- Results from Visioning Session

Phase 2: Understanding Existing Conditions

During this phase of the project, we will explore existing conditions in the community, considering demographics and existing parks and recreation facilities and programming offerings.

- A. **Review Existing Documents.** Review the existing 5-Year Plan and all other relevant planning documents, including the recently adopted Master Plan update. Identify and summarize all recommendations relevant to the development of Parks and Recreation facilities.
- B. **Data Collection & Inventory.** Compile data and images of the following to offer key context and foundational knowledge relevant to subsequent phases of the project.

- **Demographic Data and Trends.** Review local demographic data and trends, include charts and graphs to provide a visual snapshot of demographic changes and trends.
- **Parks and Recreation Assets.** Review and update information on the City's existing and planned park systems. Map all community facilities identified in the inventory.
- **Parks and Recreation Inventory.** Our team will update the inventory of City parks and recreation facilities included in the Elevate Oak Park Parks and Recreation Master Plan for 2018-2022. As a part of this update, we will conduct an updated barrier-free assessment to provide the City with a clear understanding of how and where improvements are needed for accessibility in each of the parks.

Deliverables:

- Updated community description.
- Updated description of parks and recreation assets
- Parks and recreation inventory, including barrier-free assessment

Phase 3: Public Engagement:

Public Input Survey. As noted above, conduct a survey for broad distribution with questions about parks and recreation needs and wants, and strategies to advance the City. Create posters with information about the survey to be shared at local parks and City facilities, with a complementary communication strategy to spread the word online.

Public Open House and Focus Groups at Oak Park Community Center. We will facilitate a general open house (in combination with the general master plan open house) and complementary focus groups at the Community Center (or another suitable venue chosen by the City).

Virtual Open House. In-person opportunities for input will be mirrored online.

Meetings:

- Public Open House, Focus Groups (seniors, youth)

Deliverables:

- Public Input Survey and Results
- Summary of Public Open Houses and Focus Groups

Phase 4: Plan Preparation:

A. **Parks and Recreation Plan.** We will update the City's Parks and Recreation Plan per the state of Michigan Department of Natural Resources guidelines. The plan will contain the following:

- **Updated Community Description.**
- **Administrative Structure.**
- **Inventory of Existing Parks and Recreation Facilities.**
 1. **Community Facilities Map.**
 2. **Barrier-Free Evaluation.**
 3. **Grant Assisted Facilities.** The City will identify any grants received for park acquisition and development. We will confirm the City completed the Post- Completion Self-Inspection Report process. This will include the following sources:
 - Land and Water Conservation Fund,

- Michigan Natural Resources Trust Fund
- Recreation Passport Grant Program
- Clean Michigan Initiative Recreation Bond Fund, and
- 1988 Recreation Bond Fund
- **Needs assessment.**
- **Description of the Planning and Public Input Process.**
- **Goals and Objectives.**
- **Action Program.**
- **Recommendations for DNR grant-eligible projects for the next three grant cycles.**

Meetings:

- One meeting with the Parks and Recreation Commission to review public feedback and discuss goals, objectives and action strategies

Deliverables:

- Draft Recreation Plan

Phase 5: Plan Refinement, Public Hearing and Adoption

Parks and Recreation Commission Meeting. We will present the final draft plan to the Parks and Recreation Commission and provide an opportunity for Commission input.

Finalize Plan. Following the required review period, input and meetings, we will finalize the plan for submission to the DNR and the City.

Public Hearing. Present draft at public hearing. Prepare Resolutions of Adoption. Assist the City with final adoption procedures.

Final Plan. Provide the City with an electronic copy of the plan. Hard copies can be printed upon request and with printing costs added to the total fee outlined in this proposal.

Meetings:

- One Parks and Recreation Commission meeting to discuss the final draft
- Attendance at Public Hearing

Deliverables:

- 2027-2031 Parks & Recreation Plan

The entire process will be completed in advance of the February 1, 2027 DNR deadline for submission of recreation plans.

Estimated Cost: \$16,400



Oak Park Event Hub & Bandshell Construction Progress Report January 2026



Prepared for:
Erik Tungate, City Manager
ETungate@oakparkmi.gov
David Decoster, Deputy City Manager
DDecoster@oakparkmi.gov



Milestones

- All masonry block complete

January Progress

- Translucent panel installation ongoing
- 1st coat of paint in kitchen / bathrooms / offices
- Event Hub ceiling framing complete
- Main transformer energized
- Hard lid framing complete
- Exterior soffit framing complete at Bandshell and Event Hub

Scheduled for February

- Overhead door installation
- Install exterior lighting in Event Hub soffits
- Install exterior aluminum glazing systems
- Low voltage speaker / camera wiring
- Paint event hub exposed ceiling

Financial Summary

Description	December	January
Original GMP	\$ 9,405,996	\$ 9,405,996
Approved Changes To-Date	\$ 41,008	\$ 41,008
Total GMP	\$ 9,447,004	\$ 9,447,004
Billed To-Date*	\$ 5,243,385	\$ 5,625,677
Retainage To-Date*	\$ 468,066	\$ 501,419
Current Payment Due*	\$ 449,283	\$ 286,800
Percentage Billed*	56%	60%

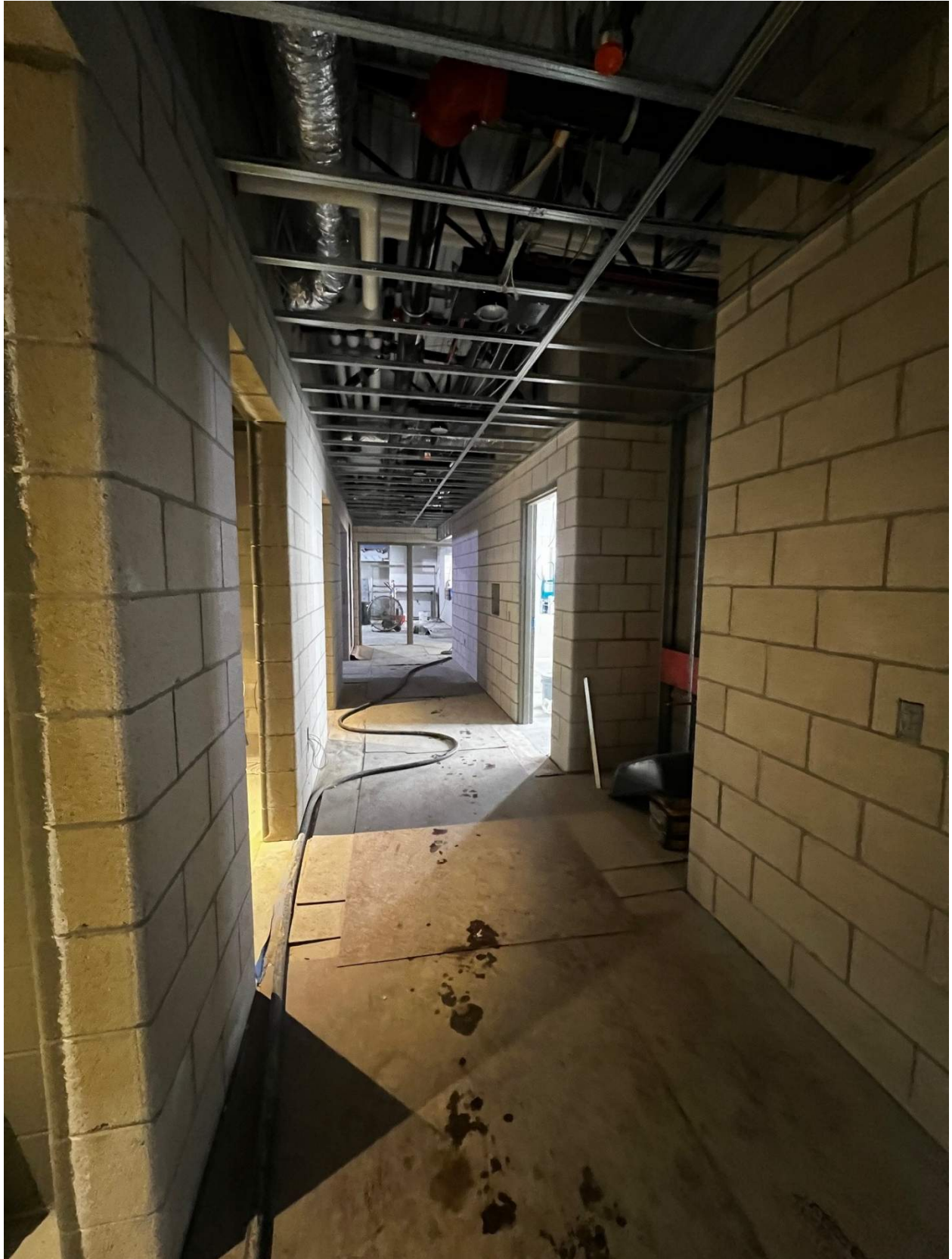
*Includes owner-held contracts



January 30 – Linear metal ceiling framing substantially complete



January 30 – Spiral duct complete – with diffusers



January 30 – Block walls complete in corridor to restrooms / office / mechanical



January 30 – Women's restroom – 1st coat of paint, lighting, & ceiling framing complete



January 30 – Bandshell progress – soffit framing and lighting complete

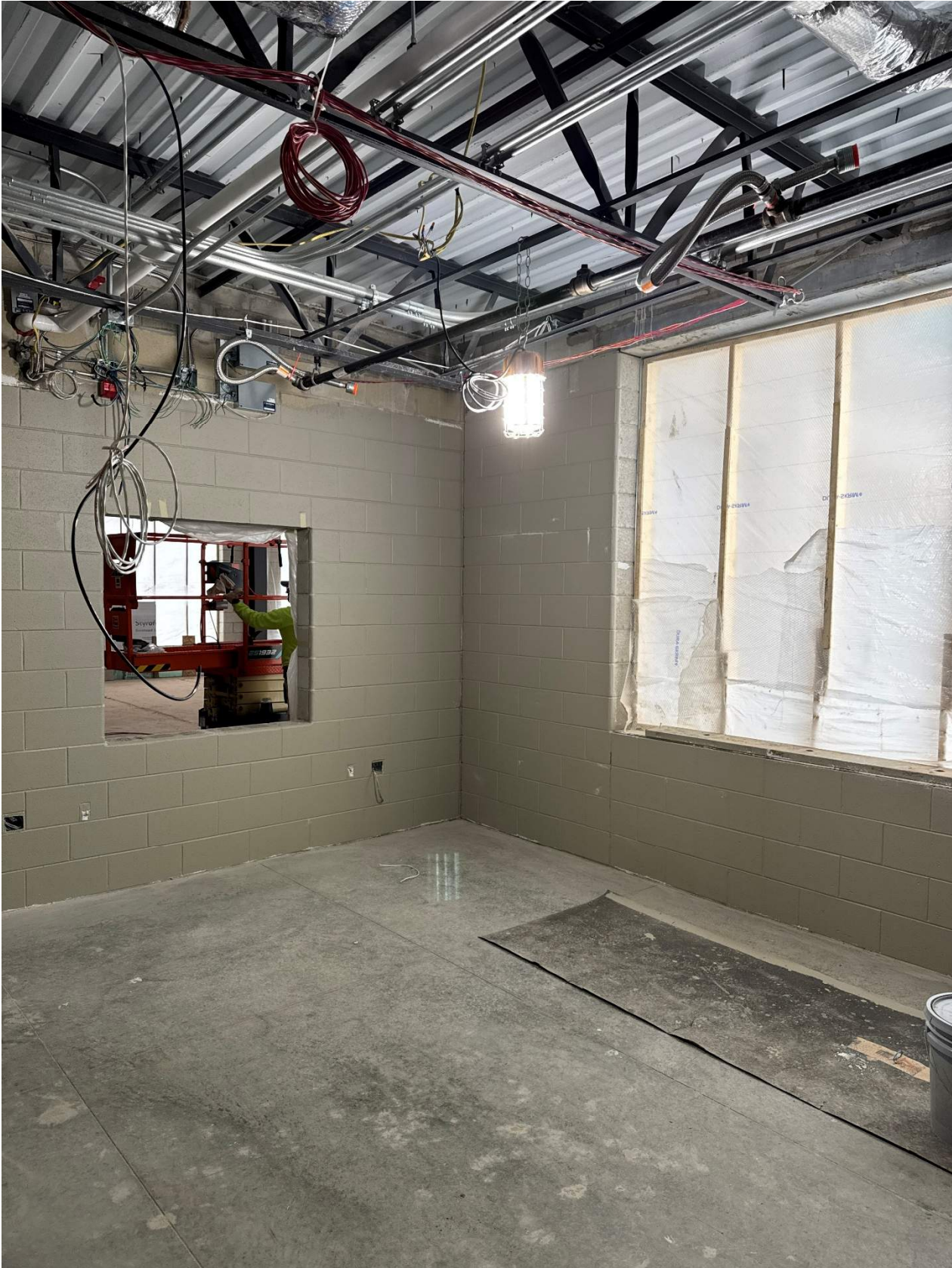
January 2026

Construction Progress Report

Oak Park Event Hub & Bandshell



January 30 – Event Hub status – Translucent panel installation



January 30 – Office 1st coat of paint



CITY OF OAK PARK, MI STAFF REPORT

11.E.1

AGENDA FOR: February 16, 2026

SUBJECT: Update on progress of the Community Center Project.

DEPARTMENT: Department of Public Works

FROM: Dave DeCoster, Deputy City Manager

SUMMARY: With the recent Construction Manager (Barton Malow Builders) and Architectural firm (Neumann Smith) professional service contracts awarded for the Community Center Project, our team has been meeting weekly with members of Barton Malow Builder and Neumann Smith to continue to move the project forward. This evening's update will focus on a building demolition update as well as a preliminary site map for the project.

FINANCIAL STATEMENT: N/A

RECOMMENDED ACTION: It is recommended that City Council approve staff to move forward with the proposed project site plan.

EXHIBITS:

None